

JANUARY 2015

# The What-All

THE NEWSLETTER OF THE  
WAYCROFT - WOODLAWN  
CIVIC ASSOCIATION

## WWCA Monthly Meeting

**TUESDAY, January 13th, 7:30 P.M.**

**LOCATION: CAPITAL CARING HOSPICE**

### AGENDA:

- Kathy von Bredow, Arlington County Parks & Recreation, will present and discuss ideas for the design of the new playground for Woodlawn Park. Kathy is seeking input from all interested W-W residents.
- Discussion and vote on the proposed revised conditions to Mount Olivet Church's special exception use permit, regarding the lease of its parking lot to Virginia Hospital Center. See the attachment at the back of this issue for the proposed revised conditions.
- Discussion and vote regarding plans for renovations at 4819 Washington Blvd. The owners are seeking the approval of a use permit from the Arlington County Board of Zoning Appeals at the February hearing and are requesting neighborhood support. The use permit would allow the owners to build a one story screened porch onto an existing patio at the rear of the house. The proposed renovations do not extend past the existing footprint of the main building and will not be visible from the front of the house. But the 1931 home is located less than the 8 feet from the side property line that is required by the zoning ordinance. The adjacent neighbors have reviewed and expressed support for the proposed plans. The owners would like WWCA support as well. Plans will be provided for review at the January WWCA meeting. Please attend if you have questions or concerns, or to support.

## President's Message

Neighbors,

Happy New Year!

I hope everyone had a safe and happy holiday season. It's incredible that we are already in 2015. I remember when Prince's song 1999 came out. In 1982, the turn of the century seemed far away. Now, we are 15 years beyond Y2K.

Last year, we renewed our membership efforts. I would like to thank George Cecchetti for leading this important drive. Our membership decreased dramatically in recent years. Thanks again to all of you who have renewed your memberships.

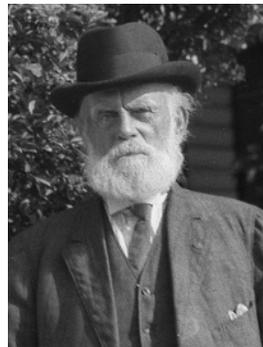
In 2014, our Neighborhood Conservation Plan was presented to the County Board and accepted. Presenting the plan to the County Board was only a small part of the process. Without the hard work of prior WWCA presidents, NC representatives and members of the WWCA leadership, both past and present, this plan would have not come to fruition. Having a current plan places the association in a better position to get improvements in the neighborhood, such as street improvements, pedestrian safety, beautification, and lighting.

Please join us for the next general meeting on Tuesday, January 13th, at the hospice. County staff will be there to discuss the park renovation, an NC project, and we will discuss, and vote on, the proposed amendment to Mount Olivet Church's use permit for its parking lot. Mt. Olivet had previously leased its parking to Marymount University. Marymount no longer needs the lot, which the church now plans to lease to Virginia Hospital Center. Per the terms of the use permit, the church must go back to the County Board for permission to lease to a new tenant. Additionally, we will vote on whether to support a BZA use permit requested by a resident on Washington Boulevard.

Hope to see you on the 13th.

Tracie

## IN THIS ISSUE



Robert Stinson Lacey (1833 - 1915) owned much of the land that is now Waycroft-Woodlawn and built his home, Broadview, on the property in 1881. The home, at 5151 14th St. N., now owned by Alex Deucher and Angela Guzman, has recently been officially designated an Historic District by Arlington County. Follow its history in Alex's article on Page 2.

## "The Garden Spot"



## **BROADVIEW: Waycroft-Woodlawn's Historic District**

By Alex Deucher

We had just finished renovating our 1927 Cape Cod when we happened upon Broadview. There are no other houses quite like it in Arlington, and we were instantly captivated by all it had to offer. We knew that Broadview was meant to be our home.

Shortly after moving in, and digging into the history, we decided that it was important to preserve the house for future generations; so we embarked on the long road to historic designation.

First, we should give a little background on what the benefits are to historic designation. The primary benefit is protection. Historic properties are protected by a zoning overlay that entitles them to a design review process before any major exterior changes are made (e.g., demolition, new construction, or major structural changes). Additionally, state and national historic designation provides financial incentives in the form of tax credits for rehabilitation work.

