



HISTORICAL AFFAIRS AND LANDMARK REVIEW BOARD
ARLINGTON COUNTY, VIRGINIA

STAFF REPORT

TO: Historical Affairs and Landmark Review Board (HALRB)

FROM: Lorin Farris, Historic Preservation Principal Planner
Mical Tawney, Historic Preservation Associate Planner

DATE: April 9, 2025

SUBJECT: Barcroft Apartments Section 1 (RBU2 Rehabilitation; Buildings 1-11), Sections 6 (RCU2 Rehabilitation; Building 41), and Section 7 (RCU2 Rehabilitation; Buildings 44-46)

Background Information

Barcroft Apartments (Barcroft) is a 1,334-unit garden apartment community located along the Columbia Pike corridor between South George Mason Drive and South Four Mile Run Drive. Constructed in 1941 and designed by architect William H. Harris, Section 1 of Barcroft includes Buildings 1-16 that are mostly sited along Columbia Pike and South Thomas Street, informally referred to as “the spine” of Barcroft. Constructed between 1947 and 1948 by architect Albert D. Lueders, Section 6 and 7 includes Buildings 41, 44-46 and is adjacent to South George Mason Drive.

Barcroft is identified in the Columbia Pike Neighborhoods Area Plan (or Form Based Code) (N-FBC), which was adopted by the County Board in 2013. The N-FBC is an alternative zoning district that applies to multi-family residential areas along Columbia Pike that surround its commercial centers. When projects utilize the FBC, they first are required to receive a Use Permit from the County Board. Barcroft is one of three multi-family residential areas identified as a Conservation Area in the N-FBC. In the case of Barcroft, the applicant is required to follow specific standards for Conservation Areas as identified in [Part 7, Conservation Area Standards](#) (scroll to page 7.1, or page 38 within the hyperlinked PDF). The HALRB reviewed rehabilitation plans for Section 1 for Buildings 12-16 in January, February, April, and October 2024, and Section 7 for Buildings 47-48 in March and April 2024.

On February 25, 2025, the County Board approved changes to Part 7, Conservation Area Standards of the N-FBC, such as allowing new exhaust penetrations that are minimum in size and/or frequency with covers that match the color of the adjacent brick and mortar, expanding basement windows to meet egress requirements, and allowing canopies above accessible entrances to meet Virginia Housing Minimum Design and Construction Requirements (MDCR) (waivers request are required). This staff report has been updated to reflect that these changes now comply with Part 7, Conservation Area Standards of the N-FBC and therefore, no longer need a Conservation Area standard modification.

On February 19, 2025, the Jair Lynch project team attended the hybrid HALRB public hearing. During that meeting, the discussion included how the project team was proposing to soften the visual impact of the accessibility ramps, an explanation of the conditions and uses of the existing garage buildings, whether the existing copper-cladded canopies were staying and if any of the new canopies are located near the existing canopies, an explanation that the existing slate roofs

will be retained and repaired, an explanation of the benefits of the improvements to the recreational areas and landscape, and that the project team continued to expect waivers from Virginia Housing for the cladding and the canopies over the common area entrances. There was discussion about the HALRB wanting to see the National Register of Historic Places (NRHP) nomination for Barcroft at an appropriate time with the hopes that the HALRB could support the report and nomination. Lastly, there was some discussion about potential designs in the areas slated for demolition in Barcroft, specifically Building 40. The project team indicated that future designs for these areas are a long way away from having anything concrete to share with the HALRB. The project team is attending the April hybrid HALRB public hearing since the FBC requires they attend two HALRB meetings.

Proposal

The Jair Lynch project team is proposing to rehabilitate Buildings 1-11 in Section 1, Building 41 in Section 6, and Buildings 44-46 in Section 7. The following is a summary of the scope of work:

Section 1, Buildings 1-11 and Sections 6 and 7, Buildings 41, 44, 45, 46

- Repair of exterior masonry (including brick and cast stone). Repoint deteriorated mortar where necessary matching the existing size, shape, color, and texture. Repaint previously painted brick as necessary.
- Gently clean and wash all existing brick facades with low- to medium-pressure adhering to the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.
- Replacement of basement-level steel-sash windows with aluminum windows matching the original configuration.
- Removal and replacement of existing mechanical systems including existing through-wall mechanical system openings. Patch exterior wall to match surrounding brick.
- Addition of new exhaust penetrations on the façade and rear elevations.
- Removal and replacement of non-original light fixtures with new compatible fixtures.
- Repair slate roofs as necessary.
- Repair and paint existing metal railings.
- Repair and paint existing non-original shutters.
- Repair and paint building entry doors and frames.
- Repair and paint all steel lintels.
- Repair and paint existing wood fascia and trim.
- Replace damaged louvered attic vents in-kind and paint wood louvers.

