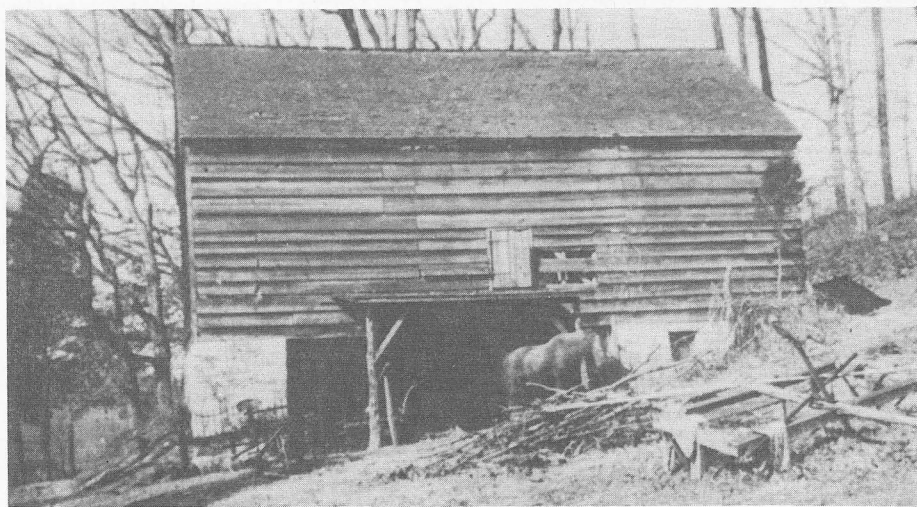




Courtesy of Arlington Historical Society

The Green Valley Spring House as it appeared about 1915. George Washington is believed to have drunk often from this spring when inspecting his lands along Four Mile Run well, before the arrival of the Frasers and the establishment of the Green valley estate.



Courtesy of Arlington Historical Society

A barn at the Green Valley manor grounds as it appeared about 1915.

Green Valley and the Forest Hills Townhouses

BY *SHERMAN W. PRATT*

It is doubtful that any of the early settlers in Northern Virginia have made a more significant and large scale contribution through land distribution to the development of what is now Arlington County, and have received less credit and recognition for it, than the Frasers¹ of the Green Valley estate of former years.

The magnificent and treasured verdant and rolling hills of the Army Navy Country Club alongside I-395 were once a part of the Anthony Fraser estate known as Green Valley. So too were the lands on which are located numerous other modern day developments to include the Oakridge Elementary School on South 24th Street, the Gunston Intermediate School on South Lang Street, the Anderson Clinic and closed Pentagon City Hospital on Army Navy Drive, the World War II-era housing developments of Shirley Park and Arna Valley (at this writing being re-developed), and dozens of single family homes down the western slopes of Arlington Ridge from Pentagon City and the River Houses almost to the banks of Four Mile Run.

And yet, in spite of this historic and key role of the Fraser properties in the growth of the area, the name of Fraser is all but completely unknown and unrecognized by current citizens of Arlington County. There are no schools, streets, parks, or other public facilities that bear the name of that pioneer family nor are there many today who would even know that the Fraser family once lived in this area.

Anthony Fraser's great grandfather Daniel Fraser of Scotland, a nephew of Simon Fraser, the last man beheaded in the Tower of London in 1747, arrived in Virginia as a ship's stowaway. Daniel's son William is recorded as settling in Northern Virginia in the mid-1700s as a tenant of the Alexander family that had built Abingdon, the recently upscaled ruins of which are between the parking garages of Reagan National Airport.² William's son, William, Jr. (the father of Anthony), acquired from the Alexander family several hundred acres of land straddling lower Long Branch, a tributary of Four Mile Run.³ The lands were known as Green Valley, perhaps named for James Green, who lived on the land near the present location of the clubhouse at Army Navy Country Club. On those



Courtesy of Arlington Historical Society

Green Valley Manor (1821-1924)

lands, in the valley floor about a hundred yards from Long Branch, Anthony Fraser built his home "Green Valley Manor" in 1821, three years before his father William died. In selecting the particular site for his home, Anthony must have been influenced by the existence of a productive spring where he also built his springhouse. It is recorded that George Washington stopped frequently at the spring for drinking water and no doubt he paused there also with his troops when moving through the area on his way to Yorktown in September 1781.⁴

