

With adoption of a new constitution in 1870, Alexandria County was divided into three magisterial districts: Washington in the North, Arlington in its mid-section and Jefferson in the South. The communities on Columbia Pike were in the Arlington District and called their neighborhood and post office "Arlington" long before the County adopted that name in 1920. [See discussion of Arlington House in the History Section.]

In 1801 Arlington County was formed out of Fairfax, not long before the turnpike was built, and it was then known as Alexandria County of the District of Columbia. The existing town of Alexandria was part of the new county and stayed so until it gained independence in 1870.

By 1846, the merchants of the town of Alexandria were spearheading a movement to become part of Virginia again, and a referendum made Retrocession possible in 1847, even though the people in the rural part of the county were generally in support of remaining a part of the federal district. G.W.P. Custis and his neighbor Roach were two of the five Commissioners appointed by President Polk to oversee the poll taken at the Court House in the town of Alexandria and the list of voters from the Columbia Pike neighborhoods lists some for and some against Retrocession. In 1847, Alexandria County began a new life as a Virginia county.

The confusion between a county and city having the same name brought about a movement to rename the county from Alexandria to Arlington in 1920. The 1930s brought major changes to Arlington. The old magisterial districts were eliminated to make way for a new form of government, the county manager system, which was inaugurated in 1932.

Soon afterwards a new county board was in place and a committee was appointed to determine an orderly street naming system to correct duplications. For example, there were eleven Washington Streets or Avenues without any relation to each other. Postal and department store deliveries were difficult, and also there was a need for a central post office.

J. Vernon Smith of Glebe Road represented our section of the county, and the committee came up with a grid plan similar to that in Washington, D.C. After much deliberation, debate and public hearings, new names were adopted in 1934. The changes for the few streets in Columbia Heights were as follows:

Edgewood Street replaced Buckley Ave. [Gray on some maps.]
Cleveland Street replaced Ehrhardt Ave.

11th Street replaced Wilson Ave.
12th Street replaced McAdoo Ave.
13th St. replaced Underwood Ave.
Rolfe Street replaced Hoard

A short road along the trolley tracks beside the McIntosh tract had been called Bingham Road. The name was changed to Fillmore until the road and trolley route were renamed Walter Reed Drive around 1940.

Civil War Insurrectionary Taxes and Reparation in Columbia Heights

The Insurrectionary Taxes imposed upon property owners during the war were paid by residents on Columbia Pike in the Columbia Heights area: C.B. Graham on 40 acres (between Cleveland and Court House Rd.); Joshua Gibson who lived near Graham on a 23-acre tract, which he had purchased from Graham; William P. Taylor, located west of Gibson on his 37 acres; Septimus Brown, "Near Arlington" on 12 acres; S.B. Corbett with almost 262 acres; Cooper Corbett with 253 acres; Cornelia Corbett with 4.5 acres; Henry M. Travers (sometimes spelled Travis on maps), 4 acres at Taylor's Crossroads (sometimes called Hunter's, at Glebe Rd.); and J. W. Travers with 19.75 acres.

Civil War maps show the Graham place, with batteries there and entrenchment and batteries throughout our area, and the scattered homes approachable from the Turnpike via long lanes. Elizabeth Taylor's claim, after William's death, was for timber, corn, vegetables, barn, wagon house, corn house, poultry house, earth and sod used in the erection of the forts. In her testimony, she described the farm as 47 acres, three miles from Long Bridge, bounded on the north by Columbia Pike, east by lands of Joshua Gibson, south by lands of G. Alexander and west by the lands of W.D. Lacey. This would put the farm on land that would be later bisected by the trolley.

Ms. Taylor said they had bought the farm in 1849 for a market garden and that it was in front of Fort Richardson and Fort Berry. The neighbors who testified on her behalf as to her loyalty to the Union and to the extent of her loss, were Sewell Corbett, Robert Dyer and Henry W. Travers.

The Corbetts were among the many New York families who came to Northern Virginia in the 1850s and they eventually owned much land in the area. Travers (whose family cemetery is on Monroe Street) said he saw sod hauled to Camp Distribution and the Invalid Corps Hospital from her

place. Older residents still refer to the community in nearby Green Valley where the Convalescent Camp was located as "camp."

The largest landowner next to Mrs. Lee in the county was Southern sympathizer Bushrod Washington Hunter, who along with Louisa Hunter lost nearly 1000 acres of land in our area. Property of those southerners who didn't pay the taxes in person, like the Lees and the Hunters, were seized and sold by the federal government.

The Curtis B. Graham Property - A Journalism Treasure

The Graham property and family story is interesting for its ties to this period and the evolution of property use. This tract is immediately east of what became Arlington Village. We know about Curtis B. Graham from the writer of the *Washington Evening Star's* "Rambler" column. This featured stories of interesting places and people he visited on his walks or hikes around the Washington area.

On one of these, the journalist came upon an old home in an older grove of trees on Columbia Turnpike here in Alexandria County. He wrote about Graham and his home in his column of October 21, 1917 entitled, "Families who lived where Arlington Towers Stand." The radio towers north of the turnpike were distinctive landmarks from 1913 to 1941. The article contains family pictures on this country place, "Montrose," and descriptions of the family, neighbors and area.

