

TRANSFORM I-66: INSIDE THE BELTWAY
**Eastbound Widening
Environmental Assessment**

ARCHITECTURAL PHASE I
SURVEY REPORT

NOVEMBER 2016



U.S. Department
of Transportation
**Federal Highway
Administration**



TRANSFORM 66
INSIDE the Beltway

VDOT | DRPT

Investing in Multimodal Solutions

**PHASE I ARCHITECTURAL SURVEY OF THE
INTERSTATE 66 INSIDE THE BELTWAY EASTBOUND
WIDENING IN FAIRFAX AND ARLINGTON COUNTIES,
VIRGINIA: MANAGEMENT SUMMARY**

**VDOT Project No. 0066-96A-417, C501, P101, R201; UPC:
108424**

DHR Project # 2016-0741

September 2016

On behalf of the Virginia Department of Transportation (VDOT) and VDOT's consultant, Parsons Transportation Group Inc. (Parsons), Dovetail Cultural Resource Group (Dovetail) conducted a Phase I architectural survey to support the evaluation of improvements being considered along Interstate 66 (I-66), eastbound inside the Interstate 495 (I-495) Capital Beltway (ITB) in Fairfax and Arlington Counties, Virginia (Figure 1 and Figure 2, pp. 2–3). The improvements under evaluation begin near Exit 67 at the I-66 and Dulles Connector Road (Route 267) interchange in Fairfax County, Virginia, and continue east to Exit 71 at the I-66 and Fairfax Drive (Route 237) / Glebe Road (Route 120) interchange in the Ballston area of Arlington County, Virginia.

The Area of Potential Effects (APE) for direct effects to architectural resources is defined as the VDOT I-66 right-of-way between the two project termini with the following exceptions. Between mile post (MP) 69.1 and 69.4 (0.3 mile) and between MP 70.2 and 71.0 (0.8 mile) the APE for direct effects extends 24 feet beyond the right-of-way line on the eastbound side of the highway. The indirect effects APE is coterminous with the direct effects APE except in the following two areas: Between MP 69.1 and 69.4 (0.3 mile) and between MP 70.2 and 71.0 (0.8 mile) the indirect effects APE includes tax parcels immediately adjacent to and outside of the direct effects APE and any parcels abutting those parcels (essentially, two parcels beyond the direct effects APE). In the area of the intersection of Lee Highway and the Washington & Old Dominion Trail, the direct effects APE follows the southwest edge of Fairfax Drive, but extends into the Washington & Old Dominion Trail 500 feet west of Lee Highway. In the area of the Falls Church Park subdivision (exception area 1), the indirect effects APE extend two parcels beyond the VDOT right-of-way. In the area of Bon Air Park (exception area 2), the indirect effects APE encompasses the park and the Washington & Old Dominion Trail. The resources surveyed for this corridor study are those that are currently within the indirect effects and direct effects APE. For this summary, the term architectural APE will encompass both the indirect and direct effects (Appendix A, p. 19).

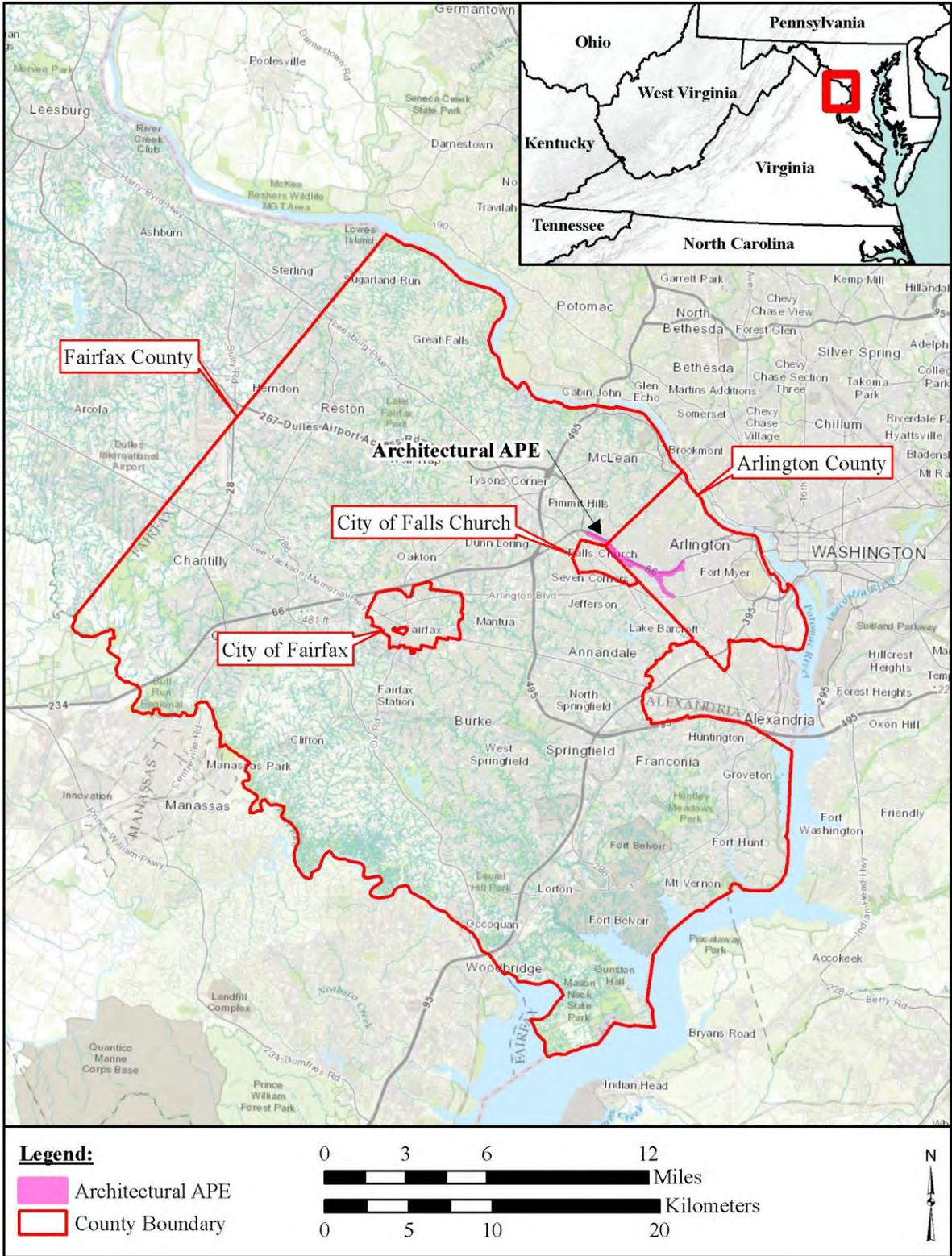


Figure 1: Overview of the Architectural APE (Esri 2016a).

