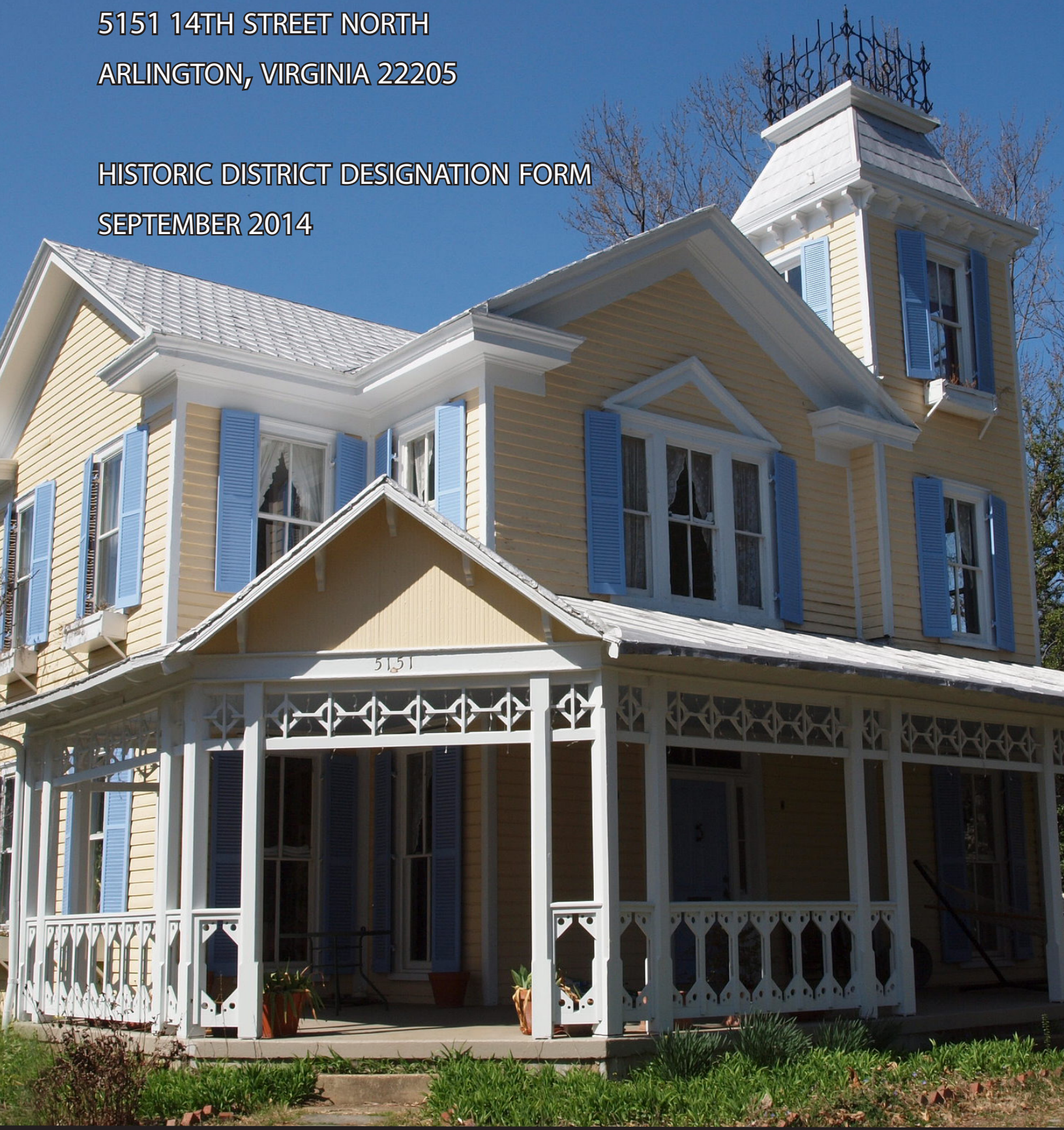


BROADVIEW HISTORIC DISTRICT  
5151 14TH STREET NORTH  
ARLINGTON, VIRGINIA 22205

HISTORIC DISTRICT DESIGNATION FORM  
SEPTEMBER 2014



**ARLINGTON COUNTY REGISTER OF HISTORIC PLACES  
HISTORIC DISTRICT DESIGNATION FORM**

**1. NAME OF PROPERTY**

Historic Name: Broadview  
Other Names: The Old Lacey House; Storybook House

**2. LOCATION OF PROPERTY**

Street and Number: 5151 14<sup>th</sup> Street North  
County, State, Zip Code: Arlington, Virginia, 22205

**3. TYPE OF PROPERTY**

A. Ownership of Property

  X   Private  
       Public  
       Local  
       State  
       Federal

B. Category of Property

  X   Private  
       Public  
       Local  
       State  
       Federal

C. Number of Resources within Property

Contributing	Noncontributing	
<u>  1  </u>	<u>      </u>	buildings
<u>      </u>	<u>      </u>	sites
<u>      </u>	<u>  1  </u>	structures
<u>      </u>	<u>      </u>	objects
<u>  1  </u>	<u>  1  </u>	Total

D. Listing in the National Register of Historic Places

       Yes   X   No

**4. FUNCTION OR USE**

**Historic Functions:** Domestic/single-family dwelling/multi-family dwelling

**Current Functions:** Domestic/single-family dwelling.

## 5. DESCRIPTION OF PROPERTY

**Site:** Broadview is located at 5151 14<sup>th</sup> Street North in the Waycroft-Woodlawn neighborhood of Arlington, Virginia (App. 1, Fig. 1). In the early-twentieth century, the property spanned over 223 acres (App. 1, Fig. 10). In 1934, under the ownership of Sallie Lacey Johnston, the property's 50-acres were defined by present-day 16th Street North on the north, Washington Boulevard on the south, North Edison Street on the east, and North George Mason Drive on the west. The front of the building (east elevation) faced towards North Edison Street and a drive extended northwest from the corner of North Edison Street and Washington Boulevard to the house. The dwelling's surrounding landscape consisted of a park-like lawn defined by an arched row of trees shielding the property from Washington Boulevard. Two gable-roofed outbuildings of unknown purpose were located to the rear of the house. A detached single-story gable roofed garage was located immediately to the south of the dwelling (App. 2, Fig. 1-2). A photograph of the garage depicts a highly ornamented building with a diamond-shingled upper gable end and a vented cupola with a pyramidal wood shingle roof (App. 3, Fig. 5). Historic photographs also depict a small gable roofed potting shed, which contained a water pump for the dwelling (App. 3, Fig. 3). All of the secondary buildings on the property were demolished by the mid-to-late-twentieth century.

Today, the house is sited on an irregularly shaped .29-acre lot (12,824 square feet) (App. 1, Figure 1). Setback approximately 73' from 14<sup>th</sup> Street North, the building is separated from the public right-of-way by a lawn (App. 1, Fig. 1 and App. 4, Fig. 4). Stone steps access the front porch and a cobblestone driveway provides space for two automobiles. Orientated to the east, the house's south (side) elevation faces 14<sup>th</sup> Street North (App. App. 4, Fig. 4). Subdivision of the surrounding property led to this current condition; however, the design of the main façade (east elevation) still allows it to be easily recognized as the front of the house. The fenced-in rear yard consists of landscaped space with a semicircular patio defined by a large brick outdoor chimney. The property is delineated by: 1) a metal fence and wood picket fence on the eastern extent; and 2) a wood fence on the northern and western extents.

**Architectural Description:** Robert Stinson Lacey constructed the dwelling with Queen Anne elements in 1881. Named Broadview, the two-story building rests on a stone foundation. The wood-frame structural system is clad with wood clapboard siding and capped by a cross-gable and shed roofs (App. 3, Fig. 1-2 and 4 and App. 4, Fig. 1). A three-story tower with a mansard roof and decorative bracketed cornice is located at the northeast corner of the dwelling (App. 4, Fig. 8). The dwelling's current form is the accumulation of numerous construction campaigns that resulted in the evolution of a small simple farm house into one of the most elaborate Queen Anne-styled single-family dwellings in Arlington County. Due to the number of undocumented changes to the building's form and lack of building permits or early records, staff developed a hypothetical/plausible evolution of the building based on the building's history, visible materials, available cartographic and photographic evidence, and information from the current and previous owners (App. 6, Fig. 7-8).

The current house consists of a modified cross plan with numerous additions telescoping from the rear elevation (App. 6, Fig. 1-6). The oldest section of the building consists of a central I-house constructed in 1881 (App. 4, Fig. 4 and App. 6, Fig. 7-8). The original dwelling likely had a simple hall-parlor form with a side-gable roof with deep returns. Architectural evidence supports this assumption as the stamped tin on the original gable roof (now covered by additions) is evident in the attic space of the house (App. 4, Fig. 13-14). Photographs and remnants of the original gable-end chimneys further support such hypotheses (App. 4, Fig. 9-10).

Lacey may have constructed the nearly full-width gable addition to the rear of the I-house to accommodate his niece and three children in the 1880s (App. 4, Fig. 4 and App. 6, Fig. 7-8). Shortly thereafter, in the late-1890s, the *Alexandria Gazette* noted major construction occurring at Broadview. Moving forward, the house is described in grand terms as one of the finest residences in Arlington County. The praise for the dwelling likely occurred due to the construction of the front gable addition with deep returns, full-width porch, and defining three-story tower. The two-story rear shed addition which contains a servant or secondary staircase along the west (rear) wall may have been added at this time reflecting the family's continuous upward social status (App. 4, Fig. 4 and App. 6, Fig. 7-8).

In the early-twentieth century, the owners likely added the final rear one-story shed addition that currently contains a kitchen remodeled in the late-twentieth century (App. 4, Fig. 6). The house's original kitchen likely would have been in a separate building close to the rear of the dwelling; however, no evidence remains of such a structure. There is no fireplace or hearth of sufficient capacity to support a basement kitchen. Furthermore, the house's location in once rural Arlington lessens the likelihood of a basement kitchen, but demolition and changes over time may have removed such a feature.

Prior to 1936, the owners of the dwelling constructed two additions: 1) a two-story shed roof addition on the north elevation that contains a bathroom on the first and second stories; and 2) a two-story flat roof addition on the north elevation that features a dining room on the first story and office space on the second story (App. 1, Fig. 12-14, App. 2, Fig. 1-4, App. 4, Fig. 6, and App. 6, Fig. 7-8).

The Gersteins, the previous owners of the property (1977-2011), constructed the two-story gable roof tower addition on the northwest corner of the house ca. 1990. The first story contains a laundry room and the second story a bathroom (App. 4, Fig. 6).

#### *East Elevation*

The three-bay east elevation (facade) consists of the southern exposed end of the original two-story I-house, the two-story projecting cross gable-roofed addition, and adjacent three-story tower addition. A one-story, full-width, open wraparound wood-framed porch adorns the entire elevation (App. 4, Fig. 1). The porch has a concrete base and floor, chamfered wood posts supporting a standing seam metal shed roof, and a beadboard ceiling (App. 4, Fig. 3). The porch is distinguished by its mid-twentieth-century decorative "gingerbread-styled" balustrade, chamfered wood posts, pierced frieze, and brackets (App. 4, Fig. 2).<sup>1</sup> These architectural elements are a modern interpretation of the previous iterations of the porch. In the southeast corner of the porch, a gable peak adorned with brackets matching those of the porch indicates the main point of entry to the porch from the driveway.

On the first story, the southern and northern bays, located on the I-house and tower, respectively, consist of tall two-over-two, double-hung, wood-sash windows with two-panel operable louvered shutters.<sup>2</sup> Located at the center of the gable-roofed addition, the middle bay consists of a paneled single-leaf wood door with two-light sidelights and a full-width two-light transom. The second story continues the typical window form and design. The center bay features a tripartite window

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<sup>1</sup> The Gersteins added this ornamentation to the dwelling in the mid-twentieth century. Previously, the porch may have been adorned with wagon wheel spindled brackets that are currently located in the basement.

<sup>2</sup> These windows are consistently found throughout the dwelling and will be referred to as "typical windows" or "established window" in the architectural description. The louvered shutters are located only on the east and south elevations.

with a central two-over-two, double-hung, wood-sash window flanked by operable one-over-one, double-hung, wood-sash windows and capped with a decorative wood gabled pediment. The third-story of the tower continues the established window (App. 4, Fig. 1).

The roof on the I-house and cross gable addition features decorative stamped tin with an overhanging wood cornice.<sup>3</sup> The stamped tin roof is likely original to the house as it is evident in the interior attic space where the addition connects to the main roof line (App. 4, Fig. 12-14). The tower features a straight sided mansard roof with a simple bracketed wood cornice. Originally, the roof material of the tower consisted of decorative square-edged and octagonal wood shingles; however, previous owners removed the wood shingles in favor of a more modern tin shingle in order to complement the historic appearance of the main roof (App. 3, Fig. 1-2 and 4). The tower is further defined by its widow's walk enclosed by a decorative mid-twentieth century metal balustrade (App. 4, Fig. 1). The balustrade recalls the original floral inspired balustrade (App. 3, Fig. 4).<sup>4</sup>

#### *South Elevation*

The south elevation (side facing 14<sup>th</sup> Street North) consists of five distinct building periods, projections and recessed elements (App. 4, Fig. 4). The front gable addition (the easternmost bay stepped back from the façade) and subsequent two bays on the original I-house continue the typical window form on the first and second story. The windows on the I-house are embellished with wood planter boxes. The building then steps back to the two-story rear gable addition with a brick chimney on its western end. On this section of the dwelling, the first story consists of a two-light single-leaf wood door and a one-story projecting square bay with a flat roof; the square bay contains a central paired two-over-two, double-hung, wood-sash window. The two windows on the second story of the rear gable addition are typical windows. The southern slope of the stamped tin roof (matching the I-house and front gable addition) is pierced by a deep gable dormer with a two-light fixed wood window.

The next building section consists of a two-bay wide, two-story shed addition. The roof is covered with asphalt shingles. The eastern bay of this addition consists of a single-leaf wood door with an oval light. The western bay contains a paired six-over-six, double-hung, wood-sash window. The second story continues this new window form, but includes operable louvered wood shutters to recall the design of the other older periods. The last building section consists of a one-story shed roof addition. The roof is similarly covered with asphalt shingles. The addition consists of a two-light, single-leaf wood door and a similar six-over-six wood window. These final two building sections are partially adorned with a one-story wood-framed porch capped with a shed roof. The porch details mimic the wraparound wood porch on the east façade, including the mid-twentieth-century decorative “gingerbread-styled” balustrade, chamfered wood posts, and pierced frieze.

#### *West Elevation*

The west elevation (rear) is a conglomeration of numerous additions and has limited fenestration (App. 4, Fig 5-6). Visible from this elevation are the ca. 1885 rear gable roof addition, ca. 1898 two-story shed roof addition, early-twentieth century one-story shed roof kitchen addition and two-story flat roof addition, and late-twentieth century two-story gable roof tower addition. An exterior basement stair runs parallel to the rear elevation of the building and is concealed by a low brick wall.

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<sup>3</sup> For photographs of the roof, see Appendix 2. Fig. 11-12).

<sup>4</sup> The replacement balustrade recalls the original wrought iron balustrade with floral-stylistic elements.

The west elevation has three bays. On the first story, the eastern bay is located on the one-story shed addition and consists of a paired, one-over-one, double-hung, wood-sash window. The western bay is located on the mid-twentieth century two-story flat roof addition extending northward primarily from the rear gable addition. The second story has three bays: 1) the eastern bay features paired six-over-six, wood-sash, awning windows located off-center on the two-story shed roof addition; 2) the center bay consists of a ribbon of multi-light decorative casement windows; and 3) the western bay continues the typical window form. The two-story gable roof tower is covered with modern tin shingles matching the historic three-story tower.

#### *North Elevation*

The north elevation (side elevation facing the rear yard) consists of five distinct building periods, projections and recessed elements, and eleven bays (App. 4, Fig 7-8). On the first story, the western end consists of the one-story shed roof addition with a single six-over-six, double-hung, wood-sash window. The subsequent two-story gable tower features a narrow casement window on the first level and a matching ribbon of multi-light decorative casement windows on the upper level. The next section of the building consists of a mid-twentieth century two-story flat roof addition. The first story contains two bays: 1) a tall two-over-two, double-hung, wood-sash window that recalls the typical design; and 2) a two-light, single-leaf wood door protected by a small gabled portico. The portico is supported by two square wood posts and is capped with a front gable roof with modern tin shingles matching the tower. In addition, the portico has an ornate decorative balustrade matching the front porch. The second story contains two typical windows.

The next massing is a two-story shed roof addition that ties directly into the roof line of the rear gable addition. The first story features a single centered small two-over-two, double-hung, wood-sash window and the second story has no fenestration. The following two bays comprise are located on the original I-house that continue the typical window form on the first and second story. On the eastern end of the elevation, the three-story tower projects slightly beyond the face of the two-story I-house. The first story of the tower has no fenestration, but the second and third stories utilizes the typical window.

**Materials:** Foundation: Stone  
Walls: Clapboard  
Roof: Gable; Shed; Mansard  
Roof Materials: Asphalt shingle; pressed tin shingle  
Windows: 2/2, 4/4, 6/6 double-hung, wood-sash; multi-light wood casement  
Doors: Single-leaf, paneled wood

#### *Interior Floor Plan*

The interior plan of Broadview was adapted to the owners' needs as the dwelling evolved from a modest sized farmhouse to a vernacular Queen Anne-styled dwelling (App. 7, Fig. 1-3). The original floor plan is unknown, but architectural evidence suggests that it consisted of a simple I-house form with a hall-parlor floor plan with gable end interior chimneys (App. 8, Fig. 1-2). The hall served as the more public family room and contained the principal fireplace. The parlor served as the private, inner chamber, or as sleeping quarters. In two-story dwellings, the hall had the stair or ladder that accessed additional sleeping quarters on the second story. Such dwellings were constructed in the Mid-Atlantic from the early colonial period to the turn of the twentieth century.<sup>5</sup>

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<sup>5</sup> Gerald L. Foster, *American Houses: A Field Guide to the Architecture of Home* (New York: Houghton Mifflin Company, 2004), 72; Gabrielle M. Lanier and Bernard L. Herman, *Everyday Architecture of the Mid-Atlantic* (Baltimore: John Hopkins University Press, 1997), 16-18.

Typically, I-houses with a hall-parlor floor plan contained a single exterior door accessing the hall. On the interior, Broadview retains the original wood pocket doors that separated the two spaces. In addition, the house potentially had two front doors, one opening to each the hall and parlor (App. 7, Fig. 2). This arrangement, however, would have been less typical for the period in Virginia. In all probability, the floor plan and fenestration were altered when the front gable addition was constructed.

Today, the first floor consists of the entrance hall and stair, the original hall and parlor, two living rooms, dining room, bathroom, laundry room, kitchen with pantry, and secondary stair (App. 5, Fig. 1-19 and App. 7, Fig. 2). The second story consists of the hall and stair, three bedrooms, great room or library, and two bathrooms (App. 5, Fig. 20-34 and App. 7, Fig. 3). The third story of the tower features a Jacuzzi tub and a ladder accesses a hatch for the widow's walk (App. 5, Fig. 35-36). The unfinished basement consists of an uncut, irregular-coursed stone wall (App. 5, Fig. 37). The foundation walls of the original I-house are clearly delineated from the later additions.

**Architectural Context:** *Queen Anne Architecture in Arlington County*

Popularized at the 1876 Centennial Exhibition in Philadelphia, Queen Anne architecture proliferated in the United States around 1880. The buildings utilized asymmetrical massing, conical towers, steeply pitched roofs, interesting roof lines, and varied shapes and textures that emphasized the human scale. The style found exuberant expression in wood and often incorporated classically-derived columns and other decorative ornamentation. The Queen Anne style was utilized on many building types, from row houses to sprawling estates.

In Arlington County, Queen Anne-styled buildings were commonly implemented in residential examples with a more vernacular interpretation. The traditional vocabulary of the style was easily diluted by means of select ornamentation or simplified embellishments. Arlington County's rural setting and economic standing led to the construction of more constrained Queen Anne-styled dwellings. The examples seen in the County incorporated fashionable irregular plans with asymmetry, but often lacked the applied ornament. The most common type included a front-gable house with a rectangular or L-shaped footprint with a canted bay, full-width front porch, and a raised foundation with lattice siding. In Arlington, there are only few examples of high-styled Queen Anne dwellings (less than ten) and only four of the dwellings have a character-defining tower. Of these four dwellings, Broadview has the most prominent and distinct tower (see App. 8, Fig. 3-8 for other examples of Queen Anne architecture in the County).

**6. STATEMENT OF SIGNIFICANCE**

**A. Applicable Designation Criteria as described in Section 11.3.4.A of the Arlington County Zoning Ordinance:**

Broadview meets five of the eleven designation criteria as listed in Section 11.3.4.A.4, Establishment of Historic Districts. See Section J of this report for a detailed description.

**B. Statement of Significance**

Broadview is architecturally significant for the following reasons: 1) it represents the evolution of a simple I-house into an ornate Queen Anne-styled dwelling corresponding to the needs of the original owner and the architectural trends of the late-19<sup>th</sup> century; 2) the house retains its integrity of design, materials, form, plan, and workmanship that allows it

to reflect the Victorian era; and 3) the dwelling is one of the best remaining examples of Queen Anne-styled architecture in Arlington County.

Furthermore, Broadview is historically important for its association with Major Robert S. Lacey. Lacey, a decorated Civil War veteran, served as superintendent for the Bureau of Refugees, Freedmen, and Abandoned Lands for District 7, containing nine counties in the southwest piedmont with its headquarters at Lynchburg, Virginia. In Arlington, Lacey operated one of the County's large market farms at and surrounding Broadview, and played an active role in local political and social affairs.

**C. Periods of Significance**

The period of significance, 1881 – 1937, extends from the date of construction through the inhabitation of the dwelling by Major Robert S. Lacey and his niece, Sallie Lacey Johnston, to its sale by the Lacey family.

**D. Significant Dates**

See "Periods of Significance" dates above.

**E. Significant Persons**

\* See Section H of this report for detailed biographies of the individuals listed below.  
Robert Stinson Lacey  
Sallie Johnston Lacey

**F. Cultural/Social Affiliation**

Single-family dwelling; farm house

**G. Architect/Builder**

Unknown

**H. Narrative**

**Development of the Broadview Estate**

The present-day boundaries of the Broadview estate represent only a mere fraction of the property compared to when Robert Stinson Lacey constructed the extant dwelling in 1881. The expansion and contraction of Broadview reflects the history of its occupants, and the development of Arlington County from its rural origins to its urban expansion. The house is illustrative of national architectural trends with its evolution from a simple farmhouse into a Queen Anne-styled residence that revealed the social and economic affluence of the Lacey family.

The subsequent sections of this narrative discuss the history of the property and its occupants from the Colonial-era land grant to the current owners requesting historic designation of the dwelling. Research efforts shed light on: John Colville, the pre-Revolutionary War owner of the property; the greater land's agricultural uses under the ownership of the Sommers and Schneider families during the Antebellum period; the construction and expansion of Broadview by Robert S. Lacey after the Civil War; and the other twentieth-century occupants of the dwelling.



## Settlement of Broadview

### Colonel John Colville, Pre-Revolutionary War Land Grant

In the 1600s, the British crown granted land in Virginia to proprietors with a number of stipulations, including that the grantee clear a section of the land and construct a modest building in order to retain ownership. The first land grant to be officially “seated” in present-day Arlington County occurred ca. 1669.<sup>6</sup> Immediate development was not the key objective of the land owners. Instead, the individuals sought retention of large tracts for potential future development and subdivision. As a result, the land of wealthy owners was often seated by indentured servants and slaves who fulfilled the stipulation of the land grant. If the proprietor failed to “seat and plant” the land, the property returned to the crown and could be conveyed to another individual. This system of land grants often led to multiple claims on the same property by a number of owners.<sup>7</sup>

Absentee land owners resulted in a limited agricultural economy farmed by slaves and tenants. Early settlers utilized the land primarily for tobacco, which served as the region’s cash crop and basis for the local economy. Arlington County’s soils, however, were ill equipped for tobacco growing when compared to other nearby localities (such as Prince George’s County, Maryland), and were quickly exhausted leading to the slow decline of the cash crop in the region in the second-half of the eighteenth century.<sup>8</sup> By this time, farmers started to shift towards corn, wheat, and other crops.<sup>9</sup>

On February 4, 1739, Major John Colville acquired a land grant for 1,246 acres located on the north side of Four Mile Run and west of Lubber Branch (App. 1, Fig. 4).<sup>10</sup> *Virginia Northern Neck Land Grants, 1745-1755* records an additional 158-acre and 75-acre property conveyed to Colville likely within the boundaries of Arlington County.<sup>11</sup> Based on *District Land Patents in Virginia* and Beth Mitchell’s *Fairfax County, Virginia in 1760: An Interpretive Historical Map*, Broadview was located within Major John Colville’s land patent (App. 1, Fig. 2-3).<sup>12</sup>

Born ca. 1669 in Newcastle on Tyne, England, Major John Colville established a plantation in Prince William County called “Cleesh”.<sup>13</sup> He quickly became a notable merchant, resident, and slave holder in Northern Virginia. In 1733, Colville sailed trading ships on the Potomac River. The *Executive Journals*,

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<sup>6</sup> Arlington County was first part of Prince William County, later part of Fairfax County in 1742, and subsequently became Alexandria County of the District of Columbia in 1791. The County was part of the 100-mile square created for the District of Columbia. In 1846, Alexandria County was retroceded back to Virginia and was known as Alexandria County, Virginia. Alexandria County was renamed Arlington County in 1920. For information regarding the first land grant to be seated, see Jennifer Hanna, “Arlington House: The Robert E. Lee Memorial,” *National Park Service* (2001): 10, Arlington County Historic Preservation Program Archives.

