

ARLINGTON REALTY BUILDING
(Navy League Building)
2300 North Wilson Boulevard
Arlington
Virginia

HABS VA-1369
VA,7-ARL,15-

PHOTOGRAPHS
WRITTEN HISTORICAL AND DESCRIPTIVE DATA
FIELD RECORDS

HISTORIC AMERICAN BUILDINGS SURVEY
National Park Service
U.S. Department of the Interior
1849 C Street NW
Washington, DC 20240-0001

HISTORIC AMERICAN BUILDINGS SURVEY

HABS No. VA-1369

ARLINGTON REALTY BUILDING (Navy League Building)

Location: 2300 North Wilson Boulevard, Arlington, Arlington County, Virginia.

Present Owner
& Occupant: The Navy League of the United States.

Present Use: Office Building.

Significance: The headquarters building of the Navy League of the United States is representative of the commercial boom that characterized the Courtlands subdivision, now known as the Clarendon-Courthouse neighborhood, in Arlington County during the post-war years. A small-scale office building by today's standards, the three-story structure was erected for the Cafab Investment Corporation who then leased it to several local businesses in 1956.¹ At that time, the building took its name from the principal lessee, that of the Arlington Realty Company. The steel frame and concrete construction of the Arlington Realty Building place it firmly in the modernist, twentieth-century building tradition; furthermore, its suspended ceilings, curtain walls, and air conditioning are features now standard in any commercial space. Moreover, the use of stone in the north and east front sections and of brick walls to the south does not detract from the modernist aesthetic. Instead, the flat, smooth surfaces enriched the Arlington Realty Building, giving it an appearance in keeping with the modernist, and reductionist, tenets of twentieth-century architecture. Without irony, the high-end and traditional Virginia building materials emphasize the different blocks of the building, expressing function through form and hierarchy of use in a rational, quite modern manner.

PART 1. HISTORICAL INFORMATION

¹ Although merely conjecture, it is my best guess that "Cafab" was created and then designated as the parent corporation and owner of the property to protect the limited partnership's assets and the personal finances of the principals of the Arlington Realty Company. Louis C. Carl, for example, was the secretary of Cafab and a partner of the Arlington Realty Company. The name "Cafab" could simply be a made-up acronym for Carl, Abramson, Florance, and Bergmann of the real estate group. No documentation has been found at this writing to prove or disprove my theory, but because I have been unable to locate any information outside of the land records about the company as a developer in the area, I put it out there. Cafab also bought several lots in the Pinewoods subdivision but sold them. See, for example, Arlington County Land Records, Deed Book 370, pp. 347-352; Deed Book 486, pp. 62-64; Deed Book 1091, pp. 446-450; Deed Book 1240, pp. 164-165; and Deed Book 1261, pp. 507-508.

A. Physical History:

1. Date of erection: 1955-56.² The application for a permit to build an office building valued at approximately \$300,000 on lots 23 to 28 of block 3 in Courtlands subdivision was filed by Cafab Investment Corporation and approved by the county on August 30, 1955. The permit number assigned to the project was 31483; the recorded architect was John M. Walton and Associates. Construction was required to start within sixty days of the permit approval; however, work started less than a month later. On September 22nd, the building inspector was called to the site to investigate a complaint. This most likely was related to the on-going demolition of the pre-existing, domestic structures on the premises as the following day, the inspector noted that the demolition was "OK." The footings were inspected and approved in October, and then again in December. Inspections of the steel work took place during November and December, and continued into the next year. In January of 1956, inspections expanded to include the steel and slab work and to cover general code requirements. The last noted inspection of the steel and slab work was in March of 1956; this was followed by two more general inspections in the spring and by the final inspection occurring on August 1, 1956.³

Construction, moreover, was significantly underway in March of 1956 for comment to be made in the Evening Star. The newspaper reported on the merger of the brokerage divisions of two real estate firms, Arlington Realty and J. Fuller Groom Company, and in doing so commented that "on completion of Arlington Realty Co.'s new building at 2300 Wilson boulevard this summer, Arlington Realty will occupy the first floor and the Groom firm will also have offices in the building."⁴ This arrangement was later substantiated in the deed of trust and leasing agreements made, and recorded in the county courthouse, that summer.⁵

2. Architect: John M. Walton and Associates. Walton was listed as the architect on the building permit and he leased space on the third floor of the building upon its completion through the year 1970. Building permit files reveal that Walton designed

² Permit #31483, 1955, Arlington County, Virginia, Department of Inspections, Building Division, Courthouse, Arlington, Virginia (microfilm reel 1672) (Department of Inspections hereafter); the permit was summarized and noted in "Arlington Authorizes Projects," Evening Star September 10, 1955, p. B-8. Also see Property Information, Department of Real Estate Assessments, Arlington County; and The Sanborn Fire Insurance Company, Maps 1936-June 1959, Virginia, Arlington County (8973), 1956, sheet 6. (Library of Congress, microfilm: Virginia reel 2, 8973) Note: The Arlington Realty Building was added to the August 1954 map in a September 1956 addition to the 1954 index/map sequence. A sketch of the building appeared in the September 3, 1955, issue of the Evening Star as well.

³ Inspector Daily Work Sheets and Travel Logs, October 1954-December 1956, Department of Inspections (microfilm reels 1617-1618).

⁴ "Arlington Realty and Groom Merge Brokerage Sections," Evening Star March 24, 1956, p. B-7.

⁵ See chain of title below.

commercial structures, including office buildings like the Arlington Realty Building as well as shopping center venues, and that he was commissioned for residential work. Together with Albert D. Lueders, Walton is credited for the 1960 “white, gleaming, and modern” tower-like addition to the county courthouse. Prior to moving into the Arlington Realty Building, Walton had his offices in the Investment Building located on 15th Street in Arlington.⁶

3. Original and subsequent owners, occupants, uses: Although owned by the Navy League of the United States since 1981, the building and the lots on which it stands have had a series of owners. The structure has always served as a small office building; however, the commercial character of the property is a more recent development and most likely was a product of the post-war economy manifesting itself in Arlington’s built environment. The chain of title tracing the property owners and relevant lots throughout the twentieth century is as follows:

Before December 1908

Before Charles G. Mackall, of Savannah, Georgia, bought the property from the heirs of Charlotte Landen Drain on December 31, 1908, Charlotte, then of Baltimore, Maryland, and her sister, Amelia Landen Vandewater, of Havana City, Cuba, received title to the land from Charlotte Landen Ross and William H. Ross, her husband, in a deed of partition recorded in 1872. In that deed, reference was made to a previous owner, General John Mason, and to the division of his lands in 1835 and 1836 into lots. Drain and Vandewater owned in fee simple lots 2, 3, and 4 of Mason’s lands and they had a plat drawn of their parcel of Mason’s original holdings in 1890. Mackall bought the Drain and Vandewater tract of land in the Arlington district of Alexandria County in December of 1908 and the deed was recorded on January 11, 1909. He then commissioned a plat to be drawn of the subdivision to be known as “Courtlands.” The Arlington Realty Building,

⁶ Permit #31483, 1955, Department of Inspections (microfilm reel 1672). Regarding Walton’s work in the county, see, for example, Permit #32476, 1956, Department of Inspections (microfilm reel 1630); Permit #32572, 1956, Department of Inspections (microfilm reel 1630); Permit #31866, 1956, Department of Inspections (microfilm reel 1631); Permit #31866, 1956, Department of Inspections (microfilm reel 1631); as well as a residential project for Lester A. Sorenson, 1955, Department of Inspections (microfilm reel 1675). The last city directory that Walton’s office address is listed as 2304 North Wilson was for the year 1970; in 1972, the Walton suite was given over to the architectural firm, Walton Madden Cooper, perhaps the result of a merger or reorganization of Walton’s original firm. *Hill’s Arlington County (Virginia) Directory 1970* (Richmond: Hill Directory Company, Inc., 1970), p. 351, and *Hill’s Arlington County (Virginia) Directory 1972* (Richmond: Hill Directory Company, 1972), p. 347. Regarding the county courthouse, see Jeanne Rose, “A History of the Arlington County Courthouse,” *Arlington Historical Magazine* 10, no. 3 (October 1979), pp. 35-36.

or Navy League Building as it is called today, occupies lots 23 through 28 of block 3 of Mackall's plat (figs. 1-2).⁷

May 27, 1910

Charles G. Mackall, unmarried, conveyed to Roger M. Stuart "all that certain piece or parcel of land located in the Arlington district of Alexandria County, State of Virginia, known and described as and being to wit: All of the original lots numbered 26, 27, 28 in block numbered 3 in Charles G. Mackall's subdivision of a tract of land designated as Courtlands as the same appears of record among land records of said county upon a plat recorded in Liber 120 at p. 242."⁸

June 21, 1910

Charles G. Mackall, unmarried, conveyed title to the Langley Land Company of 69 acres and 28 poles of land. The parcel was known as lot 3 in the division of real estate made between Charlotte L. Drain and Amelia L. Vandewater in 1890 and recorded in a plat found in Liber M, No. 4, p. 231. This was the same tract that Mackall subdivided and designated as Courtlands. The transfer of ownership necessarily excluded the lots already sold by Mackall, including lots 26 to 28 of block 3 granted to Roger M. Stuart and lots 14 to 15 of block 3 granted to D.S. Mackall.⁹

January 2, 1911

The Langley Land Company conveyed to Lewis A. Detterer the title to lots 23 and 24 of block 3 in the Courtlands subdivision. Representing the Langley Land Company were B.F. Mackall, Vice President, and D.S. Mackall, Secretary.¹⁰ Afterwards, Harry W. Finney and D.S. Mackall were named as trustees by Lewis A. Detterer

⁷ Arlington County Land Records, October 1890, Deed Book M, No. 4, pp. 225-231; Arlington County Land Records, January 1909, Book 119, pp. 290-292; Arlington County Land Records, 1909, Deed Book 120, pp. 242-243. For the deed of partition, see Arlington County Land Records, October 1872, Deed Book B(?), No. 4, p. 72. Reference was also made to the tract as being the same one conveyed by Davis Roach (spelling in doubt here) to John Laubdier by deed on November 13, 1858, and recorded in Deed Book _, No. 3, p. 97. The plat was surveyed and drawn by the county surveyor, Thomas N. Carter. Charles Green Mackall was a descendent of the Mackall family of Calvert County, Maryland, and later well-known in Georgetown, Washington, D.C. His family owned land in Virginia, Maryland, and the District throughout the eighteenth and nineteenth centuries and into the twentieth. See Louis Covington Mackall, *A Short History – The Mackall Family* (1946).

⁸ Arlington County Land Records, May 1910, Deed Book 124, p. 313.

⁹ Arlington County Land Records, June 1911, Deed Book 126, pp. 412-413.

¹⁰ Arlington County Land Records, January 1911, Deed Book 127, pp. 112-113.

and Mauguerite E. Detterer, his wife, in a deed of trust. Detterer was indebted to E.J. Kiefer for \$2000, in two \$1000 notes payable at the United States Trust Company, and the lots were offered as security.¹¹

June 15, 1912

Lewis A. Detterer and Mauguerite E. Detterer conveyed to D.S. Mackall lots 23 and 24 of block 3 in the Courtlands subdivision.¹²

June 20, 1912

The Langley Land Company conveyed to D.S. Mackall the title of lot 25 of block 3 in the Courtlands subdivision.¹³ The same day, Harry W. Finney and D.S. Mackall, trustees under a deed of trust from Lewis A. Detterer and Mauguerite E. Detterer dated January 2, 1911 and recorded in Deed Book 127, p. 116, released and conveyed to Lewis A. Detterer a tract of land in the Arlington district of Alexandria County because the \$1500 owed to E.J. Keifer was paid in full.¹⁴

November 2, 1914

D.S. Mackall and Lucy C. Mackall conveyed to T. Quinn Jones lots 23 to 25 of block 3 in the Courtlands subdivision; the land was conveyed to Mackall by deeds dated June of 1912 and recorded in Deed Book 133, p. 316 and p. 374. It was subject to a deed of trust dated January 2, 1911 and recorded in Deed Book 127, p. 113.¹⁵ On November 23rd, D.S. Mackall and Basil D. Botteler were named trustees in a deed of trust from T. Quinn Jones and Ethel M. Jones, his wife, with regard to Jones's debt of \$660 to K.J. Kiefer. As additional security, Jones insured the property against fire for \$2500. A deed of release was recorded just prior to Jones' sale of the land to Hugh T. Clarkson in 1918.¹⁶

¹¹ Arlington County Land Records, January 1911, Deed Book 127, pp. 113-116.

¹² Arlington County Land Records, June 1912, Deed Book 133, pp. 316-317.

¹³ Arlington County Land Records, June 1912, Deed Book 133, pp. 374-375.

¹⁴ Arlington County Land Records, June 1912, Deed Book 133, pp. 294-295. Note: "Keifer" is spelled differently here.

¹⁵ Arlington County Land Records, November 1914, Deed Book 145, pp. 53-54.

¹⁶ Arlington County Land Records, November 1914, Deed Book 145, pp. 54-57; for the deed of release, see Arlington County Land Records, August 1918, Deed Book 159, p. 242. Douglass Sorrel Mackall and Lucy Hunter Chichester his wife were Charles Green Mackall's uncle and aunt; Douglass Sorrel Mackall lived in Langley and so perhaps that is where the name "Langley Land Company" originated (fig. 3).