When the Frasers first arrived in Green Valley the area was rustic, undeveloped, largely forested, and unsettled. The closest dwellings, about two miles to the north and beyond the end of modern Arlington Ridge and about where Pentagon City is now located, were three structures known as Awbrey's, Griffen's, and Wheeler's places. To the south and across Four Mile Run at about the Mount Vernon Avenue Bridge entrance to Alexandria there were only two structures, Chubb's House and Chubb's Mill.⁵ From the high ridge above Fraser's manor and about a mile to the east the Frasers could easily have seen the Alexander manor Abingdon on the banks of the Potomac River. To the north, about two miles away, unless the view were blocked by trees, they could have seen the Arlington House mansion of George Washington Parke Custis, started in 1802 and completed in 1817, only a few years earlier. Around 1840, the Frasers would acquire new neighbors with the arrival of James Roach and his family; they would

build their home on Hoe Hill, which they would rename Prospect Hill, at the northern end of Arlington Ridge.⁶

Once established at Green Valley Manor, the Fraser family grew steadily. Anthony and his wife Presha Lee were to have five daughters, Cornelia, Mary, Frances, Miranda and Presha. Also included among their family group would be two farmers, John Casey and Edward Clements, and two black men, probably slaves, Nathan Butler and Douglas Jones.⁷ Fraser became a leader and active in local affairs and on June 26, 1849 was elected Overseer of the Poor as recorded in the Minute Book of Alexandria County.⁸

In 1846-7 the Frasers witnessed the return of their District of Columbia home and lands once again to the state of Virginia, but not back to Fairfax County whence they had come in 1801 upon the establishment of the capital city. The area then became known as the country part of Alexandria County, as differentiated from the City of Alexandria. The boundary stones laid out in 1791 by Major Andrew Ellicott and his assistant Benjamin Banneker ceased to mark the boundary between the District of Columbia and Virginia, but instead marked the boundary between Fairfax and Alexandria Counties.

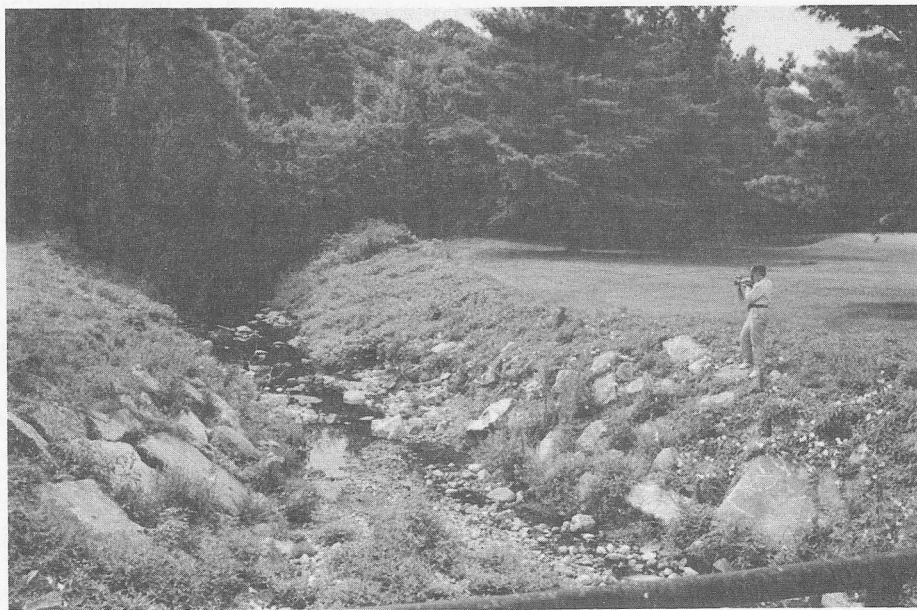
Soon after the retrocession, the Civil War began and hard times settled on local residents, including especially the Frasers. Upon occupying Northern Virginia on May 24, 1861, Union troops arrived in Green Valley and at the Fraser home. They demanded to know where rested the Frasers loyalty, and if it were with the North, then why did they not display the Union flag as required? Anthony answered that he had no flag, whereupon the Union soldiers prepared to burn down Green Valley Manor. Only by pleading that a flag would be obtained from a friendly general across the Potomac if some time were allowed did the soldiers agree to wait. The rickety family carriage was hitched up to an old horse and a mule, and two of Fraser's daughters were dispatched to General Staunton's office in Washington. After some delay because of closed offices, the general approached and provided the needed flag. The daughters returned, apprehensively watching the horizon for signs of smoke. When they arrived, the flag was draped over the entrance to the manor, since Fraser could find no flagpole. In the following days, most of the family entered the manor by other means to avoid passing under the Union flag.⁹

