

**SECOND HALF OF THE SEVENTH
PHASE OF AN ARCHITECTURAL
SURVEY IN ARLINGTON COUNTY,
VIRGINIA**



House, 2623 North Upland Street (000-9603)

FINAL SURVEY REPORT

PREPARED BY EHT TRACERIES, INC.

FOR

**ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND
DEVELOPMENT**

2004

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SEVENTH PHASE OF AN ARCHITECTURAL SURVEY
IN
ARLINGTON COUNTY, VIRGINIA**

Final Report

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ABSTRACT

The Phase VIIB Architectural Survey of Arlington County was conducted between August 2003 and June 2004 by the architectural and historic preservation firm of E.H.T. Tracerics, Inc. under the direction of the Arlington County Department of Community Planning, Housing and Development. The project consisted of the reconnaissance survey of 579 properties encompassing approximately 150 acres that represent the areas and periods of significance of Arlington County as defined in the Phase I Architectural Survey Report, prepared in 1996. This most recent survey focused on the completion of the reconnaissance survey documentation of the neighborhoods of Old Glebe, Gulf Branch, Bellevue Forest, Donaldson Run, and Dover-Crystal in Neighborhood Service Area B. Properties added to the Penrose Historic District in Neighborhood Service Area G were also included in the survey. The phases conducted to date collectively have documented 6,305 properties in Arlington County.

As stated in the historic context, completed as part of the Phase I Architectural Survey in 1996, the period of significance for Arlington County began in 1674 with the patenting of the Howson Tract. The development and growth of the county was directly related to Washington, D.C. and the federal presence as early as 1791, when the land was surveyed as part of the nation's capital. Returned to the Commonwealth of Virginia by the United States Congress in 1846, Arlington officially separated from the City of Alexandria in 1870. Adopting the name Arlington County in 1920, the community then began its greatest phase of development, growing from a population of 16,000 in 1920 to 189,453 in 2000. Today, almost all of the land in Arlington has been developed, and consists of extensive single-family residential neighborhoods and areas where commercial buildings, offices, and multiple-family dwellings dominate.

The Phase I on-site reconnaissance survey, which was to consist of 750 properties, centered on the residential neighborhoods of southern Arlington, specifically Neighborhood Service Areas F, G, and H, as well as selected Target Areas. The substantial number of properties within this part of southern Arlington County that had reached the fifty-year-age limit set by the federal and state governments prompted a reduction of the date guidelines. The on-site survey included the Target Areas -- Nauck, Columbia Heights West, and Arna Valley -- and 95% of Neighborhood Service Area H with a total of 761 resources documented. Phase II, conducted in 1997, continued the reconnaissance survey process within specified Neighborhood Service Areas F, G and H. This phase of on-site survey identified 1,015 properties, thereby comprehensively documenting all resources erected prior to 1936 in southern Arlington County. Phase III of the project included the identification, documentation, and assessment of 776 additional properties in central Arlington County. Specifically, during this stage of the project, Neighborhood Service Area D, Barcroft, Clarendon, and Columbia Forest in Service Area F, and the community of North Highlands in Service Area E were targeted.

Phase IV focused on the major commercial and transportation sector known as the Rosslyn-

Ballston or Metro Corridor. Running northeast to southwest, the corridor roughly flanks Wilson Boulevard from Rosslyn to George Mason Drive in Ballston within Neighborhood Service Areas D and E. A small portion of Service Area C is also included in the Corridor, specifically in the neighborhood of Stonewall Jackson (also known as Bluemont). The corridor, one of Arlington's two Metrorail transit corridors targeted for high-density development, is approximately three-quarters of a mile wide and three miles long. A total of 805 properties were documented in the eastern part of the Corridor during Phase IV. Phase V continued the survey efforts of Phase IV, focusing on the documentation of 809 properties at the western end of the Rosslyn-Ballston. The work completed the documentation of Ashton Heights and Lyon Village, progressing into Ballston-Virginia Square. The Phase VI recorded 1,010 buildings in Ballston-Virginia Square in Service Area D and a portion of Stonewall Jackson in Service Area C, Waycroft-Woodlawn and Langston-Brown in Service Area A, and Glebe and Waverly Hills in Service Area B. This has resulted in the comprehensive survey of the Rosslyn-Ballston or Metro Corridor to include all properties constructed prior to 1954.

Phase VIIA focused on the documentation of 550 properties, the majority of which were located in Waverly Hills. This work was conducted specifically to aid in the preparation of a National Register of Historic Places historic district nomination. Similarly, the Fillmore Garden Apartments in the neighborhood of Penrose and a section of Columbia Forest were also included in the survey. The Phase VIIA survey was concluded in the neighborhood of Woodmont, which is located in Service Area B. Phase VIIB, the most recent survey, recorded 579 properties in Neighborhood Service Area B. These historic properties were located in the neighborhoods of Old Glebe, Gulf Branch, Bellevue Forest, Donaldson Run, and Dover-Crystal. Properties added to the Penrose Historic District in Neighborhood Service Area G were also included in the survey. All historic properties constructed prior to 1954 were included in the survey unless the property owner or resident objected, or the resource no longer retained sufficient integrity of design and materials.

Thus, to date, all of Neighborhood Service Areas D, E, F, G, and H have been comprehensively surveyed to include all properties constructed prior to 1936 or 1954 as specified by the development periods of those areas. Additional survey has occurred in those areas as potential historic districts were studied. Further, on-site survey has been completed in the neighborhoods of Langston-Brown and Waycroft-Woodlawn in Service Area A. In Service Area B, Old Glebe, Gulf Branch, Bellevue Forest, Donaldson Run, and Dover-Crystal have been surveyed in part and are expected to be completed as part of Phase 8, which is presently on going. Glebe, Waverly Hills, Cherrydale, and Maywood have been comprehensively surveyed. A portion of Bluemont in Service Area C has been recorded. The Historic Preservation Program staff of Arlington County has surveyed Arlington Forest in Service Area C.

Each resource documented was architecturally defined, physically assessed, photographed with black-and-white film, and evaluated for its contribution to the historic context of Arlington County. The impressive number of historic properties within the targeted survey

areas forced methodology based largely on historic maps and county needs. E.H.T. Tracerics, Inc. used the 1936 and 1954 *Sanborn Fire Insurance Maps* and the 1943 *Franklin Survey Maps* to properly identify historic resources to be included in the survey. Properties within the Rosslyn-Ballston Corridor were comprehensively surveyed to the 1954 date of construction as documented by historic maps. In Service Areas A, B, and C, two criteria for determining which properties to be included in the surveys have been established: 1) if the neighborhood was being studied as a historic district, and 2) the construction date of the primary resource. For those neighborhoods being studied as historic districts, such as Waverly Hills, Cherrydale, Maywood and Arlington Forest, a comprehensive survey of all properties regardless of age was conducted. Thus, non-historic properties intended to be included within a historic district were surveyed. If the neighborhood was not being studied as a historic district, only those properties constructed before 1954 were recorded. The date of construction for properties was based on the historic maps and permit cards, which were provided by the Department of Community Planning, Housing and Development.

One outcome of the reconnaissance survey is the recommendation for further survey work and nomination of properties to the Virginia Landmarks Register and the National Register of Historic Places. Fifteen individual properties or groups of dwellings associated with a single development company were recommended for recordation at the intensive level. The Country Club View Section of Lee Heights and the neighborhood of Old Glebe were identified as two areas that require further analysis for their potential nomination to the Virginia Landmarks Register and the National Register because of their architectural and historical significance.

The reconnaissance level survey of Arlington County should be continued at all costs to ensure a comprehensive recordation of its historic properties and the context in which they developed. Within Neighborhood Service Areas A, B, and C, the following communities need to be surveyed in part or whole: Woodmont, Riverwood, Rivercrest, Arlingwood, Chain Bridge Forest, Stafford-Albemarle-Glebe, Arlington-East Falls Church, Bluemont, Boulevard Manor, Dominion Hills, Highland Park/Overlee Knolls, Leeway Overlee, Madison Manor, Old Dominion, Rock Spring, Tara-Leeway, Westover, Williamsburg, and Yorktown. Several of these neighborhoods are currently being studied as part of the Arlington County Phase 8 Survey, scheduled to be completed in the fall of 2004.

ACKNOWLEDGMENTS

As in the previous phases, E.H.T. Tracerics, Inc. wishes to thank Michael Leventhal, Cynthia Liccese-Torres, and Anne Morrison at the Department of Community Planning, Housing and Development of Arlington County for their on-going commitment and support to this project. David A. Edwards of VDHR also deserve recognition and praise for assisting E.H.T. Tracerics, Inc. for a seventh year in meeting the needs of the County and the State. Additionally, Harry (Quatro) Hubbard of VDHR merits a great deal of thanks for his unending assistance. E.H.T. Tracerics, Inc. would also like to thank the Library of Virginia, VDHR Archives, Arlington County Public Library's Virginia Room, Arlington Heritage Alliance, the many local community and neighborhood groups, and the Arlington County Historical Society.

A special word of gratitude is sent to the many residents of Arlington County, who allowed access to their homes and provided valuable information regarding the history of the county, neighborhood communities, and individual resources.

INTRODUCTION

Project Purpose and Goals

The Architectural Survey Report of Arlington County, Virginia is a multiple-phase project. The first six phases of the project were funded under the terms of the Virginia Department of Historic Resources' Cost-Share Program. Beginning in December 2002, Arlington County has contracted directly with E.H.T. Tracerics to complete the reconnaissance survey of Arlington County, Virginia. The work was to include the survey and documentation of approximately 1,100 properties, a detailed survey report, and recommendations regarding further study of any, or all, of the resources retaining significance and integrity within the historic context established in Phase I (1996). The survey was divided into two phases known as VIIA, completed in 2003, and VIIB, completed in 2004.

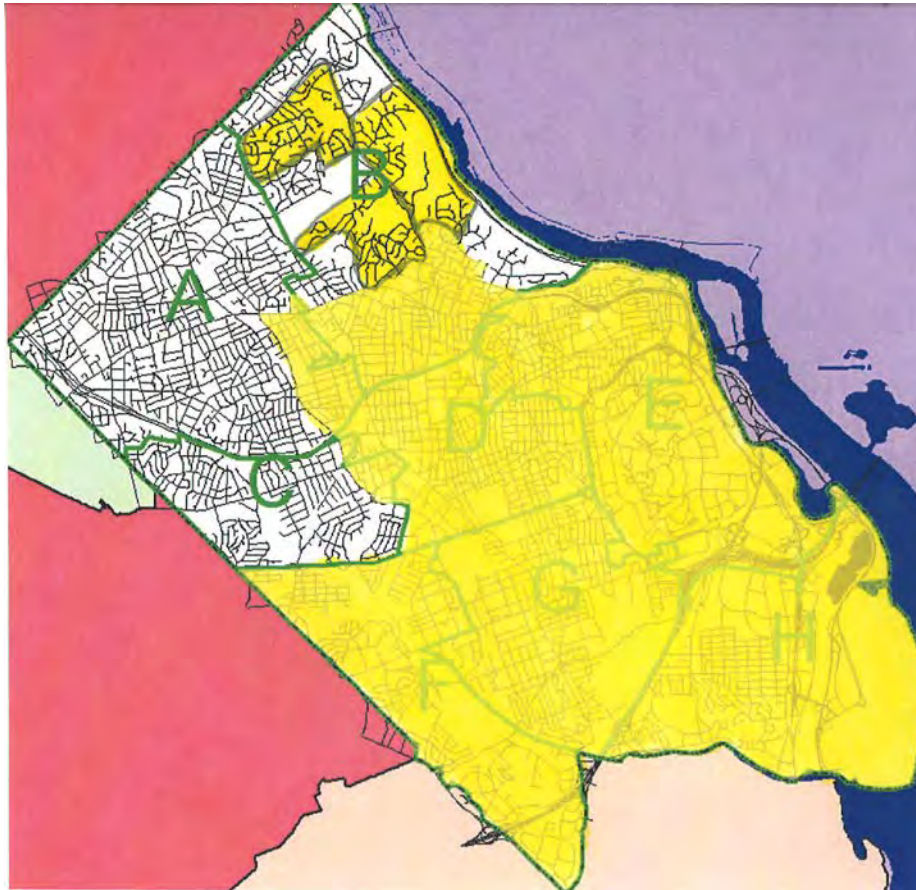
Scope of Work

The project anticipated the survey of previously identified properties as well as those resources not previously identified that met the age guideline established for each neighborhood within the targeted survey area. The survey area was to include Neighborhood Service Area B, with the recordation of the neighborhoods of Old Glebe, Gulf Branch, Bellevue Forest, Donaldson Run, and Dover-Crystal. Additionally, properties added to the Penrose Historic District were included in the survey. Each resource was assessed, surveyed, documented, and photographed to the reconnaissance level on Virginia Department of Historic Resources field forms. This process allowed for a thorough study of each resource and its date of construction substantiated by historic maps and permit cards, building materials, architectural style, and use. All of the properties surveyed were entered into the Department of Historic Resources' Data Sharing Software (DSS) database. Utilizing DSS, a

final survey report was produced that presented the finding of the second half of the seventh survey phase and allowed for a comparison of each of the resources identified in all previous survey and documentation phases. Within the established significance, each property and neighborhood was assessed for its contribution with recommendations for further study as a potential landmark or as part of a historic district.

Staffing

Funded by Arlington County, Phase VIIB of the Survey of Arlington County was contracted to E.H.T. Tracerics, Inc., an architectural history firm specializing in historic preservation. Laura V. Trieschmann served as Project Director/Senior Architectural Historian, responsible for overseeing the completion of the project, writing the final survey report, and conducting the final assessment of the resources. Architectural historian Kristie Baynard served as project manager with assistance from Jerry Maready. The architectural historians were responsible for the on-site survey, archival research and documentation conducted at local, state, and federal repositories, and survey products.



**SURVEY AREAS IN ARLINGTON COUNTY
PHASES I, II, III, IV, V, VI, VIIA AND VIIB**

HISTORIC THEMES

The Virginia Department of Historic Resources (VDHR) has developed eighteen historic themes that capture the context of Virginia's heritage from the earliest times. These themes are defined in the Survey Findings section of this report. Whenever possible, the documented resources were placed within the eighteen historic context themes established by VDHR to allow for a better understanding of the development impacts affecting the survey area. Two of the eighteen themes are discussed here as they pertain to the extant historic resources within the Phase VIIB survey area of Arlington County. The themes identified were the Architecture/Community Planning and Domestic. The remaining themes – Education, Commerce/Trade, Landscape, Industry/Processing/Extraction, Subsistence/Agriculture, Religion, Settlement, Social, Funerary Government/Law/Political, Transportation/Communication, Military/Defense, Health Care/Medicine, Ethnicity/Immigration, Technology/Engineering, and Recreation/Arts – were not identified.

