



Old Glebe Civic Association Conservation Plan

July 2003



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Executive Summary

The Old Glebe Civic Association (OGCA) Neighborhood Conservation Plan concerns the neighborhood bounded by the shaded area in Figure 1. The OGCA, which consists entirely of residential property, is defined primarily by its natural setting and abundance of parkland. The goals of this Plan are threefold:

- ❖ Preserve the character of our neighborhood as a quiet, wooded neighborhood;
- ❖ Preserve and improve the parks and green spaces within the OGCA; and
- ❖ Improve the safety and beauty of our neighborhood by addressing crime and traffic problems.

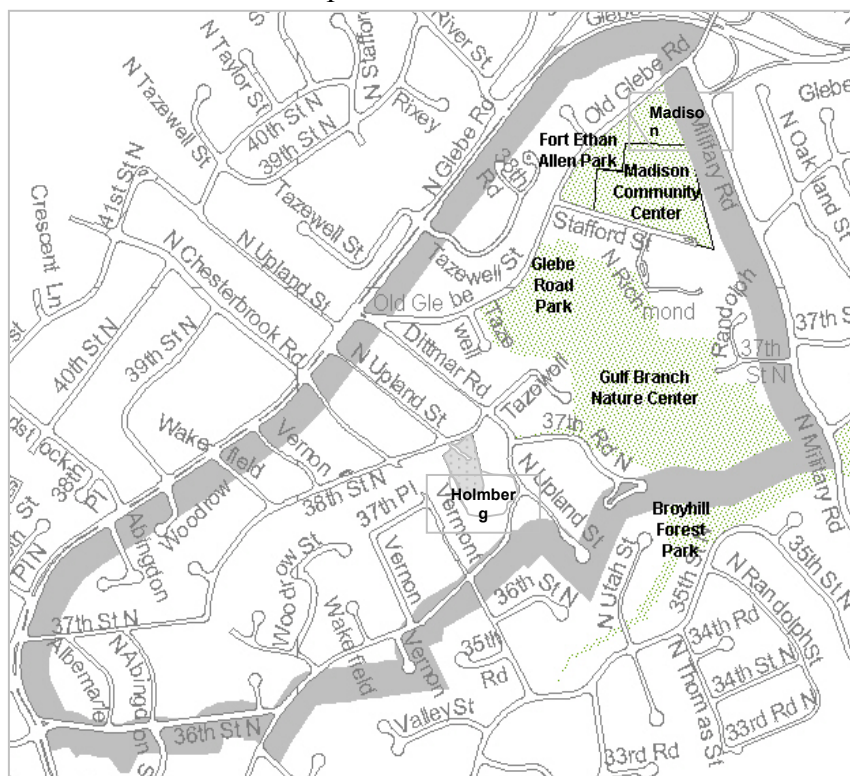


Figure 1. Map of the Old Glebe Civic Association

In order to accomplish these goals, this Plan sets forth 36 recommendations that are divided into Policy and Project categories. Policy recommendations express the opinion of the neighborhood and may be useful to the County government as guidelines for implementing County policies. Project recommendations are improvements or changes that the OGCA would like implemented through general maintenance funds or through the Neighborhood



Conservation Advisory Committee project process. The recommendations derived from the Plan are as follows:

General Conditions

- 1. Project: OGCA supports the under-grounding of utility cables wherever possible.**
- 2. Project: OGCA encourages the DPRCR to beautify the Madison Center grounds and maintain flowered areas along Glebe and Old Glebe Roads.**
- 3. Policy: Because OGCA is on the main flight path of National Airport, OGCA will encourage County authorities to actively pursue efforts to decrease the level of noise associated with airplane and airport operations.**
- 4. Project: OGCA will design a neighborhood sign, identify locations where it can be installed, and install the signs.**
- 5. Policy: OGCA values our green space and the preservation of flora, fauna, streams, and other natural features of our neighborhood.**
- 6. Policy: OGCA considers road and pedestrian safety in the context of development and conservation an important objective.**
- 7. Policy: OGCA requests that County authorities enforce dog leash laws and ordinances and respond to complaints of violations.**

Development

- 8. Policy: OGCA supports a review of the zoning policy that allows 56% of a lot to be built upon “by right” and requests that the County Board consider decreasing that percentage.**
- 9. Policy: OGCA encourages property owners and developers to give careful consideration to new developments and to consult both with neighbors and the OGCA before making final decisions.**

Streets, Sidewalks, and Lighting

- 10. Project: OGCA will support the installation of sidewalks, curbs, and gutters only in areas where supported by affected residents.**
- 11. Project: OGCA will encourage the County to consider marking a pedestrian path along the street, similar to those currently marked as bicycle paths, in areas where there is significant pedestrian traffic and no sidewalks.**
- 12. Project: OGCA will identify areas with lighting problems and request County assistance in providing additional lighting.**



- 13. Project: OGCA requests the installation of coach or Carlyle lights, or the lighting style currently recommended by the County, as desired by affected residents and identified in street light projects.**

Traffic and Transportation

- 14. Project: OGCA will continue to work with the Department of Public Works and the Neighborhood Traffic Calming Committee, as appropriate, to find solutions to traffic problems on neighborhood streets.**
- 15. Policy: OGCA will work with the County to increase daily and weekend Arlington Rapid Transit (ART) services to Metro connectors and destinations such as Rosslyn, the Ballston Mall and the Clarendon Commons.**
- 16. Project: OGCA will work with the County to identify blind spots and encourage the County to consider the use of signs or other methods to mitigate problems.**
- 17. Project: OGCA will work with the County to identify and correct vision impairments such as hedges, bushes and trees, subject to consideration of preserving trees and other flora.**
- 18. Project: OGCA encourages the County to mark bike lanes, especially in areas where there are no sidewalks.**
- 19. Policy: Where parking is limited, OGCA residents and their visitors will attempt to park in driveways rather than on the street when possible, particularly during bad weather.**

Gulf Branch Nature Center

- 20. Project: OGCA suggests the installation of an emergency phone by the Nature Center.**
- 21. Policy: OGCA supports efforts currently underway to introduce native plants into the park.**
- 22. Policy: OGCA will work with the County to decrease crime, increase security, and investigate appropriate methods to meet both goals.**
- 23. Project: OGCA will ask the DPRCR to increase the number of "No Dogs Off Leash" signs with the amount of fines prominently stated.**

Madison Community Center

- 24. Project: OGCA encourages the County and the Police Department to develop and implement deterrents to vandalism of the Madison Center and its adjacent neighbors.**
- 25. Project: OGCA will work with the County to ensure that the County beautifies and better maintains the grounds and the general environs at the Madison Center.**



- 26. Policy: OGCA will work with the County to decrease crime, increase security, and investigate appropriate methods to meet both goals.**
- 27. Project: OGCA will ask the DPRCR to increase the number of "No Dogs Off Leash" signs with the amount of fines prominently stated.**

Fort Ethan Allen Park

- 28. Project: OGCA urges the DPRCR to develop a walking tour and supporting signs to foster interest.**
- 29. Project: OGCA requests that the DPRCR convert one room at the Madison Community Center to a Fort Ethan Allen Room, with photographs, artifacts, written histories and a diorama of the Civil War fort.**
- 30. Policy: OGCA strongly urges that the County respect the ruling of the HALRB and either close or move the dog park at the earliest possible occasion.**

Madison CCA

- 31. Policy: While waiting for relocation of the CCA, OGCA requests that the County actually enforce the rules of CCA established by the DPRCR that are not followed consistently, including, but not limited to the following: (a) all dogs must be licensed and vaccinated before entering the CCA; (b) no food is allowed within boundaries of a CCA; (c) animals must be leashed when entering and exiting the CCA; (d) handlers are responsible for the removal and disposal of dog waste from the CCA and disposing of it in a proper manner; and especially (e) handlers shall not allow their dogs to bark on a continuous or frequent basis.**

Glebe Park

- 32. Project: OGCA will work with the County to resolve the playground equipment problem.**
- 33. Policy: OGCA urges the County to maintain Glebe Park regularly, including more frequent grass maintenance and trash pick-up.**
- 34. Policy: OGCA urges a strong police presence in the park, especially at night, to curb the illicit drinking and vandalism in the area.**
- 35. Policy: OGCA will work with the County to decrease crime, increase security, and investigate appropriate methods to meet both goals.**
- 36. Project: OGCA will ask the DPRCR to increase the number of "No Dogs Off Leash" signs with the amount of fines prominently stated.**



Introduction

In the first half of 2001, the Conservation Committee of the Old Glebe Civic Association (OGCA) drafted a survey as the first step in writing the OGCA's Conservation Plan. The survey questions generally followed the questions contained in surveys previously conducted by other civic associations and were tailored by the committee to fit the perceived specific needs of the OGCA.

