

United States Department of the Interior
National Park Service

VLP 12/5/7
NRHP 2/21/8

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Virginia Heights Historic District
other names/site number VDHR # 000-9701

2. Location

street & number Bounded by 10th Pl. South, South Frederick St., South George Mason Dr. not for publication N/A
city or town N/A vicinity N/A
state Virginia code VA county Arlington code 013 zip code 22204

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide X locally. (See continuation sheet for additional comments.)

[Signature] Signature of certifying official 1/4/08 Date

Virginia Department of Historic Resources
State or Federal Agency or Tribal government

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

- entered in the National Register
 See continuation sheet.
- determined eligible for the National Register
 See continuation sheet.
- determined not eligible for the National Register
- removed from the National Register
- other (explain): _____

Signature of the Keeper

Date of Action

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8. Statement of Significance

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Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

ARCHITECTURE
COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance 1946-1953

Significant Dates 1946, 1947, 1950, 1951

Significant Person (Complete if Criterion B is marked above) N/A

Cultural Affiliation N/A

Architect/Builder Goodman, Charles M.
Lindsey Construction Co.
Shapiro, Nathan
Waterval, A. K.

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

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9. Major Bibliographical References

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(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary Location of Additional Data

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: Virginia Department of Historic Resources, Richmond, Virginia

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10. Geographical Data
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Acreage of Property 29.6 acres

UTM References (Place additional UTM references on a continuation sheet)

Zone	Easting	Northing	Zone	Easting	Northing	Zone	Easting	Northing	Zone	Easting	Northing				
1	18	0316552	4301749	2	18	0316202	4302116	3	18	0316245	4302312	4	18	0316529	4302325
5	18	0316532	4302263	6	18	0316446	4302250	7	18	0316611	4301886	See continuation sheet.			

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

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11. Form Prepared By
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name/title Laura V. Trieschmann, Patti Kuhn, Elizabeth Breiseth, Ellen Jenkins, Saleh Van Erem, and Jeanne Barnes, Architectural Historians

organization EHT Traceries, Inc. date May 2007

street & number 1121 5th Street, NW telephone 202-393-1199

city or town Washington state DC zip code 20001

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Additional Documentation
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Submit the following items with the completed form:

Continuation Sheets

- Maps** A USGS map (7.5 or 15 minute series) indicating the property's location.
A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

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Property Owner
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(Complete this item at the request of the SHPO or FPO.)

name Multiple Owners

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.). A federal agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number.

Estimated Burden Statement: Public reporting burden for this form is estimated to average 36 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the

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CONTINUATION SHEET**

**Virginia Heights Historic District
Arlington County, Virginia**

Section 7 Page 1



SUMMARY DESCRIPTION

The neighborhood of Virginia Heights sits on the southwestern edge of Arlington County, Virginia, directly on the border between Fairfax and Arlington counties. It abuts the neighborhoods of Columbia Heights on the east, Columbia Heights West on the north, and Claremont to the south. The four small subdivisions of Section Four of Columbia Forest, High Point, Virginia Heights, and Frederick Hill make up the Virginia Heights Historic District. Section Four of Columbia Forest consists of twenty-six single-family Colonial Revival-style houses that are emblematic of Federal Housing Administration housing constructed after World War II (1941-1945). The small section of 11th Street South known as High Point contains the only semi-detached dwellings in the neighborhood: twenty-one twin dwellings designed by famed Modernist architect Charles Goodman. Ranch houses and minimal traditional houses, built between 1949 and 1952, dominate the single-family housing in Virginia Heights and Frederick Hills. In addition, five single dwellings in Virginia Heights are known to be prefabricated houses, three of which are Lustron houses.

DETAILED DESCRIPTION

Setting

Tree-lined curvilinear streets interspersed with cul-de-sacs create the layout of the Virginia Heights Historic District. The north and east sections of the neighborhood are sited on a rise that slopes downward towards South Frederick Street. The secondary roads feed into George Mason Drive, a major artery that serves as the southeastern boundary of the neighborhood. In particular, the subdivision of Virginia Heights contains large, spacious lots -- 17,000 square feet. The houses and multiple dwellings are set back from the streets with considerable frontage. Sidewalks line the roads and long concrete stairs lead up to the houses along South Frederick Road and South Forest Drive due to the slope of the lots. Visually and architecturally, the Virginia Heights Historic District is divided into three development periods, defined by the dwelling types: FHA-approved Colonial Revival-style dwellings; multiple-family dwellings; and minimal traditional Colonial Revival-style and Ranch houses.

Colonial Revival-Style Houses and the Federal Housing Administration

In 1947, the Lindsey Construction Company constructed twenty-six single dwellings in one of the remaining sections of Columbia Forest that was not developed by the Defense Housing Corporation (DHC). This section, known as Section 4, lined 11th Street South, west of South Frederick Street. These buildings are reflective of the house designs approved and promoted by the Federal Housing Administration during the World War II era. Typical of FHA-financed housing, the houses are constructed of concrete block clad in six-course American-bond brick and have simple minimalist Colonial Revival-style characteristics. In particular, the houses built by the Lindsey Construction Company are almost identical to "House C" and "House E" types published in the FHA's *Planning Small Houses* in 1936.

Reflecting the Colonial Revival style and the guidelines of the FHA, the houses built by the Lindsey Construction Company are two stories in height variably as either three-bay-wide, one bay-deep dwellings with side gable roofs (House C) or three-bay-wide, two-bay-deep houses that have their gable ends facing the street (House E). These two designs, as well as the varying setbacks and orientation to the street, are all aspects promoted by the FHA. The roofs

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are covered in asphalt shingles and have raking cornices. The side-gabled model has a central entrance while the front-gabled houses have a side-hall entrance. The main elevations are symmetrically fenestrated by six-over-six double-hung wood-sash windows. A number of the original windows have been replaced by one-over-one single-hung, vinyl-sash replacement windows with snap-in muntins. The modest details of the Colonial Revival style are evident not only in the house forms, but in the door surrounds, which feature brick pilasters capped with varying cornices and pediments.

Twin Dwellings

The small subdivision called High Point, bordering Virginia Heights to the north on 10th Street South, contains twenty-one twin houses designed by architect Charles M. Goodman and built by developer Nathan Shapiro in 1951. The houses are staggered along the sloping street by varying setbacks. Two stories in height, the dwellings are constructed of cinder block with a stretcher-bond brick veneer and have a shallow-pitched, side-gabled roof with prominent overhanging eaves. Although identical in form at the time of their construction, the houses vary by light-colored, red, and painted brick. An original one-story, two-bay “service entrance” with a flat roof projects from the main elevation of the majority of the dwellings. Constructed of wood framing, the service entrance provides a small storage area for each unit and an entrance vestibule. A louvered wood panel screens the entrance from the street. A number of these entrances have been enclosed with various materials such as brick, vinyl siding, and T-111 siding. An additional entrance to each unit is located on the side elevations.

The main elevation of each unit has a horizontal window opening with a one-light fixed window and a paired casement window on the first story and paired casement windows on the second story. Emblematic of Goodman’s style, large floor-to-ceiling windows pierce the second story of the dwellings’ main elevation. The original wood-sash windows contain two fixed lights with two paired casement windows below. The majority of the windows have been replaced by various window types, all of which are vinyl. In some cases, the window openings have been partially enclosed with vinyl siding or spandrels.

The Traditional House and the Old Dominion Development Corporation

The Old Dominion Development Corporation built the largest number of houses in Virginia Heights. In 1950, the company built its first grouping of forty-five houses in Arlington County.¹ These one-story frame houses are a variant of the Cape Cod house with a three-bay façade and a side-gabled roof. The houses sit on a poured concrete foundation and are L-shaped in form with a projecting two-bay front gable. The side and rear elevations are clad in asbestos siding. In some examples, vinyl or aluminum siding has replaced the original asbestos siding. The front gables of the houses are varied by a brick or Formstone veneer. All of the houses have stretcher-bond brick chimneys, which are either an exterior-end chimney with a half shoulder or a central interior chimney. The houses are also differentiated by the location of the primary entrance and windows on the front gable. Entrances are either on the front or side elevation of the gable and are commonly reached by a concrete stair. The houses with entrances on the front gable typically have an adjacent picture window, while houses with side entrances feature a small window opening near the entrance in addition to a standard-size opening. It appears as though the majority of the original windows have been replaced with one-over-one single-hung, vinyl windows with snap-in muntins.

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Ranch Houses

By 1950, both large-scale and small-scale builders in the Virginia Heights Historic District preferred the ranch house type due to its popularity and versatility. Ranch houses are the second most prominent house type in Virginia Heights. Although built by a number of different developers, the ranch houses built in Virginia Heights share similar characteristics. They are one story high, four or five bays wide, and have a basic rectangular form and a side-gabled roof with overhanging eaves. A number of the dwellings have a projecting front gable. Typically the houses are constructed of wood framing and are clad in a variety of materials including brick, stone, siding, or a combination thereof. To further enhance the horizontal nature of the ranch house, many of the main elevations are only partially clad with brick on the lower section and have weatherboard siding above. Picture windows dominate the main elevations.

Old Dominion constructed ten ranch houses in Virginia Heights along South Forest Drive between 1951 and 1952. Typical of ranch houses, these dwellings are one story with a rectangular form and have low-pitched, side-gabled roofs with overhanging eaves. Large multi-paned picture windows pierce the main elevations of the houses. Projecting front gables on the main elevations, however, give the houses a more traditional form than typical ranch houses. Characteristic of ranch houses, Old Dominion clad its wood-frame houses in a combination of brick, stone, and weatherboard siding.

Andrew J. Pratt built seven Ranch houses in the small subdivision of Frederick Hill (Sections 1 and 2) in 1950. All of the houses are one story with a stretcher-bond brick veneer, have side-gabled roofs, and a projecting front gable. Entrances and large picture windows flanked by two small one-over-one windows pierce the projecting bays. Additional fenestration consists of paired one-over-one windows. The houses also have minimal traditional elements, such as front-gabled bays and flat wood friezes. Other examples include 1131 and 1212 South Forest Drive, built by L.M. Downing in 1949, and 1218 South Forest Drive, built by Reynolds Construction in 1953. These four-bay dwellings are symmetrically fenestrated with centered entrances flanked by two one-over-one double-hung windows and large picture windows. Illustrating changing fashions, the original picture window at 1218 South Forest Drive has been replaced with a bay window.

A.K. Waterval built three Ranch houses in Virginia Heights that were less standardized in design. All three of the houses are constructed of cinder block. The house at 1243 South Forest Drive is clad in stucco and has a wide, overhanging roof. It retains its original metal casement windows which have lug sills. The main elevation is distinguished by a large multi-light picture window flanked by two narrow metal casement windows, and octagonal windows, and an inset porch. The houses at 1118 and 1201 Forest Drive are both clad in stone facing and have large exterior-end brick chimneys. The main elevations have large picture windows, offset entrances, and two horizontal windows that indicate the location of bedrooms.

Prefabricated Houses

Prefabricated housing manufactured by several different companies is visible throughout Virginia Heights. The Harmon house at 5209 12th Street South was the first house constructed in Virginia Heights by the Virginia Heights Development Corporation in 1947. It has a rectangular form and has a poured concrete slab foundation. The house has

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steel framing, but its original steel panel siding has been replaced with Hardiplank siding. Its side-gabled roof is covered in asphalt shingles and it has an exterior brick chimney. The main elevation of the house has an off-set entrance and paired and single one-light vinyl casement windows. A new three-part window with large fixed windows flanked by two vinyl one-light casement windows pierces the side elevation. A lunette window caps the three-part window.

Three Lustron houses are located in the subdivision of Virginia Heights. These houses were constructed in 1949 and are located at 1112, 1117, and 1124 South Forest Drive. The Lustron house at 1124 South Forest Drive is the most intact example in the Virginia Heights neighborhood; all of the Lustron houses in Virginia Heights were the Westchester Deluxe Model 02. One story in height, the house is rectangular in form and is three bays wide and two bays deep. Set on a concrete slab foundation, the building is constructed of steel framing and is clad in dove-gray color enameled metal panels. The side gable roof is covered in metal that has been pressed to resemble wood shingles. An inset porch that shelters the primary entrance is located left corner of the main elevation and is supported by an angled and a perpendicular metal post. Two large one-light fixed metal windows flanked by a vertical row of narrow four-light metal casement windows pierces the main elevation of the house. An additional window of the same configuration is located on the side elevation indicating the location of the dining room. Additional fenestration consists of paired four-light metal casement windows. The Lustron house at 1112 South Forest Drive has been clad in stucco and its original windows have been replaced with vinyl-sash windows, yet it retains its original metal roof. The original metal porch posts remain; however, the porch has been enclosed with wood lattice. The glass bay window has been added to the east elevation. Although clad in vinyl siding, the Lustron house at 1117 South Forest Drive retains its original windows. The inset porch is partially enclosed. Other changes include the relocation of the primary entrance to the main elevation and the addition of a large glass-block window on the side elevation of the enclosed porch.

Another type of pre-fabricated house, the "Gunnison Rambler," built at 1231 South Forest Drive in 1950, retains its original metal casement windows, its original rectangular modular form and side-gabled roof. Also typical of Gunnison houses are its prominent brick chimney that lines the main elevation and a small interior metal chimney. The house has been re-clad in vinyl siding.

Secondary Resources

Although the dwellings in the Virginia Heights Historic District date from the mid-twentieth century, when the automobile was a significant part of the middle-class American family lifestyle, the developers working in the subdivisions did not incorporate garages into their original designs, most likely for cost-saving reasons. As a result, owners subsequently built detached garages or sheds to the side or rear of the houses. These small one-story, one-bay buildings are typically frame construction with a front gable roof covered in asphalt shingles.

End Notes

¹ Old Dominion Developers built seven additional houses of this type that are in the Virginia Heights subdivision, but are located in Fairfax County, Virginia.

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Historic District Inventory Report Virginia Heights Historic District

Contributing status is based on Period of Significance, Areas of Significance and the integrity of each resource at the time of this survey.

10th Place South

5100 10th Place South 000-9701-0048

Primary Resource Information: **Single Dwelling, Stories 1.00, Style: Modern Movement, 1950**

October 2006: Set on a solid foundation, the one-story, three-bay single dwelling is a ranch house. The dwelling is wood-frame construction with a stretcher-bond brick veneer. The dwelling is covered by a side gable roof with a projecting front gable, clad in asphalt shingles. The gable ends are clad in vinyl siding. It has an exterior-end chimney of stretcher-bond brick. Fenestration consists of fixed one-light vinyl-sash windows with rowlock sills. The single-leaf paneled wood door has lights has a wood surround.