The Fraser properties were extensively occupied and used by the Union Army through most of the Civil War. Barracks for troops were erected in numerous places, as were also Fort Richardson, one of the numerous forts built to protect the Capital from possible attacks from the south or west, and Fort Albany, on the high ground to the east. The earthworks and ditches

of Fort Richardson now remain beside green number nine at the Army Navy Country Club. Additionally, a hospital and convalescent camp were established on Rapid Run near where it empties into Long Branch. The late Arlington historian Templeman wrote that the run was renamed Bloody Run because it ran red with blood from the numerous amputations performed there.¹⁰ In this period, Fraser, steadily growing blind, was saddened to hear the constant chop, chop, chop of axes as Union soldiers worked through the nights to fell the hundreds of trees on his land to clear fields of fire for the forts' guns, to obtain lumber for the construction of barracks and hospitals, and for firewood. He survived the war but died soon after, in 1881, and was buried on his property.¹¹

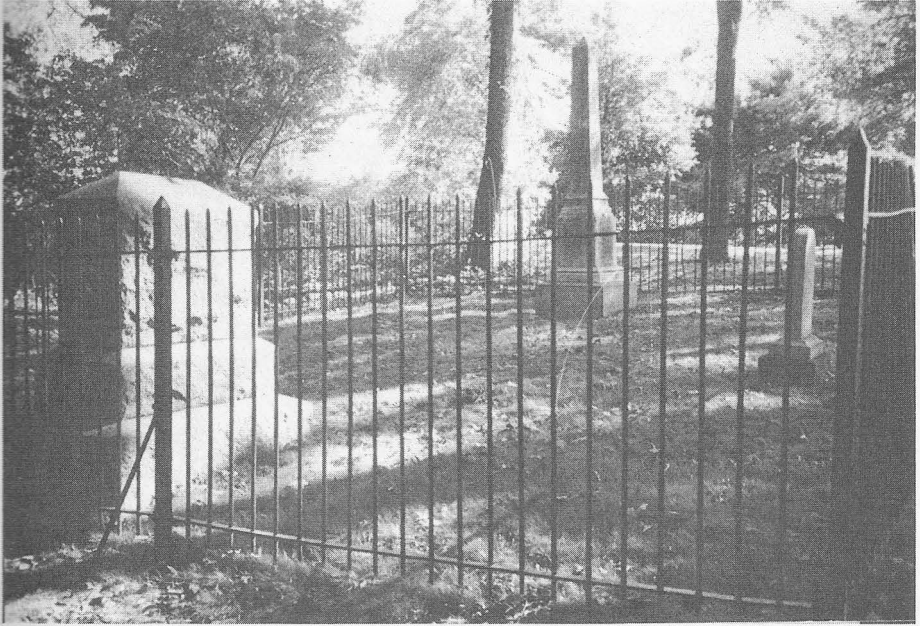
During the Civil War, Fraser's daughter Presha Antonia married the noted Army engineer Jackson Sickels¹² who was responsible for the construction of most of the Civil War fortifications around the city of Washington, including those in Northern Virginia.

Upon the death of Anthony Fraser, Green Valley Manor and its lands passed to Presha Sickels, and then to her daughter Frances Lee Sickels,



Sherman Pratt

The present day Rapid Run on the Army-Navy golf course were it runs into a culvert under Interstate 395.