<sup>7</sup> Hanna, 9-10; Heater Millis et al., “Cultural Investigations at Section 29 at Arlington House, The Robert E. Lee Memorial, Arlington County, Virginia,” *National Park Service* (1998): 14-15, Arlington County Historic Preservation Program Archives.

<sup>8</sup> Millis et al, 14-15.

<sup>9</sup> Millis et al., 15.

<sup>10</sup> Land Office Grants, “Colvill, John, Maj., grantee,” February 4, 1739, Online Catalog, Library of Virginia, <http://lva.virginia.gov> (accessed April 11, 2014).

<sup>11</sup> Gertrude E. Gray, *Virginia Northern Neck Land Grants, 1745-1755*, Vol. II (Baltimore, Maryland: Clearfield, 1997), 18 -21.

<sup>12</sup> Beth Mitchell, *Fairfax County, Virginia in 1760: An Interpretive Historical Map* (1987).

<sup>13</sup> A son of a brewer and baker, Colville first established residency in Charles County, Maryland. Lyon Gardiner Tyler, *Encyclopedia of Virginia Biography*, Vol. I (New York: Lewis Historical Publishing Company, 1915), 215; This article was abstracted from "Colonel John Colville, 18th Century Gentleman" by Donald A. Wise which was published in the Yearbook of the Historical Society of Fairfax County, Virginia, vol. 16, 1980, pp. 94-103.

*Councils of Colonial Virginia* noted:

John Colvil[le] Merchant by his pet[ition] praying a remission of the port Duty's of his ship Tankervil which entered in[to] [the] Potomack River with intent to load tob[acco] but through the scarceness of the crop was obliged to depart thence empty for Petapsco River in Maryland upon consideration whereof if it ordered that s[aid] ship be discharged from the payment of Port Duty's & that Col[onel] Tho[mas] Lee the Naval Officer in Potomack cause the Same to be repaid to the pet[itioner].<sup>14</sup>

Colville also served as Justice of Prince William County Court (1732-1742), Colonel of Prince William County's militia, Burgess of Prince William County (1744-1757), and Justice of Fairfax County Court (1742-1755). He died in 1756.<sup>15</sup> Colville's will reveals little information regarding his property within present-day Arlington County. At the time of his death, he had amassed 1,400 acres on or about Four Mile Run, which he directed his executors to utilize for the benefit and advantage of Charles Bennett, Earl of Tankerville, and his heirs.<sup>16</sup>

### *Simon Sommers, Late-Eighteenth Century to 1836*

In the late-eighteenth century, Simon Sommers acquired the property which would later contain the Broadview estate.<sup>17</sup> Born on November 23, 1747, in Fairfax County, Sommers fought in the Revolutionary War. He first served as an Ensign for Colonel Grayson's Minute Battalion and later was appointed Adjutant of the Sixth Regiment on March 21, 1776.<sup>18</sup> Over the course of the war, he returned home twice on medical furlough, but retained his appointment, remained in active service, and stayed in the military until 1781.<sup>19</sup> For his service, he received a 4,000-acre bounty-land grant in 1784.<sup>20</sup>

According to Austin L. Adams and Ann C. Harding, *Plaintiffs in Error, v. Julia Roberts*, Sommers owned over 200 acres in Fairfax County and resided in the county before 1800.<sup>21</sup> This residence and property called "Sommerville" where Sommers remained until his death, however, was ceded as part of Fairfax County to the United States by the Organic Act of 1801.<sup>22</sup> This section of Fairfax County ceded to the Federal

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<sup>14</sup> H.R. McIlwaine, *Executive Journals, of the Councils of Colonial Virginia*, Vol. IV (Richmond: Division of Purchase and Printing, 1930), 299.

<sup>15</sup> This article was abstracted from "Colonel John Colville, 18th Century Gentleman" by Donald A. Wise which was published in the Yearbook of the Historical Society of Fairfax County, Virginia, vol. 16, 1980, pp. 94-103.

<sup>16</sup> Colville had no known children and left property primarily to his brother and the Earl of Tankerville, his first cousin-in-law. Dr. G. Alder Blumer, "The Washington and Colville Families," February 24, 1897, in *Archaeologia Aeliana: or Miscellaneous Tracts Relating to Antiques*, Vol.19-20 (London: Andrew Reid & Co., 1898), 115-119.

<sup>17</sup> Land records indicate that Sommers owned multiple parcels in Alexandria County.

<sup>18</sup> Sommers application for his military pension stated the following: "I served in the Campaigns of 1777 & 1778 in the northward in General Weedon's Brigade and did my duty faithfully to the best of my ability as Certificates herewith shown will testify, until the Regiment to which I belonged was annexed to the 2nd Regiment & there being an Adjutant to that Regiment I became a supernumerary but continued to do duty actively during the summer & fall of 1781 as will be seen by General Weedon's orders here shown. At the time of the capture of Cornwallis I was stationed at Nolen's ferry to forward any supplies coming on from the northward & to be forwarded to the South." Will Graves [transcribed by], "Southern Campaign American Revolution Pension Statements & Rosters," Record S.9705, <http://www.revwarapps.org> (accessed July 2, 2014).

<sup>19</sup> "Simon Sommers," U.S., Revolutionary War Pension and Bounty-Land Warrant Application Files, 1800-1900, S.9705, <http://www.ancestry.com> (accessed July 2, 2014).

<sup>20</sup> "Simon Sommers," Revolutionary War Bounty Land Grants, <http://www.ancestry.com> (accessed July 2, 2014); *Ibid.*

<sup>21</sup> "Austin L. Adams and Ann C. Harding, *Plaintiffs in Error, v. Julia Roberts*," January Term 1844, 43 U.S. 486, <http://bulk.resource.org/courts.gov/c/US/43/43.US.486.html> (accessed July 2, 2014).

<sup>22</sup> Edward Jacob Drinkhouse, *History of Methodist Reform*, Vol. 1, (Baltimore: The Board of Publication of the

government became Alexandria County of the District of Columbia. The Sommers family, however, likely never resided on the 176-acre parcel later associated with Broadview; this section of the property likely remained wooded or farmland.<sup>23</sup>

Simon Sommers married Elizabeth Sommers, who was born on September 3, 1762. The couple had three daughters and one son. Mary (Adeline) and Matilda Sommers wed Richard B. Mason and Smith Minor, respectively, who were both prominent residents.<sup>24</sup> Eliza Sommers, the youngest daughter, remained unmarried. Elizabeth Sommers died on November 13, 1831, and Simon Sommers died on December 2, 1836.<sup>25</sup>

Born ca. 1795, John A. Sommers was the only son of Simon and Elizabeth Sommers. He married Susannah Young, the daughter of Abraham Young, and the couple had four children: Simon Lafayette, John W., Adelina V., and Anne E.<sup>26</sup> The family lived in Alexandria County and he gained employment as a civil engineer for the Chesapeake & Ohio Canal. On September 26, 1828, John A. Sommers died while serving in that capacity.<sup>27</sup>

#### *Simon Lafayette Sommers and Heirs of John A. Sommers, 1836-1855*

The division of Simon Sommers' property after his death in 1836 resulted in the creation of the 176-acre parcel containing the future location of Broadview. Sommers left the property to the heirs of his deceased son, John W. Sommers.<sup>28</sup> While the land was left to all four children, records indicate that Simon Lafayette Sommers was the family member most responsible for the property. The subsequent owner stated "[Simon] Sommers, from whom I bought the place, was an engineer or surveyor, and he surveyed the land...."<sup>29</sup>

Born in 1824 in Alexandria County, Simon Lafayette Sommers attended school in Fauquier County, Virginia, between 1840 and 1844. He proceeded to gain employment as a school teacher in Charles County, Maryland, and then in Montgomery County, Alabama. After returning to Alexandria County in 1847, Sommers served as the county's surveyor. In 1855, he became an agent and attorney for William Wilson Corcoran, moved to Macomb, Illinois, and managed Corcoran's extensive land interests out west. By 1861, Sommers returned to Alexandria County to fight for the Confederacy in the Civil War. As noted in the *History of McDonough County, Illinois*:

[Simon Lafayette Sommers] raised a company, and was elected captain, but before the company was mustered into the service, the members were captured at their homes by the Union forces, and the company was thus disbanded. At the time of the capture, Mr. Sommers was absent at Fairfax court house.<sup>30</sup>

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Methodist Protestant Church, 1899), 463.

<sup>23</sup> Maps indicate that the Sommer family homestead was located to the northwest of Broadview.

<sup>24</sup> Matilda Sommers was the second wife of Richard B. Mason. The couple wed on January 18, 1837, and had no children. Will Graves [transcribed by], "Southern Campaign American Revolution Pension Statements & Rosters," Record S.9705, <http://www.revwarapps.org> (accessed July 2, 2014).

<sup>25</sup> "Elizabeth Sommers," Falls Church Episcopal Church Cemetery, <http://www.findagrave.com> (accessed July 2, 2014); "Simon Sommers," Falls Church Episcopal Church Cemetery, <http://www.findagrave.com> (accessed July 2, 2014);

<sup>26</sup> "Susanna Sommers" 1850 United States Federal Census, <http://www.ancestry.com> (accessed July 2, 2014).

<sup>27</sup> Continental History Company, *History of McDonough County, Illinois, together with sketches of the towns, villages and township...* (Springfield, Illinois: Continental Historical Company, 1885), 1147.

<sup>28</sup> Arlington County Land Records, "Sommers et al to Schneider," April 23, 1855, Liber 7, 135-138.

<sup>29</sup> "Schneider, Frederick and Augustus," Southern Claims Commission, Roll 4, Target 2, <http://www.ancestry.com> (accessed July 2, 2014).

<sup>30</sup> Continental History Company, 1147.

Sommers became an Assistant Engineer for the Confederate Corps of Engineers. He received his commission in 1864 after serving for two years with the Corps in the defense of Petersburg and Lynchburg among other fortifications.<sup>31</sup> After the Civil War, he resided in Illinois and Corcoran reappointed him as his land agent. Sommers returned to Arlington County in the early-twentieth century and died on November 13, 1913.<sup>32</sup>

On April 23, 1855, Simon Lafayette Sommers (on behalf of the heirs of John Sommers) directed the sale of the 176-acre parcel comprising the future Broadview Estate to brothers Augustus Charles and Jacob Frederick Schneider. The Schneiders paid \$5,250 for the land.<sup>33</sup> Deed records described the property as follows:

Beginning, at a large chestnut stump, from which are growing several large sprouts, now marked in Hall's line, then with Hall's line, corrected North seventy eight degrees, east 250 ½ poles to a stake in the center of the County road, about half a pole northeast of an oak stump, corner to the lands of Coburn, Hall, Marcey, and this tract, thence with a line of this division between this tract, and Coburn's S. 4 ½ E. 118 ½ poles to large poplar trees, anciently marked, as a corner dividing the lands of Coburn, Ball, Shreve, and Sommers, thence with the line of the Shreve and this tract, South 78 West 225, poles and 3 links, to a stake in a grove, corner to Sommers 15 acres-lot; thence with the line of said 15 acre lot, North 16 ½ West 18 ½ poles to the beginning, containing 175 acres, and 8 poles, (which land is a part of a certain tract of land, known as the "Lubber Tract," and in the division of the real estate of the later Simon Sommers, amongst his heirs at law, is designated No. 4, and was allotted to the heirs of John A. Sommers....<sup>34</sup>

The Sommers, however, continued to reside in Arlington County based on available documentation and Civil War-era cartographic records.

#### Augustus Charles and Jacob Frederick Schneider, 1855-1864

Born on December 10, 1811, and July 19, 1813, respectively, at Lauffen am [on the] Neckar [River], Kingdom of Wurttemberg, Germany, Jacob Frederick and Augustus Charles were two of eight children of Johann August Schneider and Katharina Jacobina Jauffert (App. 8, Fig. 9-10). After several difficult years of flooding, low yield of crops, poor economic prospects, and a lack of civil liberty, the Schneiders immigrated to the United States. Records indicate that the family traveled seven weeks on a three-mast ship named the Palemburg from Bremen, Germany, to Baltimore, Maryland. After arriving in Baltimore on August 19, 1832, a widespread illness kept the family from continuing to Washington, D.C., until October 16, 1832.<sup>35</sup>

After settling in Washington, D.C., Charles and Frederick opened a small smith shop that quickly turned into one of the city's most profitable iron foundries. At first, the brothers produced tools and made repairs for a nearby glassworks and fabricated kitchen tools, pots, pans, and other outdoor implements for the city's residents. Shortly thereafter, the brothers built a workshop to construct barrel hoops, wagon rims, carts, carriages, and accessories. In 1841, the government contracted the Schneiders to produce rails for cannons at Fort Washington and later for Ford Madison. By the late-1840s, the Schneiders had started to produce

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<sup>31</sup> "S.L. Sommers," Confederate Soldiers Compiled Service Records, 1861-1865, M258, National Archives, Fold3.

<sup>32</sup> "Simon L. Sommers," *Evening Star*, November 14, 1913, Newsbank.

<sup>33</sup> Arlington County Land Records, "Sommers et al to Schneider," April 23, 1855, Liber 7, 135-138.

<sup>34</sup> *Ibid.*

<sup>35</sup> For more information regarding the history of the Schneider family, see Frederick Schneider, *Familie Geschichte von F. Schneider* (Washington, D.C., 1882), <http://www.ancestry.com> (accessed July 2, 2014).

iron railings, stairs, and porches, and the success of the endeavor led to the construction of a formal iron foundry to meet consumer demand. Family records indicate the following works were completed by the brothers' company: railing around War and Navy Department, posts for the U.S. Naval Observatory, winding staircase for the Smithsonian Institute, dome of the U.S. Capitol, and iron work at the U.S. Military Asylum (now known as the Armed Forces Retirement Home).<sup>36</sup> During the Civil War, the Schneider family produced projectiles for the Union Army. General George Douglas Ramsay, who was responsible for the Washington arsenal, stated that the Schneider brothers "made a great number of projectiles, principally grapeshot."<sup>37</sup> The Schneiders continued their business after the Civil War; however, a rift occurred in the family that eventually led to the division and closure of the business.<sup>38</sup>

The Schneider brothers lived in Washington, D.C. and never resided in Alexandria County. The brothers likely acquired the 176-acre parcel to serve as a market farm, for timber harvesting, and for future land interests. Charles Schneider stated that he never lived on the property, but made regular visits to oversee its management. Following the Civil War, the family's application to the Southern Claims Commission provided insight regarding the development of the property.<sup>39</sup>

<i>Item Claimed</i>	<i>Amount Requested (\$)</i>	<i>Amount Allowed (\$)</i>	<i>Amount Disallowed (\$)</i>
<b><u>Buildings</u></b>			
Dwelling, kitchen, stable, corn house, tool house, and poultry house	1,600	150	1,450
Barn	1,000	0	1,000
<b><u>Farm Equipment and Fencing</u></b>			
8 plows 6 shovels and spades 3 harrows 1 crop cut-saw 1 iron roller 1 horse rake 1 hay knife	178.50	0	178.50

<sup>36</sup> Ibid.

<sup>37</sup> As stated in *Historic Dictionary of the Civil War*, grapeshot was a projectile that contained numerous iron balls (nine and 21 were common) to gain a shotgun-like effect against attacking troops. The balls normally were held in place by two iron plats, connected with a blot, and surrounded by iron rings. Then a canvas bag was pulled over the projectile, and the balls were held in place by wrapping the bag with the rope or string. When fired, both types of projectiles came apart, scattering the grapeshot. Terry L. Jones, *Historic Dictionary of the Civil War* (New York: Scarecrow Press, 2011), 608. For General George Douglas Ramsay's statement of the Schneiders' loyalty to Union, "Schneider, Frederick and Augustus," Southern Claims Commission, Roll 4, Target 2, <http://www.ancestry.com> (accessed July 2, 2014).

<sup>38</sup> Joseph Schneider stated the following regarding his brother: "...[I write this] to show how a new Judas Iscariot looks. One can see the mean goggle eyes full of deceit, false pride, greed, stupidity, egotism, ignorance, and coarse mind; all that is written on his forehead better than I can express it. This human, second son of my parents, has never acted toward me as a brother, but all the time he has considered me to be created as his provider, as if I need his permission to live in this world. ... [Regarding the iron foundry work] actually I had to do all the difficult and fine work pieces, because he could only do simple things, and often they had to be done over. ... The lawsuit, which I was robbed of my goods, lasted 7 years. Frederick Schneider, *Familie Geschichte von. F. Schneider* (Washington, D.C., 1882), <http://www.ancestry.com> (accessed July 2, 2014).

<sup>39</sup> The Southern Claims Commission allowed Union sympathizers who lived in the Confederacy to apply for restitution of property loss due to military confiscations during the Civil War.

1 wagon			
1 cart and harness			
1 cart			
Post and Rail Fence	1,875	0	1,875
Worm Fence	375	196	180
<b><u>Trees</u></b>			
38 large oak trees	7,600	900	6,700
250 cords pine and oak	1,000	0	1,000
230 fruit trees (apple, pear, and peach)	1,150	0	1,150
<b><u>Agricultural Products</u></b>			
60 tons hay	1,320	400	920
8 tons hay and lot of oats	326	0	326
50 bushels of wheat and lot of rye	148.50	0	148.50
19 acres corn	554	0	554
1,500 heads of cabbage and navy beans	510	0	510
2 acres turnips	80	0	80
1 lot sugar cane and lot of cantaloupe	66	0	66
<b>TOTALS</b>	17,783	1,646	16,137

The Southern Claims Commission denied the majority of the requests claiming that the applicant lacked proof that the military seized the lost items. The ruling was substantiated by interviews with adjacent property owners and other witnesses. The claim still provides a basic understanding of the built environment and use of the property. The occupation of the area by the Union Army likely resulted in the losses claimed, but not recompensed.

During the Civil War, sections of Arlington County (then named Alexandria County) were cleared of buildings, trees, and fencing by the Union Army to: 1) provide materials to construct the line of fortifications throughout the county to protect the District of Columbia; 2) create open lines of sight to engage the Confederacy; and 3) provide for the needs of the soldiers. In late-1861, the Union army reportedly cut approximately 30 acres of standing wood on the property, and delivered it to Hall's Hill, the headquarters of General Porter, and to Upton's Hill under the command of General Keys. Richard Southern, a neighbor, stated that the Union army had encamped on and all around the Schneiders' farm and used the property as a parading ground (see App. 1, Fig. 5-8 for Civil War era maps).<sup>40</sup>

Interviewees stated that after the Second Battle of Manassas, also called the Second Battle of Bull Run (August 28-30, 1862), the Union Army fell back to and encamped on the Schneiders' farm. Records suggest that the military had seized over 40 tons of hay after the defeat. A neighbor of the Schneiders stated:

In 1862 I was hired by Schneider to cut his hay — we mowed from 50 to 60 tons of hay. The army destroyed it. We put it in shocks and left it so that evening and in the morning it was all either gone or destroyed. Some had been hauled away and some destroyed. There were many horses and mules turned in. It was after the second Bull Run fight, the army fell back on to his farm of Schneiders and encamped there and destroyed everything.<sup>41</sup>

<sup>40</sup> "Schneider, Frederick and Augustus," Southern Claims Commission, Roll 4, Target 2, <http://www.ancestry.com> (accessed July 2, 2014).

<sup>41</sup> "Schneider, Frederick and Augustus," Southern Claims Commission, Roll 4, Target 2, <http://www.ancestry.com>

Besides the trees and the hay, the Union Army also dismantled the dwelling, barn, outbuildings, and fences. Interviewees described the dwelling as an “old and poor” log house that had cost approximately \$1,000 to construct ca. 1845. Southern Claims Commission records further indicate that a corn house and 30’x40’ barn were constructed shortly before the onset of the Civil War. Soldiers apparently first utilized the barn as a slaughter house, then removed the siding and other aspects of the structural system for fuel, and the wind toppled the remaining components of the building. Similarly, witnesses failed to see the demolition of the corn house by the Army, but all of the buildings on the 176-acre property were gone by the end of the war effort.<sup>42</sup>

On April 6, 1864, Charles and Sarah Schneider and Frederick and Louisa Schneider sold the 176-acre property to Robert Stinson Lacey for \$5,200.<sup>43</sup> The conveyance stipulated that any additional compensation by the Federal government would be received by Robert Lacey.<sup>44</sup>

### Robert Stinson Lacey, 1864-1915

Born in Cadiz, Harrison County, Ohio on September 22, 1833, Robert S. Lacey was the son of John Stinson Lacey and Anna Janette Hoyt.<sup>45</sup> According to the records of the Benjamin B. French Lodge No. 15 (of which Lacey was a member), Lacey raised a company at the onset of the Civil War:

In 1861 he [Robert S. Lacey] raised and commanded a company and in 1862 put a company in the siege of Cincinnati. Campaigning through Kentucky, until the battle of Perryville, he joined the Army of the Potomac and was with the 11<sup>th</sup> Corps in its march to Fredericksburg, Virginia.<sup>46</sup>

During the Civil War, however, Lacey retained economic interests in Harrison County, Ohio, and where he attempted to establish an extensive dairy business. He wrote *The Cultivator* seeking advice with the construction of a balloon frame barn for a dairy operation in 1862.<sup>47</sup> At the time, he had no experience with the dairy business, but had a 240-acre farm suitable for the operation.<sup>48</sup> Lacey, however, soon thereafter requested an appointment to the United States Army, Assistant Quartermaster of Volunteers. Brigadier General Nathaniel McLean (a former resident of Ohio) recommended Lacey’s appointment in a letter to Abraham Lincoln on May 12, 1863. McLean wrote:

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(accessed July 2, 2014).

<sup>42</sup> Ibid.

<sup>43</sup> Lacey borrowed money from the brothers, including two notes for \$1,500 and \$700. Arlington County Land Records, “Schneider Chas. A. & Wives to Robert S. Lacey,” April 6, 1864, Liber 8, Folio 261.

<sup>44</sup> “Schneider, Frederick and Augustus,” Southern Claims Commission, Roll 4, Target 2, <http://www.ancestry.com> (accessed July 2, 2014).

<sup>45</sup> John S. Lacey was born in Sussex County, Delaware, on January 24, 1793. He enlisted in the Army during the War of 1812. In 1816, Lacey moved to Cadiz, Ohio, where he was contracted to erect the county court house. Shortly thereafter, he served as sheriff of Harrison County. On December 35, 1820, he married Anna Janette Hoyt. For more information on the couple, see Ohio State Historical Society, *Biographical Record of the counties of Harrison and Carroll, Ohio containing biographical sketches of prominent and representative citizens, and of many of the early settled families* (Chicago: J.H. Beers, 1891), 116-119. For information on Lacey’s date of birth, G. H. Lacey, *Ancestors & Descendants of Hiram G. Lacey & Sophia Sell* (Washington, Illinois, self-published, 1995), 141.

<sup>46</sup> The information provided regarding Robert S. Lacey dates prior to his death in 1914. Records of the Benjamin B. French Lodge #15, 1212 Wisconsin Avenue, N.W.

<sup>47</sup> R.S. Lacey, “Balloon frames for large barns,” *The Cultivator* (September 1862): 281.

<sup>48</sup> It is unknown if he established a dairy operation in Ohio.

The undersigned most respectfully present the name of Mr. R.S. Lacey a person worthy of appointment as Captain and Assistant Quartermaster. He has been on duty [inspector] in the Quartermasters' Department in the Army of the Potomac till he has become thoroughly acquainted with the duties of that department. While he is in every sense of the word a temperate man, unconditionally for the Union, of good reputation, energetic, and possesses the physical ability and determination to perform his whole duty.<sup>49</sup>

Lacey's appointment appears to have been delayed due to issues at home. On April 27, 1864, Lacey wrote the War Department and stated that he was desirous to enter service and had the ability to fully dedicate his time as his brother, Anderson Lacey, had resigned his position in the Union Army and returned home. Shortly thereafter, on June 30, 1864, Lacey was commissioned as a Captain and an Assistant Quartermaster. He served under General Daniel Henry Rucker, Assistant Quartermaster General of the Army (then a Colonel) and in the field under General L.M. Harris until July 1, 1865. He was assigned to the 3<sup>rd</sup> Brigade, 1<sup>st</sup> Infantry Division, Army of West Virginia, and assisted in the reconnaissance of the brigade in the Battle of Cedar Creek.<sup>50</sup>

During his assignment as an inspector with the Quartermaster Department, Lacey became familiar with the Washington, D.C. region. The purchase of the Arlington County (then Alexandria County) property from the Schneiders coincided with his assignment in Washington. Less than twelve months after purchasing the 176-acre parcel in 1864, Lacey was appointed a superintendent in the Bureau of Refugees, Freedmen, and Abandoned Lands (BRFAL) in Lynchburg, Virginia, in July of 1865.