Individual Resource Status: Single Dwelling	Contributing	Total: 1
Individual Resource Status: Garage	Contributing	Total: 1

5101 10th Place South 000-9701-0049

Primary Resource Information: **Single Dwelling, Stories 1.00, Style: Modern Movement, 1950**

October 2006: Set on a solid foundation, the one-story, three-bay ranch house is wood-frame construction with a stretcher-bond brick veneer. The single-dwelling is covered by a side gable roof with a projecting front gable, clad in asphalt shingles. The gable ends are clad in vertical vinyl siding and the house has an exterior-end chimney of stretcher-bond brick. Fenestration consists of 3-light vinyl-sash casement windows with rowlock sills. The single-leaf paneled wood door has lights and a wood surround with an entablature. The two-bay front gable porch is supported by metal filigree posts.

Individual Resource Status: Single Dwelling	Contributing	Total: 1
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5104 10th Place South 000-9701-0047

Primary Resource Information: **Single Dwelling, Stories 1.00, Style: Modern Movement, 1950**

October 2006: Set on a solid foundation, the one-story, three-bay single dwelling is wood-frame construction with a stretcher-bond brick veneer. This ranch house has a side gable roof with a projecting front gable. The roof is clad in asphalt shingles and the gable ends are covered in vinyl siding. It has an exterior-end chimney of stretcher-bond brick. Fenestration consists of fixed 8-light and one-light vinyl-sash casement windows with rowlock sills. The single-leaf paneled wood door has lights and a wood surround.

Individual Resource Status: Single Dwelling	Contributing	Total: 1
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5108 10th Place South 000-9701-0046

Primary Resource Information: **Single Dwelling, Stories 1.00, Style: Modern Movement, 1950**

October 2006: Set on a solid foundation, the one-story, three-bay ranch house is wood-frame construction with a stretcher-bond brick veneer. The single dwelling is covered by a side gable roof with a projecting front gable, clad in asphalt shingles. The gable ends are clad in vertical siding. It has an exterior-end chimney of stretcher-bond brick. Fenestration consists of one-light vinyl-sash casement windows. The single-leaf paneled wood door has lights and a wood surround.

Individual Resource Status: Single Dwelling	Contributing	Total: 1
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5121 10th Place South 000-9701-0050

Primary Resource Information: **Single Dwelling, Stories 1.00, Style: Modern Movement, 1950**

October 2006: Set on a solid foundation, the one-story, three-bay ranch house is wood-frame construction with a stretcher-bond brick veneer. The single dwelling is covered by a side gable roof with a projecting front gable, which is clad in asphalt shingles. The gable ends are clad in vertical board siding. The house has an exterior-end chimney of stretcher-bond brick. Fenestration consists of 1/1 double-hung vinyl-sash windows with rowlock sills. The single-leaf paneled wood door has a wood surround. There is a one-story, one-bay sun room on the side elevation It is covered by a side gable roof and has one-light vinyl casement windows.

Individual Resource Status: Single Dwelling	Contributing	Total: 1
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5200-5202 10th Place South 000-9701-0044

Primary Resource Information: **Multiple Dwelling, Stories 2.00, Style: Colonial Revival, 1947**

October 2006: Set on a solid foundation, this two-story, four-bay twin dwelling is concrete-block construction with a six-course American-bond brick veneer. The dwelling is rectangular in form. Its side gable roof has wide overhanging eaves and is covered in asphalt shingles. A pair of stovepipe chimneys pierces the roof. Fenestration consists of 1/1 vinyl-sash and one-light fixed vinyl-sash windows. 5200 10th Place South has a pair of one-light vinyl casement windows on the second story of the main elevation. The original large window openings on the main elevation have been partially enclosed with vertical board siding. A one-story wood-frame vestibule with a shed roof projects from the main elevation and has been enlarged to cover the entire width of the facade. The two outer bays of the vestibule are covered in vinyl siding while the center bay is clad in weatherboard siding and plywood. There is a two-story, four-bay addition on

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the rear elevation of both 5200 and 5202 10th Place South. The addition is wood-frame construction clad in vinyl siding with 1/1 vinyl-sash windows. A shed roof covers the addition. The alterations and additions to this building compromise the integrity of design, workmanship, and materials.

Individual Resource Status: **Multiple Dwelling** **Non-Contributing** Total: 1

5201-5203 10th Place South 000-9701-0001

Primary Resource Information: **Multiple Dwelling, Stories 2.00, Style: Modern Movement, 1950**

October 2006: Set on a solid foundation, this two-story, four-bay twin dwelling is concrete-block construction faced in stretcher-bond brick. The dwelling is rectangular in form. The side gable roof is covered in asphalt shingles and has wide overhanging eaves. 5201 10th Place South has 1/1 vinyl-sash windows. A one-light fixed window flanked by one-light casement windows is located on the first story of the main (south) elevation. The large window opening on the second story has been partially enclosed with a wood panel and the windows have snap-in muntins. A one-story vestibule, which projects from the main elevation, has been enclosed. It has a shed roof of asphalt shingles and is clad in vinyl siding. It is fenestrated by 1/1 single-hung vinyl-sash windows and a single-leaf door is located on the east elevation of the vestibule. The east elevation of the unit has been clad in vinyl siding. A large-two-story wood-frame addition is attached to the rear elevation of 5201 10th Place South and projects eastward. It is covered in vinyl siding and has tall, narrow one-light paired vinyl casement windows. A portico with a shed roof and vinyl columns covers a secondary entrance on the east elevation. The main elevation of 5203 10th Place South is partially covered by a one-story wood-frame vestibule that has been enclosed and extended to the entire width of the unit. It has a shed roof of asphalt shingles and is covered in weatherboard siding. The vestibule has a large one-light fixed window on the south elevation and a 1/1 vinyl-sash window and a single-leaf door on the west elevation. The original large window opening on the second story, which has been partially covered by the vestibule, has two one-light fixed replacement windows. The second story of the main elevation is also fenestrated by paired one-light fixed vinyl casement windows. The alteration of the entrance vestibules and the window openings, as well as the large addition, compromises the integrity of design, materials, and workmanship of the twin dwelling.

Individual Resource Status: **Multiple dwelling** **Non-Contributing** Total: 1

5204-5206 10th Place South 000-9701-0043

Primary Resource Information: **Multiple Dwelling, Stories 2.00, Style: Modern Movement, 1950**

October 2006: Set on a solid foundation, the two-story, four-bay twin dwelling is concrete-block construction faced in stretcher-bond brick. The main block of the dwelling is rectangular in form. Its side gable roof is covered in asphalt shingles and has wide overhanging eaves. Two stovepipe chimneys pierce the roof. Fenestration consists of one-light vinyl casement windows. 5204 10th Place South is fenestrated by paired one-light vinyl casement and sliding windows. The entry door is not visible due to vegetation. A two-story, two-bay addition lines the rear and main elevations of 5206 10th Place South and projects northward. It is wood-frame construction clad in vinyl siding and has a side gable roof of asphalt shingles. Fenestration consists of 1/1 double-hung vinyl-sash and one-light vinyl casement windows. The large addition compromises the integrity of the design, materials, and workmanship of the dwelling.

Individual Resource Status: **Multiple Dwelling** **Non-Contributing** Total: 1

5205-5207 10th Place South 000-9701-0002

Primary Resource Information: **Multiple dwelling, Stories 2.00, Style: Modern Movement, 1950**

October 2006: Set on a solid foundation, this two-story, four-bay twin dwelling is concrete-block construction with a six-course Flemish-bond brick veneer. The dwelling is rectangular in form. Its side gable roof has with wide overhanging eaves and is covered in asphalt shingles. The dwelling has two interior stovepipe chimneys. The first story of the main elevation is fenestrated by one-light fixed vinyl-sash windows flanked by one-light vinyl-sash casement windows. The second story has 1/1 vinyl-sash windows. The large window openings on the second story of each unit hold one-light fixed vinyl-sash windows flanked by one-light vinyl-sash casement windows. A one-story wood-frame vestibule projects from the main elevation and contains the main entrances to the units. The vestibule has a flat roof and has been enclosed with T-111 siding. A single-leaf door is located on the east and west elevations of the vestibule.

Individual Resource Status: **Single Dwelling** **Contributing** Total: 1

Individual Resource Status: **Shed** **Non-Contributing** Total: 1

5208-5210 10th Place South 000-9701-0042

Primary Resource Information: **Multiple Dwelling, Stories 2.00, Style: Modern Movement, 1950**

October 2006: Set on a solid foundation, this two-story, four-bay twin dwelling is concrete-block construction with a Flemish-bond brick veneer. The dwelling is rectangular in form. Its side gable roof has wide overhanging eaves and is covered in asphalt shingles. A pair of stovepipe chimneys pierces the roof. 5210 10th Place South is fenestrated by 1/1 vinyl-sash windows and metal sliding windows. Paired one-light fixed metal-sash windows pierce the first story of 5208 10th Street South on the main elevation and the second story has a small window with paired one-light fixed metal casements. The large window opening on the second story holds two one-light fixed metal-sash windows and has been partially enclosed with a wood panel ornamented by a denticulated molding. A one-story wood-frame entrance vestibule projects from the main elevation. It has a flat roof, is enclosed with plywood and vinyl siding, and has a single-leaf paneled door on each of its side elevations. A two-story, two-bay addition with a front gable roof is located on the rear elevation of 5210 10th Place South. The materials and fenestration are consistent with the main block. There is a one-story, one-bay addition on the rear elevation 5208 10th Place South. The addition is clad in vinyl siding and covered by a shed roof. These additions are not visible from the street and do not compromise the integrity of design, materials, workmanship of the dwelling.

Individual Resource Status: **Multiple Dwelling** **Contributing** Total: 1

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5209-5911 10th Place South 000-9701-0003

Primary Resource Information: **Multiple Dwelling, Stories 2.00, Style: Modern Movement, 1950**

October 2006: Set on a solid foundation, the two-story, four-bay twin dwelling is constructed of concrete block with a stretcher-bond brick veneer. The dwelling is rectangular in form. It has a side gable roof covered in asphalt shingles with wide overhanging eaves and two stovepipe chimneys. Fenestration consists of one-light vinyl-sash casement windows and one-light fixed vinyl-sash windows. The original window openings on the second story of 5209 South 10th Place have been partially enclosed with two wood panels. A one-story vestibule with a flat roof projects from the main elevation. The vestibule fronts both units; 5209 10th Place South has been clad in T-111 siding while 5911 10th Place South is enclosed with stucco. One single-leaf door is located on both the east and the west elevations of the vestibule, serving as the main entrance to each unit.

Individual Resource Status: **Multiple Dwelling** Contributing Total: 1

5212-5214 10th Place South 000-9701-0041

Primary Resource Information: **Multiple dwelling, Stories 2.00, Style: Colonial Revival, 1950**

October 2006: Set on a solid foundation, the two-story, four-bay twin dwelling is concrete-block construction with a Flemish-bond brick veneer. The dwelling is rectangular in form. Its side gable roof has wide overhanging eaves and is covered in asphalt shingles. A pair of stovepipe chimneys pierces the roof. The dwelling is fenestrated by 1/1 vinyl-sash windows. 5212 10th Place South has a one-light fixed vinyl-sash window flanked by one-light vinyl casement windows on the first and second stories of the main elevation. The large window opening on the second story has been partially enclosed with wood panels. A one-story wood-frame vestibule with a flat roof projects from the main elevation. The vestibule, which fronts both units, is enclosed with vinyl siding and stucco. The vestibule has one single-leaf paneled door on each of its side elevation that serves as the main entrance to the unit.

Individual Resource Status: **Multiple dwelling** Contributing Total: 1

Individual Resource Status: **Shed** Non-Contributing Total: 1

5213-5215 10th Place South 000-9701-0004

Primary Resource Information: **Multiple dwelling, Stories 2.00, Style: Modern Movement, 1950**

October 2006: Set on a solid foundation, this two-story, four-bay twin dwelling is concrete-block construction with a stretcher-bond brick veneer. The dwelling is rectangular in form. Its side gable roof is covered in asphalt shingles and has wide overhanging eaves. Two stovepipe chimneys pierce the roof. 5213 10th Place South has 1/1 vinyl-sash windows. The large window opening on the second story has been partially enclosed with a wood panel. 5215 10th Place South is fenestrated by 1/1 vinyl-sash windows and paired one-light vinyl casement windows. A one-story vestibule with a flat roof projects from the main (south) elevation of the dwelling. The portion of the vestibule belonging to 5213 10th Place South had been enclosed with vertical board siding. The section of the vestibule belonging to 5215 10th Place South has been enlarged to span the entire width of the unit's main elevation. It is partially clad in vertical board siding and stretcher-bond brick. The vestibule has 1/1 vinyl-sash windows and a single-leaf door pierces the west elevation. The alteration of the window openings and the entrance vestibule, both character-defining features of the twin dwelling, compromises its integrity of design, materials, and workmanship.

Individual Resource Status: **Multiple dwelling** Non-Contributing Total: 1

5216-5218 10th Place South 000-9701-0040

Primary Resource Information: **Multiple dwelling, Stories 2.00, Style: Modern Movement, 1950**

October 2006: Set on a solid foundation, the two-story, four-bay twin dwelling is concrete-block construction with a Flemish-bond brick veneer. The dwelling is rectangular in form. Its side gable roof has wide overhanging eaves and is covered in asphalt shingles. A pair of stovepipe chimneys pierces the roof. 5218 10th Place South has paired one-light vinyl casement windows. The main elevation has a one-light fixed vinyl window and paired one-light vinyl casement windows on the first story. The large window opening on the second story holds a pair of large one-light fixed vinyl windows with two sets of paired one-light vinyl casement windows in the lower sash. 5216 10th Street South is fenestrated by 1/1 vinyl-sash windows. Fenestration on the main elevation is identical to 5218 10th Place South; however, the large window opening on the second story of the main elevation holds 1/1 vinyl-sash windows. A one-story wood-frame vestibule with a flat roof projects from the main elevation. It has a single-leaf door on each of its side elevations and has been partially enclosed with stucco and plywood. The portion of the vestibule belonging to 5218 10th Place South retains its original louvered screen.

