

20,1,5,5,

4b

April 29, 1986

TO: The County Board of Arlington, Virginia

FROM: Larry J. Brown, County Manager *[Signature]*

SUBJECT: Historic District Designation for Glenmore, 3440 N. Roberts Lane (Z-2304-86-HD)

RECOMMENDATION: Approve Historic District designation for Glenmore, 3440 N. Roberts Lane (Z-2304-86-HD)

ISSUE: Preservation of an early twentieth century vacation home, designed by a local architect.

SUMMARY: The subject property contains 36,856 square feet and is developed with a single family detached dwelling. The property is shown on the General Land Use Plan as "Low" Residential (1-10 units per acre), and zoned "R-20", One Family Dwelling District.

The request for Historic District designation was initiated by the Historical Affairs and Landmark Review Board (HALRB) and is supported by the property owners, Robert D. Hynes, Jr. and Gail Ann Raiman. Following endorsement by the Planning Commission, the HALRB held a Public Hearing where the Review Board voted unanimously to recommend Glenmore for Historic District designation.

Built in 1906, Glenmore served as a weekend residence for three generations of the Roberts family of Washington, D.C. A local architect, Appleton P. Clark, designed the dwelling which is constructed of materials found on or near its Potomac Palisades site. Glenmore is recommended for Historic District designation because of its association with local architect Appleton P. Clark and because it represents the role of a rural and undeveloped Arlington as a retreat for affluent Washingtonians in the early twentieth century.

HISTORY AND BACKGROUND: Glenmore was constructed and named by the William Florian Roberts family in 1906. The site, originally containing 44 acres, is perched on a cliff overlooking the Potomac and was accessible by boat.

Staff: Marcia Silberfarb, Community Improvement

Designed by Appleton P. Clark, a local architect, the house is rustic in character. Materials indigenous to the site were used in its construction. Stone for the chimney and foundation was quarried in the Palisades; trees on the site were fashioned into logs for the walls. Over the years, a stucco veneer has been placed on the original log exterior, however, exposed rafters are visible in the deeply eaved gable roof. The chimney and foundation remain notable features of the structure. The location map and survey information can be found in Attachment A.

The Roberts family used Glenmore as a weekend retreat for three generations, until it was sold in 1945. Glenmore remains in use as a residence.

The subject property, located on a cul-de-sac at the end of North Roberts Lane, contains 36,856 square feet and is zoned "R-20", One Family Dwelling District. It is shown as "Low" Residential (1-10 units per acre) on the General Land Use Plan. The subject property is bordered on the east by the George Washington Memorial Parkway and the Potomac River, with single family homes to the north, south and west.

The request for designation of Glenmore as an Historic District was initiated by the Historical Affairs and Landmark Review Board. Upon notification, the property owners indicated their support of the nomination (Attachment B). Following endorsement by the Planning Commission, the HALRB held a Public Hearing on January 15, 1986. Staff recommended the Review Board proceed with the designation process. The HALRB voted unanimously to recommend this property as an Historic District.

LEGAL DESCRIPTION: Lot 1, Wilson's Addition, River Estates.

DISCUSSION: Historic District designation will provide a vehicle for preservation of an architectural and historical resource by placing an overlay zone on the existing land use and zoning categories. Following designation, the property owners will be required to apply for a Certificate of Appropriateness from the HALRB prior to making exterior alterations to the structure or the site. Because designation as an Historic District is an overlay zone, it does not affect the existing zoning of the subject property. The two zoning categories exist simultaneously and are mutually exclusive. The underlying land use and zoning may be changed while the Historic District overlay zone remains in force.

Historic District designation of Glenmore will preserve as a County resource a structure representative of Arlington County prior to intense urban development. The structure represents the lifestyle of affluent Washingtonians at the turn of the century when rural Arlington, deeply wooded and accessible by boat, provided a "country" respite for elite city dwellers. Staff therefore recommends that Historic District designation for Glenmore be approved.

PROPERTY NAME:

Glenmore

LOCATION:

3440 N. Roberts Lane

OWNER:

Robert D. Hynes Jr. and Gail Ann Raiman

OWNER'S ADDRESS:3440 N. Roberts Lane
Arlington, VA 22207**FORM COMPLETED BY:**

Staff, Planning Division

ADDRESS:Holmes Building, 3rd Floor
2100 14th St. N.
Arlington, VA 22201**PHOTO BY:**

Staff, Planning Division

DATE:

1986

VIEW:

West Facade

PRESENT USE:

Residence

LOT SIZE:

36,856 Sq. Ft.