August 9, 1918

T. Quinn Jones and Ethel M. Jones, his wife, conveyed to Hugh T. Clarkson lots 23 to 25 of block 3 in the Courtlands subdivision for the sum of \$3600. Jones' title was recorded in Deed Book 145, p. 53. The deed of title from Jones to Clarkson was subject to a balance of \$1500 from a deed of trust for \$2000 made by Lewis A. Detterer et ux and Harry W. Finney et al, trustees. The deed of trust referenced was made January of 1911 and recorded in Deed Book 127, p. 113. The deed of title was also subject to a vendor's lien of \$600.¹⁷

September 24, 1920

Hugh T. Clarkson and Mary J. Clarkson, his wife, conveyed to Sadie R. Jackson lots numbered 19 through 25 of block 3 in the Courtlands subdivision. Lots 19 to 22 were conveyed to Clarkson by Frank B. Germon in September of 1918 and recorded in Deed Book 158, pp. 407-408. Lots 23 to 25 were conveyed to Clarkson by T. Quinn Jones, also in September of 1918. There was a deed of trust made between Lewis A. Detterer and wife, naming Harry W. Finney and D.S. Mackall as trustees; the trust secured a balance of \$1500 that was due in July of 1921 and held against lots 23 and 24.¹⁸ Several days later, on September 28th, Sadie R. Jackson and Henry E. Jackson, her husband, entered into their own deed of trust for lots 19 to 25. Walter O'Hara served as trustee and the deed of trust was made to secure payment of \$3800, money the Jacksons owed to Hugh T. Clarkson.¹⁹

February 27, 1924

A deed of trust was entered into by Roger M. Stuart and Mary W. Stuart his wife to secure an indebtedness of \$3500 owed to the National Savings and Trust Company of Washington, D.C. William D. Hoover and Frank Stetson

¹⁷ Arlington County Land Records, August 1918, Deed Book 159, pp. 242-243.

¹⁸ Arlington County Land Records, September 1920, Deed Book 171, pp. 371-372.

¹⁹ Arlington County Land Records, September 1920, Deed Book 171, pp. 373-375. Regarding lots 19 to 22, Frank B. Germon bought the lots from the Langley Land Company by deed dated July 25, 1916 and recorded in Deed Book 151, p. 419. The Langley Land Company received title from Charles G. Mackall by deed dated November 23, 1910 and recorded in Deed Book 126, p. 412. At that time, H.C. Mackall was Vice President and D.S. Mackall was Secretary of the land company. The change in officers occurred because Benjamin F. Mackall had died in 1911; Henry Clinton Mackall replaced him in time for the 1916 deed. In 1918, the Clarksons, who bought lots 19 to 22 from Frank B. Germon and Dorothy S. Germon his wife, entered into a deed of trust, naming D.S. Mackall and B.D. Boteler as trustees, in regard to a \$5000 bond owed to the Fairfax and Alexandria Building Association, Inc. This transaction was made on September 16, 1918, and was recorded in Deed Book 158, pp. 408-409.

were named as trustees for lots 26 to 28 of block 3 in the Courtlands subdivision.²⁰

March 17, 1926

Roger M. Stuart and Mary W. Stuart, his wife, conveyed to James K. Remsen lots 26 to 28 of block 3 in the Courtlands subdivision. The Stuarts received title to land from Charles G. Mackall in 1910; the transaction was recorded in Deed Book 124, p. 313.²¹ On March 18, 1926, Remsen entered into a deed of trust; N.E. Ryon and Blaine Mallan (or Mallary) were appointed as trustees to secure payment of \$6000 to Roger M. Stuart.²²

August 16, 1927

James K. Remsen, of Texas, conveyed to William Catron Rigby and Grace Gilruth Rigby of Illinois lots 26 to 28 of block 3 in the Courtlands subdivision. The deed of title or indenture was subject to unpaid taxes in 1926 and 1927, a deed of trust securing indebtedness of \$3500 to the National Savings and Trust Company of Washington, D.C. recorded in Deed Book 203, p. 144, a deed of trust securing the remaining indebtedness of \$5500 recorded in Deed Book 236, p. 431, and to an AT&T easement recorded in Deed Book 157, p. 37.²³

April 10, 1929

William Catron Rigby and Grace Gilruth Rigby of Evanston, Illinois, conveyed to Vanderbilt and Susan Quick of Washington, D.C., lots 26 to 28 of block 3 in the Courtlands subdivision. The deed was subject to unpaid taxes in 1928 and 1929, to a deed of trust for \$3500, to a second deed of trust, and to an AT&T easement recorded in 1918. The Rigbys received title from James K. Remsen, a bachelor, in 1927.²⁴

August 5, 1931

Harry W. Finney and D.S. Mackall, trustees named in a deed of trust from Lewis A. Detterer and Mauguerite E. Detterer, released and discharged their claim to lots 23 and

²⁰ Arlington County Land Records, February 1924, Deed Book 203, pp. 144-146.

²¹ Arlington County Land Records, March 1926, Deed Book 236, p. 430.

²² Arlington County Land Records, March 1926, Deed Book 236, pp. 431-433. Note: The trustee, Blaine Mallan, is referred to as Blaine Mallary in the subsequent deed transferring title from Remsen to the Rigbys and cited below.

²³ Arlington County Land Records, August 1927, Deed Book 266, pp. 38-39.

²⁴ Arlington County Land Records, April 1929, Deed Book 296, p. 6.

24 of block 3 in the Courtlands subdivision because the \$2000 debt to K.J. Kiefer had been paid.²⁵

January 13, 1939

Sadie R. Jackson and Henry E. Jackson, her husband, granted a special warranty of title to Arlington County for the purposes of the widening the public highway known as Wilson Boulevard. The lots in question were numbered 19 to 25, inclusive, of block 3 in the Courtlands subdivision. A plat was made of the land showing the original property line and the new south right of way line, a difference of some 717 square feet (fig. 4).²⁶

February 8, 1944

The four children and heirs at law, with their respective consorts, of the late Susan Quick who died intestate as the surviving joint tenant of the late Vanderbilt Quick in ownership of lots 26 to 28, sold to Arlington County a strip of land across the front of the lots amounting to about 325 square feet for the purpose of widening the public highway known as Wilson Boulevard. A sketch detailing the right of way was attached to the deed (fig. 5).²⁷

May 9, 1944

The children of the late Susan Quick, who died intestate, conveyed to Louis Starr Eaton and Barbour S. Eaton, his wife, joint tenants with full common law right of survivorship, lots 26 to 28 of block 3 in the Courtlands subdivision. The children and their consorts were Ralph A. Quick and Myrna M. Quick, his wife, Christine Quick Sramek and Frank W. Sramek, her husband, G. Willard Quick and Lillian T. Quick, his wife, and Mary Quick Bowman and Paul W. Bowman, her husband. The children received the land from their parents, Susan and Vanderbilt Quick, who bought it from William Cattron Rigby and Grace Gilroth Rigby. The deed was recorded in April of 1929 in Deed book 296, p. 6, and was subject to an AT&T easement of 1918, recorded in Deed Book 159, p. 37.²⁸

²⁵ Arlington County Land Records, August 1931, pp. 454-455.

²⁶ Arlington County Land Records, January 1939, Deed Book 455, pp. 88-89.

²⁷ Arlington County Land Records, February 1944, Deed Book 633, pp. 584-585, with the sketch shown on p. 586 (fig. 5). Note: the date of the sketch was 1937.

²⁸ Arlington County Land Records, May 1944, Deed Book 639, pp. 256-258.

ARLINGTON REALTY BUILDING

HABS No. VA-1369

(page 9)

- May 23, 1944 A deed of trust was made between Louis Starr Eaton and Barbour S. Eaton, his wife, as borrowers and William E. Robey (?) and Henry J. Klinge as Trustees. Ownership-in-trust of Lots 26 to 28 of block 3 in the Courtlands subdivision were transferred to the trustees to secure a \$11,000 note owed to Old Dominion Bank.²⁹
- June 3, 1946 Louis Starr Eaton and Barbour S. Eaton, his wife, conveyed to Kenneth A. Keer and Edna M. Keer lots 26 to 28 of block 3 in the Courtlands subdivision, less and except the land already conveyed to the county and recorded in Deed Book 633, p. 559.³⁰ A deed of trust between the Keers as borrowers and Clarence E. Kefauver, C. Gay Harrell, and William E. Poulton as Trustees followed the deed of title.³¹
- September 16, 1949 A new deed of trust was issued between the borrowers, Kenneth A. Keer and Edna M. Keer, his wife, tenants of entirety, and Clarence E. Kefauver, C. Gay Harrell, and William E. Poulton, Trustees. The Keers were indebted to the Columbia Federal Savings and Loan Association for \$20,000 and lots 26, 27, and 28 of block 3 in the Courtlands subdivision were offered to secure the loan.³²
- January 12, 1950 Kenneth A. Keer and Edna M. Keer, his wife, conveyed to Gerald Luria and Eli Luria, trading and doing business as Luria Bros., lots 26 to 28 of block 3 in the Courtlands subdivision, less and except the strip previously conveyed to the county and recorded in Deed Book 633, p. 584. The deed was subject to the right of way of record and to a deed of trust securing \$20,000.00. The deed of trust was recorded in Deed Book 894, p. 559.³³
- February 1, 1950 Gerald Luria and Eli Luria, who traded and did business as Luria Bros., entered into a deed of trust restricting title to

²⁹ Arlington County Land Records, May 1944, Deed Book 639, pp. 259-261.

³⁰ Arlington County Land Records, June 1946, Deed Book 717, pp. 535-536.

³¹ Arlington County Land Records, June 1946, Deed Book 717, pp. 537-540.

³² Arlington County Land Records, September 1949, Deed Book 894, pp. 559-562.

³³ Arlington County Land Records, January 1950, Deed Book 915, pp. 408-409. It is likely that Gerald and Eli Luria were the Luria Bros. that was a real estate company involved in the development of northern Virginia housing stock. See, for example, "Luria Starts New Project," Evening Star April 14, 1956, p. B-10, and the building permits listed in the Star April 28, 1956, p. B-21.

lots 26 to 28 of block 3 in the Courtlands subdivision, less and except that strip of land conveyed to the county in Deed Book 633, p. 584. Ashton C. Jones, Jr., and Jack R. Jones, were named as trustees. This deed of trust was executed to secure a note of \$3863.63, and was also “subject to one given to secure the original sum of \$20,000.00 and interest.”³⁴

August 4, 1953

Luria Brothers (Gerald and Eli) conveyed to Holmes Run II Incorporated the lots numbered 26 to 28 of block 3 in the Courtlands subdivision, less and except that part already conveyed to the County in Deed Book 633, p. 584. The conveyance of property was subject to a deed of trust recorded in Deed Book 894, p. 559, written to secure \$20,000.00 that was owed to Columbia Federal Savings and Loan Association and to a second deed of trust recorded in Deed Book 915, pp. 410-412, written to secure payment of \$3763.63 to the George H. Rucker Company.³⁵

November 1, 1954

Holmes Run II, a Virginia corporation, conveyed to Cafab Investment Corporation, a Delaware corporation, lots 26 to 28 of block 3 in the Courtlands subdivision, excepting the land granted to the county as recorded in Deed Book 633, p. 584, and subject to two deeds of trust. The first, recorded in Deed Book 895, p. 559, named Clarence E. Kafauver, C. Gay Harrell, and William E. Poulton as trustees and was written to secure a \$20,000 note held by Columbia Federal Savings and Loan Association. The second note named Ashton C. Jones, Jr., and Jack H. Jones as trustees and was written to secure payment to George H. Rucker Company. The original amount owed amounted to \$3763.63. This second deed of trust was recorded in Deed Book 915, pp. 410-412.³⁶

April 7, 1955

Sadie R. Jackson, unmarried, conveyed general warranty of title to the Cafab Investment Corporation for lots 23 to 25 of block 3 in the Courtlands subdivision, less and except for that part of the land already granted to the county and duly recorded in Deed Book 455, pp. 88-89. Jackson’s title

³⁴ Arlington County Land Records, February 1950, Deed Book 915, pp. 410-412.

³⁵ Arlington County Land Records, August 1953, Deed Book 1117, pp. 236-237.

³⁶ Arlington County Land Records, November 1954, Deed Book 1174, p. 457.

was recorded in Deed Book 171, p. 371.³⁷ A deed of trust was issued to secure payment to Jackson by Cafab of \$25,412.00, due in \$2000 installments and in full by May of 1960. The trustees named were Griffin T. Garrett, Jr., and William James D. Hunter.³⁸

September 28, 1955

Cafab Investment Corporation entered into a deed of trust and named Griffin T. Garnett, Jr., and William James D. Hunter as trustees. At stake were the two parcels of land of block 3 in the Courtlands subdivision and the \$275,000 owed to the Arlington Realty Company. The first parcel of land consisted of lots 23 to 25, conveyed to Cafab by Sadie R. Jackson, with the transfer of title recorded in Deed Book 1201, p. 212, with reference to Jackson's title recorded in Deed Book 171, p. 371. The second parcel of land consisted of lots 26 to 28 conveyed to Cafab, with the transfer recorded in Deed Book 1174, p. 457, with reference to Holmes Run II Corporation's title recorded in Deed Book 1117, p. 236.³⁹

March 13, 1956

An agreement between Cafab Investment Corporation and the Virginia Electric and Power Company allowed for right of way for the power company. A plat of the lots in question was drawn (fig. 4).⁴⁰

April 30, 1956

Griffin T. Garrett, Jr., and William James D. Hunter, trustees named in a deed of trust from the Cafab Investment Corporation, released and discharged their claim to lots 23 to 28 of block 3 in the Courtlands subdivision because the debt secured in the deed of trust was paid. The deed of trust was recorded in Deed Book 1201, pp. 214-216.⁴¹

May 12, 1956

Cafab Investment Corporation leased rooms 200 to 203-A on the second floor "of the building known as the Arlington

³⁷ Arlington County Land Records, April 1955, Deed Book 1201, pp. 212-213.

³⁸ Arlington County Land Records, April 1955, Deed Book 1201, pp. 214-216. Note: Garrett and Hunter were the lawyers used in the Arlington Realty settlements or in the Florance Realty Company's settlements – probably both company's employed them as settlement lawyers for the real estate transactions as Henry Florance was involved in both businesses – something along the lines of an old boys' club of real estate finance. Personal communication with the author, Elizabeth G. Clements, Co-coordinator of Programs, Arlington Historical Society, November 2001.

³⁹ Arlington County Land Records, September 1955, Deed Book 1221, pp. 221-224.

⁴⁰ Arlington County Land Records, March 1956, Deed Book 1252, pp. 419-421.

⁴¹ Arlington County Land Records, April 1956, Deed Book 1246, p. 310.