The BRFAL was established by Congress on March 3, 1865, two months prior to the end of the Civil War. The bureau's objectives were to distribute confiscated Confederate lands, and provide clothing, rations, and fuel to former slaves. The BRFAL's responsibilities were expanded to include education and settlement of labor disputes. President Andrew Johnson appointed General Oliver Otis Howard as commissioner of BRFAL, who in turn, appointed Colonel Orlando Brown as an assistant commissioner responsible for Virginia. Brown divided the tobacco growing region of Virginia into three districts and appointed superintendents to each region. Lacey was appointed superintendent of District 7, containing nine counties in the southwest piedmont with its headquarters at Lynchburg, Virginia.<sup>51</sup> He remained in this position until the War Department issued Special Order No. 272 that mustered Lacey out of service on July 1, 1866. Lacey requested a 30-day suspension of the order stating that:

I am responsible for a large amount of government property and business in the Quartermaster & Commissary and Bureau Department and desire to have sufficient time as an officer to properly settle up and remove this responsibility as the order & muster out was received without preliminary notice whatsoever.<sup>52</sup>

After the Civil War, Lacey requested and was honored with the rank of brevet Major.<sup>53</sup>

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<sup>49</sup> Lacey noted that he was an inspector in his Southern Claims Commission case. Letter from General Nathaniel McLean to President Abraham Lincoln, May 12, 1863 in "Robert, S. Lacey," File Number L280, Received by the Commission Branch of the AGO, 1863-1970. NARA, Fold3.

<sup>50</sup> "Maj. Robert S. Lacey Buried At Arlington," *Evening Star*, May 9, 1916, Newsbank.

<sup>51</sup> Counties under his purview included Patrick, Henry, Pittsylvania, Franklin, Bedford, Campbell, Appomattox, Amherst, and Nelson. Jeffrey R. Ken-Ritchie, *Freedpeople in the Tobacco South: Virginia, 1860-1900* (Chapel Hill, NC: University of North Carolina Press, 1999), 34-35.

<sup>52</sup> Letter from Robert S. Lacey to the Secretary of War, June 12, 1866, in "Robert, S. Lacey," Letters Received by the Commission Branch of the AGO, 1863-1970, File Number L280, Fold3.

<sup>53</sup> Brevet is an honorary rank bestowed upon a military officer. Usually an officer with brevet rank was permitted to employ the title but did not receive the higher pay. As a recognition of meritorious performance, brevet ranks were permanent aspects of the officer's record. "Robert S. Lacey," Letters Received by the Commission Branch of the



Towards the conclusion of the Civil War, the Union Army continued to use and confiscate materials from Lacey's property. In addition to the Schneiders' application for restitution to the Southern Claims Commission, Lacey filed an additional application for materials taken from the property after 1865.<sup>54</sup> He stated that 1,250 cords of pine timber (estimated cost of \$5,000) were confiscated. Interviewees claimed that the Second Division of the 6<sup>th</sup> Corps established a camp on the property in mid-1865. At that time, Mr. Massey (who had died by the time of the hearings for the case) and Edwin Ball were agents in charge of the Lacey farm. Ball stated that the military cut down over 30 acres of pine trees for arbors (shade) and fuel. In addition, soldiers constructed a slaughter house on the farm of log construction.<sup>55</sup> Other neighbors, made similar statements that the Sixth Corps cut the woods to make buildings for their camp and for fuel. William Marcey stated:

There was some little timber left lying in the [Lacey's] woods; it is lying there yet, rotten, not much of it. When the army left they set fire to a great deal of it, and a good deal was carried away by carts and wagons; they came over there [to Lacey's woods] and moved it away before anyone could stop them. A great deal was burned on Mr. Southern's land [their primary campsite]. They used it for fuel and any purpose they wanted.<sup>56</sup>

The Southern Claims Commission, however, only awarded Lacey \$480 of the \$5,000 requested due to discrepancies regarding the acreage of remaining pine woods when compared to the Schneiders' claim on the property.<sup>57</sup> In the 1860s, tax records noted an unidentified building valued at \$500, but it likely was demolished in 1869 as future assessments recorded no built structures.<sup>58</sup>

After Lacey mustered out of the Union Army, he did not immediately establish a residency in Washington, D.C. The 1870 United States Census lists Lacey residing in Stock, Ohio, with his parents. His occupation is listed as a miner who owned \$2,500 of real estate and \$5,000 of personal property.<sup>59</sup> Lacey's engagement in mining seems to be brief. The Southern Claims Commission records indicated that he desired a quick review of his case due to impending travel to Colorado. The *Colorado Directory of Mines* listed Lacey as one of the trustees of the Helmick Silver Mining Company and Helmick Tunnel Company established in 1869.<sup>60</sup> Lacey, however, remained in Ohio for less than two years as the 1872 City Directory of Washington, D.C., listed Lacey as residing at 529 7<sup>th</sup> Street, Northwest.<sup>61</sup>

According to estate records, on November 8, 1865, Major Henry Brush Lacey (Robert S. Lacey's brother), purchased the Washington, D.C., law firm of Ford & Hine. Another brother, Captain Anderson Parker Lacey, joined the firm as a partner.<sup>62</sup> Due to complications suffered from small pox, Major Lacey retired from the legal practice in 1869 and left operations of the business to Captain Anderson P. Lacey. Robert S. Lacey likely joined the firm in 1872.<sup>63</sup> The firm later became known as R.S. & A.P. Lacey. After the death

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AGO, 1863-1970, File Number L280, Fold3.

<sup>54</sup> "Robert S. Lacey," Southern Claims Commission, Claim Number 43020, Fold3.

<sup>55</sup> "Robert S. Lacey," Southern Claims Commission, Claim Number 43020, Fold3.

<sup>56</sup> Testimony of William Marcey in "Robert S. Lacey," Southern Claims Commission, Claim Number 43020, Fold3.

<sup>57</sup> "Robert S. Lacey," Southern Claims Commission, Claim Number 43020, Fold3.

<sup>58</sup> "Lacey, Robert S." Land Tax Records, Library of Virginia, Richmond, Virginia.

<sup>59</sup> "Robert L. Lac[e]y" 1870 United States Federal Census, <http://www.ancestry.com> (accessed July 3, 2014).

<sup>60</sup> Thomas B. Corbett, *The Colorado Directory of Mines, 1869* (Denver: Rocky Mountain News and Printing Company, 1879), 155.

<sup>61</sup> "City Directories for Washington, DC," (1872), Fold3.

<sup>62</sup> Anderson Parker Lacey was a member of the bar in the State of Ohio, served in the Ohio legislature, and later became a director of the Ohio National Bank. Augustus G. Liebmann, "History of the House of Lacey," Estate of Anderson B. Lacey, Ancestry (accessed July 8, 2014).

<sup>63</sup> Research has yet to reveal where Robert S. Lacey received his legal degree or training; however, records note him as a soldier and a lawyer.

of Anderson P. Lacey in 1895, Anderson Beardselly Lacey (Anderson P.'s son) retained his father's portion of the business.<sup>64</sup> Advertisements from 1887 stated the following:

Patent attorneys, patents procured upon inventions, our house established in 1869, we file caveats and obtain labels, design patents, etc., opinion as to patentability gratis, and our book, *How to Procure Patents*, giving full instructions in patents, sent free, 604 F Street, NW.<sup>65</sup>

A similar advertisement from 1892 detailed additional services:

R.S.& A.P. Lacey, Attorneys at Law, Solicitor of Patents, and Counselors in Patent Causes, 604 F Street, N.W. near Patent Office, Washington, D.C. We secure Patents for Inventors, and prosecute all classes of Patent Causes. We also are proactive in the Supreme Court of the United States, the various courts of the District of Columbia, and in all the Executive Department. Our Pension Bureau has collected thousands of Soldier Claims, and is skilled in Military Law.<sup>66</sup>

In addition to his law practice, Lacey was the editor of the short-lived *Scientific Record*. The *Catalogue of Scientific and Technical Periodicals* described the journal as, "For the inventor, mechanic, and household. A monthly journal of art, science, physics, and practical information." The *Scientific Record* was published from 1879 to 1881.<sup>67</sup> Lacey also was an active participant in many local affairs. He represented the citizens of Virginia and the District of Columbia regarding a petition for a free bridge over the Potomac River at Georgetown and repairs to the Aqueduct Bridge.<sup>68</sup> He lobbied for the reincorporation of Alexandria County into the District of Columbia and wrote on numerous other topics. In total, Lacey had more than a dozen editorials published in local newspapers.<sup>69</sup>

### *Robert Lacey and Broadview*

In the 1870s, there are limited records regarding the Broadview estate; however, it likely is being utilized as a market farm. Lacey purchased an additional 33.5 acres of land to bring the size of the property from 176 acres to 209.5 acres (App. 1, Fig 9-11).<sup>70</sup> Tax records indicate that there were no buildings sited on the property during this decade.<sup>71</sup>

In the 1880s, Lacey became more engaged with the management of his Arlington County (then Alexandria County) property even though he continued to reside in the District of Columbia. The 1881 tax records indicate the construction of the extant house on the property with an assessment of \$1,200.<sup>72</sup> The house likely served as a farm house and country residence; it likely did not yet have the Queen Anne elements

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<sup>64</sup> Augustus G. Liebmann, "History of the House of Lacey," Estate of Anderson B. Lacey, Ancestry (accessed July 8, 2014).

<sup>65</sup> The *Scientific Record* of June 1881 contains the advertising and history of the firm R.S. & A.P. Lacey. "City Directories for Washington, DC," (1887), 572, Fold3.

<sup>66</sup> *Hubbell's Legal Directory for Lawyers and Business Men* (New York, The Hubbell Legal Directory Company, 1892), Appendix, 23.

<sup>67</sup> Henry Carrington Bolton, *A Catalogue of Scientific and Technical Periodicals (1665-1882,) together with Chronological Tables and a Library Check-List* (Washington, D.C.: Smithsonian Institute, 1885), 522.

<sup>68</sup> Letter from Robert S. Lacey to United States Government, May 19, 1875, in *The Papers of Ulysses S. Grant 26* (1875): 493, Mississippi State Digital Collections.

<sup>69</sup> Lacey wrote editorials in the *Washington Post*, *Evening Star*, and *Alexandria Gazette*.

<sup>70</sup> "Lacey, Robert S." Land Tax Records, Library of Virginia, Richmond, Virginia.

<sup>71</sup> "Lacey, Robert S." Land Tax Records, Library of Virginia, Richmond, Virginia.

<sup>72</sup> *Ibid.*

associated with the extant dwelling. At this time, Lacey further engaged with the agricultural community, conducting experiments for the Department of Agriculture and writing articles.<sup>73</sup>

The “Report of the Entomologist” in the United States Department of Agriculture’s Annual Report (1882) contained a report by Captain R.S. Lacey, an “extensive cabbage grower” and “the proprietor of a large truck farm six miles west of Washington.” Lacey’s report stated:

Professional duties so seriously interfered with the experiments which I have been conducting against cabbage pests during the past four months, under you [the Department of Agriculture] direction, as to render them incomplete and unsatisfactory.... I found, as indicated by you, that flow 20 parts and Pyrethrum 1 part was quite as effective as pure Pyrethrum, and given your bellows and only the Pieris to deal with, I could easily protect 30,000 cabbage plants during the whole season.... Both my manager, a trucker of 40 years’ experience, and myself doubted this, but a few days careful observation this year taught us clearly that the formation of a cabbage head is an unfolding, not infolding process, and that until maturity the outside leaf is continually being thrown from the head.... With it for use of liquids, and with fingers intelligently directed in applying flour, &c., I see no reason why I cannot easily and economically protect 30,000 cabbage plants. This year’s experience on 10,000 late cabbage plants certainly so indicates.<sup>74</sup>

In 1887, Lacey purchased and attempted to establish (or expand an undocumented existing) dairy operation at Broadview. Possibly building upon his earlier experience and knowledge of dairy farming in Ohio, Lacey purchased the company Maythorpe Milk Depot and Deliveries. As stated in the *Evening Star*:

Washington, D.C. December 5, 1887, Maythorpe Milk Depot and Deliveries demanding greater personal attention than we are able to give, we have sold the whole to Major R.S. Lacey. We warmly bespeak for him the continued patronage of all our many friends and customers, D.M. & F.T. Nesbit

Having purchased Messrs. Nesbit’s entire milk plant in this city, I have placed it in charge of my nephew, R.H. Lacey, manager of my Broadview farm, in Alexandria County, Virginia, who will supply all patrons with the purest and best of fresh milk from our dairy. We respectfully solicit public patronage, guaranteeing satisfaction. By mutual consent the name of the depot is changed from “Maythorpe” to “Broadview,” R.S. Lacey.<sup>75</sup>

The dairy operation was short-lived. Less than six months after establishing the farm, Lacey placed an advertisement selling one of his cattle:

Bull For Sale – Lackasamanna, A.J.C. Price \$75. Splendid animal, worth \$350. Sold because professional engrossments compel discontinuance of dairy.<sup>76</sup>

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<sup>73</sup> In 1891, Lacey wrote an article titled “The Defense of Barb Wire” in *The Cultivator & Country Gentleman*. Robert S. Lacey, “The Defense of Barb Wire,” *The Cultivator & Country Gentleman* LVI (August 27, 1891): 492.

<sup>74</sup> Department of Agriculture, *Report of the Commissioner of Agriculture* (Washington: Government Printing Office, 1883), 133, Google Books.

<sup>75</sup> The operation moved from 712 2<sup>nd</sup> Street, N.W., to the southwest corner of 3<sup>rd</sup> Street and G Street, N.W. “Maythorpe Milk Depot and Delivery,” *Evening Star*, December 5, 1887, Newsbank; “Broadview Farm Dairy,” *Evening Star*, December 5, 1887, Newsbank.

<sup>76</sup> “Bull for sale,” *The Cultivator & Country Gentleman* 53 (June 14, 1888), 457, Google Books.

The general farming operation, however, continued to grow and reached a substantial size as the Chaigne's Directory, Alexandria, Virginia (1888-1889) listed Lacey as one of the principal farmers in the region. Personal property records from the mid-1880s further shed light upon the resources of the family. Lacey's property included: 4 horses, 1 cattle, 45 hogs, 3 pleasure carriages, stage coaches, or carts, etc., \$10 in books, \$50 in aggregate farming equipment, and \$40 in household and kitchen furniture.

***1885 Personal Property Assessment – Robert S. Lacey***

<u>Number of Resources</u>	<u>Resource</u>	<u>Average Cost of Each Resource (\$)</u>	<u>Total Cost (\$)</u>
4	Horses	30	120
1	Cattle	20	20
45	Hogs	3.33	150
3	Pleasure carriages, stage coaches, carts, wagons, etc.	30	90
1	Watches	10	10
1	Clock	10	10
N/A	House and Kitchen Furniture	N/A	40
N/A	Books and pictures	N/A	10
N/A	Farming implements	N/A	50

In 1886, Sallie Lacey Johnston, the daughter of Major Henry Brush Lacey (another of Robert's brothers), moved to Broadview with her three children after the death of her husband (App. 8, Fig. 12-14).<sup>77</sup> The Johnstons' arrival may have led to the immediate expansion of the residence; the exact changes, however, are unknown. The year following her arrival, the 1887 real estate assessment increased from \$1,200 to \$1,450 on account of \$260 added for improvements.<sup>78</sup> In 1890, personal property records further show an increase in material wealth.<sup>79</sup> In particular, the household and kitchen furniture increased over 400 percent from its 1885 assessment.

***1890 Personal Property Assessment – Robert S. Lacey***

<u>Number of Resources</u>	<u>Resource</u>	<u>Average Cost of Each Resource (\$)</u>	<u>Total Cost (\$)</u>	<u>Total Cost Percent Change from 1885 (%)</u>
3	Horses	66.67	300	↑ 150
9	Cattle	13.33	120	↑ 500
2	Hogs	15	15	↓ 90
6	Pleasure carriages, stage coaches, carts, wagons, etc.	16.67	100	↑ 11.1
1	Watches	10	10	0
N/A	Clock	N/A	0	↓ 100
N/A	House and Kitchen Furniture	N/A	200	↑ 400
N/A	Books and pictures	N/A	10	0
N/A	Farming implements	N/A	100	↑ 100

In the late-1890s, Lacey's Broadview estate was a reputed Arlington County residence. As such, accounts of improvements and events at the home appeared in local newspapers. In 1898, the *Alexandria Gazette* noted that "Ex. Senator John B. Henderson, Major R.S. Lacey, and Lieut. Mulhall are having their country

<sup>77</sup> "Johnston, Thomas M," *Cadiz Republican*, July 22, 1886, Ancestry.

<sup>78</sup> "Lacey, Robert S." Land Tax Records, Library of Virginia, Richmond, Virginia.

<sup>79</sup> "Lacey, Robert S." Personal Property Records, Library of Virginia, Richmond, Virginia.

residence at Ballston, in the county, repaired and greatly improved.”<sup>80</sup> Improvements at Broadview likely included the addition of the front-gable addition, wrap-around porch, and tower. Around this time, the following descriptions were offered for the estate:

Broadview, Ballston, Va., the pretty country residence of Mrs. S. Lacey Johnston was the scene Saturday evening last of a pleasant gathering given in honor of her uncle, J.H. Lacey, and wife, of Omaha, Neb., and her youngest brother, John S. Lacey of Cadiz, Ohio. The parlors, the broad piazza and extensive grounds were beautifully decorated and illuminated for the occasion. Refreshments were served, and until midnight dancing was enjoyed.

— *Evening Star*, August 17, 1897.<sup>81</sup>

Mr. R.S. Lacey, a prominent lawyer of Washington and an active member of the Grand Army of the Republic, is the owner of what is classed as one of the handsomest homes and farms in Alexandria County. At this home he entertained the following named friends as his guests the afternoon and evening of June 4.... The guests were met at the end of the railway journey, at Birch, and escorted to the mansion, located on the highest point of his possessions, by the generous host. After having reveled in the luxury of their surroundings and indulged in the pleasure afforded by a sumptuous dinner, with strawberries and ice cream on the side, after having fought the war over again and won a glorious victory on the plains of old Virginia, the visitors reluctantly bade their host adieu and returned to their homes in the heated city.

— *Evening Star*, June 6, 1899.<sup>82</sup>

Miss Lacey Johnston gave a reception to her High School friends at Broadview, the residence of her mother, Mrs. S. Lacey Johnston, and Maj. R.S. Lacey, Ballston, VA., Saturday last. The grounds and house were brilliantly lighted with Chinese lanterns. Maj. Lacey has one of the most beautiful suburban residences around Washington, the mansion house being adorned by large verandahs and porches, and the spacious grounds by clusters of shrubbery and lofty trees.

— *Evening Star*, June 20, 1899.<sup>83</sup>

Research uncovered few records regarding Broadview or the Lacey family from the first part of the twentieth century. In 1912, Lacey wrote in the *Southern Planter* the following regarding the property’s grass:

Last fall I put seven acres in winter oats and hairy vetch. The oats gave a fair crop of forage, the vetch utter failure. How shall I handle this seven acres for grass. The clover, alfalfa and timothy have not been successes heretofore, orchard grass does very much better than either in all respects.<sup>84</sup>

Robert S. Lacey and Sallie Lacey Johnston continued to reside at the dwelling until the death of Robert S. Lacey on May 4, 1915 (see App. 3, Fig. 1 for an early-twentieth century photograph of the house).<sup>85</sup> He is buried near his brother, Anderson P. Lacey, at Arlington National Cemetery.<sup>86</sup> Lacey’s will stipulated that

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<sup>80</sup> “County Notes,” *Alexandria Gazette*, May 16, 1898, *Chronicling America*.

<sup>81</sup> “Society,” *Evening Star*, August 17, 1897, Newsbank.

<sup>82</sup> “Evening in the County,” *Evening Star*, June 6, 1899, Newsbank.

<sup>83</sup> “The World of Society,” *Evening Star*, June 20, 1899, Newsbank.

<sup>84</sup> Robert S. Lacey, “Preparing for Grass,” *The Southern Planter* 73 (August 1912): 913.

<sup>85</sup> “Maj. R.S. Lacey Dies,” *Evening Star*, May 4, 1915, Newsbank.

<sup>86</sup> Gregory Speciale, “Robert Stinson Lacey,” Find A Grave, <http://www.findagrave.com> (accessed July 8, 2014).

Sallie Lacey Johnston receive the following:

I devise, give and bequeath unto my niece, Sallie Lacey Johnston, 50 acres of land to be selected by her out of my farm near Ballston, Virginia; such selection to include the residence where I now reside and also to include two tenant houses, one hay barrack, and one barn. The said Sallie Lacey Johnston is empowered to select and cause a survey to be made of the said 50 acre tract (App. 1, Fig 15).<sup>87</sup>

*Sallie Lacey Johnston, 1915-1936*

Born on September 4, 1856, Sallie Lacey Johnston was the daughter of Henry Brush Lacey and Frances R. Lacey.<sup>88</sup> She was raised in Stock, Harrison County, Ohio, and married Thomas Moore Johnston on May 23, 1878 (App. 8, Fig. 11-12). The 1880 United States Census listed the couple as residing in Ohio with a single child, William H. Johnston. Johnston moved the family to Lincoln, Nebraska ca. 1885.<sup>89</sup> He died, however, the following year on July 14, 1886, from a severe illness.<sup>90</sup> Sallie Lacey and her three children left Ohio to reside at the Broadview Estate with her uncle, Robert S. Lacey.

Sallie Lacey remained at Broadview until the death of her uncle when she inherited the house and 50 acres of property. After his death, however, she moved out-of-state. The 1920 United States Federal Census records her as living in Los Angeles, California, with her brother Louis Lacey.<sup>91</sup> On April 25, 1916, she placed the following advertisement in the *Evening Star*:

AN IDEAL RESIDENCE FOR summer, beautifully located west of Ballston, Va. Residence, 11 rooms, 2 baths, large porches, grounds with big shade trees. Will rent or lease partly furnished or unfurnished, and, if desired, with farm of 10, 15, or 20 acres. Five minute walk from Falls Church car line at Mulhall Station.<sup>92</sup>

The following year, Johnston placed an advertisement in the *Washington Post*:

Broadview. Twelve rooms, two baths, electricity, steam heat, pneumatic water supply, pure water, 12x40 ft. vine clad front porch. Spacious lawn; approximately four acres in extent. Tennis court. Shrubbery, shade, flowers, and established garden. Commanding view of [Washington] Monument, Capitol, and Library; 300 ft. elevation. Near car line direct to 12<sup>th</sup> St and Pa. Ave. in 30 minutes. Four miles from city; 2 miles west of Fort Myer. Reached by either Highway Bridge or Georgetown. For Rent, partially furnished or unfurnished, if desired, or FOR SALE, with 16 acres and buildings.<sup>93</sup>

Similarly, the following advertisement was in the *Evening Star* on May 15, 1922:

12 Rooms, A.M.I., Attractive, 8 acres, grounds, ornamental trees, fine view, good road,

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<sup>87</sup> Arlington County Probate Records, "Robert S. Lacey," Arlington County Courthouse, Probate Office; Arlington County Land Records, "Wm H. Lacey et al to Sallie L Johnston," October 19, 1916, Arlington County Courthouse, Land Records Division.

<sup>88</sup> "Sallie Lacey," 1860 United States Federal Census, Ancestry.

<sup>89</sup> Letter from Thomas Moore Johnston to Henry Brush Lacey, January 1, 1886, Ancestry; "Johnston, Thomas M.," *Cadiz Republican*, July 22, 1886, Ancestry.

<sup>90</sup> "Johnston, Thomas M.," *Cadiz Republican*, July 22, 1886, Ancestry.

<sup>91</sup> "Sallie S Johnston[e]," 1920 United States Federal Census, Ancestry.

<sup>92</sup> "Broadview—An Ideal Residence," *Evening Star*, April 27, 1916, Newsbank.

<sup>93</sup> "Broadview," *Washington Post*, April 22, 1917, Proquest.

near trolley. "Broadview" the Lacey place, 1 mile w of Clarendon, Va., Sale or Rent.<sup>94</sup>

Two advertisements were placed in 1930:

Beautiful BROADVIEW. 12-R., A.M.I. and 16 Acres. Improved grounds. Owner will be moving to Pacific coast. Suitable for gentleman's country place, club, or a select school. Unencumbered. Possession at once.

BROADVIEW, Memorial Drive and Lacey Road; mile west from Clarendon, Va., a beautiful established home; a.m.i. and 10 acres; offered entire at less than the value of the ground alone. Immediate possession...

An advertisement in 1931 stated:

IDEALLY LOCATED, TWENTY MINUTES from downtown Washington, is a TEN-ACRE ESTATE which must be sold. Property includes nine-room house, two baths, steam heat, electricity; gas and city sewer available. The landscaping of stately trees, abounding shrubbery, must be seen to be appreciated. From this elevation one looks down upon the Monument.<sup>95</sup>

Sallie Lacey Johnston was unable to sell the property, but the family rented the house to various owners. Notable renters included the Leighton and Wallace families (App. 9).<sup>96</sup> Johnston died on July 20, 1936, in Multnomah County, Oregon. Her will stipulated the subdivision of the estate and the conveyance of a 2.03-acre parcel that contained the house to Lacey J. Smith, her daughter (App. 1, Fig. 16-17).<sup>97</sup>

Ralph W. Crain & Ann J. Crain (1937-1977) and John R. Gerstein and Georgia S. Gerstein (1977-2011)

The following year, Lacey J. and her husband, Preston Smith, (who resided out-of-state, likely in Oregon) sold Broadview to Ralph W. Crain and Ann J. Crain.<sup>98</sup> Ann J. Crain (formerly Ann Lacey Johnston) was the daughter of Hoyt Lacey Johnston and the niece of Lacey J. Smith.<sup>99</sup> The Crains, however, briefly utilized the property and/or house. The society section of the *Evening Star* stated that Ann Crain had a tea for visitors at the house in July 1938.<sup>100</sup> Two months later, the *Evening Star* reported that Col. and Mrs. John Alden Crane were renting the property (see App. 3, Fig. 4 for a ca. 1945 photograph of the house).<sup>101</sup> The 1940 United States Census records indicate the Crains lived on North Frederick Street, near Broadview.<sup>102</sup>

Historian Eleanor Lee Templemen conducted a site visit circa 1959 (App. 3, Fig. 6). She noted:

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<sup>94</sup> A.M.I. likely stands for all materials or machinery included. "Suburban Property for Sale," *Evening Star*, May 15, 1922, Newsbank.