In late June 2001, the survey was fielded to each of the 462 occupied households in the OGCA. Residents had the option of submitting the survey in either paper or electronic formats. The response period was extended to the end of December 2001. We received 92 responses – 20% – or more than twice the average received by other civic associations.

The results of the survey were tabulated using a dedicated statistical analysis program, SPSS, and with the assistance of a professional survey company. The results were presented at the OGCA General meeting in April of 2002.

Over the summer of 2002, a committee was formed and sections of the plan were drafted. The OGCA Executive Committee approved the draft in February 2003, and the OGCA Plan began the County approval process in March of 2003.

Throughout the process, neighborhood participation was solicited and encouraged. The OGCA kept residents informed of the process and progress through the OGCA quarterly newsletter.

The OGCA Plan

As stated above, the OGCA Plan follows the format of the June 2001 survey. Recommendations for projects are listed after each respective section. The Executive Summary lists all recommendations and includes a map identifying each project.

The Plan is intended to guide future development of the neighborhood and to make specific recommendations for its improvement. Of equal importance, the Plan is intended to protect those features of our neighborhood that make it such an attractive place to live.

The OGCA would like to thank each member of our Conservation Plan Committee for their continued hard work, and the Arlington County staff for their support of this project. We would like to especially thank Adam Denton and Christine Nixon for their assistance and encouragement.

Neighborhood Conservation Plan Committee Members

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History

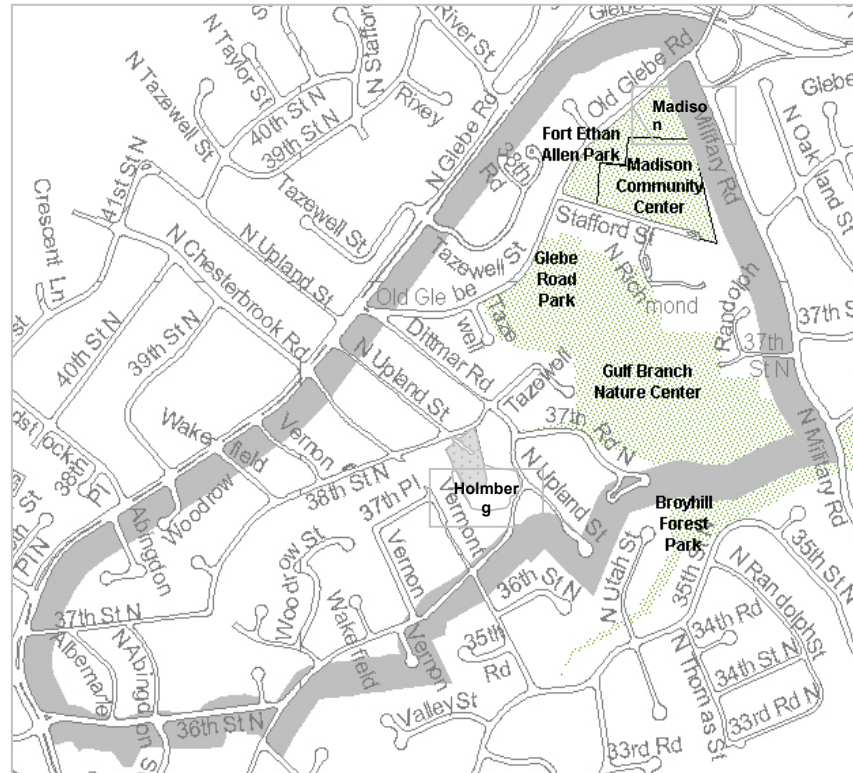


Figure 2. Map of the Old Glebe Civic Association

Overview

The history of the area comprising the OGCA derives in large measure from its proximity to the Potomac River's Little Falls and the Chain Bridge crossing just below the falls. For many centuries, Native Americans came to the area for its abundant fish. Early European settlers traveled through the area on their way to fording the river. In 1797, the first bridge across the Potomac was constructed, which resulted in making the area significantly more accessible to markets in Georgetown. The strategic importance of the Potomac crossing led the federal government to build a fort here during the Civil War.

After the Civil War, farming began to flourish, as farmers took advantage of the area's proximity to the ever-growing Washington, D.C. population. Vacation homes sprang up in the late 19th century as Washington residents began viewing the area as an excellent location for escaping the summer heat. Farming persisted well into the 20th century; that, plus the area's remoteness from earlier settled areas of Arlington and Alexandria, delayed urban development in the area until decades after other parts of the county had been fully built up. That delay permitted area residents to persuade county authorities to buy up significant amounts of the undeveloped land and thus preserve the abundant open areas we see today within Old Glebe.



Pre-Civil War History

The stretch of river below Little Falls had become a major crossing point by the early 18th century. In 1719, largely because of his interest in commercial development, Thomas Lee, a major landowner in Westmoreland County on Virginia's Northern Neck, secured a grant of 3,700 acres of land in the vicinity of the mouth of Pimmit Run.¹ Title to most of the land within Old Glebe derives either from this land grant or one made to Robert "King" Carter, another wealthy Virginia planter. Neither man actively sought to develop the land, and title to most of it remained in their families well into the 19th century.

By the latter half of the 18th century, several roads led to the Chain Bridge site. One was the Georgetown-Leesburg Pike, which connected those two market towns along a route that approached Chain Bridge along present-day Route 123. Another route led from Falls Church along the present-day Little Falls Road, followed the path of Glebe Road as far as Walker Chapel, then turned north through present-day Chain Bridge Forest and crossed Pimmit Run before joining the Georgetown-Leesburg Pike somewhat upstream from the Chain Bridge site. There was also a road that ran south along the path of Glebe Road to Ball's Crossroads, now known as Ballston. In 1781, a large portion of French forces under General Rochambeau crossed the Potomac here and marched down Glebe Road on their way to defeating the British at Yorktown. The site was chosen because the narrowness of the river allowed oxen to swim across without difficulty. Subsequently, the first bridge across the Potomac was built here in 1797. This was the first of eight bridges that have occupied the site, including an 1808 bridge suspended by iron chains. That unique structure became known as Chain Bridge, and all succeeding bridges have retained the name. Despite the proximity to the bridge, no more than a handful of farmers lived in Old Glebe in the first half of the 19th century.

The Civil War - Fort Ethan Allen

The defeat of federal forces at the First Battle of Bull Run in June 1861 alerted the federal government to the need to defend Washington against attack. Plans began immediately thereafter to build a series of forts in Northern Virginia, including two—Fort Marcy and Fort Ethan Allen—that would defend the approaches to Chain Bridge. Fort Ethan Allen, named for the Revolutionary War hero, was located entirely within the OGCA, just south of the intersection of present-day Military and Old Glebe Roads.