Individual Resource Status: **Multiple dwelling** Contributing Total: 1

Individual Resource Status: **Shed** Non-Contributing Total: 1

5217-5219 10th Place South 000-9701-0005

Primary Resource Information: **Multiple dwelling, Stories 2.00, Style: Modern Movement, 1950**

October 2006: Set on a solid foundation, the two-story, four-bay twin dwelling is concrete-block construction with a stretcher-bond brick veneer. The dwelling is rectangular in form. Its side gable roof is covered in asphalt shingles and has wide overhanging eaves. A pair stovepipe chimney pierces the roof. Fenestration on 5219 10th Place South consists of 1/1 single-hung vinyl-sash windows and one-light vinyl-sash sliding windows. The original large window opening on the second floor of the main elevation of 5217 10th Street South holds 1/1 single-hung vinyl-sash windows with snap-in muntins and has been partially enclosed with wood panels. A one-story wood-frame vestibule projects from the main elevation and has a flat roof. The section of the vestibule belonging to 5217 10th Place South has been enclosed with stucco and T-111 siding while the vestibule of 5219 retains its original louvered wood panels.

Individual Resource Status: **Multiple dwelling** Contributing Total: 1

Individual Resource Status: **Shed** Non-Contributing Total: 1

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two one-light fixed vinyl-sash windows on the first story of its main (north) elevation. The large window openings on the second story of the main elevation have been partially enclosed with wood panels. A one-story wood-frame vestibule with a flat roof projects from the main elevation. The section of the vestibule belonging to 5230 10th Place South is clad in T-111 siding while the section of 5228 10th Place South is covered in plywood.

Individual Resource Status: **Multiple Dwelling** Contributing Total: 1

5229-5231 10th Place South 000-9701-0008

Primary Resource Information: **Multiple Dwelling, Stories 2.00, Style: Modern Movement, 1950**

October 2006: Set on a solid foundation, the two-story, four-bay twin dwelling is concrete-block construction faced in six-course Flemish-bond brick. The dwelling is rectangular in form. The dwelling has a side gable roof of asphalt shingles with wide overhanging eaves. Two stovepipe chimneys pierce the roof. 5229 10th Place South is fenestrated by 1/1 vinyl-sash windows. A set of one-light fixed windows are located on the first story of the main (south) elevation and the large window opening on the second story holds paired 1/1 vinyl-sash windows with awning windows below. 5231 10th Place is fenestrated by 1/1 windows. The second story of the main elevation has paired one-light casement windows and the large window opening holds a pair of one-light fixed windows with two sets of small sliding windows below. A one-story wood-frame vestibule with a flat roof projects from the main elevation. The section of the vestibule belonging to 5229 10th Place South is enclosed and clad in stucco. It has a single-leaf door on the east elevation. The vestibule of 5231 10th Place South has been enlarged to span the entire width of the unit and has four six-light fixed windows on the south elevation and a single-leaf door on the west elevation. This portion of the vestibule has been enclosed and clad with aluminum siding.

Individual Resource Status: **Multiple Dwelling** Contributing Total: 1

5232-5234 10th Place South 000-9701-0036

Primary Resource Information: **Multiple Dwelling, Stories 2.00, Style: Modern Movement, 1950**

October 2006: Set on a solid foundation, the two-story, four-bay twin dwelling is concrete-block construction with a six-course Flemish-bond brick veneer. The dwelling is rectangular in form. The dwelling has a side-gabled roof of asphalt shingles with wide overhanging eaves. A pair of stovepipe chimneys pierces the roof. Fenestration consists of 1/1 vinyl-sash and paired one-light vinyl casement replacement windows. The large window opening on the second story of 5234 10th Place South has been partially enclosed with wood panels. A one-story wood-frame vestibule with a flat roof projects from the main elevation. The vestibule is covered in T-111 siding. The vestibule has one single-leaf paneled door on each of its side elevation that serves as the main entrance to the unit. A two-story, three-bay addition lines the side elevation of 5234 10th Place South. The addition is wood-frame construction clad in vinyl siding and has 1/1 and 6/6 double-hung vinyl-sash windows. A staircase on the side elevation accesses a single-leaf entry door. The addition is covered by a side gable roof. The large addition compromises the integrity of design, materials, and workmanship of the twin dwelling.

Individual Resource Status: **Multiple Dwelling** **Non-Contributing** Total: 1

Individual Resource Status: **Shed** **Non-Contributing** Total: 1

5233-5235 10th Place South 000-9701-0009

Primary Resource Information: **Multiple Dwelling, Stories 2.00, Style: Modern Movement, 1950**

October 2006: Set on a solid foundation, the two-story, four-bay twin dwelling is concrete-block construction with a six-course Flemish-bond brick veneer. The dwelling is rectangular in form. Its side gable roof has wide overhanging eaves and is covered in asphalt shingles. A pair of stovepipe chimneys pierces the roof. The dwelling has 1/1 double-hung vinyl-sash windows. 5233 10th Place South has a pair of sliding window on the second story of its main (south) elevation. A pair of one-light fixed windows is located on the first story of the main elevation of 5235 10th Place South. A one-story enclosed entrance vestibule projects from the main elevation of the building. The vestibule is wood-frame construction, is clad in weatherboard siding, and has a flat roof. The section of the entrance vestibule belonging to 5213 10th Place South has been enlarged to span the entire width of the unit and has a canted bay window with fixed 16-light vinyl-sash window flanked by 4/4 double-hung vinyl-sash windows.

Individual Resource Status: **Multiple Dwelling** Contributing Total: 1

5237-5239 10th Place South 000-9701-0010

Primary Resource Information: **Multiple Dwelling, Stories 2.00, Style: Modern Movement, 1950**

October 2006: Set on a solid foundation, the two-story, four-bay twin dwelling is concrete-block construction with a stretcher-bond brick veneer. The dwelling is rectangular in form. It has a side gable roof of asphalt shingles with wide overhanging eaves. Two stovepipe chimneys pierce the roof. Fenestration consists of 1/1 vinyl-sash windows. The first story of the main elevation is fenestrated by a one-light fixed window flanked by one-light casement windows on 5237 10th Place South and a 1/1 vinyl-sash window and paired one-light casement windows on 5239 10th Place South. The large openings on the second story of the main elevation have been partially enclosed with wood panels. A one-story wood-frame vestibule projects from the main elevation of the dwelling and has a shed roof of asphalt shingles. The section of the vestibule belonging to 5237 10th Place South is clad in stucco while the section belonging to 5239 10th Place South is covered in T-111 siding. A one-story, one-bay enclosed porch addition lines the side elevation of 5239 10th Place South. The porch is wood-frame construction clad in vinyl siding and is covered by a side gable roof.

Individual Resource Status: **Multiple Dwelling** Contributing Total: 1

Individual Resource Status: **Shed** **Non-Contributing** Total: 1

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5217 11th Street South 000-9068

Other DHR Id #: 000-9701-0031

Primary Resource Information: **Single Dwelling, Stories 2.00, Style: Colonial Revival, 1947**

This Colonial Revival-style dwelling is two stories in height and three bays wide. It has a solid concrete block foundation supporting a masonry structural system of concrete block faced with bricks laid in a 6-course American-bond pattern. The facade (south elevation) features a side entry set between brick pilasters supporting a molded wood cornice and flat roof, and 6/6 double-hung wood-sash windows set above rowlock sills. The two windows on the second story are set between continuous projecting rowlock sills and lintels. The dwelling has a wood cornice and a front gable roof which is covered with asphalt shingles. A one-story, three-bay addition is located on the rear elevation. The addition is clad in horizontal wood siding and covered by a shed roof.

Individual Resource Status: **Single Dwelling**

Contributing Total: 1

Individual Resource Status: **Shed**

Non-Contributing Total: 1

5220 11th Street South 000-9055

Other DHR Id #: 000-9701-0021

Primary Resource Information: **Single Dwelling, Stories 2.00, Style: Colonial Revival, 1947**

This Colonial Revival-style dwelling is two stories in height and three bays wide. It has a solid concrete block foundation supporting a concrete block structure faced with bricks laid in a 6-course American-bond pattern. The dwelling has a header belt course on the second story. The facade (north elevation) features a central entry set between brick pilasters. Fenestration consists of 6/6 double-hung wood-sash windows with rowlock sills. The dwelling has a side gable roof which is covered with asphalt shingles. The exterior-side brick chimney has a corbelled cap. A one-story wood-frame construction addition is located on the south elevation. It is clad in weatherboard siding. The addition is covered by a shed roof.

Individual Resource Status: **Single Dwelling**

Contributing Total: 1

Individual Resource Status: **Garage**

Contributing Total: 1

5221 11th Street South 000-9067

Other DHR Id #: 000-9701-0032

Primary Resource Information: **Single Dwelling, Stories 2.00, Style: Colonial Revival, 1947**

This Colonial Revival-style dwelling is two stories in height and three bays wide. It has a solid concrete block foundation supporting a concrete block structure faced with bricks laid in a 6-course American-bond pattern. The facade (southeast elevation) features a central entry set between brick pilasters supporting a molded wood pediment. The 6/6 double-hung wood-sash windows are set above rowlock sills. The dwelling has a wood cornice and a side gable roof that is covered with asphalt shingles. A one-story wood-frame wing clad in aluminum siding and topped with a gable roof is attached to the southwest elevation. There is also a two-story wood-frame addition with a shed roof extending from the northwest elevation.

Individual Resource Status: **Single Dwelling**

Contributing Total: 1

Individual Resource Status: **Shed**

Non-Contributing Total: 1

5224 11th Street South 000-9056

Other DHR Id #: 000-9701-0020

Primary Resource Information: **Single Dwelling, Stories 2.00, Style: Colonial Revival, 1947**

This Colonial Revival-style dwelling is two stories in height and three bays wide. It has a solid concrete block foundation supporting a concrete block structure faced with bricks laid in a 6-course American-bond pattern. The facade (north elevation) features a central entry set between brick pilasters and 6/6 double-hung wood-sash windows with rowlock sills. The dwelling has a wood cornice and a side gable roof which is covered with asphalt shingles. A metal awning shades the entrance.

Individual Resource Status: **Single Dwelling**

Contributing Total: 1

5225 11th Street South 000-9066

Other DHR Id #: 000-9701-0033

Primary Resource Information: **Single Dwelling, Stories 2.00, Style: Colonial Revival, 1947**

This Colonial Revival-style dwelling is two stories in height and three bays wide. It has a solid concrete block foundation supporting a concrete block structure faced with bricks laid in a 6-course American-bond pattern. The facade (southwest elevation) features a central entry set between brick pilasters supporting a wood molded entablature. The 6/6 double-hung wood-sash windows are set above rowlock sills. The second story features a rowlock sill course. The dwelling has a wood cornice and a side gable roof which is covered with asphalt shingles. A two-story wood-frame addition clad in aluminum siding is attached to the northeast elevation.

Individual Resource Status: **Single Dwelling**

Contributing Total: 1

Individual Resource Status: **Garage**

Non-Contributing Total: 1

5228 11th Street South 000-9057

Other DHR Id #: 000-9701-0019

Primary Resource Information: **Single Dwelling, Stories 2.00, Style: Colonial Revival, 1947**

This Colonial Revival-style dwelling is two stories in height and three bays wide. It has a solid concrete block foundation. The dwelling is concrete-block construction faced with bricks laid in a 6-course American-bond pattern. The facade (northeast elevation) features a side entry and 6/6 double-hung wood-sash windows set above rowlock sills. The two windows on the second story are set between a header lintel course and header sill course. The dwelling has an aluminum cornice and a front gable roof which is covered with asphalt shingles. There is an exterior-end chimney of stretcher-bond brick construction with a corbelled cap. A metal overhang shades the entrance. A two-story addition is attached to the side and rear elevations. It is stretcher-bond brick construction and is covered by a cross-gable roof. The 1/1 double-hung vinyl-sash windows have rowlock sills. The header belt course continues from the main block. The

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addition does not compromise the integrity of design, materials, and workmanship.

Individual Resource Status: Single Dwelling	Contributing	Total: 1
Individual Resource Status: Garage	Non-Contributing	Total: 1

5229 11th Street South 000-9065 Other DHR Id #: 000-9701-0034

Primary Resource Information: **Single Dwelling, Stories 2.00, Style: Colonial Revival, 1947**

This Colonial Revival-style dwelling is two stories in height and three bays wide. It has a solid concrete block foundation supporting a concrete block structural system faced with bricks laid in a 6-course American bond pattern. The facade (southwest elevation) features a central entry set between brick pilasters. The 6/6 double-hung wood-sash windows have rowlock sills. The dwelling has a wood cornice and a rebuilt side gable roof which is covered with asphalt shingles. One interior brick chimney with a corbelled cap is visible. A one-story, one-bay portico with a front gable roof supported by wood posts shades the entrance. The original roof was removed when a large two-and-a-half story addition was added to the rear and side elevation. The addition is clad in vinyl siding and features 1/one-light vinyl sash windows. The addition does not compromise the integrity of design, material, or workmanship of the house.

Individual Resource Status: Single Dwelling	Contributing	Total: 1
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5232 11th Street South 000-9058 Other DHR Id #: 000-9701-0018

Primary Resource Information: **Single Dwelling, Stories 2.00, Style: Colonial Revival, 1947**

This Colonial Revival style dwelling is two stories in height and three bays wide. It has a solid concrete block foundation supporting a concrete block structural faced with bricks laid in a 6-course American bond pattern. The facade (north elevation) features a central entry set between brick pilasters. Double-hung wood sash 6/6-light windows set above rowlock sills flank the entrance and are repeated in the second story. The dwelling has a wood cornice and a side gable roof which is covered with asphalt shingles. A one-story, one-bay portico with a front gable roof supported by turned wood posts with spindle brackets shelters the main entrance. The gable roof of the porch had a wood cornice with returns. A two-story addition clad in aluminum siding and a one-story brick wing are attached to the south elevation.

Individual Resource Status: Single Dwelling	Contributing	Total: 1
Individual Resource Status: Shed	Non-Contributing	Total: 1

5233 11th Street South 000-9064 Other DHR Id #: 000-9701-0035

Primary Resource Information: **Single Dwelling, Stories 2.00, Style: Colonial Revival, 1947**

This Colonial Revival-style dwelling is two stories in height and three bays wide. It has a solid concrete block foundation supporting a concrete block structural system faced with bricks laid in a 6-course American-bond pattern. The facade (southwest elevation) features a central entry set between brick pilasters covered with wood pilasters supporting a wood entablature. The 6/6 double-hung wood-sash windows have rowlock sills. The second story has a rowlock sill course. The dwelling has a wood cornice and a side gable roof which is covered with asphalt shingles. A two-story addition is located on the rear elevation. The addition is clad in vinyl siding and wraps around the east and west elevations. The portion of the addition on the east elevation is under construction. The portion of the addition on the west elevation is brick on the first story and clad in vinyl siding on the second story. The addition is covered by a side gable roof. These additions compromise the integrity of design, materials, and workmanship of the dwelling.