As the survey efforts move northward in Arlington County, the number of themes identified has fluctuated, and diminished. During Phase I, eleven of the eighteen themes were documented – Architecture/Community Planning, Domestic, Commerce/Trade, Religion, Funerary, Education, Social, Settlement Patterns, Recreation/Arts, Military/Defense, and Ethnicity/Immigrations. Phase II included fourteen of the eighteen themes – Architecture/Community Planning, Domestic, Commerce/Trade, Religion, Funerary, Education, Settlement Patterns, Government/Law/Political, Military/Defense, Recreation/Arts, Social, Subsistence/Agriculture, Transportation/Engineering, and Ethnicity/Immigration. Phase III identified resources relating to eight of the themes – Architecture/Community Planning, Domestic, Commerce/Trade, Education, Religion, Funerary, Settlement, and Social. The Phase IV survey recorded the same eight themes with the addition of the Industry/Processing/Extraction theme. The Phase V survey documented seven of the themes – Architecture/Community Planning, Domestic, Commerce/Trade, Education, Religion, Social, and Transportation/Communication themes. The same themes were identified during the Phase VI with the exception of Transportation/Communication. Instead, the Funerary theme was documented minimally. Phase VIIA identified the Architecture/Community Planning, Domestic, and Commerce/Trade themes. Phase VIIB, the most recent survey, included only Architecture/Community Planning and Domestic. Thus, for the first time, properties associated with the Commerce/Trade theme were not identified.

The change in the number of themes documented during each survey phase may be attributed to the suburban context of central and northern Arlington County and the many residential neighborhoods that developed during the second quarter of the twentieth century. Arlington County's close proximity to Washington, D.C., as well as its importance as an outlying component of the nation's capital, appears to have reduced the thematic diversity in the northern region of the county. The loss of physical reminders of the county's past as a nineteenth-century rural community, and later, as a turn-of-the-twentieth-century streetcar suburb, tends to increase significance for properties related to minimally represented themes identified throughout the survey process. This is

especially true for properties related to the Subsistence/Agriculture, Transportation/Communication, Commerce/Trade, Settlement Patterns, Religion, and Military/Defense themes. Although a few properties have been documented throughout the many phases of survey for their association with these themes, they tend to be examples dating from the second and third quarters of the twentieth century, thus indicating that pre-twentieth-century examples are significant as rare examples of any given property type. Upon completion of the entire survey effort, anticipated after Phase IX or X, a more substantial analysis of the thematic diversity should be prepared.

THEME: ARCHITECTURE/COMMUNITY PLANNING

Architecture

The areas covered by the Phase VIIB survey of Arlington County experienced the greatest surge of development in the middle part of the twentieth century. The survey recorded a variety of different styles and forms of buildings. The majority of these buildings date from the second quarter of the twentieth century, predominately 1930 to the mid-1950s. All domestic in use, the buildings' styles range from the Queen Anne-style I-house and Craftsman-style bungalows to simplified square forms of Colonial Revival-style dwellings and the horizontal form of the Modern Movement ranch houses. The forms and styles include Tudor Revival, Colonial Revival, Dutch Colonial Revival, Bungalow/Craftsman, Cape Cods, Modern Movement, ranch houses, and split-level houses. The most variety of styles and forms were located in neighborhoods platted by subdividers, who sold off unimproved housing lots, or the home builder, who erected a small number of houses hoping to attract prospective buyers. This was noted in Dover-Crystal, Bellevue Forest, and Old Glebe. The neighborhoods of Gulf Branch and Donaldson Run were largely platted and improved by a single community builder, Marvin T. Broyhill and his sons. Although a few lots in Donaldson Run have been developed by other construction companies, both neighborhoods consist of Modern Movement ranch houses and the Colonial Revival-style three-bay boxes designed and constructed by M.T. Broyhill and Sons. The greatest variety of architectural styles and building forms within these two neighborhoods is located in the Country Club View Section of Lee Heights in Donaldson Run, which was developed in 1949 by Broyhill.

Notably, several styles identified during the Phase I survey were not recorded in the Phase II survey. These include the Prairie style, Shingle style, Late Victorian and Late nineteenth- and twentieth-century Revivals, and the Federal style. This lack of stylistic diversity increased as the survey moved northward. Five architectural styles noted during the Phase II survey were not recorded in Phase III – Greek Revival, Italianate, Classical Revival, International, Art Deco, and Italian Renaissance. Unlike Phase III, the Phase IV survey noted examples of the Italianate, Moderne, Art Deco and International styles. The Phase V and Phase VI surveys documented many of the same architectural styles noted previously. Such styles as the Spanish Colonial Revival and Classical Revival, noted in previous surveys, were not recorded during the Phase VI survey. The Phase VIIA survey did not record the Queen Anne style for the first time since the documentation effort began. Rather, the twentieth-century Colonial Revival and Tudor Revival styles

dominated. The most current survey phase include the Italianate, Queen Anne, and Classical Revival styles, although only minimally. Like the Phase VIIA survey phase, Phase VIIB included Colonial Revival, Tudor Revival, and overwhelmingly for the first time, the Modern Movement.

Italianate Style

Well represented in pattern books, the Italianate style emerged in the 1830s along with the Gothic Revival and eventually proved to be even more popular, lasting into the 1870s. With square towers, asymmetrical plans, broad roofs, and generous verandas, the rambling Italianate houses that began to appear in both the suburbs and the countryside were rather free and highly romanticized interpretations of the villas of Tuscany, Umbria, and Lombardy. During the mid-1800s, the Italianate style was enthusiastically adapted for urban rowhouse architecture and reached its zenith in the brownstone-fronted rowhouses of New York City, characterized by ornate door and window designs, weighty bracketed cornices, and high stoops with robust cast-iron stair rails.¹

The Phase VIIB survey recorded a single example of the Italianate style. Located at 4531 Dittmar Road (000-9216) in Old Glebe, this two-story dwelling is constructed of wood frame clad in square-butt wood singles and corner boards. The main block of the house, which has been substantially enlarged to the north and west, is square in form. Dating from about 1880 but possibly earlier, the main block has a flat roof with an overhanging boxed cornice with an ogee profile and scroll-sawn brackets. The 2/2 double-hung, wood sash windows are framed with square-edged surrounds, wood sills, and projecting lintel caps with an ogee molding. The dwelling, located on an irregular-shaped lot at the corner of Dittmar Road and North Vernon Street, was home to the owners of the Griffith Oil Company in the early part of the twentieth century.

Queen Anne Style

Among the attractions generating considerable interest at the 1876 Centennial Exhibition in Philadelphia were several English buildings designed in the Queen Anne style, which would prove to be widely influential in the United States from the 1870s until the turn of the twentieth century. The style was identified with the Scottish-born architect Richard Norman Shaw and his followers, whose domestic work in England was a tremendously free and eclectic hybrid of forms drawn from a range of sources, including Classical, Tudor, and Flemish architecture. The Queen Anne style dismissed the impractical Gothic by emphasizing human scale and domestic comforts. The buildings showed great variety, featuring projecting oriels, bay windows, and odd rooflines. The style was indicative for its use of varying textures, with cut and molded brick, terracotta, and ornamental plaster, and decorative shingles. The open, asymmetrical plan centered around a "great hall" with an enormous fireplace and cozy built-in inglenooks.

¹ Rachel Carley, *The Visual Dictionary of American Domestic Architecture*, (New York, NY: Henry Holt and Company, 1994), p. 143.

In the United States, the style found an exuberant expression in wood, and frequently incorporated Classical columns and decorative motifs borrowed from our own colonial architecture. The Queen Anne style was favored for everything from rowhouses to sprawling seaside retreats, whose designs frequently came from pattern books. All were resplendent in patterned shingles, spindles, brackets, and curlicue cutouts; many boasted ample verandas, turrets, and sleeping porches.²

The pattern book plan and ornamentation of the Queen Anne style was commonly illustrated in Arlington County at the end of the nineteenth century, with a more vernacular interpretation occurring in the early twentieth century. The vast majority of Queen Anne-style buildings have been located in the central section of the county, although a few examples have been noted in the southern part. The greatest development of the northern section of Arlington County occurred in the middle part of the twentieth century, with planned residential lots created by developers. Typically, the few Queen Anne-style houses constructed in this area of Arlington County in the late nineteenth century were lost in favor of more modern housing. As a result, only a single example of the Queen Anne style was recorded during the Phase VIIB survey.



Figure 1: House, 3619 North Upland Street, 000-9247, (EHT Tracerics 2004)

The single-family dwelling at 3619 North Upland Street (000-9247) in Old Glebe is an excellent example of the Queen Anne-style farmhouses that populated rural Arlington County in the late nineteenth century. Constructed about 1900, the wood-frame house is clad in German siding with corner boards on a solid brick foundation. The dwelling rises two and a half stories in height and has been enlarged on the north elevation by additions. The cross-gable roof, now clad with asphalt shingles, has a wide overhang with a molded

² Carley, pp. 154-155.

boxed cornice and returns. The dwelling, illuminated by 2/2 and 6/6 double-hung, wood sash windows, has an exterior-end brick chimney and an interior chimney. The porches are supported by square posts with scroll-sawn brackets. In addition to the architectural style and form, the large lot with its mature trees and gravel drive are indications this dwelling predates the twentieth-century platting and development of Old Glebe.

Colonial Revival Style

Following the Centennial celebrations of 1876 in Philadelphia, the Colonial Revival style emerged as a contemporary architecture, fulfilling the nostalgia of the romanticized Enlightenment values and the achievements of the era of the founding of the republic.³ The style, which borrowed heavily from early American architecture, “quickly became the height of fashionable taste as the American public came to embrace rather deny its national past. The Colonial Revival style thereafter enjoyed ongoing appeal, becoming a mainstay of housing design in America from its origins about 1880 through the post-World War II era....”⁴

In the early phase, the Colonial Revival style remained the exclusive domain of fashionable architectural firms and was favored for the large residences of wealthy clients. Designs incorporated characteristic features of Colonial buildings, including Palladian windows, gambrel roofs, pedimented porticoes, columns, and Classical detailing such as swags and urns, and crisp white trim. This new building style was larger, however, than their historic counterparts, with details also enlarged and plans laid out on a grandiose scale. With the twentieth century came a related interest in a variety of period styles, particularly the Colonial Revival style. As the style spread to the suburbs, it was more conservative in design and scale, and was often applied to modest residences. By the 1920s and 1930s, Colonial Revival was the “most important of the many revival styles that formed American’s huge new suburbs.”⁵ James C. Massey and Shirley Maxwell state in *House Styles in America* that “suburban streetscapes took on an increasingly sedate air. Blocks of unassuming Colonial Revival buildings filled pleasant neighborhoods where the houses seemed to share a comfortable family resemblance. Variety for the sake of variety had been replaced by a subtle and, to the millions of Americans who lived in such homes, deeply satisfying traditionalism.”⁶

Early examples of the Colonial Revival style recorded during the Phase VIIB survey in northern Arlington County were noted in the neighborhood of Old Glebe. The three examples are not illustrative of the late-nineteenth-century interpretation of the style; rather, these dwellings are representative examples of the I-house form with details in the Colonial Revival style. The modest rectangular form is finished with Colonial Revival-style elements, particularly on the porch, cornice, openings, and interior. The examples

³ Carley, p. 188; Abby Moor, “Eclectic Revivals,” *The Houses We Live In*, Jeffery Howe, editor, (London, England: PRC Publishing Limited, 2002), p. 273.

⁴ Moor, p. 273.

⁵ James C. Massey and Shirley Maxwell, *House Styles in America*, (New York, NY: Penguin Studio, 1996), pp. 185-186.

⁶ Massey and Maxwell, p. 186.

noted in Old Glebe all date from the turn of the twentieth century, when the architectural transition from the high-style pattern book designs of the intricate Queen Anne-style house to the more vernacular I-house with Colonial Revival-style elements was taking place. The application of the Colonial Revival style to the traditional I-house form is common throughout Virginia, particularly in rural counties. Further, the illustration of the style at the turn of the twentieth century, at least forty years before the surrounding neighborhood was subdivided, is representative of Arlington County prior to its many decades of rapid suburbanization.



Figure 2: House, 3814 North Stafford Street, 000-9262 (EHT Tracerics, 2004)

The three examples included in the survey are 4414 Dittmar Road (000-9193), 4612 Dittmar Road (000-9234), and 3814 North Stafford Street (000-9262), all of which have been enlarged since originally constructed. The buildings are two stories in height with side gable roofs and exterior-end chimneys. The wood-frame structures are clad in weatherboard siding or asbestos shingles on solid masonry foundations. The three-bay-wide facades are sheltered by full-width porches covered by a half-hipped roof supported by square posts. The window openings are elongated on the first story and finished with square-edged surrounds, wood sills, and molded lintel caps. The entry openings at the center of the facades have square-edged surrounds and projecting lintel caps. The structure at 3814 North Stafford Street is finished with narrow corner boards, wide plain frieze, slightly overhanging eaves, and a boxed cornice with an ogee profile and returns. The more modest interpretations presented at 4414 Dittmar Road and 4612 Dittmar Road have wide overhanging eaves with a narrow raked cornice.

Developers and architects quickly embraced the Colonial Revival style to meet the housing needs of suburban Arlington County in the middle part of the twentieth century. The spreading of the style to the suburbs and the mass production of Colonial Revival

architectural elements prompted the detailing and form to become more modest and plain to meet the housing and economic demands of prospective homeowners. Commonly found features of the style include accentuated main entry doors, symmetrically balanced facades, single and paired double-hung sash windows, and side gable or hipped roofs. The repetition of the form and detailing signifies the mass production of the buildings by a single developer, builder, and/or architect.



Figure 3: House, 4460 38th Street, North, 000-9199 (EHT Tracerics, 2004)

The adaptation of the style to the middle-income housing in the Phase VIIB survey area of northern Arlington County typically resulted in three-bay-wide, rectangular brick structures with projecting porticos, cornice returns, open pediments, and Tuscan columns or turned posts. The Colonial Revival-style dwellings tend to be slightly smaller in scale and plan than the other Colonial Revival-style buildings noted in southern and central sections of Arlington County during previous survey phases. Another notable distinction is the reduced stylistic ornamentation; a trend that reflected the mass production of domestic dwellings to meet the tremendous housing needs of the nation's capital in the 1930s and 1940s. This was noted throughout the neighborhood of Old Glebe and portions of Gulf Branch, Donaldson Run, and Bellevue Forest.

Throughout the 1950s, the three-bay-wide, rectangular structure remained popular, especially in Arlington County. The architectural detailing continued to be closely associated with the Colonial Revival style, although modern materials and influences were incorporated. The two-story brick dwelling at 3127 North Pollard Street (000-9466) in Bellevue Forest is a representative example of this. The first-story window openings more closely resemble the expansive plate-glass windows with flanking casements associated with the ranch house and split-level house. This house was constructed in

1952 by developer Dorsey S. Beach, who was responsible for erecting a number of ranch houses in Bellevue Forest in the early 1950s.

As the survey progressed further north, however, the Colonial Revival-style buildings increased in scale and ornamentation, and were often placed on larger suburban lots to meet the demands of the upper-middle class moving into Arlington in the 1940s and 1950s. This was particularly noted in the section of Old Glebe developed by Westwood Properties in 1954 along 37th Place, North and North Vernon Street; in Section Three of Lee Heights, which is now part of Donaldson Run; and in Old Glebe. Examples were recorded at 3607 North Glebe Road, (000-9085), 3601 North Glebe Road (000-9086), and 4711 36th Street, North (000-9088).