STYLE OR CULTURAL PERIOD:**SIGNIFICANT DATES/ALTERATIONS:**

Built c. 1906

PHYSICAL DESCRIPTION:

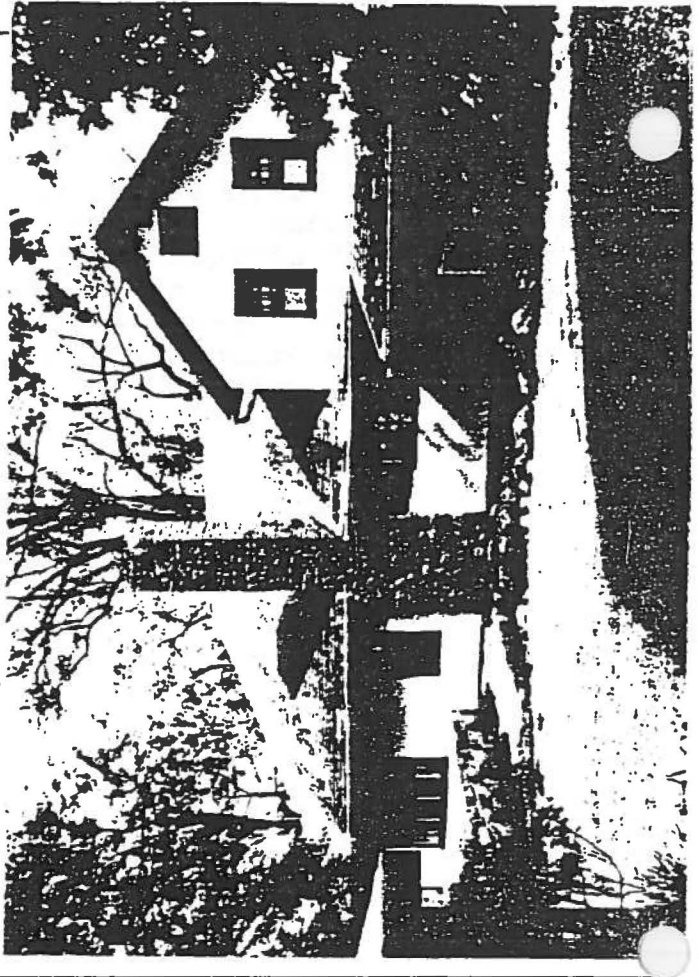
Glenmore is a one and two story rectangular plan house composed of two gable-roofed units, one taller than the other, joined at right angles, facing west on the cul-de-sac end of Roberts Lane. Originally of log construction with shingled siding, the exterior has been stuccoed. A one story enclosed porch spans the west gable end and continues around the south facade. Window placement is irregular, consisting of both casement and 9/1 sliding sash. There are two exterior chimneys, one brick and one stone. Stone for the chimney and foundation were quarried from the nearby Potomac palisades. A large bay window on the east facade provides a panorama of the Potomac River. The deep-eaved gable roofs exhibit exposed rafter ends. The original setting and view to the Potomac have been obstructed by the construction of the George Washington Parkway which cuts quite close to the northeast corner of the house.