<sup>95</sup> "Sale-Suburban," *Evening Star*, November 8, 1931, Newsbank.

<sup>96</sup> For a short biography on the Leightons, see Appendix 9.

<sup>97</sup> Arlington County Probate Records, "Last Will and Testament of Sallie Lacey Johnston," Arlington County Courthouse, Probate Office, Liber 16, Folio 260-265.

<sup>98</sup> Arlington County Land Records, "Lacey J. Smith et vir et als to Raph W. Crain, Jr. et ux," June 1, 1937, Liber 418, Folio 548, Arlington County Courthouse, Land Records Division.

<sup>99</sup> Ann Johnston was a graduate of the Arlington Hall School for Girls. Ralph Crain, the son of Ralph W. Crain of Over Lee Knolls, East Falls Church, was a graduate of Illinois University and a member of Alpha Rho Chi, engineering fraternity. "Miss Johnston Weds Mr. Crain in Early March," *Washington Post*, February 3, 1935, Proquest.

<sup>100</sup> "Arlington County Visitor Entertained at Parties," *Evening Star*, July 10, 1938, Newsbank.

<sup>101</sup> "New Residents," *Evening Star*, September 28, 1938, Newsbank.

<sup>102</sup> "Ann L. Crain," 1940 United States Federal Census, Ancestry.

I have gone all through the interesting Victorian structure and have seen the secret stairwell besides the fireplaces, extending from attic to basement. A few years ago, the ladders were removed and the spaces filled with bookshelves.<sup>103</sup>

The Crains sold the property to John R. and Georgia S. Gerstein on June 29, 1977.<sup>104</sup> The Gersteins stated the following regarding the property:

We purchased Broadview in June of 1977. At the time, it was, and had been for quite a while, a rooming house, catering to a rather motley group of people. The house was in shambles. There was no kitchen (the rooms used a hot-plate), no working furnace, inadequate wiring, crumbling plaster, and large amounts of filth.

With a lot of effort on our part...the house was renovated. Of course, no renovation is ever truly completed. In this case, all rooms except the basement and the tower...have been renovated in "first draft." We expect to do a substantial amount of additional renovation to a number of rooms, including the kitchen and bathrooms.

Most of the renovations are apparent from simple observation. Many people, however, ask us about the upstairs "green room" which clearly is not in its original form. When we bought the house, the green room had a low and collapsing ceiling, with an attic room above it. A diagonal wall bifurcated the room, creating a bedroom on one side (with the fireplace facing into a wall three feet in front of it) and a hallway/sitting area (useless) on the other. We removed the dividing wall, and the ceiling. The windows that appear to be skylights are in fact the original attic windows, with the glass panes replaced. The chandelier in the green room, as with most of the fixtures, were added by us.

Change is ongoing. The house, originally yellow with red trim, has been white with black or green shutters for more than 60 years. Starting next week the exterior will be painted. It will be painted a blue-grey, with white "gingerbread" trim and black shutters, according to the house its Victorian due.<sup>105</sup>

In a recent interview with Arlington County, Ms. Gerstein elaborated on other changes made to the property during her ownership. Most importantly, the Gersteins built a rectangular two-story, gable-roof addition that consists of a laundry room on the first story and a bathroom on the second story. There were numerous other changes (i.e. interior decoration, rearrangement of walls on second story, construction of a new kitchen, installation of central air conditioning, etc.) that were completed on the house during the Gersteins' tenure, but most of the alterations were related to maintenance or the replacement of areas that suffered from severe deterioration.<sup>106</sup>

The Gersteins created the current lot size by subdividing the property. In 1978, the Gersteins subdivided and sold the property to the immediate west of Broadview, which lead to the construction of the dwellings

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<sup>103</sup> Eleanor Lee Templeman, *Arlington Heritage: Vignettes of a Virginia County* (New York: Avenel Books, 1959): 120-121.

<sup>104</sup> Ralph W. Crain had remarried by this time. Arlington County Land Records, "Ralph W. Crain and Essie C. Crain to John R. Gerstein, Georgia S. Gerstein, et al," June 29, 1977, Arlington County Courthouse, Land Records Division.

<sup>105</sup> Candy and Jack Gerstein, "Broadview," Vertical Files, Arlington County Central Library, Center for Local History.

<sup>106</sup> Phone interview with Candy [Georgia] Gerstein by author, June 13, 2014.



at 5155 and 5159 14<sup>th</sup> Street North. Similarly, in 2011, the Gersteins conveyed the property to the immediate east of the house to Sunnyside Development. The development company applied for and received a Unified Residential Development (URD) (U-3331-12-1) that reconfigured the lots lines and permitted a site layout sensitive to the siting of the historic house next door (App. 1, Fig. 18). Following approval of the URD, the company constructed the homes at 5135 and 5145 14<sup>th</sup> Street North. On August 26, 2011, the Gersteins sold Broadview to Alex Deucher and Angela Guzman, the current owners requesting the designation of the property as a local historic district.<sup>107</sup> Exterior changes to the dwelling by the current owners have been limited. Deucher and Guzman have completed improvements to the rear yard's landscaping, including the installation of a wood-picket fence, patio, and brick-clad exterior fireplace.

**I. Areas Exempt from Designation:**

All of the property within RPC #09-048-030 and 09-048-035 is included in the proposed historic district boundary.

**J. Designation Criteria:**

Broadview meets Designation Criteria A, D, E, G, and K as listed in Section 11.3.4.A.4 of the Arlington County Zoning Ordinance.

**A) The property is listed or is eligible for inclusion in the National Register of Historic Places.**

Broadview is individually eligible for inclusion in the National Register of Historic Places under Criterion C for its architectural value. The once rurally located vernacular Queen Anne-styled dwelling embodies the design, form, and characteristics of a type, period, and method of construction typical of the Victorian era. The dwelling is further locally significant as one of the best examples of the style in Arlington County.

**D) The property is associated with a person or persons who significantly contributed to the development of the county, state, or nation.**

Broadview is associated with Robert S. Lacey, who constructed the dwelling in 1881. A Civil War veteran, Lacey had a critical role in the Bureau of Refugees, Freedmen, and Abandoned Lands as superintendent of District 7, containing nine counties in the southwest piedmont with its headquarters at Lynchburg, Virginia.<sup>108</sup> After the Civil War, he returned to Washington, D.C., joined the family's legal business, and established a market farm at Broadview. He later moved to the residence and became a civic leader. He actively participated, supported, and represented Arlington citizens in a number of local and state issues such as bridge construction to Washington, D.C..

**E) The property embodies distinguishing characteristics of an architectural style valuable for the study of a period, type, or method of construction.**

Broadview is a vernacular farmhouse that embodies characteristics of the Queen-Anne style and is one of the best remaining examples of residential architecture from the late nineteenth century in Arlington County. While the original building consisted of a

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<sup>107</sup> Broadview is located now on a .29-acre lot.

<sup>108</sup> Jeffrey R. Ken-Ritchie, *Freedpeople in the Tobacco South: Virginia, 1860-1900* (Chapel Hill, North Carolina: University of North Carolina Press, 1999), 34-35.

modest I-house form, the dwelling expanded with the needs and social status of the Lacey family. The family utilized elements of the Queen Anne style to beautify the dwelling, including the prominent front-gable, three-story tower with a mansard roof and decorative bracketed cornice, stamped metal roof, bay window, wrap-around porch, and two-over-two, double-hung, wood-sash windows. Square towers projecting above the main roof line were a typical feature in Queen Anne-styled homes. The stamped metal roof provided visual interest to an otherwise simple roof form. Single-story wraparound porches and bay windows were highly typical elements in Queen Anne homes. While later owners replaced the simple wood porch columns/posts with delicate turned posts and spindle work details, the changes adhere to the overall style of the dwelling.

**G) The property embodies elements of design, detailing, materials, or craftsmanship that render it structurally or architecturally significant.**

Broadview's substantial stone foundation, clapboard wood siding, prominent three-story tower, stamped-metal roof, bay window, and two-over-two, double-hung, wood-sash windows all represent high-quality design, detailing, and craftsmanship evident at the turn of the 20<sup>th</sup> century. These elements represent the evolution of the dwelling from a simple farmhouse to one of the more notable Victorian era residences in Arlington County.

**K) The property is suitable for preservation or restoration.**

Broadview retains sufficient architectural integrity to convey its period of construction and historic significance. The dwelling has integrity of location as it remains in its original site near the Ballston neighborhood, but its integrity of setting has been compromised since the once 220-acre property is now less than one-acre and situated within a formal subdivision. More importantly, the house retains its integrity of design, materials, and workmanship. The form, plan, and style of the property conveys the evolution of the house and its transformation from a vernacular I-house into a Queen Anne-styled dwelling. All of the early-twentieth century Queen Anne stylistic changes to the dwelling have acquired historic significance in their own right. In addition, there have been limited alterations to the exterior of the building in the last century. For these reasons, the building is suitable for preservation.

**K. Conclusion:**

Broadview retains sufficient historic and physical integrity to be recommended for local historic district designation by Arlington County. The dwelling represents: 1) the evolution of a simple farm house into one of the most impressive example of Queen Anne architecture in Arlington County; 2) the design, materials, form, and workmanship of the late nineteenth century; and 3) the history of its former owners and occupants.

**7. GEOGRAPHICAL DATA**

**Acreage of Property:** 12,824 square feet (approx. 0.29 acres)

**RPC Numbers:** RPC(s) #09-048-030 (house) and #09-048-035 (outlot)

**Verbal Boundary Description:** Owned by Alexander Deucher and Angela Guzman, Broadview is located at 5151 14<sup>th</sup> Street North, Arlington, Virginia. The proposed historic district consists of the entire legal property boundary containing RPC ##09-048-030 and #09-048-035.

**Boundary Justification:** The proposed historic district includes all of the property associated with the historically-significant dwelling (App. 1, Fig. 1).

## 8. PROPERTY OWNERS

**Name** Alexander Gustav Deucher and Angela Marie Guzman  
**Address** 5151 14<sup>th</sup> Street North, Arlington, Virginia, 22205

## 9. FORM PREPARED BY

**Names/Titles** John Liebertz, Arlington County Historic Preservation Planner

## 10. MAJOR SOURCES CONSULTED

*Alexandria Gazette* [numerous].

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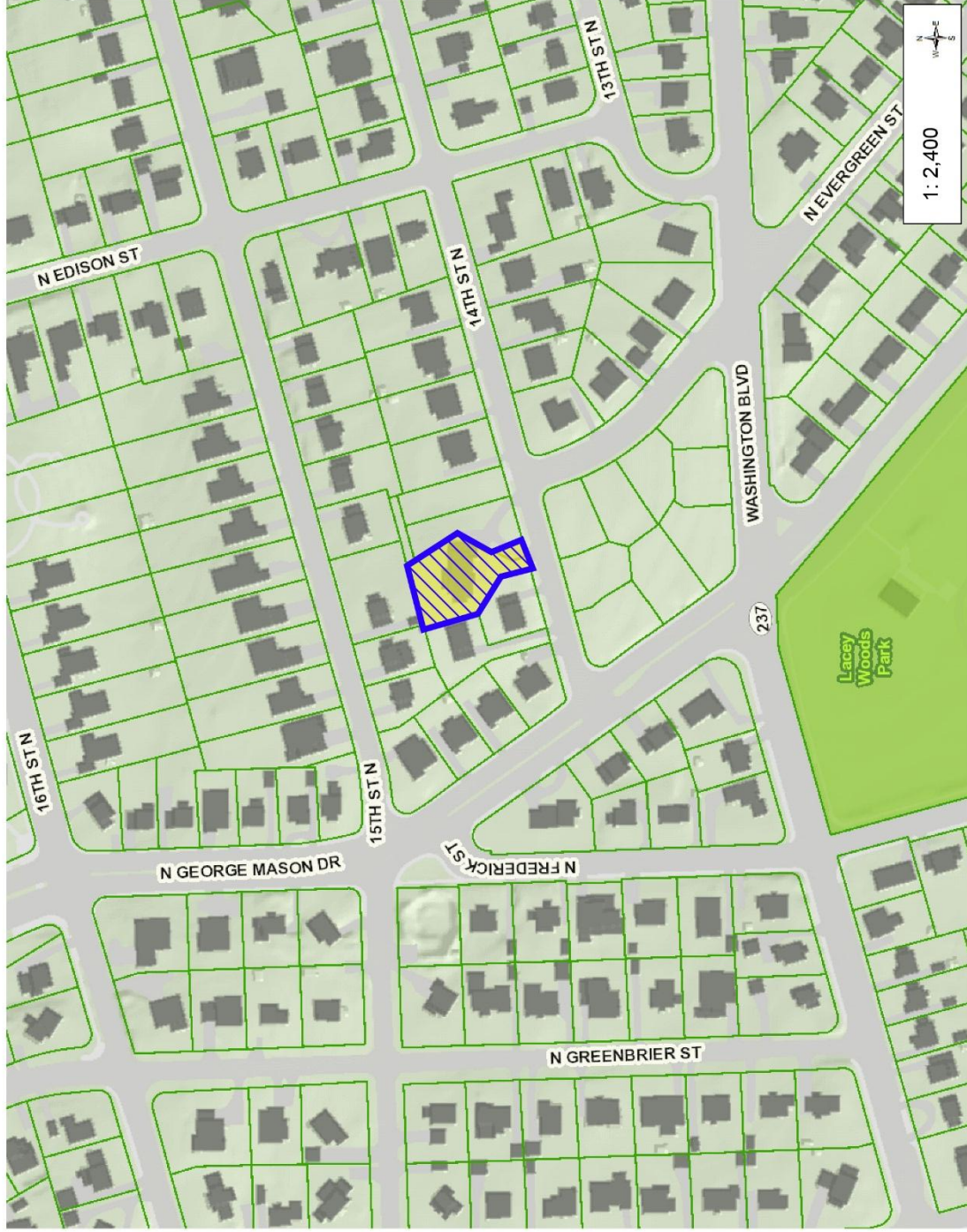
United States Federal Census, <http://www.ancestry.com>.

*Washington Post* [numerous].

*Washington Times* [numerous].

**Appendix One:**  
**Cartographic Records**

**Figure 1: Proposed Broadview Historic District Boundary**



1 : 2,400



**Legend**



Historic District Boundary

**Notes: The historic district boundary includes RPC(s) #09-048-040 and #09-048-035.**

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
THIS MAP IS NOT TO BE USED FOR NAVIGATION

0.1 Miles

0.04

0

NAD\_1983\_StatePlane\_Virginia\_North\_FIPS\_4501\_Feet  
© Arlington County, VA GIS Mapping Center



Figure 2: *District of Columbia Patents in Virginia*. The area highlighted green represents the land owned by John Colville.

Source: Courtesy of Patrick O’Neil.

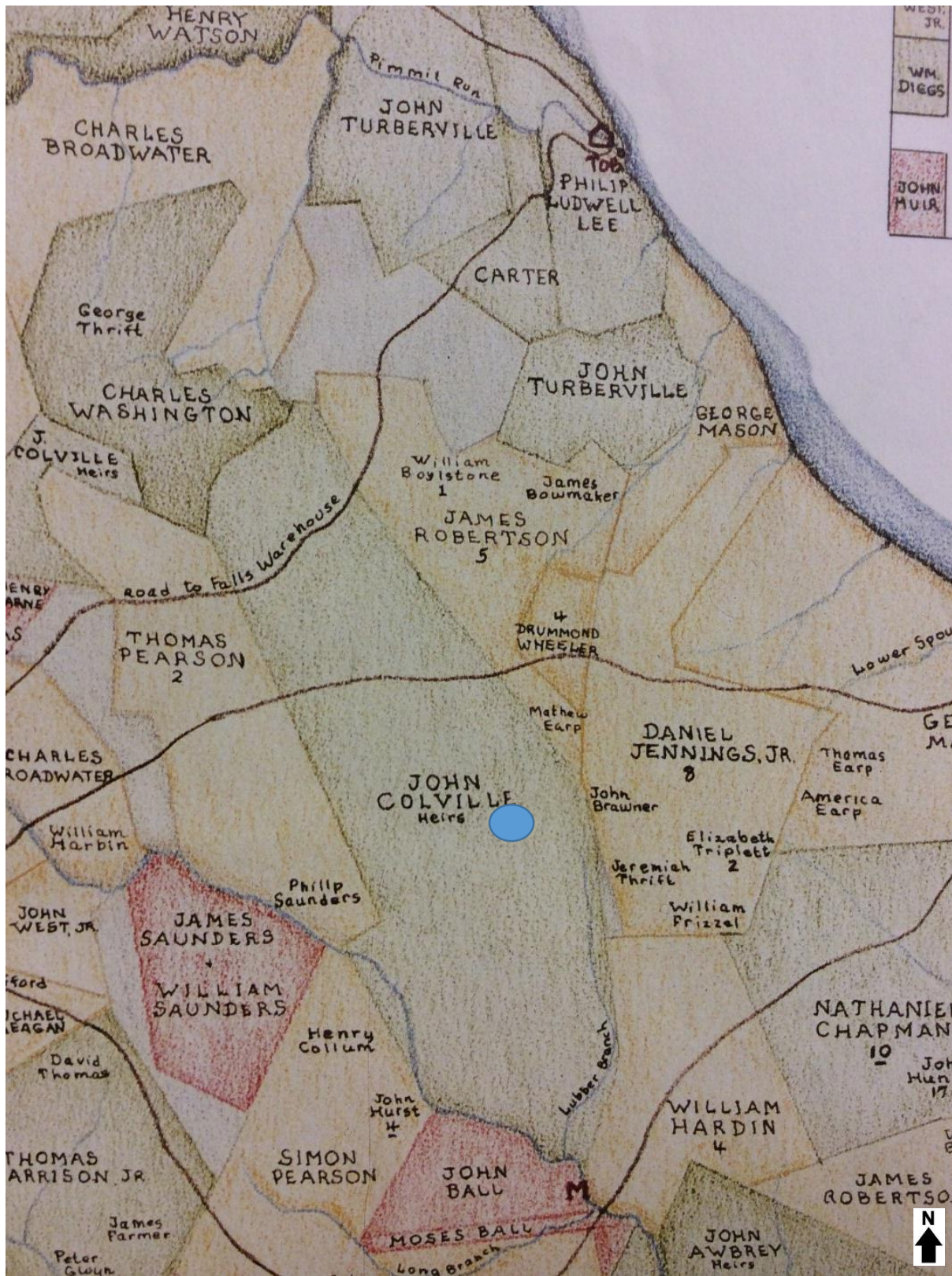


Figure 3: The map depicts property owners in Fairfax and Alexandria Counties in 1760. The approximate location of Broadview is highlighted in blue.

Source: Beth Mitchell, *Fairfax County, Virginia in 1760: An Interpretive Historical Map*.



*Maj<sup>r</sup> John Colville's Plat.*

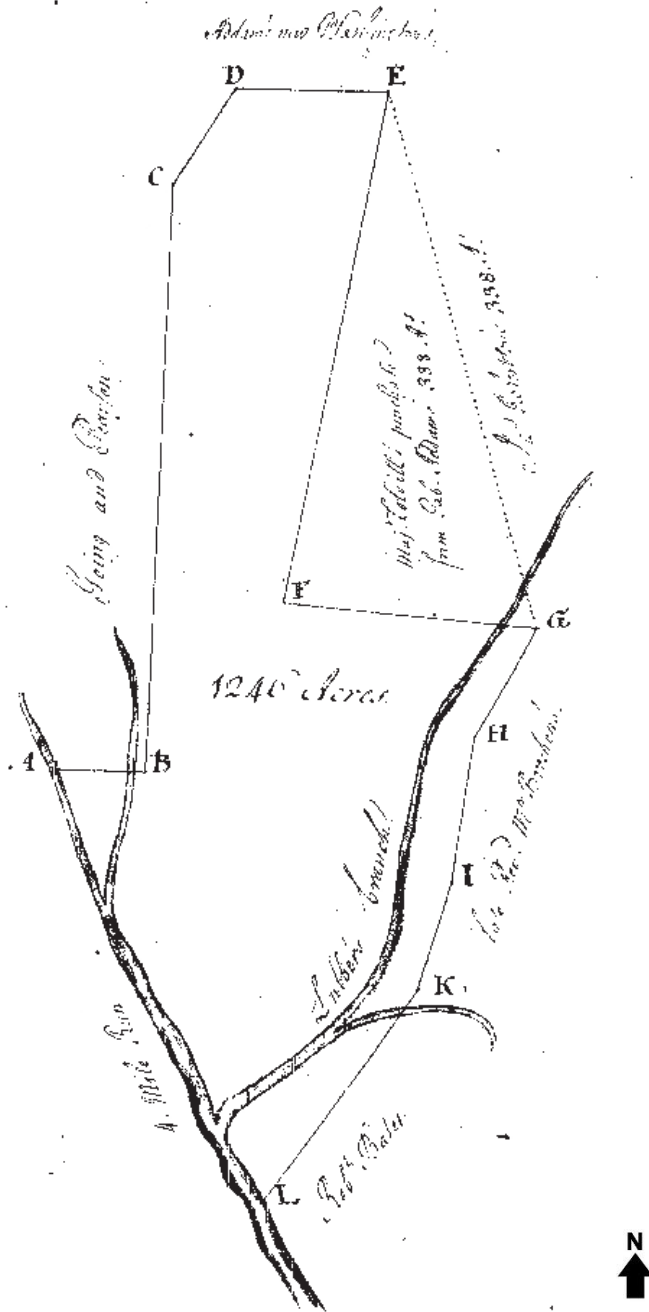


Figure 4: The survey for John Colville's 1,246-acre land patent.  
Source: Land Office Grants, "Colvill, John, Maj., grantee," February 4, 1739, Online Catalog, Library of Virginia, <http://lva.virginia.gov> (accessed April 11, 2014).

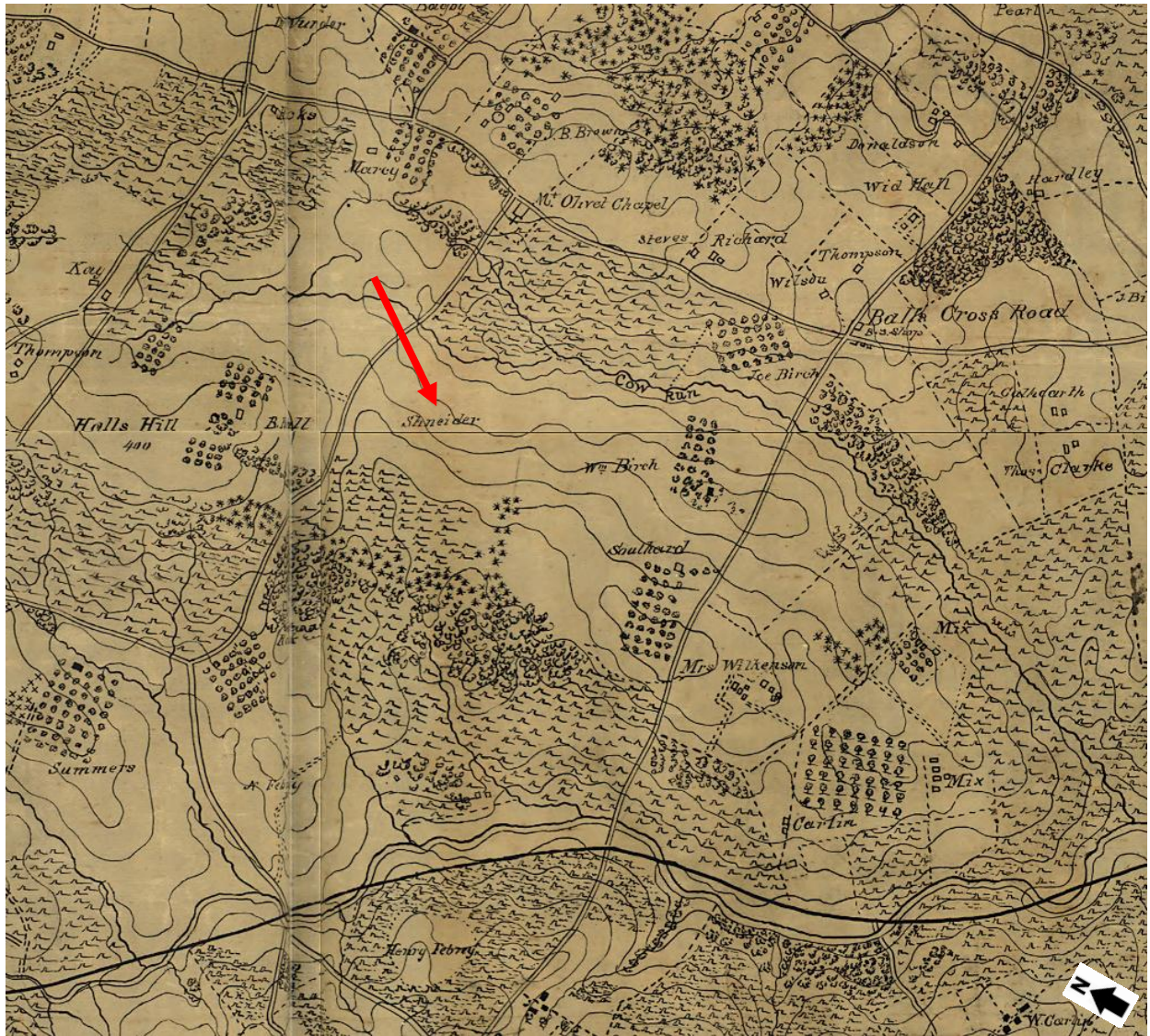


Figure 5: View of the Schneider property, ca. 1862. There is no dwelling noted on the property. The red arrow points to the approximate location of Broadview (constructed in 1881).