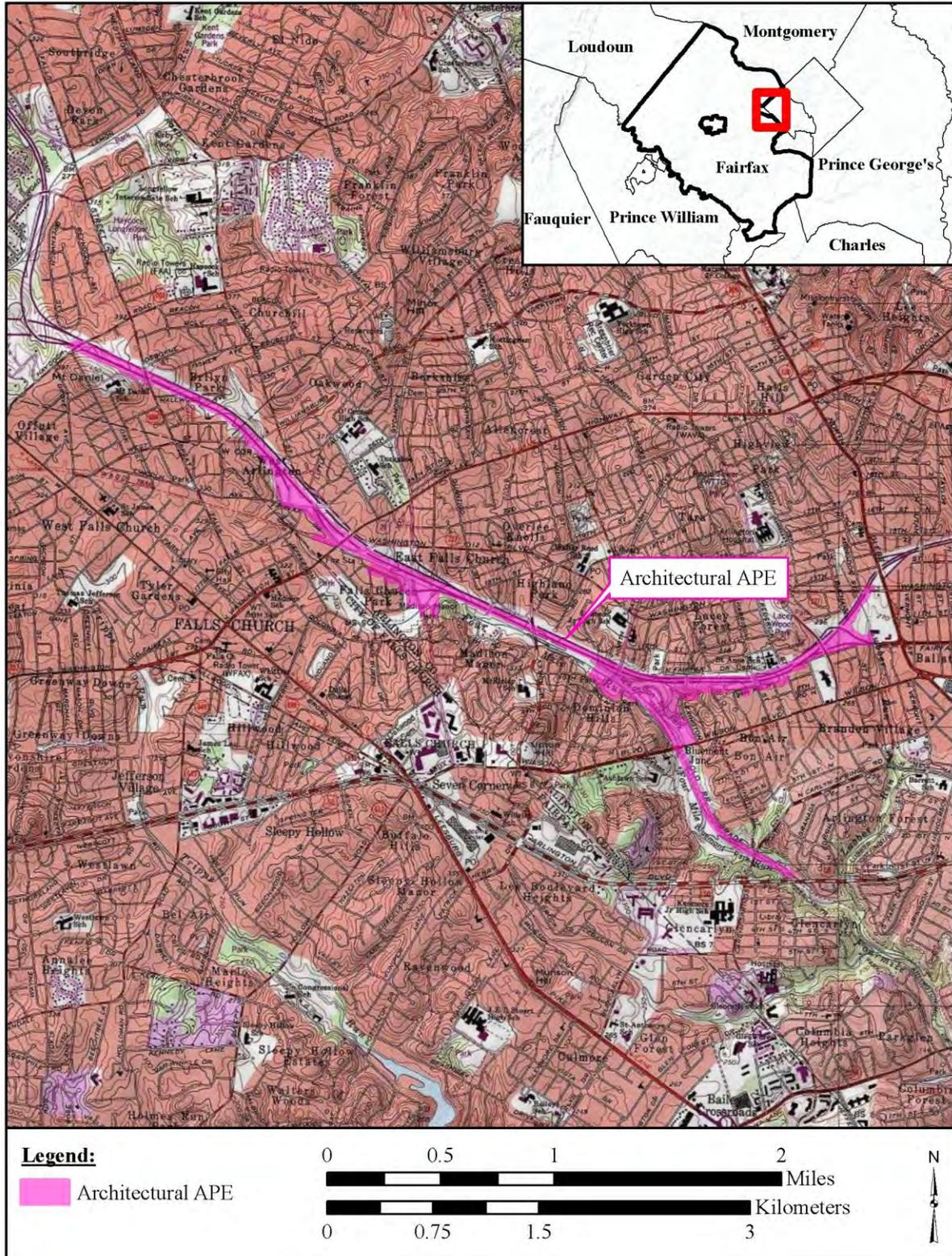


Figure 2: Overview of the Architectural APE (Esri 2016b).

The project is an undertaking subject to the National Environmental Policy Act (NEPA) process and Section 106 of the National Historic Preservation Act of 1966, as amended (36 CFR 800). This management summary details the results of the Phase I architectural survey. Results of the Dovetail archaeological survey, which was conducted concurrently with the Phase I architectural survey, are detailed in a separate management summary (Klein et al. 2016). The survey will be part of an Environmental Assessment (EA) to analyze social, economic, and environmental effects associated with the improvements being evaluated.

The purpose of the Phase I architectural survey was to identify all buildings, structures, and non-archaeological districts (including historic landscapes) and sites, and objects over 50 years of age, either previously documented or unrecorded and to inform recommendations regarding eligibility for listing to the National Register of Historic Places (NRHP) within the architectural APE for the I-66 ITB project. Dovetail worked with VDOT, the Virginia Department of Historic Resources (DHR), and Parsons to survey and update the new and existing inventory of the area.

Project Methodology

The following methodology, approved by the DHR, was established in April 2016 by Dovetail, Parsons, and VDOT. The APE for direct effects is defined as the VDOT I-66 right-of-way between the two project termini with the following exceptions. Between MP 69.1 and 69.4 (0.3 mile) and between MP 70.2 and 71.0 (0.8 mile) the APE for direct effects extends 24 feet beyond the right-of-way line on the eastbound side of the highway and extends 500 feet into the Washington & Old Dominion Trail, west of Lee Highway. The indirect effects APE is coterminous with the direct effects APE except in the following two areas: between MP 69.1 and 69.4 (0.3 mile) and between MP 70.2 and 71.0 (0.8 mile), the indirect effects APE includes tax parcels immediately adjacent to and outside of the direct effects APE and any parcels abutting those parcels (essentially, two parcels beyond the direct effects APE) (Figure 2, p. 3 and Appendix A, p. 19).

The survey included a background literature review and a field investigation of the entire architectural APE. The background review was completed at DHR to gather data on previous surveys and identify previously recorded resources within the architectural APE, along with visiting the Arlington County Courthouse, Arlington County Public Library, and the Fairfax County Cultural Resource Management and Protection Branch. In addition, the Fairfax and Arlington Counties' Geographic Information System (GIS) data was consulted to understand the general parameters of all parcels in the architectural APE and identify properties that are over 50 years in age (Arlington County Government 2016a–b; Fairfax County Government 2016). Any previously recorded resources whose boundaries fall within or partially within the architectural APE were revisited during the current survey unless their eligibility determination occurred within five years or less of the current survey or they were previously established as being destroyed. Once a list of properties was crafted, the fieldwork included an inspection of all resources that had not been previously evaluated as individual resources and those previously surveyed where applicable that met the minimum NRHP age criteria (50 years old) for consideration for inclusion in the NRHP as of 2017 according to the project scope.

As a result of the number of resources and similarities in architectural trends located within established post-World War II neighborhoods, VDOT in consultation with DHR determined that these neighborhoods would be evaluated as potential historic residential districts and the individual buildings located within them constructed pre-1970 would be inventoried as contributing resources to each neighborhood district. The separate buildings were not evaluated as individual properties. This methodology was outlined in the project scope.

The architectural APE was visually inspected through a vehicular and pedestrian reconnaissance survey to identify buildings, objects, structures, and districts on the updated property list developed during the background review and further refined during the survey. Once identified, each resource was evaluated for architectural significance, and historic and physical integrity. The resources were documented through written notes and digital photographs. The information obtained during the survey was then used to create a Virginia Cultural Resource Information System (V-CRIS) form and make recommendations on the property's NRHP eligibility. Those resources located within a post-World War II neighborhood whose parcel boundaries fell within the architectural APE were documented by a single photograph of the primary elevation as defined in the project scope. Photographs were also obtained of any streets within each neighborhood that fall within the architectural APE. Neighborhood layout and general architectural characteristics were documented through written notes and drawn site plans. A single V-CRIS form was created for each neighborhood and recommendations were made on the neighborhood's NRHP potential as a historic district. Any previously recorded resource or resources prior to World War II that fell within one of these neighborhoods also received an updated V-CRIS form.

A number of neighborhoods had been identified in Arlington County during previous surveys. Due to the number of surveys completed in the county, DHR established a method to organize resources within these planning areas by using tertiary numbers to off-set the limited number of seven-digit resource numbers within Arlington County. Following DHR guidance, these planning areas, which are large in size, do not require documentation, evaluation, or V-CRIS forms as DHR does not consider these planning areas to be districts as defined by National Park Service standards (NPS 2002).

Fieldwork for the I-66 ITB project corridor was conducted in June 2016. Work was completed by Caitlin Sylvester, Catherine Schlupp, and Kristine Chase. Ms. Sylvester and Ms. Chase meet or exceed the Secretary of the Interior's Professional Qualifications Standards for Architectural History [48 Federal Register 44739 (September 29, 1983)].

Background Review

For the study, the potential of the architectural APE to contain NRHP-eligible architectural resources was assessed by searching the DHR site file maps and records. Research was also conducted at the Fairfax County Cultural Resource Management and Protection Branch. The results of that search are briefly summarized below. The study identified a total of 29 previously recorded resources within the architectural APE (Figure 8–Figure 10, pp. 27–29).

Previous Surveys in the I-66 Architectural APE

Upon completing background review, a number of cultural resource surveys were observed to have been conducted within Arlington County. Eleven surveys were conducted by E.H.T. Tracerics as Cost-Share surveys for Arlington County; these are reconnaissance surveys of above-ground, architectural resources. Only three of these surveys encompass areas within the architectural APE for this project (Table 1, p. 6). The Tenth Phase Survey addressed the neighborhoods of Yorktown, Rock Spring, Williamsburg, Leeway Overlee, Tara-Leeway Heights, Dominion Hills, and Boulevard Manor (Neighborhood Service Areas A and C as defined by the 1996 Phase I Survey Report). The Eleventh Phase Survey completed survey documentation for the neighborhoods of Dominion Hills, Boulevard Manor, Bluemont, Madison Manor, and Arlington-East Falls Church (Neighborhood Service Areas A and C).

One survey was a 2010 update for the county of the Phase I Architectural Survey Report (1996) focusing on Bluemont and Douglas Park (formerly New Arlington-Douglas Park) (Neighborhood Service Areas C and G). These surveys led to the identification of a number of neighborhoods within the architectural APE. The following planning areas were partially surveyed: Arlington-East Falls Church (000-4208), Bluemont Neighborhood Historic District (000-4214), and Madison Manor Neighborhood Historic District (000-4211). DHR assigned numbers to these planning areas to help in their department's organization. These planning areas were initially identified as needing further study and were given numbers to address a lack of DHR numbers in the county due to the number of surveys (Carey Jones, personal communication 2016). The Arlington-East Falls Church and Bluemont Neighborhood Historic District planning areas are not considered districts by DHR and have not been evaluated for eligibility for this report. However, Madison Manor Neighborhood Historic District appears to meet the definition of a historic district (NPS 2002). The subdivisions of Dominion Hills Historic District (000-4212) and Berkeley's Addition Historic District (000-4230) were also identified through these surveys and later nominated to the NRHP.