Realty Building” to Ernest Russell. Russell leased the space for use as offices on a five-year term. Executive Vice-President Louis C. Carl signed on behalf of Cafab and Russell signed on behalf of his business.⁴²

July 14, 1956

Cafab leased rooms 208 and 209 on the second floor of the Arlington Realty Building to the Arlington Investigative Agency, Inc., for a period of five years. J. Elwood Clements, President of the Arlington Investigative Agency, Inc., signed the document on behalf of the company and Louis C. Carl, Executive Vice-President of Cafab, signed on his firm’s behalf.⁴³

July 16, 1956

Cafab leased the “ground and first floor usable space” (5981 square feet) “of the building known as Arlington Realty Building” and located at 2300 N. Wilson Boulevard to the Arlington Realty Company. The space was leased for use as offices and the lease agreement extended for fifteen years. Signing for the Arlington Realty Company, Inc., was Executive Vice President H.A. Florance and for Cafab Investment Corporation, Executive Vice President Louis C. Carl.⁴⁴

July 25, 1956

Cafab leased rooms 307 to 309 of the third floor of the Arlington Realty Building to AR-VA Investment and Loan, Inc., for five years. AR-VA Investment and Loan was authorized to use the rooms as offices. The President of AR-VA Investment and Loan, Inc., was J. Fuller Groom and he signed on behalf of the company; Louis C. Carl, Executive Vice President of Cafab Investment Corporation signed on that firm’s behalf.⁴⁵

July 27, 1956

Cafab leased rooms 300 to 303-A on the third floor of the building known as the Arlington Realty Building to John M. Walton Associates for a term of five years. Louis C.

⁴² Arlington County Land Records, May 1956, Deed Book 1264, pp. 300-301.

⁴³ Arlington County Land Records, July 1956, Deed Book 1264, pp. 302-303.

⁴⁴ Arlington County Land Records, July 1956, Deed Book 1264, pp. 296-297.

⁴⁵ Arlington County Land Records, July 1956, Deed Book 1264, pp. 304-305. See also, “Arlington Realty and Groom Merge Brokerage Sections,” Evening Star March 24, 1956, p. B-7.

Carl signed on behalf of Cafab and Ernest R. Rauth signed on behalf of John M. Walton Associates.⁴⁶

September 5, 1956

A deed of trust was issued, naming Cafab Investment Corporation as grantor and Paul S. Anderson of the District of Columbia and Alexandria Title Agency, Inc., as grantee, and the New York Life Insurance Company as beneficiary. The trust conveyed the two parcels (one: lots 23 to 25, two: lots 26 to 28) of block 3 in the Courtlands subdivision, less and except for the portion of land already conveyed to the county for the widening of Wilson Boulevard recorded in Deed Book 455, p. 88 and in Deed Book 633, p. 584. Cafab received the land by deeds recorded in Deed Book 1201, p. 212 and Deed Book 1174, p. 457. This trust was made to secure payment of \$275,000, which was due by September 1, 1976. Names mentioned in behalf of Cafab were James Abramson, Henry A. Florance, Louis C. Carl, and William F. Bergmann. Florance was the Vice President and Carl the Secretary; the documents – this deed of trust and the leases – were all issued in the corporate name, Cafab.⁴⁷

March 30, 1976

Fred Keller and Victor F. Rinaldi were appointed trustees in the dissolution of Cafab Investment Company. As trustees in the dissolution they transferred to themselves as separate trustees title to the two parcels of land, lots 23 to 25 and lots 26 to 28, of block 3 in the Courtlands subdivision. Immediately after the deed was recorded, a deed of trust was made between Keller and Rinaldi and new trustees Stanley T. Ewell and Griffin T. Garnett, Jr. Several months later, Keller and Rinaldi endorsed another deed of trust, this time naming R. Dennis McArver and Oscar W. Sellars as trustees but it was noted that the lien of the second deed was inferior to the previous deed of trust.⁴⁸

⁴⁶ Arlington County Land Records, July 1956, Deed Book 1264, pp. 298-299.

⁴⁷ Arlington County Land Records, September 1956, Deed Book 1264, pp. 306-313. On the building permit, the estimated value of the structure was listed at \$300,000—just over the \$275,000 mentioned in the deed of trust. Permit #31483, Department of Inspections (microfilm reel 1672).

⁴⁸ Arlington County Land Records, March 1976, Deed Book 1913, pp. 670-674; Arlington County Land Records, May 1976, Deed Book 1913, pp. 675-677.

ARLINGTON REALTY BUILDING
HABS No. VA-1369
(page 14)

June 30, 1977

Fred Keller, Trustee, and Victor F. Rinaldi, Trustee granted in fee simple absolute to the 2300 Wilson Boulevard Limited Partnership, a Virginia Limited Partnership, the two parcels of land subject to all restrictions, covenants, easements, and rights of way of record in the chain of title. Keller and Rinaldi were appointed trustees in the dissolution of the Cafab Investment Corporation, a Delaware Corporation; as trustees, Keller and Rinaldi received title by deed recorded in Deed Book 1915, p. 670.⁴⁹

February 1, 1979

2300 Wilson Boulevard Limited Partnership sold the property to Menswear Services, Inc., an Illinois corporation for \$725,000, providing that they assumed the deeds of trust for \$270,000 and for 430,000. The property consisted of two parcels, the first being lots 26 to 28 of block 3 except for 325 square feet across the front of the lots that was conveyed to the county and recorded in Deed Book 633, p. 584, and the second consisting of lots 23 to 25 of block 3, except for the portion already given to county for the widening of the road and recorded in Deed Book 455, p. 88.⁵⁰

August 25, 1981

The Navy League of the United States, a New York corporation with its principal place of business located at 818 18th Street, NW, Washington, D.C., purchased the property, consisting of the two parcels of land located in block 3 in the Courtlands subdivision as shown in the May of 1909 plat excepting the portions of the lots previously

⁴⁹ Arlington County Land Records, June 1977, Deed Book 1946, pp. 1489-1490. 2300 Wilson Boulevard Limited Partnership issued a Deed of Trust on November 30, 1978 recorded in Deed Book 1979, p. 1292; the named Trustee was John D.K. Smoot and the original beneficiary was Menswear Services, Inc. The face value of the note was \$100,000; a certificate of satisfaction was issued and recorded in Deed Book 1982, p. 1600, on February 1, 1979 – the date of the transfer of title to Menswear Services, Inc. Presumably this means Menswear Services, Inc., assumed the partnership's debt or their payment was used to pay off the outstanding notes. At the same time, another certificate of satisfaction was recorded in Deed Book 1979, p. 1200, clearing the initial \$66,000 owed by Cafab and secured by Deed of Trust in Deed Book 1278, pp. 414-416. The Trustees for Cafab were Griffin T. Garnett and William James D. Hunter. Similarly, Victor F. Rinaldi, the noteholder of the two notes (\$224,368.07 and \$224,368.08), certified that the debts were paid in full by 2300 Wilson Boulevard Partnership in a certificate of satisfaction recorded in Deed Book 2180, p. 113. The Deed of Trust for the notes was recorded in Deed Book 1946, p. 1491, immediately following the deed. The named Trustees for the partnership were E. French Srother and Ernest T. Gearheart.

⁵⁰ Arlington County Land Records, February 1979, Deed Book 1982, pp. 1487-1489. The deeds of trust are located in Deed Book 1913, p. 672, and in Deed Book 1946, p. 1491.

deeded away, for \$975,000 from Menswear Services, Inc., an Illinois corporation.⁵¹

4. Builder, Contractor, Suppliers: According to the building permit and inspector's notes, Wayne Construction Company, Inc., of 1511 North Quincy Street in Arlington was the builder of the Arlington Realty Building. On several of the inspection work sheets another contractor's name appears (D....) but it was essentially illegible.⁵²

4. Original Plans and Construction: There are no known plans or building specifications from the period of construction. However, the Sanborn map indicates that the Arlington Realty Building was three stories tall, with two stairwells and one elevator, and was made of concrete and brick, noncombustible construction supported by a steel frame and steel joists, positioned 12" on center. It was 36' across the front and built in 1956. The code "st F" indicates that the facades were stone, either faced or flat; both descriptors are applicable to the Arlington Realty Building. The city directories of the late 1950s also indicate that both entrances were used, with the northwest doorway serving as 2304 North Wilson Boulevard rather than as the main entrance as it does today. Moreover, the photograph in the 1959 directory supports the Sanborn Map description of the structure and reveals the building to be remarkably unchanged today.⁵³

Letters accompanying the building permit attest to the architect's provisions for Virginia fire safety and building code regulations in the original plans; the plans were approved in August of 1955. The building permit's supporting documentation indicates that the drawings required some small changes, especially in regard to the secondary stair tower and to the fire door of the basement-level mortgage posting room. A second exit was needed for the second and third floors because of the building's large, interior square footage; the mortgage posting room door was changed from a "Modernfold" door to a 2'6" x 6'8" Kalamein door, with the hinges near the lift and hung to swing into the mortgage posting room. Both alternations were necessary to meet fire laws.⁵⁴

⁵¹ Arlington County Land Records, August 1981, Deed Book 2048, pp. 1100-1103.

⁵² Inspector Daily Work Sheets and Travel Logs, October 1954-December 1956, Department of Inspections (microfilm reels 1617-1618). For the other (potential) contractor's name, see work sheets for March 1956, January 26, 1956, and December 20, 1955.

⁵³ The Sanborn Fire Insurance Company, Maps 1936-June 1959, Virginia, Arlington County (8973), 1956, sheet 6. (Library of Congress, microfilm: Virginia reel 2, 8973); Hill's Arlington County (Virginia) Directory 1959 (Richmond: Hill Directory Company, Inc., 1959), p. 100; and James W. Rosenthal, Photographs, 2001, HABS/HAER Collection, Prints and Photographs Division, Library of Congress, specifically HABS No. VA-1369-14.

⁵⁴ Permit #31483, Department of Inspections (microfilm reel 1672).

5. Alterations and additions: At some point after its 1956 construction, a small rear porch was added to the south elevation of the southwest stair tower; the interior spaces have been revamped to accommodate the changing office requirements and spatial needs of the various occupants.⁵⁵

B. Historical Context: A well-known truism of the real estate market is “location, location, location.” Equally understood among architectural historians is the interpretation of architecture as more than a practical answer to the need for shelter, rather focusing attention on its symbolic power to represent the ideals of government or, more individually, the social, economic, and political ambitions of humankind. In ages past, the most significant statement of a man’s social and political position was his house and personal property; today, where he goes to work also matters. Architecture as an expression of identity and an advertisement of resources now encompasses corporate America. This extension of architectural meaning to the business world and the settings created therein reached new proportions after the close of World War II in 1945. Confident in the post-war years, commercial interests and entrepreneurs flourished; construction projects abounded. Most businesses favored modern architectural designs. Likely these choices were made so that the companies could represent themselves as players in the much-altered national and international political climate and economic arena that unfolded at the close of the war. Moreover, its stripped-down, architectural presentation was almost synonymous with the no-nonsense, all-business mantra of the for-profit economy. In addition to symbolic overlays, modern architecture’s utilitarian nature accommodated corporate spatial requirements with ease, allowing, for example, flexible interior space as well as a frank expression of stair towers and service through contrasting forms and materials.

That the Arlington Realty Company built a headquarters site in the international-style or *art moderne* aesthetic just as it took over the Northern Virginia residential mortgage brokerage market indicates its rising position in the growing local economy. The building was constructed according to a forward-looking and structural vocabulary and so was intended to demonstrate the company’s creation and success in the post-war economy. Its site in the Courtlands neighborhood placed it close to the nation’s capital, the county courthouse, and the Clarendon commercial center. It also was near established residential areas such as in the Lyon Park neighborhood or the Colonial Village apartment complex. Thus it appears that the Arlington Realty Company combined the forces of location and architectural symbolism to stake their claim in the real estate market amidst the boom of the 1950s that helped change Arlington from a bedroom community to an urban center.

Location: Arlington County, Virginia

⁵⁵ The Navy League of the United States has some architectural plans relating to tenant plans, perhaps these indicate what was done when they moved into the building or changes made during their occupancy. This should be followed up.

Although Captain John Smith ventured from Jamestown to the shores of the Potomac early in the seventeenth century, it was only after the 1722 treaty with the Iroquois that the lands truly opened to the European colonists and the settled area pulled into the politics of British colonial America.⁵⁶ After the American revolution, present-day Arlington was ceded to the District of Columbia for the establishment of the United States capital. In 1846, the citizens of Alexandria County voted for retrocession; in 1870, Virginia was readmitted to the Union and Alexandria City became a separate entity, distinct from the county. In 1898, the county built its own courthouse but its legal identity remained Alexandria County until 1920, when the county's name was officially changed to Arlington. Even so, Arlington remained mostly rural even into the early twentieth century all the while maintaining a landscape dotted by a series of small villages linked by unpaved county roads and separated by farmlands and pastures.⁵⁷ After the erection of the courthouse, however, the county civic structure began to emerge and new methods of transportation began to appear, encouraging development of the seemingly empty lands and providing access to the capital city.⁵⁸

In the early decades of the twentieth century, the small communities in Arlington grew as people traveling by trolley, railroad, and cars roared into the county and stayed. The expanding role of the federal government during World War I, and in the years after, helped sustain the area throughout the depression-era by providing steady jobs. These federal employees lived in Arlington and commuted into the city for work, circumstances that labeled the county as a "bedroom community" for the nation's capital. Automobile ownership was also on the rise; by 1930 there were 26,600 people living in the county and just over 12,000 cars registered in the

⁵⁶ The Statutes at Large; being a Collection of All the Laws of Virginia, ed., William Waller Hening, vol. 4 (Richmond: W.W. Gray, 1820; reprint, Charlottesville: University Press of Virginia for the Jamestown Foundation of the Commonwealth of Virginia, 1969), pp. 103-106. In the May of 1722 general assembly reference is made to the treaty in which the Iroquois cede land south of the Potomac River and east of the Blue Ridge to Virginia and are forbidden to cross into that territory without permission from the governor of New York.