Source: Corps of Engineers, "186X Detailed Map of Part of Virginia from Alexandria to the Potomac River above Washington, D.C.," Library of Congress.



Figure 6: The area surrounding Broadview in 1861 with Confederate locations noted. The red arrow points to the approximate location of Broadview (constructed in 1881).  
Source: V.P. Corbett, *Map of the Seat of War showing the Battles of July 18<sup>th</sup> & 21<sup>st</sup>, 1861*, Library of Congress.





Figure 8: The red arrow points to the approximate location of Broadview (constructed in 1881) in 1865. Source: Major General J.G. Barnard, *Map of the Environs of Washington compiled from Boschkes' Map of the District of Columbia and from Surveys of the U.S. Coast Survey showing the line of the Defences of Washington as Constructed During the War from 1861-1865 — Inclusive*, 1865, Library of Congress.

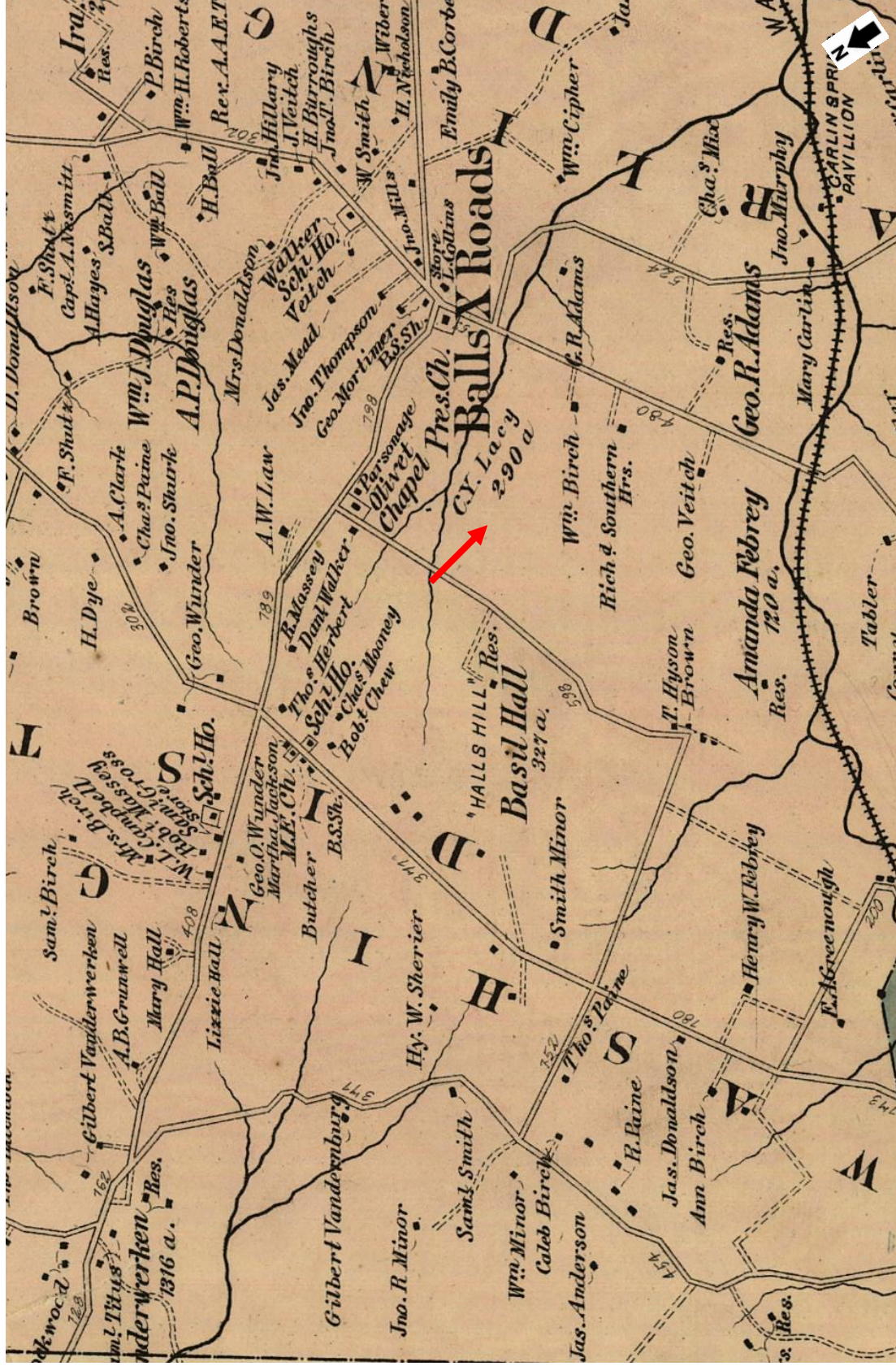


Figure 9: The red arrow points to the approximate location of Broadview (constructed in 1881) in 1865. The map may be mislabeled with a C.Y. Lacey owning 290 acres of land instead of Robert S. Lacey. Source: G.M. Hopkins, *Atlas of Fifteen Miles Around Washington, Alexandria County* (1878), Library of Congress.

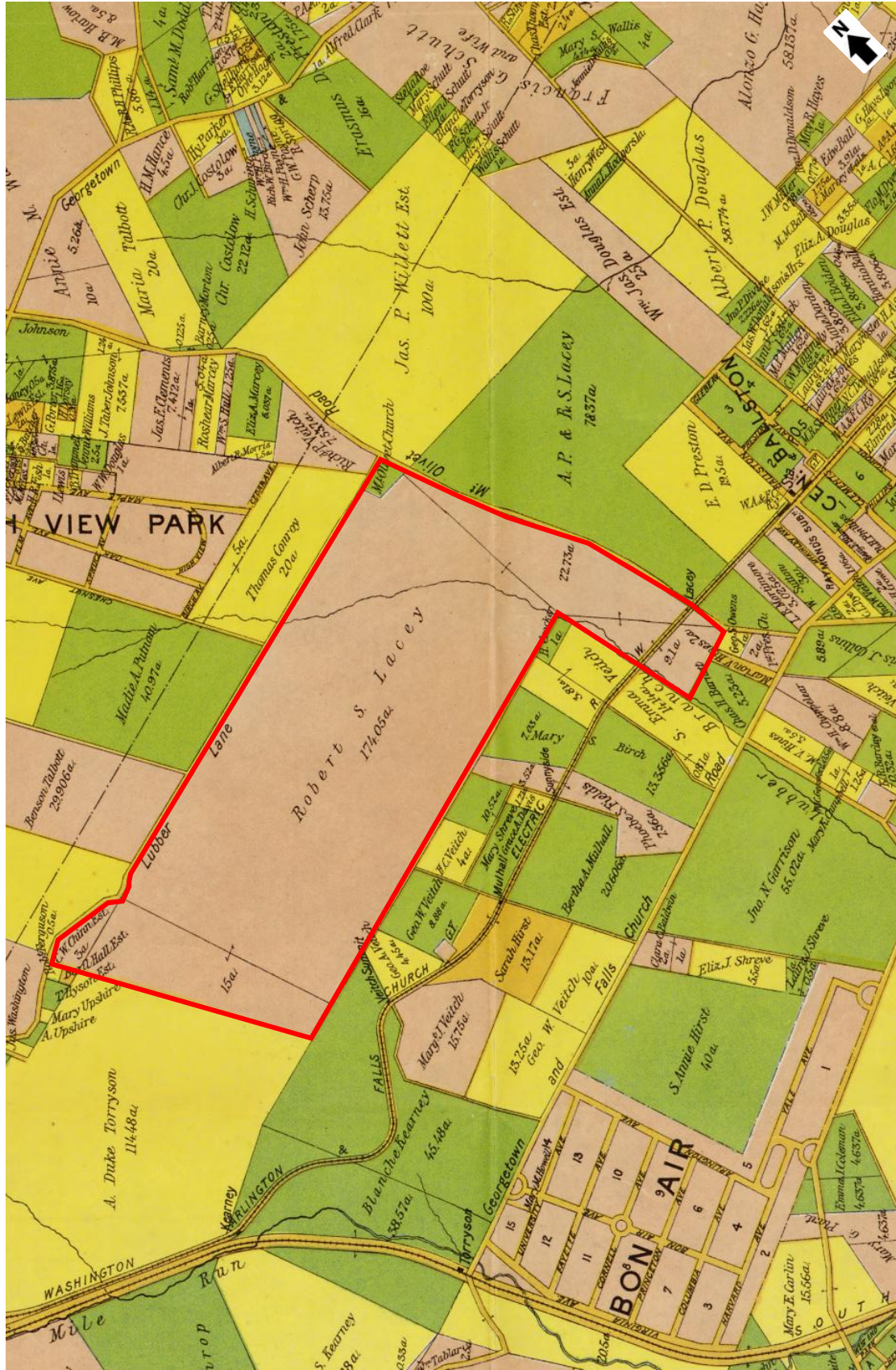
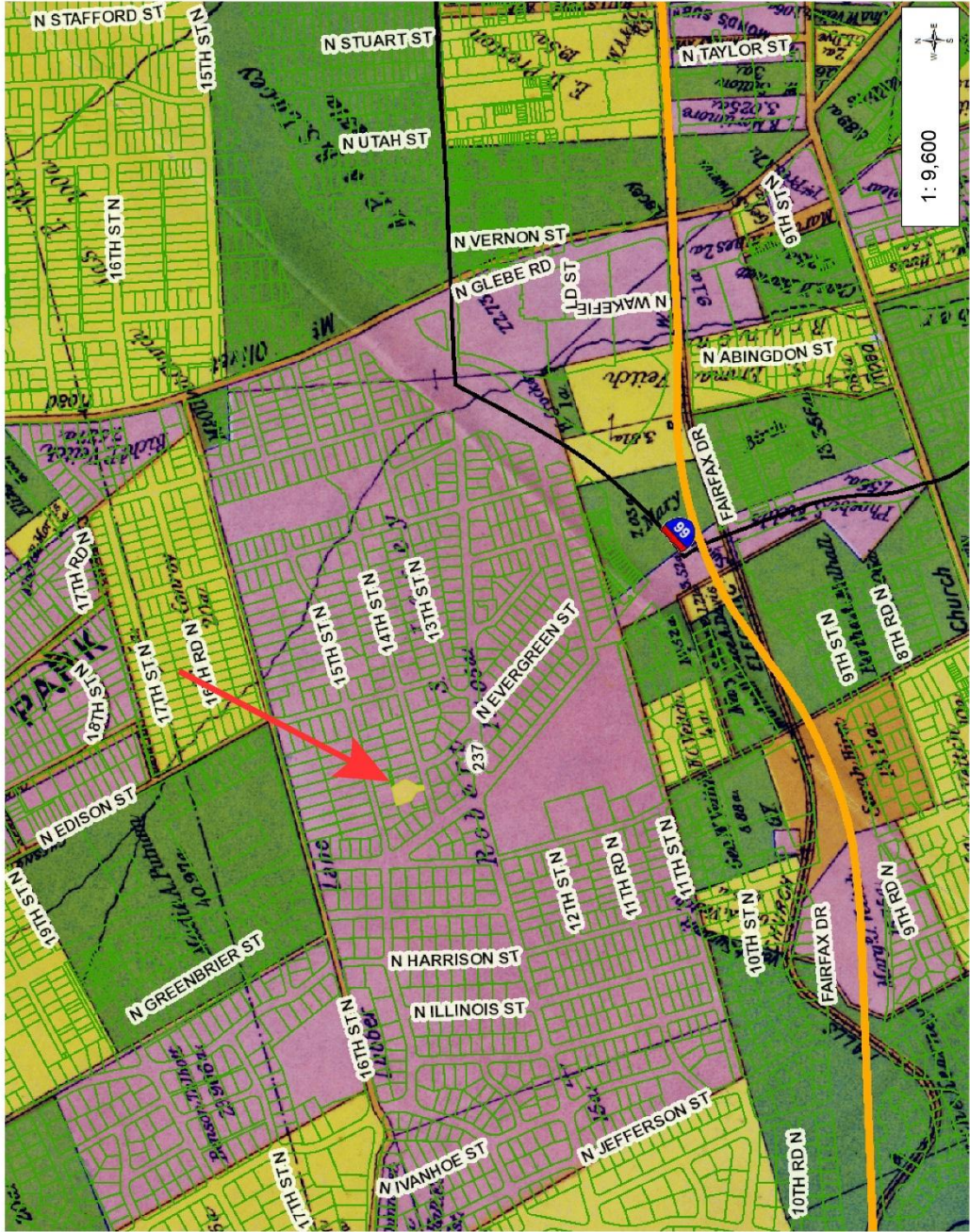


Figure 10: The red outline shows the 232-acre property owned by Robert S. Lacey in 1900. Source: Hopewell and Taylor, *Map of Alexandria County, Virginia for the Virginia Title Co.*, 1900, Library of Congress.

**Figure 11: Map of Alexandria County (1900) with Overlay of Current Streets**



Legend

Notes

The red arrow points to the location of Broadview.

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

0.3 Miles

0.15

0

0.3

NAD\_1983\_StatePlane\_Virginia\_North\_FIPS\_4501\_Feet  
 © Arlington County, VA - GIS Mapping Center

1: 9,600







Figure 13: Sanborn Fire Insurance Map, 1936. Detailed view of previous map showing the main house and surrounding outbuildings.  
Source: Arlington County Historic Preservation Office Archives.



Figure 14: Sanborn Fire Insurance Map, 1959. The red arrow points to the location of Broadview. Since 1936, the estate was significantly subdivided, but the plan of the main dwelling remained static. Source: Arlington County Historic Preservation Office Archives.

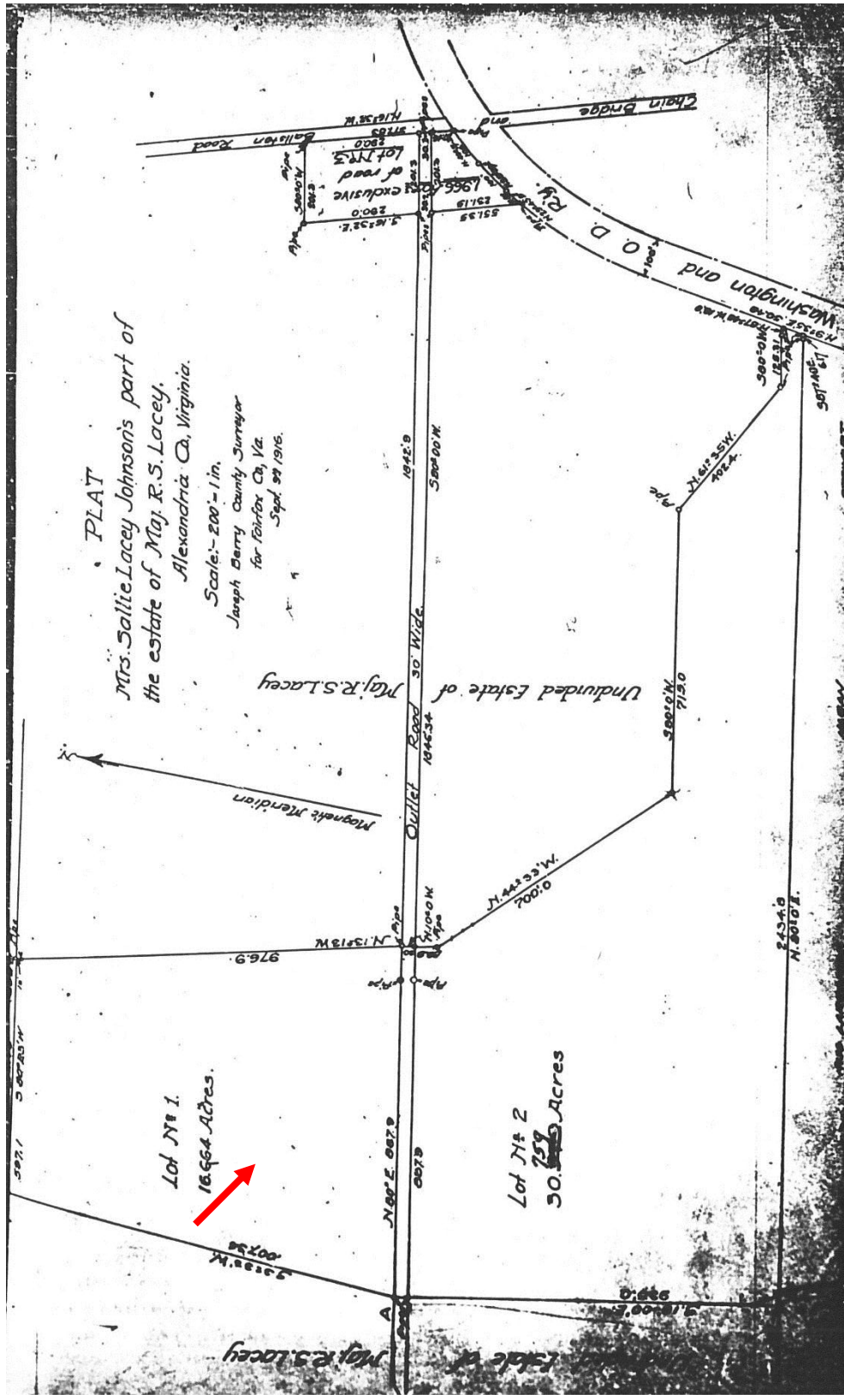


Figure 15: Property inherited by Sallie Lacey Johnson, 1916. The red arrow points to the approximate location of Broadview. Source: Arlington County Land Records, "William H. Lacey et al to Sallie Lacey Johnson," October 19, 1916, Liber 153, Folio 154. Arlington County Court House.

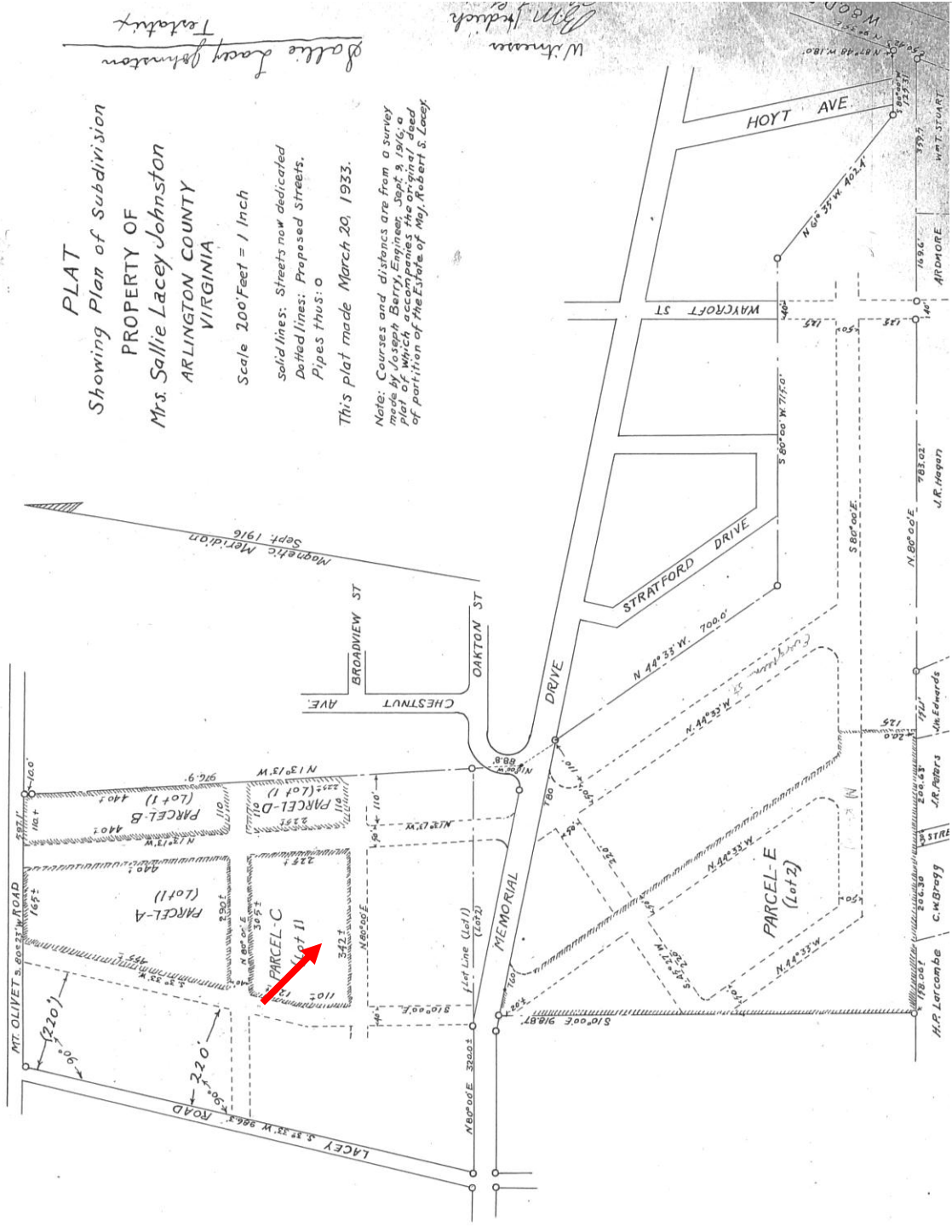


Figure 16: Proposed subdivision of the estate after the death of Sallie Lacey Johnston, 1933. The red arrow points to the approximate location of Broadview.

Source: Arlington County Probate Records, 'Last Will and Testament of Sallie Lacey Johnston,' February 18, 1935, Liber 16, Folio 260-267, Arlington County Court House.

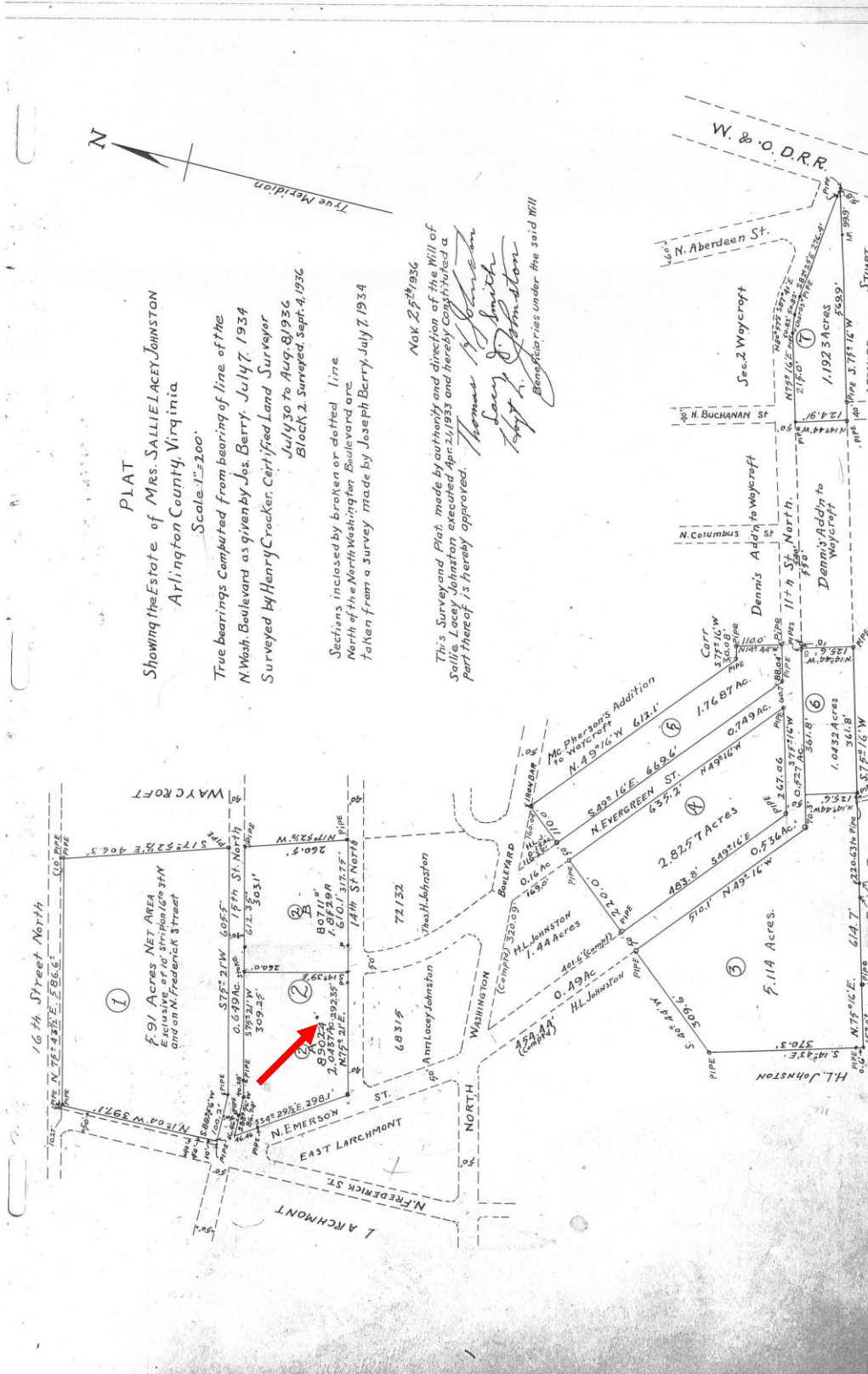


Figure 17: Completed subdivision of the estate after the death of Sallie Lacey Johnston, 1936. Lacey J. Smith received Lot 2A. The red arrow points to the approximate location of Broadway.  
 Source: Arlington County Probate Records, "Last Will and Testament of Sallie Lacey Johnston," February 18, 1935, Liber 16, Folio 260-267, Arlington County Court House.