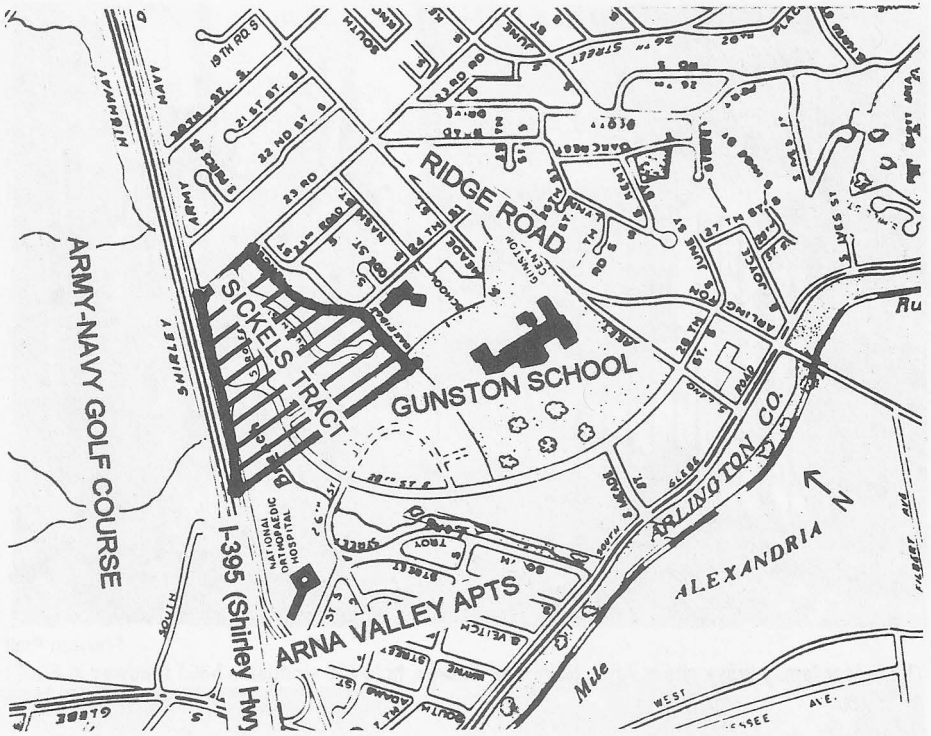


Sherman Pratt

The Fraser family grave site at Army Navy Golf Course, hole #26 alongside I-395 roadway in South Arlington.

who was born there in 1878 and died in England in 1956. Frances Lee was survived by a married daughter, Mrs. David dePackh, and a granddaughter last known to reside in Washington, D. C.

In 1924 Green Valley Manor was destroyed by fire, originating from causes that have never been conclusively established. Whether from lightning, vandalism or other sources will probably remain forever a mystery. Mrs. Sickels and her daughter were in Paris at the time. "Almost everything I prized was in the house," declared Mrs. Sickels, "rare antiques belonging to the family and articles I had collected myself in my travels. It was almost fifteen years before I could even visit the spot where it had stood. . . ." She added that only a few bits of furniture were salvaged.¹³ Some foundations, however, and parts of the fireplace and walls remained until modern times almost completely concealed in the midst of heavy overgrowth. One of the few items of furniture retrieved from the fire is a desk known as the "Desk of Infamy." Legend has it that the desk was once owned by Jefferson Davis, who used it when he penned his fatal refusal to consider a carte blanche request from President Lincoln to write his terms for ending the war, at a time when the losses on both sides had become overwhelming. Davis later pre-



Hatched area showing location of the Sickels (last undeveloped portion of Green Valley) Tract, now Forest Hills Townhouses, at South 23rd Street and Army Navy Drive.

sented the desk to his good friend Frederick Sickels, a noted New York marine engineer and brother of Jackson Sickels mentioned above.¹⁴

By the late 1960s, the last remaining undeveloped tract of the Fraser/Sickels property in its natural state was situated just east of Shirley Highway (later I-95 and then I-395) near South Glebe Road. It was probably the most sizable piece of undeveloped land, and probably the largest such tract anywhere in the county, zoned R-10 (single-family detached residences on lots of at least 10,000 square feet). The land was known among local citizens as the Sickels tract, or, as sometimes labeled in the media or elsewhere, the Sickles-Chaikin tract, in recognition of a development firm known to have a contractual interest in its development. It was just under sixteen acres in size and bounded on the west by Army Navy Drive, on the north by 23rd Street, South, on the south by the existing Anderson clinic and the Shirley Park and Arna Valley garden apartments, and on the east by single family detached homes along South Pierce Street and the Oak Ridge Elementary School. Almost all R-10 land to the north of the Sickels

tract between South 20th and 23rd Streets and about two thirds of the way up the slopes of Arlington Ridge from Army Navy Drive had been developed before and after World War II into single family detached homes.