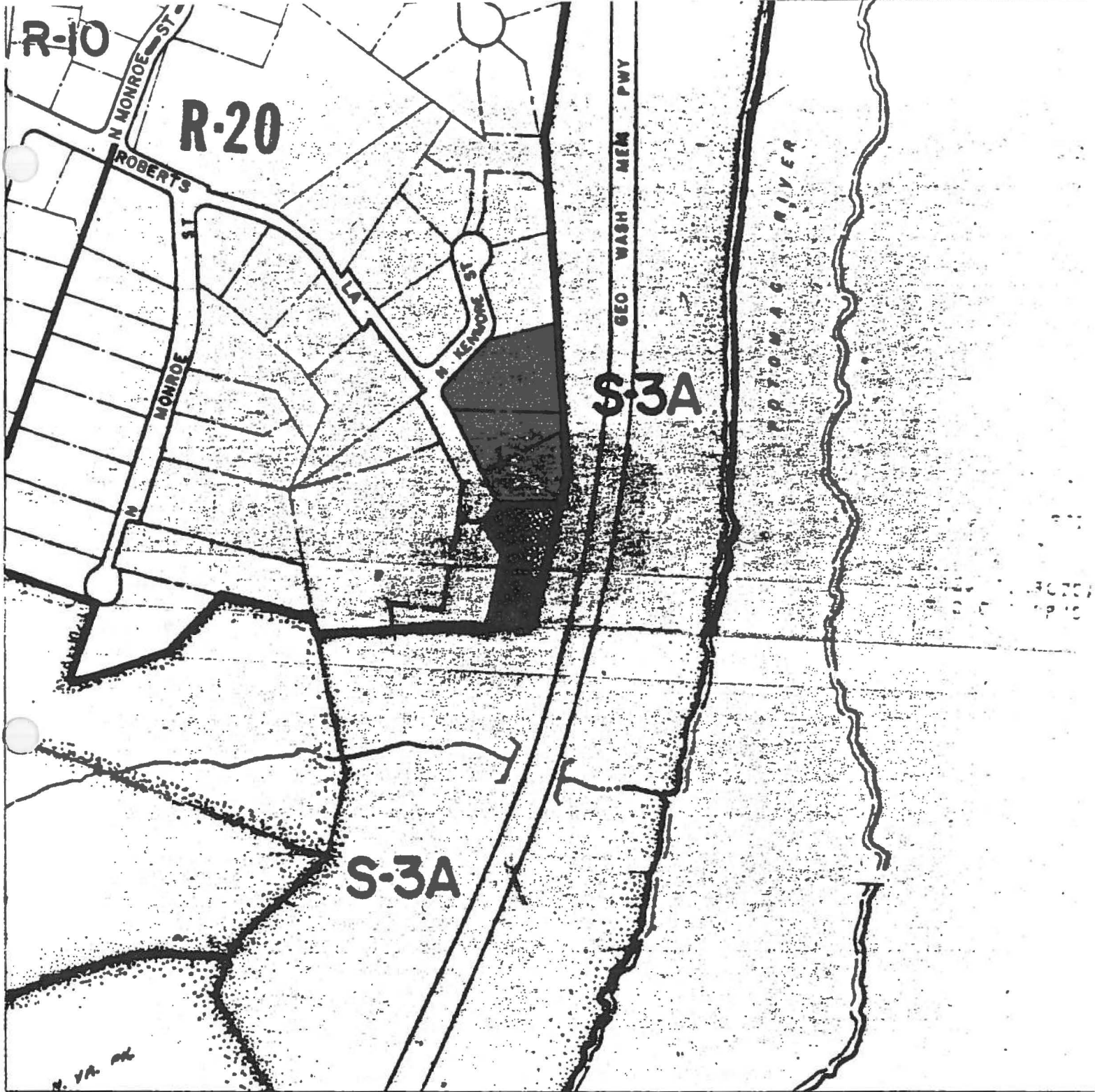
STATEMENT OF SIGNIFICANCE:

Glenmore was built c. 1906 as a Potomac River retreat for William Florian Roberts, a prominent Washington, D.C., printer. The building was designed by Appleton P. Clark, a well-known Washington architect. The property served as the summer home for the Roberts family until 1945 when it was purchased by Admiral Chester Ward. Now located on less than one acre, the house has had a series of recent owners.

LEGAL DESCRIPTION:

Lot 1, Wilson's Additions, River Estates





Proposed Historic District

**Glenmore
3440 Roberts La.**

Department of Community Affairs - Planning Division



scale:
1" = 300'

ROBERT D. HYNES, JR.
3440 NORTH ROBERTS LANE
ARLINGTON, VIRGINIA 22207

January 9, 1986

Mr. Russell Keune
Chairman
Historical Affairs
and Landmark Review Board
2100 14th Street North
Arlington, Virginia 22201

Dear Chairman Keune and Members of the Board:

My wife and I deeply regret that we are unable to appear before you in person regarding the designation of our home, located at 3440 N. Roberts Lane, as an historic site. We support designation of our house as an historic landmark and are proud of the part it has played in Arlington history.

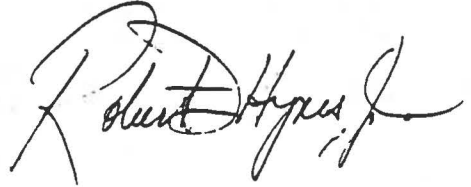
As I'm sure you are aware, the early history of the house and a photograph taken at the time of its construction are featured in Eleanor Templeton's well-known book, Arlington Heritage. Copies of her research concerning the house are attached for your information.

We have spent the better part of the past two years totally renovating the interior of the house and cosmetically improving its exterior, including reclaiming the yard and rebuilding the old stone walls and rock gardens. The only further anticipated exterior change will be the installation of a new roof in the relatively near future. The house currently has an asbestos roof (not the original roof or anything like what we believe the original roof was) which is in need of repair, both for cosmetic and structural reasons. We would not want to replace it with another asbestos roof but with one that is attractive and in keeping with the style and appearance of the house. We would hope the Board would have no difficulty with this.

Page Two
January 9, 1986

Again, we are most dismayed at not being able to be present in person but wanted you to know of our interest in the designation of our property.

Sincerely,

A handwritten signature in cursive script, appearing to read "Robert Hynes, Jr.", written in dark ink.

RDHJr:alh

Enclosures