⁵⁷ The histories of Arlington County turn to population statistics to illustrate the county's agricultural character. In 1801, when the lands were given to the District, there were only 948 people living in the county; at the time of retrocession, there were a mere 1300 people residing in the county. See, for example, Ludwell Lee Montague, Historic Arlington 1608-1932 (Arlington: Arlington County Historical Committee, 1968), pp. 5-6; Nan Netherton and Ross Netherton, Arlington County in Virginia: A Pictorial History (Norfolk/Virginia Beach: Donning Company, 1987), pp. 80-82; and C.B. Rose, Jr., Arlington County Virginia: A History (Arlington: Arlington Historical Society, 1976), generally. See also, Images of America: Arlington (Arlington: Arlington Historical Society, 2000), introduction, for a summary of the county's development. There were 6430 people living in Alexandria city and county in 1900; outside the city, there were 349 farms in addition to the villages of Cherrydale, Rosslyn, Ballston, Nauck, Queen City, and Glencarlyn. Clarendon followed soon thereafter. For more information on the county settlements, see Netherton and Netherton, pp. 111-135.

⁵⁸ The presence of the courthouse lured lawyers, among others, to establish offices in the area. On a larger scale, the ferries and bridges connecting Arlington to Washington, D.C., as well as the trolleys, bus lines, Washington and Old Dominion Railroad, county highways, Interstate 66 and the metrorail system have attracted people to Arlington since the eighteenth century. Geography and modes of transportation tied Arlington to the nation's capital, leaving her vulnerable in the Civil War and making her prime real estate for commuters a century later. Regarding courthouse attorneys, see Sara Amy Leach, "Arlington's Lawyer's Row: The People and the Place of a Lost Courthouse Tradition," Arlington Historical Magazine (October 1992): 37-50.

county. To accommodate them, the roads were paved and new routes were opened, such as the George Washington Memorial Parkway and Memorial Bridge connecting the county to Washington, D.C., and serving inter-county needs as laid out in the thoroughfare plan. Bus lines were also established. In 1932 the county adopted a county board-county manager form of government. Shortly thereafter, zoning laws were changed in light of the residential and commercial building projects brought on by the burgeoning population. However the laws changed, the influx of residents only escalated during World War II. In 1940, there were 57,040 people in Arlington; four years later the number jumped to 120,000 and rose again to 135,449 in 1950. The increasing numbers of county citizens put pressure on the fledgling infrastructure as demand for schools, utilities, public safety services, and roads grew and forever altered the built environment.⁵⁹

In 1956, the largest industry in Northern Virginia was new home construction. Twenty-four percent of the metropolitan Washington population lived in Virginia, numbers slightly up from the 1950 count of 447,500 people.⁶⁰ Companies such as the Arlington Realty Company thrived in conditions like these, whereas, throughout the booming 1950s, the county government was forced to cope with the exploding real estate development that was filling up county land. The government, moreover, had to deal with the seemingly uncontrolled commercial in-fill that had left “blighted areas along the county’s arterial highways” and traffic congestion in its wake. At the decades’ end, land use studies and a master plan called for new zoning considerations and for a new plan for the courthouse area. In addition, the county began to recruit businesses to Arlington and to encourage pockets of high density, commercial development in Rosslyn and along the Jefferson Davis highway corridor. This was desirable because businesses represented an increase in tax revenue and the county needed the money to expand services to the residents. It would also lessen the county’s dependency on the federal government. At the time, the federal government used eighteen percent of the county land, occupying large complexes such as the Pentagon and Fort Myer and Navy Annex. In 1960, moreover, the private sector developed 800,000 square feet of office and commercial space while the government developed over eight million. Beginning in the 1960s, this imbalance was addressed.⁶¹

Location: Courtlands

Echoing the settlement pattern of Arlington County as a whole, the Courtlands subdivision remained relatively rural and sparsely populated until the 1920s. Between the 1920s

⁵⁹ Ann Deines, “A Survey of the Development of Arlington County, Virginia, 1940-1965,” Arlington Historical Magazine 10, no. 3 (October 1995): 55-60; Netherton and Netherton, pp. 80-82, 98-99; “Twentieth-Century History,” pp. 57-62; Montague, generally; “Northern Virginia Boom Helps Transform Area,” Evening Star April 14, 1956, p. B-11; Images of America: Arlington, p. 30.

⁶⁰ Mary Lou Werner, “Home Boom Transforms Nearby Virginia Area,” Evening Star April 14, 1956, p. B-11.

⁶¹ “Arlington Planers Hit Piecemeal Zoning Set Up,” Evening Star February 17, 1956, p. A-26; “Ideal Features Found in Debt and Tax Rate in Arlington,” Evening Star January 13, 1955, p. A-8; “Master Development Plan for Arlington County Mapped,” Evening Star March 5, 1955, p. A-2; Sherman W. Pratt, Arlington County Virginia: A Modern History (Bookcrafters, 1997), pp. 424-427; Deines, generally.

and through the 1960s, Courtlands hosted a variety of single family homes and garden apartment complexes as well as small shopping centers along Wilson Boulevard. Unfortunately, few of the dwellings constructed during this period survive; most shared the fate of the structures in the 2300 block of Wilson – displaced by modern construction endeavors like that of the Arlington Realty Building. Similarly, the courthouse and its legal and community-oriented dependencies are relatively recent, post-1960 additions to the landscape. In sum, the Courtlands neighborhood has evolved from a subdivision of small lots intended for residential-scale construction in 1909 to a densely populated district including the civic center and the commercial interests to the west, near Clarendon in 2001.⁶²

Of the county's roughly twenty-five square miles, Clarendon was the shopping center. Bounded on the west by Jackson Street and on the east by Highland and Herndon Streets, Clarendon consists of about twenty-five acres surrounding the Wilson Boulevard thoroughfare. By the 1920s, it was the most populous settlement in the county and a major commercial area; by the 1940s, department stores were moving into the neighborhood. Clarendon was fed by the electric trolley lines and by county roadways. The ease of transportation to and from the area made it popular for residential neighborhoods like Lyon Park in addition to the commercial interests. Clarendon quickly became an urban village within Arlington, balancing the density of the government complex to the east.⁶³

Dominated by the courthouse to the east, the Courtlands neighborhood is located on the south side of Wilson Boulevard. Its present-day boundaries are Wilson and Washington Boulevards, North Courthouse Road, Arlington Boulevard, and 10th Street North. Near the courthouse and county government center is the part of the neighborhood known as East Courtlands; closer to the commercial district of Clarendon is West Courtlands. Initially, the western-most block of East Courtlands was North Adams Street, putting the Arlington Realty Building site at the farthest edge of the civic center locus. Between North Adams and North Danville was the subdivision known as Arlington Park; however, the dividing line between east and west is drawn at North Barton Street today. Now included in the Courtlands neighborhood is the area to the west and south of North 11th Street, once owned by Frank Lyon.⁶⁴

⁶² Arlington County Land Records, 1909, Deed Book 120, pp. 242-243; Courtlands Neighborhood Conservation Plan (Arlington: Arlington County Board, 1988), pp. 1-6; for a description of Courtlands, see www.co.arlington.va.us/cphd/housing/Neighborhood_Histories.htm. Regarding the pre-1955 structures in the 2300 block of Wilson, see Inspector Daily Work Sheets and Travel Logs, September 23, 1955, Department of Inspections (microfilm reel 1617) as well as Plat Book of Arlington County, Virginia (Philadelphia: Franklin Survey Company, 1952), p. 16 and The Sanborn Fire Insurance Company, Map 1936, Virginia, Arlington County (8973), 1936, sheet 6 (Library of Congress microfilm: Virginia reel 1, 8973). According to the Sanborn map, there was a two-story tile and brick faced apartment building occupying 2330-2334 Wilson; a dwelling and rear dependency occupying 2320 Wilson; and a two-story dwelling and rear dependency occupying 2304 Wilson. The latter was two-stories tall and had a one-story porch wrapping around the north and west elevations.

⁶³ Eleanor Lee Reading Templeton, Arlington Heritage: Vignettes of a Virginia County (privately published by author, 1959), p. 98; Netherton and Netherton, pp. 130-132; Images in America: Arlington, p. 40; Deines, pp. 55-60.

⁶⁴ Courtlands Neighborhood Conservation Plan (Arlington: Arlington County Board, 1988), pp. 1-6.

Location: 2300 North Wilson Boulevard

The land in Courtlands on which the Arlington Realty Company constructed its building originally belonged to the Mason family. John Mason inherited the land from his father, George Mason IV, only to lose it when the banks failed in 1833. Mason founded the Bank of Columbia and the crises of 1833 cost him his house and much of his land holdings. Mason's land was subdivided and sold off in parcels, one of which came down to the Drain and Vandewater sisters who in turn conveyed it to Charles G. Mackall in the first part of the twentieth century. Mackall capitalized on the post-courthouse construction atmosphere in Arlington that favored new projects and residential development.⁶⁵ Between 1900 and 1910, for example, seventy new subdivisions were laid out; of these, one was Charles G. Mackall's 1909 plat of Courtlands. Mackall then transferred responsibility for selling the lots to the Langley Land Company.⁶⁶ The lots soon sold, including the lots in block 3 where the Arlington Realty Building would later stand. By the 1930s, a wood-frame house and garage stood on lots 27 and 28 of block 3. Nearby on lots 19 to 22 was a larger structure made of brick masonry; at the east end of the south elevation of this building, there was a small wood-frame addition, perhaps a porch.⁶⁷ It is likely that these were the buildings demolished in September of 1955 in preparation for the Arlington Realty Building's construction.⁶⁸

Arlington Realty Company was organized in 1944 and by 1956, upon its merger with the J. Fuller Groom Company, it employed the largest sales force in northern Virginia.⁶⁹ Restructuring of the company executives promoted sales manager Henry A. Florance to Executive Vice President of Arlington Realty while Groom and his sales manager, Johnnie D. Schroeder, united as partners in the newly-focused Groom company. From that point on, Groom's business concentrated its operations on land subdivision as well as commercial and mortgage brokerage, leaving residential work to Arlington Realty. The other principals in Arlington Realty remained in place; they were James Abramson, President, Louis C. Carl, Assistant President and Chairman of the Board, William F. Bergmann, Executive Vice President and Secretary, and Paul V. Ballard, Treasurer and Assistant Secretary.⁷⁰ Florance joined the

⁶⁵ Pratt, p. 369; see chain of title.

⁶⁶ See chain of title. In 1955, five people from Dallas, Texas bought 500 acres of land located in Fairfax County near Langley. The acres overlooked the Potomac River. The seller was Benjamin Mackall. He received this portion of the Mackall family holdings in 1944; the Mackalls in turn had purchased the lands from Richard Ball in 1838. It is possible that these Mackalls are related to Charles G. Mackall and the other Mackall family members involved in the establishment of Courtlands and the Langley Land Company. The sale was mentioned in the Evening Star, January 14, 1955, p. B-18. Regarding the number of subdivisions, see "Twentieth-Century History of Arlington, 1900-1980," Arlington Historical Magazine (October 1990): 57-62; and Templeton, p. 166.

⁶⁷ Plat Book of Arlington County, Virginia (Philadelphia: Franklin Survey Company, 1952), p. 16.

⁶⁸ Inspector Daily Work Sheets and Travel Logs, September 23, 1955, Department of Inspections (microfilm reel 1617).

⁶⁹ "Arlington Realty and Groom Merge Brokerage Sections," Evening Star March 24, 1956, p. B-7.

⁷⁰ "Arlington Realty and Groom Merge Brokerage Sections," p. B-7. Henry Florance was also active in Florance Realty and Dittmar Co., also referred to as Dittmar Co. and Florance Realty, as shown by the permit applications and

firm in 1946; Bergmann followed in 1947. Both were active in the real estate and mortgage banking community, holding leadership positions of the various associations.⁷¹ Of the others, Carl was involved in the company's organization in 1944 and he is remembered as the one responsible for getting the Arlington Realty Building built.⁷²

According to the 1957 county directory, the occupants of the building using the 2300 North Wilson Boulevard address included the Arlington Realty Company and B. Calvin Burns, a surveyor. Listed under the "office building" address of 2304 North Wilson Boulevard were the law firm of Russell and Hulvey, the Arlington Investigative Agency, Inc., and the Armored Car Services on the second floor. In addition, the building's architect, John M. Walton and Associates, and Fidelity Bankers Life Insurance Corporation and the J. Fuller Groom Realty Co., maintained offices on the third floor.⁷³ There were some vacancies but most spaces were leased by the time the 1959 directory was released.⁷⁴ Further elucidating the status of the Arlington Realty Building in 1959 is a study conducted by the county's planning office. In the document, "Wilson Boulevard – East Commercial District 1959," the block between Adams and Wayne Streets was described as

[...] contain[ing] the Arlington Realty Company's office building and a two story building at Adams Street. The block contains 29,662 square feet zoned C-2. The office building contains 12,000 square feet on three floors, occupied by 18 tenants. The other building contains 3,200 square feet on each floor and occupied by ten tenants. The appraisal is \$457,640, divided land \$105,440 and buildings \$352,200. There are 76 employees and parking spaces for 43 cars.⁷⁵

Throughout the county, the C-2 zoned sites like the Arlington Realty Building accounted for 639,933 square feet used for commercial purposes and encompassed 14.691 acres.⁷⁶ Of the 298 commercial establishments, 167 were offices. Of the 167, fifty-one were lawyers, seven were accountants, five were architects, seven were surveyors, forty-nine were real estate brokers,

files. Florance is remembered as wearing ten watches and saying "all we have is time." He was well known, and well connected, in the community and well regarded. This, nonetheless, did not protect him from the cartoon feature of the Home Edition of the Evening Star. Personal communication with the author, Elizabeth G. Clements, Co-coordinator of Programs, Arlington Historical Society, November 2001; "Henry A. Florance," Evening Star March 10, 1956, p. B-2.

⁷¹ "824 more Homes Planned In Project Near Manassas," Evening Star March 31, 1956, p. B-6.

⁷² Personal communication with the author, Elizabeth G. Clements, Co-coordinator of Programs, Arlington Historical Society, November 2001. Regarding the organization of the company, see "824 More Homes Planned in Project Near Manassas," p. B-6.

⁷³ Hill's Arlington County (Virginia) Directory 1957 (Richmond: Hill Directory Company, Inc., 1957), p. 362. Although not included in the directory, the permit file indicates that the mortgage posting room was located in the basement. Permit #31483, Department of Inspections (microfilm reel 1672).

⁷⁴ Hill's Arlington County (Virginia) Directory 1959 (Richmond: Hill Directory Company, Inc., 1959), p. 342.