Fort Ethan Allen was a bastion—or star-shaped—design with a perimeter of 768 yards and thick earthen walls. It had emplacements for 34 guns and was garrisoned by 1,000 men. Construction began on September 24, 1861 and was completed in several weeks. It took Union forces just three days that same month to build a road connecting the Fort to Forts Strong and Smith, near Rosslyn. To speed construction and minimize travel distance between forts, the road followed a relatively straight line, often without regard to terrain. The result is the Military Road we know today, which roughly

¹ Pimmit Run runs into the Potomac at the Chain Bridge site.



follows the path of the 1861 road. Union forces also built a road to Fort Marcy, which is just across the Fairfax County line overlooking the Georgetown-Leesburg Pike. To clear the line of fire, all trees within several hundred yards of the fort were cut down, leaving much of Old Glebe deforested. Rifle trenches surrounded the fort for a considerable distance.

There was no military action at Fort Ethan Allen throughout the Civil War; the only attack on Washington-area forts was at Fort Stevens, north of the city, in 1864. Perhaps the most memorable wartime occurrence at Fort Ethan Allen was a visit by President Abraham Lincoln, one of the few visits to a Washington fort he ever made.

The fort was ordered abandoned in the fall of 1865, and soon thereafter was dismantled. Much of what could be salvaged from the fort was sold by the government at public auction. The land under Fort Ethan Allen belonged throughout the war to Gilbert Vanderwerken, a wealthy Georgetown merchant who owned a summer home, "Falls Grove," on Glebe Road just south of Old Glebe. Vanderwerken operated a carriage service in Washington and purchased large tracts of North Arlington land in the 1850s to pasture his horses. After the war, as partial payment for the use of his land, Vanderwerken was given some of the lumber from the fort. The lumber reportedly was used to build "Bellevue," the home of Vanderwerken's daughter and son-in-law. Bellevue is located near the Washington Golf & Country Club at 3311 N. Glebe Road.

Arlington County did not gain title to all the fort property for nearly 100 years. The county opened a road along the current route of Old Glebe Road (on the western side of the fort) soon after the war; apparently because the land to the west of the fort dropped off sharply, the road was built directly over what had been the west face of the fort. The county acquired the southerly portion of the site in about 1900, for construction of a school. The remainder of the site was acquired by the county and put under the care of the Parks and Recreation Department in the late 1950s. Before then, the land on what is now the Madison Dog Park was used as a private residence. The land on the present-day soccer field had a variety of uses: during the 1940s and 1950s it was used as a turn-around and bus storage site for the transit company that operated buses that started in downtown Washington, crossed the 14th Street Bridge, and meandered through Arlington before reaching the end of the line at Old Glebe. In 1978, Arlington's Historic Affairs and Landmark Review Board designated the Fort Ethan Allen site as a historic area.

Walker Chapel

Farm families slowly started moving to the Old Glebe area by the middle of the 19th century. This process accelerated after the Civil War. An early resident was David Walker, who lived on Glebe Road north of the current site of Walker Chapel. He died at age 54 in 1848 and is buried at the site of the Walker Chapel graveyard. His son Robert was born in 1840 and built a house in 1871 along Old Glebe Road in what is now Glebe Park. Robert Walker played a prominent role in the founding of Walker Chapel, a well-known area landmark at the intersection of Glebe and Old Glebe Roads.



With the help of Rev. William C. Ames, the preacher at Mount Olivet Methodist Church, religious services and Sunday school classes for residents of the Old Glebe area began in 1869 at the Nicholson house on Glebe Road within several hundred yards of the Walker Chapel site. As the group grew larger, its members eventually agreed, at a meeting at Mount Olivet on July 9, 1871, to build a Methodist church of their own. Robert Walker and his brothers agreed to contribute their family gravesite to the effort. A total of \$386 was pledged at the 1871 meeting to purchase the land adjacent to the gravesite and to build a church. The largest pledge came from Gilbert Vanderwerken who, like a majority of the donors, was not a member of the congregation; the next two largest pledges came from Robert Walker and his brother James. Robert Walker was the first president of the Walker Chapel Board of Trustees. It is generally assumed that the church was named in recognition of the large role the Walker family played in its founding.

The first Walker Chapel was built on the northerly part of the present-day cemetery. A clapboard building with a small belfry, the chapel was open for Christmas services in 1871 but was not officially dedicated until July 18, 1875. In 1879, Robert Walker donated to the church the triangular-shaped lot between the church and Glebe and Old Glebe Roads, thereby completing the present-day church property. In 1903, the 1871 church was replaced by a somewhat more elaborate white church with a bell tower. The 1903 church fronted on Old Glebe Road slightly north of the intersection with Glebe Road. After being used for some years as a Sunday school, the 1871 church was dismantled and some of its materials were used to construct a residence at 3816 N. Glebe Road. The present-day Walker Chapel dates from 1960.

An Agricultural and Summer-Home Community

The continued growth of Washington after the Civil War made Old Glebe an increasingly attractive location for farmers seeking to sell produce to the Washington market. In 1870, the entire Washington magisterial district² had a population of only 555; only a small fraction of those lived in Old Glebe. Steady growth in the ensuing decades raised that figure to 1,317 by 1900. By 1886, enough people lived in the vicinity that "Walker Chapel" was officially designated that year as a village, the fifth community in the county to be so designated. Almost all of the residents were farmers; until the Cabin John trolley line from Georgetown to Cabin John was completed in 1895, it was impractical for residents to attempt to commute daily to jobs in the city. Even then, the commute was not easy -- it entailed walking across Chain Bridge to catch the trolley on MacArthur Blvd.

Among the earliest farmers was Thomas Hitchcock, whose pre-Civil War farmhouse was located in the southern part of Old Glebe. The lane leading to his farm eventually became the southern portion of Dittmar Road. One branch of Gulf Branch, which arises from springs and flows in between and parallel to Dittmar Road and 38th Street, is named for him. Before acquiring its current name in the 1930s, 38th Street was known as Hitchcock Lane.

² This

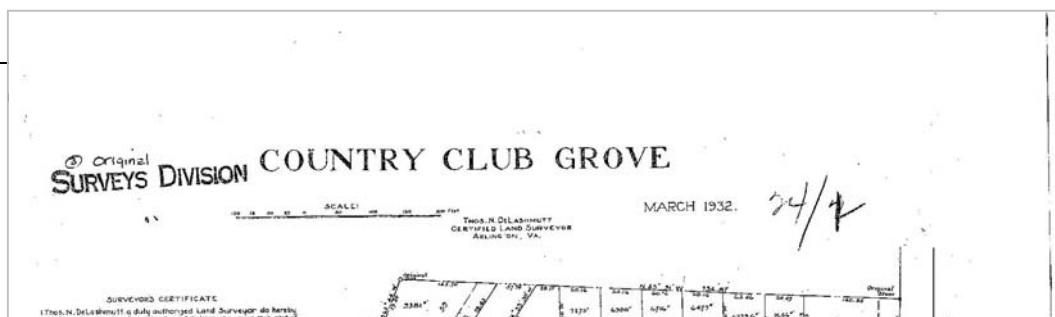




Figure 3. 1932 Survey Map of Country Club Grove

A number of the houses built in Old Glebe in this era were the summer homes of Washingtonians seeking to escape the oppressive city heat. One such summer resident was Gustav Dittmar, a German immigrant living in Georgetown who handled business transactions for German citizens. He built the “Dittmar House” at 4510 Dittmar Road in about 1890. In 1907, he led a successful effort of local citizens to have the series of lanes that looped around east of Glebe Road³ accepted by the county as a public right-of-way. Thereafter, this new right-of-way became known as Dittmar Road. After his death in 1909, his wife and a daughter by a previous marriage went to live full time in Dittmar House; they continued to live there until their deaths in the late 1940s. In 1934, when Arlington began adoption of its alphanumeric system of street names, the county proposed renaming Dittmar Road as a numbered street. Blanche Dittmar, Gustav’s widow, protested to county officials, and the name change was rescinded. The result is that all of the major streets in Old Glebe—Glebe Road, Old Glebe Road, Military Road, and Dittmar Road— have historically significant names that are exceptions to the county’s normal street-naming policy. Dittmar House burned down in 1959 while undergoing renovation.