Curtis B. Graham was a pioneer lithographic engraver who came from New York for employment with the Navy Department. He bought a house in the city and later, about 1847, purchased a home and grove along the Pike where he summered and then made his permanent residence.

Before he purchased the property, he boarded with a Mrs. Walker, whose house was near where Fort Berry would later be built on the 100-acre farm of C.B. Corbett and where his sons still lived at the time of the column. Graham walked to and from (and sometimes rode horseback) to Washington from Mrs. Walker's and admired the tract of land that he later purchased from an Englishman, Henry Hardy. Hardy was a friend of Mrs. E.D.E.N. Southworth and may have collaborated with her on novels.

The Rambler introduced his readers to the Graham family and provided a description of the Columbia Pike areas, industries and nearby residents, including the Williams, Johnson, Young and Jenks families. He

informed his readers that the Episcopal Orphan Asylum mentioned in oral history interviews and owned by the St. John's Episcopal Church in Washington had been built on Williams' land, along the Pike, at 2100 Columbia Pike.

The Graham story is an example of several continuing themes in Arlington's history. Commuting, for example, is not new: today it is aided by wheels, rails and more bridges, but Graham wouldn't have known about traffic jams. Also, it appears that most of the people whose names appeared on early maps also served official functions in the local Alexandria County government or on committees, as we have seen with G.W.P. Custis of Arlington House. Curtis B. Graham served as Commissioner of Revenue from 1904-1911, and was on the Executive Committee for the Dedication of the Alexandria County Court House when the court relocated from the town of Alexandria to the area then known as Fort Myer Heights in 1898. A Miss Graham was on the Ladies' reception committee. Curtis B. Graham, Jr. served as the Arlington District representative on the County Board of Supervisors in 1884 and 1885.

The 1935 Franklin Survey Co. atlas of the county shows the division to heirs of the tract designated as "Curtis B. Graham est. Plan." While the grove of trees and old homes are gone, the Graham name lives on in the deeds of residents or owners of business property in the area. **Dominion Plaza** apartments on 1200 S. Courthouse Rd. was built in 1956 on one of the partitions of the Graham property. Part of **Dominion Towers** at 1201 S. Courthouse Rd., built in 1958, is on part of the Graham land, along with parts of Fort Richardson and other properties. **The Key Apartments** at 2112 Columbia Pike were built in 1961 by Ben H. Smith Jr. etc. on Lot 2 of Graham's land. **Columbia Pike Apartments** were built in 1972 by Graham Associates (B.M. Smith & Associates) on another part of the Graham tract. The **Texaco** station, **Bob and Edith's Diner** (1959), **Citgo** and **Saah's Unpainted Furniture** are businesses developed by B.M. Smith Associates on the Graham Tract.

Williams' Property

The tract east of Graham's in 1860 was held by Richard Williams and he was taxed for 34.5 acres, with the tax paid by Septimus Brown. Richard inherited this tract in 1855 from Uncle Bazil Williams, whose farm was situated on both sides of the Turnpike. Bazil had acquired this property in 1829 from that old family who owned so much of the county, the Alexanders. Richard Williams sold his property to Sewell B. and Frank

G. Corbett in 1864, and it went through subsequent subdivision and ownership.

Part was owned by the Close family, and their parcel was called "Roselawn" by 1878. That area was owned by St. John's Orphanage from 1888-1955. The community that developed was referred to as Closeville, and the popular 1878 Hopkins map of Alexandria County shows settlement near there with the Arlington Post Office, and residents with the names Jas. Stevens, Dr. Smith, Cha. Calbert, S. Wibert, H.B. Austin and R. O'Dowd. The Wiberts were another family who were inveterate office holders and Stephen B. Wibert was Superintendent of Schools before his death in 1882. The part acquired in 1867 by H. Dwight Smith was sold to the **Army Navy Country Club** in 1925 when the club was acquiring the southern portions of these Columbia Pike tracts to add to the Fraser's Green Valley farm for building the club's golf courses. Richard William's tract is bisected now by Scott Street and has **Dorchester Apartments**, **Dominion Towers Apartments**, the **Arlington Overlook** buildings (formerly the Executive) and **Lancaster Condominiums** (formerly Homestead Apartments).

Emma Buckley

Maps toward the end of the 19th Century continue to show settlement concentrated further east from Columbia Heights on the Turnpike around the Arlington Post Office, Johnston's store and the Episcopal Church, but a gradual moving of the population westward. By 1878 Emma Buckley held a 53-acre tract in our area. She and her husband also bought one of the Alexander tracts south of Columbia Heights in 1867 and sold it to John D. Nauck, Jr. in 1874, the beginnings of the neighboring Nauck community.

Emma was a daughter of Sewell B. and Jane Corbett and had married Rudolph Buckley, a Washington furniture dealer, in 1860. The Corbetts were among a number of New York families who migrated to Virginia in the 1850s and who acquired many farms. Corbett property across Columbia Pike from the Buckley tract eventually was owned by son-in-law Sanford Bradbury. The Corbetts had



The home in the background was owned by Sanford Bradbury. Col. John Singleton Mosby wrote his memoirs in this house.

built their home there when they lost their residence to Fort Berry, and it was on this Columbia Pike property where Col. John Singleton Mosby lived for a few years in the 1910s when it was owned by B.M. Smith.