Individual Resource Status: Single Dwelling	Non-Contributing	Total: 1
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5236 11th Street South 000-9059 Other DHR Id #: 000-9701-0017

Primary Resource Information: **Single Dwelling, Stories 2.00, Style: Colonial Revival, 1947**

This Colonial Revival-style dwelling is two stories in height and three bays wide. It has a solid concrete block foundation supporting a concrete block structure faced with bricks laid in a 6-course American-bond pattern. The dwelling has a header belt course. The facade (northeast elevation) features a central entry set between brick pilasters supporting a brick entablature. The 1/1 double-hung vinyl-sash windows are set above rowlock sills. The dwelling has a wood cornice and a side gable roof which is covered with asphalt shingles. A two-story addition of wood-frame construction is located on the rear elevation. The addition is covered by a shed roof. It is clad in aluminum siding and features 1/1 double-hung vinyl-sash windows.

Individual Resource Status: Single Dwelling	Contributing	Total: 1
Individual Resource Status: Shed	Non-Contributing	Total: 1

5240 11th Street South 000-9060 Other DHR Id #: 000-9701-0016

Primary Resource Information: **Single Dwelling, Stories 2.00, Style: Colonial Revival, 1947**

This Colonial Revival-style dwelling is two stories in height and three bays wide. It has a solid concrete block foundation supporting a concrete block structure faced with bricks laid in a 6-course American-bond pattern. The facade (north elevation) features a central entry set between brick pilasters and capped by a molded wood pediment. The 6/6 double-hung vinyl-sash windows are set on rowlock sills. The dwelling has a side gable roof which is covered with asphalt shingles. A metal awning shades the entrance. A two-story brick addition with a gable roof extends from the south elevation of the dwelling.

Individual Resource Status: Single Dwelling	Contributing	Total: 1
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consists of 1/1 vinyl sash windows, a one-light fixed vinyl window, and 2-light vinyl sliding windows. A bay window is located on the west elevation.

Individual Resource Status: Single Dwelling	Contributing	Total: 1
Individual Resource Status: Garage	Contributing	Total: 1

South Forest Drive

1079 South Forest Drive 000-9701-0071

Primary Resource Information: **Single Dwelling, Stories 2.00, Style: Other, ca 1950**

October 2006: Set on a parged concrete foundation, the two-story, three-bay single dwelling is wood-frame construction clad with vinyl siding. The facade has a projecting front-gabled bay clad with stone veneer. The interior chimney is constructed of stretcher-bond brick. The single-leaf door has a thin surround and is set within a one-story, one-bay portico. The portico has a gable roof supported by wood posts with turned balusters. The windows are 2/2 double-hung wood-sash. The original one-story ranch house has been raised to two stories along the rear elevation. The addition has a cross-gable roof, and its materials and fenestration are consistent with the main block. The roofline of the main block has been altered by the addition to appear as a shed roof. A one-story, wood frame addition is attached to the rear elevation. It is covered by a gable roof and the materials and fenestration are consistent with the main block. The two-story rear addition compromises the integrity of design, materials, and workmanship of the house.

Individual Resource Status: Single Dwelling	Non-Contributing	Total: 1
Individual Resource Status: Garage	Contributing	Total: 1

1083 South Forest Drive 000-9701-0070

Primary Resource Information: **Single Dwelling, Stories 1.00, Style: Other, 1950**

October 2006: Set on a concrete foundation, the one-story, three-bay single dwelling is wood-frame construction clad with vinyl. The facade has a projecting front-gabled bay clad with stretcher-bond brick veneer. It is covered by a side gable roof clad in asphalt shingles. An exterior-end chimney is constructed of stretcher-bond brick. The single-leaf door has a thin surround and is set within a one-story, three-bay porch. The porch has a shed roof supported by turned posts with square balusters. The windows are 9-light vinyl casements. A one-story, wood frame addition is located along the rear elevation. A shed roof covers the addition, which has materials and fenestration are consistent with the main block. A one-story carport is attached to the west elevation. The carport has a shed roof with exposed rafters and is supported by metal columns.

Individual Resource Status: Single Dwelling	Contributing	Total: 1
Individual Resource Status: Gazebo	Non-Contributing	Total: 1

1087 South Forest Drive 000-9701-0069

Primary Resource Information: **Single Dwelling, Stories 1.00, Style: Other, 1950**

October 2006: Set on a concrete foundation, the one-story, three-bay single dwelling is wood-frame construction clad with vinyl siding. The facade has a projecting front-gabled bay clad with stone veneer. It is covered by a side gable roof clad with asphalt shingles. An exterior-end chimney is constructed of stretcher-bond brick. The single-leaf door has a thin surround. The windows consists of 6/6 double-hung vinyl-sash and one-light vinyl casements. There is a picture window with one-light vinyl casement windows flanking a large one-light fixed window. A one-story, wood-frame addition is attached to the rear elevation. It is covered by a gable roof and has materials and fenestration that are consistent with the main block. A one-story screened-in porch is attached to the rear elevation. The porch has a flat roof supported by wood posts.

Individual Resource Status: Single Dwelling	Contributing	Total: 1
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1091 South Forest Drive 000-9701-0068

Primary Resource Information: **Single Dwelling, Stories 2.00, Style: Other, 1950**

October 2006: Set on a parged concrete foundation, this two-story, three-bay single dwelling is wood-frame construction clad with asbestos shingles. The dwelling has a side gabled roof clad with asphalt shingles and has a plain frieze board with full returns. The facade has a projecting front-gabled bay clad with stone veneer. A half-shouldered exterior-end chimney constructed with stretcher-bond brick lines the west elevation. The single-leaf door has a thin surround. The windows are 2/2 and 6/6 double-hung wood-sash. The original one-story house has been raised to two stories. The second story is clad with T-111 siding and has sliding one-light windows. A wood belt course articulates the first and second story. A one-story sunroom is located on the rear elevation. The sunroom has 3-light fixed wood windows and wood panels. The two-story addition compromises the integrity of design, materials, and workmanship.

Individual Resource Status: Single Dwelling	Non-Contributing	Total: 1
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1095 South Forest Drive 000-9701-0067

Primary Resource Information: **Single Dwelling, Stories 1.00, Style: Other, 1950**

October 2006: Set on a parged concrete foundation, the one-story, three-bay single dwelling is wood-frame construction clad with asbestos shingles. The facade has a projecting front-gabled bay clad with stone veneer. The remainder of the facade is clad with weatherboard siding. It is covered by a side gable roof clad in asphalt shingles. The interior chimney is constructed with stretcher-bond brick. The single-leaf door has a thin surround. The windows are 2/2 double-hung wood-sash.

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Individual Resource Status: Single Dwelling	Contributing	Total: 1
Individual Resource Status: Shed	Non-Contributing	Total: 1

1098 South Forest Drive 000-9701-0079

Primary Resource Information: **Single Dwelling, Stories 1.00, Style: Other, 1950**

October 2006: This one-story three-bay single dwelling has an L-shaped form. It sits on a solid parged concrete foundation and is constructed of wood framing. The projecting front-gabled bay is clad in stone and its gable is clad in scalloped vertical board siding. The remainder of the facade and the side elevations are clad in Hardiplank shingles. The side-gabled roof is covered in asphalt shingles and an exterior-end half-shouldered chimney of stretcher-bond brick is located on the east elevation. The house is fenestrated by 3-light vinyl sliding windows on the main elevation. The main entrance is located on the eastern bay of the projecting front gable. A one-story shed addition is located on the eastern portion of the rear elevation and is clad in Hardiplank shingles.

Individual Resource Status: Single Dwelling	Contributing	Total: 1
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1099 South Forest Drive 000-9701-0066

Primary Resource Information: **Single Dwelling, Stories 2.00, Style: Other, 1950**

October 2006: Set on a concrete foundation, the two-story, three-bay single dwelling is wood-frame construction clad with vinyl siding. The facade has a projecting front-gabled bay clad in stretcher-bond brick veneer. The interior chimney is constructed with stretcher-bond brick. The single-leaf door has a thin surround. The windows are 6/6 double-hung vinyl-sash. The original one-story house has been raised to two stories along the rear elevation. The addition has a side gable roof and its materials and fenestration are consistent with the main block. The roofline of the main block has been altered by the addition to appear as a shed roof. The two-story addition compromises the integrity of materials, design, and workmanship of the house.

Individual Resource Status: Single Dwelling	Non-Contributing	Total: 1
Individual Resource Status: Shed	Non-Contributing	Total: 1

1100 South Forest Drive 000-9701-0080

Primary Resource Information: **Single Dwelling, Stories 1.00, Style: Other, 1950**

October 2006: This one-story, three-bay house has a solid concrete foundation and is constructed of wood framing. The single dwelling has an L-shaped form. The projecting front gabled bay is clad in stretcher-bond brick while the remainder of the facade is clad in aluminum siding. The side and rear elevations are covered in asbestos shingles. The gable on the facade is clad in weatherboard siding. Capped with a side-gabled roof of asphalt shingles, the house has one exterior end, half-shouldered chimney of stretcher-bond brick. The facade is fenestrated by 2/2 double-hung metal-sash windows and a one-light fixed metal picture window. The main entrance is located on the eastern bay of the projecting front gable. A secondary entrance is located on the east elevation and is sheltered by a metal awning.

Individual Resource Status: Single Dwelling	Contributing	Total: 1
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1101 South Forest Drive 000-9701-0065

Primary Resource Information: **Single Dwelling, Stories 2.00, Style: Other, 1950**

October 2006: Set on a concrete foundation, the two-story, three-bay single dwelling is constructed of wood-framing clad in vinyl siding. The facade has a projecting front-gabled bay clad with stone veneer. The interior chimney is constructed with stretcher-bond brick. The single-leaf door has a thin surround. The windows consist of 2/2 double-hung wood-sash and 8-light vinyl casements. There are two picture windows with 8-light vinyl casement windows flanking a fixed 12-light window. The original one-story ranch house has been raised to two stories along the western half of the rear elevation. The addition has a side gable roof with overhanging eaves. The addition's materials and fenestration are consistent with the main block. The roofline of the main block has been altered by the addition to appear as a shed roof. A one-story addition with a gable roof is attached to the eastern half of the rear elevation. The materials and fenestration are consistent with the main block. The additions have compromised the integrity of design, materials, and workmanship of the house.

Individual Resource Status: Single Dwelling	Non-Contributing	Total: 1
Individual Resource Status: Office	Non-Contributing	Total: 1

1105 South Forest Drive 000-9701-0064

Primary Resource Information: **Single Dwelling, Stories 1.00, Style: Other, 1950**

October 2006: Set on a parged concrete foundation, the one-story, three-bay single dwelling is wood-frame construction clad in aluminum siding. The facade has a projecting front-gabled bay clad with stretcher-bond brick veneer. The dwelling is covered by a side gable roof clad with asphalt shingles. The interior chimney is constructed with stretcher-bond brick. The single-leaf door has a thin surround. The windows are 1/1 double-hung vinyl-sash. A one-story, wood-frame addition is attached to the rear elevation. A shed roof covers the addition, which has materials and fenestration that are consistent with the main block.

Individual Resource Status: Single Dwelling	Contributing	Total: 1
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1106 South Forest Drive 000-9701-0081

Primary Resource Information: **Single Dwelling, Stories 1.00, Style: Modern Movement, 1950**

October 2006: This one-story three-bay house sits on a solid concrete foundation. Constructed of wood framing, the single dwelling has an L-shaped form. The

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vener. There is an interior-center and exterior-front chimney both of stretcher-bond brick construction. The chimneys have corbelled caps. The dwelling is covered by a side gable roof with a projecting front gable, with overhanging eaves, clad in asphalt shingles. Fenestration consists of one-light vinyl casement windows and one-light picture windows. The single-leaf paneled with lights wood door has a torus surround. There is a one-story addition on the rear elevation. The addition is clad in stone veneer and covered by a front gable roof.

Individual Resource Status: **Single Dwelling** Contributing Total: 1

1206 South Forest Drive 000-9701-0097

Primary Resource Information: **Single Dwelling, Stories 1.00, Style: Modern Movement, 1951**

October 2006: Set on a parged concrete foundation, the one-story, five-bay single dwelling is a ranch house. It is wood-frame construction clad with weatherboard siding. The exterior-end chimney is constructed of stretcher-bond brick and has a corbelled cap Fenestration consists of one-light metal casement windows, 1/1, one-light, 1/1 double-hung sash picture windows, and 9-light hexagonal windows. The single-leaf paneled wood door has an ogee surround. The dwelling is covered by a side gable roof with a projecting front gable, which is clad in asphalt shingles. The roof has overhanging eaves. There is a one-story, one-bay attached garage on the side elevation. It is clad in weatherboard siding and covered by a flat roof.

Individual Resource Status: **Single Dwelling** Contributing Total: 1

1207 South Forest Drive 000-9701-0122

Primary Resource Information: **Single Dwelling, Stories 1.00, Style: Modern Movement, 1951**

October 2006: Set on a solid foundation, the one-story, four-bay single dwelling is a ranch house. The dwelling is wood-frame construction clad in vinyl siding and stone veneer. There is an exterior-end chimney of stretcher-bond brick construction. The chimney has a corbelled cap. The dwelling is covered by a side gable roof clad in asphalt shingles. The roof has overhanging eaves. Fenestration consists of 1/1 and 6/6 double-hung vinyl-sash windows with rowlock sills. There is a 6/6, one-light, 6/6 picture window. The single-leaf paneled with lights wood door has an ogee surround. There is a one-story, one-bay addition on the side elevation. It is clad in vinyl siding and covered by a side gable roof. Fenestration on the addition consists of 1/1 double-hung vinyl-sash windows.