The opening of the Washington Golf & Country Club in 1908 brought new visitors to the area. One was President Woodrow Wilson, who regularly drove across Chain Bridge and down Glebe Road on his way to play golf. He

³ At this time, this portion of Glebe Road was still called Little Falls Road.



often stopped his car en route to talk with local children and give them coins and toys. Long-time local resident Jan Erikson, whose grandfather owned land north of Old Glebe Road, still has several toys that Wilson gave to her mother and uncles.

Historic Homes

We have been able to locate five homes in Old Glebe that were initially built before 1900 and are still in use.

1. **4612 N. Dittmar Road**, portions of which were built in 1862. Recent additions have done an excellent job of maintaining the 19th century Colonial Revival style. Local resident Anita Potocki, who lived in the house from 1957 to 1991, believes that the original owner of the farmhouse may have been a freedman.

2. **3804 N. Abingdon Street**, which dates from 1870. The house's former address was 3731 N. Glebe Road, but the land between the house and Glebe Road was sold off in the early 1990s. The house was one of the earliest houses in Arlington, if not the first, with indoor plumbing. For many years the house was owned by descendants of the Birch family, which had bought large sections of Arlington land in the 18th century. One of the Birches, William, built his "Birchland" house at 3612 Glebe Road just south of Old Glebe; it is his descendants who lived at 3804 N. Abingdon St. Former State Senator Frank Ball, a great grandson of William Birch, used to reminisce about playing with his cousins in the house as a young child.

3. **4616 Dittmar Road**, which was built between 1871-75 and was known as "The Hill" because of its hilltop location. The Hill was initially a summer house for the Nelson family of Washington; five generations of Nelsons lived there until they sold it in 1969-70.

4. **4531 Dittmar Road** was built no later than 1880, and may date from 1860. The front of the house is perpendicular to the street, suggesting that the lanes that became Dittmar Road followed a different path in the 19th century. The house is sometimes referred to as "the Griffith House" for its early 20th century owners, the Griffith family, who were also the owners of Griffith Oil Company for many years in the early 20th century.

5. **4140 Old Glebe Road**, which has long been known as "Lilac Cottage." Of the five houses, it is the only one that has had no major renovations or additions and thus is the only one that looks largely as it did at the time of its construction. The house is adjacent to the Walker Chapel cemetery and reportedly was built in 1890 as a honeymoon cottage for the daughter of the minister at Walker Chapel.

Education

Arlington's first public schools opened in 1870. The first elementary school in North Arlington was Carne School⁴ at the intersection of Glebe Road and

⁴ Named for Arlington's first school superintendent.



25th Street. In 1893, the school moved to 4751 25th Street N., later the site of the John Marshall School. Thus, school children in the Old Glebe area had to walk more than two miles to get to school. That problem was finally alleviated when the county purchased the southern portion of the Fort Ethan Allen site and built Saegmuller School there in 1901. It was a two-room wood frame schoolhouse.⁵ The opening of Washington-Lee High School on Quincy Street in 1925 gave area children their first access to public high schools outside of Washington.

In 1939, Saegmuller School was torn down and replaced by the Madison Elementary School at the same site. Neither school was open to the 15-family black community located until at least 1960 in what is now Chain Bridge Forest. Children in that community were required to attend Hall's Hill School (later Langston School) on Lee Highway. Madison was expanded significantly in 1959. One unfortunate effect of the expansion was the destruction of earthworks at the southeast corner of Fort Ethan Allen. Along with the rest of the county, Madison School began experiencing declining enrollment after post World War II baby-boomers completed elementary school. Madison was closed in the early 1970s, and Old Glebe-area students were re-assigned to Jamestown school. The building now serves as a County community activity and recreation center.

Civic Associations

The Walker Chapel Civic Association was organized in the 1920s and met on a regular basis in the basement of Walker Chapel. Among the issues that prompted residents to organize was a plan to construct a tall radio tower on a hill adjacent to Dittmar Road. The Walker Chapel Civic Association was a member organization of the Arlington County Civic Federation during this period. The association became dormant after World War II.

The absence of a civic association that could address the issue of closing Madison School caused some residents to conclude that a new civic association was needed. In about 1974, opposition to plans to operate a commercial tennis camp at Glebe Park caused residents to form the Old Glebe Civic Association; the association was formed by carving out the Old Glebe area from the Gulf Branch Civic Association to the south (which at the time was also dormant). Mary Kay Parker and Audrey Ward, who still live in the community, served as the first two presidents. A major focus of the group was opposition to commercial development along Old Glebe Road. When the threat of commercial development faded, the civic association once again became dormant in the late 1970's. Whendi Farris served as the Old Glebe area's liaison with the County for a decade beginning in 1986. Through the efforts of Kathy Fong and others, the civic association was revived in 1999.

Thanks in part to the work of these civic associations, Old Glebe has retained its exclusively residential character. Beginning in the 1870s, the Langston family operated a grocery store at the intersection of Dittmar and Old Glebe

⁵ The school was named for George Saegmuller, who served as chairman of the county Board of Supervisors and donated much of the funds used to build the school. Saegmuller's house is now the Knights of Columbus building on Little Falls Road.



Roads, but that store closed in 1939. The Morris Nursery operated for many years on the north side of Old Glebe Road at its intersection with Military Road. After the death of Charles Morris in 1955, his widow Edna and her second husband, Walter Keller, continued to operate the nursery as the Keller Nursery until 1987. The Morris house and an adjacent greenhouse still stand on the property. Old Glebe has had no commercial establishments since 1987.

Urban Development and Open Space

By the middle of the 20th century, most of Arlington County was fully developed; its population reached 135,000 in 1950. Old Glebe, however, remained largely undeveloped. The only significant suburban growth that had taken place in Old Glebe by 1950 was Country Club Grove—along Upland, Chesterbrook, and Vernon Streets near Glebe Road—and Gulf Club Manors—along Albemarle and Abingdon. By that time, many Arlington residents were beginning to sense a need to control growth in order to preserve open space. Thus, although massive land development took place in Old Glebe between 1950 and 1980, county planners worked throughout that period to ensure that significant amounts of land in the area were retained as open space.

The largest open-space project in Old Glebe was the creation of the Gulf Branch Nature Center, a 40-acre preserve through which Gulf Branch runs on its way to the Potomac. Arlington County opened the Center to the public on June 12, 1966, but it had been acquiring parcels of land in the area for several decades before then. The largest single parcel of 6.1 acres was purchased in 1965 from John Davis; this parcel included his 1921 quartz and fieldstone house at 3608 Military Road. The house is now used as the principal building in the Nature Center. Other structures in the parkland include a blacksmith's forge—built by the county between 1980 and 1982 and operated by the Blacksmith's Guild of the Potomac—and a recreation built in 1979 of Robert Walker's log cabin.⁶ The Davis house was rented in the early 1930s by silent film star Pola Negri. Ms. Negri is credited as being the first cinema "vamp." She was a contemporary of Lillian Gish and Mary Pickford and was engaged to Rudolph Valentino at the time of his death in 1926.

Just before the Hitchcock Branch of Gulf Branch flows under Dittmar Road and into the Nature Center, it passes through a small park formerly known as Hitchcock Park (near the intersection of Upland and 38th Streets). It was maintained for many years until his death by retired Admiral Paul Holmberg, who lived at 3760 Upland St. Admiral Holmberg was a hero at the Battle of Midway in 1942. The park was renamed Holmberg Park in his honor in 1996.

Additional parkland was created in 1982 adjacent to the Nature Center, in connection with efforts to develop the Gaddy farm, which fronted on Military Road and was used for boarding horses until well after World War II. In return for the right to build townhouses on Richmond Street, developers gave the county the land now known as the Sanctuary. Title to the property will

⁶ While the log cabin was built from wood from the original dwelling on Old Glebe Road, it was not built as a replica.



revert to the former owners if the county fails to maintain it as a meadow. This nearly four-acre park is now officially part of Fort Ethan Allen Park.