Like the Graham tract, the Buckley (spelled Buchly in some deeds) property figures in the subdivision and development of the Columbia Heights area. The commercial property on the south side of Columbia Pike near the Edgewood crossing was developed by B.M. Smith on the Buckley property. Local lore tells us that the old Buckley home sat where the parking lot for **Ski Chalet** is located, and that it was eventually hidden from view by the stores surrounding it. Also shown on the 1878 map are C. Graham and H.D. Smith properties. The latter came here from New York in 1867 and is listed as a merchant and farmer who served as a supervisor in the county from 1870 to 1873.

Dr. Charles B. Munson

One of the most noted residents of this area after the turn of the century, Dr. Munson spent his retirement years actively buying land and building houses and commercial structures, including the **Arlington Theater** and **Dorchester Towers**. The land on which the latter was developed was long owned by the family.

His home on 13th and Irving included farm land, barn, cattle, orchards and gardens, and had been a small cottage used by Union troops in the Civil War and added onto many times by him and subsequent owners.

While the original parts of this home predate others that were here in the early 1900s, one can see a few homes built in our area in the early 1900s on both sides of the former trolley line in area that is now known as Walter Reed Drive. These comprise what many refer to as a trolley village, having developed from the trend at the turn of the 20th century to live away from the cities and in the suburbs when transportation was available.

History of Business in the Area

In the 1920s and early 1930s, the area was served by three stores: Sher's had meats, grain feed and groceries and had operated as a country store since early in the 1900s where the **Arlington Theater** was later built. At that point it moved to the South side of Columbia Pike on the old Buckley tract. Sam Eller's was another grocery in the community, and Johansen's Candy Store served as a memorable gathering place.

Older residents in South Arlington continue to refer to the Sher market as "The Jew Store," with no derogatory intent. Mr. Sher was one of the leading and most highly admired citizens of the county. During the Great Depression he allowed residents to keep running tabs at his store. His kindness and generosity is credited for saving many families in the Columbia Heights, Barcroft, Alcova Heights, Penrose and Arlington View neighborhoods from starvation.



C.F. Burner's Emporium in 1909, later to become M. Sher & Son General Merchandise. Now the site of the Arlington Cinema and Draft House on Columbia Pike.

An interview with Everett E. Norton tells us that his father opened a restaurant in 1924 at Columbia Pike and Edgewood, where the **Ski Chalet** is now located. At first called Columbia Quick Lunch and later called Norton's Café, it was operated after World War II by Everett and a brother-in-law and was a popular gathering place for almost fifty years, with Tom Jackson's chili a specialty. It was a popular eatery for the Pentagon crowd during the war years. The second floor once housed a beauty parlor operated by Grace Richmond, nee Stoneburner.

That block of the Buckley tract eventually became a thriving commercial area, with stores on Edgewood and with Norton's, Sher and Cohen's grocery, Malone's Hardware, Dominick's Shoe Repair, Dependable Cleaners, Ehrhardt's, and the Animal Hospital on Columbia Pike.

The local bank was Jake White's Peoples Bank on the southwest former of Columbia Pike and Walter Reed Drive. It became Old Dominion Bank and moved a few doors away in 1948. Old Dominion Bank became First Virginia Bank in 1970, whose founder and Chairman of the Board was Edwin T. Holland, father of former State Senator Holland. The bank became First Virginia Bank with Mr. Holland as founder and chairman of the board. It has recently become BB&T (Branch Banking and Trust). Redevelopment by the Georgelas Group of McLean for "The Lofts at Columbia Station" is under consideration at present for that corner, exclusive of the bank building.

The Uncommon Market

From 1976 to 2003 the Arlington Food Cooperative, known as the Uncommon Market, was located at 1041 S. Edgewood Street, in what had once been the local firehouse. It was first incorporated in 1976, and was founded by the Arlington Cooperative Organization.

That group was founded in the 1960s to promote the values of community-building, develop alternative economic systems, create greater health, social and lifestyle diversity, promote environmentalism and engage in consumer education.

Within the first three to four years of its founding, 500 people each purchased \$10 shares of the Arlington Food Cooperative, making them member-owners of equal vote. Membership increased tenfold over the years. Through the years the organization suffered a number of financial crises, only to be saved from the brink of extinction by campaigns launched by members who were dedicated to its survival.

The 2003 demise of the Uncommon Market was due to a number of factors, including the fact that products and services once unique to the local co-op began to be carried by larger food chains (Giant, Safeway) and the introduction of newer, better financed and more efficient natural food outlets (Whole Foods Market, My Organic Market (M.O.M), Fresh Fields and Trader Joe's).

Other problems that plagued the Uncommon Market included chronic under-capitalization via low membership fees, a location on a side street with poor visual prominence, and chronic problems related to its low budget, including temperamental equipment, the inability to attract qualified managers and an excessive reliance on partially-trained volunteers.