Figure 4: House, 2556 North Vermont Street, 000-9637 (EHT Tracerics, 2004)

The single-family dwelling at 2556 North Vermont Street (000-9637) is an excellent example of the more high-style twentieth-century interpretations of the Colonial Revival recorded in northern Arlington County. Constructed by builder M.T. Broyhill as speculative housing in October 1949, this two-and-a-half-story dwelling is illustrative of the architectural influences of George Washington's Mount Vernon, which was undergoing restoration in the second quarter of the twentieth century. The house at 2556 North Vermont Street mimics Mount Vernon with its asymmetrical fenestration on the façade, full-height portico, balustraded side-gable roof, white exterior color, and large interior chimney that is suggestive of the Mount Vernon's cupola. The restoration of eighteenth-century buildings like Mount Vernon and those at Colonial Williamsburg greatly impacted American architecture. Further, the intentional replication of historically significant buildings inspired a renewed sense of national pride following World War II.

Similarly, the Dutch Colonial Revival style, distinguished by a gambrel roof, is a variation of the Colonial Revival style that recalls eighteenth-century architecture. Constructed in 1939 by builder M.E. Scarborough, the historic Dutch Colonial Revival-style dwelling at 3822 North Vernon Street (000-9238) in Old Glebe is an excellent example of the influences of Colonial Williamsburg on twentieth-century architecture. The one-and-a-half-story building, extending three bays wide, is a masonry structure clad in all-stretcher bond brick. The stylistically indicative gambrel roof is clad with slate shingles, complete with wide overhanging eaves, denticulated cornice, and two front-gabled dormers. Another example, erected in 1935, was noted at 3600 North Abingdon Street (000-9100).



Figure 5: House, 3822 North Vernon Street, 000-9238 (EHT Tracerics, 2004)

Classical Revival Style

The Classical Revival was based on the Neoclassical architecture of eighteenth-century France and England. Popular in America between the 1890s and 1950s, the fashion favored the French Neoclassical, which provided a striking alternative to the ostentatious sculptural ornament associated with the Beaux Arts style. By contrast, the style was subdued and dignified, although equally monumental in scale. Facades were markedly symmetrical and punctuated by rhythmic rows of columns, windows and entry doors. A grand two-story portico often emphasized the centrality of the design.

The house at 4509 25th Road, North (000-9636) is the single example of the Classical Revival style documented as part of the Phase VIIB survey. Designed and constructed by M.T. Broyhill and Sons, the masonry building was constructed in 1949 in the Country

Club View Section of the Eighth Addition to Lee Heights, one of the original sections of the neighborhood now known as Donaldson Run. This twentieth-century interpretation of the Classical Revival style is three bays wide with a central entry flanked by wide 8/12 double-hung sash windows. The entry opening is covered by a half-concave roof of standing seam metal. The two-story structure, edged by brick quoins, is crowned by a shallow-pitched hipped roof. Two exterior-end brick chimneys rise from the side elevations, which have one-story wings.



Figure 6: House, 4509 25th Road, North, 000-9636 (EHT Tracerics, 2004)

Tudor Revival Style

The Tudor Revival style is one of the more popular architectural styles in Arlington County for dwellings constructed in the 1930s and 1940s. Nearly fifty properties were recorded for their association with this style. The Tudor Revival style is loosely based on architectural characteristics of late Medieval English cottages and manor houses featuring Renaissance detailing. The first Tudor Revival-style dwellings appeared in the United States in the late nineteenth century and were designed by architects who closely copied English models. These dwellings featured stone or brick walls, steeply-pitched parapet cross-gabled roofs, elaborate facades of Gothic or Jacobean inspiration, tall narrow windows arranged in groups with multi-pane glazing, and large chimneys topped with decorative pots. From 1900 to 1920, the style began to appear on more modest dwellings. These structures retained the steeply-pitched roof, groups of narrow windows, and dominant chimneys, and began to exhibit half-timbering as a decorative detail. The style reached its height of popularity during the late 1920s and the 1930s, but continued to be popular in suburban neighborhoods nationwide until the middle part of the twentieth century. The rise in the style's popularity corresponded to developments in

masonry veneering techniques, which allowed modest wood-frame structures to be faced in brick and stone, thus mimicking the brick and stone exteriors seen on the earlier high-style interpretations of the style. These dwellings demonstrate a wide variation of shapes, forms, and exterior decorations; however, the markers of the style are still apparent in the steeply-pitched cross-gabled roofs, dominant chimneys, and exterior decorations such as half-timbering, skintled bricks, and decorative stone work.



Figure 7: House, 3601 North Abingdon Street (000-9107)

The Tudor Revival style was found throughout the survey area, predominately in Old Glebe along North Albemarle Street, North Abingdon Street, 37th Street, North, North Glebe Road, and Dittmar Road. Examples recorded include the dwellings at 3604 North Albemarle Street (000-9089), 3605 North Albemarle Street (000-9098), 3601 North Abingdon Street (000-9107), 4717 37th Street, North (000-9116), 4709 37th Street, North (000-9118), and 4621 37th Street, North (000-9341).

The house at 3615 North Glebe Road (000-9084) in Old Glebe is one of the high-style suburban examples of the Tudor Revival style noted in Arlington County. Constructed in 1935 by builder B.A. Bowles for Paul Martin, this dwelling stands two stories high on a solid stone foundation. The structure is clad in white stucco with coursed rubble stone accenting the semi-circular-arched main entry. The façade, asymmetrically fenestrated, is marked by single and paired double-hung and casement windows. Clad in slate shingles, the cross-gabled roof is pierced by front-gabled wall dormers. The exterior-end chimney on the north elevation of the main block is constructed of coursed rubble stone. Unlike many of the smaller Tudor Revival-style houses identified in northern Arlington County, the house at 3615 North Glebe Road does not have steeply pitched gables with flared eaves, half-timbering, and skintled brick as seen at 3601 North Abingdon Street (000-9107) and 4621 37th Street, North (000-9108). Rather, the stylistic interpretation comes from the varying window openings, multi-gabled roof, and stone detailing against the white stucco finish of the structural system.

Bungalow/Craftsman Style

A handful of Craftsman-style bungalows were documented during the Phase VIIB survey, particularly in the neighborhood of Old Glebe. In the twentieth century, traditional domestic forms were often interpreted for economy and convenience, an effect of the tremendous need for housing in the Washington Metropolitan Area. The resulting bungalow mimicked the plan and massing traditionally associated with the fashionable Queen Anne style; yet, the bungalow form was invariably one to one-and-a-half stories in height. The bungalow is generally covered by a low-pitched, intersecting gable roof that encompassed the often-wrapping porch. The modest arrangement of the wood-frame buildings made them one of the most popular low- to middle-income domestic forms in growing suburban communities like Old Glebe across the United States. The bungalow was very often adorned with elements of the Craftsman style. Craftsman stylistic elements displayed include rock-faced, concrete-block foundations, battered wood Tuscan posts, full-width front porches or entry porticos, wide overhanging eaves, and wood knee brackets. The modest dwelling at 3825 North Vernon Street (000-9240) is an excellent representative of Craftsman-style bungalows documented throughout Arlington County, particularly in the southern and central sections. The one-and-a-half-story building is constructed of wood frame sheathed in a variety of exterior cladding materials and rests on a rock-faced, concrete-block foundation. The side-gabled roof covers the inset porch, which extends the full width of the façade. The wide overhanging eaves of the roof are finished with large knee brackets. The one-story garage is similarly finished with weatherboard siding, wide overhanging eaves, and knee brackets.



Figure 8: House, 4507 37th Place, North, 000-9207 (EHT Tracerics, 2004)

The revival of the style in the latter part of the twentieth century, a resurgence sparked by restoration of historic Craftsman-style buildings and bungalows, is illustrated at 4507 37th Place, North (000-9207). This single-family dwelling, believed to be architect designed, was constructed in the last decade of the twentieth century. Indicative of the style, the

building has varying cladding finishes, intersecting gables, wide overhanging eaves with knee brackets, and 6/1 double-hung sash windows.

Modern Movement

Influenced by the Art Deco, Streamline Moderne, and International styles, the buildings designed in the Modern Movement were minimal in their applied ornamentation and utilized contemporary building materials. Typically, the stylistic ornamentation was presented by the materials and forms, such as metal window frames of varying sizes, small casement windows flanking larger picture windows, and the use of brick facing or stucco with asbestos siding or vertical wood siding. The vast majority of the buildings documented as part of the Phase VIIB survey reflect the elements of the Modern Movement. In form, these dwellings were ranch houses and split-level houses, with a few Cape Cod and two-story, three-bay-wide structures incorporating the influences of the Modern Movement. The house at 3882 30th Street, North (000-9510) in Bellevue Forest is a good representative example of the modest Cape Cod form with a central entry flanked by window openings typically found on Modern Movement dwellings in northern Arlington County. The center light of the window is plate glass, flanked by small 2/2 double-hung windows. This same window treatment was noted throughout Old Glebe, Donaldson Run, and Gulf Branch.



Figure 9: House, 4289 38th Street, North, 000-9189 (EHT Tracerics, 2004)

The structures illustrative of the Modern Movement were often constructed of masonry with stretcher-bond brick facing. Wall planes and surrounds were composed of contrasting masonry materials such as colored bricks or formed stone. The ranch house, standing one story with a side-gabled roof and varying window openings, was typically constructed of concrete block with brick facing. In an effort to differentiate, the mass-produced form was often clad on the upper half of the wall in aluminum or vinyl siding. This change in building materials was usually reserved for the facades and gable ends. Alternating the use of colored bricks or painting also provided individuality to the

standardized designs. The single-family dwelling at 4289 38th Street, North (000-9189), for example, is faced with bricks of varying colors. The front gable on the façade is clad in vertical boards with a fish-scale pattern at the base.



Figure 10: Bellevue Forest Civic Association Boundaries

Community Planning

Bellevue Forest⁷

Bellevue Forest is located between Military Road and the George Washington Memorial Parkway (overlooking the Potomac River). The neighborhoods of Gulf Branch and Rivercrest are located to the north and west, with Donaldson Run to the south. Potomac Overlook Regional Park borders the neighborhood on the east. Approximately 415 families make their home on large, wooded parcels of land.

Bellevue Forest was platted by Charles and John Grunwell in eighteen sections over a period of twenty years, beginning in 1939. The Grunwells owned and occupied the historic house known as Bellevue, which is said to have been constructed of timber from Fort Ethan Allen. The house that lends its name to the twentieth-century community in which it now stands was constructed at 3311 North Glebe Road as a summer home following the Civil War by Gilbert Vanderwerken (1810-1894), a wealthy Georgetown merchant who first introduced the omnibus, an urban version of the stagecoach, in

⁷ Bellevue Forest Citizens' Association, "Bellevue Forest, Neighborhood Conservation Plan," (Arlington County, VA: June 2003), pp. 9-11; Histories of Arlington Neighborhoods and Civic Organizations, Bellevue Forest, downloaded August 11, 2004, <http://www.civfed.com/historys.htm>.

Newark, New Jersey, in 1826. With the bankruptcy of the first omnibus line in 1837 because of the depression, Vanderwerken relocated to Washington, D.C. between 1848 and 1850 to take personal control of Washington's first successful omnibus line.

Another of the summer homes constructed in Bellevue Forest was Glenmore (000-0176), a circa 1906 stone dwelling designed by locally renowned architect Appleton P. Clark. Glenmore was constructed for William Florian Roberts, who had purchased the ten-acre Linville tract and later the thirty-one-acre Reid farm. The summer home at 3440 North Roberts Lane was prominently located at the brink of a cliff and was primarily reached by boat from Fletcher's Boat House. The property was recognized as a local historic district by Arlington County.

Similar to many post-Depression, pre-World War II subdivisions, Bellevue Forest was planned with broad, curvilinear streets. Lot sizes were also large, generally between one-third and one-half acre at a time when most construction was built on 5,000 square foot lots. The neighborhood was designed specifically to respect the rural setting of Northern Arlington County, with irregularly shaped lots and relatively few sidewalks. Large, mature trees were left standing to insure the feel of "a suburban haven set amidst peaceful natural surroundings."

As was common in Virginia during at least the late 1930s onward, covenants were put in place to "protect" and insure "homogeneity" for the first platted section. There were twenty-one in all. There were to be no "use of any temporary structure as a habitation, ...lot-line fences, ...noxious things, ...nuisance to the neighborhood, ...farm animals, ...signs and ...disturbing noise". There were other restrictions against "businesses and manufacturing establishments, public entertainment, schools, dance halls, resorts, and other public facilities." Two covenants prohibited apartments. Another sought to control the appearance of the streetscape. 'No structure shall be built upon or moved onto any lot unless it shall conform to and be in harmony with existing structures in the immediate locality.' The construction or alteration of any structure was likewise regulated:

No building shall be constructed or erected on the above described land and no alteration of any building shall be made unless the specification and plans therefore and the lot plan showing the proposed location of the dwelling and driveways shall be first submitted to the owners of the subdivision aforesaid and approved by them, and no changes shall be made by them without the written consent of said owners, and copies of said lot plan and plans and specifications shall have been lodged permanently with them.

The seventh and fifteenth covenants set minimum lot sizes, initially of 6,000 square feet and later of 8,000 square feet. The approval of other property owners was required before a lot could be subdivided. As was common in the 1930s, covenants regarding race and ethnicity were also established that "followed national convention by reinforcing racial and ethnic homogeneity and...clearly set aside Bellevue Forest for mainstream,

middle-class families...." The covenants on the original section of Bellevue Forest expired in 1965.

It is thought that the Grunwells made it a policy to file an additional section of the plat only after the majority of lots in the previous section had been sold and improved. Two more sections were filed close on the heels of the first; Section Two was filed in 1940 and Section Three in 1941. Altogether, these comprised the first 146 lots in Bellevue Forest. A total of twenty-eight houses were completed before the shortages brought by World War II caused residential construction to a halt.

After the war, the Grunwells formed the Bellevue Forest Corporation and hired real estate broker George Mason Green as corporation president and exclusive agent. Post-war construction was gradual. A dwelling was built in 1946; three in 1947; eight in 1948; nine in 1949; nineteen in 1950. Construction accelerated rapidly in the 1950s, with seventy houses being built between 1951 and 1953. The plats for Section Four were filed in 1947 and for Section Five in 1951 for a total of 199 lots. Covenants for those and all other sections platted after the war were amended to allow "Armenians, Jews, Persians and Syrians" to purchase land. Bellevue Forest Corporation was given decision-making powers previously granted to property owners. Gene May, president of May Properties Incorporated, was the principal builder of many of the houses in Bellevue Forest during the 1950s. Other noted building firms included James R. Gosnell and Fred A. Gosnell, Phillip W. Smith, and William S. Phillips Jr. of Phillips and Company. The architectural styles and forms of the buildings overwhelmingly reflected the fashionable Modern Movement and included ranch houses and split-level houses.

Beginning in 1954, development patterns changed in Bellevue Forest. Trees were stripped from the lots, and houses with similar facades and plans were built side by side. Nearly 150 of these houses were built between 1954 and 1958. By 1958, little open land remained in Bellevue Forest. Thirteen houses were constructed between 1959 and 1993, with only a few vacant lots remaining in the community.

Donaldson Run⁸

The neighborhood of Donaldson Run is bounded by the Washington Golf and Country Club, Military Road, Marcey Road, Lorcom Land and Old Dominion Drive. Zachary Taylor Elementary School is located almost at the center of the community, with a recreational park to the north.