Other open space was preserved along Glebe Road when townhouses were built in 1999-2001 on Randolph Place. In return for the right to build townhouses, the developer was required to preserve in perpetuity more than an acre of land across from River Street as a wooded bird sanctuary.

As previously mentioned, county land purchases along Old Glebe Road included the Fort Ethan Allen site, in the 1950s and Glebe Park, in 1967. Another county purchase along Old Glebe Road was a residential house at 4311 Old Glebe Road adjacent to Glebe Park, acquired in 1993. The house was taken down, and the land is now officially part of Fort Ethan Allen Park. The result is that Old Glebe has been able to preserve significant amounts of open space amid its urban environment.



Neighborhood Characteristics

The OGCA is located in the northern-most corner of Arlington County, just southwest of Chain Bridge on the way to Washington D.C. and Bethesda. The association forms roughly a triangle, bounded by N. Military Road on the east, N. Glebe Road on the north, and N. 36th Street and N. Dittmar Road on the south. The area is named after Old Glebe Road, which connects Glebe Road with Military road, starting at Walker Chapel. Eighty-one percent of our households are families.⁷

The closest commercial area for association residents is in the Cherrydale and Lee Heights areas along Lee Highway. Shops and restaurants are also within easy driving distance across the Fairfax County line in McLean and in the District of Columbia.

Public schools in the area include Jamestown Elementary School, Williamsburg Middle School, and Yorktown High School. These schools consistently rank as schools with some of the highest levels of academic achievement in the region, and are considered by most residents to be major assets. The OGCA is defined primarily by its natural setting and abundance of parkland. The largest and most prized of these parks is the Gulf Branch Nature Area. It is a surviving remnant of a once-large forest that has undergone extensive changes by nature and by man. Situated in a wooded stream valley, Gulf Branch represents a touchstone to the past and a commitment to future generations to preserve and protect Arlington's natural resources.

The dominant and defining physical feature in the Old Glebe neighborhood is Gulf Branch, a Potomac River tributary that bisects the area in roughly an east-west direction. It is the smallest of six Arlington County streams flowing directly into the Potomac, and lies between Pimmit Run to the north and Donaldson Run to the south. Almost the entire neighborhood lies within the Gulf Branch watershed. As such, the neighborhood has both a large stake in the health of the waterway.

Gulf Branch upstream of N. Dittmar Road is partially covered over, but in some areas emerges as a delightful suburban brook separating the back yards of residents on N. 38th Street from others living on various streets on the south side of the stream. Downstream from Dittmar, Gulf Branch enters the forested parkland that is the unspoiled heart of our neighborhood. Never completely dry, Gulf branch's flow ranges from a clear trickle during dry periods to a brown, roiling torrent during sustained downpours. In August 2001, a particularly violent and long-lasting summer thunderstorm so filled Gulf Branch that it spilled its banks, ripped apart the Potomac River Trail bridge opposite the Nature Center, and destroyed various fences and barriers as it crossed under and over Military Road, which was subsequently closed by emergency crews.

⁷ Data from the 2000 census is summarized in Appendix A.



Flora and Fauna

Old Glebe neighbors are fond and proud of the diversity of fauna and flora that continue to thrive in the Gulf Branch forest. Joggers and dog walkers frequently encounter small herds of deer while traversing the hilly woods. Other large mammals residing there include red fox, opossum, raccoons, squirrels, woodchucks, bats, and chipmunks. Gulf Branch itself, perhaps because of the highly variable flow, is devoid of fish, but is home to salamanders, crawfish, and frogs. A variety of turtles, as well as wood frogs, which put on quite a concert when they emerge to breed on sunny days late in winter, live in Aunt Nellie's Pond at the Nature Center. Eastern box turtles are often seen lumbering through the woods in summer.

A representative sampling of Virginia snakes are also seen there, especially black rat snakes, which are very beneficial in managing the rodent population they are named after. Less frequently, one encounters garter snakes, smooth green snakes, and, occasionally, copperheads.⁸

Bird life in the forest is also active. Some of the more impressive species include the red-shouldered hawk, great blue heron, and various woodpeckers.

In an urbanized setting, the area remains a sanctuary for a surprising number of plant species. In early spring, look for mayapple and bloodroot blooming along the upper trails. Later in the year, jewelweed and the bright red berries of jack-in-the-pulpit can be found. Around the Nature Center an impressive stand of giant rhododendrons is visible. Poison ivy also thrives throughout the woods, and visitors therefore are advised to stick to the trails. An effort is now under way to reduce the presence of invasive non-native plant species, while increasing the presence of native varieties.

The Gulf Branch Nature Center is a treasure for residents and visitors, and particularly for children. There are permanent displays of local wildlife, especially reptiles, birds and honeybees. Other exhibits highlight the pre-Columbian history of the area. Naturalists on staff can answer questions about the human and natural history of the region, and they frequently organize educational programs for both children and adults. The trailhead for the $\frac{3}{4}$ mile "Potomac River Trail" is located across Center's parking lot. A few steps upstream from the Center is the Robert Walker log house. Constructed from pieces of the original house built in 1871, this hand-hewn structure originally stood near Walker Chapel at present-day 4211 Old Glebe Road. In 1978, the Arlington County Park Division, along with concerned citizen groups, salvaged the remaining timbers and reconstructed the cabin at its present site. The house is now used for interpretive programming and stands as a reminder of our pioneer past. A nearby building houses a forge operated by the Blacksmith's Guild of the Potomac.

⁸ Copperheads, which are usually found only in rocky areas and along the stream itself, are the only venomous snake in our area, and should be given a wide berth. That said, this snake is small, timid, and retiring, and its limited presence in the forest is no reason not to enjoy walking the many trails there. For those not sure how to identify a copperhead, there is a live one on display in the Gulf Branch Nature Center.



The results of our survey confirmed that residents of the neighborhood are very interested in its appearance. Ninety-five percent of the respondents indicated their support for the under-grounding of utility cables whenever possible. Some indicated the need for beautification in the areas along Glebe and Old Glebe Roads, and on the Madison Center grounds.

As the neighborhood is close to the commercial jet flight path of National Airport, it is not surprising that 79% indicated that there was a problem with aircraft noise from both planes and helicopters.

With respect to utilities and services, most respondents were satisfied with electricity, telephone, water, sewer, and trash services. Fifty-nine percent of respondents felt that cable TV and internet services were fair to poor, complaining that the services were too expensive, went out often, and, with respect to cable TV, lacked quality reception - especially with local stations.

General Conditions Recommendations:

- 1. OGCA supports the under-grounding of utility cables wherever possible.**
- 2. OGCA encourages the DPRCR to beautify the Madison Center grounds and maintain flowered areas along Glebe and Old Glebe Roads.**
- 3. Because OGCA is on the main flight path of National Airport, OGCA will encourage County authorities to actively pursue efforts to decrease the level of noise associated with airplane and airport operations.**
- 4. OGCA will design a neighborhood sign, identify locations where it can be installed, and install the signs.**
- 5. OGCA values our green space and the preservation of flora, fauna, streams, and other natural features of our neighborhood.**
- 6. OGCA considers road and pedestrian safety in the context of development and conservation an important objective.**
- 7. OGCA requests that County authorities enforce dog leash laws and ordinances and respond to complaints of violations.**



Development

Ninety-five percent of the respondents were in favor of keeping our neighborhood an area of single-family, detached homes. With respect to infill and pipestem development,¹⁰ more than 80% of the respondents were concerned about it, and 90% said they would not develop their property thusly.

When asked what members liked best about living in this neighborhood, the main reason was a combination of things that make up ambiance: beauty, green areas, the character of the neighborhood itself, and the tranquility. It goes to say then that members are concerned that in-fill, pipestemming, and other such development would destroy the character of the neighborhood, and cut down on the amount of green space. Some expressed a dislike for newer homes being built on small lots and how some are disproportionate to the existing homes.