Despite these limitations, The Uncommon Market was credited for major achievements in the community, including:

- Launching the County's first recycling program;
- Initiating the first long-lasting farmer's market (which continues to this day);
- Supporting local organic farmers;
- Promoting greater self-awareness of health, diet and agricultural economics through its consumer-education policy and commitment to sustainable agriculture;

- Creating a forum for all ages, lifestyles, races and ethnic groups to experience community interaction, friendships and even marriages;
- Remaining faithful to "one member, one vote;" and
- Supporting independent thinking and grass-roots organizing.

A History of Schools in Columbia Heights

The local school for our area was a one-room schoolhouse that had once been a private school and which became a county-operated public school in 1871. It sat on a half-acre plot at S. Wayne Street.

As needs grew and the population developed westward on the Pike, the county built a new Columbia School on the "Brown" lot (formerly the Taylor farm) slightly west of what is now Walter Reed Drive. Each of the districts of Alexandria County had its own Board of Trustees and Dr. Munson (mentioned above) served on the Arlington District Board, with other local residents.

The new Columbia School House was dedicated on June 14, 1904 with what now sounds like elaborate ceremonies, including prayer offerings, a union presentation of Bible and flag, speech by Hon. A.P. Douglas, Chairman of the Arlington District School Board, and by J.E. Clements, county school superintendent, and several others. The highlight was a surprise presentation of a silver service from the citizens of Columbia to Augustus Davis, Jr. in appreciation for his building the school. The flag was unfurled by Miss Evangeline daughter of Dr. and Mrs. C.B. Munson, and the 5th cavalry band from Ft. Myer played the "Star Spangled Banner."



The "New" Columbia Pike School opened in 1904 on Columbia Pike near the Southwest corner of what is now Walter Reed Drive.



The original Thomas Jefferson Junior High School, now the site of the Columbia Pike Branch Library and Career Center.

The building was described in a newspaper article as being about 60 feet square, two stories high, surmounted by a tower, the lower floor being divided into two school rooms and the second story to be used as a public hall.

This school was replaced by Patrick Henry School when it was built at Fillmore and 7th Street in 1925 on the old Miles Munson farm across Columbia Pike. The old building continued as a community hall and library until demolished in 1941. A new Patrick Henry Elementary School was rebuilt in 1975 at Highland and Walter Reed Drive, directly behind the old Patrick Henry. The Career Center was built on the site of the original Thomas Jefferson Junior High School.

Library Service for Columbia Heights

Our area had a library as early as 1930 when the Community Library Club rented a double garage next to Patrick Henry School, and later in the abandoned Columbia School near the corner of the Pike and Walter Reed Drive. The building was called "The Community Hall."

When it was torn down in 1941, the collections were moved in 1942 to a new store building at 911 S. Glebe Road. The library had become a branch of the new county library system in 1938. In 1959, it moved again to new quarters at 3239 Columbia Pike and in 1975 from the Westmont Shopping Center to share a building with the Arlington Career Center at 816 S. Walter Reed Drive, the former site of Thomas Jefferson Junior High School.

Fire Service for Columbia Heights

Evidently the first fire truck for the area was housed in a barn on the Snoot's Farm where Westmont Shopping Center is now located. At some point, B.M. Smith donated land in the 3200 block of the Pike and later a structure on Edgewood across from what is now Eckerd's Pharmacy. For many years The Uncommon Market was housed in what was commonly referred to as "The Old Fire Station."

The Columbia News

As noted earlier, ***The Columbia News*** was launched in 1941 and operated sporadically throughout the war years. The early issues of Columbia News heralded the opening of the new **Westmont Shopping Center** and listed the businesses installed there, included ads for

businesses and services on the Pike, expressed concerns about the bus service to the new War Department Building (not yet called The Pentagon) and to the new **Arlington Village** area. It also reported on changes in property ownership and planned construction and stated hopes for a new Post Office. Areas under construction included **Arlington Village** and **Barcroft Apartments**.¹

Business ads included one for Dependable Cleaners and Tailors, Charles J. Sher, Manager, 3008 Columbia Pike in the Charles Building. This issue mentioned several times the relocation of postal services, and one article stated that there was to be a branch somewhere near Columbia Pike and Glebe Road. "While the exact location is not known, this station will be located in this section about April 1, 1941." [This turned out to be the Post Office on Columbia Pike at Monroe; it would take another 50 plus years for the present Glebe Road site to come to fruition.] Another editorial supported citizen and county government protests to the expansion of Arlington National Cemetery.

The 1944 issues continued to promote the Pike's commercial enterprises and announced what sounds like a precursor to CPRO in that "Plans are being initiated for the forming of an organization of business and professional interests and all citizens who are interested in the general welfare of the Columbia Pike area and to take an active part in postwar efforts to develop and improve this section."

The issues reflected home-front activity, war casualties from local families, postwar planning, development, neighborhood news, clinics and teen dances at the Pickett Homes, church activities and county government actions. William Snoots of the family associated with Fire Hall #1 was one of the war casualties.