Like much of northern Arlington County after the Civil War, Donaldson Run was home to area farmers who sold their produce in Washington, D.C. Additionally, by the turn of the twentieth century, wealthy Washingtonians in search of cooler locations during the summer months had summer homes constructed in the Donaldson Run area. Among

⁸ Donaldson Run Civic Association, "Donaldson Run, Neighborhood Conservation Plan," (Arlington County, VA: October 2000), pp. 14-20; Histories of Arlington Neighborhoods and Civic Organizations, Donaldson Run, downloaded August 11, 2004, <http://www.civfed.com/historys.htm>.

these was Dr. Presley M. Rixey, the personal physician of President William McKinley and later Surgeon General. Rixey bought the property on the periphery of Donaldson Run now occupied by Marymount University and the Washington Golf and Country Club. When the Washington and Old Dominion Railway line was built along what is now Old Dominion Drive, Rixey built a whistle stop for his family and guests. It was “the flossiest on the line” with a sign in foot high brass letters that said ‘Rixey Station.’

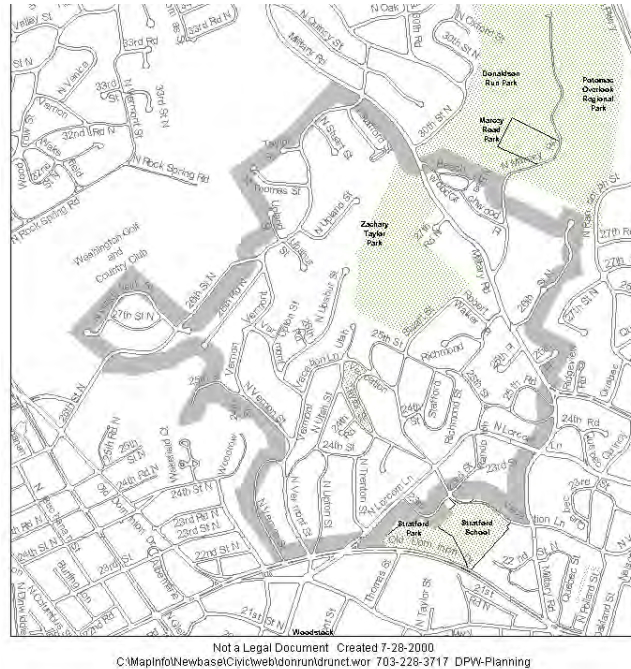


Figure 11: Donaldson Run Civic Association Boundaries

Richard Wallace, an African-American valet who worked for Rixey and frequently served as a chauffeur for the Theodore Roosevelt family, occupied the Birch cabin (now at the intersection of North 26th and North Wakefield Streets) on Rixey’s property. In 1908, Rixey sold 75 acres to the Washington Golf and Country Club, which was one of the earliest golf clubs established in the Washington, D.C. area. When the new golf course was being laid out, Richard Wallace, who was assisting the surveyors, realized that one of the greens was to be located at his cottage. Wallace moved the markers so that his cottage would be spared. Rixey realized what Wallace had done but did not move the markers back. Rixey later deeded that portion of the estate to Wallace.

Development of the electric streetcar lines, which ran from Rosslyn through Cherrydale and out to Great Falls, brought permanent residents to North Arlington. Frank Lyon, a newspaper publisher and speculative twentieth-century land developer who successfully platted and improved Lyon Village and Lyon Park, built a residence in 1907 at what is now 4651 North 25th Street. This residence, called Lyonhurst, was the first house in the County to use electricity, which was tapped from the streetcar line that ran along what is now Old Dominion Drive. Since 1946, when the Lyonhurst property became the headquarters of the Immaculate Heart Mission Fathers, it has been known as

Missionhurst. The Joseph Tabor Johnson House at 4014 Lorcom Lane dates from 1907 (demolished 2004). Dr. Johnson named his residence Lorcom Farm, a combination of the names of his two sons Loren and Bascom, for whom he also built houses nearby. One of these later became the site of a Washington YWCA summer camp. The H-B Woodlawn School now occupies that site. The street name Vacation Lane has come down from the days of the summer camp.

Growth of the Federal City during the First World War brought more newcomers to the area. Better roads and the advent of private automobiles soon began to shape North Arlington. The scattering of rural communities and summer residences was becoming suburban neighborhoods whose residents lived in Arlington year round and commuted across the river to work in Washington, D.C. Despite the urbanization on its periphery, the immediate neighborhood still retained its rural character. Except for Military Road and Lorcom Lane, few roads cut across the neighborhood. Yet change was coming. In 1927, a public water supply connecting Arlington with the District of Columbia water system was turned on. Prior to that Arlington's water had come from springs and wells. Among those who campaigned most avidly for the water bond were real estate developers who were buying farms and properties in the neighborhood. The Great Depression, however, caused a dramatic fall in real estate values and the postponement of the subdivision developments envisioned for the Donaldson Run neighborhood.

A zoning ordinance, the County's first, was adopted in 1930, which would greatly influence the development of Donaldson Run. The plan was part of a larger effort to guide the growth of the Washington Metropolitan Area that was championed by the National Capital Park and Planning Commission. Adopting the ideas of landscape architects like Frederick Law Olmsted, it encouraged residential subdivision planning that would plat streets to natural topography rather than to a grid. Although a few earlier subdivisions in Arlington, such as Lyon Village, include some curvilinear roads with the development, their reliance on topography to guide street layout is minimal. Donaldson Run's street layout takes full advantage of the hilly terrain, unusual for an Arlington subdivision at that time.

Beechwood Hills is the oldest subdivision in the neighborhood. It is an example of garden city urban design concepts that were popular during the 1930s. During World War II, residential building came to a standstill. However, after World War II, Donaldson Run began to develop swiftly. The construction of housing starts burgeoned and the hillsides soon were covered by single-family suburban dwelling. The principal builder was Marvin T. Broyhill and Sons. Although the Broyhills built a wide variety of houses, the typical Broyhill house was a three-bedroom ranch house that sold for about \$20,000. Most of the houses in the neighborhood today are ranch houses built in the 1950s. The biggest problem confronted by Broyhill builders was the extremely hilly terrain. The Broyhill houses had the reputation of being well constructed and were often purchased prior to construction. Most featured all electric GE kitchens, with the latest appliances including dishwashers.

About 1950, the Broyhill Forest subdivision was completed and 26th Street, North, which came down from Glebe Road, and 31st Street, North which came up from Military Road were joined, creating 26th/31st Street, one of North Arlington's strangest street name anomalies (and is even listed in Ripley's "Believe it or Not" according to *The Washington Post*) and providing a cut-through from Glebe Road to Military Road.

New families moving into the neighborhood at the height of the baby boom also required newer, larger schools. In 1954, Zachary Taylor Elementary School opened on Stuart Street and the smaller, older Marshall School on Glebe Road was closed. In 1958, the Donaldson Run Recreation Association swimming pool opened. It was one of the first community swimming pools in Virginia.

New residents also organized two new churches and erected attractive church buildings. In 1951, St. Andrew's Episcopal Church was built at the corner of Lorcom Lane and Military Road. To accommodate the growing congregation, a larger edifice was built in 1961, incorporating the first building as a chapel. A Korean congregation, with membership from around the County and beyond, was organized at St. Andrew's in 1984. In 1958, the Church of the Covenant Presbyterian Church was organized. Members met for Sunday services at Taylor School until the new church was completed in late 1962.

The establishment of Potomac Overlook Regional Park in 1966 preserved the last significant undeveloped area on the periphery of the neighborhood. A nature center was opened in 1974. Today upper Donaldson Run, bordered by a bike path, flows through the Zachary Taylor Park.

Dover-Crystal

The small neighborhood of Dover-Crystal is located in the northern part of Arlington County, just southwest of the George Washington Memorial Parkway. The community is bounded by Potomac Overlook Regional Park to the north, and the neighborhoods of Donaldson Run to the east, Riverwood to the east, and Woodmont to the south.

The development of Dover-Crystal was like much of the northern section of Arlington County, which after the Civil War was rural in nature and home to a number of truck farms. The transportation routes through and around the community predated the Civil War, providing direct access to Washington, D.C. and Alexandria markets. During the Reconstruction Period, this area was improved by large single-family dwellings used as summer homes by prominent members of Washington society. This use of the rural landscape of Dover-Crystal was noted on the *Sanborn Fire Insurance Maps*, which document a private drive with at least sixteen buildings extending from Military Road in 1936. This road, located just to the north of 24th Road, North and Lorcom Lane, does not appear to correspond to any existing streets in Dover-Crystal. A number of the buildings are staggered along the private drive with a grouping of seven buildings labeled alphabetically overlooking the Potomac River to the east. The dwelling of Ruby Lee Minor was located in the southern section of Dover-Crystal.

Franklin's Original "Han-dy Size" Property Atlas documents that what was to become Dover-Crystal was part of the Mason Tract, property owned by George Mason and his son. This section of the tract was divided amongst several property owners, including John S. Rixey (118 acres), Ruby Lee Minor (47 acres), Edgar W. Crawford (10 acres), Edith Le Compte (4 acres), and Virginia B. Phillips (8 acres). The property along the Potomac River was noted on the map as "Part of Potomac Stone Company Plant," and was divided into forty-three lots. Smoot Sand and Gravel Corporation was noted as the owner.

The permits and on-site survey of this neighborhood indicate the buildings were small, modest dwellings set on spacious landscaped lots. The majority of the permits were granted in the early 1950s, particularly in 1953 and 1954. Based on the historic maps, Dover-Crystal was subdivided and the individual lots were sold off to future home owners or builders who would construct a number of similar houses hoping to engage prospective buyers. The Dittmar Building Company and builder Henry Thomas were responsible for the construction of a number of the ranch house and split-level houses in Dover-Crystal. By 1959, as documented by the *Sanborn Fire Insurance Maps*, Dover-Crystal had been platted, subdivided and improved by single-family dwellings. The majority of these building were located in the southern and western sections of the community. The remaining lots were not improved until the late 1950s and 1960s.

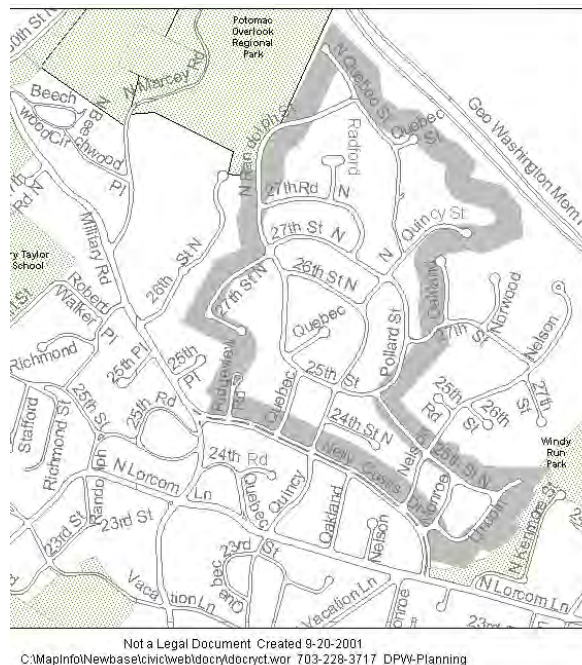


Figure 12: Dover-Crystal Civic Association Boundaries

Gulf Branch

The neighborhood of Gulf Branch is located to the east of Military Road and to the south of the Gulf Branch Nature Center and Broyhill Forest Park. The residential community of Old Glebe is located to the north, County Club Hills to the west, and the Washington Golf and County Club to the south.

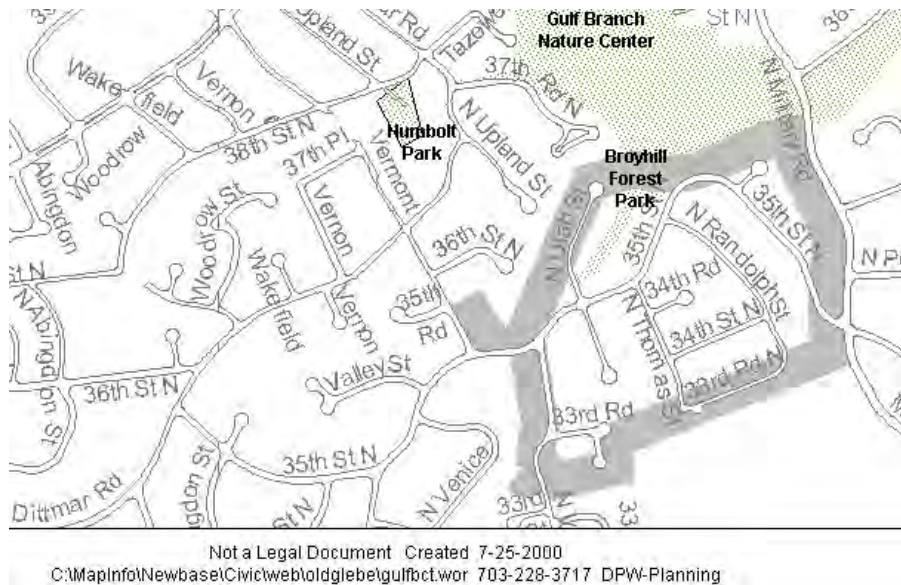


Figure 13: Gulf Branch Civic Association Boundaries

The *Sanborn Fire Insurance Maps* for 1936 document that what was to become Gulf Branch was the northern section of the Washington Golf and County Club. *The Franklin's Original "Han-dy Size" Property Atlas* indicates however the property was still owned by the Jane E. Grunwell Estate in 1939.

In 1952, Marvin T. Broyhill and Sons platted and subdivided the area, creating residential building lots fronting winding and dead-end streets. The new neighborhood was known as Broyhill Forest. As was typical of Broyhill and Sons, the dwellings were constructed of concrete block with brick or stone facing. The houses were Modern Movement ranch houses or Colonial Revival-style, two-story, three-bay-wide structures. The vast majority of the structures incorporated garages into the original designs, either below grade or within a one-story side wing. A total of 124 single-family houses were constructed in Gulf Branch by 1959. The last of the sections added, located in the southwest corner of the community around 33rd Road, North, was Sidney Smith's Addition to Country Club Hills. This addition, improved in the early 1960s, was developed by various building and construction firms, including Burton, Robinson and Thayer, A.R. Lowstuter, WEO Construction Corporation, Laurie Corporation, and E.H. Boehley.

Old Glebe²

The developmental history of Old Glebe documents the transformation of northern Arlington County from a rural truck farm community improved by large-scale summer homes in the second half of the nineteenth century to the establishment of numerous planned suburban neighborhoods in the twentieth century. Examples of single-family dwellings from both periods of development remain in the community.