Table 1: Summary of Cultural Resource Studies Along the I-66 ITB Project Corridor.

Title	County	Year	Report Author
Tenth Phase of an Architectural Survey in Arlington County	Arlington County	2008	Laura V. Treischmann (E.H.T. Tracerics, Inc.)
Eleventh Phase of an Architectural Survey in Arlington County	Arlington County	2009	Laura V. Treischmann (E.H.T. Tracerics, Inc.)
An Architectural Survey Update in Arlington County, Phase 1	Arlington County	2010	Laura V. Treischmann (E.H.T. Tracerics, Inc.)

Previously Recorded Architectural Resources

During the background review, 29 previously recorded architectural resources were identified within the architectural APE (Figure 8–Figure 10, pp. 27–29 and Appendix C, p. 33). Twenty-four individual resources, three districts, and two linear resources were identified. Of those resources, DHR staff previously determined that two resources are potentially eligible, eligible, or are listed in the NRHP (053-0276 and 000-4212) and one resource is not eligible for listing to the NRHP (000-4230) (Table 2, p. 7).

The Dominion Hills Historic District (000-4212), a post-World War II neighborhood consisting of single-family dwellings representative of multiple architectural styles, mostly of the Colonial Revival style, was surveyed during the multi-phase survey project (2009-2010) and officially listed to the NRHP in 2012 (Table 2). Properties within the district were previously individually surveyed and given DHR numbers.

Table 2: Previously Recorded Resources Located Within the Architectural APE that have DHR Eligibility Determinations

DHR Number	Property Name	Previous DHR Eligibility Determination	Date of Determination of Eligibility	Year of Most Recent Survey After Eligibility Determination	Current Eligibility Recommendation
000-4212	Dominion Hills Historic District	NRHP Listed	April 24, 2012	N/A	Remains NRHP Listed
000-4230	Berkey's Addition Historic District	Not Eligible	July 22, 2010	N/A	Remains Not Eligible
053-0276	Washington and Old Dominion Railroad Historic District	Eligible	February 4, 1999	2014	Remains Eligible

Berkey's Addition Historic District (000-4230) was also surveyed as part of one of the Cost-Share projects (see Table 2). A NRHP nomination was completed as a result of this project and upon review of the nomination, DHR determined that the Berkey's Addition Historic District was not eligible for listing to the NRHP under Criteria A or C in 2010.

The Washington and Old Dominion Railroad Historic District (053-0276) was evaluated by DHR staff in 1999 and determined to be NRHP-eligible. Portions of this linear resource, which runs through multiple municipalities, have been resurveyed over the years. Within the architectural APE, the resource runs along the south side of I-66 and turns south at Bon Air Park. The railroad bed has been converted to the Washington and Old Dominion Trail. The Martha Custis Trail begins at the southern turn of the rails-to-trails path within Bon Air Park, and runs eastward along I-66. According to a 2009 Arlington County Environmental Service's *Arlington Virginia List of State Roads* publication and historic aerials, the Martha Curtis Trail appears to have been developed in the 1980s around the time I-66 was under construction.

The Washington, Arlington, and Falls Church Electric Railway (029-5470) was previously recorded as part of a reconnaissance survey related to the Columbia Pike Transit Initiative. It was surveyed in 2010 and 2014 but was not evaluated by DHR staff at that time (Table 2). This linear resource runs through multiple municipalities and within the architectural APE, it runs south, parallel to I-66.

Of the twenty-four individual residential resources that were previously identified, 13 are contributing resources within a NRHP-listed district (000-4212), one resource lies within an unevaluated district (000-4211), and ten individual resources were unevaluated for their NRHP eligibility by DHR. All twenty-nine of these previously recorded properties were

recorded approximately five years ago or more; therefore, they were revisited during this effort. One property, Benjamin Elliott's Coal Trestle (053-0276-0006), was documented at the county level by the Arlington County Preservation Office and was added to the Arlington County Register of Historic Places in 2014. This resource was also visited to determine NRHP-eligibility (since it was not previously recorded in V-CRIS, it is listed in Appendix D, p. 39 as a newly recorded resource). The eligibility recommendations for these resources are discussed in the following section of this summary.

As previously mentioned, one planning area was identified during the multi-phase reconnaissance surveys and recorded in V-CRIS as a potential district that is located within the architectural APE, Madison Manor Neighborhood Historic District (000-4211).

Summary of Survey Results

In total, Dovetail identified and documented 40 resources as part of the current survey, including 29 previously recorded resources and 11 newly identified resources that are 50 years or older within the architectural APE (Appendix B, p. 25). Of the newly identified resources, two are districts and nine are individual resources (Figure 11 and Figure 12, pp. 30–31 and Appendix D, p. 39). One of the nine resources, Benjamin Elliott's Coal Trestle (053-276-0006), was previously recorded at the county level, but newly surveyed and recorded in V-CRIS (Appendix D, p. 39).

Of the 29 previously recorded resources, two were previously determined potentially eligible or eligible by DHR or are listed in the NRHP, and one was previously determined not eligible for listing to the NRHP (see Table 2, p. 7). Thirteen resources have been previously surveyed but not individually evaluated for NRHP eligibility (Appendix C, p. 33). Of the 13 that were inventoried for this project, one resource was previously surveyed and determined to be associated with the Madison Manor Neighborhood Historic District (000-4211). Thirteen remaining resources were surveyed and determined to be contributing to the NRHP-listed Dominion Hills Historic District (000-4212). They were not previously evaluated by DHR.

The locations of individual resources surveyed for this study are shown in the architectural APE maps in Appendix B (p. 25). Four resources (three previously recorded and one newly identified) are neighborhoods that were established post-World War II. As all of these resources are architectural, they were not evaluated under Criterion D. The Arlington-East Falls Church and Bluemont Neighborhood Historic District areas were excluded from the resource count as previously noted on page 6 that they are not considered districts by DHR staff.

Post-World War II Neighborhoods

Within the I-66 ITB project architectural APE, there are four post-World War II neighborhoods. Dovetail identified one potential post-war neighborhood located within the architectural APE of the project. Three post-war neighborhoods had been previously

identified. These neighborhoods were evaluated based on their features, geographic boundary, linkage, continuity, and significance. They are discussed in the eligibility sections below. Each is described in Table 3 below and shown in Figure 3 (p. 16), which is located at the end of the section.

Table 3: Post-World War II Neighborhood Historic Districts Identified within the Architectural APE.

DHR Number	Name/Property Address	Period of Significance	Description	Current Eligibility Recommendation
000-4230	Berkey's Addition Historic District	1950	Suburban residential historic district, 17 dwellings in the Addition to Brockwood dating to 1950	Not Eligible
000-4906	Brockwood-Kearney's Addition Historic District	1940-1952	Suburban residential historic district, with over 80 total dwellings; the majority dating to the early 1940s	Potentially Eligible
000-4212	Dominion Hills Historic District	1945-1948	Suburban residential historic district, with 429 total primary dwellings; only four are non-contributing	Remains NRHP Listed
000-4211	Madison Manor Neighborhood Historic District	1947-1960	Suburban residential historic district, with a majority of post-WWII housing stock	Potentially Eligible

NRHP-Listed Resources

One resource within the architectural APE is listed in the NRHP (see Table 2, p. 7 and Table 3, p. 9). A small portion of the larger Dominion Hills Historic District (000-4212), at its northern boundary, fell within the architectural APE and was inventoried. Dominion Hills Historic District (000-4212) was platted in 1942 but did not start developing until after World War II (Treischmann 2011). The district was listed in the NRHP under Criteria A for Community and Development and C for Architecture in 2012 as being representative of a post-World War II housing subdivision under the *Multiple Property Nomination Historic Residential Suburbs in the United States, 1830-1960* (Ames and McClelland 2002). Composed of 429 contributing primary resources, the majority consist of the Colonial Revival style, single-family dwellings on standardized lots with minimal secondary resources. The district has retained its integrity of design, setting, feeling and association. **Dovetail recommends that the Dominion Hills Historic District has retained sufficient integrity to maintain its listing to the NRHP under Criteria A for Community Planning and Development and C for Architecture.**

Thirteen previously recorded resources, which have their own DHR numbers tied to the district, were inventoried within that portion of the district that falls within the APE. The resources are **recommended to continue to be contributing to the district** and their forms were updated (Appendix C, p 33).