One item bemoaned the loss of "Heflin's," a local landmark, the weathered old tavern at Fillmore and the Pike. Business ads included "Home Cooked Foods" at Norton's Café at 2718 Columbia Pike. Another

¹ Volume II carries the address 1035 S. Edgewood and by March 1945 its address was 3010 Columbia Pike. These newspapers were recently donated to the Virginia Room, Central Library, and will be available for use after they have been preserved. There is only one issue for Volume I, Dec. 18, 1941, and it is not known if there were others or if issues are missing. It may be that wartime paper and manpower shortages intervened. Volume II, #1 is dated Nov. 1, 1944 and that volume contains 25 issues through Oct. 15, 1945. There is a loose copy inserted into the volume and called *The Virginia News*, Vol. 3, #18, dated Aug. 1, 1946. It is the same address as the earlier paper and states that it is "successors to *The Columbia News*." We can only hope more issues turn up as these existing ones give us an interesting account of life along the Pike in these years. There are news items on the businesses as well as the neighborhoods.

ad announced that the Munson Estate planned to develop property at the Pike and South Highland, on property adjoining the A&P. For much of our history, Smith and Munson were the main developers in the area.

Another issue described the McIntosh property, "a pioneer home of the area, has one of the finest old shady yards in the whole Pike area, fenced in with tall hedges, and a half-circle driveway cutting in near the Pike and coming out at the end of the property on the S. Edgewood side." This describes what became the **Eckerd Pharmacy** location. Development is currently planned on the McIntosh property by Capstone behind the drug store.

Development of the Walter Reed Park

In the 1980s, following the County's published General Land Use Plan (GLUP), Columbia Heights Civic Association led a community-wide movement to consolidate three houses and a very large garage on land shown to be parkland on the GLUP map.

One house, facing S. 16th Street near Walter Reed Drive, was used by the County's drug and alcohol counseling staff for daytime counseling. Problems arose when the county rented the facility to Alcoholics Anonymous (AA) and Narcotics Anonymous (NA) programs in the evenings. The program managers paid no attention to numbers, parking and noise, so at the community's urgent request, the building was closed and demolished. The programs were moved to a commercial building on Columbia Pike.

The garage next to that house was used for storage of County vehicles and tools. It was discovered that the building had been broken into for drug use. Drug paraphernalia was found in and around the building. The County demolished it and found other storage.

On the east end of the property, there were two private single-family homes located on what the County had planned for the east end of the park. An in-fill developer wanted to build 20 townhouses on the property and CHCA fought that at County Board meetings. Our Neighborhood was already packed with cars and traffic, and the GLUP designated those lots as parkland.

The Board agreed with the CHCA, and the County bought the houses. At the County's request, the community agreed that, until such time as the park was to be redeveloped, one house would be designated

for persons living with AIDS and the other for persons living with Praeder Willy Syndrome. Those usages proved to be beneficial and were well-accepted by the Neighborhood. Partly because of expensive maintenance challenges that these two older homes posed to the County, the programs were discontinued after about 4-5 years. The two buildings were eventually demolished and the land converted to park space.

Ken Fredgren was President of Columbia Heights Civic Association during much of this negotiation. Other active neighborhood members included Peter Jones, who continues to be involved in the development of Walter Reed Community Park, and Ruth Stewart, who developed the Cleveland Park and was also very supportive of the development of the Walter Reed Park. Ken Fredgren was succeeded by Sarah McKinley as President, who continues to be active in the civic association.

Development of Arlington Village

The largest development within this civic association area is **Arlington Village**, a garden apartment area developed after 1939 when Gustave Ring bought the Graham and other tracts (possibly assembled by B.M. Smith) for \$362,500. In 1900 this area was part of the Buckley Estate and consisted of small farms. By the time of Ring's purchase, this area of Columbia Pike reflected more of a village than a rural area.

The organization that Ring put together for designing, building and selling the units in Arlington Village was a model of efficiency. It no doubt benefited from his experience in developing other FHA insured projects, including the Colonial Village in North Arlington. In order to accommodate the potential buyers in an era when people were still wary after the depression and salaries were not large, he needed to build as inexpensively as possible. In planning his concept of a suburban village with housing, streets, a business district, sewage and water systems, electric and heating systems, parks and recreation areas, and using FHA guidelines, he formed his organization of architect, landscape architects, real estate agents, contractors and apartment manager, all specialists.



Arlington Village under construction. Taken from across Columbia Pike at Barton Street. The building at the left is B.M. Smith's real estate office.

The architect was the same as the one he had used in Colonial Village, Harvey Warwick of Washington, who designed buildings with changing roof forms, materials, elevations and with a variety of sparse colonial revival details. The 661 apartments were built on 12% of the acreage, which allowed for 47 acres of green space, parks, recreation area, yards, roads, parking spaces and services.

Apartments were built around five super blocks after constructing S. Barton Street and shortening S. Cleveland Street, lengthening 15th Street and Edgewood. Each apartment had a front court and private back court. Through selective use of standardized components, purchasing materials in bulk, and tightly scheduled work, he was able to provide rental units to carefully selected clients at \$11 a room. Ring's building permit was obtained in March 1939 and renters moved into the first completed section by July of the same year.

Local lore is that second floor bedrooms were juxtapositioned or overlapped over other units to avoid Arlington's strong objection to "row houses," but a scholarly study of Arlington Village indicates this was done for the three-bedroom units only, to maintain the economy of rectangular form.