The first step in local historic designation is contacting the Arlington County Historical Affairs and Landmark Review Board (HALRB) to consider the property for historic designation. The whole process was originally estimated to take 6-9 months, but in our case, ended up taking closer to 3 years. After an initial review by the HALRB, the county did a detailed research report on the property and worked with us to develop the design guidelines for the historic property. This information was presented at a public hearing and the HALRB recommended historic designation. The request then went to the Planning Commission and ultimately the County Board for final approval. Finally on November 18, 2014, Broadview was officially designated a local Historic District.

The [report](#) prepared by the County was fantastic. It included a thorough history of the property and its owners and occupants and back to the original land grant from Lord Fairfax.

The property was originally part of a land grant of 1,246 acres from Lord Fairfax to Major John Colville in 1739. Colville was a notable merchant and resident of Northern Virginia.

In the late 18th century, the Sommers family acquired the property that would later contain Broadview. The Sommers family sold a 176 acre parcel to brothers Augustus Charles and Jacob Frederick Schneider in 1855.

The Schneider brothers started a very profitable iron foundry in the DC area and produced projectiles for the Union Army during the Civil War. The property was most likely used as a market farm or for future land interests. The brothers never resided in what was then Alexandria County. The Schneider family sold the property to Robert Stinson Lacey in 1864.

Robert Stinson Lacey was from Cadiz, Harrison County, Ohio. In 1861 he raised and commanded a company which was involved in the siege of Cincinnati and other campaigns through Kentucky. He eventually joined the Army of the Potomac. In 1864, Lacey was commissioned as a Captain and an Assistant Quartermaster. General Nathaniel McLean, in a letter to Abraham Lincoln, described Lacey thusly:

"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."

Lacey's purchase of the property from the Schneider family coincided with his assignment in Washington. Shortly after the purchase, Lacey was appointed a superintendent in the Bureau of Refugees, Freedmen, and Abandoned Lands (BRFAL) in Lynchburg, VA. The BRFAL was established by Congress near the end of the War to distribute confiscated Confederate lands, to provide clothing, rations, and fuel to former slaves and later to include education and settlement of labor disputes. After the Civil War, Lacey requested and was honored with the rank of brevet major.

After Lacey mustered out of the Union Army, he went back to Ohio briefly, but eventually settled in Washington, DC and joined in his brother's law firm. The firm focused on patent law. Lacey was also the editor of a short-lived scientific journal.

In the 1870s, Lacey purchased an additional 33.5 acres of adjacent land. He continued to live in DC and likely used the property as a market farm during that time.

In 1881, he build the initial part of the house that would become Broadview. At the time it was used as a farm house and country residence. By the mid-1880s, Lacey had become one of the principal farmers in the area. 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. The house was expanded substantially to accommodate them. Robert Stinson Lacey died in 1915 and left Broadview and 50 acres to Sallie Lacey Johnston.

After Robert Lacey's death, Sallie moved to the west coast. She attempted to sell the property, but was ultimately unsuccessful. Upon her death, the house and 2.03 acres went to her daughter, Lacey J. Smith.

The Smiths sold the property to the Crain family. Ann Crain was Lacey J. Smith's niece. The Crains used the property briefly, but eventually put it up for rent and the house fell into disrepair. They eventually sold the property to the Gerstein family in 1977.

In 1978, the Gersteins subdivided the property into 5 lots and sold off the two lots on the west side. In the intervening years they substantially rehabilitated the house. The lots on the east side were sold off in 2011. We bought the remaining lot with the house in 2011. As stewards of Broadview, we are grateful to know that it will be preserved for generations to come. •

### **BUILDING EVOLUTION**

Broadview changed quite a bit over the years. It started out as a basic I-house when it was built in 1881. The rear gable addition was added ca. 1886, and the front gable and tower addition and rear two story shed roof addition were added in ca. 1898. The rear single story shed roof addition, two story shed room bathroom stack, and the two story flat roof addition were added between 1900 and 1934. Finally the gable roof tower addition was added ca. 1990. There is only a single chimney today, but there is evidence of two other chimneys in the original I-house in the attic and on the roof.