Resources Recommended Eligible

One resource within the architectural APE is recommended eligible for listing to the NRHP (Table 2, p. 7). The Washington and Old Dominion Railroad Historic District (053-0276) was determined eligible for listing to the NRHP by DHR staff in 1999. The rail line is a linear resource spanning multiple counties. The railroad bed was later converted to the Washington and Old Dominion Railroad Regional Park within the district, and the portion of line that is located within the architectural APE appears to have retained sufficient integrity. As such, Dovetail **recommends that this resource should remain eligible for listing to the NRHP under Criterion A for Transportation and Commerce.**

Benjamin Elliott's Coal Trestle (053-0276-0006), which is addressed fully on page 11, is **recommended as a contributing resource to the district.**

Resources Recommended Potentially Eligible

Two resources are recommended potentially eligible that were surveyed within the architectural APE (Table 4, p. 11). The Brockwood-Kearney's Addition Historic District to Bon Air (000-4906) was identified to be a pre- and post-World War II single-family neighborhood. Brockwood-Kearney's Addition (000-4906) was developed into two sections. The southern portion is bounded by North Lexington and North Kensington Streets, 9th Road North, and Wilson Boulevard and the northern section located north of 9th Road North is framed by North Lexington and North Kensington Streets with eight parcels east of North Kensington Street. Fourteen single-family resources were inventoried within the district that are within the architectural APE (Appendix E, p. 43). The southern section was laid out and approved in 1925 but was altered to include North Kentucky Street and developed in the early 1940s and after World War II, 1947–1952 (ACDB 973:274; Franklin Survey Company n.d.). Section Two was not surveyed until 1944 by Basil M. DeLashmutt (ACDB 652:386). The development was an addition to the larger Bon Air area of Bluemont.

The uniformity of these Minimal Traditional (Cape Cod) and Ranch transitional dwellings is apparent with larger homes and altered dwellings on the outer edge of the district boundaries. A few examples of bungalows and Tudor Revival influence exist in the development, but the majority are composed of houses that reflect the Minimal Traditional style. The dwelling at 5718 9th Road North appears to have added Gothic features of gabled roof wall dormers, replaced windows, and added a full-width, one-story porch. Due to the retention of the original layout of this suburban, World War II-era neighborhood and the integrity of the Minimal Traditional transitional dwellings, Dovetail **recommends that the district is potentially eligible for listing to the NRHP under Criterion A for Community Planning and Development and C for Architecture.**

The Madison Manor Neighborhood Historic District (000-4211) is bounded by I-66 and Four Mile Run on the north, North Ohio Street/North McKinley Road on the east, the Arlington County and Fairfax County Line on the south, and North Roosevelt Street/Sycamore Street on the west. The neighborhood was identified in 2009 (Appendix C, p. 33 and see Table 4, p. 11). One previously recorded resource, the dwelling at 1709 North Roosevelt Street (000-4211-0115) located within the architectural APE, was resurveyed within the district and is

further discussed under the section Resources Recommended Not Eligible. The area of this subdivision was largely rural before the war, but became a post-World War II development with the assistance of the main developers Frederick Westenberger and William Offutt (Madison Manor Civic Association 2000; Treischmann 2009). The developed area predominantly consists of Colonial-Revival style, two-story dwellings, and Colonial Revival style in the Cape Cods form to the east as the Washington, D.C. metro area expanded. Later, Ranch-style and Split-level form houses located in the western portion of the district were added. As a post-World War II development that reflects the historic housing boom in Arlington County as well as containing a wide variety of good examples of Colonial Revival and Ranch dwellings, the Madison Manor Neighborhood Historic District is **recommended to be potentially eligible for listing to the NRHP under Criterion A (Community Planning and Development) and C (Architecture).**

The dwelling at 1709 North Roosevelt Street was previously recorded but not evaluated by DHR staff (000-4211-0115). The one-and-one-half-story, Colonial Revival style dwelling is representative of the dwellings within the Madison Manor Neighborhood Historic District and is **recommended as a contributing resource to the potential district. However, since it was a resource inventoried within a post-World War II district, it has not been evaluated for individual eligibility for listing to the NRHP under Criteria A–D.**

Table 4: Surveyed Resources Located Within the Architectural APE that are Recommended Potentially Eligible.

DHR Number	Name/Property Address	Year Built	Description	Previous Eligibility Determination	Current Eligibility Recommendation
000-4211	Madison Manor Neighborhood Historic District	1947–1960	Residential suburban historic district, period of significance, 1947-60	Not Evaluated	Potentially Eligible
000-4906	Brockwood-Kearney’s Addition Historic District	1940–1952	Residential suburban historic district, period of significance, 1940-52	Not Evaluated	Potentially Eligible

Resources Recommended Not Eligible

During this survey, 22 resources were documented and recommended not eligible for listing to the NRHP in the architectural APE (Table 5, p. 13). The Washington, Arlington, and Falls Church Electric Railway (029-5470) was previously surveyed in 2014 but has not been evaluated by DHR staff. The portion of the railroad bed within the project’s APE is within the VDOT right-of-way of I-66 and has been significantly altered; therefore, it has lost its association, feeling, location, setting, craftsmanship, and design. Dovetail **recommends that this resource is not eligible for listing to the NRHP under Criteria A–C.**

Benjamin Elliot’s Coal Trestle (053-0276-0006), located within the Washington and Old Dominion Railroad Historic District (053-0276), is situated on the southwest corner of the intersection of Lee Highway (Route 237) and Fairfax Drive, south of the railroad trail near the southern boundary of the architectural APE. The trestle was designated an Arlington County Historic District in 2014 (Liebertz 2014), but was not previously documented with

DHR. The coal trestle, constructed in 1926 to serve as a combination trestle and coal bin, was historically adjacent to a coal business that utilized the railroad. The coal business has since been removed from the landscape and the trestle has undergone significant alteration to its structure, including removal of steel girder and timber members and alteration to a few of the concrete piers. Due to the loss of integrity, it is **recommended that the structure is not individually eligible for listing to the NRHP under Criteria A–C**. However, since the trestle retains its location and association within the rail line, it is **recommended as a contributing resource to the Washington and Old Dominion Railroad Historic District (053-0276)**.

The Berkey's Addition Historic District (000-4230) consists of two discontinuous developments: an addition to Brockwood, located within the architectural APE, and an addition to Waverly Hills, north of I-66. The Berkey's Addition to the Brockwood subdivision is located along North Lexington Street and 9th Road North in Arlington County within the architectural APE (Figure 10, p. 29). The northern Berkey's Addition to Waverly Hills subdivision is located outside the APE on the north side of I-66. Six single-family properties were inventoried within the architectural APE (Appendix E, p. 43). The dwelling at 5810 9th Road has undergone extensive alterations to its original Modern Cape Cod style, side-gable roof, and footprint. Standardized lots were laid out by L.E. Berkey in 1950 and include dwellings of the Cape Cod form with some Modern Movement influence, typically observed in the window fenestration (E.H.T. Tracerics 2010). In 2010, the DHR Evaluation Committee determined that the district did not meet eligibility requirements under Criterion A for Community Planning and Development and Criterion C for Architecture due to the poor integrity of original materials and the lack of exceptional design. The architectural significance and historic integrity of this resource has not changed since the previous survey. As such, Dovetail **recommends that this resource continues to be not eligible for listing to the NRHP under Criteria A–C**.

The subdivision of Falls Church Park Historic District (000-9730) is a newly identified resource (Table 5 p.13). The district is within the project APE and contains a few residential resources that had been previously documented, but not evaluated (Figure 11, p. 30). Falls Church Park was platted in 1890 by the firm Howell and Greenough. Three newly identified and five previously recorded single-family resources were surveyed within the architectural APE. Four properties are recommended as non-contributing to the potential district because of modern alterations including additions, replaced building materials, construction age, and demolition. The East Falls Church Metrorail Station parking lot and a Virginia Electric and Power Company (VEPCO) substation are located at the northeast corner of the subdivision and new multi-use, multiple-story buildings containing commercial and residential uses are located on northwest edge of the subdivision. A number of the houses within the subdivision have received significant modern alterations and others have been demolished for larger residences (see 000-4208-0043 as an example). The subdivision contains much of its original layout with a variety of building dates and styles. Many of the resources date to the 1920s through the 1930s and the 1950s. These buildings within the district were built with mass manufactured materials, design, and features common across the region during the twentieth century and consist of a variety of construction dates with a number of modern alterations and infill; therefore, they do not exhibit high artistic value and cannot be considered the work of a master. These resources also are not associated with significant historical events or

patterns of events or significant persons. As such, Dovetail **recommends that this district is not eligible for listing to the NRHP under Criteria A–C. The eight individually surveyed resources are recommended not individually eligible for listing to the NRHP under Criteria A–C.**

Ten individual properties were surveyed that are located within the planning area named the Bluemont Neighborhood Historic District (000-4214). Five residential resources were previously recorded, and of these, one has since been demolished and replaced with a new residence (000-8719). Five newly recorded resources are single-family dwellings that date to the early- to mid-twentieth century. The dwelling at 1028 North Arlington Mill Road (000-4214-0392) was laid out as part of the subdivision associated with the Dominion Hills development (000-4212), but was left out of the NRHP boundary due to the building’s Ranch style and construction date of 1954, outside the NRHP period of significance and the district’s cohesive Colonial Revival style. For these reasons, DHR staff assigned a tertiary number to the newly recorded resource associated with the Bluemont Neighborhood Historic District. These resources are representative of architectural trends, forms and styles, such as Minimal Traditional, Ranch, and Split-Level and Cape Cod. Some of these buildings have undergone common modifications since their original construction, including new vinyl windows, metal doors, replacement siding, and additions. These buildings were built with mass manufactured materials, design, and features common across the region during the twentieth century; therefore, they do not exhibit high artistic value and cannot be considered the work of a master. These resources also are not associated with significant historical events or patterns of events or significant persons. As such, Dovetail **recommends that these ten recorded resources are not individually eligible for listing to the NRHP under Criteria A–C.**

Table 5. Surveyed Resources Located Within the Architectural APE that are Recommended Not Eligible.