Ring sold the development 11 years later to New England Life Insurance Co. for \$5 million, having increased his original investment 666%. These owners installed the swimming pool, tennis courts and more off-street parking. It was sold again in 1979 to Arlington Village Associates for \$9.7 million, the buyers being Frank S. Phillips, Preston Caruthers, Terry Eaken and Paul Nesetta. Their intention was to convert the units to condominiums. Opposition resulted in their selling 98 units to Holladay Corp. for \$2.5 million. Holladay was a cooperative organization experienced in leasing to elderly and low income individuals. Their plan was to sell some units for less than the condos.

Development of The Commons of Arlington

The Commons of Arlington is a small development in this area. These four buildings (eighteen separate addresses) were built in 1948 as a rental garden complex of 134 units, 56 being one-bedroom apartments and 78 as two-bedroom units. Known as **Walter Reed Gardens**, these sit upon 5.33 acres of land of the Dresser and Tinkle subdivisions. It has been said that it was developed and built by the same company as Fillmore Gardens, developed in 1942 by Banks and Lee, Inc., an Alexandria based building

firm. They were part-owners in the original Fillmore Gardens, Inc., along with the Burka family from Arlington. Arthur P. Davis was architect for Fillmore Gardens and designed Walter Reed Gardens to be identical to Rock Creek Gardens in Washington, D.C.

Walter Reed Gardens was developed as The Commons of Arlington by the Investment Group Development Corporation, the agent and nominee of GLM of Arlington, Virginia, Inc., a DC corporation. The Nominee Agreement of 1982, filed in the land records of the county in 1982, presents a proposal for condominium ownership that described planning, renovation program, replacement of roofs and windows, pavement and masonry, new landscaping, new hot water heating system, all new kitchens, renovated bathrooms, upgraded plumbing and electrical systems and individual heating and air-conditioning units. Converted units were offered for sale at \$55,000 - \$59,000 for one-bedroom units and \$62,00 - \$71,000 for two-bedroom units.

Appendix B

Columbia Heights Civic Association Recommendations

Streets and Sidewalks:

Recommendation #1: Columbia Heights Civic Association urges the County to install sidewalks where none now exist. This is particularly evident on 11th, 12th, 13th, 16th, South Cleveland and South Edgewood Streets. In addition, County staff has already recommended creating a new sidewalk on Garfield between South 16th Street and South 16th Road.

Recommendation #2: Columbia Heights Civic Association recommends removing overhead utility poles in the middle of sidewalks, and burying the lines. (See also Recommendation #50, under “Beautification.”)

Recommendation #3: Columbia Heights Civic Association recommends providing covered bus stops, when practical, and providing trash removal and clean up of these areas on a regular basis.

Recommendation #4: Columbia Heights Civic Association recommends that the County study pedestrian traffic at the 16th Street and Walter Reed intersection and into the redeveloped Walter Reed Community Park, and design solutions for safe crossing of the streets.

Recommendation #5: Columbia Heights Civic Association recommends that the County study pedestrian traffic crossing on Columbia Pike and assure adequate designation of crosswalks, install traffic lights on demand, provide safe crossing times and enforce traffic laws—including jaywalking—to protect pedestrians.

Recommendation #6: Columbia Heights Civic Association recommends improving sidewalk pavement conditions (i.e., reduce water ponding at curb cuts, repair surface, repair dislocations at joints) and also work with Neighborhood residents to improve removal of seasonal debris.

Recommendation #7. Columbia Heights Civic Association recommends widening some walks to reflect pedestrian gateway status. The County should develop and enforce regulations accommodating sidewalk activities, such as cafés or art shows, to enhance pedestrian

traffic, slow adjacent traffic (through friction and calming) and provide mixed use of the sidewalks in the Neighborhood portion of the Columbia Pike Revitalization Organization (CPRO).

Traffic

Recommendation #8: Columbia Heights Civic Association recommends conducting a full study of traffic patterns and traffic calming options in our Neighborhood. We support such traffic calming strategies as speed humps and calming circles.

Recommendation #9: Columbia Heights Civic Association supports creating a center/left turn lane for the entire Columbia Pike thoroughfare.

Recommendation #10: Columbia Heights Civic Association supports implement practices to slow speed on residential streets, especially to allow for safe entry of nose-in parked cars, and to reduce speed in areas where there are short sight distances or congestion.

Recommendation #11: Columbia Heights Civic Association supports revising the traffic plan around the Walter Reed Park to accommodate the drop off and pick up of park users. We also recommend collaborating with the School District Transportation provider to create a safe pick up and discharge point.

Recommendation #12: Columbia Heights Civic Association believes that traffic-calming strategies should be bicycle friendly. If streets are closed to cars for traffic calming purposes, they should be open to bicycles.

Recommendation #13: Columbia Heights Civic Association supports repaving streets. Most of the streets in the neighborhood have not been repaved in over a decade. The County should identify public streets that need repair and schedule repair and repaving. Any redevelopment should include proper maintenance of private access roads.

Transportation

Recommendation #14: Columbia Heights Civic Association recommends extending Metrorail up the Pike as an effective transportation strategy (supported by over 75% of survey respondents).

Recommendation #15: Columbia Heights Civic Association recommends more frequent bus service, faster service with shorter trip times, and more convenient bus routes.