Section 1, Buildings 1-11; Specific Scope Items

- Addition of outdoor amenity spaces and landscape improvements within courtyards adjacent to Buildings 7, 3, 4, 8 and 10.
- Repair 2 (two) existing garage structures behind Buildings 10 and 11 as necessary.
- Creation of five accessible units in Buildings 1 (two units), 3 (one unit), and 7 (two units) utilizing existing and new openings to create entries.*
- Addition of a new window openings for new accessible units.*
- Addition of new accessible entrances to meet Virginia Housing MDCRs.*
- Addition of canopies above accessible entrances to meet Virginia Housing MDCRs.

Sections 6 and 7, Buildings 41, 44, 45, 46; Specific Scope Items

- Removal and replacement of aluminum-sash double-hung windows and replacement with new aluminum windows to match the original configuration.
- Repair/replace damaged roof sheathing and underlayment as required. Replace existing asphalt roofs in-kind.
- Addition of outdoor amenity spaces and landscape improvements within courtyards adjacent to Buildings 41, 44, and 46.
- Creation of three accessible units in Building 44 utilizing existing entrances.
- Addition of a new window openings for new accessible units.*
- Addition of new accessible entrances to meet Virginia Housing MDCRs.*
- Addition of canopies above accessible entrances to meet Virginia Housing MDCRs.
- Expanding select existing basement windows to meet egress requirements for new family sized units.

* Conservation Area standard modification necessary to meet Virginia Housing MDCRs.

Design Review Committee (DRC) Review

The Jair Lynch project team was not requested to attend the March 4 or April 2, 2025, hybrid DRC meeting. During the February 19, 2025, hybrid HALRB public hearing, it was determined that the applicants could return to the full commission in March or April to answer any questions about the proposal.

Recommendations

The HPP staff supports the work identified in Sections 1, 6 and 7. A majority of the scope follows the guidance of both Part 7 of the Conservation Area Standards in the N-FBC, and *The Secretary of the Interior's Standards for Rehabilitation of Historic Properties*.

Concerning Section 1 only, most of the scope items are supported by HPP staff, as they follow the guidance of both Part 7 of the Conservation Area Standards in the N-FBC, and *The Secretary of the Interior's Standards for Rehabilitation of Historic Properties*. The following scope items, which are necessary to meet Virginia Housing MDCRs, require a Conservation Area standard modification:

- Creation of five accessible units in Buildings 1 (two units), 3 (one unit), and 7 (two units) utilizing existing and new openings to create entries.*
- Addition of a new window openings for new accessible units.*
- Addition of new accessible entrances to meet Virginia Housing MDCRs.*

The HPP staff believes that the creation of five new accessible units in Buildings 1, 3, and 7 are necessary to adapt the historic buildings for the current and future needs of its residents. These alterations are occurring on the rear and/or side elevations of the buildings and the design of the proposed accessible entrances have the appearance of secondary entrances. The accompanying new windows to these units are necessary to meet safety standards and building code. The HPP staff does not see these alterations as affecting the overall design integrity of Section 1 within the complex and supports these changes. Staff does have questions about the window replacement

occurring in Section 1. The general scope on page 4 states that the basement-level steel-sash windows will be replaced with aluminum windows matching the original. However, throughout the plans, the notes identify some vinyl replacements or there is no material change identified. See the following discrepancies:

Building 1

Note 22 – replace vinyl window with aluminum

Building 2

Note 22- replace steel with vinyl

Note 24 – provide aluminum window

Building 3

Note 17 – replace steel window with aluminum

Note 24 – provide aluminum window

Building 4

Note 18 – replace steel with vinyl

Note 23 – new window in new opening (type?)

Note 24 – provide new window (no specifications as to the type)

Building 5

Note 15 – replace steel window with vinyl window

Note 21 – provide new window (no specifications as to the type)

Building 7

Note 16 – replace steel window with vinyl

Note 22 – provide new window (no specifications as to the type)

Building 10

Note 17 – replace steel window with aluminum

Note 20 – provide aluminum window

Note 23 – provide new window (no specifications as to the type)

Building 11

Note 16 – replace steel window with aluminum

Note 21 – provide aluminum window

Note 25 – provide new window (no specifications as to the type)

Note 26 - new window (no specifications as to the type)

Staff request that the project team provides clarity about the work being proposed for the windows.

Concerning Sections 6 and 7 only, most of the scope items are supported by HPP staff, as they follow the guidance of both Part 7 of the Conservation Area Standards in the N-FBC, and *The Secretary of the Interior's Standards for Rehabilitation of Historic Properties*. The following

scope items, which are necessary to meet Virginia Housing MDCRs, require a Conservation Area standard modification:

- Addition of new window openings for new accessible units.*
- Addition of new accessible entrances to meet Virginia Housing MDCRs.*

The HPP staff sees the creation of the three new accessible units in Building 44 as necessary to adapt the historic building for the current and future needs of its residents. These alterations are occurring on the rear elevation of Building 44 and the design of the proposed accessible entrances have the appearance of secondary entrances. The accompanying new windows to these units are a requirement per the building code. The HPP staff does not see these alterations as affecting the overall design integrity of Section 6 and 7 within the complex and supports these changes.