## NEIGHBORS IN BUSINESS



**PIANO LESSONS** in your home by a conservatory trained instructor; Adults preferred; Children welcome; Contact Adelaide at [Arlington.Instructor@gmail.com](mailto:Arlington.Instructor@gmail.com)



**NEIGHBORHOOD REALTOR;** Liz Schell, Long & Foster; 20+ year W-W resident & enthusiast; Lifetime NVAR Top Producer; 703.284.9383; [liz.schell@longandfoster.com](mailto:liz.schell@longandfoster.com)



**RESIDENTIAL ARCHITECT;** H. John Schell, AIA, LEED AP BD+C; Keystone Architects PC; 30+ years experience in Arlington; 703.549.4216; [hjohnschell@verizon.net](mailto:hjohnschell@verizon.net)

## KIDS 4 JOBS

- |                          |                           |                                   |
|--------------------------|---------------------------|-----------------------------------|
| <b>B - babysitting</b>   | <b>L - lawn mowing</b>    | <b>S - snow shoveling</b>         |
| <b>C - cat sitting</b>   | <b>O - odd jobs</b>       | <b>T - putting out trash bins</b> |
| <b>D - pet sitting</b>   | <b>P - plant watering</b> |                                   |
| <b>H - house sitting</b> | <b>R - leaf raking</b>    |                                   |

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Please submit any additions or revisions to [thewhatall@gmail.com](mailto:thewhatall@gmail.com).

### Advertise in The What-All

If you live in W-W, list your business in The What-All. The listing cost is \$10 per issue.

Ads for non-commercial, non-political organizations are accepted. Contact [thewhatall@gmail.com](mailto:thewhatall@gmail.com) for details.

## WWCA Executive Board

Office / Name	Term	Committee Assignments
<b>President</b> / Tracie Morris	2014-2015	Civic Federation (Alternate) NCAC
<b>Vice-President</b> / Sharon Dorsey	2014-2015	Civic Federation (Alternate)
<b>Secretary</b> / Alex Deucher	2014-2015	Communications
<b>Treasurer</b> / Diane Letourneau	2014-2015	Membership
<b>Delegates</b> / Kurt Hyde	2013-2015	Park
Patrick Tallarico	2013-2015	Park
Kutlay Ebiri	2013-2015	Westwind
Hans Bauman	2013-2015	
Catherine Sprouse	2014-2016	
Jimmy Falkner	2014-2016	
Jim Pebley	2014-2016	Civic Federation
John Schell	2014-2016	Land Use/Zoning
<b>Past President</b> / Michael Grace	2014-2015	Civic Federation (Alternate)
<b>Appointed Representatives</b> /		
Wayne Quillin	2014-2015	NCAC (Alternate)
Jason Rylander	2014-2015	Civic Federation
Sue Smith	2014-2015	Civic Federation
John Odenwelder	2014-2015	Civic Federation

What-All Editor / John Schell

## WWCA MEMBERSHIP SIGN-UP AND DUES PAYMENT FORM

Renew your WWCA membership, or join us, today! There are two ways to sign up:

- Cash or check (made out to WWCA) can be mailed or dropped off at 1521 N. Abingdon St., Arlington, VA 22207
- Or, pay online at [www.paypal.com](http://www.paypal.com). Click on the "send money" link, leave it on "friends & family" selection, and put [WWCAtreas@gmail.com](mailto:WWCAtreas@gmail.com) in the "pay to e-mail address". Follow the rest of the prompts. Don't forget to note your household address and the names that you want listed as voting members.

Thanks! Diane - WWCA Treasurer [Dletourneau@gmail.com](mailto:Dletourneau@gmail.com)

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Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

Voting Member Names:

1. \_\_\_\_\_

2. \_\_\_\_\_

3. \_\_\_\_\_

Enclosed is:

\$ **5.00** Household dues of July 1, 2014 to June 30, 2015

\$ \_\_\_\_\_ Voluntary donation

\$ \_\_\_\_\_ **Total Enclosed**