⁷⁵ Wilson Boulevard –East Commercial District 1959 (Arlington: Arlington County Office of Planning, 1960), p. 12. This report is available through the Community Archives.

⁷⁶ Wilson Boulevard –East Commercial District 1959, p. 26.

one was a real estate appraiser, two were real estate developers, and four were insurance firms. In addition, many were connected to the nearby courthouse.⁷⁷ In 1961, the planning office again described the Arlington Realty Building. The officials noted that it was a three-story building containing 12,000 square feet and occupying 18,518 square feet of land area. The land was valued at \$69,600 and the improvements at \$296,600.⁷⁸

Around 1970, Arlington Mortgage Company joined the Arlington Realty Company in its office building. By 1972, the mortgage company swallowed up the former Arlington Realty Company, occupying its suites in the Arlington Realty Building and employing many of the same executives.⁷⁹ By the printing of the 1973 county directory, the Arlington Mortgage Company had vacated the Arlington Realty Building and opened an office on Arlington Boulevard. It is said that the mortgage company was later bought by First Virginia Bank.⁸⁰ However the mergers and acquisitions changed the business's identity, the Arlington Realty Building continued to be leased in the 1970s and was not sold until 1977 when the Cafab Investment Corporation was dissolved.⁸¹ Regardless, descendants of the Arlington Realty Company firm should not be confused with the present Arlington Realty, Inc., located on South 23rd Street in Arlington. The real estate firm, Arlington Realty, Inc., opened on 23rd Street seventeen years ago and, while aware of the Arlington Realty Company, they know that the company is no longer in business under the Arlington Realty Company name.⁸²

Since the early 1980s, the Navy League of the United States has owned and occupied the Arlington Realty Building; the dedication ceremony that formally established the site as the

⁷⁷ Wilson Boulevard –East Commercial District 1959, pp. 35-37. In 1961, another planning office study focused on the interest in constructing office buildings in Arlington, notably tall ones. Of the existing structures, there were two 1940s-era office buildings that were five stories in height; both were located in Clarendon. In 1961, other offices taller than three stories were the Arlington Trust Company, Radio Building, Arlington Medical Building, and Arlington Medical Center Building. In all there were forty-five office buildings in the county, sitting on 788,774 square feet of land mass with improvements appraised at \$10,871,490 or just over \$13 a square foot. This was worth more to the county coffers than the twenty-two shopping center appraisals, which came in at around \$8 a square foot. In the vicinity of the courthouse, there were thirteen office buildings including the Arlington Realty Building, with land valuation at \$641,600 and improvements at \$3,022,450. Commercial and Professional Office Buildings in Arlington County, Virginia (Arlington: Arlington County Office of Planning, 1961), pp. 1-7. This report is available through the Community Archives.

⁷⁸ Commercial and Professional Office Buildings in Arlington County, Virginia, pp. 7-8.

⁷⁹ Hill's Arlington County (Virginia) Directory 1970 (Richmond: Hill Directory Company, Inc., 1970), pp. 23, 60, 351; Personal communication with author, Tish @ Arlington County Board Office, November 2001.

⁸⁰ Hill's Arlington County (Virginia) Directory 1970, p. 351; Hill's Arlington County (Virginia) Directory 1972 (Richmond: Hill Directory Company, Inc., 1972), p. 347; Hill's Arlington County (Virginia) Directory 1973 (Richmond: Hill Directory Company, Inc., 1973), pp. 22, 41, 332; Personal communication with author, Tish @ Arlington County Board Office, November 2001.

⁸¹ Arlington County Land Records, June 1977, Deed Book 1946, pp. 1489-1490; Hill's Arlington County (Virginia) Directory 1974 (Richmond: Hill Directory Company, Inc., 1974), p.367; Hill's Arlington County (Virginia) Directory 1976 (Richmond: Hill Directory Company, Inc., 1976), p. 335.

⁸² Personal communication with the author, Arlington Realty, Inc., November 2001.

organization's headquarters took place on April 4, 1982 and was sponsored by Kittie W. Rau.⁸³ The Navy League's move out of Washington, D.C., and into Arlington is just another example of the long-standing political connection between Arlington and the District. In this instance, close proximity to Congress and to the Pentagon eased the lobbying and support roles of the Navy League. Moreover, owning its headquarters building anchored the institution inside the beltway, near the nation's capital, and also placed it alongside other service organizations with national and international interests that are based in the Washington, D.C. area.

The Navy League was founded in 1902 under the encouragement of the then President of the United States, Theodore Roosevelt, and is a civilian advocacy group for the naval and maritime forces. It provides vital support to the sea services, in wartime and in peace, around the world through a network of councils and through its membership base of about 70,000 people. Equally important to the Navy League's mission is its educational outreach program aimed at increasing the awareness of all United States citizens and their elected officials about the status of the naval and maritime forces and the conditions under which they serve.⁸⁴ As a testament to its accomplishments and expanding programs throughout the twentieth century, the Navy League has out-grown its present headquarters; mindful of the benefits of location and architectural identity, the Navy League plans to construct another, larger structure on the site of the Arlington Realty Building.⁸⁵

Architectural-style: Identity and Meaning

Flush and self-confident in the post-war years, corporate America turned to the modern-looking, multi-storied building. Skyscrapers and smaller-scale entities such as the Arlington Realty Building encapsulated the potential, and the prowess, of American engineering, industry, and capitalism, and were well suited to the profit-seeking businesses that occupied them. Anxious to show-off their modern-ness in the late 1940s and 1950s, American businesses embraced an architectural style rooted in the 1920s – an aesthetic intended to be revolutionary with its goal of bettering human life. Its architects sought to improve living conditions by forging a new, decidedly ahistorical setting defined by minimalist and functional architecture and furnishings. They promoted rational planning based on geometric forms in their designs; ornament, especially classical elaboration, was jettisoned in favor of sheer brickwork and rectangular windows. The avant-garde architecture they created was structural and boxy in volume, but surface-oriented so as to be abstract.

⁸³ See chain of title above; site visit, November 2001.

⁸⁴ See, for example, the Navy League's website: www.navyleague.org; and *Seapower* (October 2001), generally. Moreover, as the centennial anniversary of the founding of the Navy League approaches, the organization has commissioned a historian to research and write their history. The historian is Kit Bonner of Ione, California, and his work will be published in 2002. Because of this, my focus has been on the structure rather than the current owners' past.

⁸⁵ Arlington County Zoning Office, November 2001.

The leaders of the modern architecture movement drew on the principles of nineteenth-century rationalism and socialist thought as well as those of twentieth-century abstract art and the Dutch de Stijl. They also were reacting to the horrors of the Great War that had so devastated Europe between 1914 and 1918, and to the past that had brought the conflict upon them. Modern architecture was, therefore, forward looking. It rejected the European's classical and gothic heritage as a model.⁸⁶ Instead, modernism was characterized by the evolution of new forms and by the use of new materials to meet the changing needs of society.⁸⁷ Founded in the wake of Nietzsche's philosophical writings, modern architecture was dominated by the cult of the individual, particularly the imprint of the architect and later the desire for name recognition in the business community.⁸⁸ Significantly, the modern architecture that arose from these ideals was only made possible by the industrial age. Industry produced the machine; and modern architecture has been described as "machine-style" architecture because of its emphasis on making buildings function as efficiently as machines and on making them and their parts mass-producible just as machines were.⁸⁹

Often dismissed as devoid of architectural character, as too boxy, too white, too slick, and as so reproducible that "anyone could do it," modern architecture was the subject of an unintentional retrospective in early 1930s. In an exhibition and catalogue entitled, "The International Style: Architecture Since 1922," curators and authors Henry-Russell Hitchcock and Philip Johnson asserted that "we have an architecture still"; and to illustrate their point, they presented a large sampling of structures representative of modernism's emphasis on the surface of volume, on regularity in design, and on the intrinsic qualities of materials rather than on applied ornament.⁹⁰ Elements commonly seen in the modernistic approach to designing buildings with regard to space and volume and to the articulation of structure included the following: skeleton or steel frame, gridiron construction; box-like massing; piers or Le Corbusier's *pilotis*; curtain or non-load supporting screen walls; flat or terrace roofs; standard

⁸⁶ Le Corbusier wrote, "we must clear our heads of romantic cob-webs..." referring to the classical revivals, gothic revivals, and picturesque movements in architecture and landscape design. See Le Corbusier, Towards a New Architecture, trans., Frederick Etchells (New York: Dover, 1986), p. 238.

⁸⁷ For references on the new building materials, see Twentieth-Century Building Materials: History and Conservation, ed., Thomas C. Jester (New York: McGraw-Hill Companies, 1995) and Pamela Simpson, Cheap, Quick, and Easy: Imitative Architectural Materials, 1870-1930 (University of Tennessee, 1999).

⁸⁸ Nietzsche wrote, among other things, "God is dead." With these words, he shattered a long-standing theoretical and philosophical connection between architecture and man's understanding of the ordering of the cosmos seen directly in the expression of ecclesiastical architecture, particularly in medieval, Romanesque, and Gothic eras and in their revivals, and less overtly but nonetheless underscoring the works of the humanist Renaissance, its revivals and interpretations as well as in its inspiration in Classical Greece and Rome.

⁸⁹ The most famous of this understanding of modern architecture as a machine-style is the often-misinterpreted statement by Le Corbusier in his book, Towards a New Architecture, in which he described the house metaphorically as "a machine for living in." See Towards a New Architecture, p. 240.

⁹⁰ Henry-Russell Hitchcock and Philip Johnson, The International Style: Architecture Since 1922 (New York and London: W.W. Norton and Company, 1932; reprint, with new foreword by Philip Johnson, 1995). Note: It was Johnson who summarized the critique of modern architecture in this way; see his foreword to the 1995 edition, pp. 14-15. The words, "we have an architecture still" appear on pp. 17 and 106.

units of large, horizontal windows; austerity in lieu of ornament or decorated wall surfaces; and open plans determined by function or use.

In the years after the International Style exhibition and catalogue, the ideas and idealism behind modern architecture were condensed into “functionalism.” Post-exhibition modernism was understood as those buildings with regular volume, stripped-bare wall surfaces, and flat roofs. The dramatic white stucco exteriors were found not to weather well and so walls were increasingly sheathed in glass, stone, bricks, and tiles depending on the economic capabilities of the patron. For example, glazed tiles laid with continuous vertical and horizontal mortar joints, such as those on J.W. Lehr’s Volksstimme Building (1929) and on the Arlington Realty Building, were as effective as plate glass, but cost less. Tiles, moreover, offered the same smooth surface texture as stucco but it lasted longer and was available in colors. The preoccupation with fenestration and with surface materials was also a product of Ludwig Mies van der Rohe’s philosophy that “less is more.” While Mies worked toward the perfection of structure, proportion, and detail in his own designs, others struggled with the relationship of form to function. Their architectural examples of Hitchcock and Johnson’s “International Style” did offer less, in essence reducing modernism to an expression of utility and technology.⁹¹ Moreover, aside from some well-known domestic examples, modern architecture is generally associated with commercial sites located in urban or suburban areas.⁹²

The Arlington Realty Building embodies many of the elements of International Style design, despite only standing three stories in height and lacking the slick, white stucco walls associated with the avant-garde 1920s examples of modern architecture. The Arlington Realty Building’s exterior wall surfaces consisted of brick, stone, terra cotta tile, and glass. These kinds of traditional building materials appeared as functional decoration in the International Style models, such as Rietveld’s Schroeder House of 1924 and Walter Gropius’s City Employment Office of 1928, and in their derivatives erected during the post-war years. The masonry components of the Arlington Realty Building, therefore, were in keeping with modern practice.⁹³ Moreover, Gropius received acclaim from Hitchcock and Johnson for his “skillful asymmetrical placing of the stair tower and vertical window” and for his use of brick in a non-traditional manner in the City Employment Office, effectively lending a building of moderate cost some

⁹¹ Kenneth Frampton, *Modern Architecture: A Critical History* (1980; 3rd ed., London: Thames and Hudson, Ltd., 1985; reprint, paperback, 1994), pp. 9-10, 248-261; Peter Collins, *Changing Ideals in Modern Architecture, 1750-1950* (1965; paperback ed., Kingston and Montreal: McGill-Queen’s University Press, 1967); and Hitchcock and Johnson, *The International Style*, generally.

⁹² Domestic examples include Adolf Loos’s Steiner House (1910), Rietveld’s Schroeder House (1924), Rudolph Schinder’s Lovell Beach House (1925-26), Richard Neutra’s Lovell Health House (1927), Le Corbusier’s Villa Savoye (1928-29), Ludwig Mies van der Rohe’s Barcelona Pavilion (1929) and Farnsworth House (1946-50), Philip Johnson’s Glass House (1949), and even Frank Lloyd Wright’s Falling Water (1937) and Richard Meier’s Smith House.

⁹³ Hitchcock and Johnson, for example, address the appropriateness of the use of wood, a very traditional building material, in modern architectural design on pp. 93-95 of the catalogue. Moreover, the use of thin stone veneers of granite, travertine, limestone, and slate was prevalent in architectural practice by the 1930s, at which time thin stone veneers clad entire facades. See *Twentieth-Century Building Materials*, pp. 168-173.

architectural distinction.⁹⁴ Similar praise could be bestowed on the Arlington Realty Building, noteworthy for the tiled and glazed northwest stair tower and for the tower's juxtaposition against the stone wall surfaces of the front section. Equally volumetric is the brick masonry block to the south, but this component is less significant architecturally and could be mistaken for an addition rather than an original wing. In addition to the problematic interpretation of the building's rear massing, the Arlington Realty Building could also be criticized for emphasizing a secondary component over the main structure because of the prominence lent to the stairwell.