Figure 18: View of Broadview and adjacent lots prior to (top) and after (bottom) the Unified Residential Development (U-3331-12-1) that reconfigured the lot lines and eliminated the pipestem lot in 2012. Source: Arlington County Planning Division, 2012.

**Appendix Two:**  
**Aerial Photographs**





Figure 1: View of Broadview, 1934. The red arrow points to the house.  
Source: *Aerial Photographic Map of Arlington County, Virginia*. January 11, 1934, Sheet 6, Arlington County GIS.



Figure 2: View of Broadview, 1934. The red arrow points to the house.  
Source: *Aerial Photographic Map of Arlington County, Virginia*. January 11, 1934, Sheet 23, Arlington County GIS.



Figure 3: View of Broadview, 1949. The red arrow points to the house.

Source: "Historic Aerial Photographs," March 4, 1949, GS-FX-1, 102, Arlington County GIS.



Figure 4: View of Broadview, 1957. The red arrow points to the house.  
Source: "Historic Aerial Photographs," 1957, 12, Arlington County GIS.



Figure 5: View of Broadview, 1962. The red arrow points to the house.  
Source: "Historic Aerial Photographs," 1962, 162-69-04-26, Arlington County GIS.



Figure 6: View of Broadview, 1974. The red arrow points to the house.  
Source: "Historic Aerial Photographs," 1974, Arlington County GIS.



Figure 7: View of Broadview, 1974. The red arrow points to the house.

Source: "Historic Aerial Photographs," 1974, Arlington County GIS.



Figure 8: View of Broadview, 1983. The red arrow points to the house.  
Source: "Historic Aerial Photographs," 1983, Arlington County GIS.





Figure 9: View of Broadview, 1983. The red arrow points to the house.  
Source: "Historic Aerial Photographs," 1983, Arlington County GIS.

**Appendix Three:**  
**Historic Photographs**



Figure 1: View of Broadview looking northwest at main façade, early-twentieth century.  
Source: Angela Guzman and Alex Deucher, the current owners of Broadview.

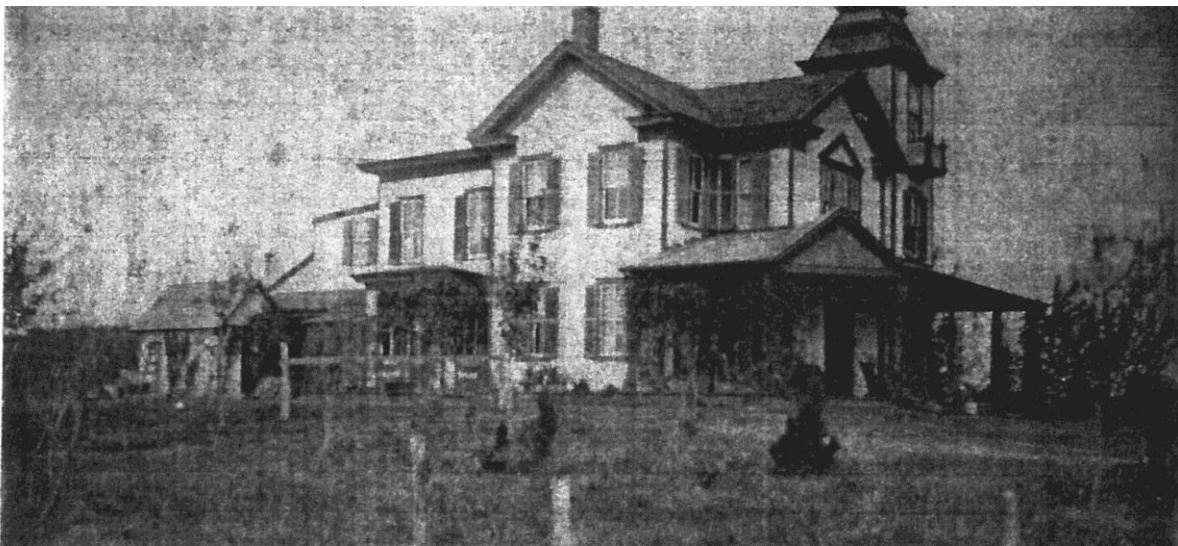


Figure 2: View of Broadview looking north at east (façade) and south elevations, early-twentieth century.  
Source: Richard Lacey Crain.



Figure 3: View of secondary building (likely pump house), early-twentieth century.  
Source: Angela Guzman and Alex Deucher, the current owners of Broadview.



Figure 4: View of Broadview looking west at the front, ca. 1945.  
Source: Angela Guzman and Alex Deucher, the current owners of Broadview.



Figure 5: View of secondary building, ca. 1945.

Source: Angela Guzman and Alex Deucher, the current owners of Broadview.



Figure 6: View of Broadview looking northwest at the front façade, ca 1959.  
Source: Eleanor Templeman, *Arlington Heritage* (New York: Avenel Books, 1959), 121.

**Appendix Four:**  
**Exterior Photographs**

**\*All photographs taken by John Liebertz, 2014 (except where noted).**





Figure 1: View of the east elevation of Broadview looking west from the neighboring lot. Historically, this elevation served as the building's front facade.

\*Photograph taken by Cynthia Liccese-Torres, 2012.



Figure 2: View of the wraparound front porch. Note the “gingerbread-styled” balustrade, chamfered wood posts, pierced frieze, and decorative wood brackets.



Figure 3: View of the wraparound front porch.



Figure 4: View of the south elevation of Broadview looking north from 14<sup>th</sup> Street. On the lower image, the shaded portions are as follows: 1) the green is the original I-house (1881); 2) the blue is the rear gable addition (ca. 1886); 3) the red is the front gable addition and the rear two-story shed roof addition (ca. 1898); and 4) the yellow is the one-story shed addition (1900-1934).

- |   |                 |   |                  |
|---|-----------------|---|------------------|
|  | <u>Ca. 1898</u> |  | <u>1900-1934</u> |
|  | <u>1881</u>     |   |                  |
|  | <u>Ca. 1885</u> |   |                  |



Figure 5: View of the south and west elevations looking northeast from subject property.



Figure 6: View of west elevation looking east from subject property. On the lower image, the shaded portions are as follows: 1) the blue is the rear gable roof addition (ca. 1885); 2) the red is the two-story shed roof addition (ca. 1898); 3) the yellow is the one-story kitchen addition (1900-1934); 4) the purple is the flat roof addition (1900-1934); 5) and the orange is the gabled-roof tower addition (ca. 1990).

- |   |                  |   |                  |
|---|------------------|---|------------------|
|  | <u>Ca. 1885</u>  |  | <u>1900-1934</u> |
|  | <u>Ca. 1898</u>  |  | <u>Ca. 1990</u>  |
|  | <u>1900-1934</u> |   |                  |



Figure 7: View of north elevation looking southeast from the subject property. On the lower image, the shaded portions are as follows: 1) the green is the original I-house (1881); 2) the red is the three-story front tower and rear shed roof addition (ca. 1898); 3) the yellow is the one-story kitchen addition (1900-1934); 4) the light blue is the two-story shed roof bathroom addition (1900-1934); 5) the purple is the two-story flat-roof addition (1900-1934), and 6) the orange is the gabled-roof tower addition (ca. 1990).

	<b><u>1881</u></b>		<b><u>1900-1934</u></b>
	<b><u>Ca. 1898</u></b>		<b><u>1900-1934</u></b>
	<b><u>1900-1934</u></b>		<b><u>Ca. 1990</u></b>



Figure 8: View of the east and north elevations looking west from the subject property.  
\*Photograph taken by Cynthia Liccese-Torres, 2012.





Figure 9: View of the southern end of the original I-house's roof. The location of the original chimney is circled in red.

\*Photograph taken by Alex Deucher, 2012.



Figure 10: View of the northern end of the original I-house's roof. The location of the original chimney are is circled in red.

\*Photograph taken by Alex Deucher, 2012.



Figure 11: View of the western end of the dwelling's roof.  
\*Photograph taken by Alex Deucher, 2012.



Figure 12: View of the western end of the dwelling's roof.  
\*Photograph taken by Alex Deucher, 2012.



Figure 13: View of the remaining parts of the I-house's eastern slope of its side gable roof.



Figure 14: View of remaining parts of the I-house's western slope of its side gabled roof with metal shingles still attached. The shingles are circled in red.

**Appendix Five:**  
**Interior Photographs**

**\*All photographs taken by John Liebertz, 2014 (except where noted).**

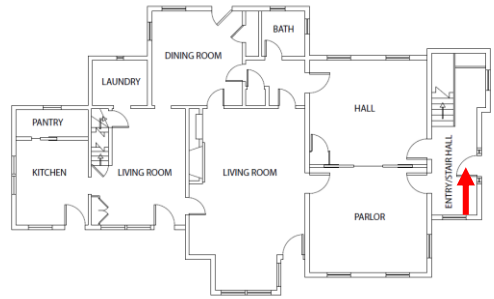


Figure 1: View of the stair hall/entry, first floor.



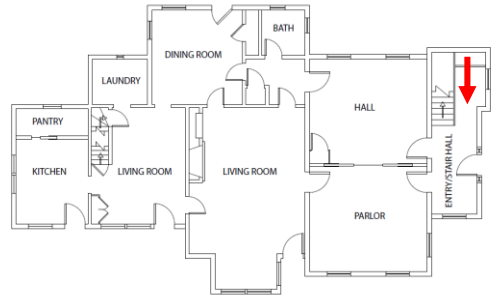


Figure 2: View of the stair hall/entry, first floor.



Figure 3: View of the stair hall/entry, first floor.

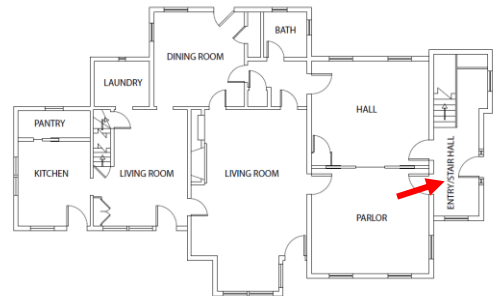


Figure 4: View of the hall in the original I-house (hall/parlor), first floor.

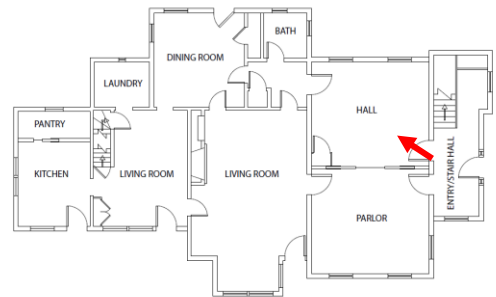




Figure 5: View of the parlor in the original I-house (hall/parlor), first floor.

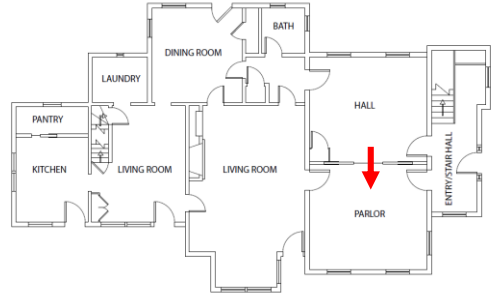


Figure 6: View of the parlor in the original I-house (hall/parlor), first floor.





Figure 7: View of the living room, first floor.



Figure 8: View of the living room, first floor.





Figure 9: View of the living room, first floor.



Figure 10: View of the living room (prior to current green paint scheme), first floor.  
 \*Photograph taken by Cynthia Liccese-Torres, 2012.



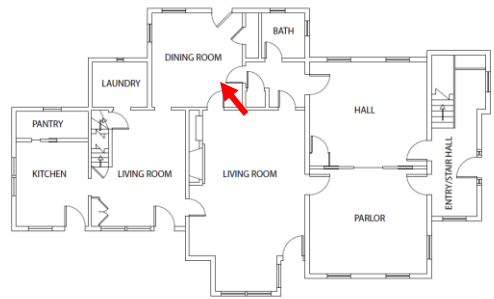


Figure 11: View of the dining room, first floor.

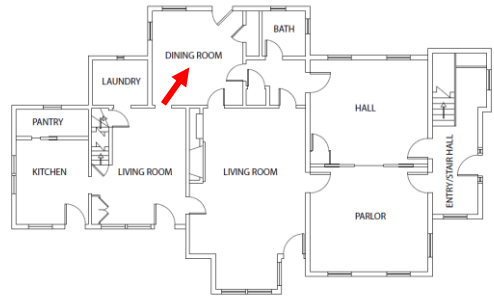
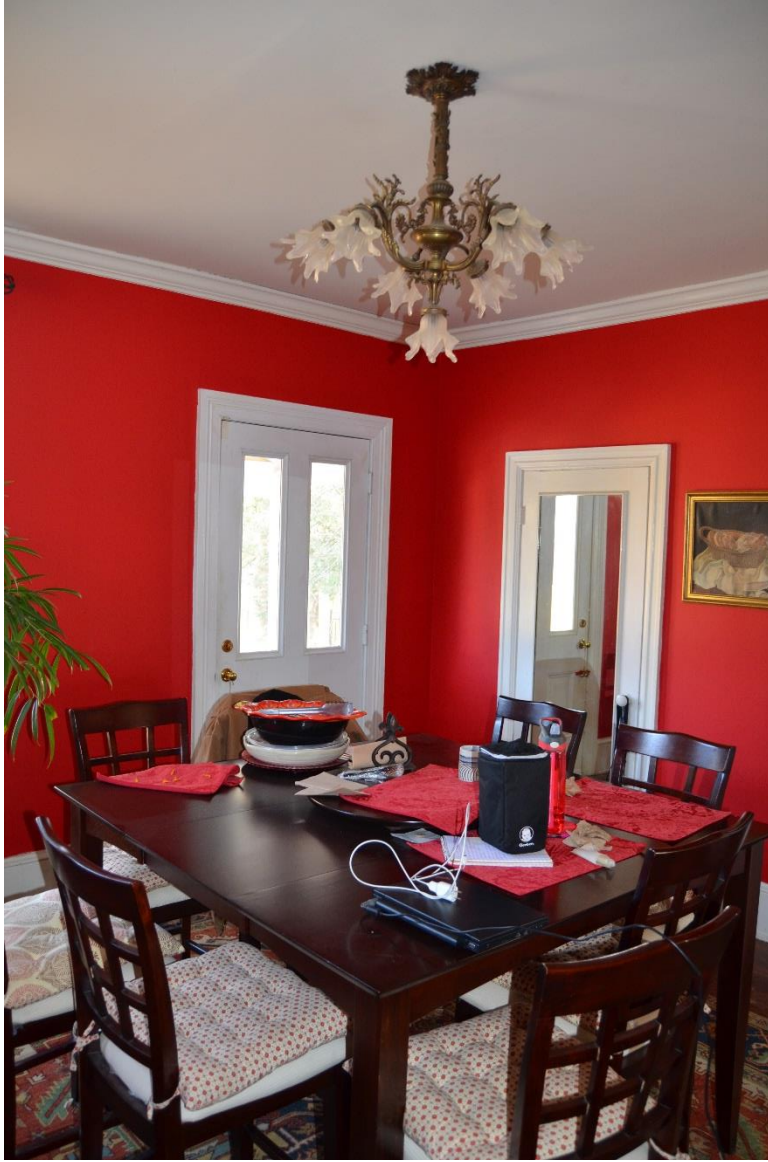


Figure 12: View of the dining room, first floor.



Figure 13: View of the living room, first floor.



Figure 14: View of the living room, first floor.





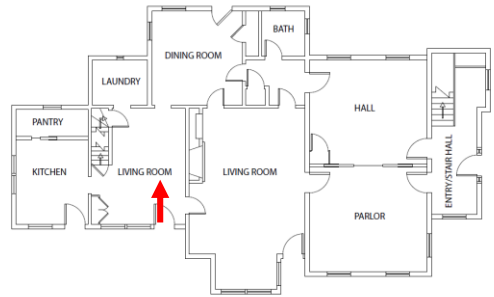
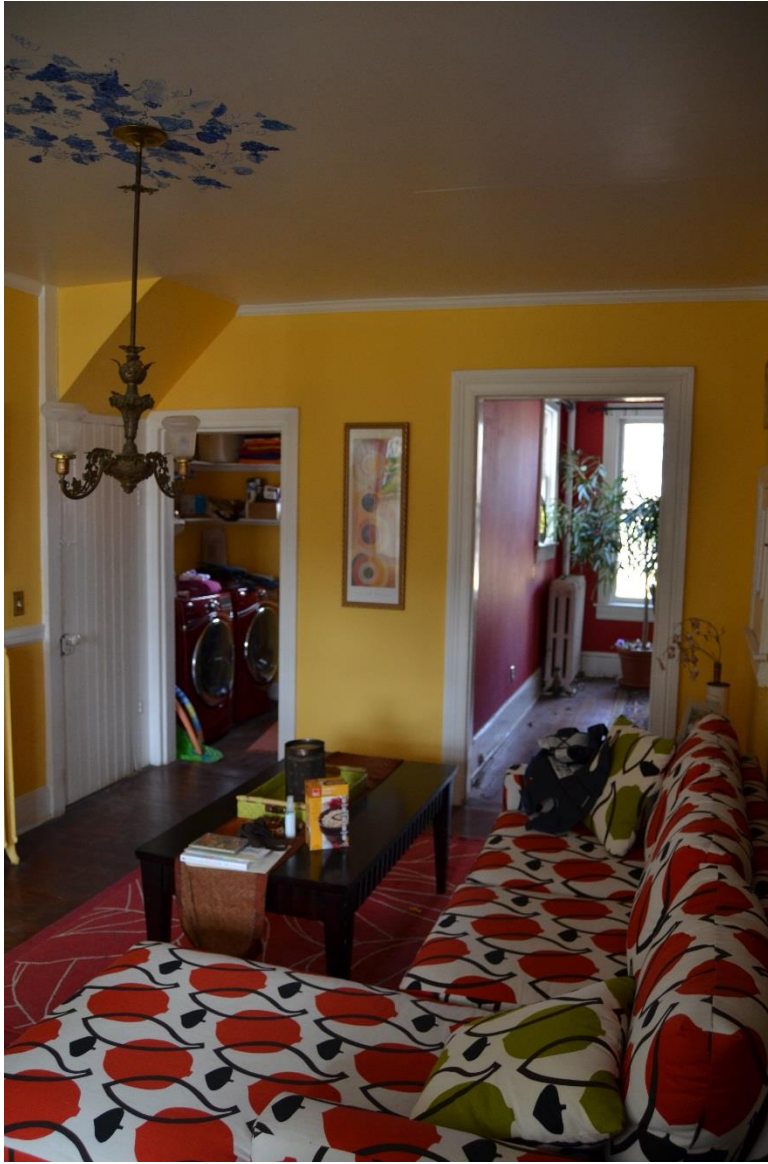


Figure 15: View of the living room, first floor.

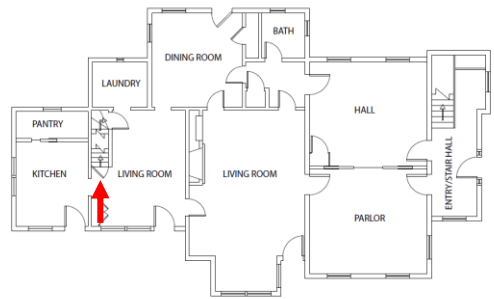


Figure 16: View of the secondary stair, first floor.



Figure 17: View of the kitchen, first floor.

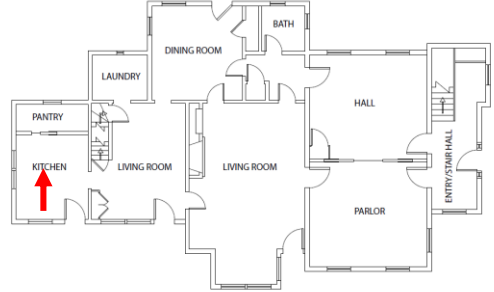


Figure 18: View of the kitchen, first floor.

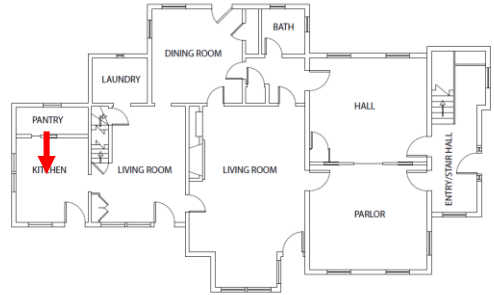




Figure 19: View of the bathroom, first floor.



Figure 20: View of the stair hall, second floor.





Figure 21: View of the stair hall leading to the third story of the tower, second floor.



Figure 22: View of the hallway looking towards the library, second floor.



Figure 23: View of the first bedroom, second floor.



Figure 24: View of the first bedroom, second floor.

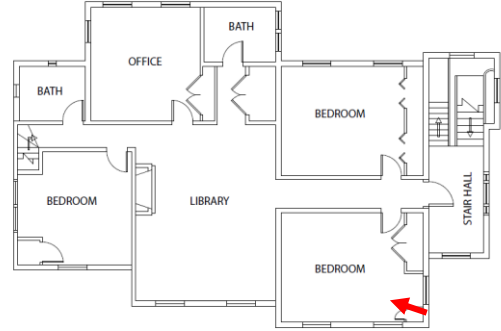




Figure 25: View of the second bedroom, second floor.



Figure 26: View of the second bedroom, second floor.

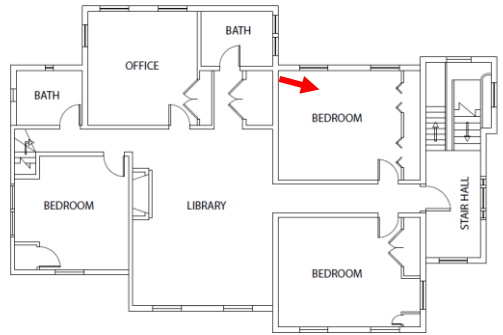






Figure 27: View of the library, second floor.

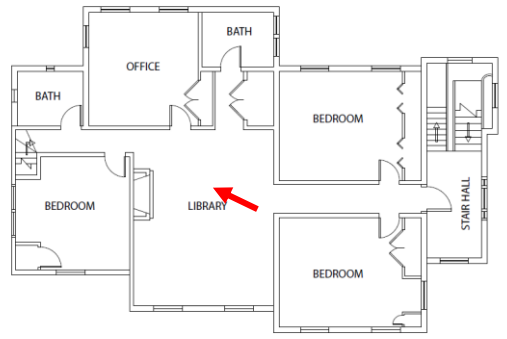


Figure 28: View of the library, second floor.



Figure 29: View of the library, second floor.



Figure 30: View of the office, second floor.





Figure 31: View of the office, second floor.

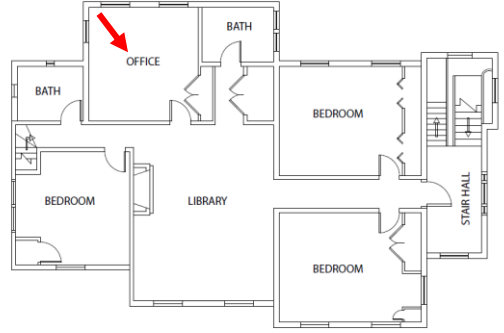


Figure 32: View of the third bedroom, second floor.





Figure 33: View of the third bedroom, second floor.

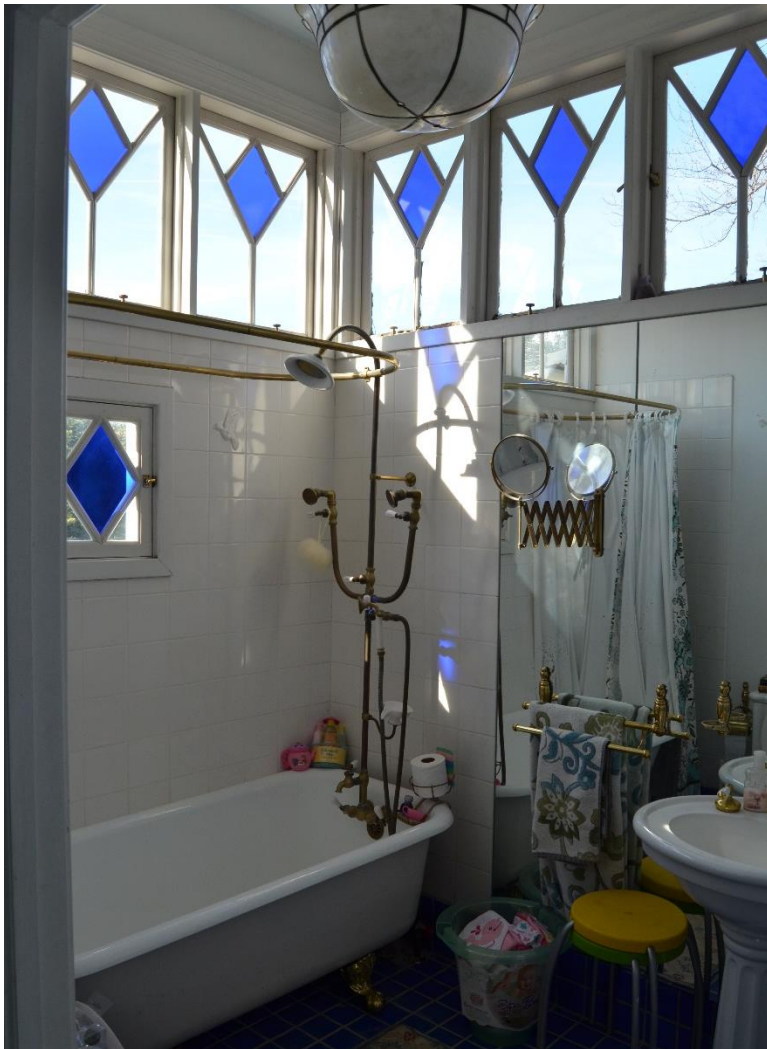


Figure 34: View of the bathroom, second floor.