Recommendation #16: Columbia Heights Civic Association recommends lowering bus and rail fares and creating easier access to bus schedules (recommended by about 40% of respondents).

Recommendation #17: Columbia Heights Civic Association recommends carpool listings at apartments or in condominium newsletters as one strategy to ease transportation issues (recommended by 24% of respondents).

Recommendation #18: Columbia Heights Civic Association supports the street space plan as it relates to bicycles.

Parking

Recommendation #19: Columbia Heights Civic Association supports programs using neighborhood parking permits for residents.

Recommendation #20: Columbia Heights Civic Association urges county planners to require that any new residential or high-rise development include plans for adequate underground or on-site parking for all new residents and guests, and that current parking spaces should not be eliminated.

Recommendation #21: Columbia Heights Civic Association supports improved parking and loading areas for businesses along Columbia Pike, which will help businesses and prevent "overflow" parking in the residential areas.

Recommendation #22: Columbia Heights Civic Association supports upgrades in parking for the Walter Reed Community Center to prevent evening "overflow" parking on residential streets.

Recommendation #23: Columbia Heights Civic Association will work with County officials, including its Code Enforcement Office, to mitigate parking concerns for new development.

Recommendation #24: Columbia Heights Civic Association supports additional parking for bicycles. Redevelopment projects outside

the Columbia Pike Revitalization District should use the same guidance for bicycle parking as in the form-based code.

Recommendation #25: Columbia Heights Civic Association supports the creation of rear service entry for loading and unloading to serve new commercial establishments.

Public Safety

Recommendation #26: Columbia Heights Civic Association supports better street lighting throughout our area as a means to mitigate crime.

Recommendation #27: Columbia Heights Civic Association supports traffic calming strategies, combined with traffic enforcement--both active and passive--to cut down on speeding within our civic association.

Recommendation #28: Columbia Heights Civic Association supports fire inspections for all multi-family dwellings throughout the Neighborhood over five years. We encourage County officials to work with managements to correct any fire code violations to improve safety for our residents.

Recommendation #29: Columbia Heights Civic Association supports the health and building code inspection of all single-family properties for junk or abandoned property that harbor rodents or collects water for mosquito breeding.

Recommendation #30: Columbia Heights Civic Association supports upgraded water and sewer management strategies to reduce or eliminate the local rodent population.

Recommendation #31: Columbia Heights Civic Association urges the County's Mosquito Control Program managers to monitor streams and look for standing water in the Neighborhood, hold public information meetings on mitigation measures, and work with building managers and single-family property owners to eliminate standing water wherever it might occur.

Recommendation #32: Columbia Heights Civic Association urges County law enforcement to take firm action to deal with petty crime, including vagrancy. The Cleveland Park is the area cited most often by residents as needing attention.

Recommendation #33: Columbia Heights Civic Association supports the creation of an active, collaborative community-oriented police program. Such a policing program would involve business, residents and police officers.

Recommendation #34: Columbia Heights Civic Association recommends that police and code officials monitor current and proposed clubs/restaurants in the Columbia Pike Redevelopment area for “hang out” and noise complaints, enforcing actions with the owners to discourage gangs, vagrants and noise issues.

Parks and Recreation

Recommendation #35: Columbia Heights Civic Association urges Arlington County Parks Department to clean up Cleveland Park, remove vagrants, and prevent further decline. Park planning is an opportunity for collaboration among community groups. Arlington County is encouraged to consider renaming the park after Ruth Stewart, its benefactor.

Recommendation #36: Columbia Heights Civic Association urges the County to evaluate the Towers Park and how that space may best serve the residents who live in the apartment complexes in the eastern portion of our neighborhood.

Recommendation #37: Columbia Heights Civic Association urges the County to move forward to complete the renovation of the Walter Reed Community Center Project, possibly procuring bids from other “green” landscaping and construction companies. Neighborhood residents should be called upon to help complete the project, along the lines of the community groups such as Greater DC Cares and Habitat for Humanity.

Recommendation #38: Columbia Heights Civic Association supports the creation of a Neighborhood Advisory Committee to oversee the creation and administration of the Walter Reed Community Center, including the selection of new playground equipment and landscaping. (See also Recommendation #52, under “Beautification.”)

Recommendation #39: Columbia Heights Civic Association urges the County to assess all trees and shrubs in the Walter Reed Community Park for disease and infestation. Trees and bushes with poor health should either be treated or removed, as appropriate. If trees must be removed, the County should move forward with plans to replace, as part of a landscape

planned developed in conjunction with the Neighborhood Advisory Committee.

Recommendation #40: Columbia Heights Civic Association recommends that the County evaluate options for new fencing on the Walter Reed Community Park on its northern side, which separates parkland from The Commons of Arlington and Arlington Village. Any development of the park must include new fencing, to be developed in conjunction with the Neighborhood Advisory Committee.

Recommendation #41: Columbia Heights Civic Association urges Arlington County to "think outside the box" to create new parkland for our residents, particularly in the Eastern portion of our civic association, where apartment building development has resulted in almost no green space.

Recommendation #42: Columbia Heights Civic Association urges Arlington County to acquire any abandoned or run-down property to be converted to park or green space.

