



BARCROFT APARTMENTS PHASES RBU2 AND RCU2 REHABILITATION

SECTION 1 BUILDINGS 1-11

SECTIONS 6-7 BUILDINGS 41, 44-46

1130 S GEORGE MASON DR.
ARLINGTON, VA 22204

HALRB SUBMISSION #2

MARCH 10, 2025

OWNER/CLIENT

JAIR LYNCH REAL ESTATE PARTNERS
1400 16th St NW, Suite 430
Washington, DC 20036

LAND-USE ATTORNEY

WALSH COLUCCI LUBELEY & WALSH
2200 Clarendon Boulevard, Suite 1300
Arlington, Virginia 22201

ARCHITECT

MOSELEY ARCHITECTS
1414 Key Highway
Baltimore, MD 21230

CIVIL ENGINEER

VIKA VIRGINIA, LLC.
8180 Greensboro Dr, Suite 200
Tysons, VA 22102

HISTORIC PRESERVATION

EHT TRACERIES, INC.
440 Massachusetts Avenue
Washington, DC 20001

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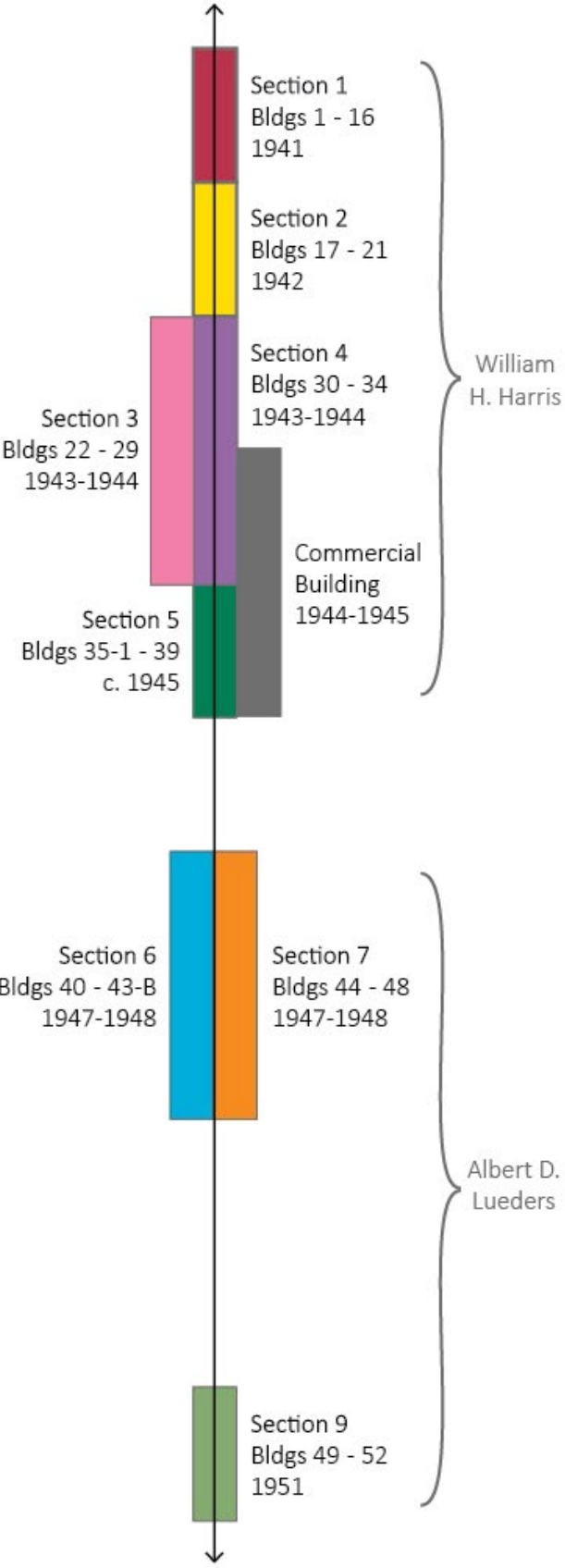
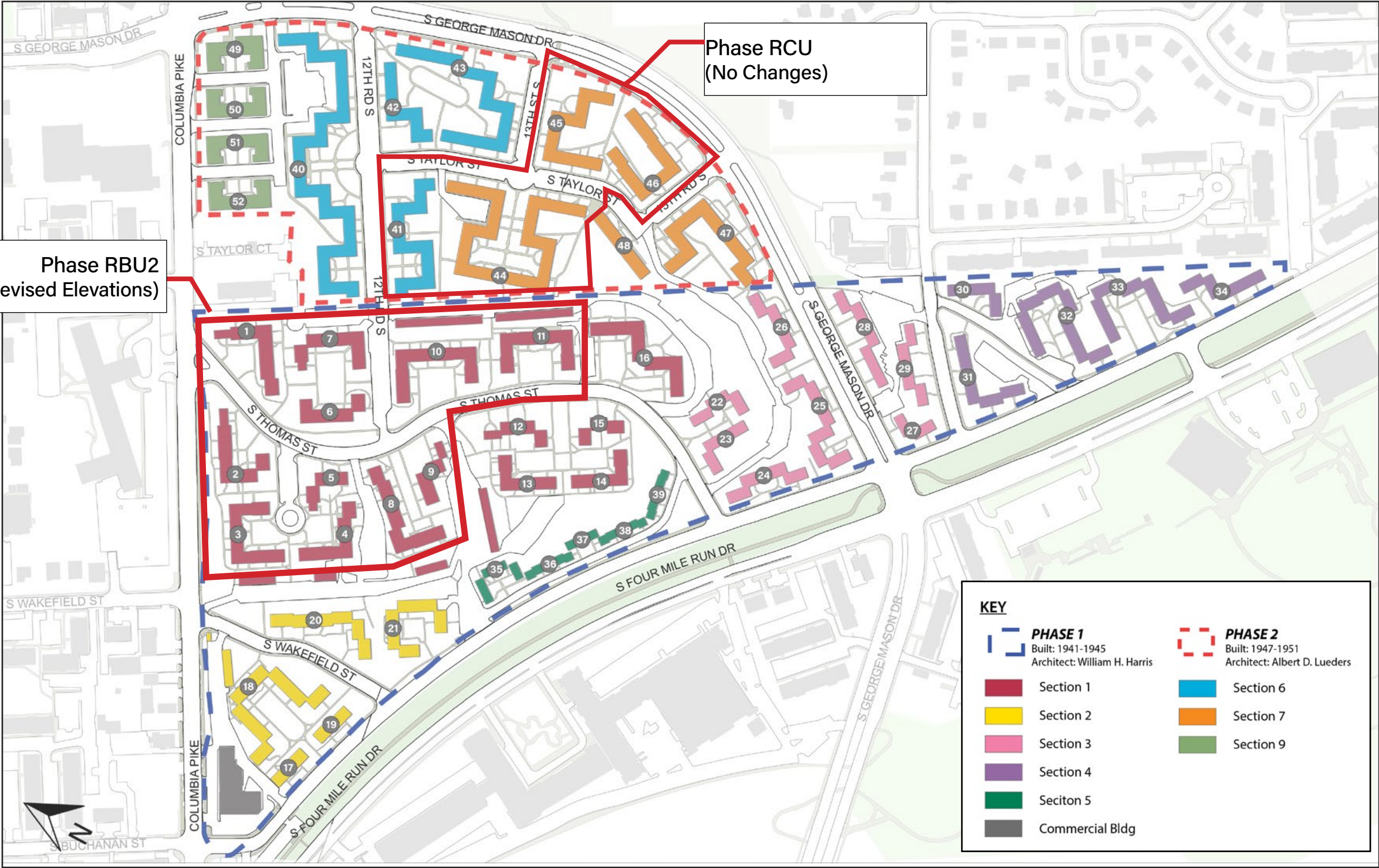
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Scope of Work