DHR Number	Property Name	Previous Eligibility Determination	Current Eligibility Recommendation
000-4208-0043	House, 6610 19th Rd N	Not Evaluated	Not Eligible
000-4208-0084	House, 6721 19th Rd N	Not Evaluated	Not Eligible
000-4208-0085	House, 6715 19th Rd N	Not Evaluated	Not Eligible
000-4208-0086	House, 6709 19th Rd N	Not Evaluated	Not Eligible
000-4208-0087	House, 6707 19th Rd N	Not Evaluated	Not Eligible
000-4214-0392	House, 1028 North Arlington Mill Drive	Not Evaluated	Not Eligible
000-4214-0393	House, 917 North Jacksonville Street	Not Evaluated	Not Eligible
000-4214-0398	House, 5410 9 th Road North	Not Evaluated	Not Eligible
000-4214-0400	House, 913 North Harrison Street	Not Evaluated	Not Eligible
000-4214-0401	House, 908 North Greenbrier Street	Not Evaluated	Not Eligible
000-4230	Berkey’s Addition Historic District	Not Eligible	Remains Not Eligible

DHR Number	Property Name	Previous Eligibility Determination	Current Eligibility Recommendation
000-4208-0043	House, 6610 19th Rd N	Not Evaluated	Not Eligible
000-4208-0084	House, 6721 19th Rd N	Not Evaluated	Not Eligible
000-4208-0085	House, 6715 19th Rd N	Not Evaluated	Not Eligible
000-4208-0086	House, 6709 19th Rd N	Not Evaluated	Not Eligible
000-4208-0087	House, 6707 19th Rd N	Not Evaluated	Not Eligible
000-4214-0392	House, 1028 North Arlington Mill Drive	Not Evaluated	Not Eligible
000-4214-0393	House, 917 North Jacksonville Street	Not Evaluated	Not Eligible
000-4214-0398	House, 5410 9 th Road North	Not Evaluated	Not Eligible
000-4214-0400	House, 913 North Harrison Street	Not Evaluated	Not Eligible
000-4214-0401	House, 908 North Greenbrier Street	Not Evaluated	Not Eligible
000-8713	House, 5420 9 th Road North	Not Evaluated	Not Eligible
000-8716	House, 965 North Harrison Street	Not Evaluated	Not Eligible
000-8718	House, 909 North Greenbrier Street	Not Evaluated	Not Eligible
000-8719	House, 905 North Greenbrier Street	Not Evaluated	Not Eligible
000-8720	House, 900 North Frederick Street	Not Evaluated	Not Eligible
000-9730	Falls Church Park Historic District	Not Evaluated	Not Eligible
000-9730-0001	House, 1933 North Van Buren Street	Not Evaluated	Not Eligible
000-9730-0002	House, 6700 19 th Road North	Not Evaluated	Not Eligible
000-9730-0003	House, 1919 North Underwood Street	Not Evaluated	Not Eligible
029-5470	Washington, Arlington and Falls Church Electric Railway	Not Evaluated	Not Eligible
053-0276-0006	Benjamin Elliott's Coal Trestle, Washington and Old Dominion Railroad Historic District	Not Evaluated	Not Eligible

Summary

In conclusion, a total of 26 resources were surveyed within the architectural APE for the I-66 ITB project: 19 individual properties, five districts, and two linear resources (053-0276 and 029-5470). In addition, 14 previously surveyed properties that were found to be contributing to post-World War II districts (000-4211 and 000-4212) were inventoried, but were not evaluated individually for NRHP eligibility.

The survey revealed that two resources are no longer extant and have been replaced with new construction (000-4208-0043 and 000-8719). Two other resources were previously surveyed and determined to be potentially eligible, eligible, or listed on the NRHP (000-4212 and 053-0276). Two districts are recommended to be potentially eligible (Madison Manor Neighborhood Historic District 000-4211 and Brockwood-Kearney's Addition Historic District 000-4906) as examples of post-World War II neighborhoods in Arlington County (Table 6). The remaining resources do not encompass a high level of historic significance and/or integrity. Therefore, they are recommended to be not eligible for listing to the NRHP under Criteria A–C (see Table 5, p. 13).

Table 6: Surveyed Resources Located Within the Architectural APE that are Recommended Potentially Eligible, Eligible, or are NRHP Listed.

DHR Number	Name/Property Address	Year Built	Description	Previous Eligibility Determination	Current Eligibility Recommendation
000-4211	Madison Manor Neighborhood Historic District	1947–1960	Residential suburban historic district, period of significance, 1947-60	Not Evaluated	Potentially Eligible
000-4212	Dominion Hills Historic District	1945-1948	Historic district, period of significance, 1945-1948	NRHP Listed	NRHP Listed
000-4906	Brockwood-Kearney's Addition Historic District	1940–1952	Residential suburban historic district, period of significance, 1940-52	Not Evaluated	Potentially Eligible
053-0276	Washington and Old Dominion Railroad Historic District	Ca. 1855	Linear resource	Eligible	Remains Eligible

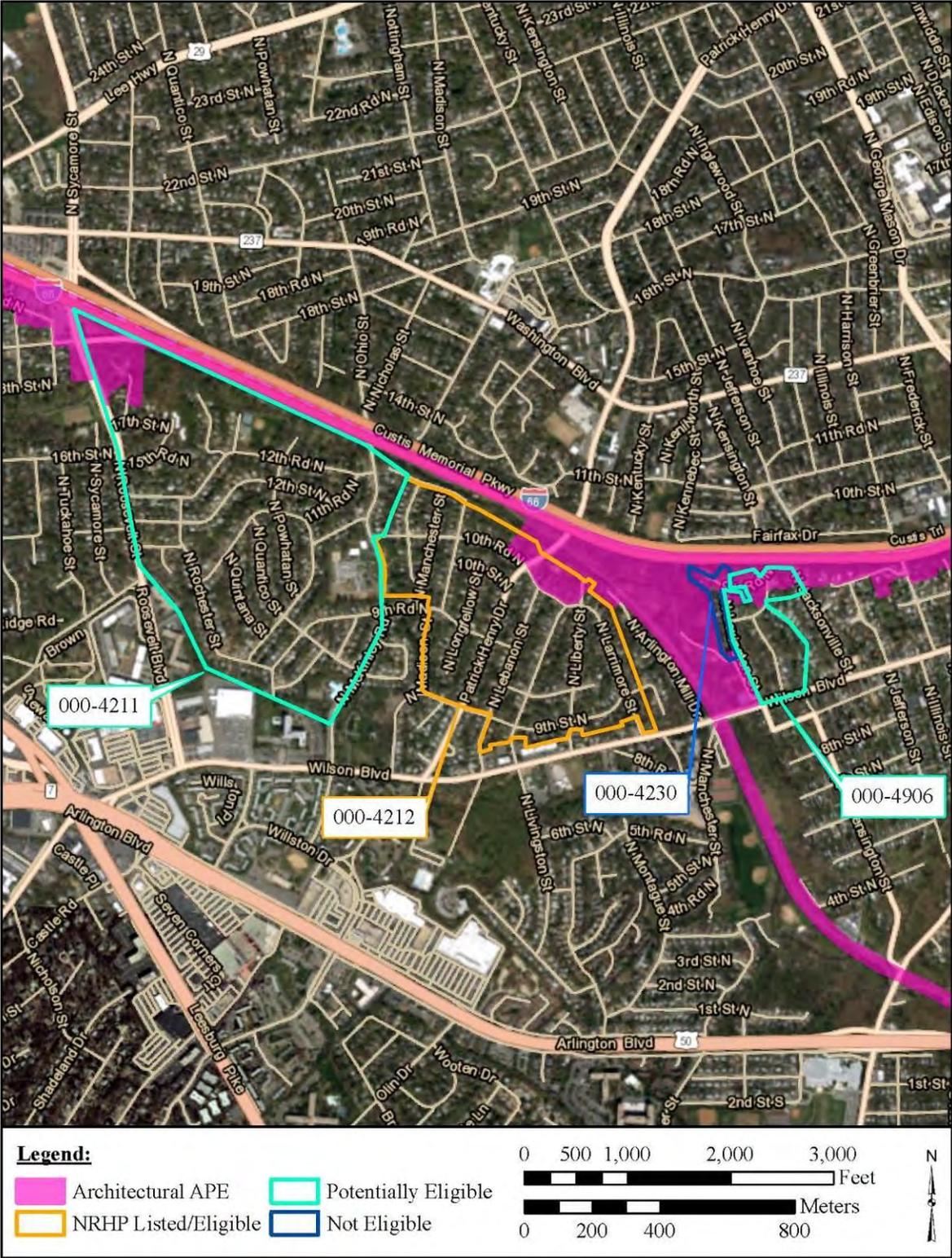


Figure 3: Overview of the World War II-related Historic Districts Identified in the Architectural APE along the I-66 ITB Project Corridor (Esri 2016c).