Individual Resource Status: **Single Dwelling** Contributing Total: 1

Individual Resource Status: **Garage** Contributing Total: 1

1212 South Forest Drive 000-9701-0098

Primary Resource Information: **Single Dwelling, Stories 1.50, Style: Modern Movement, 1950**

October 2006: Set on a solid foundation, the one-and-a-half-story, four-bay single dwelling is a ranch house. It is masonry construction of six-course American-bond brick with an interior-center stretcher-bond brick chimney. Fenestration consists of 1/1 double-hung vinyl-sash windows and a 1/1, one-light, 1/1 double-hung sash picture window, with rowlock sills. The single-leaf entry door has glass block sidelights. The dwelling is covered by a side gable roof with overhanging eaves. The roof is clad in asphalt shingles.

Individual Resource Status: **Single Dwelling** Contributing Total: 1

Individual Resource Status: **Garage** Contributing Total: 1

1213 South Forest Drive 000-9701-0123

Primary Resource Information: **Single Dwelling, Stories 1.00, Style: Modern Movement, 1951**

October 2006: Set on a solid foundation, the one-story, four-bay single dwelling is a ranch house. The dwelling is wood-frame construction clad in vinyl siding. There is an exterior-end chimney of stretcher-bond brick construction. The chimney has a corbelled cap. The dwelling is covered by a side gable roof with overhanging eaves. The roof is clad in asphalt shingles. Fenestration consists of 2/2 double-hung wood-sash windows with rowlock sills. There is a 1/1, one-light, 1/1 wood-sash picture window. The single-leaf entry door has a plain surround. There is a one-story, one-bay screened-in porch on the side elevation. The porch has been enclosed with vinyl siding and covered by a side gable roof.

Individual Resource Status: **Single Dwelling** Contributing Total: 1

1218 South Forest Drive 000-9701-0099

Primary Resource Information: **Single Dwelling, Stories 1.00, Style: Modern Movement, 1953**

October 2006: Set on a solid foundation, the one-and-a-half-story, four-bay single dwelling is a ranch house. It is masonry construction of six-course American-bond brick with an exterior-end stretcher-bond brick chimney. The chimney has a corbelled cap. Fenestration consists of 1/1 double-hung vinyl-sash windows, a canted one-light picture window, and rowlock sills. A one-and-a-half-story, one-bay portico frames the single-leaf, paneled with lights, wood entry door. A front gable roof supported by turned wood posts covers the porch. The dwelling is covered by a side gable roof clad in asphalt shingles. The roof has overhanging eaves.

Individual Resource Status: **Single Dwelling** Contributing Total: 1

Individual Resource Status: **Playhouse** Non-Contributing Total: 1

1219 South Forest Drive 000-9701-0124

Primary Resource Information: **Single Dwelling, Stories 1.00, Style: Modern Movement, 1951**

October 2006: Set on a solid foundation, the one-story, four-bay single dwelling is a ranch house. The dwelling is wood-frame construction clad in aluminum

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one-light metal windows, a 9-light wood picture window with rowlock sills. The single-leaf paneled with lights wood door has an ogee surround. There is a one-story, one-bay attached carport on the side elevation A flat roof with exposed rafters supported by wood posts covers the carport.

Individual Resource Status: **Single Dwelling** Contributing Total: 1

1243 South Forest Drive 000-9701-0104

Primary Resource Information: **Single Dwelling, Stories 1.00, Style: Modern Movement, 1949**

October 2006: Set on a solid foundation, the one-story, four-bay single dwelling is a ranch house. It is concrete-block construction clad in stucco. The dwelling is covered by a side gable roof with overhanging eaves that is covered in asphalt shingles. The gable ends are clad in vertical siding. The house has a stovepipe chimney. Fenestration consists of single and paired 3-light metal casement windows. The dwelling also has a 25-light picture window and a 9-light hexagonal window. The single-leaf paneled with lights wood door has a wood surround. There is a one-story addition on the rear elevation. The addition is masonry construction covered by a shed roof.

Individual Resource Status: **Single Dwelling** Contributing Total: 1

South Frederick Street

1081 South Frederick Street 000-9701-0051

Primary Resource Information: **Single Dwelling, Stories 1.00, Style: Modern Movement, 1952**

October 2006: Set on a solid foundation, the one-and-a-half-story, three-bay single dwelling is a ranch house. The dwelling is masonry construction of stretcher-bond brick with an exterior-end chimney of stretcher-bond brick. The dwelling is covered by a side gable roof with a projecting front gable, which is clad in asphalt shingles. The gable ends are clad in vinyl siding. Fenestration consists of 2/2 double-hung metal-sash windows with rowlock sills. The single-leaf paneled wood door has a wood surround. A one-story, one-bay addition is located on the rear elevation. The addition is wood-frame construction clad in vinyl siding and covered by a shed roof.

Individual Resource Status: **Single Dwelling** Contributing Total: 1

1095 South Frederick Street 000-9701-0045

Primary Resource Information: **Single Dwelling, Stories 1.00, Style: Other, 1950**

October 2006: Set on a solid foundation, the one-story, three-bay single dwelling is construction of stretcher-bond brick with an exterior-end chimney of stretcher-bond brick. The chimney has a corbelled cap Fenestration consists of 6/6 double-hung metal-sash windows and a 4/4, 16-light, 4/4 bay window. The single-leaf entry door has a wood surround. The dwelling is covered by a side gable roof with a projecting front gable. The roof is clad in asphalt shingles. The front gable is clad in vertical boards. There is a one-story, one-bay addition on the side elevation. It is masonry construction of stretcher-bond brick Fenestration consists of 3-ribbon jalousie windows. The addition is covered by a side gable, asphalt shingle roof. The gable ends are clad in vertical boards.

Individual Resource Status: **Single Dwelling** Contributing Total: 1

Individual Resource Status: **Shed** Non-Contributing Total: 1

1110 South Frederick Street 000-9701-0052

Primary Resource Information: **Single Dwelling, Stories 2.00, Style: Colonial Revival, 1947**

October 2006: Set on a solid foundation, the two-story, five-bay single dwelling is designed in the Colonial Revival style. The main block of the dwelling is concrete-block construction with a six-course American-bond brick. It has a front gable roof covered in asphalt shingles and an exterior-end chimney of stretcher-bond brick. Fenestration consists of 1/1 double-hung vinyl-sash windows with rowlock sills. The second story windows have a rowlock sill course and soldier lintel course. A two-story addition faced in six-course American-bond is attached to the south elevation It has a side-gabled roof of asphalt shingles. A one-story, three-bay porch frames lines the main elevation of the main block and the addition. The porch shelters to single-leaf doors and has a shed roof with two front gable hoods. Brick piers support the porch. A denticulated frieze lines the addition. A one-story, one-bay addition is located on the rear elevation and is clad in vinyl siding. The addition has a shed roof.

Individual Resource Status: **Single Dwelling** Non-Contributing Total: 1

Individual Resource Status: **Office** Non-Contributing Total: 1

1114 South Frederick Street 000-9701-0053

Primary Resource Information: **Single Dwelling, Stories 2.00, Style: Colonial Revival, 1947**

October 2006: Set on a solid foundation, the two-story, three-bay single dwelling is designed in the Colonial Revival style. The dwelling is concrete-block construction with a six-course American-bond brick veneer. The dwelling is covered by a side gable roof clad in asphalt shingles and an exterior-end chimney of stretcher-bond brick. Fenestration consists of 6/6 double-hung wood-sash windows. Windows on the first story have rowlock sills and windows on the second story have a rowlock sill course. The single-leaf paneled with lights wood door has a Colonial Revival-style surround with ogee-profile entablature. There is a one-story, one-bay and two-story, two-bay addition on the rear elevation. The additions are clad in weatherboard siding and covered by flat roofs.

Individual Resource Status: **Single Dwelling** Contributing Total: 1

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pilasters. It is set within a one-story, one-bay portico. The portico has a gable roof supported by turned posts. The windows are 1/1 double-hung vinyl-sash. There is a picture window with 1/1 double-hung vinyl-sash windows flanking a larger 1/1 double-hung vinyl-sash window. A shed dormer is located on the rear elevation and is clad with vinyl siding. A one-story, wood frame addition is attached to the rear elevation. It is covered by a gable roof, clad in vinyl siding, and has 1/1 double-hung vinyl windows.

Individual Resource Status: **Single Dwelling**
Individual Resource Status: **Shed**

Contributing Total: 1
Non-Contributing Total: 1

1220 South Frederick Street 000-9701-0115

Primary Resource Information: Single Dwelling, Stories 1.00, Style: Other, 1950

October 2006: Set on a parged concrete foundation, the one-story, three-bay single dwelling has an L-shape plan. It is wood-frame construction clad with vinyl siding. The facade has a projecting front-gabled bay clad with stretcher-bond brick veneer. It is covered by a side gable roof clad with asphalt shingles. The exterior-end chimney is constructed with stretcher-bond brick and has a corbelled cap. The single-leaf door has a Colonial Revival-style surround with fluted pilasters. It is set within a one-story, one-bay portico. The portico has a gable roof supported by Tuscan columns. The windows are 6/6 double-hung vinyl-sash and the windows on the projecting front bay have rowlock sills. The exposed basement has sliding one-light vinyl windows with rowlock sills. A shed dormer is located on the rear elevation and is clad in vinyl siding. A one-story, wood frame addition is attached to the north elevation. It is covered by a half-hipped roof, clad in vinyl siding, and has 1/1 double-hung vinyl-sash windows.

Individual Resource Status: **Single Dwelling**
Individual Resource Status: **Garage**

Contributing Total: 1
Non-Contributing Total: 1

1224 South Frederick Street 000-9701-0114

Primary Resource Information: Single Dwelling, Stories 1.00, Style: Other, 1950

October 2006: Set on a concrete foundation, the one-story, three-bay single dwelling is wood-frame construction clad with asbestos shingles. The facade has a projecting front-gabled bay clad with stone veneer. The remainder of the facade is clad with weatherboard siding. It is covered by a side gable roof clad with asphalt shingles. The exterior-end chimney is constructed of stretcher-bond brick and has a corbelled cap. The single-leaf door has a thin surround. The windows are 2/2 double-hung wood sash. The dwelling also has two picture windows with 2/2, one-light, 2/2 wood windows. A one-story, wood frame addition is located on the rear elevation. It is covered by a flat roof and clad with vinyl siding.

Individual Resource Status: **Single Dwelling**

Contributing Total: 1

1228 South Frederick Street 000-9701-0113

Primary Resource Information: Single Dwelling, Stories 1.00, Style: Other, 1950

October 2006: Set on a concrete foundation, the one-story, three-bay single dwelling is wood-frame construction clad with asbestos shingles. The facade has a projecting front-gabled bay that is clad with stretcher-bond brick veneer. The remainder of the facade is clad with T-111 siding. It is covered by a side gable roof clad with asphalt shingles. An exterior-end chimney is constructed of stretcher-bond brick and has a corbelled cap. The single-leaf door has a thin surround. The windows are 2/2 double-hung wood-sash. There are two picture windows with 2/2, one-light, 2/2 wood windows.

Individual Resource Status: **Single Dwelling**

Contributing Total: 1

1232 South Frederick Street 000-9701-0112

Primary Resource Information: Single Dwelling, Stories 2.00, Style: Colonial Revival, 1950

October 2006: Set on a concrete foundation, the two-story, three-bay single dwelling is set on a solid foundation. The original one-story house has been altered into a two-story dwelling with a rectangular plan. It is wood-frame construction clad with vinyl siding. The facade has a projecting front-gabled bay clad with stone veneer. It is covered by a side gable roof clad with asphalt shingles. The roof has overhanging eaves. The exterior-end chimney is constructed of stretcher-bond brick and has a corbelled cap. The single-leaf door has a thin surround and is covered by a metal awning. The windows are 6/6 and 1/1 double-hung vinyl-sash. There are also two picture windows with 1/1, one-light, 1/1 vinyl windows. A one-story, wood-frame addition is attached to the rear elevation. The addition is covered by a gable roof and has materials and fenestration that are consistent with the main block. The large two-story addition compromises the integrity of design, workmanship, and feeling of the dwelling.

Individual Resource Status: **Single Dwelling**

Non-Contributing Total: 1

South George Mason Drive

1965 South George Mason Drive 000-9701-0111

Primary Resource Information: Single Dwelling, Stories 1.00, Style: Other, 1950

October 2006: Set on a parged concrete foundation, the one-story, three-bay single dwelling is wood-frame construction clad with asbestos shingles. The facade has a projecting front-gabled bay clad with stretcher-bond brick veneer. It is covered by a side gable roof clad with asphalt shingles. The dwelling has a plain wood frieze. The exterior-end chimney is constructed with stretcher-bond brick and has a corbelled cap. The single-leaf door has a thin surround and is set within a one-story, one-bay portico. The portico has a shed roof that is supported by wood posts. The windows are 2/2 double-hung wood-sash.

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Individual Resource Status: **Single Dwelling** Contributing Total: 1

1971 South George Mason Drive 000-9701-0110

Primary Resource Information: **Single Dwelling, Stories 1.00, Style: Other, 1950**

October 2006: Set on a concrete foundation, the one-story, three-bay single dwelling is wood-frame construction clad with asbestos shingles. The facade has a projecting front-gabled bay that is clad with stone veneer. The remainder of the facade is clad with aluminum siding. It is covered by a side gable roof clad with asphalt shingles. An exterior-end chimney is constructed with stretcher-bond brick and has a corbelled cap The single-leaf door has a thin surround and is set within a one-story, two-bay porch The porch has a metal awning that is supported by metal posts. The dwelling has 6/6 double-hung vinyl-sash windows and two picture windows with 6/6, one-light, 6/6 vinyl windows. A one-story, wood frame addition is attached to the rear elevation. It is covered by a flat roof, clad with aluminum siding, and has 1/1 double-hung vinyl-sash windows.

Individual Resource Status: **Single Dwelling** Contributing Total: 1

1975 South George Mason Drive 000-9701-0109

Primary Resource Information: **Single Dwelling, Stories 1.00, Style: Other, 1950**

October 2006: Set on a concrete foundation, the one-story, three-bay single dwelling is wood-frame construction clad with asbestos shingles. The facade has a projecting front-gabled bay that is clad with stretcher-bond brick veneer. The remainder of the facade is clad with aluminum siding. It is covered by a side gable roof clad with asphalt shingles. An exterior end chimney is constructed with stretcher-bond brick and has a corbelled cap The single-leaf door has a thin surround and is set within a one-story, two-bay porch. The porch has a metal awning supported by metal filigree posts. The dwelling has 2/2 double-hung wood-sash windows and two picture windows with 2/2, one-light, 2/2 wood windows. A one-story, wood frame addition is attached to the rear elevation. A flat roof covers the addition, which has materials and fenestration that are consistent with the main block.