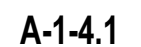
The proposed project involves the rehabilitation of eleven existing buildings (Buildings 1-11) located within Barcroft Section 1 and four existing buildings (Buildings 41, 44, 45, and 46) located within Barcroft Sections 6 and 7. The buildings will be rehabilitated consistent with the Arlington County Conservation Area Standards, which are based upon the Secretary of the Interior’s Standards for Rehabilitation. The project must also adhere to the Virginia Housing Minimum Design and Construction Requirements (MDCR).

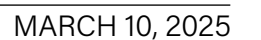
The project scope of work includes:

- 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.
- Replacement of basement-level steel-sash windows with aluminum windows matching the original configuration.*
- Removal and replacement of aluminum-sash double-hung windows and replacement with new aluminum windows to match the original configuration. (RCU2 only)
- 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.*
- Removal and replacement of non-original light fixtures with new compatible fixtures.
- Repair slate roofs as necessary (RBU2); Replace existing asphalt roofs in-kind (RCU2)
- 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.
- Addition of outdoor amenity spaces and landscape improvements within courtyards.
- Repair existing garages behind Buildings 10 and 11 as necessary.
- Creation of five accessible units in Buildings 1 (2), 3 (1), and 7 (2) utilizing existing and new opening openings to create entries.*
- Addition of a new window openings for new accessible units.*
- Expanding select existing basement windows to meet egress requirements for new family sized units.*
- Addition of new entry doors with canopies above accessible entrances to meet Virginia Housing MCDRs.*

* Conservation Area standard modification necessary in order to meet MDCR requirements.