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APPENDIX A: ARCHITECTURAL APE CLOSE-UP MAPS

Detailed Maps Showing the Architectural APE.

Maps are presented west to east (from Exits 67 to 71).

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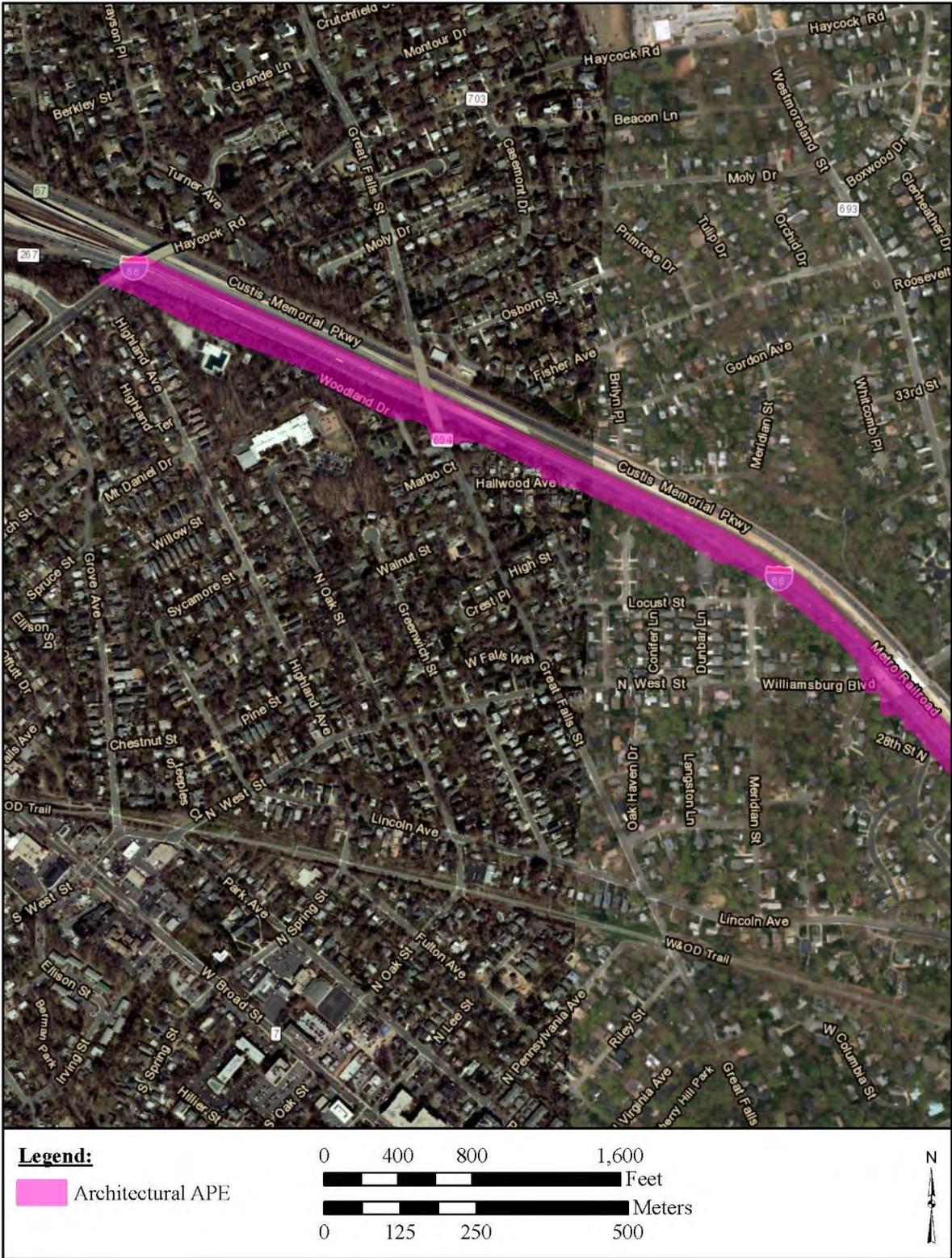


Figure 4: View of the West Terminus of the Architectural APE (Esri 2016c).



Figure 5. View of the Architectural APE and Exception Area 1, MP 69.1 and 69.4 (Esri 2016c).



Figure 6. View of the Architectural APE and Exception Area 2, MP 70.2 and 71.0 (Esri 2016c).

APPENDIX B: ARCHITECTURAL APE MAPS

Detailed Maps Showing Previously Recorded and Evaluated, Previously Recorded and Not Evaluated within the Architectural APE.

Maps are presented west to east (from Exits 67 to 71).

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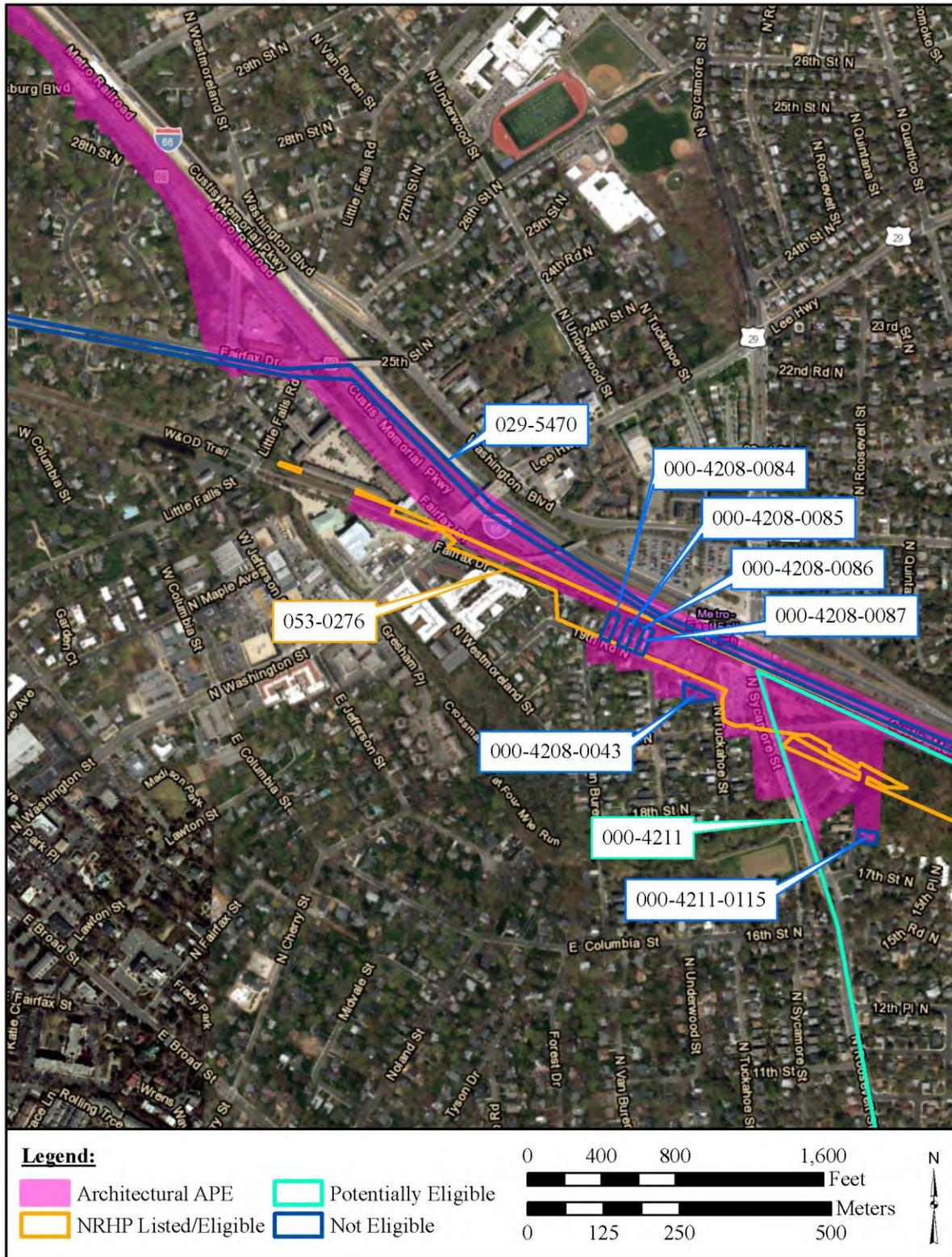


Figure 8. View of Previously Recorded Resources at the Western Portion of the Architectural APE (Esri 2016).