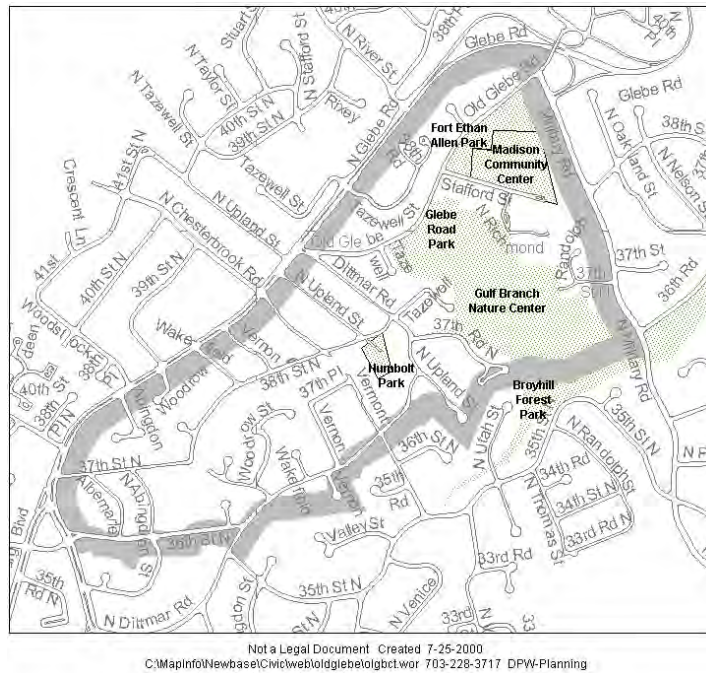


Figure 14: Old Glebe Civic Association Boundaries

Initially unplanned, the improvements to the landscape of what was to become Old Glebe include such significant properties as Fort Ethan Allen and Walker Chapel. Following the devastation of the Civil War, this area of Arlington County was used by local truck farmers seeking to sell produce to the Washington market. Yet the population of Old Glebe remained relatively small in the latter part of the nineteenth century. By 1886, the area was designated as the village of Walker Chapel, the fifth community in Arlington County to be given this title. Census records and directories document that the vast majority of the small population of Walker Chapel was employed as farmers. The completion of a streetcar line from Georgetown through this area to Cabin John in 1895 brought a number of new residents to Walker Chapel. The population flocking to this section of northern Arlington County were not permanent residents, however; rather they lived and worked in Washington, D.C. and erected summer homes in Walker Chapel in an attempt to escape the oppressive city heat. One such summer resident was Gustav Dittmar, a German immigrant who lived and worked in Georgetown. Dittmar was instrumental in getting “a series of lanes that looped around east Glebe Road accepted by the county as a public right-of-way.

⁹ Old Glebe Civic Association, “Conservation Plan,” (Arlington County, VA: July 2003), pp. 9-18.

Thereafter, this new right-of-way became known as Dittmar Road,” a street name that was maintained despite the county’s alphanumeric system of renaming streets in 1934. The Dittmar summer house was constructed at what is today 4510 Dittmar Road about 1890. After Dittmar’s death in 1909, his family relocated permanently to Walker Chapel. Unfortunately, the Dittmar house burned in 1959.

Franklin’s Original Han-dy Size Property Atlas, which included Arlington County, records that large plots of land were still privately held by 1939. Names noted on the *Atlas* include Jane E. Grunwell (228 acres), William F. Roberts (33 acres), Jeanette Jewell (93 acres), Robert W. Farrell (10 acres), Fannie C. White (16 acres), W.F. Brooks (12 acres), and John S. Rixey (118 acres). A number of smaller holdings were owned by development companies anticipating the suburbanization of the area. The architectural styles and forms from this initial phase of development were predominately vernacular, with influences noted from the Queen Anne and Colonial Revival styles and the I-house and bungalow.

Planned development of the neighborhood began in the early part of the twentieth century by subdividers and home builders who platted and divided the lots and offered them for sale. Each of the subdivided sections was given its own name, such as Country Club Grove, Chestnut Hill, Fort Ethan Allen, and Rural Retreat Park. Prominent local developers who built dwellings in the community include Virginia Gardens Development Corporation, R.N. Rust, Eugene Hooper, M.E. Scarborough, Crestdale Properties Inc., Westwood Properties, M. Pomponio and Sons, and the Dittmar Company. The architectural styles and forms of the buildings, which typically dated from between 1930 and 1955, included Tudor Revival, Colonial Revival, Cape Cods, and Modern Movement ranch houses and split-level houses.

In 1901, Saegmuller School was opened. The growth of the area by the second quarter of the twentieth century prompted the two-room, wood-frame schoolhouse to be replaced in 1939 with the Madison Elementary School. The two-story brick school, designed by Allen C. Minnix, was the first Public Works Administration (PWA) project undertaken in Arlington County. The school was originally known as Woodmont, but the name was eventually changed to honor President James Madison, who hailed from Virginia. Although construction of the elementary school did not impact the physical integrity of Fort Ethan Allen, the expansion of the educational facility in 1957-1958 destroyed a portion of the deteriorating southeast bastion. The school closed in the 1970s, although the building is now used as a community center within Fort Ethan Allen Park.

THEME: DOMESTIC

RESOURCE TYPES: Single-Family Dwellings, Multiple-Family Dwellings, and Secondary Domestic Structures

During this phase of the architectural survey of Arlington County, all of the primary resources identified have a historic association with the Domestic theme. The resource types identified in the survey area include single-family dwellings, multiple-family dwellings, and associated outbuildings, such as garages. Noted during the previous survey phases, intense development of domestic buildings began in the Reconstruction and Growth period (1865-1917), and extended well into the World War I to World War II period (1918-1945). Residential growth within the Phase VIIB survey area began in the 1930s, continuing at a steady rate after World War II. The expansion of residential neighborhoods within this area of Arlington County continued well into the 1950s, eventually subsiding in the late 1960s and 1970s as outlying suburbs were established.

One dwelling dating from the Colony to Nation Period (1750-1789) was identified during Phase I, while the oldest residential buildings identified during Phase II were constructed during the Antebellum Period (1830-1860). During Phases III and IV, the oldest residential buildings date from the Reconstruction and Growth Period (1865-1917). A single domestic building dating from the Early National Period (1790-1830) was documented in the Phase V survey, in addition to two Civil War-era dwellings. Yet, as noted in the second and fourth phases of survey as well, the majority of the dwellings recorded during the fifth survey phase were constructed between 1930 and 1939. This period of development is ten years later than the average date identified during Phases I and III. Similarly, the greatest period of development in the area surveyed during Phase IV begins in the 1930s. This intense development, documented in Phases VI, VIIA, and VIIB as well, extended well into the 1940s and 1950s. The residential buildings surveyed in Phases I, III, IV, V, VI, VIIA, and VIIB were predominately equipped with exterior-end brick chimneys, rather than the interior brick chimney, which dominated the Phase II survey area. The plan, form, and massing of the dwellings, however, were consistent between all previous survey phases.

Unlike the earlier platted suburbs that were typically sold without improvements, the mid-twentieth-century neighborhoods in the Phase VIIB survey area provided modern housing that reflected the most up-to-date principles of design while respecting the traditional styles, and created a sense of unity between neighbors. Additionally, the suburbs and even the houses themselves were designed to accommodate the automobile. The majority of the suburbs were planned by community builders with a long-time association in the Washington Metropolitan Area. They “often sought expertise from several design professionals, including engineering, landscape architecture, and architecture.”¹⁰ The houses were marketed toward the middle-income family, returning

¹⁰ David L. Ames and Linda Flint McClelland, *National Register Bulletin: Historic Residential Suburbs, Guidelines for Evaluation and Documentation for the National Register of Historic Places*, (Washington, D.C.: U.S. Department of the Interior, National Park Service, National Register of Historic Places, September 2002), p. 27.

World War II veterans, and very often provided Veterans Administration (VA) and/or Federal Housing Administration (FHA) financing. The increase in housing costs, the great need for housing, and the “general conservative stance” of VA and FHA guidelines were all “major factors affecting the appearance of house form and subdivision design...after World War II.”¹¹ As a result, many of the suburbs nationwide, including those in Northern Arlington County, were “stylistically homogenous neighborhoods or neighborhoods having deed restrictions or other regulations to guarantee architectural harmony.”¹²

The chronological development of Arlington County, moving south to north, appears to represent its status as a streetcar suburb of Washington, D.C., which prompted rapid growth in the surrounding communities by the second quarter of the twentieth century. As a result of this suburban development, farms were often subdivided to provide buildable lots for a substantial number of single- and multiple-family dwellings. Typically, the original dwellings that stood on the property during its tenure as agricultural land were razed in favor of modern housing. The advent of the automobile then propelled Arlington County, particularly the northern section of the area, as a residential suburb of the Washington Metropolitan Area.

The single-family resources in the Phase VIIB survey area are typically one-and-a-half stories to two-and-a-half stories in height, constructed on solid brick or concrete-block foundations. The vast majority of the structures are constructed of concrete block with brick and/or stone facing accented by siding.

When comparing all domestic resource types identified during the Phase VIIB survey, it was noted that the roofs are primarily side gable, and typically clad in asphalt shingles. The dormers recorded were predominately front gable with little applied ornamentation, and often have been reclad in aluminum siding. The chimneys, mostly constructed of brick, are predominately exterior, projecting from the front and side elevations. The more modest dwellings in the survey area are three to five bays wide with a central entry; however, a significant number of side-passage dwellings were documented. The vast majority of the dwellings have one-story porches or porticoes on the facades. Although the double-hung window was prominent throughout the survey area, casement and fixed windows were documented on Modern Movement-style buildings. The majority of the window openings were framed in metal, although a substantial number of original wood sashes were noted. The architectural styles in the survey area range from Craftsman-style bungalow to the Modern Movement of the mid-twentieth century. The dominant domestic style is the Modern Movement, a style not noted to a great extent during the previous surveys. Overwhelmingly, the Colonial Revival style dominated the earlier survey phases, although the Bungalow/Craftsman was noted more often during Phase III. This latter style and building form was minimally documented during the Phase VIIB survey.

¹¹ Christopher T. Martin, “Tract-House Modern: A Study of Housing Design and Consumption in the Washington Suburbs, 1946-1960,” (Ph.D. diss., The George Washington University, 2000), p. 30.

¹² Martin, pp. 33-34.

Typically, it was noted during the previous survey phases that the majority of suburban domestic buildings have associated outbuildings. Since most suburbs throughout the nation developed after 1900 were predicated on the use of automobiles, garages were an essential feature. Although, as the automobile became more popular, the freestanding garage was lost in favor of the attached garage, which often dominated the facades of residential buildings. Thus, the number of outbuildings was minimal for the first time since the multi-phase survey began. Unlike the garages, the sheds in the survey area appear to be of a prefabricated nature, and were thus not documented.

Reconstruction and Growth Period (1865-1917)

Within the survey area, a minimal number of domestic resources were identified for their association with the Reconstruction and Growth Period. These dwellings represent the use of northern Arlington County as a summertime retreat for Washingtonians and its agricultural past. The buildings, now within platted suburban neighborhoods, were originally located within close proximity to the few primary roads that traveled through this area of Arlington County. Private drives that no longer exist provided access to the properties, which were rural in nature. The domestic buildings were constructed of wood frame with weatherboard siding and typically with side-gabled roofs. Full-width porches stretched across the facades. The buildings constructed during this initial period of residential development in the northern part of the county were vernacular, with the I-house and bungalow forms minimally ornamented with Queen Anne and/or Colonial Revival detailing. One example of the fashionable Italianate style was noted. The residential buildings from this period that remain extant have been substantially altered and enlarged, although the main blocks of the original structures are clearly discernible. Associated outbuildings, all constructed of wood frame, included sheds, carriage houses, and small barns. The outbuildings were noted on historic maps and the vast majority are no longer extant.

The few examples noted are located within close proximity to each other in the neighborhood of Old Glebe. The oldest documented example included in the survey is located at 4612 Dittmar Road (000-9234). Although substantially enlarged and now reflecting the Colonial Revival style of architecture, the original wood-frame structure is believed to date from 1862, when this region of Northern Virginia was occupied during the Civil War by Federal troops protecting the nation's capital. The associated outbuildings include a shed and garage that date from the second quarter of the twentieth century.

The house at 4616 Dittmar Road (000-9233) in Old Glebe was constructed between 1871 and 1875 as a summer house for the Nelson family of Washington, D.C. The wood-frame dwelling, designed in the Colonial Revival style, is known as "The Hill," for its prominent hilltop location. The surrounding landscape was subdivided in the early part of the twentieth century by subdividers and home builders who respected the location and historic rural setting of The Hill. The Hill was owned and occupied by five generations of the Nelson family, who sold the property in 1969-1970.

The Italianate-style house 4531 Dittmar Road (000-9216) is believed to have been constructed no later than 1880, and may include portions of a structure dating from 1860. The now-enlarged wood-frame structure no longer fronts Dittmar Road, documenting the change in access after the platting of the neighborhood in the early twentieth century. The property is referred to as the Griffith House in honor of the early-twentieth-century property owners. The Griffith family owned Griffith Oil Company.¹³

Residential properties in Old Glebe that predate the platting of the neighborhood also include the houses at 4414 Dittmar Road (000-9193), 3619 North Upland Street (000-9247), 3814 North Stafford Street (000-9262), and 4416 North Upland Street (000-9271). These wood-frame dwellings, dating from the turn of the twentieth century, are minimally ornamented in the Colonial Revival and Queen Anne styles of architecture. Comparatively, these houses are smaller in scale than the houses at 4612 Dittmar Road, 4616 Dittmar Road, and 4531 Dittmar Road.

World War I to World War II Period (1918-1945)

Between 1918 and 1945, the first of two major development phases began in Northern Arlington County. However, the platting of the suburban neighborhoods and construction of the housing by builders did not commence in this area until the 1930s and 1940s. Typically, the domestic buildings of this period are one to two stories in height. The plan of the dwellings usually is central passage and two rooms deep. Rooflines are overwhelmingly side gable and clad in asphalt shingles. Continuing the architectural styles and plans of the early twentieth century, the domestic buildings of the early part of the World War I to World War II period are primarily designed in the Colonial Revival style. The Bungalow/Craftsman form dominated southern and central Arlington County, particularly in the early part of the period. By 1930, however, it was substituted by the rectangular box-like form of the Colonial Revival style in the northern part of the county. The Cape Cod was also a popular building form in the 1930s and 1940s, although the number of examples diminished greatly as the survey moved northward.

The increasing need for mass-produced housing at a low cost led to the reinvention of the “Cape Cod” form, popular during the eighteenth century. The form is one to one-and-a-half stories in height with a side-gable roof and a single end chimney. Unlike its ancestor, the twentieth-century Cape Cod house was pierced with dormers that allowed the upper story to be more fully utilized. The façades were commonly marked with entry porticoes or porches. Rear additions and projecting bays on the façade augmented the Cape Cod. The stylistic detailing of the Cape Cod forms generally followed the Colonial Revival style, although elements and materials commonly associated with the Modern Movement were noted. The Cape Cod buildings are typically three bays wide, two bays deep, and have a central-passage plan. Detailing includes the flat door surrounds with shallow Tuscan pilasters supporting a slightly projecting entablature, a corbeled brick cornice across the facade, and rectangular 6/6 double-hung, wood sash windows with brick sills. Those examples drawing from the new materials of the Modern Movement

¹³ Old Glebe Civic Association, “Conservation Plan,” p. 14.

have large plate-glass windows flanked by double-hung sash that was often metal. The larger lots in the northern part of the county allowed the traditional Cape Cod form to be enlarged, often augmented by one-story side and/or rear wings and garages. Yet, despite the enlarged form, the interior plan and design of the main structure remained pure to the traditional Cape Cod template. Examples of Cape Cod dwellings are located at 3838 25th Street, North (000-9079) from 1950, 3814 North Vernon Street (000-9268) in Old Glebe, which was constructed by builder M.E. Scarborough in 1938, and 3882 30th Street, North (000-9510), which was built in 1954 by Phil Peoples in Bellevue Forest.