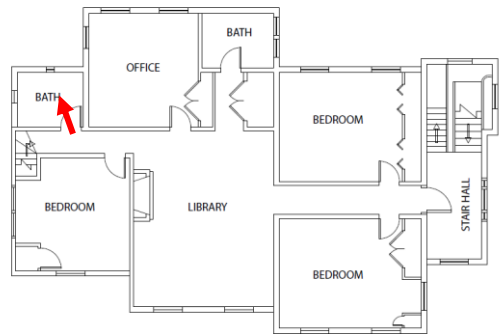




Figure 35: View of the bathtub, third floor (tower).



Figure 36: View of the ladder to tower's widow walk.

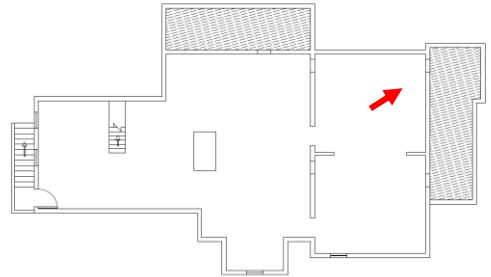


Figure 37: View of the stone foundation in the original I-house looking east towards crawl space under the front gable addition.

**Appendix Six:**  
**3D Model**

**\*All models completed by John Liebertz, 2014.**



*Current Design (Figures 1-6)*

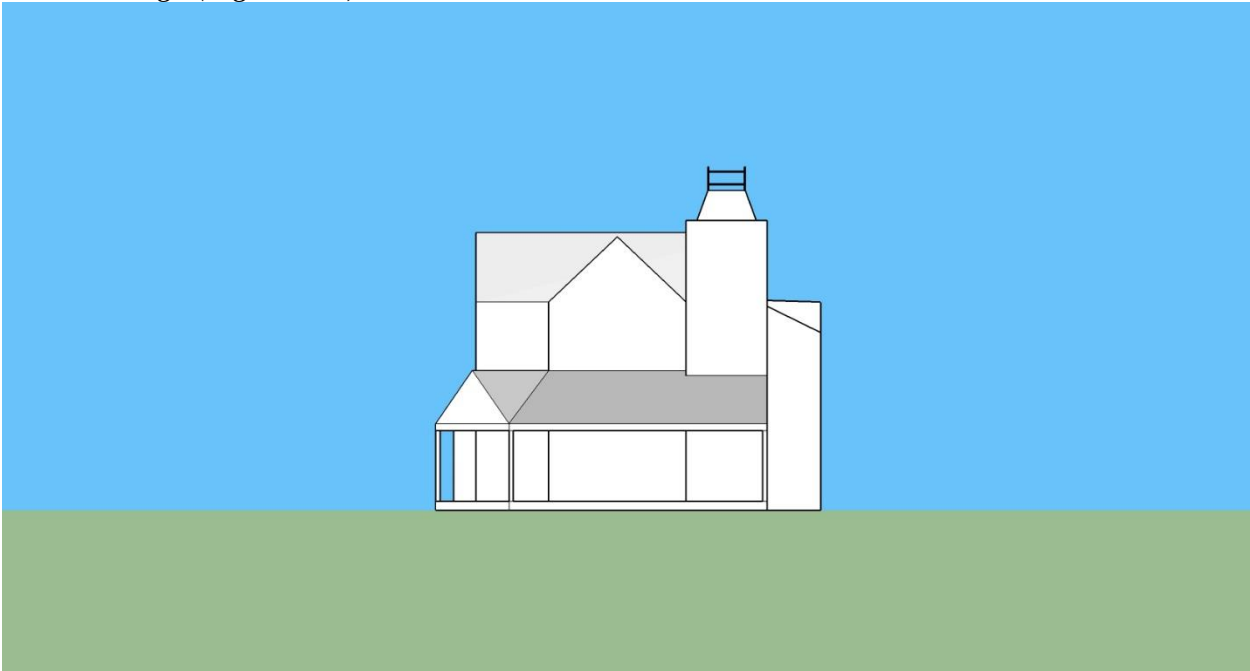


Figure 1: East elevation (façade).

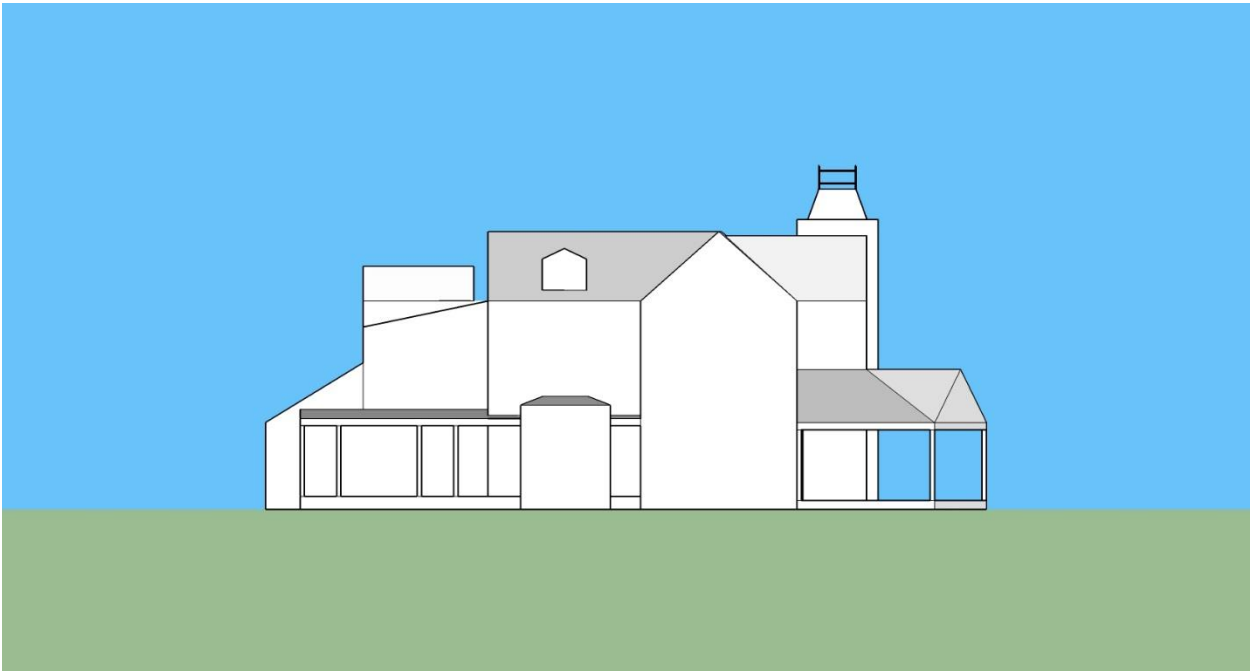


Figure 2: South elevation.

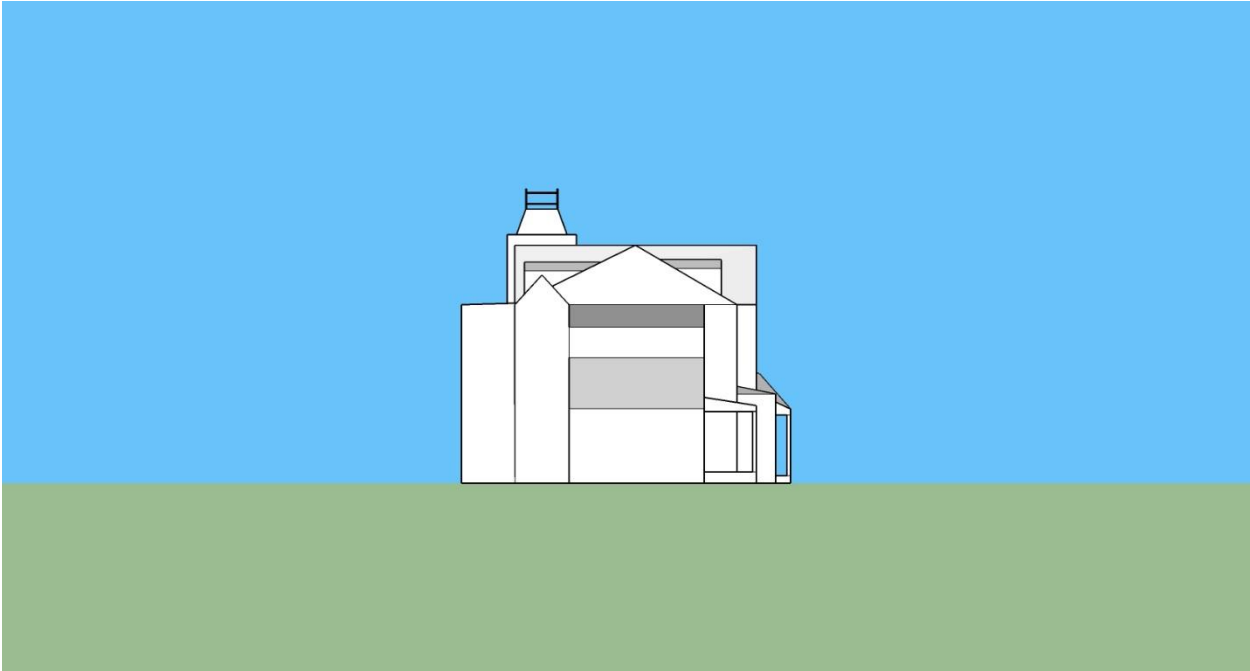


Figure 3: West elevation (rear).

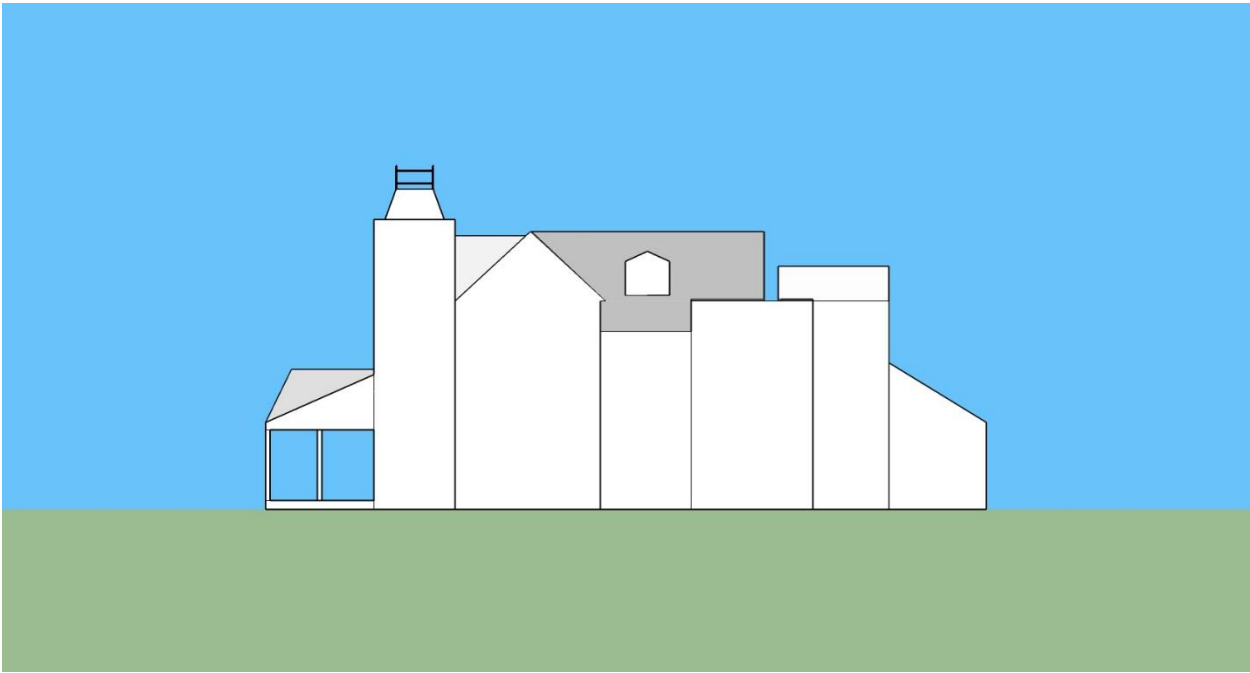


Figure 4: North elevation.

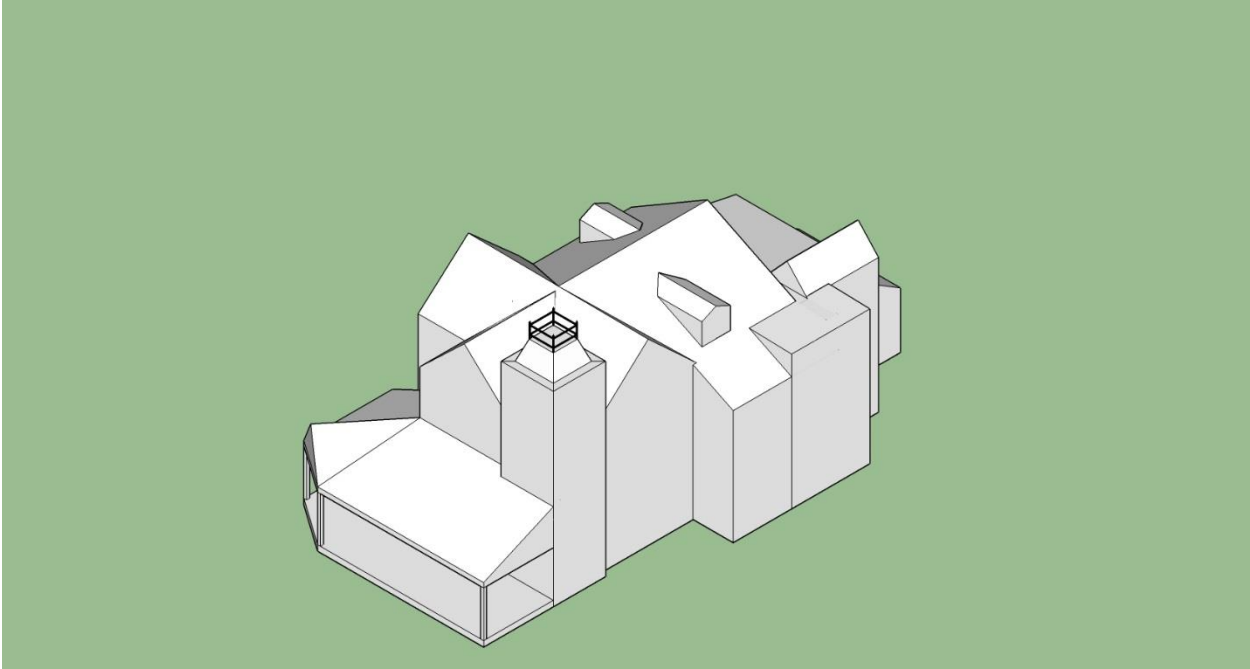


Figure 5: Isometric view looking northwest.

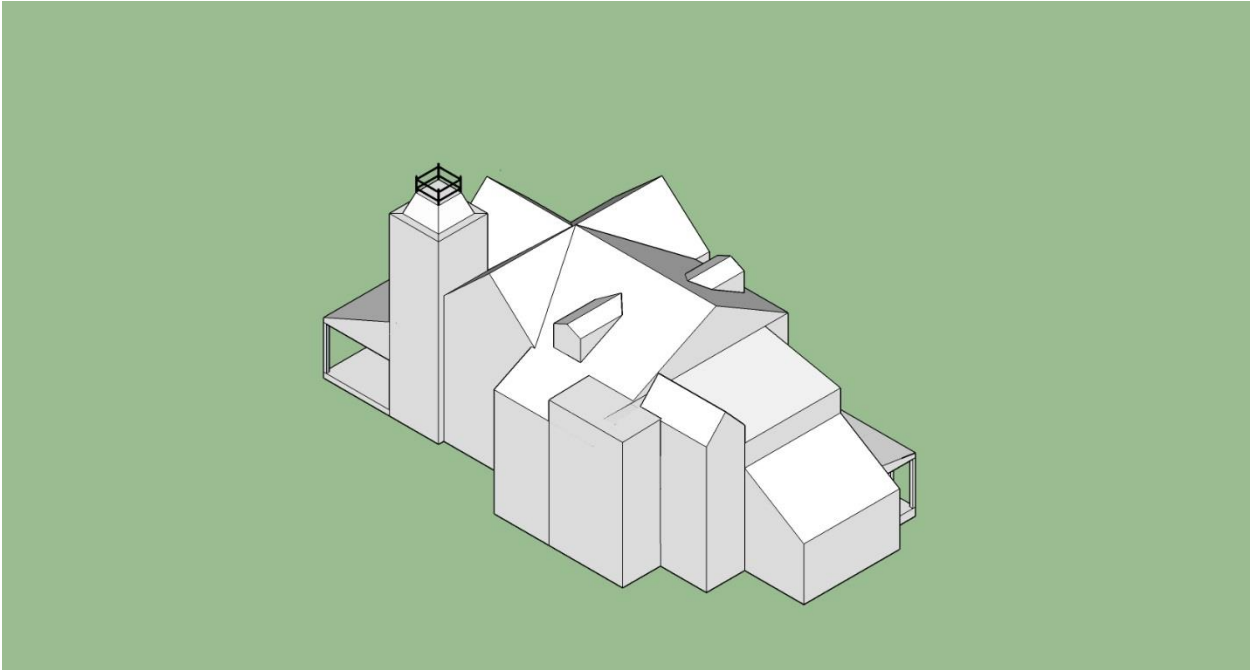


Figure 6: Isometric view looking southeast.

***Building Evolution (Figures 7-8)***

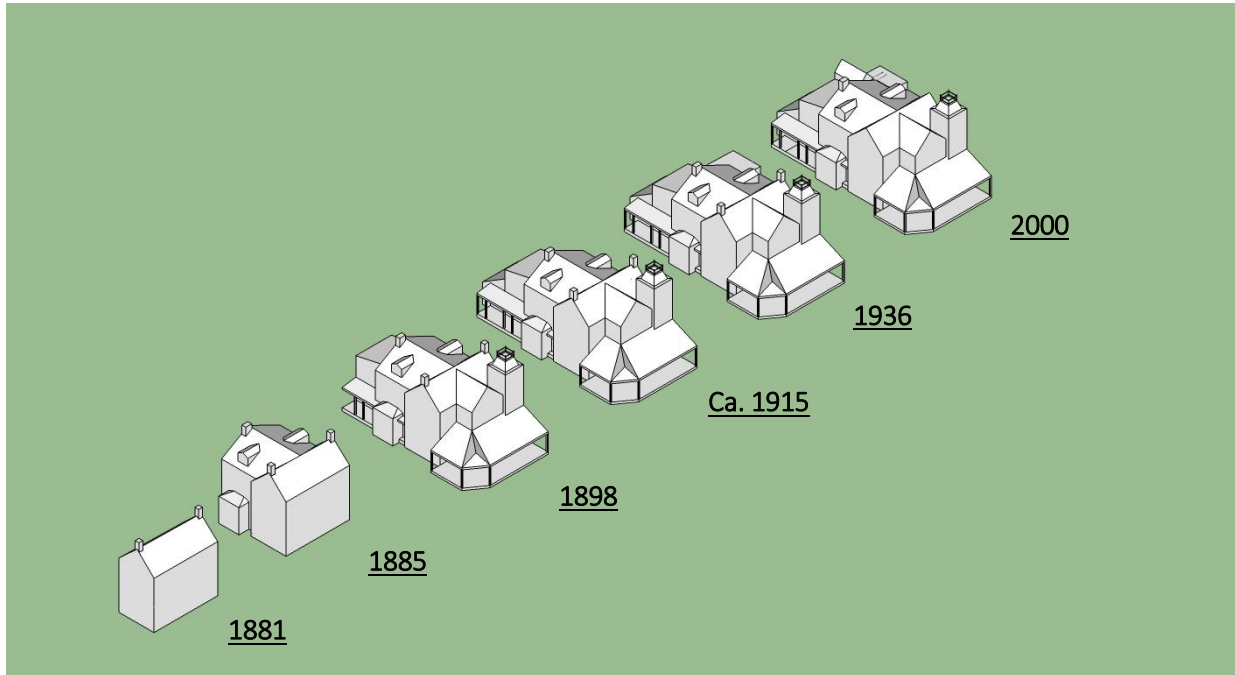


Figure 7: Isometric view (front) showing the potential evolution of Broadview from a simple I-house to its current Queen Anne-styled form.

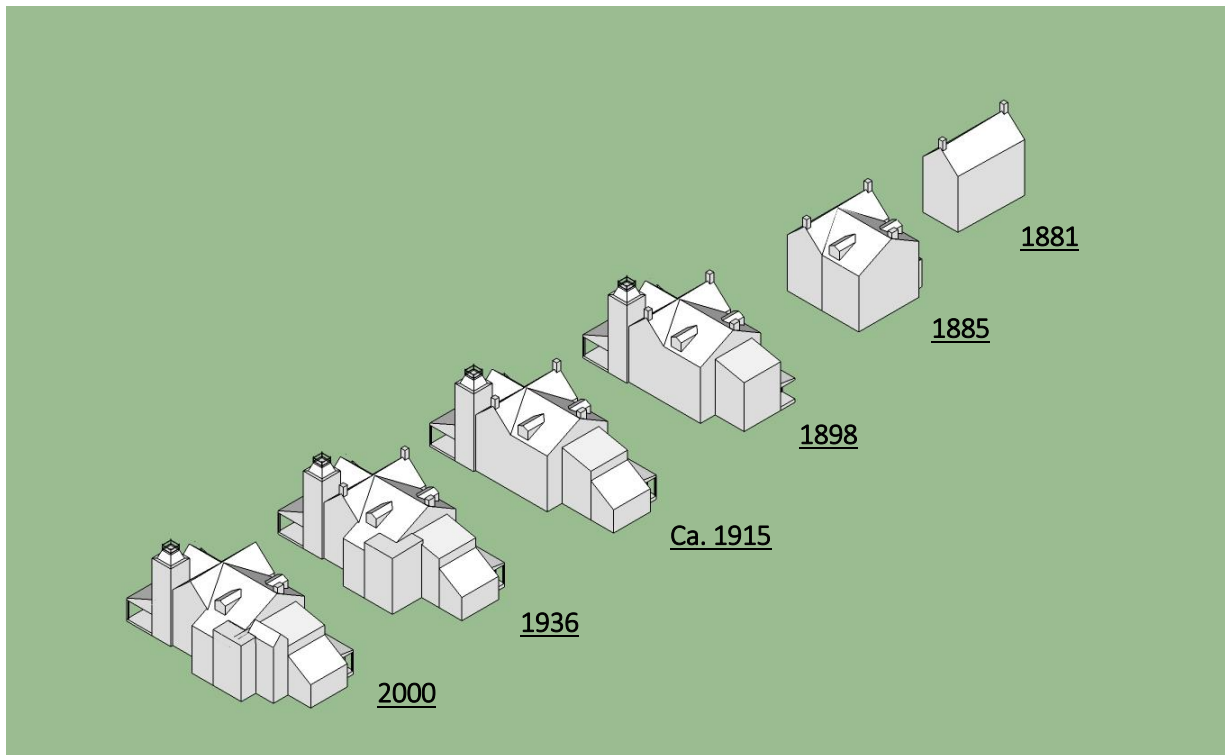
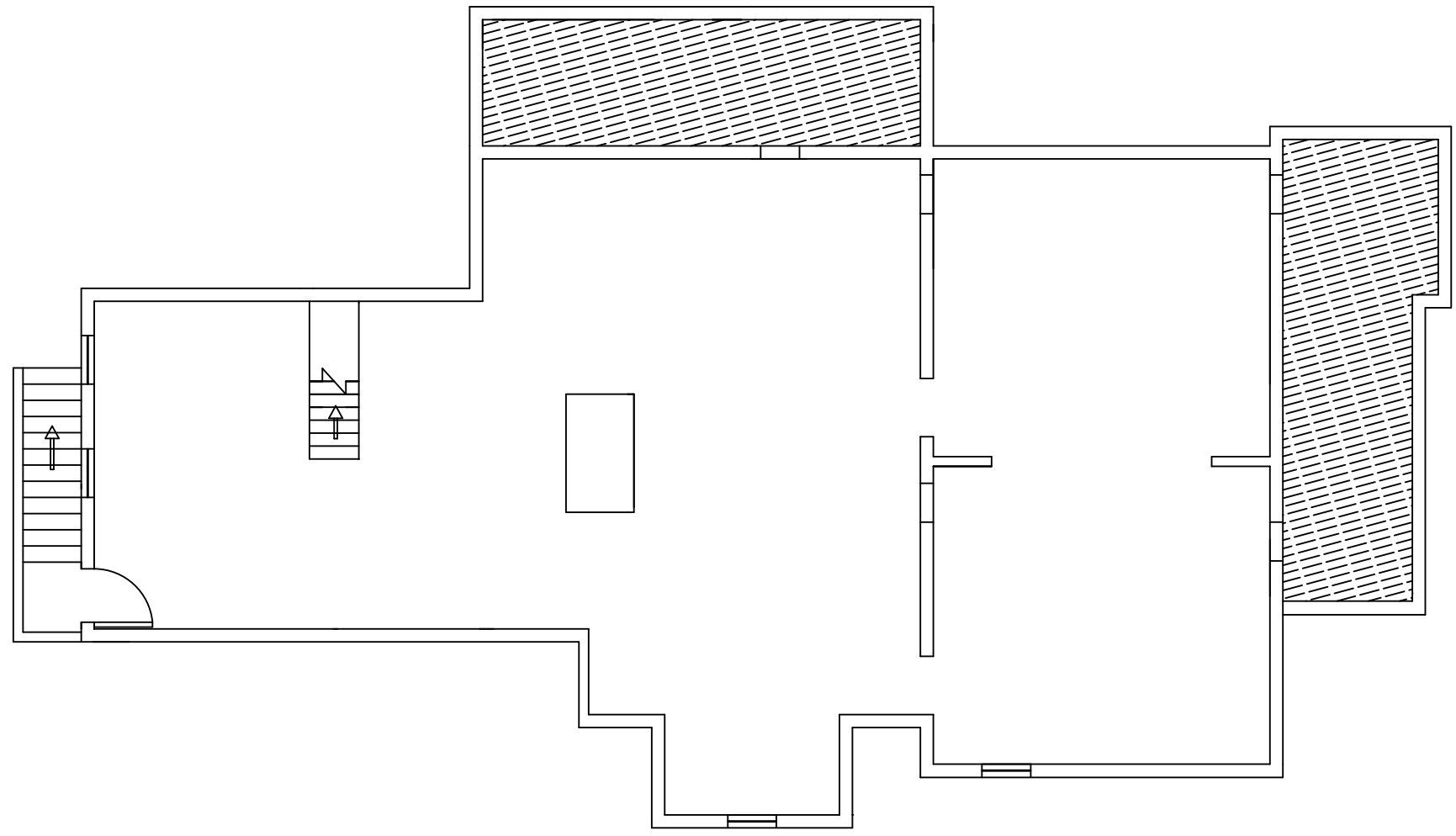