Unequivocally modern or International Style in feeling was the impression of space and volume encapsulated by smooth surfaces, devoid of ornament, made by the Arlington Realty Building. The closed, stone box represented by the north and east elevations was marked by ribbon windows that wrapped around the northeast corner. This lit the interior, but significantly for the Arlington Realty Building's International Style-identity, modern architects had been using this device as early as 1911 to 1913 when Gropius's Fagus Factory was erected. In addition to defying structural needs, or rather merely appearing to, pulling the windows around a corner helped make that point the building's focus. Echoing the effect of the wrap-around ribbon windows, the cantilevered entry emphasized the northeast corner and reinforced the modernist proclivity for asymmetrical elements. Attention garnered at the corners differed from historical treatments wherein the main entrance and primary architectural elaboration occurred in the center of the façade. The Arlington Realty Building's location in a turn of Wilson Boulevard made it well-suited for such a modernistic emphasis on the northeast corner – the first part of the building seen from the automobile or sidewalk. Elsewhere, the rhythmic spacing of the windows in the south block and their standard-sized aluminum frames as well as the comparatively soaring glass and tile curtain wall of the stair tower contribute to the Arlington Realty Building's interpretation of the International Style. Inside, its open plan has allowed it to be adapted, and re-adapted, to office use between 1956 and 2001.

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: The form of the Arlington Realty Building adhered to modernistic, architectural tenets governed by a rationality that produced regular, consistently arranged facades and fenestration placement.⁹⁵ The Arlington Realty Building was constructed using traditional building materials, such as terra cotta tiles, bricks, and stone for the walls as well as glazed lights in the windows. In addition, the structure at 2300 North Wilson Boulevard was designed for occupancy by a local business, something significant to determining its architectural character. As the

⁹⁴ Hitchcock and Johnson, p. 151.

⁹⁵ The Arlington Realty Building is reminiscent of Le Corbusier's work in the 1920s, particularly in the houses at Auteuil (1924) by Le Corbusier and Pierre Jeanneret. See Towards a New Architecture, p. 83.

company's headquarters or anchor location, the building represented them and not ideals, such as the power of reason or democratic government, associated with classicism and its symmetrical building plans and forms so ubiquitous in the Washington, D.C. area. The symbol-laden ornamentation of classicism, therefore, would have been inappropriate for the Arlington Realty Building, which housed the offices of a local real estate company, of several lawyers, and of other professionals working in the suburbs of Washington, D.C., after the second world war, and so represented the on-going, modern economic development of Arlington.⁹⁶

2. Condition of fabric: Overall, the building is in good condition. There is some rust on the metallic, most likely steel, components of the structure and some evidence of damage in the tile panels on the west elevation. The coping of the stair tower wall is rusting, for example, as attested to by the rust stains left by water dripping from the rooftop and coping to the concrete walkway and ramp below. In the south or rear elevation, the vent in the south elevation, at the basement level inside, has been in-filled; the patch in the masonry is obvious. A breather – one brick in length– has been left open to ventilate the area but the opening is now too small for unauthorized animals or people to get into the building.

B. Description of Exterior:

1. Dimensions: The structure is three stories tall over a basement. The Sanborn Map indicates that the north elevation is about 36' across, not including the stair tower.⁹⁷ The height of the building at the highest point of the roof is 46.5' according to the building permit file.⁹⁸

2. Foundations: The foundations consist of steel frame and concrete.

3. Walls: The exterior of the building is sheathed in a ceramic, terra cotta most likely, tile with a blue-greenish hue on the first floor of the north or front elevation, the north end of the east elevation, and the northwest stair tower. The second and third stories of the north and east elevations are faced with limestone and have rounded limestone surrounds encasing the ribbon windows on the north and east and similarly fashioned, rounded or waterfall sills for the windows on the east, south, and west elevations. Similar protection is given to the flat, stone surface by the limestone cornice, sill and edging components. The rear block of the building, on the east, south, and west sides, is

⁹⁶ For a list of occupants, see, for example, Hill's Arlington County (Virginia) Directory 1957 (Richmond: Hill Directory Company, Inc., 1957), p. 362 and Hill's Arlington County (Virginia) Directory 1959, p. 342.

⁹⁷ The Sanborn Fire Insurance Company, Maps 1936-June 1959, Virginia, Arlington County (8973), 1956, sheet 6. (Library of Congress, microfilm: Virginia reel 2, 8973)

⁹⁸ Permit #31483, Department of Inspections (microfilm reel 1672). Note: the building was not measured by HABS so the dimensions have to come from outside sources.

made of brick masonry laid up in 6:1 common bond. The visible foundation walls are made of concrete.⁹⁹ The majority of the west elevation of the northwest stair tower is glazed, however.¹⁰⁰

4. Structural system, framing: The building is supported by a steel frame as well as concrete and brick masonry construction. The Sanborn map lists the spacing of the steel joists as 12" on center, whereas the permit notes 12" x 24" footings, steel joists on the first, second, and third floors, and steel roof rafters.¹⁰¹

5. Porches, stoops, balconies, porticoes, bulkheads: The two main doorways leading into the structure from the northeast corner and west end of the north elevation have recessed porch-like areas. A gray-metal frame supports the concrete ceiling of the north entry; moreover, a recessed, square light with a glass lens is embedded in the ceiling. There is a porch at the southwest entrance leading into the back stair tower. The porch is covered by a built-up tar pitch or asphalt base roof with a loose gravel aggregate; aluminum flashing protects the point where the porch roof joins to the masonry wall. This roof is supported by two metal columns that are anchored into the concrete steps leading up to the door. The porch columns are probably made of steel as they are rusting beneath the protective coat of paint; however, the porch ceiling is made of wood. Similar to the main entry porch, a recessed, fluorescent eight or nine inch square light illuminates the space beneath the overhang; the light is embedded in the porch ceiling. This rear porch was added after the building was constructed because the 4xH drain collar for the nearby scupper and downspout predates the pouring of the concrete for the steps. Moreover, there is no rear porch included in the sketch shown on the September of 1956 Sanborn Map.¹⁰²

6. Chimneys: There are no chimneys in the building.

7. Openings:

⁹⁹ The permit listed that the external walls specified the material and thickness of the external walls. Accordingly, between the foundation and first floor the walls were 12" thick and made of concrete. Between the first and third floors, the external walls were 8" thick and made of masonry. See "Application for Permit to Build" and Permit #31483, Department of Inspections (microfilm reel 1672).

¹⁰⁰ This "window wall" was also approved separately and so noted in the supporting documentation for the building permit. See Permit #31483, Department of Inspections (microfilm reel 1672).

¹⁰¹ This is noted, for example, in the August 1954 with additions to the index made in September 1956 Sanborn Fire Insurance Company maps of the site. See The Sanborn Fire Insurance Company, Maps 1936-June 1959, Virginia, Arlington County (8973), 1956, sheet 6. (Library of Congress, microfilm: Virginia, reel 2, 8973) See also, Application for Permit to Build and Permit #31483, Department of Inspections (microfilm reel 1672).

¹⁰² The Sanborn Fire Insurance Company, Maps 1936-June 1959, Virginia, Arlington County (8973), 1956, sheet 6. (Library of Congress, microfilm: Virginia, reel 2, 8973)

a. Doorways and doors: The main entrance door is a typical storefront metal door; in this example, it has an aluminum frame and was made by the United States Aluminum Corporation.¹⁰³ It is flanked by two, floor-to-transom sidelights and topped by a transom glazed with a single light. The northeast door is a Tubelite-manufactured, aluminum, double door with automatic closers and with a single-light transom above; it no longer opens to the public nor is it translucent.¹⁰⁴ The rear door leading into the building from beneath the porch is a wood door sheathed with metal on the outside and lit by a glazed, inset square-like (7" x 11") panel. There is a fourth door that opens into the structure at the basement level. It appears to be a metal core double door and is secured on the inside by a sliding lock anchored into the header, or top of the door casing.

b. Windows and shutters: The first floor windows near the north side entrances are similar to the storefront, aluminum-frame entry doors, except they have rubberized panes, dividing the glazed opening into three panels stacked one on top of another and spanning (almost) floor-to-ceiling in height. These are seen on the west elevation of the main entrance's recessed porch and they also extend from the northwest corner pier, which is sheathed in fluted ceramic tile, to the point where the banded windows begin. Similar sets are placed on the outside edge of the fluted tile at the northeast corner of the building.¹⁰⁵

More distinctive, however, are the bands of ribbon windows of the north elevation and first floor level of the east and west elevations. In keeping with the modernist credo that "what is not window is wall," the glazing is framed by limestone with a rounded or ovolo profile, similar to that which outlines the stone-faced wall plane on the north and east elevations.¹⁰⁶ The windows wrap from the north front elevation around to the east. Corrugated metal, probably aluminum, panels sheathe the structural frame or concrete piers and visually provide a break in the band; these panels correspond in feel to that expressed in the fluted tile work seen on the first floor levels.

The second and third floor windows of the east, south, and west elevations are individually placed openings, and like the ribbon windows, they have molded sills and lack formal surrounds and shutters. Typically, the individual windows are glazed with one-over-two lights. The smaller lights work as a unit and push in or

¹⁰³ An addendum to the permit application states that one of the doors was changed from one 3' x 7' door with sidelights and transom above to two 2'5" x 7' doors with sidelights and a transom. See Permit #31483, Department of Inspections (microfilm reel 1672).

¹⁰⁴ This space is now a corner office; the doors do not operate as an exit. Site visit, November 2001.

¹⁰⁵ See James W. Rosenthal, Photographs, 2001, HABS/HAER Collection, Prints and Photographs Division, Library of Congress, specifically: HABS No. VA-1369-3 and VA-1369-13, 2001. References to the fluted tile are made in the permit file for ceramic veneer. See Permit # 31483, Department of Inspections (microfilm reel 1672).

¹⁰⁶ Hitchcock and Johnson, p. 79.

out, as a hopper window would do, and latch at the top. In the south rear elevation there are two, narrower windows on the first floor; the sash can be pushed outward from the bottom, hinged like awning windows at the top, and demarcate the location of the restrooms. In the south elevation of the roof-level mechanical room there is a window (2.0.7 x 4.1.0) with a metal frame, identified as “Bayley (/) Springfield, Ohio,” that is glazed with three rectangular lights. The awning window can be pushed outward for ventilation.

8. Roof: The roof above the stair tower most likely is a tar pitch or asphalt base built-up roof, similar to that seen on the rear porch, with a loose gravel aggregate holding the layers of tar or asphalt in place. The tar-like product is evident on the metal coping. The built-up roof over the rest of the building is flat; the covering is buried beneath layers of gravel and larger rocks; the structural references on the Sanborn Map and on the permit application reveal that steel joists support it.¹⁰⁷ There are downspouts and scuppers, located on the east, south, and west elevations, but the two south elevation and one east elevation downspouts are commercial grade, 3 ½” spouting with no elbow.¹⁰⁸

C. Description of Interior:

1. Plan: The interior of the three-story building has been subdivided into departmental office space for the Navy League of the United States. The main reception area for the Navy League is on the second floor. Both the primary staircase and the elevator open directly into this room.

2. Stairways: There are two stairwells and an elevator shaft that provide access to the three floors of the building, as well as a single run stair with concrete treads that is hidden behind the stockade fence and leads down to the basement boiler room door and mechanical equipment. The primary stair and elevator are located in the tall, tower-like block at the northwest corner of the building. Between each floor level is a dogleg stair with 11” treads and almost 8” high risers. Identical to the treads, the floor of the landing is made of a black stone, likely granite. The sleek, modern interpretation of the basic post-and-rail handrail is rendered in brushed aluminum, with a handrail and a protective secondary rail running, seemingly suspended, from landing to landing. The rails join to the almost 4’ high newel post and the two mid-run balusters with 4” cylinder-like connection rods on the outer edge of steps and another railing runs along the wall-side

¹⁰⁷ The Sanborn Fire Insurance Company, Maps 1936-June 1959, Virginia, Arlington County (8973), 1956, sheet 6. (Library of Congress, microfilm: Virginia reel 2, 8973); and Permit #31483, Department of Inspections (microfilm reel 1672).

¹⁰⁸ The west elevation scupper and downspout appear to be made of copper, but however the materials may have looked to me, the permit documentation specified that the “downspouts, leaderheads, and scuppers for entire job shall be of aluminum of same gauge and size as specified for the penthouse. Canopy shown on sheet 9 of 9 shall have flashing and a fascia covering of 25 gauge aluminum.” See Permit #31483, Department of Inspections (microfilm reel 1672).

edge of the staircase as well.¹⁰⁹ The secondary stair tower, located at the southwestern corner of the building, is similar to the well stairs at the northeast corner. It too is a series of dogleg stairs that connect each floor; it is lit on the south side by two windows, one per landing and each with a brown marble sill. The rear stair has direct access to the outside by way of the rear porch and exterior doorway. Identical to the front stairwell, the black stone or synthetic-granite treads are 11” deep and the risers measure 8” in height. The elevator has 1500-pound capacity; its manufacturer is not identified. Access to roof level is by way of the northwest stair.

3. Flooring: The lobby floor consists of almost 2’ square terrazzo panels separated by thin metal fittings.¹¹⁰ The metal dividers separate the panels and so provide uniformity to the floor pattern and surface; they also localize any cracking by containing any damage to one panel. Terrazzo itself refers to “any floor in which pieces of stone are bonded in a cement bed.” Introduced in the United States in the 1890s, terrazzo was only accepted several decades later, making it an appropriate material choice for the Arlington Realty Building.¹¹¹ In the stairwell, at the floor levels, the flooring consists of 12” square vinyl tiles; the treads each consist of a black granite slab and the landings of each dogleg stair connecting the floors are made of the same black stone, except laid in tiles. The area in front of the elevator on the second floor has wood flooring laid in interlocking 6” squares; however, the majority of floor is hidden under wall-to-wall carpeting. In the basement and in the roof level of the stair tower, the floors are either exposed concrete or more of the vinyl tiles, plus there is a linoleum covering in the basement refreshment area.

4. Wall and ceiling finish: As noted on the Sanborn Map, the building has suspended ceilings. In addition to this structural notation, most rooms in the Arlington Realty Building are offices with dropped ceilings, consisting of acoustical tiles and lit by overhead fluorescent lights, and with neutral in color, painted dry-wall walls. Ceiling and wall finish in the stairwells are plaster, with the exception of the west elevation of the northwest stair tower, which is mostly glazed. Pictures of the sea services ornament the walls. The roof-level mechanical room and basement boiler room have exposed I-beams – no ceiling – and exposed, concrete block walls. The most ornamental space is the first-floor lobby. There the walls are partially covered in the same terra cotta tile as seen on the exterior, and the ledge running on top of the tile in front of the east windows is made of brown-colored marble. In the reception areas, there has been a chair rail and baseboard added to the walls; in the basement, some wall surface has been covered with wood paneling; and in the third-floor conference room (northeast corner), there is wood

¹⁰⁹ James W. Rosenthal, Photograph, 2001, HABS/HAER Collection, Prints and Photographs Division, Library of Congress, specifically HABS No. VA-1369-17.