Individual Resource Status: **Single Dwelling** Contributing Total: 1

1979 South George Mason Drive 000-9701-0108

Primary Resource Information: **Single Dwelling, Stories 1.00, Style: Other, 1950**

October 2006: Set on a concrete foundation, the one-story, three-bay single dwelling is wood-frame construction clad with asbestos shingles. The facade has a projecting front-gabled bay that is clad with stone veneer. The remainder of the facade is clad with aluminum siding. It is covered by a side gable roof clad with asphalt shingles. An exterior-end chimney is constructed with stretcher-bond brick and has a corbelled cap The single-leaf door has a thin surround and is set within a one-story, one-bay portico. The portico has a metal awning supported by metal filigree posts. The fenestration consists of 2/2 double-hung wood-sash windows and two picture windows with 2/2, one-light, 2/2 wood windows. A one-story, wood-frame addition is located along the rear elevation. A shed roof covers the addition, which has materials and fenestration that are consistent with the main block.

Individual Resource Status: **Single Dwelling** Contributing Total: 1

1983 South George Mason Drive 000-9701-0107

Primary Resource Information: **Single Dwelling, Stories 1.00, Style: Other, 1950**

October 2006: Set on a concrete foundation, the one-story, three-bay single dwelling is wood-frame construction clad with aluminum siding. The facade has a projecting front-gabled bay clad with stretch-bond brick veneer. It is covered by a side gable roof clad with asphalt shingles. An exterior-end chimney is constructed with stretcher-bond brick and has a corbelled cap. The single-leaf door has a thin surround and is set within a one-story, one-bay portico. The portico has a gable roof supported by fluted columns. The windows consists of 2/2 double-hung wood-sash windows and two picture windows with 2/2, one-light, 2/2 wood windows. A one-story, wood-frame addition is attached to the rear elevation. It is covered by a side gable roof and has 1-ligh sliding windows.

Individual Resource Status: **Single Dwelling** Contributing Total: 1

1989 South George Mason Drive 000-9701-0106

Primary Resource Information: **Single Dwelling, Stories 1.00, Style: Other, 1950**

October 2006: Set on a concrete foundation, the one-story, three-bay single dwelling is wood-frame construction clad with aluminum siding. The facade has a projecting front-gabled bay that is clad with stone veneer. It is covered by a side gable roof clad with asphalt shingles. An exterior-end chimney is constructed with stretcher-bond brick and has a corbelled cap. The single-leaf door has a thin surround. The windows are 2/2 double-hung wood-sash. There are two picture windows with 2/2, one-light, 2/2 wood windows. A one-story, wood-frame addition is attached to the west elevation. It is covered by a side gable roof and the materials and fenestration are consistent with the main block.

Individual Resource Status: **Single Dwelling** Contributing Total: 1

Individual Resource Status: **Garage** **Non-Contributing** Total: 1

South Hamilton Drive

1255 South Hamilton Drive 000-9701-0105

Primary Resource Information: **Single Dwelling, Stories 1.00, Style: Other, 1950**

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SIGNIFICANCE STATEMENT

The Virginia Heights Historic District, consisting of four small subdivisions, is a cohesive and representative grouping of affordable suburban housing constructed after World War II. The dwellings include the more experimental, semi-detached twin dwellings designed in the cutting-edge modern style and the prefabricated steel houses, to the more traditional, FHA-approved Colonial Revival single-family dwellings. In addition, small, minimal traditional houses, along with ranch houses set on large lots, dominated the construction after 1949, illustrating the rising popularity of these new house types. The variety of domestic forms in the Virginia Heights Historic District is symbolic of the immediate post-World War II era, specifically from 1946 to 1953, and the attempt to create the ideal middle-class suburban neighborhood and affordable housing.

NATIONAL REGISTER CRITERION C

The Virginia Heights Historic District meets National Register Criterion C and is significant under the themes of community planning for suburban development and architecture. The period of significance ranges from 1946 to 1953, documenting when the Lindsey Construction Company platted Columbia Forest Section Four to the construction of the last ranch house in the Virginia Heights Subdivision in 1953. Virginia Heights is being nominated under the Multiple Property Nomination *Historic Residential Suburbs in the United States, 1830-1960* (National Park Service, 2002).

The Virginia Heights Historic District meets Criterion C of the National Register of Historic Places as a planned neighborhood of affordable housing that was a direct response to the large number of returning veterans to the Washington, D.C. area after World War II. Although the Virginia Heights Historic District is a combination of four small subdivisions, each planned by different developers, the interconnecting curvilinear streets and cul-de-sacs create a cohesive plan that is evocative of garden city planning ideals promoted by the FHA. The houses, set back from the streets at varying angles and setbacks, further demonstrate this trend in suburban design.

The Virginia Heights Historic District is also significant under Criterion C for its single-family dwellings that utilized new construction materials and methods, a direct outcome of World War II shortages and new technologies. The first houses constructed in the neighborhood, Colonial Revival houses built under the guidelines of the FHA, contrast with the prefabricated houses, non-traditionally designed twin houses, and ranch houses that dominated construction from 1947 to 1953. The visual distinction among these house types illustrates the changing trends and experimentation in residential architecture after World War II.

HISTORICAL BACKGROUND

Arlington County History

Arlington County is a twenty-six-square-mile community located in Northern Virginia, along the Potomac River, to the west of Washington, D.C. The county is bounded by Fairfax County to the north and west, the City of Alexandria and Four Mile Run to the south, and the waters of the Potomac River to the east. Arlington County remained predominantly rural through the eighteenth and nineteenth centuries with only insignificant changes in population. It was not until World

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War I (1914-1918) and the ensuing widespread growth in all government offices, which attracted employees from across the country to the Washington, D.C. area, that Arlington witnessed any large-scale growth. Between 1910 and 1920, the population of the county grew by sixty percent.

The Great Depression (1929-1941), commonly marked by the stock market crash in October of 1929, created widespread unemployment throughout the United States. In an attempt to jump-start the economy and provide employment for all classes of Americans, the Roosevelt administration created the New Deal programs, which more than doubled the number of available government civilian jobs between 1930 and 1940. Washington, D.C. was one of the cities hardest hit by the housing shortage during the early 1930s; due to the rise in government workers supporting Roosevelt’s New Deal agencies, the city’s vacancy rate dropped from 12.5 percent in mid-1933 to 0.5 percent in 1934.¹ As Arlington County improved its public infrastructures and transportation routes to and from Washington, D.C., it quickly became an attractive alternative to living in the city. Between 1930 and 1940, Arlington County doubled in size from 26,615 to 56,200 residents, illustrating that it was the fastest developing county in the Commonwealth of Virginia, and the Washington metropolitan area.² At that time, forty-three percent of the total population of Arlington County worked for the United States government. The new population of Arlington in 1940 was young--eighty-five percent of the residents were under fifty years of age--and educated with twenty percent holding college degrees.³ As a result, Arlington County, with its convenient location near Washington, D.C. and its vast amount of open space, became a proving ground for new housing developments, including a number supported by government programs. Developers quickly took advantage of the situation and constructed housing for the middle class and professionals.

During World War II (1941-1945), Arlington continued to flourish and its population doubled in just four years; from 57,000 in 1940 to 120,000 in 1944. Consequently, the housing needs in the county were tremendous. The new residents were also not affluent and struggled to meet developers’ prices as “[m]aterial shortages, government regulations, scarce labor, and reduced incomes” all adversely affected Americans’ hopes for buying a house.⁴ As a result, these conditions led to several federal-funded affordable housing projects that offered the bare minimum of amenities. Although the housing needs lessened slightly after World War II, the population continued to increase, reaching 135,000 in 1950. As a result of the housing situation, multi-family housing became the dominant residential building type constructed in Arlington. In 1940, 73 percent of the housing was single family, and by 1950, it was 51 percent, emphasizing the shift toward affordable and available housing.⁵

After World War II, veterans came home to a booming economy and a housing shortage. In 1945, 3,600,000 American families were in need of houses and the return of thirteen million servicemen and women practically created a housing emergency overnight.⁶ In 1946, the FHA struggled to encourage private enterprises to construct housing that veterans could afford in a building environment hampered by material and labor shortages as well as restrictions. Initially, the FHA strove to improve housing standards across the country and used its Technical Bulletins to promote construction, location, and design standards. By World War II, however, the FHA was “less involved in promoting good design and more interested in avoiding mortgage risk with formulaic standards for houses and neighborhoods.”⁷ As a result, the Veterans’ Emergency Housing Act of 1946 “revised and extended FHA authority to insure mortgages under Title VI of the National Housing Act.”⁸ Due to housing conditions, the FHA also substituted “estimated replacement cost” with “necessary current cost” as the “basis for determining insurable mortgage amounts.”⁹ In addition, the Serviceman’s Readjustment Act of 1944, also known as the GI Bill, had a great impact on post-World War II housing, as it provided returning veterans with

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Veterans Administration (VA) loans to purchase, build, or improve their houses. Both the FHA and the VA loans revolutionized the scale of new subdivisions across the United States. Mass production was seen as efficiency and as a result, the federal agencies favored large-scale builders who oversaw the development of the land and the construction and sale of the houses rather than small-scale builders.¹⁰

In particular, prefabricated housing came to the forefront of new construction during the post-World War II era, emphasizing the emergence of new materials, construction methods, as well as the sustained need for new, fast, and affordable housing. As early as the 1930s, a number of private organizations began searching for a new type of housing that the majority of Americans could afford. At the same time, others explored the concepts of mass production applied to housing as well as the prefabrication of building materials to reduce building costs. Although a number of entities experimented with prefabrication, the onset of World War II propelled its importance due to the critical need for both permanent and temporary defense housing. Fast production and lower building costs became the driving force behind construction at this time. The same principles of mass production and prefabrication continued to shape the residential landscape after World War II. Federal loans for the construction of manufacturing plants through the Reconstruction Finance Corporation made it possible for large-scale manufacturers to produce housing components that could be shipped to and assembled on site for returning veterans.¹¹ These ideals came to light in Arlington County.

Columbia Forest

Adjacent to the Virginia Heights Historic District, and a direct catalyst for its development, is an exemplary model of the United States government's actions to solve the housing problem in Washington, D.C. during World War II. Columbia Forest is one of only twenty-six housing projects built within the United States by the Defense Homes Corporation (DHC) between 1940 and 1945 and one of only three built in the Washington, D.C. area. It was the responsibility of the DHC to build housing that could be rented to defense employees. The DHC was often criticized for funding temporary housing projects; however, Columbia Forest was constructed as permanent housing. The neighborhood, defined by concrete-block and brick-faced detached single-family dwellings, was built under the direction of the Army Corps of Engineers between 1942 and 1945. Upon completion, the modest dwellings were rented to young officers and ranking officials with families. At the end of World War II, the DHC was disbanded and the dwellings of Columbia Forest were sold to the public with a preference given to war veterans. Although the development of Columbia Forest was complete by 1945, the affordable housing of Columbia Forest dictated the future growth of the area.¹²

Development in the Virginia Heights Historic District

Lindsey Construction and the FHA House

A later addition to the Columbia Forest subdivision known as Section Four, located along 11th Street South on the west side of South Frederick Street, was not part of the original DHC development. On December 28, 1946, the Lindsey Construction Company recorded a plat for Columbia Forest Section Four. The subdivision was officially recorded in a deed dated January 8, 1947 and consisted of twenty-six lots along 11th Street South and South Frederick Street. In 1947, the Lindsey Construction Company built single-family Colonial Revival-style houses in this section that are synonymous with development in Arlington County during the 1940s.

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The houses built by the Lindsey Construction Company followed the guidelines developed by the FHA, and continued the trend started by the DHC to provide affordable housing, this time for returning veterans. Similar to the houses in Columbia Forest, the houses are of concrete-block construction; however, unlike the houses built by the DHC, the houses in Section Four of Columbia Forest have brick facing and reflect the fashionable Colonial Revival style. While the housing need was still dire, the use of brick cladding and applied ornamentation creates a visible distinction between the two development periods of Columbia Forest, yet it is a continuation of building methods and types employed before World War II. The use of the Colonial Revival style not only reflects the style’s immense popularity during the first half of the twentieth century, but also suggests the role and influence of the Federal Housing Administration (FHA).

The emergence of the Colonial Revival style and its heightened popularity during the early twentieth century was a result of the Centennial celebrations of 1876 in Philadelphia. This modern interpretation of Colonial architecture reflected the growing nostalgia for the era of the founding of the republic.¹³ The style borrowed heavily from early American architecture and “quickly became the height of fashionable taste as the American public came to embrace rather than deny its national past.”¹⁴ The Colonial Revival style thereafter enjoyed ongoing appeal, becoming a mainstay of housing design in America from its origins about 1880 through the immediate post-World War II era (1946-1953).¹⁵ By the 1920s and 1930s, Colonial Revival was the “most important of the many revival styles that formed America’s huge new suburbs.”¹⁶

Although a preferred architectural style was not specifically stated in the FHA’s minimum requirements for new subdivisions or its highly influential standards, the favored style for garden-apartment complexes of the 1930s and 1940s, as well as for freestanding single-family dwellings, was the Colonial Revival style. The first large-scale garden-apartment complex, Colonial Village in Arlington, Virginia, (1935, 1939, 1954-1955) prominently illustrated the Colonial Revival style and served as a model for other FHA-insured projects. As a result, it is likely that other FHA projects were influenced by the success and therefore the style of Colonial Village.

The Lindsey Construction Company built two FHA designs in Section Four of Columbia Forest: “House C” and “House E”. House C was a two-story, three-bay wide, two-bay deep design with two bedrooms on the second story. The larger House E was the largest and most elaborate of the FHA-designed houses with three bedrooms and a street-facing gable.¹⁷ These houses, with their visible FHA influences, were some of the last of their type constructed in Arlington County.

Virginia Heights and Adolph K. N. Waterval

The plat for the subdivision of Virginia Heights was recorded on July 2, 1947, with a total of 107 lots. Adolph K. N. Waterval was the owner and the designer of the subdivision. Waterval, along with his wife, Mildred B., purchased the land, consisting of approximately twenty-one acres, from Gustav B. and Addie Bonnet in February 1947.