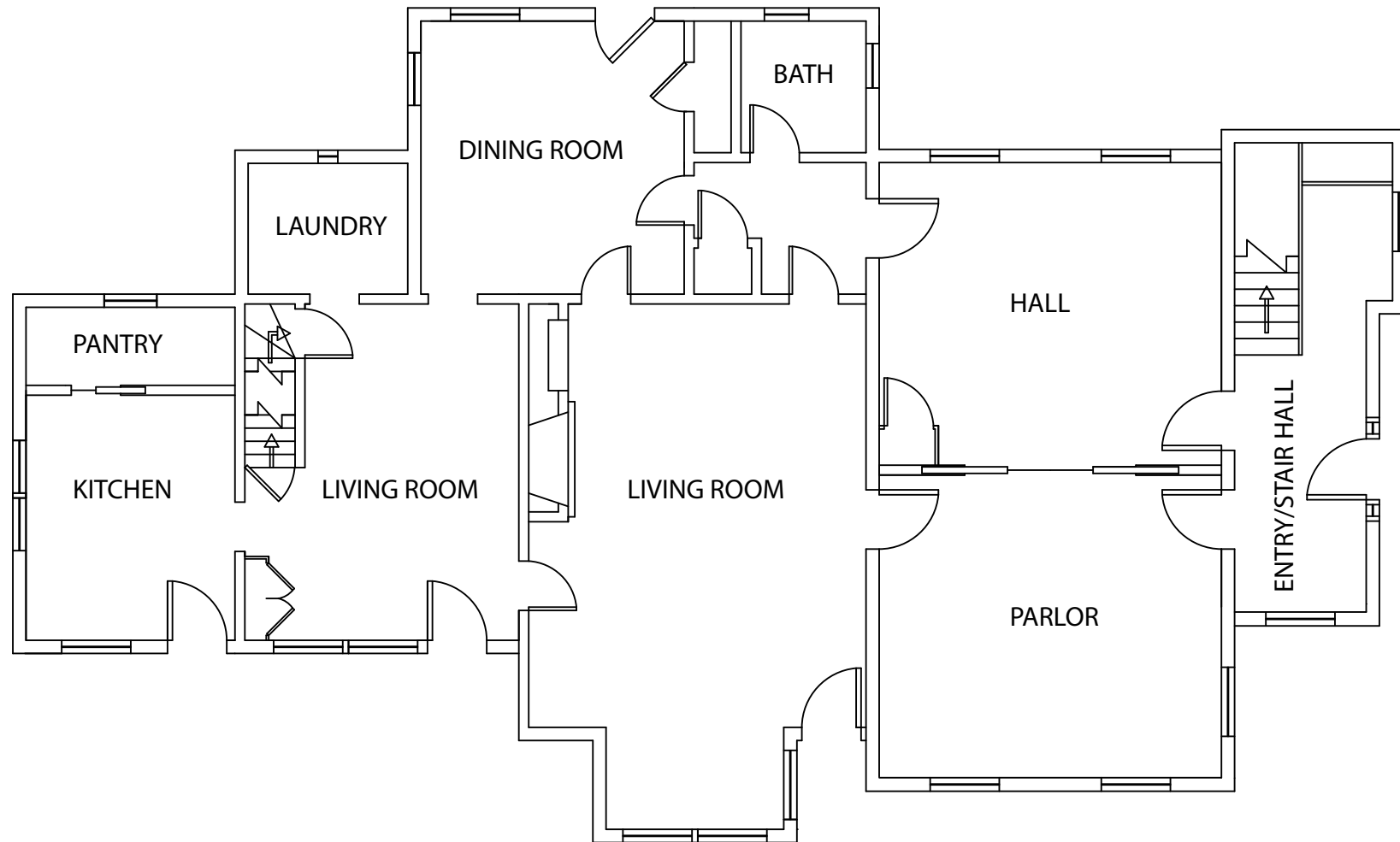
Figure 8: Isometric view (rear) showing the potential evolution of Broadview from a simple I-house to its current Queen Anne-styled form.

**Appendix Seven:**  
**Floor Plans**

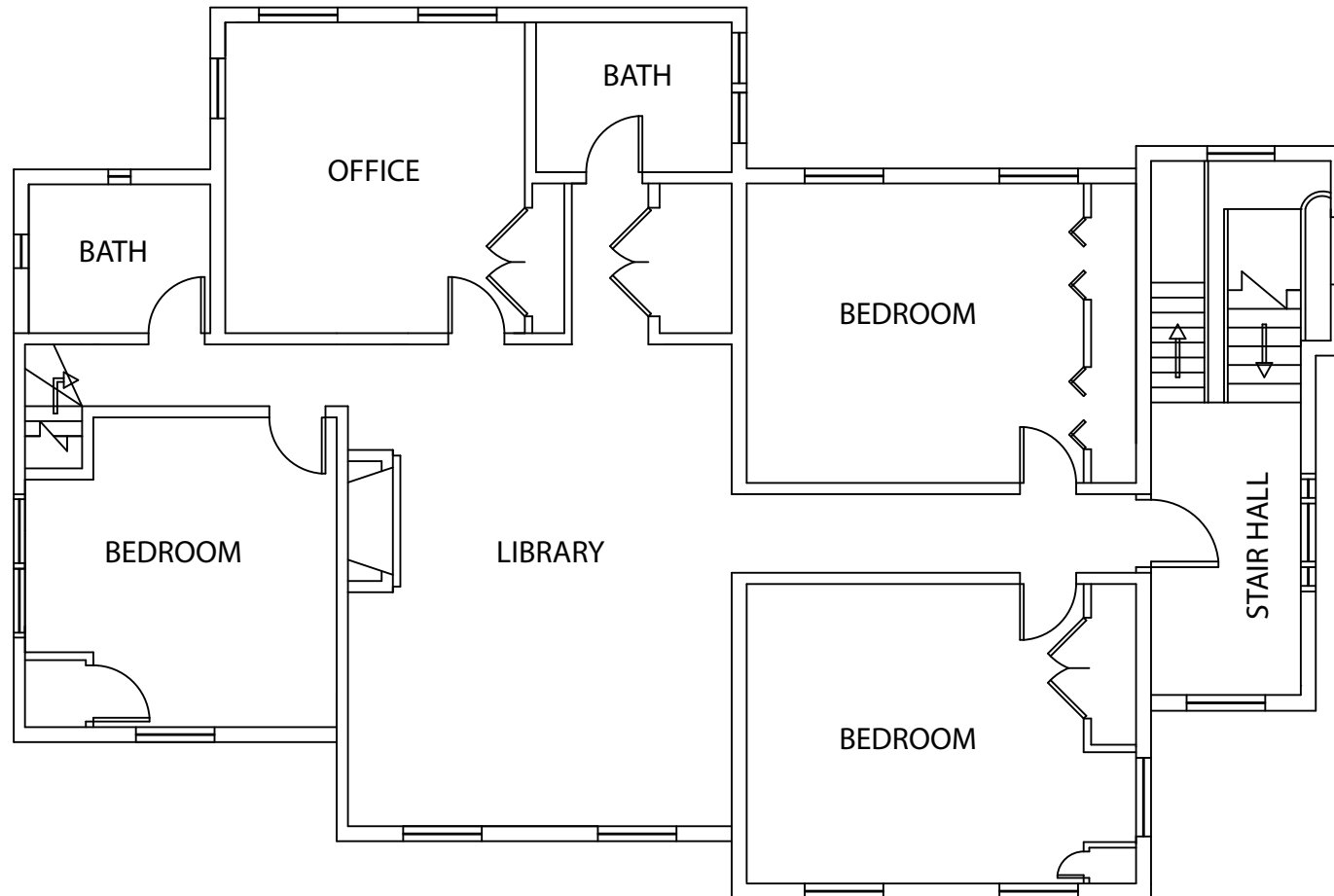


**BASEMENT (FIGURE 1)**

**\*HATCHED AREAS ARE CRAWL SPACES**



**FIRST FLOOR (FIGURE 2)**



**SECOND FLOOR (FIGURE 3)**



**Appendix Eight:**  
**Miscellaneous Images**

TYPICAL WOOD FRAME "I" HOUSE  
nearly symmetrical

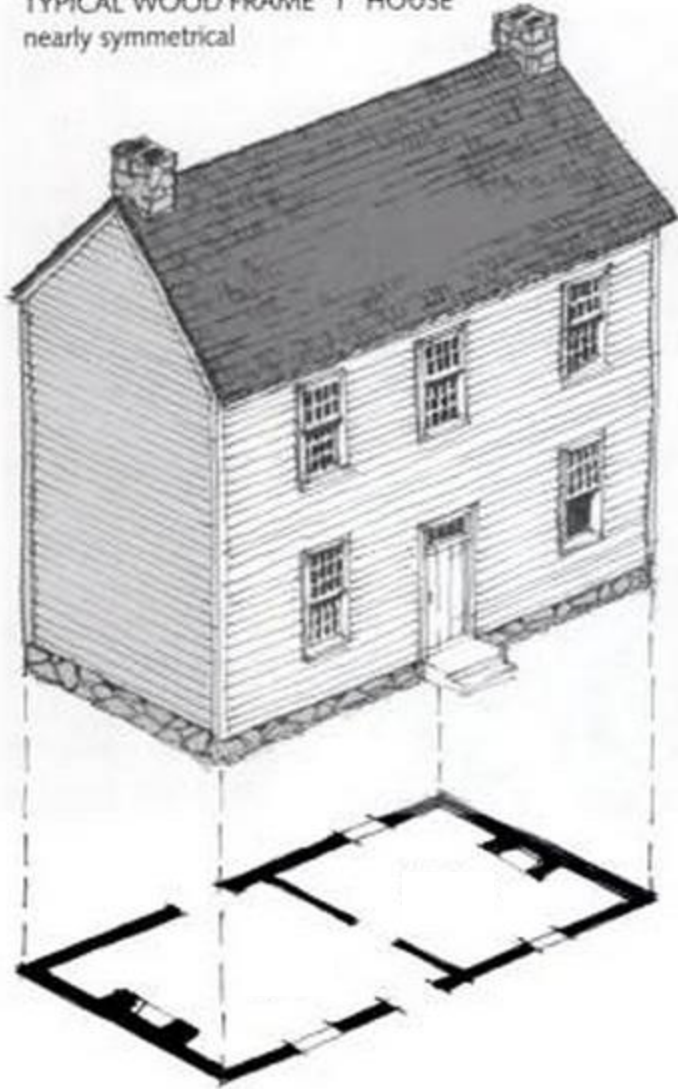


Figure 1: Mid-Atlantic I-House (1700-1900).

Source: Gerald L. Foster, *American Houses: A Field Guide to the Architecture of Home* (New York: Houghton Mifflin Company, 2004), 73.

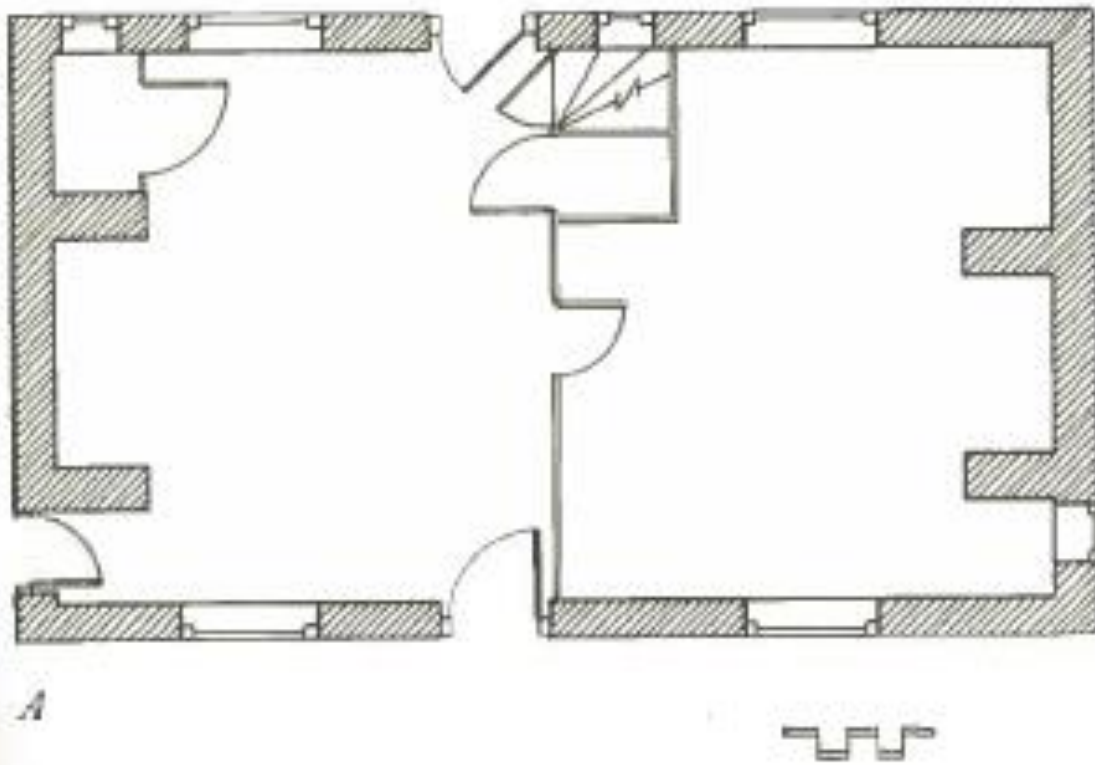


Figure 2: Two-story I-house with a hall-parlor floor plan.  
Source: Gabrielle M. Lanier and Bernard L. Herman, *Everyday Architecture of the Mid-Atlantic* (Baltimore: John Hopkins University Press, 1997), 17.



Figure 3: View of Queen Anne-styled dwelling at 5704 5th Street South. The residence is one of four Queen Anne-styled dwellings with a tower in Arlington County.  
Source: Google, 2012.



Figure 4: View of the ornate Queen Anne-styled dwelling at 6404 Washington Boulevard. The residence is one of four Queen Anne-styled dwellings with a tower in Arlington County.  
Source: Google, 2012.



Figure 5: View of the elaborate Queen Anne-styled dwelling at 6 South Kensington Street. The residence is one of four Queen Anne-styled dwellings with a tower in Arlington County.  
Source: EHT Traceries, 1997.



Figure 6: View of the Queen Anne-styled General Samuel S. Burdett House at 5627 3rd Street South.  
Source: Google, 2012.



Figure 7: View of the Queen Anne-styled dwelling at 2256 North Upton Street.  
Source: Google, 2012.





Figure 8: View of the Queen Anne-styled dwelling at 6620 24th Street North.  
Source: Google, 2012.

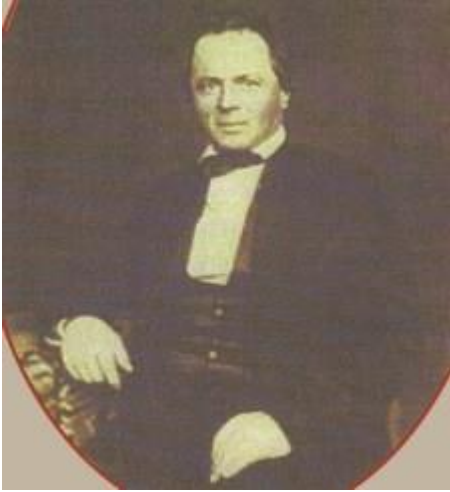


Figure 9: Portrait of Charles Augustus Schneider, undated.  
Source: Ancestry.



Figure 10: Portrait of Jacob Schneider, undated.  
Source: Ancestry.



Figure 11: Thomas Moore Johnston, ca. 1870. He married Sallie Lacey Johnston in 1878.  
Source: Ancestry.



Figure 12: Sallie Frances Lacey, 1878.  
Source: Ancestry.



Figure 13: "Broadview Family Group," ca. 1914. From the left to the right: Sarephta (housekeeper), Hoyt L. Johnston, Anna Lacey Johnston, Sallie Frances Lacey Johnston, Annabelle Wingert Johnston, and Robert S. Lacey.

Source: Ancestry.

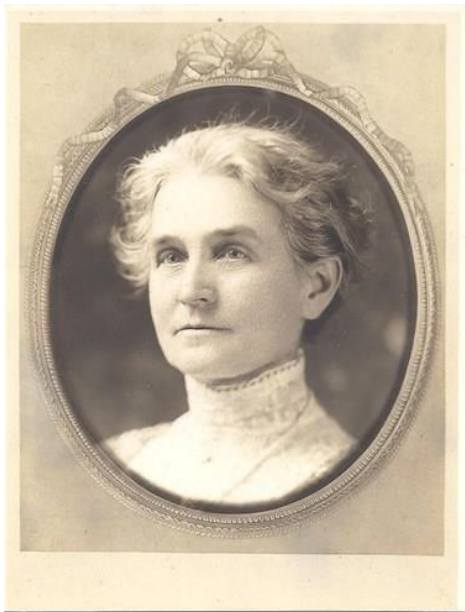


Figure 14: Sallie Frances Lacey Johnston, undated.

Source: Ancestry.

**Appendix Nine:**  
**Notable Renters**

*John Aldren Crane and Mary Sterret McKim*

General John Aldren Crane (1885-1951) and Mary Sterret McKim were married on October 21, 1908. Born in St. George, Baltimore, Maryland, he was the son of Charles T. Crane, the president of the Farmers and Mechanics Bank, and Annie Leering Crane. Crane attended John Hopkins University and received a Bachelor of Arts degree in 1907. The following year, he was commissioned as a second lieutenant in the Army and married Mary Sterret McKim. He served in both World War I and World War II and devoted 38 years to military service. After World War II, he served as Chief of the American section of the Allied Control Commission for Bulgaria. Several nations, including England, France, Italy, Sweden, Bulgaria, Mexico, Cuba, and Brazil, decorated Crane. He was awarded the Distinguished Service Cross, Silver Star, and Purple Heart.<sup>1</sup>

In 1938, while stationed in Washington, D.C., as a foreign liaison office, Col. Crane moved his family from Fort Myer to Broadview.<sup>2</sup> Records suggest that the Cranes remained at Broadview for less than two years. Little information is available regarding alterations to the house during this period. The following service records were culled for Crane:

Date of Service:	Service:
September 29, 1908 (accepted)	Second Lieutenant, Field Artillery
July 1, 1911	First Lieutenant
July 1, 1916	Captain
August 26, 1917 (accepted)	Major of Field Artillery, National Army
January 8, 1918 (accepted)	Lieutenant Colonel, Field Artillery, National Army
July 1, 1920	Major
1932-1936	Military Attache to Istanbul
March 1, 1933	Lieutenant Colonel
June 25, 1936 – June 29, 1938	Commanding Officer, 1 <sup>st</sup> Battalion, 16 <sup>th</sup> Field Artillery Regiment
October 1, 1936	Colonel
1938-1940	Foreign Liaison Officer, War Department General Staff
April 1940 – November 12, 1940	Chief of Military Attaché & Foreign Liaison Section, War Department, General Staff
October 2, 1940 (accepted)	Brigadier General, Army of the United States
November 13, 1940 to August 1941	Commanding Officer, 13 <sup>th</sup> Field Artillery Brigade
December 1943	Acting Commanding General 34 <sup>th</sup> Division [Italy]
December 1943 – February 1944	Officer in Charge of Preparation of Occupation of Rome, 5 <sup>th</sup> Army
February 1944 – November 1944	Artillery Officer, Mediterranean Theater of Operations, US Army
February 1944 – November 1944	Deputy Chief Artillery Officer, Allied Force Headquarters
November 1944 – February 1946	Chief of American Section, Allied Control Commission in Bulgaria
1946	Retired due to physical disability

<sup>1</sup> “Maj. General John Alden Crane,” Ancestry; Steen Ammentorp, “Crane, John Alden,” <http://www.generals.dk> (accessed July 9, 2014); “Gen John Alden Crane,” <http://www.findagrave.com> (accessed July 9, 2014).

<sup>2</sup> At that time, their son, Alden McKim Crane, and their daughter Mary McKim Crane, were living at the residence. “New Residents,” *Evening Star*, September 28, 1938, Newsbank; “Col. and Mrs. Crane Hosts at Party Yesterday,” *Evening Star*, October 29, 1938, Newsbank.

*Herbert and Margaret (nee Carver) Leighton*

Born on December 20, 1896, in Oberlin, Ohio, Margaret Carver moved throughout the country due to her father's position as a professor of economics.<sup>3</sup> Other than brief periods in Paris, France, and Lausanne, Switzerland, she received the majority of her schooling in Massachusetts. Leighton received a Bachelor of Arts degree from Radcliff College in 1918. Three years later, she married James Herbert Leighton, a graduate student at Harvard School of Business Administration. The Leightons had four children and lived in Westfield, New Jersey, for ten years prior to moving to Ballston, Arlington County, Virginia, in 1934. The family rented Broadview from Johnston. Their occupancy of the house, however, was short-lived. Leighton's husband died in 1935 and she immediately relocated to California.<sup>4</sup>

In the late-1930s, Leighton started to write children's books inspired from her own children or from historical personages. From 1938 to 1973, she published 21 books, including *The Secret of the Old House* (1941) inspired by Broadview. The author's forward stated:

This story is about a real house. When my own four children two boys and two girls, first saw the rambling old building, they thought it quite the nicest place that they had ever hoped to live in. They couldn't decide which they wanted to begin exploring first, the funny square tower that rose so unexpectedly from the corner of its roof or the seventeen acres of woods and meadow that spread around it . . . the tall, dark hemlock trees whose branches swept the grounds like ladies' party skirts, the path through the woods, the brook, the long dangling grapevines that made such perfect swings....<sup>5</sup>

Many of the author's works are racially insensitive and are no longer readily available.

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<sup>3</sup> Her father and mother were Thomas Nixon Carver and Flora Frazee (nee Kirkendall) Carver.

<sup>4</sup> "Lukemia Claims Federal Worker" *Evening Star*, February 22, 1935, Newsbank.

<sup>5</sup> Eleanor Lee Templeman, *Arlington Heritage: Vignettes of a Virginia County* (New York: Avenel Books, 1959): 120-121.

## **Appendix Ten:**

### **Chain of Title**



## **OWNERSHIP OF THE PROPERTY CONTAINING BROADVIEW**

### *Land Grant – February 4, 1739*

Grantor: Lord Fairfax

Grantee: Maj. John Colville

Acres: 1,246

### *Property Conveyance – Late Eighteenth Century*

Grantor: Unknown

Grantee: Simon Sommers

Acres: Unknown

### *Probate/Inheritance – 1836*

Grantor: Simon Sommers

Grantee: Heirs of John A. Sommers

Acres: Unknown

### *Property Conveyance – April 23, 1855*

Grantor: Heirs of John A. Sommers

Grantee: Charles Augustus and Jacob Schneider

Acres: 176

### *Property Conveyance – April 6, 1864*

Grantor: Charles Augustus and Jacob Schneider

Grantee: Robert S. Lacey

Acres: 176

### *Probate/Inheritance and Property Conveyance – October 16, 1916*

Grantor: Heirs of Robert S. Lacey

Grantee: Sallie Lacey Johnston

Acres: 50

### *Probate/Inheritance – December 16, 1936*

Grantor: Sallie Lacey Johnston

Grantee: Lacey J. Smith

Acres: 2.03

### *Property Conveyance – June 1, 1937*

Grantor: Lacey J. Smith and Preston Smith

Grantee: Ralph W. Crain

Acres: 2.03

### *Property Conveyance – June 29, 1977*

Grantor: Ralph W. Crain and Essie C. Crain

Grantee: John R. Gerstein and Georgia S. Gerstein

Acres: 0.95

### *Property Conveyance – August 26, 2011*

Grantor: Georgia S. Gerstein

Grantee: Alexander Gustav Deucher

Acres: 0.29