¹¹⁰ James W. Rosenthal, Photographs, 2001, HABS/HAER Collection, Prints and Photographs Division, Library of Congress, specifically HABS Nos. VA-1369-15 and VA-1369-16.

¹¹¹ Twentieth-Century Building Materials, p. 236.

crown molding. Also in the third-floor conference room, the marble sills measure almost 10" in depth.

5. Openings:

a. Doorways and doors: There is a mixture of glazed, metal doors, such as that seen in the first-floor lobby and seen separating the rear office area of the second and third floors from the north-south corridor, and of modern wood doors with butt hinges, brass or brass-plated knobs, but without any paneling. The glazed doors have transoms and sidelights and were identified as Vistawall Architectural Products or as Anaconda Aluminum Division. All of them have a key-lock system, although the manufacturers vary between Schlage, Medeco, Adamsrite, Defiant, and Arrow. The door leading from the stairwell to the roof has a glazed panel and a sliding bolt lock to secure it.

b. Windows: As on the exterior of the building, there is no decorative banding applied to the frame; the smooth, plain reveals are left unadorned. The overall effect is geometric, calling attention to the rectangular shape of the opening only. The exterior windows have brown marble sills, averaging 5" deep. Probably the result of interior renovations and of the need to transfer natural light into the building, there are black, metal framed windows in the east wall of the first-floor lobby and inside the first-floor office area conference room.¹¹²

6. Decorative features and trim: A blue-green ceramic tile ornaments the small first floor lobby area of the building. It runs from the floor level up to about 4 ½', essentially three tiles high. The flooring in this area is terrazzo. Inside the lobby is a plaque commemorating the building's dedication on April 4, 1982, and noting its sponsor, Kittie W. Rau, as well as the wheel of a ship; outside the main entrance, is a 100-pound iron anchor set.¹¹³ By the northeast entrance are two signs, one with lettering, reading "Navy League (/) of the United States (/) serving the sea services since 1902," and the other a plastic with metallic facing plaque. The second plaque has an arrow pointing to the current entry and the words, "Navy League (/) Main Entrance" cut into the face plate. A third plaque is visible on the stair tower, where the seal of the Navy League of the United States has been applied to the tile wall. Beneath the seal are the words, "Navy League (/) of the United States" rendered in all caps. In addition to the placards, there is a flagpole rising above the east side of the primary stair tower as well as faceplates in the north and east elevations, probably covering former flagpole anchors.

¹¹² These windows are similar to the Vistawall Architectural Products' door also found in the main lobby and to the glazed, aluminum-framed doors on the upper floors.

¹¹³ The wood wheel was inscribed, "To Mr. Bernard Bennett, National President Navy League of the United States In sincere gratitude for your visit January 25, 1986 Miami (Florida) Council #102 S. Ronald Barnette President."

7. Hardware: The exterior doors are secured by Medeco locks; these are high-security locks because copy keys cannot be made to fit them. The building also is protected by a Knox Box System, which means the fire department has a key and can access the building in an emergency without having to break through the door or windows. Often county regulations require fire department Knox life safety systems and so many commercial businesses use the Knox Box System to safeguard their property.

8. Mechanical Equipment: There is exterior lighting on the building itself in the form of floodlights and recessed lights at the entrances. Some of the floodlights have been added, as the conduit is exposed while other sets were installed as the building was constructed. Examples of the before and after floodlight pairs exist on the east elevation. There also are floodlights on the rooftop, directed to the flagpole. Inside, electrical components include an exit sign, a security camera, and recessed lighting in the main lobby. Behind the stockade fence is the mechanical equipment, most notably a hood – suggesting a ventilation system or kitchen in the basement. On the rooftop is more mechanical equipment, probably relating to the elevator shaft or the HVAC system, or both. Built-in air vents beneath each second and third story window provide either ventilation for the enclosed plenum or represent individual heating and air conditioning systems installed when the building was under construction.¹¹⁴ There is also plumbing, as shown by the hose bib located near the west end of the south elevation by the porch, and by the working bathroom and kitchen facilities inside.¹¹⁵

D. Site: The small office building occupies a 18, 562 square foot lot in a commercial district near the Arlington County courthouse; the lot was once part of the “Courtlands” subdivision and identified as lots 23 through 28. These parcels were consolidated into one tract when the structure was built.¹¹⁶ The structure is set back 11’ from the front property line and 26’ in from the rear. Moreover, it leaves about 15’ on the east side and almost 67’ on the west of open space.¹¹⁷ Currently there are beige, brick planters around the front of the building, along Wilson Boulevard and to the east and west. The bricks for the planters were laid in Flemish bond with protruding headers; seasonal flowers fill the planters as weather permits. The tree growing in the bed between the sidewalk and Wayne Street on the east side, moreover, was there when the building opened.¹¹⁸ A sidewalk runs between these planters and the roadway and leads pedestrians around the building to the parking lots. There is a small six-space parking lot to the east, plus nine additional spaces in the back, and twenty-five spaces, including one handicapped

¹¹⁴ Note: Corresponding to the location of these vents on the inside are individual radiator-type heating units located beneath the windows, circumstances that collaborate the second theory.

¹¹⁵ The building permit stated that the structure would have electricity, gas, water, and sewer utilities; the heating system would be a combination of hot water and hot (forced) air. The fuel used would be gas. See Permit #31483, Department of Inspections (microfilm reel 1672).

¹¹⁶ Property Information, Department of Real Estate Assessment, Arlington County.

¹¹⁷ Permit #31483, Department of Inspections (microfilm reel 1672).

¹¹⁸ See Hill's Arlington County (Virginia) 1959 Directory, p. 100.

space, to the west. The west side also supports holly hedges that run along the south stair tower's west elevation and from the south corner of the primary stair tower to the gate in the stockade fence. A smaller yew hedge is placed against the south end of the stockade fence, which is topped by barbed wire as further deterrent to unauthorized visitors.

PART III. SOURCES OF INFORMATION

A. Architectural drawings:

1. Library of Congress, Washington, D.C.

There are two fire insurance maps drawn by or for the Sanborn Fire Insurance Company that include the Courtlands area of Arlington. The first was done in 1936; it is the basis for the subsequent revisions and additions to the index of sites made in the 1950s. The 1936 map shows the block on which the building was constructed as well as the development of the civic center to the east, commercial properties west of there, and residential in-fill. The map was updated in 1954, with more additions in September of 1956, and it is this edition that illustrates the structure at 2300 North Wilson Boulevard as built. The Library of Congress also has several maps of the Washington, D.C. and Arlington County, Virginia, area on file, in addition to those available on-line through the Geography and Maps Reading Room.

2. Evening Star Newspaper.

In the September 3rd edition of the Evening Star, there is a sketch of the Arlington Realty Building. Although the newspaper is no longer publishing, microfilm copies of the back issues are available at the Library of Congress and at the Martin Luther King branch of the D.C. Public Library system. See Evening Star September 3, 1955, p. B-8.

B. Early views:

1. Virginia Room, Arlington County Public Library, Arlington, Virginia.

In the City Directory for 1959, there is an advertisement taken out by the Arlington Realty Company that includes a picture of the building. See Hill's Arlington County Directory (1959), p. 100.

C. Bibliography:

Arlington County Historical Commission. Historic Arlington. Arlington: 1976.

Courtlands Neighborhood Conservation Plan. Arlington: Arlington County Board, 1988.

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- Montague, Ludwell Lee. Historic Arlington 1608-1932. Arlington: Arlington County Historical Committee, 1968.
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- Simmons, George. "Roadside Sketches." Arlington Historical Magazine (October 1990): 51-56.
- Templeton, Eleanor Lee Reading. Arlington Heritage: Vignettes of a Virginia County. Privately published by author, 1959.
- Washington Evening Star. var. dates.
- Wilson Boulevard – East Commercial District, 1959. Arlington: Arlington County Office of Planning, January 1960.

D. Local Repositories:¹¹⁹

¹¹⁹ In addition to those listed, the Arlington Chamber of Commerce referred me to the Historical Society and the Northern Virginia Chapter of the American Institute of Architects had no information to offer relating to the real estate company, building, and era. Personal Communication with the author, November 19, 2001.

1. Arlington County Courthouse/County Government Complex

The Clerk of the Court maintains the county's land records, including those dating to when Arlington was a designated district in Alexandria County. These deed records are available on microfilm and in folio copies. At the County Government building, the real estate assessment office maintains tax records for the most recent years only; currently, records go back to 1994. Moreover, any building permits and plans filed in connection with said permits are kept active for 24 months; after that period, the files essentially vanish. Some of the earlier twentieth-century permit files were microfilmed but the reels of film do not represent a complete run, nor are they indexed. The zoning office has copies of the requests and compliance papers filed by the Navy League for the demolition of the Arlington Realty Building and the construction of a new seven-story building in its place. The Arlington County Board minutes have been transcribed and are searchable online; the board minutes, unfortunately, refer to the property only under insurance advisory committee meetings wherein the Arlington Realty Company is awarded commission points. The historic preservation program has no official information on the site, but they thankfully found several reels of microfilm relating to the elusive permit records of the 1950s.

2. Arlington Historical Society

The Arlington Historical Society was founded in 1956 and since then has been "operated for the literary and educational purposes and supports research, collection, preservation, discovery, restoration and dissemination of Arlington's history."¹²⁰ The Historical Society provided names and contact information for people related to the firm and provided helpful oral histories of the era.

3. Arlington County Public Library

The Virginia Room of the Arlington County Public Library has copies of most of the county directories between the mid-1950s and mid-1970s. They also maintain a file on the Courtlands neighborhood, retain a copy of the Courtlands' neighborhood development plan, and have a copy of the Franklin Plat, which was mapped in the 1930s and printed around 1952. In addition, materials held by the Community Archives are available here, although arrangements must be made in advance so the information can be pulled. Indexes to the Arlington Historical Society journal are available as well.

4. Clarendon-Courthouse Civic Association

¹²⁰ Taken from the Arlington County Historic Preservation Program website, accessed November 5, 2001.

Formerly known as the “Courtlands Civic Association,” this group does not maintain official records of the subdivision’s development over the course of the twentieth century and did not have records relevant to the Arlington Realty Building or its site. There is, however, information on the Courtlands neighborhood available at the Virginia Room of the public library. The materials pertain more closely to the area immediately by the courthouse, to some residents’ sale en mass of their property to a developer, and to early civic association leaders’ efforts to improve the quality of life there.

5. The Navy League of the United States, Arlington, Virginia

The Navy League has some tenant remodeling plans and maintains records relating to its organizational history.

6. Martin Luther King Memorial Library, District of Columbia Public Library System

The Martin Luther King Library’s Washingtoniana Division maintains a photograph archive, a collection inherited from the Evening Star newspaper after it ceased publication in 1981. The library has since added to the Star photographs, but most photographs predate the Arlington Realty Building. There were some images of the construction of the Virginia metrorail stations that provided general contextual information of the ca. 1960 terrain, but nothing specifically in the vicinity of 2300 North Wilson Boulevard. No materials surfaced that featured the real estate firm or its principals. However, the library has an index to the Evening Star; copies of the newspaper editions are available on microfilm as are back issues of the Washington Post.

E. Likely Sources Not Yet Investigated:

1. Two planning documents may be of use in elucidating the evolution of Arlington County from its rural, agricultural roots to its present role as an urban center. The citations are as follows:

Miller, Robert. “Court House Plaza: Arlington’s New Urban Center.” Design Action 1, no.2 (November/December 1982): 1-3.

Ward, Richard. “Planning for Growth in Arlington County, Virginia.” Urban Land 50, no. 1 (January 1991): 2-6.

2. Moreover, the archives of the local newspaper, the Sun-Gazette, may have information relating to the real estate firm and its principals; in addition, the newspaper may have indirectly covered the shift in Courtlands’ character from residential to commercial and civic. There was no response to my inquiry from the newspaper regarding their archives at the time this report was due.

3. In the Virginia Room of the Arlington County Public Library, there will soon be a compilation of materials relating to the Mason family's genealogy available to the public. This would help to broaden the understanding of John Mason, one of the first owner's of the land in question, who lived between 1802 and 1870.
4. It is likely that the library at the Navy Yard has materials relating to the establishment of and the services provided by the Navy League of the United States. In addition, the papers of the (1902) Secretary of the Navy may have information relating to the genesis of the organization; these papers would be available at the National Archives. Because of time constraints governing the HABS project, and because of another's forthcoming work on the history of the Navy League, I did not pursue this angle of research.¹²¹

PART IV. PROJECT INFORMATION

Documentation was undertaken in the fall of 2001 by the Washington, D.C. office of the Historic American Buildings Survey (HABS). The principals involved were E. Blaine Cliver, Division Chief, HABS/HAER, and Paul D. Dolinsky, Chief, HABS. The project was jointly sponsored by the Navy League of the United States, Charles L. Robinson, Managing Member, and by HABS/HAER. The documentation was initiated by Paul D. Dolinsky, the large format photography done by James W. Rosenthal, HABS Photographer, and the report written by Virginia B. Price, HABS Historian. The author is grateful to Lisa P. Davidson, HABS/HAER Historian, to Joseph Sacks of the Navy League, to Shannon Bell and Gail Baker of the Arlington Heritage Alliance, to Elizabeth G. Clements of the Arlington Historical Society, to Jennifer of the Community Archives, to William Lebovich, Historian, to Jerry A. McCoy of the Peabody Room, Georgetown Branch Library, and especially to Cynthia Liccese-Torres, Historic Preservation Planner, Arlington County, for their assistance and encouragement during the research process.

¹²¹ The historian's name is Kit Bonner. Look for his work to be published by the Navy League next year.

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¹²¹ The historian's name is Kit Bonner. Look for his work to be published by the Navy League next year.

Fig. 2. Charles G. Mackall's plat for the subdivision of Courtlands. Arlington County Land Records, Deed Book 120, p. 243.