Born in Stockholm, Sweden, Waterval immigrated to the United States in 1928. Trained as an architect and planner, Waterval studied at the Royal Polytechnic Institute in Stockholm, the Beaux-Art Institute in New York, New York University, and Catholic University. In 1935, he served as an architect with the Home Owners Loan Corporation where he became involved in the increasingly popular planning methods of slum clearance. This experience culminated with Waterval serving as a planner for Langston Terrace, the first public housing project in Washington, D.C. and the second in

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the United States. After Langston Terrace opened in 1938, Waterval became one of the first members of the Fairfax County Planning Commission. Waterval’s design for Virginia Heights won a Washington Board of Trade award for the best subdivision design in Northern Virginia. From 1946 to 1956, he not only worked as an architect but also as a private developer and builder in the Washington, D.C. area with his office located in Alexandria, Virginia. Towards the end of his life, Waterval served as supervising architect of the United States Embassy in New Delhi, India (1956-1958) and supervised construction of the United States Embassy in Athens, Greece (1959-1961). Shortly before his death in 1964, Waterval served as a regional housing adviser to the Agency for International Development.¹⁸ Waterval’s diverse background is apparent in his initial vision for Virginia Heights -- a subdivision lined with prefabricated steel houses, constructed by the William H. Harmon Corporation.

Harmon Houses

In July 1947, the *Washington Post* reported that “The greater Washington area will soon gets its first peek at the much-publicized, long-awaited ‘industrialized house.’”¹⁹ The William H. Harmon Corporation of Philadelphia, in cooperation with the Virginia Heights Development Company, was to erect “105 homes built of steel panels at Virginia Heights.”²⁰ These houses, known as “Harmon houses” were manufactured in Wilmington, Delaware, by the Harmon Corporation. William Harmon began this venture under the encouragement of labor union leader Walter Reuther, who was looking for opportunities to continue the employment of wartime steel workers.

Harmon hired famed modernist architect and sculptor Oskar Stonorov to design the steel homes. Stonorov, originally from Germany, was greatly influenced by the Bauhaus tradition and the International style. Stonorov established his architectural practice in Philadelphia in the 1930s and partnered with fellow modernist architect Alfred Kastner. Louis Kahn, who later worked with the duo, is believed to have also collaborated on the design of the Harmon houses.²¹

In 1946, the Harmon Corporation became the second prefab manufacturer to obtain a guaranteed market contract by the National Housing Agency. The contract covered the production and sale of 10,000 steel homes.²² The first Harmon houses were constructed in Charlestown Township, Chester County, Pennsylvania, for William Harmon. The one-story, three-bedroom houses were constructed entirely out of lightweight steel sheeting and steel tension bars. The Harmon Corporation used the assembly-line method and reportedly could “turn out a house every twelve minutes.”²³ Eventually, the Harmon Corporation shipped several hundred of the houses to sites in as many as forty states.²⁴

In 1947, the *Washington Post* reported “Steel Home Attracts Visitors” and stated that the Virginia Heights Development Corporation was the first developer in the Washington area to build a Harmon house.²⁵ In August of 1947, the first Harmon house in Virginia Heights was opened to the public. The *Washington Post* reported in “Unique, Fast Rising Steel Prefabs Boost Factory-Made Housing,” that the initial house was constructed in three weeks.²⁶ The house was expected to sell for \$10,200 and Waterval, noted as the spokesman for the Virginia Heights Development Corp., told the *Washington Post* that he could order a house and receive it the next day. The *Washington Post* praised the Harmon house and stated, “The home’s flowing lines are eye-catching. It is well situated on a wooded lot, with landscaped sodded terrain. It has the ‘House Beautiful’ look.”²⁷

It appears as though the first Harmon house constructed in Virginia Heights, 5209 12th Street South, was also the last. The

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Harmon Corporation went out of business shortly thereafter, and managed to manufacture several hundred houses sent to over forty states. The vision of the streets of Virginia Heights being lined with 105 Harmon houses diminished. Waterval began selling off the lots in Virginia Heights to individual owners and developers.

Lustrons

After the failure of the Harmon house, Waterval, who was the force behind the steel house in Virginia Heights, retained a few lots in the subdivision and commissioned the construction of Lustron Houses. After the passage of the Veterans Emergency Housing Act in 1947, the federal government provided direct funding for two firms to produce prefabricated steel housing, one being the Lustron Corporation. The Lustron Corporation soon became the “most heavily capitalized and industrialized of the 280 firms involved in the production of prefabricated houses in 1947.”²⁸

The Lustron Corporation was founded by industrialist Carl Strandlund. Born in Sweden, Strandlund immigrated to the United States when he was a child and later studied engineering. By the 1930s, he was vice president of the Chicago Vitreous Enamel Product Company, a major producer of enameled steel panels used in a wide range of products including enameled steel gas stations. The need for housing superceded the need for gas stations, and in 1946, Strandlund presented plans to construct houses of steel enameled panels. An affiliate company, Porcelain Products Company, was to produce the houses, and the name was soon changed to the Lustron Corporation, a name that originated from Lusterite, a product that Chicago Vitreous manufactured and Porcelain Products Company applied to iron.²⁹

Strandlund hired the Chicago architectural firm of Blass and Beckman, headed by Ray Blass and Morris Beckman, the former chief draftsman at Skidmore Owings and Merrill, to design the Lustron houses. Strandlund was initially granted a Reconstruction Finance Corporation loan of 15.5 million dollars and use of the Curtiss-Wright aircraft plant to manufacture the houses. Constructed entirely of steel, the first model included 3,000 parts that were manufactured on an assembly line similar to automobiles. The houses were shipped individually on trailer trucks, arriving on the site packed in reverse order for convenience. The Lustron Corporation offered three basic models, all of which came in two or three bedroom variants. Originally, the house panels came in several colors such as turquoise, salmon, pink, which the company later replaced with surf blue, dove gray, desert tan, and maize yellow.³⁰

A.K. Waterval sold a total of five lots in Virginia Heights that would become the sites of Lustron houses. All of the lots were sold before the building permits were issued; however, it is possible that Waterval coordinated the construction of the Lustron houses with the owners. The Construction Associates, Inc. constructed the five Lustron houses in 1949. The first lot was sold to Gail and Margaret Prophet in 1947 at 1117 South Forest Drive; however, the permit for the Lustron was not issued until 1949. The delay in construction may have been caused by the demise of the Harmon house – the Prophets may have purchased the lot for a Harmon house but after the company’s failure, resorted to a Lustron house two years later. The Construction Associates, Inc. of Portsmouth, Virginia, constructed the remaining four Lustron houses at 1112 South Forest Drive, 5200 12th Street South (demolished), 5201 12th Street South (dismantled), and 1124 South Frederick Street. All the Lustrons assembled in Virginia Heights were the Westchester Deluxe Model 02. The Westchester Deluxe Model 02 features a 14’ x 16’ living room, a 9’ x 10’ dining room, a 6’ x 17’ kitchen, a 7’6” x 8’ utility room, a 5’ x 10’ bathroom, a 12’ x 12’ master bedroom, and a 10’6” x 14’ second bedroom.³¹ Out of the five Lustron houses in Virginia

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Heights, three were dove gray and two were surf blue. Today, three of the Westchester Deluxe Lustron houses are still standing in Virginia Heights.

The Lustron Corporation went in to receivership in 1950, and in all, the company produced approximately 2,800 houses. Several major problems plagued the corporation, including the reluctance of lending institutions to finance mortgages for what was considered a non-traditional structure. In addition, a number of cities' building codes did not permit steel structures. While initially the cost of the houses was competitive, poorly-trained assemblers and rising steel costs caused the cost of Lustron houses to be more than traditional houses. Overall, Lustron's failure was a result of "poor timing, rising costs, inflexible codes and regulations, poor distribution network, and a lack of control over local housing markets."³²

Gunnison Homes

Further illustrating the popularity of prefabricated and affordable housing, one "Gunnison home" was constructed in Virginia Heights in 1950 at 1231 South Forest Drive. Gunnison homes were manufactured in New Albany, Indiana, and sold through local distributors. The mastermind behind Gunnison homes was Foster Gunnison, a former custom lighting designer who had a vision of manufacturing homes like automobiles by utilizing the assembly-line process. Gunnison's plant in New Albany, Indiana, hailed as the "world's only house manufacturing plant," used the same techniques perfected by the auto industry. It took a total of twenty-five minutes for the raw materials to arrive at one side of the plant and for all of the materials for the house to arrive "packaged" at the other end. In 1944, the *Chicago Daily Tribune* stated that Gunnison originated the idea of selling houses as packaged.³³ The primary material for Gunnison homes was pressed wood panels. Based on the stressed skin principle used in the construction of airplane wings, the panels consisted of raw lumber and hardwood veneers bound with a form of plastic. House plans were varied by using different ornamentation, roofing, and by addition porches, wings, arcades, or garages. The houses were traditional in design and form as Gunnison stated, "we don't have 'modern' designs. We learned some time ago that the public doesn't want them. We stick to the conventional."³⁴ Local dealers purchased the houses from catalogues and also supervised their construction.

The *Washington Post* reported in July 1947 that seventeen Gunnison houses were constructed in the Washington D.C. area before World War II, the first in 1936.³⁵ In 1947, Gunnison had eight different models including its "luxury" model that "explode[d] the widely accepted theory that prefabs are necessarily small, boxy, jerry-built swellings usually situated in low-cost housing area."³⁶ According to the *Washington Post*, once ordered, it took sixty days for the sections of the Gunnison house to arrive and another three to six weeks for assembly.³⁷ Several Gunnison dealers worked in the Washington, D.C. area including Walker Homes, Inc. and City and Suburban Homes Corporation.³⁸

The Gunnison "Rambler" in Virginia Heights was advertised in the *Washington Post* in 1950 as having three bedrooms, an 8' x 10' utility room, stone fireplace in the living room, a "fully equipped" kitchen, and Venetian blinds.³⁹ The Gunnison house at 1231 South Forest Drive (1950) is very similar to a Gunnison house pictured in the 1948 *Washington Post* with its prominent chimney that lines the main elevation. The building permit for the house lists James P. Freeman as the owner. Freeman purchased the lot from Waterval in November 1949.⁴⁰

Old Dominion Construction Company

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After the failure of Waterval’s initial plan to line the streets of Virginia Heights with steel houses, he sold the majority of the lots to Sol Adelman, Abe Kramer, Robert S. Buckhantz, and Charles Wolfe. Sol Adelman was the leader of the group, Old Dominion Developers, which became the primary developer in Virginia Heights. Old Dominion Developers went on to build fifty-five houses in the subdivision of Virginia Heights.

Sol Adelman grew up in New York City and moved to the Washington, D.C. area in 1925. After owning his own small business in Northeast Washington, Adelman bought a delicatessen along with an adjacent vacant lot along Wilson Boulevard in Arlington. In 1938, Adelman constructed a twelve-unit apartment building on the empty lot, one of the first apartment buildings constructed in Arlington.⁴¹ The same year, Adelman formed a partnership with Charles Wolfe called Adelman and Wolfe Builders, which was one of the first developers, along with Gustav Ring who developed Colonial Village Apartments beginning in 1935-1936, to build with the aid of FHA financing in Arlington County.⁴² One of these developments was Lee Heights, advertised in the Washington Post in 1940.⁴³ After the company dissolved in 1947, Adelman established Old Dominion Developers along with his brother-in-law Abe Kramer and his son-in-law Robert S. Buckhantz. The company began a relationship with the Yeonas Realty Company and later became Town and Country, with Buckhantz serving as an active partner.⁴⁴

Old Dominion built two house types in the neighborhood. The first model was a small, one-story minimal traditional house with an L-shaped form. The frame houses were constructed in 1950 with affordable modern materials, such as asbestos shingles on the side elevations and brick or Formstone facing on the main elevation. Containing 3,500 square feet, this model offered five rooms including two bedrooms and one bath.

A year later, Old Dominion constructed a larger three-bedroom ranch house model. A 1952 advertisement in the *Washington Post* described these dwellings as “California Ranch Style,” featuring, “the very latest in modern time saving equipment,” and “the finest in new home construction.”⁴⁵ The modern equipment included a dish washer, garbage disposal, and a Bendix washer. In terms of space, houses offered a living room with a fireplace, a full partitioned basement with an outside entrance, and a screened side porch.⁴⁶

The Ranch House

Although Colonial Revival-style dwellings, including Cape Cod houses, were the dominant house form in Arlington County directly before and after World War II, the preference quickly shifted to the ranch house in the early 1950s. Virginia Heights was no exception and in 1951, the ranch house quickly overtook the construction of the traditional house. Between 1951 and 1953, a small group of independent developers built eleven ranch houses in Virginia Heights. In addition, developer Andrew J. Pratt constructed a group of seven ranch houses in a small subdivision adjacent to Virginia Heights on the east side of Frederick Street. Pratt purchased the parcel of land adjacent to Columbia Forest Section Three from John S. Warrington that was originally the site of a farmstead. The small subdivision, recorded as Frederick Hill Section One on August 11, 1950, consisted of five lots around a cul-de-sac at the east end of 10th Road, South. In March of 1951, Warrington sold the remaining lots on the north side of the cul-de-sac to Pratt. Pratt subdivided this parcel, known as Frederick Hill Section Two, into lots seven and eight.⁴⁷

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The suburban ranch house reflects changing consumer preference and growing incomes associated with the 1950s. Its one-story design with a low-pitched roof also illustrated the increasing fascination with the Southwest/West Coast lifestyle and a shift in family functions.⁴⁸ The first ranch house designs for middle- and upper-class families that emerged in the 1940s featured living space all on one floor, sliding-glass doors, picture windows, and exposed beams, influenced by both modernist and traditional southwest design. The fenestration of the house reflected the interior division of public and private space -- picture windows indicated the more public living areas and the horizontal bands of windows implied the location of the private bedrooms. Builders of low-cost and FHA-financed housing sought to provide the favorable aspects of the ranch house into affordable and approved designs. Standard plans typically featured low-pitched roofs, picture windows, broad chimneys, and horizontal bands of windows.⁴⁹

High Point: Nathan Shapiro and Charles M. Goodman

In 1950, developer Nathan Shapiro and architect Charles M. Goodman constructed twin houses on the northwestern edge of Columbia Forest at the northern boundary of Virginia Heights. The small subdivision was called High Point. High Point, platted on January 9, 1950, contained a total of forty-two lots along 10th Street South. W.S. Hoge III and Jack R. Jones were responsible for the subdivision of the building lots in January 1950.⁵⁰ The twin houses designed by Goodman are the only semi-detached dwellings in the Virginia Heights and the Columbia Forest neighborhoods. Consummate of Modern Movement architecture, the dwellings are also the only examples of modern housing designed by the famed architectural firm of Charles M. Goodman in Arlington County and one of the only examples of twin dwellings designed by Goodman.⁵¹

Charles M. Goodman is distinguished as one of the leading architects to introduce Modern architecture to the Washington metropolitan area during the mid-twentieth century. In particular, Goodman is best known for his builder houses that incorporated large spans of glass that blurred the distinction between indoor and outdoor living space. Goodman's designs, employed in planned neighborhoods, such as Hollin Hills and Oak Forest in Fairfax County, Virginia, and Hammond Hills and Wheatoncrest in Montgomery County, Maryland, changed the suburban fabric of Washington, D.C. Local developer Nathan Shapiro, who was initially known for the development of conventionally designed low-cost houses, hired Goodman's firm to design the twin dwellings in High Point.