MOSELEYARCHITECTS

1414 KEY HIGHWAY, SECOND FLOOR,
BALTIMORE, MD 21230
PHONE (410) 539-4300 FAX (410) 539-0680
MOSELEYARCHITECTS.COM

BARCROFT - PHASE 6

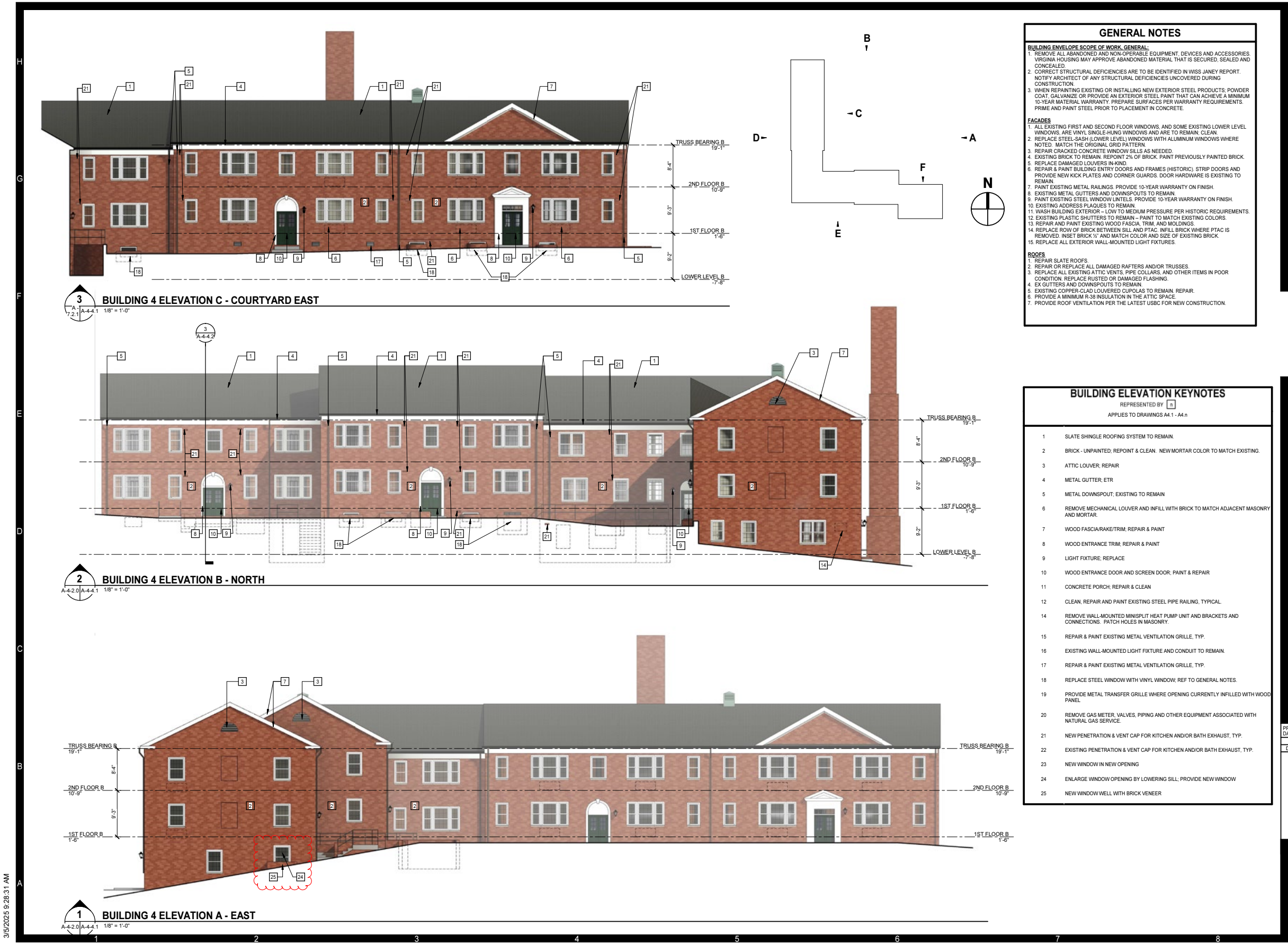
SECTION RBU-2

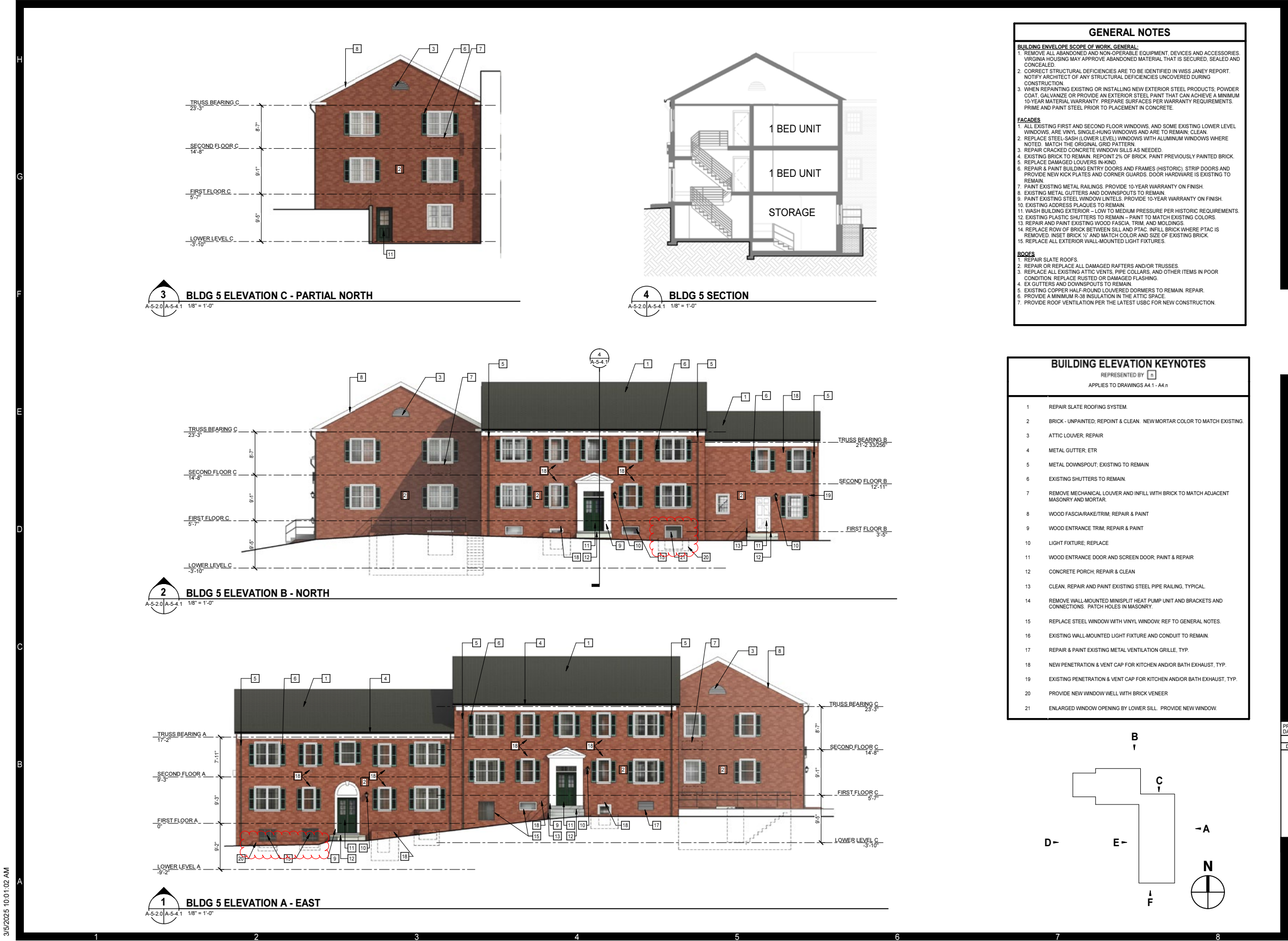
Jair Lynch Real Estate Partners
Arlington, VA