Development Recommendations

- 8. OGCA supports a review of the zoning policy that allows up to 56% of a lot to be built upon “by right” and requests that the County Board consider decreasing that percentage.**
- 9. OGCA encourages property owners and developers to give careful consideration to new developments and to consult both with neighbors and the OGCA before making final decisions.**

¹⁰ For the purpose of the survey, “in-fill” was defined as development of new large homes and townhouses that take up more than 56% of the lot, while pipe-stem development was defined as the construction of single family homes around an existing home, with all homes accessing the street through a split driveway.



Streets, Sidewalks, and Lighting Recommendations

- 10. OGCA will support the installation of sidewalks, curbs, and gutters only in areas where supported by affected residents.**
- 11. OGCA will encourage the County to consider marking a pedestrian path along the street, similar to those currently marked as bicycle paths, in areas where there is significant pedestrian traffic and no sidewalks.**
- 12. OGCA will identify areas with lighting problems and request County assistance in providing additional lighting.**
- 13. OGCA requests the installation of coach or Carlyle lights, or the lighting style currently recommended by the County, as desired by affected residents and identified in street light projects.**



Traffic and Transportation

Automobiles are recognized as necessary within the OGCA, as 80% of the respondents reported using them for commuting to work. Most of streets in OGCA are narrow and of relatively short length, with the exception of Dittmar Road, which narrowly meanders along the boundary of the OGCA. Because of its location in an area of the county that is away from schools and stores, most of the residents rely on their personal vehicles.

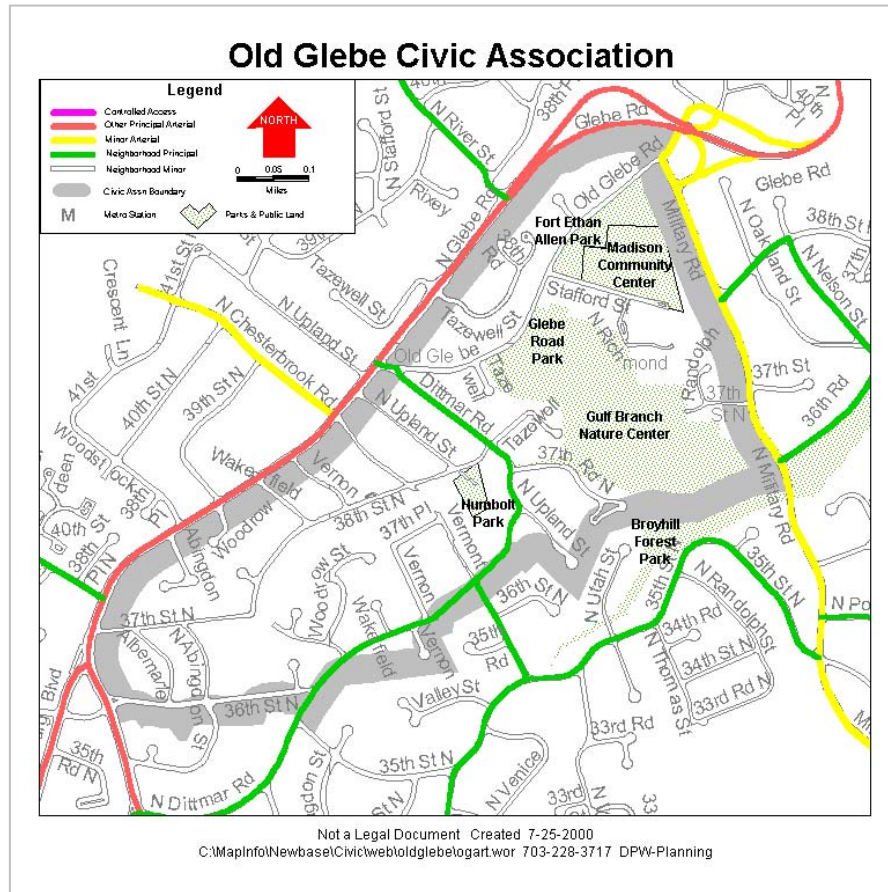


Figure 6. County Street Classification Map

Glebe, Military, Dittmar, and Old Glebe Roads are the primary streets serving the Old Glebe neighborhood. The County Department of Public Works has identified Glebe Road as an “Other Principal Arterial”¹¹ route, Military Road as a “Minor Arterial”¹² route, and Dittmar as a “Neighborhood Principal”¹³

¹¹ Defined as streets that combine with controlled access facilities to carry the major movements of traffic to, from, and through Arlington County. Other principle arterials are distinguished from minor arterials in that greater priority is given to efficient vehicular travel movement along the street.

¹² Defined as roads that accommodate some through traffic while addressing the needs and concerns of the local community and adjacent property owners.



route. Old Glebe, which connects an “Other Principal” to a “Minor Arterial” and is the outlet of a “Neighborhood Principal,” has been left mysteriously uncategorized.

To the residents of OGCA, Old Glebe Road is important. The road is lined with properties with significant historic and community value, including Walker Chapel and its adjacent playground, Glebe Park, Fort Ethan Allen Park, the Madison Community Center, and a water pumping station.

Neighbors and commuters alike use Old Glebe Road extensively as a connector from Glebe Road to Chain Bridge and Military Road. The speed and volume of traffic along Old Glebe Road have been a problem for the residents along and adjacent to it. In 2002, the County approved Old Glebe Road for a “Traffic-Calming” Project to be initiated in 2003, after the installation of a new water and sewer lines.

Indeed, excessive speed on all streets in the neighborhood is the prevailing traffic concern of OGCA residents. Combined with increasing volume and visual obstructions, excessive speed results in unsafe conditions for children, pets, pedestrians, bicyclists, and property.

An obvious relief to the large volume of speeding cars through the OGCA would be public transportation. While 65% of the respondents felt that bus service to the OCGA area is adequate, 74% of the same group report commuting to work as the sole occupant of their car.

In addition, 60 percent of the survey respondents support marked bike lanes.

Traffic and Transportation Recommendations

- 14. OGCA will continue to work with the Department of Public Works and the Neighborhood Traffic Calming Committee, as appropriate, to find solutions to traffic problems on neighborhood streets including Dittmar, Glebe and Military Roads.**
- 15. OGCA will work with the County to increase daily and weekend Arlington Rapid Transit (ART) services to Metro connectors and destinations such as Rosslyn, the Ballston Mall and the Clarendon Commons.**
- 16. OGCA will work with the County to identify blind spots and encourage the County to consider the use of signs or other methods to mitigate problems.**
- 17. OGCA will work with the County to identify and correct vision impairments such as hedges, bushes and trees, subject to consideration of preserving trees and other flora.**

¹³ Defined as streets that provide convenient consolidated community access to the arterial street network, or within the community, such as across barriers formed by stream valleys or controlled access facilities.



- 18. OGCA encourages the County to mark bike lanes, especially in areas where there are no sidewalks.**
- 19. Where parking is limited, OGCA residents and their visitors will attempt to park in driveways rather than on the street when possible, particularly during bad weather.**



Parks and Recreation Areas

Old Glebe residents consider themselves very fortunate to have numerous parks located within the community, and preserving the open space is a priority for Old Glebe residents. Our parks include many athletic and playground facilities; they also include large undeveloped woodland areas and a Civil War historical site. The largest parkland in the Old Glebe community is the Gulf Branch Nature Center. Other recreation areas include the Madison Community Center, Fort Ethan Allen and its breast works, the Madison Dog Exercise Area, and Glebe Park.

Gulf Branch Nature Center

The dominant and perhaps defining physical feature in the Old Glebe neighborhood is Gulf Branch, the Potomac River tributary that bisects the area in roughly an east-west direction.