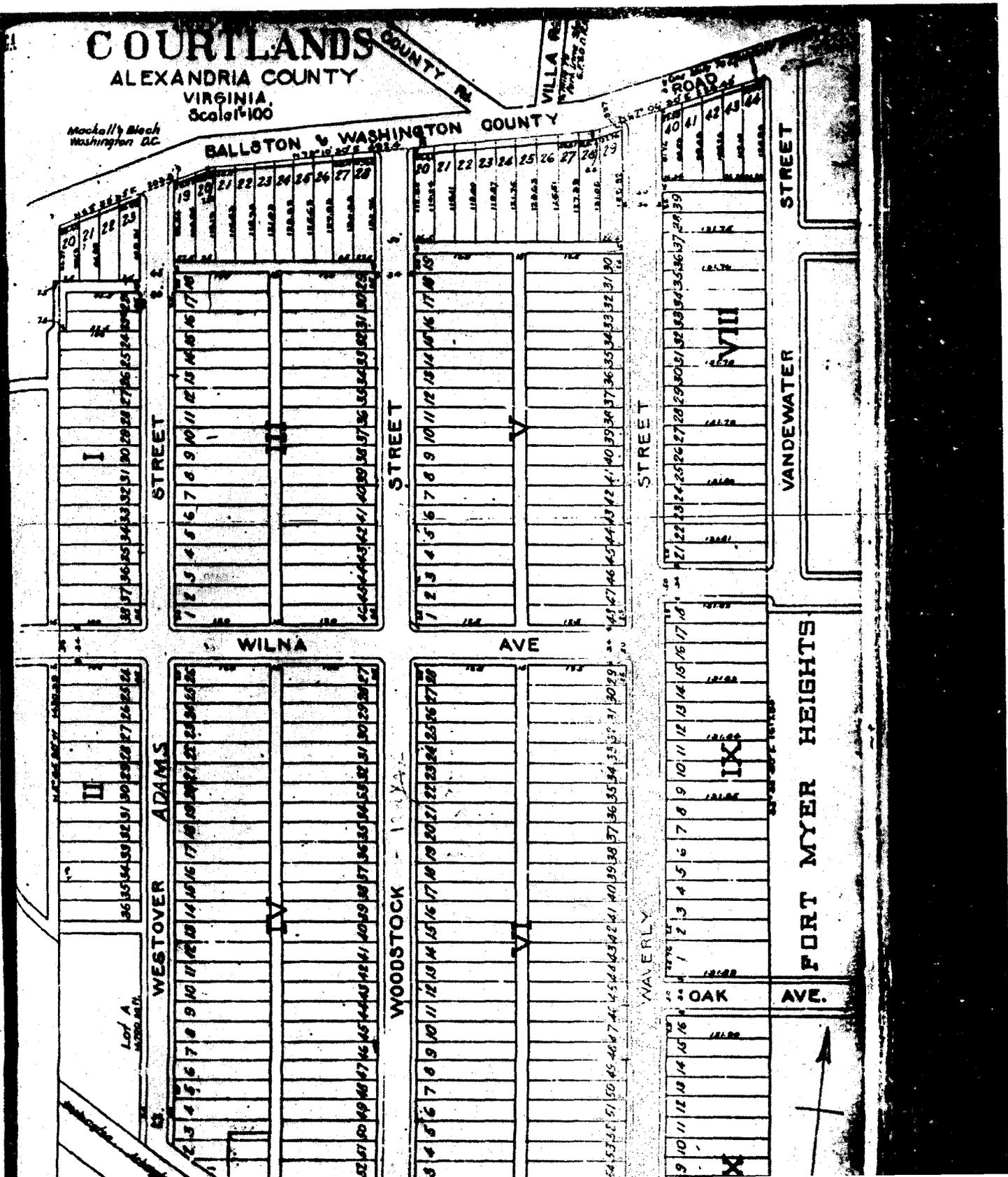
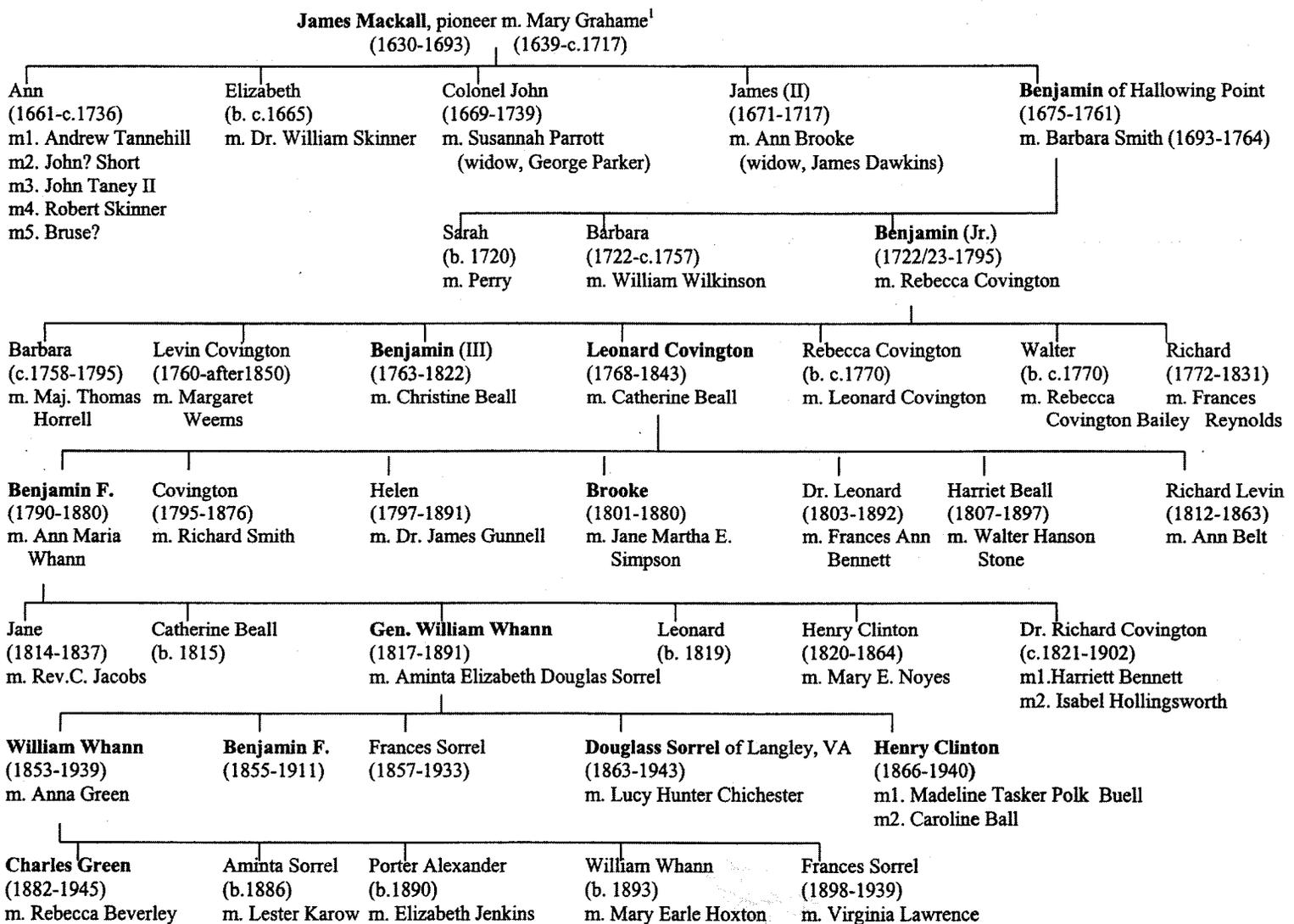


Fig. 3. Mackall family genealogy chart. Benjamin and Leonard Mackall, grandsons of James Mackall the pioneer, both lived in Georgetown. Leonard's son Brooke Mackall purchased a large tract of land located in Fairfax County, Virginia, in 1838; this parcel was later sold in the 1950s. In the early twentieth century, Charles Green Mackall relied on his uncles, Benjamin F., Douglass Sorrel, and Henry Clinton Mackall, for help with the sale of the Courtlands' lots. The Langley Land Company was likely a business they created to handle the transactions.



¹ Adapted from Louis C. Mackall's *A Short History - The Mackall Family* (1946) and its revisions included on the Mackall family web-site, <http://rmackall.home.mindspring.com/Mackall/Mackall.html>. The web-site includes materials from Henry C. Mackall of Fairfax, Virginia.

Fig. 4. Right of way map. Arlington County Land Records, Deed Book 455, p. 89.

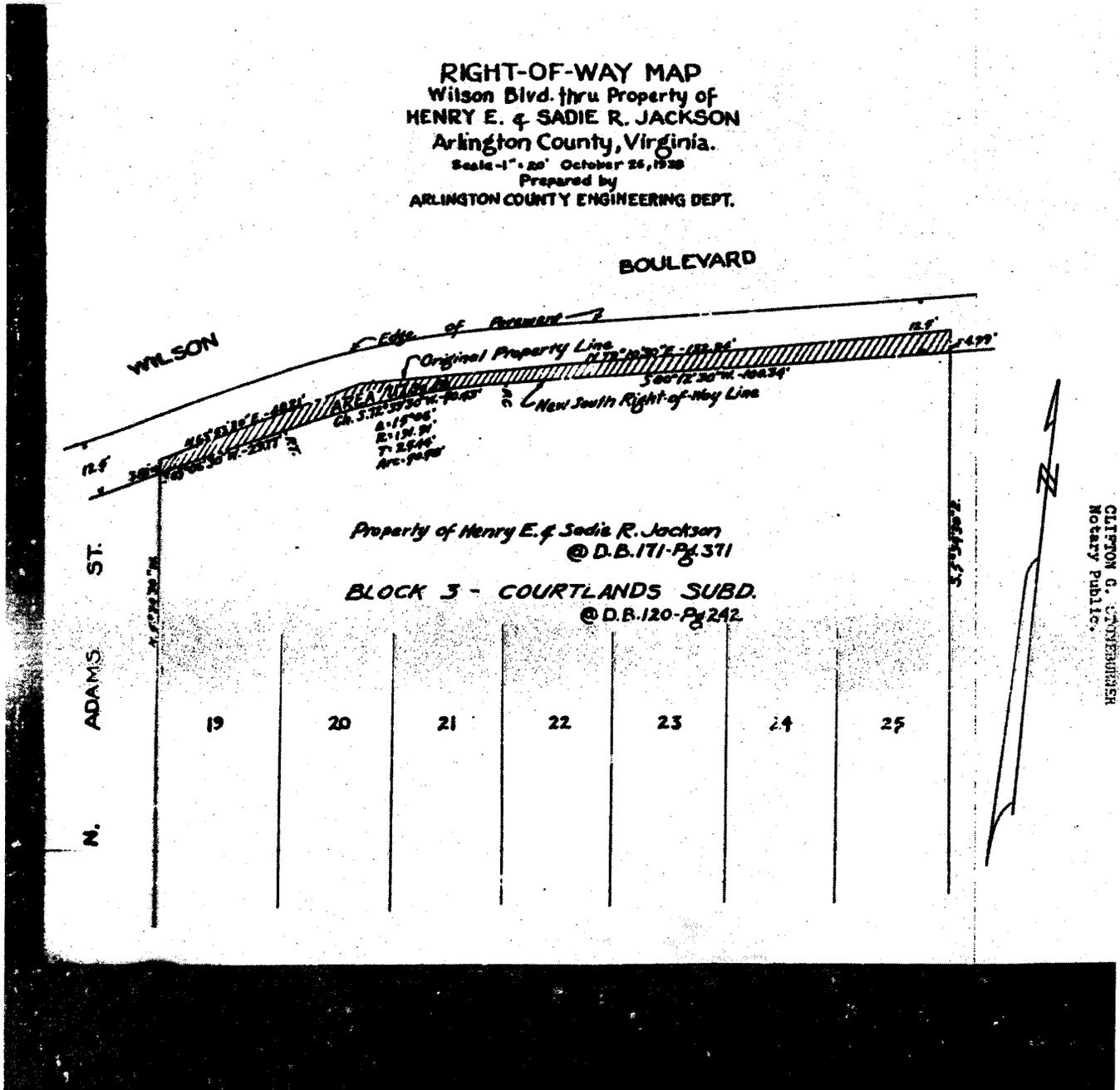


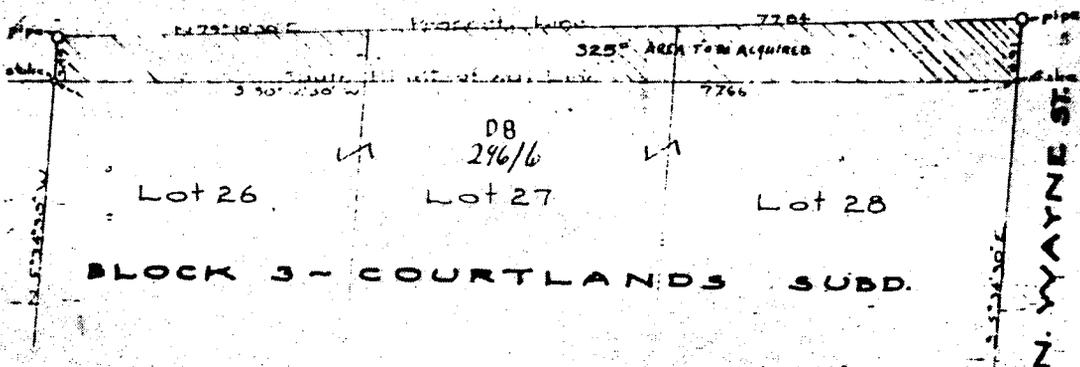
Fig. 5. Right of way needed for the proposed widening of Wilson Boulevard. Arlington County Land Records, Deed Book 633, p. 586.

ARLINGTON COUNTY VA.
ENGINEERING DEPARTMENT

Sketch
showing additional Right-of-way needed for the
proposed widening of Wilson Blvd thru lots
26, 27, & 28, Block 3, Courtlands Subdivision, the
property of Vanderbilt Quick
Scale - 1" = 100'
April 28, 1944

MAR 15 1944
Clayton S. ...

WILSON BLVD



Clayton S. ...
2-7-44