Figure 9. View of Previously Recorded Resources at the Patrick Henry Drive Portion of the Architectural APE (Esri 2016).



Figure 10. View of Previously Recorded Resources at the Eastern Portion of the Architectural APE (Esri 2016).

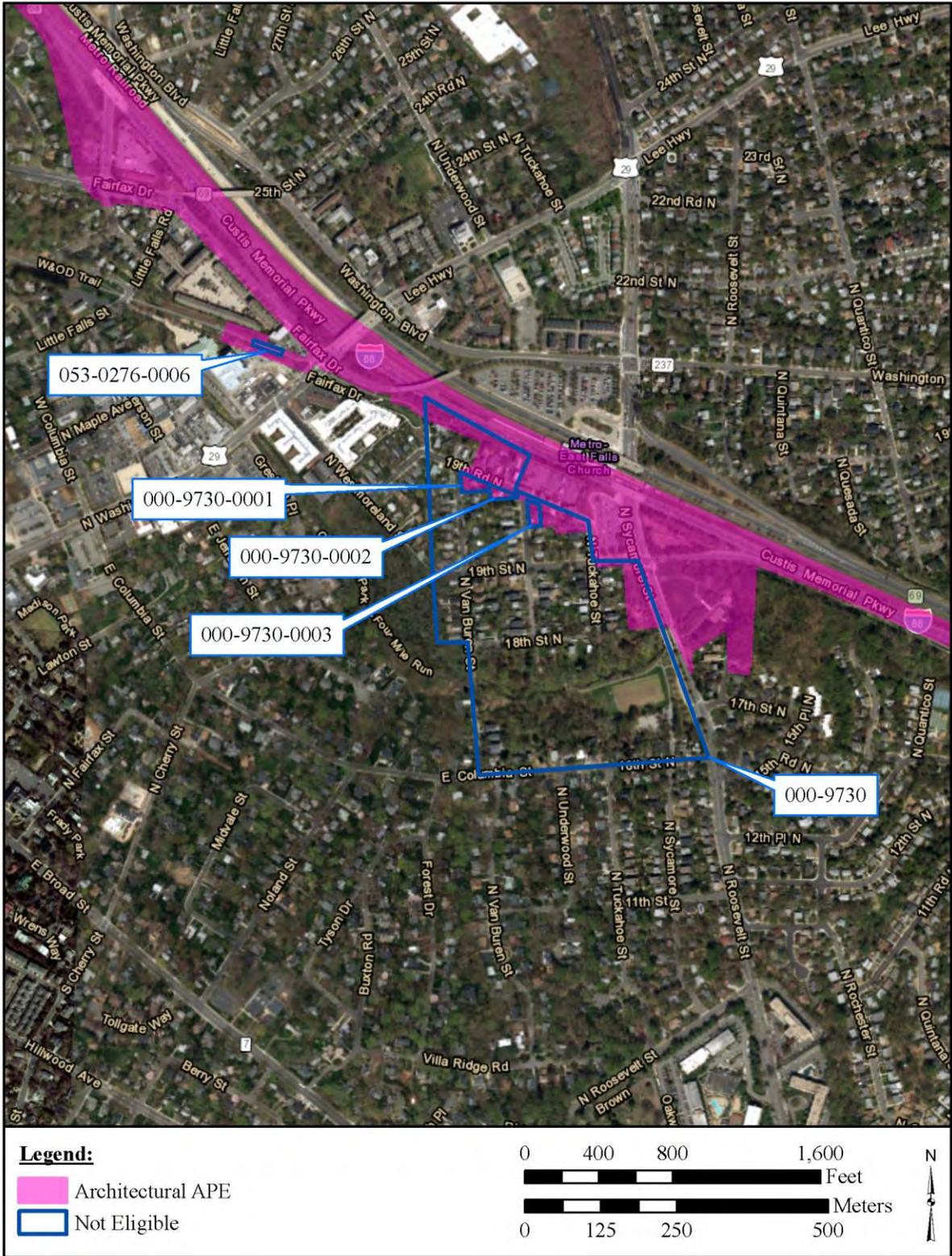


Figure 11. View of Newly Recorded Resources at the Western Portion of the Architectural APE (Esri 2016).



Figure 12. View of Newly Recorded Resources at the Western Portion of the Architectural APE (Esri 2016).

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APPENDIX C: TABLE OF PREVIOUSLY RECORDED RESOURCES

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Previously Recorded Resources in the Architectural APE. (Previously surveyed determined potentially eligible/eligible/NRHP-listed resources are shaded in blue. Previously recorded resources recommended potentially eligible are shaded in green. Previously recorded resources that contribute to a historic district are italicized. Surveyed not eligible/no longer extant resources are not shaded. Resources within the Dominion Hills Historic District were inventoried for this project but were previously surveyed and given DHR numbers associated with the NRHP-listed, post-war district).

DHR Number	Name/Property Address	Neighborhood	Year Built	Description	Previous Eligibility Determination	Current Eligibility Recommendation
000-4208-0043	House, 6610 19 th Road North	Falls Church Park HD	1908	New residential construction (2011)	Not Evaluated	Not Extant
<i>000-4208-0084</i>	<i>House, 6721 19th Road North</i>	<i>Falls Church Park HD</i>	<i>1900</i>	<i>Two-story, wood weatherboard Colonial Revival dwelling oriented west</i>	<i>Not Evaluated</i>	<i>Not Individually Eligible/ Contributing to Falls Church Park HD</i>
<i>000-4208-0085</i>	<i>House, 6715 19th Road North</i>	<i>Falls Church Park HD</i>	<i>1941</i>	<i>One-and-one-half-story, asbestos-clad, front-gable bungalow dwelling</i>	<i>Not Evaluated</i>	<i>Not Individually Eligible/ Contributing to Falls Church Park HD</i>
<i>000-4208-0086</i>	<i>House, 6709 19th Road North</i>	<i>Falls Church Park HD</i>	<i>1925</i>	<i>One-story, vinyl-clad gable-and-wing dwelling with enclosed front porch</i>	<i>Not Evaluated</i>	<i>Not Individually Eligible/ Non-contributing to Falls Church Park HD</i>
<i>000-4208-0087</i>	<i>House, 6707 19th Road North</i>	<i>Falls Church Park HD</i>	<i>1940</i>	<i>One-and-one-half-story, brick Cape Cod dwelling with two-story, rear brick addition</i>	<i>Not Evaluated</i>	<i>Not Individually Eligible/ Contributing to Falls Church Park HD</i>
000-4211	Madison Manor Neighborhood Historic District	Madison Manor NHD	1947-60	Historic district, period of significance 1947-1960	Not Evaluated	Potentially Eligible
<i>000-4211-0115</i>	<i>House, 1709 North Roosevelt Street</i>	<i>Madison Manor NHD</i>	<i>1948</i>	<i>House in district</i>	<i>Not Evaluated</i>	<i>Contributing to Madison Manor NHD</i>
000-4212	Dominion Hills Historic District	Dominion Hills HD	1945-48	Historic district, period of significance, 1945-1948	NR Listed	NR Listed
<i>000-4212-0092</i>	<i>House, 5937 10th Road North</i>	<i>Dominion Hills HD</i>	<i>1946</i>	<i>House in historic district</i>	<i>Not Evaluated</i>	<i>Contributing to Dominion Hills HD</i>
<i>000-4212-0093</i>	<i>House, 1000 North Patrick Henry Drive</i>	<i>Dominion Hills HD</i>	<i>1946</i>	<i>House in historic district</i>	<i>Not Evaluated</i>	<i>Contributing to Dominion Hills HD</i>