The twin houses, also commonly referred to as duplexes, were featured in a May 1951 article in *Architectural Forum*, which touted the design in its title; "The Economical Duplex can also be handsome. . ." ⁵² Although the article praised Goodman's design, it is important to note that Goodman had to alter the original design for the twin houses, which included a cantilevered wood-frame second story over a brick first story, due to building codes in Arlington County. However, the final concept for the dwellings still exemplifies Goodman's philosophy of modern and affordable designs.

The cost of each dwelling unit was \$10,600, which at 900 square feet was \$1.20 less per square foot than typical twin dwellings at that time. Goodman maximized the use of space in each unit by putting the living area in the rear of each unit for privacy. Storage was created with ceiling-high closets and exterior store rooms at the entrances. The dominating large windows on the facades provided outdoor views. Both low and high casement windows created proficient cross-ventilation throughout the main living areas. Also distinctive of Goodman-designed dwellings are the low-pitched gabled

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roofs with overhanging eaves. Goodman varied the building with staggering setbacks as well as by exterior cladding, which alternated between secondhand brick, cast concrete brick, and oversize brick.

The FHA did not approve Goodman’s design due to the roof system; however, the VA approved the final project, which reduced the builder’s valuation by \$100. *Architectural Form* stated, “Though planned before Korea, their combination of design quality and economical construction points the way to better defense housing, much of which will be of duplex design.”⁵³ At the time of publication in 1951, all of the units had been sold.

Although the sustainability of Goodman’s achievements in modern architecture is evident in his numerous developments in the Washington, D.C. area, it is not apparent in the semi-detached twin dwellings in High Point. More traditional windows replaced Goodman’s signature large spans of glass and many of the entryways and storage areas have been combined and enclosed, therefore, altering Goodman’s intent. However, the mere presence of this dwelling type intermixed with traditional dwellings, as well as the intentional experimentation of materials, form, and design, make Shapiro and Goodman’s twin houses a significant addition to the Virginia Heights Historic District as well as to Arlington County.

Virginia Heights Residents

Like the majority of Arlington County’s affordable housing neighborhoods, a large number of the initial residents living in Virginia Heights worked in federal government-related positions. A number of the residents were returning veterans from the United States Air Force, Army, Navy, and Marine Corps, such as Thomas J. Ricks at 5204 11th Street South (Air Force), and George G. Blair at 5204 10th Place South (Marine Corps). Other residents worked for various federal government offices, including: Jay R. Fuller at 5202 10th Place South, an employee for the Department of the Defense; William T. McGinns at 1226 South Forest Drive, an employee for the Commerce Department; and Kenneth C. Fuller at 1232 South Forest Drive, an analyst for the United States government. In addition to government workers there were a variety of white-collar workers including: George T. Czuska at 5210 10th Place South; a writer for Voice of America; Charles E. Fox at 5217 11th Street South; a pilot for Continental Airlines, Hugh P. Brannen at 5208 11th Street South; an assistant editor at the Washington Post; and James P. Freeman at 1231 South Forest Drive, a musician. These residents are representative of the suburban middle-class home owners in Arlington County during the mid-twentieth century.

Virginia Heights Today

By 1953, all of the lots in Virginia Heights were occupied except for a lot on 12th Street South. In 1963, Alfred T. West built a split-foyer house on this lot at 5236 12th Street South. Illustrating their short-lived popularity, a dramatic increase in land values, and the desire for larger houses, one of the original Lustrons in Virginia Heights has been demolished, and another has been dismantled and removed from the neighborhood. However, despite the large nature of the lots and the relatively modest size of the houses, the majority of the dwellings in the Virginia Heights Historic District have undergone minimal alterations since their construction. The Virginia Heights Historic District retains its eclectic collection of dwellings that are emblematic of the experimentation with various forms of affordable housing that dominated construction directly following War II.

End Notes

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- ¹ "Miles L. Cohean Will Head Two FHA Divisions, *The Washington Post*, 9 May 1937. James M. Goode, *Best Addresses: A Century of Washington's Most Distinguished Apartment Houses*, (Washington, D.C.: Smithsonian Books, 1988), 332.
- ² "Arlington Seen as Good Home Investment," *The Washington Post*, 20 September 1940.
- ³ Census numbers from 1940, Arlington County Census.
- ⁴ Clifford Edward Clark, Jr., *The American Family Home: 1800-1960* (Chapel Hill, NC: The University of North Carolina Press, 1986), 197.
- ⁵ C.B. Rose, Jr., *Arlington County, Virginia: A History* (Arlington, Virginia: Arlington Historical Society, 1976), 206-207.
- ⁶ Clark, *The American Family Home: 1800-1960*, 194.
- ⁷ Keller Easterling and Richard Prelinger, Call it Home: The House that Private Enterprise Built, (The Voyager Company, 1992), (downloaded from <http://www.columbia.edu/cu/gsap/projs/call-it-home/html/chapter3-nar.html>, December 28, 2004), Chapter 8.
- ⁸ "Federal Housing Administration, *The FHA Story in Summary: 1934-1959*, (Washington, D.C.: U.S. Government Printing Office, 1959), 16.
- ⁹ *The FHA Story in Summary: 1934-1959*, 16.
- ¹⁰ Thomas W. Hanchett, "The Other Subsidized Housing," found in *From Tenements to the Taylor Homes*, John F. Bauman, Roger Biles, and Kristin M. Szylvian, eds. (University Park, Pennsylvania: Pennsylvania State University Press, 2000), 165.
- ¹¹ David L. Ames and Linda Flint McClelland, "Historic Residential Suburbs," (Washington, D.C.: U.S. Department of the Interior, National Park Service, National Register of Historic Places, September 2002), 63-64.
- ¹² The Columbia Forest Historic District was listed in the National Register of Historic Places in 2001.
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- ¹⁴ Moor, "Eclectic Revivals," 273.
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- ¹⁶ James C. Massey and Shirley Maxwell, *House Styles in America*, (New York, New York: Penguin Studio, 1996), 185-186.
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- ²⁰ "Homes of Steel and Aluminum to Have Local Premiere Soon," *Washington Post*, July 6, 1947.
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- ²² "Homes of Steel and Aluminum to Have Local Premiere Soon," *Washington Post*, July 6, 1947.
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- ²⁷ "Unique, Fast Rising Steel Prefabs Boost Factory-Made Housing," *Washington Post*, August 2, 1947.
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- ²⁹ Patricia Garbe Morillo, *Lustrons in New Jersey*, National Register of Historic Places Multiple Property Documentation Form (2000), 3.
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- ³⁸ City and Suburban Homes went on to develop an entire neighborhood of Gunnison Homes in Fairfax County called Belvedere in 1952.
- ³⁹ "Virginia Heights," *Washington Post*, February 5, 1950.
- ⁴⁰ Arlington County Land Records, Book 905, Page 67, November 10, 1949.
- ⁴¹ "He Grows With Virginia," *Washington Post*, December 12, 1964.
- ⁴² "Sol Adelman Dies; Builder in Virginia," *Washington Post*, January 22, 1974.

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⁴³ *Washington Post*, July 14, 1940.

⁴⁴ "Sol Adelman Dies; Builder in Virginia," *Washington Post*, January 22, 1974.

⁴⁵ "Virginia Heights," *Washington Post*, January 20, 1952.

⁴⁶ "Virginia Heights," *Washington Post*, January 20, 1952.

⁴⁷ Arlington County Land Records, Book 949, Page 535, August 11, 1950, Book 995, Page 360, March 3, 1951.

⁴⁸ David L. Ames and Linda Flint McClelland, "Historic Residential Suburbs," (Washington, D.C.: U.S. Department of the Interior, National Park Service, National Register of Historic Places, September 2002), 66.

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⁵⁰ Arlington County Land Records, Book 917, Page 135, January 26, 1950.

⁵¹ The Unitarian Universalist Church of Arlington (1963) is the only other Goodman-designed building constructed in Arlington County.

⁵² "The Economical Duplex," *Architectural Forum*, 94 (May 1951): 132.

⁵³ "The Economical Duplex," *Architectural Forum*, 94 (May 1951): 132.

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GEOGRAPHICAL DATA

BOUNDARY DESCRIPTION

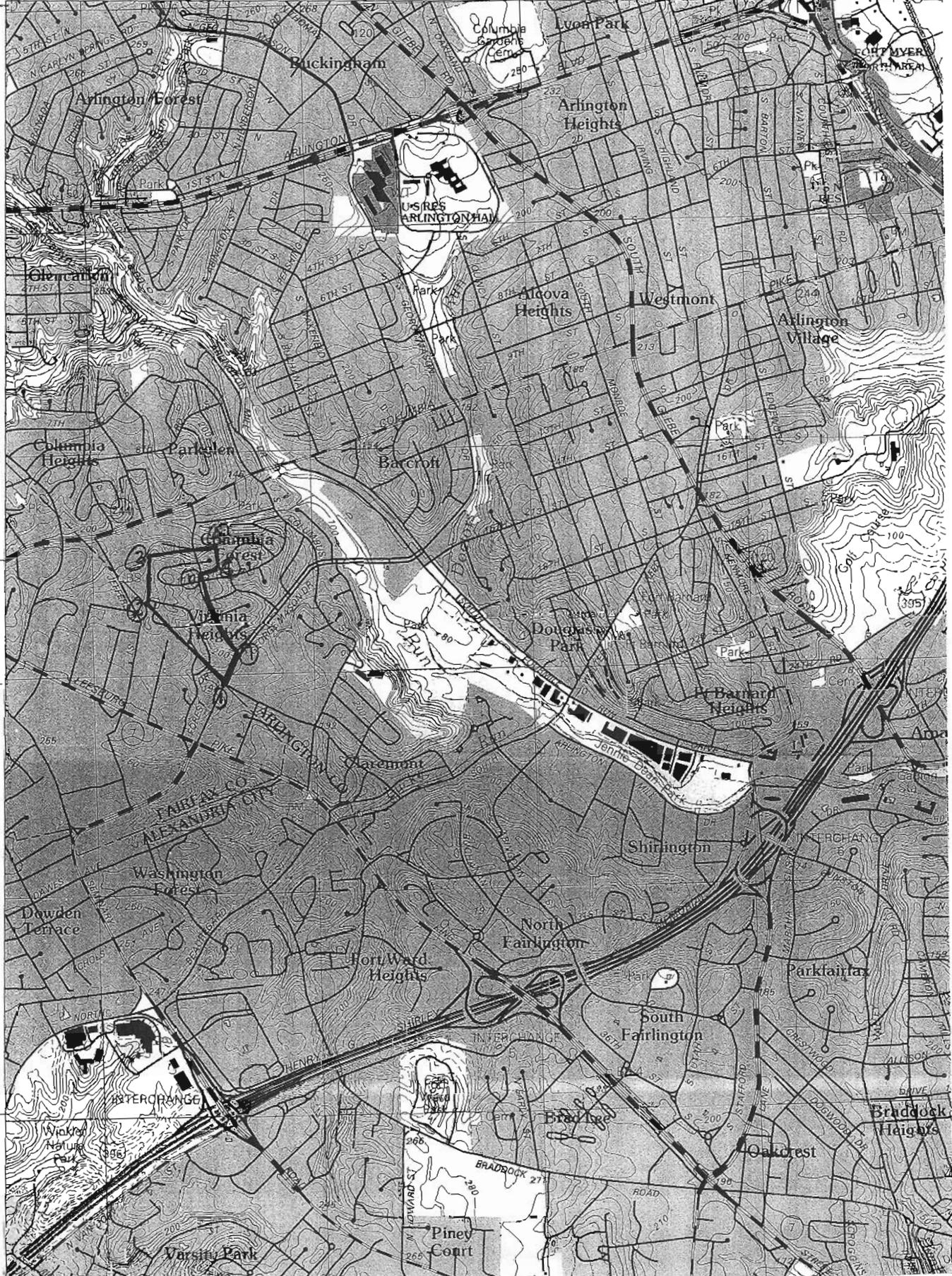
The Virginia Heights Historic District is located on the southwestern edge of Arlington County. Fairfax County borders the district to the west. On the north, 10th Street South and 10th Place, South serve as the boundary of the district and includes the properties along the north side of the streets. The northern boundary extends east, past Frederick Street, to include the seven single dwellings sited around the cul-de-sac at the eastern end of 10th Place, South. The eastern boundary of the district is South Frederick Street and includes the properties along the west side of the street. South George Mason Drive, from South Frederick Street to South Hamilton Drive, is the southeastern boundary of the district. The southwest boundary is the Fairfax County line and the western boundary is the western property lines of 1126 and 1122 South Harrison Street, 1080 South Forest Drive, and the properties facing east on the curve connecting 11th Street South and 10th Street South. It is shown on the attached detailed map scaled at 2" = 200'.

BOUNDARY JUSTIFICATION

The Virginia Heights Historic District consists of four separate subdivisions that thrived off the success of Columbia Forest: Columbia Forest Section Four, High Point, Virginia Heights, and Frederick Hill (Sections 1 and 2).

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

77°07'30" 16"E | 1 280 000 FEET (MD) | '18 | '19 | 5'



LINIA HEIGHTS
STORIC DISTRICT
000-9701)

- 0316552E
- 4301749 N
- 0316202E
- 4302116 N
- 0316245E
- 4302312N
- 0316529 E
- 4302325 N
- 0316532E
- 4302263 N
- 0316416E
- 4302250N
- 430 000 FEET (MD)
- 0316611E
- 4301886N