Figure 15: House, 3882 30th Street, North, 000-9510 (EHT Tracerics, 2004)

The enlargement of traditional domestic forms was commonly noted in the northern part of Arlington County. For example, the American Foursquare is a popular early-twentieth-century building form recorded throughout the southern and central portions of the county. The single-family dwelling at 4721 37th Street, North (000-9087) is suggestive of the American Foursquare, but is three bays wide with a central entry, rather than the traditional two bays wide with a side entry. The central entry is flanked by tripartite windows with a 6/1 sash flanked by 4/1 sashes. The brick structure is covered by a shallow-pitched hipped roof with a hipped dormer and wide overhanging eaves.

A common form of single-family dwellings in Arlington County is the rectangular, box-like structure, typically extending three to five bays wide and standing two-and-a-half stories in height. The houses, overwhelmingly Colonial Revival in style, are often augmented by a one- to two-story side wing, which sometimes housed the garage or a sun porch. The scale and plan of the buildings noted increased as the survey moved northward with more and larger window openings, rear ells, and massive interior end chimneys on both side elevations. On the interior, the formal and informal living spaces were larger and distinctly separate, and additional rooms were provided including family rooms, bedrooms and baths.



Figure 16: House, 4701 37th Street, North, 000-9120 (EHT Tracerics, 2004)

The two-and-a-half-story dwelling at 4701 37th Street, North (000-9120) in Old Glebe is a good example of the rectangular, box-like structure commonly found throughout the county. Larger and more ornate than those surveyed in the southern or central portions of Arlington, the house is three bays wide with a one-story side wing that includes a below-grade garage. This section of Old Glebe, platted as Golf Club Manors in the early 1930s, was one of the first areas to be subdivided. The window openings have 6/6 double-hung, wood sashes framed by rowlock brick sills, flat lintels, and operable louvered shutters. The central entry, ornamented with fluted Tuscan pilasters and a fanlight set within the open pediment, suggests the interior provides a central hall flanked by the more formal living and dining rooms with access to the kitchen and less formal spaces at the rear of the dwelling. Similarly, the below-grade garage is presumed to have interior access to the basement and family room. Other examples were noted at 3127 North Pollard Street (000-9466) and 4711 36th Street, North (000-9088).

Residential Builder and Real Estate Developer: M.T. Broyhill and Son, Inc.

M.T. Broyhill and Sons, Inc. was founded in 1915, relocating to Northern Virginia by 1935 to take advantage of the tremendous housing shortage in the Washington Metropolitan Area. The construction company was founded by Marvin Talmage Broyhill, Sr. (1888-1966) of Wilkes County, North Carolina, who served as president. He was assisted by his sons, Marvin T. Broyhill, Jr. (1918-1969) and Joel T. Broyhill (1919-), who also served in the United States House of Representatives (1951-1973). The construction and real estate company, which also included the Broyhill Supply Company, maintained offices at 4620 Lee Highway in Arlington County. In Northern

Virginia by 1955, M.T. Broyhill and Sons was responsible for building “more than 8,000 homes since World War II,” thus gaining the title “The World’s Largest Builder of brick homes.”¹⁴ The company employed their own architects and also was known to work with prominent local architects such as Richard Parli. The firm was responsible for constructing a significant number of single-family dwellings and apartment complexes in Arlington and Fairfax Counties in Virginia as well as in several counties in Maryland and Washington, D.C.

The single-family dwellings and apartment complexes constructed and sold by Broyhill and Sons typically represented the Colonial Revival, Tudor Revival, and Modern Movement. Housing forms included the two-story, side-gables box, Cape Cod, ranch house, and split-level house. The typical side-gabled box or ranch house constructed by Broyhill and Sons was offered for under \$20,000; the basic home selling for \$14,950 in 1949. The plans included “a full basement, living room, dining room, kitchen on the first floor, three bedrooms and a bath on the second floor. A screened porch often opened off the living room. The firm catered to the needs of Northern Virginia residents by providing the addition of “a garage, extra bath, extra bedroom, or all three.”¹⁵ Costs were kept low by purchasing lumber wholesale from southern mills, with precutting and fabrication.¹⁶ The construction company made every attempt to offer home buyers with modern up-to-date amenities. The houses featured all-color kitchens with “built-in wall refrigerator, dishwashers, ranges, wall ovens, combination washer and dryer, all in color combination.”¹⁷ The firm boasts that they had “erected the first home in the United States featuring an all-color kitchen with built-in appliances.”¹⁸ Luxury homes, like those in a section of Country Club View (now part of Donaldson Run), were estimated to cost over \$200,000 in 1949.¹⁹

The New Dominion Period (1946-present)

It was noted during the previous survey phases that many of the dwellings erected during this modern period embodied the styles, materials, and forms traditionally utilized in Arlington County. However, the domestic architecture noted during the Phase VIIB survey employed many elements associated with the Modern Movement. The emergence of the Modern Movement and the new design ideals was heralded in the northern section of the county, which was not largely developed or even platted until the New Dominion Period. The need for affordable housing and the renewed sense of patriotism following

¹⁴ “Broyhill Firm to Open New Building,” *The Washington Post*, (Washington, D.C.: November 13, 1955), p. G2.

¹⁵ “Two New Subdivisions Planned by Broyhill,” *The Washington Post*, (Washington, D.C.: May 22, 1949), p. R14.

¹⁶ “Labor and Materials Costs Still Soaring,” *The Washington Post*, (Washington, D.C.: March 23, 1947), p. B8.

¹⁷ “Broyhill Firm Predicts 10% Business Gain,” *The Washington Post*, (Washington, D.C.: December 19, 1954), p. G2.

¹⁸ “Broyhill Firm Predicts 10% Business Gain,” *The Washington Post*, (Washington, D.C.: December 19, 1954), p. G2.

¹⁹ “Two New Subdivisions Planned by Broyhill,” *The Washington Post*, (Washington, D.C.: May 22, 1949), p. R14.

World War II also greatly impacted the designs and materials of the domestic properties constructed in this section of Arlington in the middle part of the twentieth century.

The ranch house, sometimes referred to as the Rambler, was efficient and suited to a casual living style and “perhaps the ultimate symbol of the postwar American dream.”²⁰ Introduced by California architects in the mid-1930s, the ranch house was the most prominent residential building form in the United States by the late 1940s.²¹ The popularity of the ranch house was prompted by the increased dependency on the automobile, which allowed for the establishment of more sprawling residential neighborhoods in areas where land had traditionally been undeveloped. The low cost of construction allowed developers to mass produce the structures in planned neighborhoods and developments. It also allowed individual property owners to affordably build their own homes, which were typically isolated but not far from commercial, business, and transportation corridors. This was very typical of the mid-twentieth-century domestic construction taking place in northern Arlington County.



Figure 17: House, 2500 North Upland Street, 000-9622 (EHT Tracerics, 2004)

Ranch houses are traditionally single-story buildings with staggered façades and low-pitched roofs. The long, narrow form, which incorporated open-plan living areas, floor-to-ceiling windows and double-glass doors, emphasized the large lots with its horizontality. “The length of the house along the prospect of approach emphasizes its sprawling form, suggesting the comparative availability of land and the luxury of outdoor living.”²² Because the ranch house neighborhoods were more commonly outside the metropolitan areas and required the owner to have a car, the asymmetrically designed

²⁰ Carley, p. 236.

²¹ Ames and McClelland, p. 66.

²² Howe, p. 370.

dwellings usually included one-, two-, or even three-car garages built as integral parts of the structure, with interior access from the kitchen or utility room. The design of the ranch house was minimal with some elements of “traditional detailing based loosely on Spanish or English Colonial precedents.”²³ It was clad in a variety and combination of materials, including brick facing, wood shingles or weatherboard, aluminum siding, vinyl siding, and asbestos shingles. Porch supports, minimal in ornamentation, were decorative iron or wooden posts. Large picture windows, with either metal or wood surrounds, illuminated the living rooms.²⁴



Figure 18: House, 600 South Wayne Street, 000-8823-0511 (EHT Tracerics, 2004)

Ranch houses dominated the Phase VIIB survey, particularly in the neighborhoods of Gulf Branch, Bellevue Forest, Donaldson Run, and Dover-Crystal. A group of ranch houses, constructed in the middle part of the twentieth century by Laurie Corporation, was also documented within the Penrose neighborhood as part of the historic district. Examples were noted at 3431 North Randolph Street (000-9303), 3188 North Pollard Street (000-9439), 3153 Military Road (000-9458), 3118 North Peary Street (000-9443), 3195 North Quincy Street (000-9448), 3044 Military Road (000-9529), and 2560 North Vermont Street (000-9635).

²³ McAlester, p. 479.

²⁴ McAlester, p. 479; Howe, p. 370.



Figure 19: House, 2916 North Stafford Street, 000-9537 (EHT Tracerics, 2004)

The ranch house built during the 1950s often featured a multi-story modification that resulted in the split-level house. The modern design retained the horizontality, low-pitched roof, and overhanging eaves of the ranch house, augmenting it with a “two-story unit intercepted at mid-height by a one-story wing to make three floor levels of interior space.”²⁵ In theory, this provided the family with three separate interior spaces; quiet living areas, noisy living and service areas, and sleeping areas.²⁶ The integral garage and the lively family rooms were located on the lower story. The living and dining rooms, perceived as formal quiet reception areas, were located in the main or “mid” level. The kitchen, entryway, and utility rooms were also conveniently located on this mid level. The bedrooms and baths were located on the upper story.

The form was often clad in a variety and combination of building materials, including wood weatherboard and shingles, asbestos shingles, aluminum or vinyl siding, and brick or stone facing. Detailing referred to the Colonial Revival style, although in a minimal fashion.

Representative examples of split-level houses with traditional-influenced forms are located throughout Dover-Crystal, which was developed largely in the mid-1950s to 1970s. Examples include the houses at 2392 North Quebec Street (000-9074), 2398 North Quebec Street (000-9075), 2412 North Quebec Street (000-9078), and 2397 North Quebec Street (000-9083). Constructed of concrete block faced in brick, these houses are horizontal in form with projecting bays that give the building an L-shaped form. The

²⁵ McAlester, p. 481.

²⁶ McAlester, p. 481.

placement and size of the window openings, along with the location of the primary entry and garage, indicate the more public spaces are located in the one-story section of the house. Exterior-end chimneys are located in the “quiet” living area levels. The private spaces, which include a lower service area or family room and sleeping area above, is located in the projecting bay that is often covered by a hipped or front gable roof. These structures also incorporate garages on the lower level, often below grade.

The construction of multi-family apartment complexes in Arlington began in earnest in the second quarter of the twentieth century and continued well into the New Dominion Period, particularly in central and northern Arlington County. This domestic building type was generally located along primary transportation corridors such as Lee Highway and Glebe Road, and was typically not included as part of the overall plat of the residential community. Thus, no multi-family apartment complexes were recorded in the neighborhoods of Old Glebe, Gulf Branch, Bellevue Forest, Donaldson Run, and Dover-Crystal. However, a non-historic multi-family complex consisting of rowhouses was recorded as part of the Penrose Historic District survey. Located at 500-516 South Veitch Street, this masonry structure was constructed about 1990 and contains sixteen houses, each with their own private entry. Surrounded by parking lots, the building is U-shaped with a false mansard roof of asphalt shingles. The Colonial Revival-style building recalls the rowhouse configuration of GlebeWood Village (000-9414).

Domestic Outbuildings

Typically, domestic resources constructed in southern and central Arlington County had associated outbuildings, particularly garages and sheds. These structures were commonly built of wood frame or brick, depending on the construction material of the main dwelling. The majority of the outbuildings were constructed during the World War I to World War II period and the New Dominion period, usually simultaneous with the original construction period of the main dwelling. As a result, many of the garages mimic the form, scale, style, and cladding materials of the primary dwellings. A total of twenty-nine freestanding garages were recorded during the Phase VIIB survey, only one of which is non-historic. Examples include the historic garages at 4612 Dittmar Road (000-9234), 3830 North Upland Street (000-9162), 4516 Dittmar Road (000-9226), 3616 North Albemarle Street (000-9092), 3829 North Chesterbrook Road (000-9129), and 3845 North Chesterbrook Road (000-9132).

In an attempt to attract upper-middle-income residents, many of the dwellings were constructed with the associated garage as part of the main block. Often, dwellings like the rectangular box-like structures adorned in Colonial Revival-style detailing from the second quarter of the twentieth century present a rectangular three- to five-bay-wide plan augmented by a one-story side wing that houses the automobile. Similarly, the ranch house and split-level houses incorporated below-grade garages. The integration of the garage into the design of the house was overwhelmingly more common during this phase of survey in Arlington County, which corresponds with the homeowner’s dependency on their own modes of transportation and the development of this area as an automobile suburb.

RESEARCH DESIGN

Objectives

The goal of the multi-phase project was to gather and evaluate information about the historic properties and their resources within Neighborhood Service Area A, B, C, and D in an effort to more fully comprehend and support their contribution to the County's heritage. The project was intended to: 1) synthesize and complete documentation of previously identified historic properties into a computerized database format; 2) collect additional information and survey previously unidentified or unevaluated historic properties and potential historic districts; and 3) heighten public awareness about historic resources in Arlington County to encourage citizen appreciation of their history.

Scope of Work

The project was organized into basic tasks:

- 1) The survey and documentation to the reconnaissance level of approximately 550 historic resources in Neighborhood Service Area B. Phase I included the identification and survey of 761 resources within Neighborhood Service Area H and the Target Areas of Arna Valley, Nauck, and Columbia Heights West. Phase II completed the survey of 1,015 resources in Neighborhood Service Areas H and G, Glen Carlyn, and a portion of the Barcroft neighborhood community. Phase III comprehensively documented 776 resources in Neighborhood Service Areas D and F, as well as North Highlands in Service Area E, all to the 1936 date of construction as based on historic maps and on-site survey. Phase IV, identifying 805 properties, began the study of the Rosslyn-Ballston Corridor at the eastern end of this major transportation corridor. Phase V continued the survey efforts of Phase IV, focusing on the documentation of 809 properties at the western end of the Rosslyn-Ballston corridor. Phase VI recorded 1,010 properties in select service areas in an effort to identify significant historic neighborhoods. Phase VIIA documented 550 properties in Neighborhood Service Areas A, B, C, and D, with emphasis placed on those properties in Waverly Hills. The Phase VIIB survey recorded 579 properties in the northeastern section of Neighborhood Service Area B; and
- 2) The identification of potential historic districts and individual properties eligible for listing on the Virginia Landmarks Register and the National Register of Historic Places.

Methodology

Approach

E.H.T. Tracerics approached this project as a coordinated effort of experienced professional architectural historians working with the Department of Community Planning, Housing and Development and the Virginia Department of Historic Resources (VDHR) in an effort to produce a cost-effective survey that would meet VDHR's high standards, as well as provide necessary information to Arlington County.

This was accomplished by working closely with Arlington County and its representatives to identify important architectural resources; by taking full advantage of the Data Sharing Software (DSS) database to document and analyze historic properties; by understanding the history and geography to insure that selected cultural resources accurately illustrate the County's historic context through the best-preserved and least-altered examples as subsumed under VDHR's eighteen historic context themes; by utilizing years of sound survey experience to ensure an efficient effort; by employing a management methodology that is designed to result in an on-time performance; and by maximizing the potential of an experienced staff.