The parkland surrounding the Gulf Branch Nature Center is heavily wooded and is dotted with footpaths; all are unpaved except for a short stretch of the path leading from 37th Road. It is most easily accessible from Military Road across from 36th Road, where a small access road leads to 10 parking spaces. Other points of access include 37th Road, Utah Street near 35th Street, and footpaths from Glebe Park

The Nature Center itself is open six days a week and provides a variety of educational programs on nature-related topics. The programs run by the Nature Center are warmly appreciated by the community.

OGCA, however, also has concerns. For one, the maintenance of the parkland is inadequate. Some of the footpaths are not well maintained and have become overrun with poison ivy. Litter, usually in the form of beer cans, also has been a problem. Some residents are concerned about repeat violations of parkland rules, including the prohibitions against dogs being walked off-leash and the use of vehicles. At least one teenager has regularly ridden a motorized vehicle on the paved trail leading into the parkland from 37th Road.

The parkland is largely surrounded by private residences. While residents strongly support maintaining the parkland in its natural state, lack of maintenance presents significant landscaping problems for surrounding residences. Some property owners find it impossible to keep at bay the vines and other intrusive vegetation growing at the park borders. Lack of access points to the parkland is also viewed as a problem. For example, while at one time a path led into the park from the east off of 37th Street, that entrance has now been closed off. We encourage the County to work with neighboring property owners to increase the number of entrances.

Recommendations for Gulf Branch Nature Center

- 20. OGCA suggests the installation of an emergency phone by the Nature Center.**
- 21. OGCA supports efforts currently underway to introduce native plants into the park.**



- 22. OGCA will work with the County to decrease crime, increase security, and investigate appropriate methods to meet both goals.**
- 23. OGCA will ask the DPRCR to increase the number of "No Dogs Off Leash" signs with the amount of fines prominently stated.**

The Madison Community Center

Arlington County owns virtually all of the land in the triangular area formed by Military Road, Old Glebe Road, and Stafford Street – with the exception of the land immediately adjacent to Military Road. The Madison Community Center, formerly Madison Elementary School, is located on the southern portion of the site.

The Madison Center serves as a recreation and education center for citizens of all ages and contains many facilities, including the following: a multipurpose room with a 200-person capacity, a game room, a dance studio, and weight and exercise rooms.

The Madison Center is also home to a wide variety of programs including pre-school and adult day health care programs, and a cooperative playgroup for young children.

Behind the Madison Center are two developed recreational areas: a basketball court and a playground area, both of which recently were renovated. Adjacent to the playground is a grassy area, where resident can often be seen playing Frisbee and other outdoor games. Adjacent to the basketball court is a field used daily in the spring and fall for Elementary school league and younger soccer.

Recommendations for the Madison Community Center

- 24. OGCA encourages the County and the Police Department to develop deterrents to vandalism of the Madison Center and its adjacent neighbors.**
- 25. OGCA will work with the County to beautify the grounds and the general environs at the Madison Center.**
- 26. OGCA will work with the County to decrease crime, increase security, and investigate appropriate methods to meet both goals.**
- 27. OGCA will ask the DPRCR to increase the number of "No Dogs Off Leash" signs with the amount of fines prominently stated.**

Fort Ethan Allen

During the Civil War, Fort Ethan Allen was built on the site as part of the effort to protect Washington against Confederate attack. The enclosed areas of the Fort occupied the portion of the site nearest Old Glebe Road, as well as



Old Glebe Road itself and portions of the residential areas on the far side of Old Glebe Road. Although the earthen Fort was abandoned in 1865, numerous of its features are still visible. The best-preserved portion is the Fort's southwestern face. That face and surrounding trenches, as well as gun platform locations, are clearly visible in a wooded area just to the northeast of the Madison Community Center parking lot. A bombproof that ran through the middle of the fort is visible in the form of a long, thin mound that runs perpendicular to Old Glebe Road. Small portions of the Fort's northeastern wall and surrounding trenches are also still visible. In recognition of the site's role in the Civil War, Arlington's Historic Affairs and Landmark Review Board (HALRB) designated the land adjacent to Old Glebe Road—running from Stafford Street almost all the way to Military Road, and extending inward about 300 feet—as an historic area, a designation which imposes limits on the placement of any structures in that area.

Fort Ethan Allen Park is comprised of three non-contiguous parcels of land along Old Glebe Road on either side of N. Stafford Street. One portion is adjacent to Glebe Park along Old Glebe Road. Entrance to this small, half-acre park is via a path from Old Glebe Road. Until relatively recently, the park was private residential property. Heirs of the last owner sold the land in 1993 to the County, which subsequently demolished the residence. The park consists of an open meadow, a tin-roofed gazebo, a small historical marker, and some heavily eroded breastworks from the original fort.

The second portion of Fort Ethan Allen Park, surrounding the Madison Center, is a fenced area protecting the remnants of the fort's berms. Proceeding northeast from the Madison Center parking lot, one encounters a thin stretch of wooded area that contains the fort's southwestern face. Next comes a grassy field that is used regularly by organized soccer leagues. One next encounters the mound that is the remnants of the fort's bombproof. On the far side of the bombproof but still within the Fort Ethan Allen Historic Site is a flat area that the County's Department of Parks, Recreation, and Community Resources (DPRCR) in 1998 designated as the Madison Community Canine Area (CCA).

The third portion of Fort Ethan Allen Park consists of a meadow adjacent to Richmond Street known as "The Sanctuary". The Sanctuary is discussed more fully in connection with the discussion of Glebe Park.

Preservation of Fort Ethan Allen

Although it has been many years since the HALRB designated the land formerly occupied by Fort Ethan Allen as an historic site, little has been done to preserve the site. Preservation of the southwest wall of the fort has been largely happenstance: the heavy vegetation in the vicinity prevents people from climbing on the fort remains. The site contains virtually no explanatory signage, making the assistance of expert historians a necessity even for determining the fort's location.

A significant majority of Old Glebe residents believe that preservation of the fort is important; 26% deem preservation "very important," and 34% deem it "somewhat important". The most strongly supported means of preserving the fort was the erection of trails and markers. Other preservation measures that



received strong support included restoration of fort features and establishing a Fort Ethan Allen room in the Madison Community Center.

Once the Madison CCA leaves its current location, the County will need to take a number of steps to restore the land, quite apart from any historic preservation efforts. The area will need to be reseeded with grass, new trees will need to be planted to replace those that have died off, and the area's persistent drainage problems will need to be addressed.

While the soccer field has been used for many years as well, the HALRB recently had the rusted, permanent soccer goals removed from the field. Grammar school soccer leagues are allowed to use this field, which they do, bringing in temporary apparatus for goals.

Recommendations for Fort Ethan Allen Park

- 28. OGCA urges the DPRCR to develop a walking tour and supporting signs to foster interest.**
- 29. OGCA requests that the DPRCR convert one room at the Madison Community Center to a Fort Ethan Allen Room, with photographs, artifacts, written histories and a diorama of the Civil War fort.**
- 30. OGCA strongly urges that the County respect the ruling of the HALRB and either close or move the dog park at the earliest possible occasion.**

The Fort Ethan Allen Community Canine Area

Another popular, but often controversial, feature of the Old Glebe neighborhood is the Fort Ethan Allen Community Canine Area (CCA) located on Old Glebe Road in the middle of Fort Ethan Allen Park. Dog owners from all areas – including DC and Fairfax County – enjoy the opportunity to let their dogs romp off-leash with other canine visitors to the facility.

The CCA is enclosed by chain-link fencing, thereby preventing dogs from running on the bombproof and on the portions of the fort wall on the far side of the CCA. The fort's unexcavated well is located inside the fenced-in area. Heavy use of the CCA by dogs has killed off the grass, which the County has replaced with mulch. The mulch, combined with the compression of tree roots has caused the demise of a large number of trees.

In 2000, the County Manager announced that the CCA would be moved, as a result of concerns expressed by the HALRB and others that the CCA was not an appropriate use of the designated historic area. He also announced that the CCA would remain open until an alternate site could be located. The search for an alternative site has continued ever since, and the CCA remains open.