DHR Number	Name/Property Address	Neighborhood	Year Built	Description	Previous Eligibility Determination	Current Eligibility Recommendation
000-4212-0326	House, 5939 10th Road North	Dominion Hills HD	1946	House in historic district	Not Evaluated	Contributing to Dominion Hills HD
000-4212-0349	House, 1051 North Liberty Street	Dominion Hills HD	1945	House in historic district	Not Evaluated	Contributing to Dominion Hills HD
000-4212-0350	House, 5901 10th Road North	Dominion Hills HD	1945	House in historic district	Not Evaluated	Contributing to Dominion Hills HD
000-4212-0351	House, 5905 10th Road North	Dominion Hills HD	1945	House in historic district	Not Evaluated	Contributing to Dominion Hills HD
000-4212-0352	House, 5909 10th Road North	Dominion Hills HD	1945	House in historic district	Not Evaluated	Contributing to Dominion Hills HD
000-4212-0353	House, 5913 10th Road North	Dominion Hills HD	1945	House in historic district	Not Evaluated	Contributing to Dominion Hills HD
000-4212-0354	House, 5917 10th Road North	Dominion Hills HD	1945	House in historic district	Not Evaluated	Contributing to Dominion Hills HD
000-4212-0355	House, 5919 10th Road North	Dominion Hills HD	1945	House in historic district	Not Evaluated	Contributing to Dominion Hills HD
000-4212-0356	House, 5921 10th Road North	Dominion Hills HD	1945	House in historic district	Not Evaluated	Contributing to Dominion Hills HD
000-4212-0357	House, 5925 10th Road North	Dominion Hills HD	1946	House in historic district	Not Evaluated	Contributing to Dominion Hills HD
000-4212-0359	House, 1003 North Patrick Henry Drive	Dominion Hills HD	1946	House in historic district	Not Evaluated	Contributing to Dominion Hills HD
000-4230	Berkey's Addition Historic District	Berkey's Addition HD	1950	Historic district, period of significance 1950	Not Eligible	Remains Not Eligible

DHR Number	Name/Property Address	Neighborhood	Year Built	Description	Previous Eligibility Determination	Current Eligibility Recommendation
000-8713	House, 5420 9 th Road North	Bluemont NHD planning area	1925	One-story, three-bay, side-gable dwelling with front-gable portico and raised rusticated basement.	Not Evaluated	Not Eligible
000-8716	House, 965 (905) North Harrison Street	Bluemont NHD planning area	1920	One-and-one-half-story, three-bay, side-gable bungalow with shed dormer.	Not Evaluated	Not Eligible
000-8718	House, 909 North Greenbrier Street	Bluemont NHD planning area	1920	One-and-one-half-story, three-bay, side-gable bungalow with shed dormer.	Not Evaluated	Not Eligible
000-8719	House, 905 North Greenbrier Street	Bluemont NHD planning area	1925	Circa-2016, two-story, two-bay, front-gable dwelling.	Not Evaluated	Not Extant
000-8720	House, 900 North Frederick Street	Bluemont NHD planning area	1915	Two-story, three-bay, side-gable dwelling with one-story, full-width porch.	Not Evaluated	Not Eligible
029-5470	Washington, Arlington and Falls Church Electric Railway		Ca. 1904	Linear resource	Not Evaluated	Not Eligible
053-0276	Washington and Old Dominion Railroad Historic District		Ca. 1855	Linear resource	Eligible	Eligible

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APPENDIX D: TABLE OF NEWLY RECORDED RESOURCES

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Newly Recorded Resources in the Architectural APE.

Newly recorded resources recommended potentially eligible are shaded in green. Newly recorded resources that contribute to a historic district are italicized.

DHR Number	Name/Property Address	Neighborhood	Year Built	Description	Current Eligibility Recommendation
000-4214-0392	House, 1028 North Arlington Mill Drive	Bluemont NHD planning area	1951	One-story, five-bay, wood-frame, side-gable raised ranch dwelling with a raised brick basement.	Not Eligible
000-4214-0393	House, 917 North Jacksonville Street	Bluemont NHD planning area	1951	One-story, four-bay, brick ranch dwelling.	Not Eligible
000-4214-0398	House, 5410 9 th Road North	Bluemont NHD planning area	1958	One-story, side-gable, brick, raised ranch dwelling with a front-gable.	Not Eligible
000-4214-0400	House, 913 North Harrison Street	Bluemont NHD planning area	1968	Side-gable, multiple-bay, brick split-level.	Not Eligible
000-4214-0401	House, 908 North Greenbrier Street	Bluemont NHD planning area	1949	One-story, five-bay, brick, Cape Cod-styled dwelling with a setback from street.	Not Eligible
000-4906	Brockwood-Kearney's Addition Historic District	Brockwood-Kearney's Addition HD	1940-52	Historic district, period of significance, 1940-52	Potentially Eligible
000-9730	Falls Church Park Historic District	Arlington-East Falls Church planning area	1890	Historic district, period of significance, 1890-1960	Not Eligible
<i>000-9730-0001</i>	<i>House, 1933 North Van Buren Street</i>	<i>Falls Church Park HD</i>	<i>1952</i>	<i>Colonial Revival Cape Cod; One-and-one-half story, three-bay brick dwelling on a corner lot.</i>	<i>Not Individually Eligible/Contributing to Falls Church Park HD</i>

DHR Number	Name/Property Address	Neighborhood	Year Built	Description	Current Eligibility Recommendation
000-9730-0002	House, 6700 19 th Road North	Falls Church Park HD	1969	Split-level; Two-story, two-bay, wood-frame dwelling with brick veneer.	Not Individually Eligible/ Non-contributing to Falls Church Park HD
000-9730-0003	House, 1919 North Underwood Street	Falls Church Park HD	1955	One-and-one-half-story, multi-bay brick dwelling with cement fiber board and additions.	Not Individually Eligible/ Non-contributing to Falls Church Park HD
053-0276-0006	<i>Trestle, SW corner of Lee Highway (Route 237) and Fairfax Drive</i>	<i>Washington and Old Dominion Railroad HD</i>	1926	<i>Concrete pier trestle along the Wand OD RR</i>	<i>Not Individually Eligible, Contributing to Washington and Old Dominion Railroad HD</i>

APPENDIX E: TABLE OF NEWLY INVENTORIED RESOURCES

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Inventoried Resources in the Architectural APE

Name/Property Address	Neighborhood	Year Built	Description
House, 5700 9th Road North	Brockwood-Kearney's Addition HD (000-4906)	1951	One-story, three-bay, brick, side-gable dwelling with exterior end brick chimney.
House, 5706 9th Road North	Brockwood-Kearney's Addition HD (000-4906)	1950	One-and-one-half-story, two-bay, Dutch side-gambrel, brick dwelling.
House, 5707 9th Road North	Brockwood-Kearney's Addition HD (000-4906)	1952	One-story, four-bay, brick, side-gable ranch with gablet and stone stoop.
House, 5713 9th Road North	Brockwood-Kearney's Addition HD (000-4906)	1952	One-story, three-bay, brick, side-gable dwelling with an exterior end brick chimney and brick stoop.
House, 5714 9th Road North	Berkey's Addition HD (000-4230)	1950	One-and-one-half-story, three-bay, side-gable Cape Cod with an off-center single-leaf entry with Modern Movement styled windows.
House, 5801 9th Road North	Berkey's Addition HD (000-4230)	1950	One-and-one-half-story, three-bay, side-gable Cape Cod with an off-center single-leaf entry with bay window, casement window, and side addition.
House, 5805 9th Road North	Berkey's Addition HD (000-4230)	1950	One-and-one-half-story, three-bay, side-gable Cape Cod with an off-center single-leaf entry with Modern Movement styled windows, dormers, and exterior end brick chimney.
House, 5806 9th Road North	Berkey's Addition HD	1950	One-and-one-half-story, three-bay, side-gable Cape Cod with an off-center single-leaf entry with Modern Movement styled windows and exterior end brick chimney.
House, 5810 9th Road North	Berkey's Addition HD (000-4230)	1950	Two-story, three-bay, hipped dwelling with center entry, columned, full-width porch with portico and gablet.
House, 5814 9th Road North	Berkey's Addition HD (000-4230)	1950	One-and-one-half-story, three-bay, side-gable Cape Cod with an off-center single-leaf entry with Modern Movement styled windows.
House, 900 North Kensington Street	Brockwood-Kearney's Addition HD (000-4906)	1951	One-story, four-bay, brick, side-gable ranch with one-story, one-bay, shed porch.

Name/Property Address	Neighborhood	Year Built	Description
House, 909 North Kensington Street	Brockwood-Kearney's Addition HD (000-4906)	1951	One-story, four-bay, painted brick, side-gable ranch with vinyl windows and exterior end brick chimney.
House, 913 North Kensington Street	Brockwood-Kearney's Addition HD (000-4906)	1951	One-story, four-bay, brick, side-gable ranch with a gablet and exterior end brick chimney.
House, 908 North Jacksonville Street	Brockwood-Kearney's Addition HD (000-4906)	1951	One-story, four-bay, brick, side-gable ranch vinyl windows.
House, 912 North Jacksonville Street	Brockwood-Kearney's Addition HD (000-4906)	1951	One-story, four-bay, brick, side-gable ranch with vinyl windows.



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