To achieve the desired products, E.H.T. Tracerics organized a team with the credentials, skills, and successful experience to do the work. The team was composed of three members: a Project Director/Senior Architectural Historian and two Architectural Historian/Surveyors. The Project Director/Senior Architectural Historian managed the administration of the survey project, directed the tasks and was responsible for preparing the Final Survey Report. She also functioned as the primary architectural historian, working with the team to evaluate the resources based on the historic context prepared in Phase I. Additionally, the Senior Architectural Historian was responsible for assessing potential landmarks and historic districts. The Architectural Historian/Surveyors managed the information on previously recorded resources – synthesizing, consolidating, undertaking data entry, locating the properties and resources, and updating records as appropriate. They worked together in the field, surveying and documenting resources that met the survey criteria.

Basic to the methodology was the determination of criteria for selecting properties to be surveyed using VDHR standards, historic themes, and requirements. This was a team effort that allowed for on-site decision-making. A system was established to select properties for survey by synthesizing the VDHR standards, the eighteen VDHR historic context themes, the basic historic context outline, and VDHR contractual requirements. Next, a plan was developed for managing the information on the previously recorded properties, for updating records as necessary, and for identifying and surveying 579 new resources for survey at the reconnaissance level.

The recordation of the properties to VDHR standards ensured the successful completion of the contract. Implementing the Survey Design, EHT Tracerics surveyed 579 resources to a reconnaissance level. All previously recorded properties were located and information brought up to a standard equal to that employed for the newly identified resources.

Each reconnaissance level survey form recorded a single property, including its primary and secondary resources. Each completed form for resources that contained a contributing primary resource included a detailed physical description of that primary resource as well as a brief description of the secondary resources on the property. It also included a brief evaluation of the property as an entity, placing it in its local historical and architectural context. Labeled, black-and-white photographs that document the resource accompanied all forms. The photographic documentation included a range of two to five views, with an average of two to three views of the primary resource and a minimum of one photograph per contributing secondary resource or group of secondary resources if located close together. The photographs sufficiently illustrate the architectural character of the primary resource; at least one photograph was taken at close range. A simple site plan sketch of the property indicating the relationship between primary and secondary resources was completed for each surveyed property. The site plans were prepared neatly in pencil on graph paper. The site plan sketch included the main road and any significant natural features. Copies of the relevant sections of USGS Quadrangle maps and county base maps were submitted with each group of forms as required.

Representative examples of cultural resources over fifty years old were selected for recordation using our understanding of the history of Arlington County and related architecture. With assistance from the VDHR staff and the Department of Community Planning, Housing and Development of Arlington County, survey priorities were established. Efforts were made to identify the best-preserved and least-altered examples of various resource types subsumed under the eighteen VDHR historic themes. Special attention was paid to early outbuildings and structures, significant buildings in poor condition or threatened by imminent destruction, resources related to ethnic minority cultures, pre-1860 resources, including outbuildings and farm structures, previously surveyed properties that warranted updated or additional information, and significant buildings that may be affected by transportation network improvements (i.e. road or railroad construction).

E.H.T. Tracerics utilized building permit cards, provided by the Department of Community Planning, Housing and Development to document the construction dates and builders of each property recorded.

Work Plan

Implementation of the proposed work was based on an incremental process as outlined in the following seven task descriptions.

TASK 1:	Project Organization and Management
TASK 2:	Survey Design (including Initial Public Presentation)
TASK 3:	Survey
TASK 4:	DSS
TASK 5:	Evaluation of Properties
TASK 6:	Architectural Survey Report
TASK 7:	Project Completion

TASK 1: PROJECT ORGANIZATION AND MANAGEMENT

Project organization consisted of the establishment of a work schedule, coordination of the team members and the County staff, establishment of work assignments, arrangement for the necessary materials to undertake the work tasks, and maintenance of the project schedule.

The project director, largely responsible for organization and management, functioned as liaison between Arlington County, the Department of Historic Resources, and the project team. Activities included regular monitoring of the project's progress, preparation of the monthly progress reports, problem solving in conjunction with VDHR and project staff, and attendance at required progress meetings with the County and VDHR representatives.

The project was managed through a system of task-oriented hierarchy. Incremental monitoring was combined with milestone review indicated as "results" for each task listed in the work plan. The monthly progress reports recorded milestone completion for VDHR review.

TASK 2: SURVEY DESIGN

Prior to beginning fieldwork, all existing materials relevant to Arlington County contained within the VDHR archives were reviewed. Materials contained within the County's collection at the Historical Society, the Library of Congress, the Virginia Room at the Arlington County Library and archives at other repositories in the county, as well as state and federal archives, were reviewed.

Arlington County planning staff was consulted regarding any newly proposed development projects that may affect the future of the survey areas' historic resources. Documents, including the local comprehensive plan, Virginia Department of Transportation Six-Year Plan, and public utility plans, were reviewed.

In preparation for fieldwork, the reviewed materials, building permit cards, maps and previous survey route were studied to determine the best approach for covering as much of

the survey area as possible. As in all phases, properties were selected based on the Survey Criteria as stated in the RFP Section III. STATEMENT OF NEED; C. SURVEY CRITERIA. This information was discussed and the potential course of action prepared for the County staff's review and approval. The survey design was revised and up-dated as necessary during the course of the on-site and archival efforts.

During this phase, a public meeting was held to explain the survey effort to interested Arlington County officials, members of local historical associations, residents and owners. A general presentation introduced the survey team, explained the survey effort and its history, addressed County and VDHR preservation goals, and presented the survey design. Attendees were asked to provide information that might aid the effort. The presentation included slides that illustrated the accomplishments of the Phase VIIA survey effort and discussed the anticipation for Phase VIIB activities, the VDHR survey process, and the survey's potential for protecting Arlington County's historic architectural resources.

TASK 3: SURVEY

Upon completion of a survey schedule, the surveyors began the on-site survey work, following assigned routes. All work followed VDHR standards and properties selected during the on-site survey met the published Survey Criteria. Selected properties were documented to the reconnaissance level as appropriate, including site plans and photographs of the exterior and interior where appropriate (and possible). Color slides were taken as appropriate throughout the survey effort. The photographs taken on-site were developed as the survey progressed. As the 3-1/2" by 5" black-and-white photographs were processed, labeling in pencil was conducted. Negative lists, negatives and color slides were also labeled to VDHR standards. All information collected during this task was filed into property file folders.

Concurrent with the on-site survey, archival sources were researched at the local, state, and federal level, including primary and secondary sources. The bibliography developed in Phase I, and augmented in the subsequent phases, was expanded to include the additional sources. As information was gathered, it was synthesized with individual property survey files.

TASK 4: DSS

Information collected and recorded during the on-site field survey was entered into the Virginia Department of Historic Resources-Data Sharing Software database (VDHR-DSS). Data on each property surveyed was recorded as a single DSS record, as required by the VDHR survey program. At appropriate intervals throughout the project, each DSS property record was reviewed for accuracy and consistency. Upon review of the database and following corrections, tabular reports were generated. These reports provided organized data for analysis and incorporation into the Architectural Survey Report.

Various computer reports were generated for this project including:

- Arlington County Survey: Inventory of All Properties by VDHR ID Number
- Arlington County Survey: Inventory of All Properties by Name

VDHR-DSS was an important component of the survey, and will be a useful planning tool for Arlington County. The information in the database can be updated as needed and used to generate a variety of reports beyond those prepared for this study.

TASK 5: EVALUATION OF PROPERTIES

Reports generated by DSS were analyzed and properties considered potentially eligible as individual landmarks and as historic districts for listing on the Virginia Landmarks Register and the National Register of Historic Places were evaluated within the context of the survey database, historic themes and historic context.

TASK 6: ARCHITECTURAL SURVEY REPORT

On-site and archival findings were assembled and synthesized in preparation for review prior to drafting the final report. One set of VDHR survey file envelopes were labeled for VDHR; one set of manila file folders for the County. The appropriate documentation, labeled photographs and negatives, and site plans were placed in the appropriate envelope or file. USGS Quadrangle Maps and County Base Maps were marked to indicate the surveyed properties for both VDHR and the county. All envelopes/files were checked for completion.

The Architectural Survey Report was prepared in conformance with the VDHR Guidelines for survey reports. Historic properties associated with the relevant themes were discussed in the historic context narratives. Illustrations, including photographs, drawings, maps, tables, charts, and other graphics were prepared. The draft document was distributed to the County and VDHR.

TASK 7: PROJECT COMPLETION

All required products were prepared for the County and VDHR. The DSS documentation was submitted to VDHR. Two diskettes holding a copy of the text of the Architectural Survey Report in Word 7.0 were prepared. Two original unbound and twelve (12) bound copies of the Architectural Survey Report were prepared. Two sets of hard-copy survey forms, photographs, maps, and other materials were made ready for submission. One set of negatives was prepared for VDHR. All products were submitted to the appropriate body.

At the completion of the survey, a final presentation was made to a selected official body in the County. This presentation summarized the findings and responded to questions and issues.

SURVEY FINDINGS

ARLINGTON COUNTY DATABASE HOLDINGS

The survey and documentation of properties in Arlington County was completed to the approved standards of the Virginia Department of Historic Resources. The results of the survey project are as follows:

Five Hundred Seventy-Nine (579) properties were recorded to the Reconnaissance Level. Each Reconnaissance Level Survey Form recorded a single property, including primary and secondary resources.

- Five Hundred Seventy-Nine (579) properties were evaluated as historic or significant to the historic context of Arlington County and fully surveyed to the reconnaissance level. Each form provides a detailed physical description of the primary resource as well as a brief description of the secondary resources on the property. It includes a brief evaluation of the property, placing it in its local historical and architectural context. Labeled, black-and-white photographs that adequately document the property's resources accompany each form. Adequate photographic documentation includes several views of the primary resource and a minimum of one photograph per historic secondary resource or group of secondary resources if they are located close together. Photographs illustrate the architectural character of the resource, with at least one photograph taken at close range. A simple site plan sketch of the property indicating the relationship between primary and secondary resources is included for each surveyed property. The site plan sketch indicates the main road and any significant natural features such as creeks and rivers. A copy of the relevant section of the county base map is filed with each form. The survey area was marked in pencil on a USGS map.

ANALYSIS OF SURVEY FINDINGS

The VDHR-Data Sharing Software (VDHR-DSS) is an on-line system developed to meet VDHR's computer needs and desires. Survey documentation prepared as part of Phase I through V were entered into VDHR-Integrated Preservation Software (VDHR-IPS), a system developed by the National Park Service and customized to best serve VDHR. All records entered into IPS have been converted into DSS by VDHR and are now available on-line. The documentation for Phases VI and VIIA-B, collectively totaling 2,139 properties, was entered into DSS. With the completion of the data-entry in Phase VIIB and the conversion of the previously entered IPS records, the master DSS database for Arlington County contains 6,305 properties.

- **Arlington County Survey:
Inventory of All Properties by VDHR ID Number**

- **Arlington County Survey:
Inventory of All Properties by Address**

Analysis of Survey Findings

Statistical information was derived from the survey findings by producing computer-generated reports. These reports are designed to yield specific kinds of information for the appropriate analysis of survey findings. Some of the information entered into the database is factual, being based upon quantitative analysis; other information is valiative, and is based upon Tracerics' understanding and evaluation of architectural and historical data collected during the survey. The computer-generated reports represent both factual and valiative assessments, and provide statistics on important trends and aspects of the built environment of Arlington County.

The following analysis was prepared by architectural historians at Tracerics and is based upon a professional understanding of the historic properties and resources surveyed, taking into consideration the needs and requirements of Arlington County and VDHR.

- Identification of Properties

Each record in the computer represents a property that is a location defined by a perimeter measurement, such as a lot or parcel of land or a determined environmental setting. A total of 579 properties were identified and surveyed during the course of this project. These properties were identified in two ways: first, by using the 1936 and 1954 *Sanborn Fire Insurance Maps* of Arlington County, the 1943 *Franklin Survey of Arlington County* which indicates the sites of resources (*i.e.* the footprint of a building or structure), and the building permit cards; second, through visual identification of primary resources that were not indicated on the historic maps but appeared to hold architectural significance associated with the recent past.

- Categorization of Properties

Each property record is initiated with the determination of a property category for the property as an entity. This categorization reflects the type of resource that is considered to be the primary resource and the source of the property's historicity. The five property categories are as follows: building, district, structure, site, and object. The definitions used are included in *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* as follows:

- | | |
|------------------|---|
| Building: | A building, such as a house, barn, church, hotel, or similar construction, is created to shelter any form of human activity. "Building" may also refer to a historically, functionally related unit, such as a courthouse and jail or a house and barn. |
| District | A district possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. |
| Site | A site is the location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, when the location itself possesses historic, cultural, or archeological value regardless of the value of any existing structure. |
| Structure | The term "structure" is used to distinguish from buildings those functional constructions made usually for purposes other than creating human shelter. |
| Object | The term "object" is used to distinguish from buildings and structures those constructions that are primarily artistic in nature or are relatively small in scale and simply constructed. Although it may be, by nature and design, movable, it is associated with a specific setting or environment, such as statuary in a designed landscape. |

In Virginia, it is anticipated that a property will include at least one resource, usually considered its primary resource. The historic character of that resource is usually the basis upon which the determination of the property's overall historic or nonhistoric status is made.

The proper categorization of a property is dependent on the proper identification of the primary resource. For example, a property that includes a large residence built in the 1870s and several outbuildings from the same period would be categorized as a "BUILDING." Another property that includes a large residence built in 1995 near the foundation of an 18th century farmhouse would gain its historic status from the archeological potential of the site that is composed of the foundation and its environs, not from the no longer extant original building nor from the new house, therefore this property would be categorized a "SITE."

ARLINGTON COUNTY SURVEY: PROPERTY CATEGORIZATION	TOTAL NUMBER OF PROPERTIES
Buildings	579
Districts	0
Objects	0
Sites	0
Structures	0
TOTAL CATEGORIZED PROPERTIES	579

- Determination of Historic Status

The identification of properties and their categorization was followed by the determination of a historic status for the property. For this survey, historic was defined as possessing the capacity to convey reliable historic information about the physical and cultural development of Arlington County. **It was not interpreted as a measure of the level of significance of that information.**

Properties were considered HISTORIC if:

- The primary resource was fifty years of age or more; or
- The resource possessed the capacity to convey reliable historic information about the physical and cultural development of Arlington County.

Properties were determined to be NONHISTORIC if:

- The primary resource was less than fifty years of age;
- No primary resource was visually evident; or
- The primary resource was altered to a level that any historic integrity it might have possessed was significantly destroyed or obscured.

ARLINGTON COUNTY SURVEY: PROPERTY CATEGORIES	TOTAL	HISTORIC
Buildings	579	549
TOTAL CATEGORIZED PROPERTIES	579 total	549 historic

Primary Resources

For the 579 properties included in the database, two different primary resource types were identified throughout the survey area. The following report identifies the number of identified resource types for each property:

ARLINGTON COUNTY SURVEY: PRIMARY RESOURCE TYPE CONTAINED BY CONTRIBUTING PROPERTIES	NUMBER OF PRIMARY RESOURCES RECORDED
Multiple Dwelling	1
Single Dwelling	578

The identification of the single-family dwelling has been consistent throughout the many survey phases. The multiple-family dwelling, a significant building type in Arlington County, was recorded most often in the central section of the county. Noticeably, the number of resource types identified in each survey phase has varied as the on-site work has progressed northward. It has diminished as the survey moved north past Arlington Boulevard. Phase I recorded eleven primary resource types and Phase IV recorded seventeen types. Three types were identified during Phase VIIA and only two resource types were documented as part of Phase VIIB.