PROJECT NO.	640235
DATE	03/06/25
REVISIONS	
DATE	DESCRIPTION

BLDG 3 - BUILDING
ELEVATIONS

A-3-4.2





MOSELEYARCHITECTS

1414 KEY HIGHWAY, SECOND FLOOR,
BALTIMORE, MD 21230
PHONE (410) 539-4300 FAX (410) 539-0680
MOSELEYARCHITECTS.COM

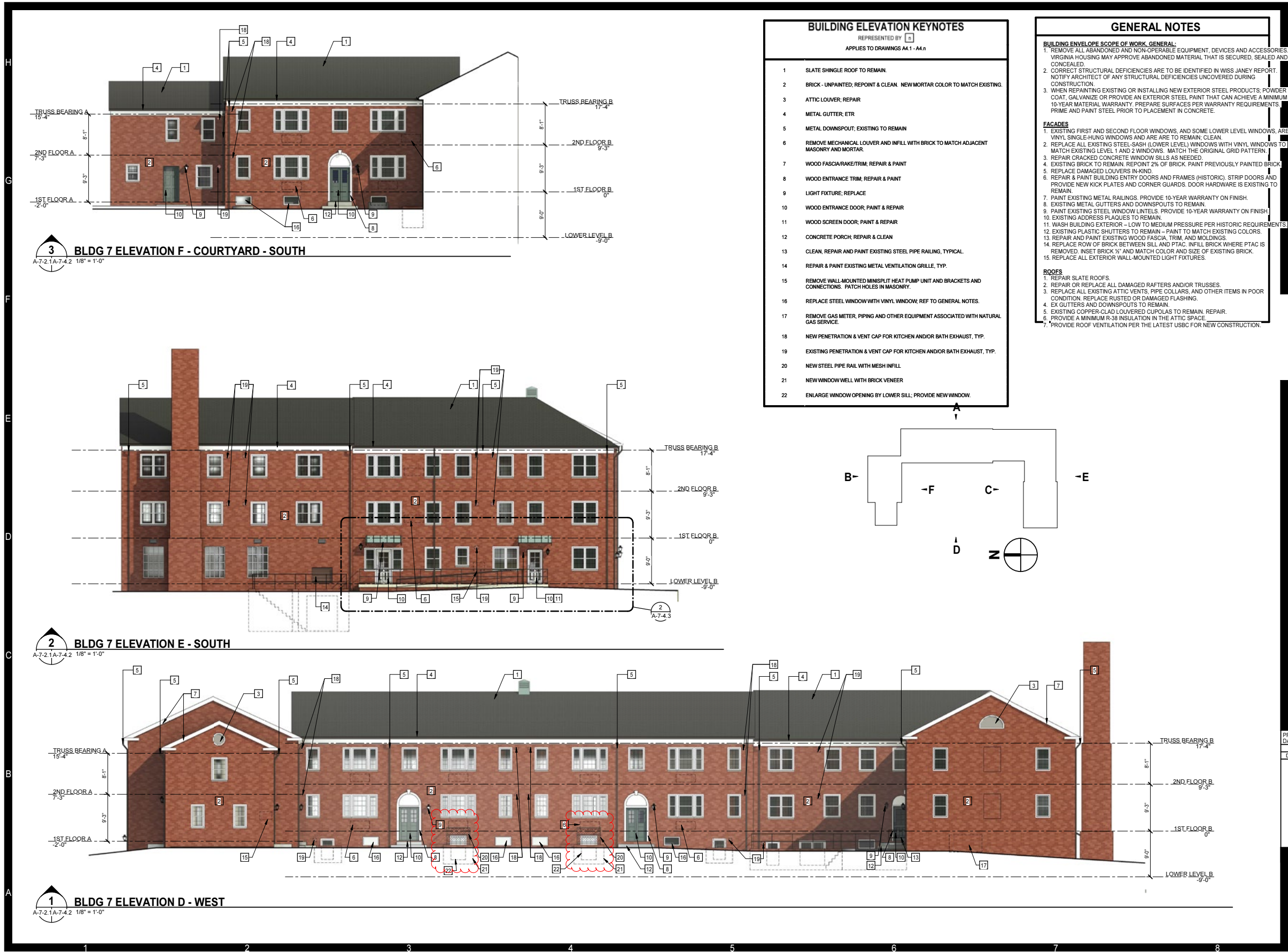
Barcroft - Phase 6

S. Taylor St. Arlington, VA

Jair Lynch Real Estate Partners

SECTION RBU-2

PROJECT NO. 641739
DATE 03/06/25
REVISIONS
DATE DESCRIPTION



MOSELEYARCHITECTS

1414 KEY HIGHWAY, SECOND FLOOR,
BALTIMORE, MD 21230
PHONE (410) 539-4300 FAX (410) 539-0660
MOSELEYARCHITECTS.COM

BARCROFT - PHASE 6

SECTION RBU-2
Jair Lynch Real Estate Partners
Arlington, VA

PROJECT NO 640239	
DATE: 03/06/25	
REVISIONS	
DATE	DESCRIPTION



MOSELEYARCHITECTS

1414 KEY HIGHWAY, SECOND FLOOR,
BALTIMORE, MD 21230
PHONE (410) 539-4300 FAX (410) 539-0660
MOSELEYARCHITECTS.COM

BARCROFT - PHASE 6

SECTION RBU-2
Jair Lynch Real Estate Partners
Arlington, VA

PROJECT NO 640239
DATE 03/06/25
REVISIONS
DATE DESCRIPTION

BLDG 10 BUILDING
ELEVATIONS

A-10-4.1