The CCA issue has been divisive. Seventy-five percent of the respondents do not own a dog, and of those that do, 68% exercise their dog by walking in the neighborhood. By 77% to 23%, Old Glebe residents state that having a CCA in the neighborhood is not "important" to them.



That being said, members of the Old Glebe community hold widely ranging views regarding dog parks in general and the appropriate location for a relocated CCA in particular. Among surveyed residents, 39% oppose placing any CCAs in residential neighborhoods, while 29% were in favor, and 32% did not care to offer an opinion. While a plurality of residents surveyed – 38% vs. 24% – favor moving the CCA out of the neighborhood; 38% also “don’t care.” At the time of the distribution of the OGCA survey, two locations close to the Fort Ethan Allen CCA were being considered as alternative CCA sites: portions of the Madison complex outside the designated historical site and Glebe Park. Neither site has significant support among Old Glebe residents.

Old Glebe residents are united in seeking an expeditious resolution of the controversy regarding relocation of the CCA, in a manner that satisfies all interested parties to the extent feasible.

Recommendations for Fort Ethan Allen CCA

31. While waiting for relocation of the CCA, OGCA requests that the County actually enforce the rules of CCA use established by the DPRCR that are not followed consistently, including, but not limited to the following: (a) all dogs must be licensed and vaccinated before entering the CCA; (b) no food is allowed within boundaries of a CCA; (c) animals must be leashed when entering and exiting the CCA; (d) handlers are responsible for the removal and disposal of dog waste from the CCA and disposing of it in a proper manner; and especially (e) handlers shall not allow their dogs to bark on a continuous or frequent basis.

Glebe Park

Glebe Park fronts on Old Glebe Road, approximately 1/4 mile southwest down Old Glebe Road from the Madison complex. It is one of two neighborhood facilities developed for sports and recreation. After an extensive renovation in 2002, the park offers three tennis courts, a basketball court, and a children’s play area consisting of a sand box, slide and other amusements. The tennis and basketball courts feature night lighting.

There is a small parking lot off Old Glebe Road, and the park may also be entered via stairs located at the corner of N. 38th Street and N. Tazewell Street. All these features exist in a remarkably sylvan setting, set back from the street and surrounded by mature trees. A footbridge below the play area leads to an extensive network of forest trails, leading to the Gulf Branch Natural Area and to a two-acre hilly meadow. The meadow, usually referred to as “The Sanctuary,” is officially part of Fort Ethan Allen Park, but is usually treated as part of Glebe Park because it abuts the latter and not the former. The meadow is also accessible from Richmond Street; it serves as a favorite neighborhood sledding hill following snowfalls.



A principal concern among Old Glebe residents is rowdy behavior by unsupervised teens who frequent the park, and it has become a popular location for consumption of drugs and alcohol. Drinking parties have occasionally led to acts of vandalism and the County Police Department is concerned that gang activity may have occurred in the Park.

Inadequate maintenance of Glebe Park is also a major concern. Residents have complained that the equipment in the children's playground is old and dilapidated and have urged the County to either upgrade or remove the equipment. The County has determined that it cannot renovate the children's playground at its current location because the remote location and steep slope preclude meeting the accessibility requirements of the Americans with Disabilities Act. Residents have also expressed safety concerns about the location of the playground and would like the area to be more visible and to passing traffic.

Residents also complain that both the playground area and the nearby meadow are not mowed frequently enough -- often as little as once a month. Poison ivy and mosquitoes often accompany the longer grass. Dead branches are not picked up, and little has been done to prevent incursions into the grassy areas, of vines and weed tress from the Gulf Branch Nature Center.

Recommendations for Glebe Park

- 32. OGCA will work with the County to resolve the playground equipment problem.**
- 33. OGCA urges the County to maintain Glebe Park regularly, including more frequent grass maintenance and trash pick-up.**
- 34. OGCA urges a strong police presence in the park, especially at night, to curb the illicit drinking, vandalism in the area.**
- 35. OGCA will work with the County to decrease crime, increase security, and investigate appropriate methods to meet both goals.**
- 36. OGCA will ask the DPRCR to increase the number of "No Dogs Off Leash" signs with the amount of fines prominently stated.**



Appendix A – 2000 Census Data

Old Glebe Civic Association

	1990		2000		Change 1990-2000	% Change 1990-2000
	Number	% of Total Population	Number	% of Total Population		
TOTAL POPULATION	1,187	100.0%	1,059	100.0%	-128	-10.8%
TOTAL NON-HISPANIC OR LATINO	1,123	94.6%	1,031	97.4%	-92	-8.2%
Population of One Race	n/a	n/a	1,012	95.6%	n/a	n/a
White alone	1,097	92.4%	951	89.8%	-146	-13.3%
Black or African-American alone	0	0.0%	1	0.1%	1	-
American Indian or Alaska Native alone	0	0.0%	5	0.5%	5	-
Asian or Other Pacific Islander alone	26	2.2%	48	4.5%	22	84.6%
Some Other Race alone	0	0.0%	7	0.7%	7	-
Population of Two or More Races	n/a	n/a	19	1.8%	n/a	n/a
TOTAL HISPANIC OR LATINO	64	5.4%	28	2.6%	-36	-56.3%
AGE DISTRIBUTION						
Under 5 years old	99	8.3%	63	5.9%	-36	-36.4%
5-17 years old	117	9.9%	217	20.5%	100	85.5%
18-24 years old	73	6.1%	30	2.8%	-43	-58.9%
25-34 years old	148	12.5%	50	4.7%	-98	-66.2%
35-44 years old	226	19.0%	151	14.3%	-75	-33.2%
45-54 years old	181	15.2%	220	20.8%	39	21.5%
55-64 years old	138	11.6%	148	14.0%	10	7.2%
65-74 years old	93	7.8%	100	9.4%	7	7.5%
75-84 years old	92	7.8%	66	6.2%	-26	-28.3%
85 years and older	20	1.7%	14	1.3%	-6	-30.0%
SEX						
Male	578	48.7%	520	49.1%	-58	-10.0%
Female	609	51.3%	539	50.9%	-70	-11.5%

	1990		2000		Change 1990-2000	% Change 1990-2000
	Number	% of Total Households	Number	% of Total Households		
TOTAL HOUSEHOLDS	484	100.0%	390	100.0%	-94	-19.4%
Family Households	364	75.2%	317	81.3%	-47	-12.9%
Married Couples with Children	143	29.5%	135	34.6%	-8	-5.6%
Married Couples without Children	221	45.7%	159	40.8%	-62	-28.1%
Female Single Parent Households	0	0.0%	5	1.3%	5	-
Other Family Households	0	0.0%	18	4.6%	18	-
Non-Family Households	120	24.8%	73	18.7%	-47	-39.2%



HOUSEHOLD SIZE*

1-Person Households	94	19.7%	59	15.1%	-35	-37.2%
2-Person Households	187	39.1%	162	41.5%	-25	-13.4%
3-Person Households	96	20.1%	64	16.4%	-32	-33.3%
4+ Person Households	101	21.1%	105	26.9%	4	4.0%

	1990		2000		Change 1990-2000	% Change 1990-2000
	Number	% of Total Housing Units	Number	% of Total Housing Units		
TOTAL HOUSING UNITS*	478	100.0%	400	100.0%	-78	-16.3%
Occupied Housing Units	478	100.0%	390	97.5%	-88	-18.4%
Owner-Occupied	422	88.3%	373	93.3%	-49	-11.6%
Renter-Occupied	56	11.7%	17	4.3%	-39	-69.6%
Vacant Housing Units	0	0.0%	10	2.5%	10	-

Source: U.S. Census Bureau, 1990 and 2000 Census of Population and Housing (SF1). Tabulated by Lisa Fowler, Arlington County CPHD - Planning Research and Analysis Team and Shirley Grant, Arlington County CPHD - Neighborhood Services.

* 1990 data are from the 1990 sample data (SF3).

n/a indicates data are not available for 1990.