- VDHR Historic Themes and Period Contexts

VDHR has defined eighteen cultural themes for Virginia's cultural history from prehistoric times to the present. Although a property may relate to one or more of the defined themes, only the most relevant themes are indicated in the database.

ARLINGTON COUNTY SURVEY: VDHR THEMES	NUMBER OF ASSOCIATED PROPERTIES
Architecture/Community Planning	579
Commerce/Trade	0
Domestic	579
Education	0
Ethnicity/Immigration	0
Funerary	0
Government/Law/Political	0
Health Care/Medicine	0
Industry/Processing/Extraction	0
Landscape	0
Military/Defense	0
Recreation/Arts	0
Religion	0
Settlement Patterns	0
Social	0
Subsistence/Agriculture	0
Technology/Engineering	0
Transportation/Communication	0

Notably, the number of historic context themes identified during each phase is reduced as the on-site fieldwork progresses northward through the county. The greatest number of themes was recorded in Phase I, with eleven contexts noted. Phases II and III documented fourteen and nine themes, respectively. During Phase IV, the Industry/Processing/Extraction theme was identified for the first time. However, the seven other themes documented that year had been recorded in previous phases. In Phase V, only seven of the themes were noted. Phase VI documented eight themes. Phase VIIA recorded only three themes, while Phase VIIB documented two themes.

RECOMMENDATIONS

A. Recommendations for Further Study

- Phases VIII and IX Architectural Surveys

The first phases of the project completely surveyed Neighborhood Service Areas D, E, F, G and H, as well as the selected Target Areas. Neighborhood Service Area H was comprehensively surveyed to include resources erected prior to 1942, while Neighborhood Service Areas F and G were comprehensively surveyed to include resources erected prior to 1936. Portions of Neighborhood Service Area D included in the 1936 comprehensive survey are Lyon Park and Ashton Heights. The Target Areas – Nauck, Arna Valley, and Columbia Heights West -- were documented to the 1942 date of construction, as indicated by historic maps. Within Service Area E, the community of North Highlands was comprehensively documented to the 1936 date of construction. The Rosslyn-Ballston Corridor between the Potomac River and Glebe Road along Wilson Boulevard was documented to the 1954 date of construction.

Therefore, it is recommended that those areas within Neighborhood Service Areas D, E, F, and G that were surveyed to the 1936 date should be further examined to insure the proper documentation of resources constructed between 1936 and 1955. The Building Permit Card should be used along with the *Sanborn Fire Insurance* maps and the *Franklin* maps to ensure the date of construction and documentation of the architect and builder. Several neighborhoods within these Service Areas have been comprehensively surveyed during the nomination of the community to the Virginia Landmarks Register and the National Register of Historic Places, and therefore do not require additional survey work.

Furthermore, the reconnaissance level survey of Arlington County should be continued at all costs to ensure a comprehensive recordation of its historic properties and the context in which they developed. Within Neighborhood Service Areas A, B, and C, the following communities need to be surveyed in part or whole: Woodmont, Riverwood, Rivercrest, Arlingwood, Chain Bridge Forest, Stafford-Albemarle-Glebe, Arlington-East Falls Church, Bluemont, Boulevard Manor, Dominion Hills, Highland Park/Overlee Knolls, Leeway Overlee, Madison Manor, Old Dominion, Rock Spring, Tara-Leeway, Westover, Williamsburg, and Yorktown. Several of these neighborhoods are currently being studied as part of the Arlington County Phase 8 Survey, scheduled to be completed in the fall of 2004.

- Properties to be Surveyed at the Intensive Level

The following properties were included in this survey at a reconnaissance level; however, the architectural and/or historical significance of the primary resource warrants intensive-level survey, as these properties may be eligible for the National Register of Historic Places.

1. Glenmore, 3440 North Roberts Lane (000-0176)
2. House, 3615 North Glebe Road (000-9084)
3. House, 3601 North Abingdon Street (000-9107)
4. House, 4414 Dittmar Road (000-9193)
5. House, 4531 Dittmar Road (000-9216)
6. The Hill, 4616 Dittmar Road (000-9233)
7. House, 4610 Dittmar Road (000-9234)
8. House, 3619 North Upland Street (000-9247)
9. House, 3814 North Stafford Street (000-9262)
10. House, 4416 North Upland Street (000-9271)
11. House, 4515 26th Street, North (000-9634)
12. House, 2560 North Vermont Street (000-9635)
13. House, 4509 25th Road, North (000-9636)
14. House, 2556 North Vermont Street (000-9637)
15. Modern Movement Ranch Houses and Colonial Revival-style boxes constructed by M.T. Broyhill in Donaldson Run and Gulf Branch

B. Evaluation/Recommendations for Designation

- Standards for Evaluation

The properties identified in the Phase VIIB Architectural Survey of Arlington County have been evaluated on a preliminary basis for their historic significance at the local, state, and national levels. As stated in the Secretary of the Interior's Standards for Evaluation, evaluation is the process of determining whether identified properties meet defined criteria of significance and whether they should, therefore, be included in an inventory of historic properties determined to meet the established criteria.

In association with the Secretary of the Interior's *Standards for Evaluation* is the Secretary of the Interior's *Guidelines for Evaluation*. These guidelines describe the principles and process for evaluating the significance of the identified historic properties. In evaluating the historic resources of Arlington County, both the *Standards* and *Guidelines for Evaluation* were consulted. As a first step, the guidelines suggest that criteria used to develop an inventory of historic properties should be coordinated with the National Register of Historic Places. In the case of Arlington County, the evaluation process was conducted using the National Register of Historic Places criteria and the Virginia Landmarks Register criteria. The National Register of Historic Places is the official national list of recognized properties, which is maintained and expanded by the National Park Service on behalf of the Secretary of the Interior. The Virginia Landmarks Register criteria, established in 1966, are coordinated with those established for the National Register.

The National Register of Historic Places Criteria states:

The quality of *significance* in American history, architecture, archeology, and culture is present in districts, sites, buildings, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

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

Similarly, the Virginia Landmarks Register criteria are set forth in the legislation as follows:

No structure or site shall be deemed historic one unless it has been prominently identified with, or best represents, some major aspect of the cultural, political, economic, military, or social history of the State or nation, or has had a relationship with the life of an historic personage or event representing some major aspect of, or ideals related to, the history of the State or nation. In the case of structures which are to be so designated, they shall embody the principal or unique features of an architectural style or demonstrate the style of a period of our history or method of construction, or serve as an illustration of the work of a master builder, designer or architect whose genius influenced the period in which he worked or has significance in current times. In order for a site to qualify as an archaeological site, it shall be an area from which it is reasonable to expect that artifacts, materials, and other specimens may be found which give insight to an understanding of aboriginal man or the Colonial and early history and architecture of the state or nation.

A second consideration cited by the guidelines suggests that the established criteria should be applied within particular historic contexts. In the case of Arlington County, the criteria were examined to determine how they might apply to properties within the given context. The historic contexts are synonymous with the eighteen historic themes developed by the VDHR and listed as follows:

Domestic Theme: This theme relates broadly to the human need for shelter, a home place, and community dwellings.

Subsistence/Agriculture Theme: This theme most broadly seeks explanations of the different strategies that cultures develop to procure, process, and store food.

Government/Law/Political Theme: This theme relates primarily to the enactment and administration of laws by which a nation, state, or other political jurisdiction is governed; and activities related to politics and government.

Health Care/Medicine Theme: This theme refers to the care of sick, elderly and the disabled, and the promotion of health and hygiene.

Education Theme: This theme relates to the process of conveying or acquiring knowledge or skills through systematic instruction, training, or study, whether through public or private efforts.

Military/Defense Theme: This theme relates to the system of defending the territory and sovereignty of a people and encompasses all military activities, battles, strategic locations, and events important in military history.

Religion Theme: This theme concerns the organized system of beliefs, practices, and traditions regarding the worldview of various cultures and the material manifestation of spiritual beliefs.

Social Theme: This theme relates to social activities and institutions, the activities of charitable, fraternal, or other community organizations and places associated with broad social movements.

Recreation and the Arts Theme: This theme relates to the arts and cultural activities and institutions related to leisure time and recreation.

Transportation/Communication Theme: This theme relates to the process and technology of conveying passengers, materials, and information.

Commerce/Trade Theme: This theme relates to the process of trading goods, services, and commodities.

Industry/Processing/Extraction Theme: This theme explores the technology and process of managing materials, labor, and equipment to produce goods and services.

Landscape Theme: This theme explores the historic, cultural, scenic, visual and design qualities of cultural landscapes, emphasizing the reciprocal relationships affecting the natural and the human-built environment.

Funerary Theme: This theme concerns the investigation of gravesites for demographic data to study population, composition, health, and mortality within prehistoric and historic societies.

Ethnicity/Immigration Theme: This theme explores the material manifestations of ethnic diversity and the movement and interaction of people of different ethnic heritages through time and space in Virginia.

Settlement Patterns Theme: Studies related to this theme involve the analysis of different strategies available for the utilization of an area in response to subsistence, demographic, socio-political, and religious aspects of a cultural system.

Architecture/Landscape Architecture/Community Planning Theme: This theme explores the design values and practical arts of planning, designing, arranging, constructing and developing buildings, structures, landscapes, towns and cities for human use and enjoyment.

Technology/Engineering Theme: While the technological aspects of a culture form the primary basis of interpretation of all themes, this theme relates primarily to the utilization of and evolutionary changes in material culture as a society adapts to the physical, biological, and cultural environment.

After determining how the criterion applies, the Secretary of Interior's *Guidelines for Evaluation* suggests that the integrity of a property should be assessed. In evaluating the integrity, factors such as structural problems, deterioration, and abandonment should be considered if they have affected the significance of the property. In surveying the properties of Arlington County, the integrity of the resource was evaluated using the seven aspects as defined in *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*. The aspects include location, design, setting, materials, workmanship, feeling, and association. The seventh aspect, association, was not always evaluated while conducting on-site survey work, and often requires further archival research.

Based upon the state and national guidelines and criteria, all of the properties in Arlington County were evaluated for potential nomination to the Virginia Landmarks Register and the National Register of Historic Places.

- Recommendations for Further Analysis Regarding Nomination

Country Club View Section of Lee Heights

An analysis, which establishes boundaries, should be prepared for the Country Club View Section of the Eighth Addition to Lee Heights, one of the original sections of the neighborhood now known as Donaldson Run. This section of Donaldson Run was platted in the 1930s as Lee Heights with additions being added well into the 1940s. The Country Club View Section of Lee Heights abuts the Washington Golf and Country Club, which was established in 1894 and continued to acquire property after the turn of the twentieth century. The development of this section of Donaldson Run was first undertaken in 1949 by Marvin T. Broyhill and Sons, Incorporated, a building and construction firm also responsible for constructing many of the more modest houses in this neighborhood in 1951. The buildings are constructed of brick and stylistically detailed with the elements associated with the Colonial Revival and Classical Revival styles.

Although Broyhill and Sons were responsible for the construction of hundreds of single-family dwellings in northern Arlington, particularly in Donaldson Run and Gulf Branch, the houses in Lee Heights represent some of the construction company's earliest work in Arlington County. Further, the vast majority of houses constructed by the company were modest in scale, set on medium-sized lots, and limited in stylistic detailing because they were marketed to the middle and upper-middle classes. These houses were offered for under \$20,000; the basic home selling for \$14,950 in 1949. Those buildings in Lee Heights were targeted to the wealthier upper class and, although simple in form, are comparatively more ornate and set on larger landscaped lots. Luxury houses, like those in Lee Heights, were estimated to cost over \$200,000 in 1949.

Examples include the buildings at 2561 North Upland Street (000-9633), 4514 26th Street, North (000-9634), 2560 North Vermont Street (000-9635), 4509 25th Road, North (000-9636), and 2556 North Vermont Street (000-9637).

Old Glebe

The developmental history of Old Glebe documents the transformation of northern Arlington County as a rural truck farm community improved by large-scale summer homes in the second half of the nineteenth century to the establishment of numerous planned suburban neighborhoods in the twentieth century, collectively making up a single cohesive residential neighborhood. Examples of single-family dwellings from both periods of development remain in the community.

Initially unplanned, the improvements to the landscape of what was to become Old Glebe include such significant properties as Fort Ethan Allen and Walker Chapel. Following the devastation of the Civil War, this area of Arlington County was used by local truck farmers seeking to sell produce to the Washington market. Yet the population of Old Glebe remained relatively small in the latter part of the nineteenth century. By 1886, the area was designated as the village of Walker Chapel, the fifth community in Arlington County to be given this title. Census records and directories document that the vast majority of the small population of Walker Chapel was employed as farmers. The completion of a streetcar line from Georgetown through this area to Cabin John in 1895 brought a number of new residents to Walker Chapel. The population flocking to this section of northern Arlington County were not permanent residents, however; rather they lived and worked in Washington, D.C. and erected summer homes in Walker Chapel in an attempt to escape the oppressive city heat. One such summer resident was Gustav Dittmar, a German immigrant who lived and worked in Georgetown. Dittmar was instrumental in getting “a series of lanes that looped around east Glebe Road accepted by the county as a public right-of-way. Thereafter, this new right-of-way became known as Dittmar Road,” a street name that was maintained despite the county’s alphanumeric system of renaming streets in 1934. The Dittmar summer house was constructed at what is today 4510 Dittmar Road about 1890. After Dittmar’s death in 1909, his family relocated permanently to Walker Chapel. Unfortunately, the Dittmar house burned in 1959.

Franklin’s Original Han-dy Size Property Atlas, which included Arlington County, records that large plots of land were still privately held by 1939. Names noted on the *Atlas* include Jane E. Grunwell (228 acres), William F. Roberts (33 acres), Jeanette Jewell (93 acres), Robert W. Farrell (10 acres), Fannie C. White (16 acres), W.F. Brooks (12 acres), and John S. Rixey (118 acres). A number of smaller holdings were owned by development companies anticipating the suburbanization of the area. The architectural styles and forms from this initial phase of development were predominately vernacular, with influences noted from the Queen Anne and Colonial Revival styles and the I-house and bungalow.

Planned development of the neighborhood began in the early part of the twentieth century by subdividers and home builders who platted and divided the lots and offered them for sale. Each of the subdivided sections was given its own name, such as Country Club Grove, Chestnut Hill, Fort Ethan Allen, and Rural Retreat Park. Prominent local developers who

built dwellings in the community include Virginia Gardens Development Corporation, R.N. Rust, Eugene Hooper, M.E. Scarborough, Crestdale Properties Inc., Westwood Properties, M. Pomponio and Sons, and the Dittmar Company. The architectural styles and forms of the buildings, which typically dated from between 1930 and 1955, included Tudor Revival, Colonial Revival, Cape Cods, and Modern Movement ranch houses and split-level houses.

In 1901, Saegmuller School was opened. The growth of the area by the second quarter of the twentieth century prompted the two-room, wood-frame schoolhouse to be replaced in 1939 with the Madison Elementary School. The two-story brick school, designed by Allen C. Minnix, was the first Public Works Administration (PWA) project undertaken in Arlington County. The school was originally known as Woodmont, but the name was eventually changed to honor President James Madison, who hailed from Virginia. Although construction of the elementary did not impact the physical integrity of Fort Ethan Allen, the expansion of the educational facility in 1957-1958 destroyed a portion of the deteriorating southeast bastion. The school closed in the 1970s, although the building is now used as a community center within Fort Ethan Allen Park.

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