Recommendation #43: Columbia Heights Civic Association believes that all development and site review processes must promote the preservation of open space, especially in the east end of the Neighborhood. Onsite parking must be underground or within the building footprint. Parks and open spaces, such as the park in the Eckerd Pharmacy site, are supported.

Recommendation #44: Columbia Heights Civic Association urges Arlington County to work cooperatively with the several condominium associations to recognize and financially support their provision of green space for their residents and public (trespassers) through providing services.

Recommendation #45: Columbia Heights Civic Association urges Arlington County to assist the Neighborhood with Neighborhood-focused programs in the parks.

Recommendation #46: Columbia Heights Civic Association recommends that the county secure a room or exhibit cases to be designated in the new Walter Reed Community Center for the placement of framed maps and photos that have been collected by members of Columbia Heights and Penrose Community Associations. This exhibit area should provide for expansion of exhibit materials contributed by Columbia Heights Civic Association, Douglas Park and Nauck members for

appreciation and expression of each neighborhood's separate, and the area's mutual, history for benefit of current and future residents.

Recommendation #47: Columbia Heights Civic Association recommends that a staff member of the new Walter Reed Community Center be designated to encourage and deposit exhibit materials, to collect local neighborhood conservation plans and historic documents and mementos.

Community Service

Recommendation #48: Columbia Heights Civic Association supports improved trash collection in public areas. Trash collection at Walter Reed Community Park, Cleveland Park and around bus stops needs to be improved. The County should provide more trash receptacles in the parks and in public spaces and schedule more frequent trash removal and pick up. Signs encouraging a litter-free Neighborhood could be posted in strategic spots.

Recommendation #49: Columbia Heights Civic Association urges Arlington County to inspect all street side appurtenances (signs, trees, fire hydrants, etc.) and repair, replace, repaint or remove as appropriate.

Beautification

Recommendation #50: Columbia Heights Civic Association recommends burying overhead utility lines, to enhance beautification of the area, to improve sidewalks, and to protect our trees from butchery by the utility companies. (See also Recommendation #2, under "Sidewalks.")

Recommendation #51: Columbia Heights Civic Association recommends remedial action to "hide" the electrical substation located at the entrance of our civic association area, at the corner of Walter Reed and Columbia Pike.

Recommendation #52: Columbia Heights Civic Association recommends that the County develop landscaping plans to create privacy for next-door neighbors from the impact of the new community center at the Walter Reed Community Park. This is particularly true for those residents of The Commons of Arlington and Arlington Village, whose properties are on the back property line with the park. (See also Recommendation #38, under "Parks and Recreation.")

Recommendation #53: Columbia Heights Civic Association urges the County to install new street lighting in our area. Street lighting should be uniform, attractive and effective.

Recommendation #54: Columbia Heights Civic Association encourages the removal of inappropriate or badly damaged curbside trees and provide appropriate replacement trees to adjacent property owners, if requested and if there is adequate space. If space is not available for replacement trees, dwarfed tree varieties should be made available to replant at curbside. Maintenance responsibility may be ceded to property owners if the tree is located off county land.

Recommendation #55: Columbia Heights Civic Association urges the County to establish community flowerbeds and tree planting, using salt-tolerant species, at desirable locations along Columbia Pike and Walter Reed. The county should cooperate with Columbia Heights Civic Association and merchant groups to maintain the beds.

Recommendation #56: Columbia Heights Civic Association urges the County to replace street name signs and lights with historically appropriate signs and lamps. Columbia Heights supports the development of an “historic district” sign plan for the CPR, with signage tied in with street signs in the Neighborhood.

Recommendation #57: Columbia Heights Civic Association strongly recommends the creation of several signs designating the Columbia Heights neighborhood, aesthetically similar to the historic signs for CPR, to be established at appropriate neighborhood entry points and facilities.

Land Use and Zoning

Recommendation #58: Columbia Heights Civic Association urges Arlington County not to exceed the existing population density, as amended by the CPR along Columbia Pike.

Recommendation #59: Columbia Heights Civic Association supports proximity of retail establishments, but is concerned that any development of Columbia Pike take mitigative measures to ameliorate the negative impact of rear lot noise, visual screening for services, congested traffic patterns and parking problems.

Recommendation #60: Columbia Heights Civic Association urges Arlington County to preserve green space, especially at the eastern end of

the Neighborhood, using various transfer of development rights or zoning procedures. The Neighborhood strongly supports preservation of the Army Navy County Club open space as green space.

Recommendation #61: Columbia Heights Civic Association urges Arlington County to adopt site review standards to reduce/minimize visual and sound impacts at the edges between residential and commercial areas in the CPR.

Columbia Pike Revitalization

Recommendation #62: Columbia Heights Civic Association supports a Revitalization Plan that allows existing, historic businesses to remain in operation in the Pike.

Recommendation #63: Columbia Heights Civic Association residents are concerned about parking problems that will result from redevelopment of the Pike, and the negative impacts of traffic through residential side streets.

Recommendation #64: Columbia Heights Civic Association recommends additional trash disposal units to accommodate the foot traffic that will result from the Revitalization Plan.

Recommendation #65: Columbia Heights Civic Association supports bringing Metrorail to the Pike.