As the 1960s drew to a close, citizens of the Arlington Ridge Civic Association, within whose boundaries the Sickels property was located, became increasingly wary and concerned over the future uses of the tract. Some residents wanted the county to purchase the property for park or other public uses. Foremost was the fear that the property might be re-zoned for uses more dense than the existing R-10 classification, which no one wanted. The Arlington Ridge Association was widely known for its civic activism on matters of land uses and development that its members perceived to conflict with the public interests or that would be detrimental to the reasonable enjoyment of living in their area. The group had lost a vigorous battle in 1967 to preserve the historic James Roach "Prospect Hill" mansion at the east end of Arlington Ridge Road, which had been re-zoned for high rise apartment zoning over their determined protests.¹⁵ Also looming on the horizon facing them were numerous other concerns, including the expected expansion of the nearby sewage treatment plant on South Glebe Road at U. S. Route 1, the development of the Cafritz-Tompkins properties on South Hayes Street that would become known as Pentagon City, and the widening of Jefferson Davis Highway (U.S. Rte 1/I-595).¹⁶

With much anxiety over the possible uses of the Sickels tract, the executive committee and some others in the Arlington Ridge Civic Association met in the home of Frances Hewitt on South Hayes Street on an early winter evening in 1968. Those in attendance included civic activists and local residents Alice Campbell, William Frederick, Sherman Pratt, Phil Arends, and Hewitt. Prominent on the agenda for discussion was a report floating around that an application was about to be filed for development of the Sickels tract for town houses. It was understood that the heirs of Frances Sickels were not interested in retaining the property and were negotiating with the Chaiken development firm to buy and develop the tract.

It was obvious that the matter was of major concern to the group and the community for fear that an effort would be made to develop the land in any way, and especially if into high rise and high density uses in conflict with the single family residential character of the neighborhood. Only months earlier, the community had experienced periods of near panic when an application was filed to re-zone the property for high density multistory apartment buildings. To the relief of Arlington Ridge citizens, on October 3, 1967 the County Board rejected a petition to rezone the property to RA7-16, which would have allowed the requested high rise buildings.

Residents had been appalled at the prospect of crippling increases in traffic and parking congestion and related problems that would have resulted from such high density uses of the Sickels tract. Additionally it was learned about the same time that the owners of the adjacent Shirley Park garden apartments were considering redevelopment of those units, a section at a time, into high rise apartment buildings. That plan was abandoned, however, when the owners were confronted with intense community opposition, but the event left local citizens with lingering nervous worries.

The Arlington Ridge Association, along with many other county activists, had long been on record, since earlier consideration and adoption of a general land use plan by the County Board in 1962, as favoring the retention of single family residential areas to the maximum extent possible and maintaining the lowest density possible throughout the county in all types of land use. There was general agreement that such a policy would minimize congestion and pollution, would not strain utility, school or other community facilities, and would help to avoid other adverse consequences of dense and highly compact developments. The prevailing view in the association, as generally elsewhere throughout the county, was also to resist the intrusion of commercial and high density areas into existing low density neighborhoods.

The Arlington Ridge Association members, soon after that early 1968 meeting, received notice from the county zoning administrator that an application had been filed for rezoning of the Sickels tract. The matter was promptly taken up by the executive committee of the association. Before the group was the question of what position to take on the application to rezone the Sickels tract from R-10 to R-10-T (townhouse use that could allow as many as five or more houses per acre, depending on configuration and layout).

The association members generally agreed at numerous meetings over the following month that they should urge the County Board, as a first choice, to acquire, through a bond issue if necessary, the land for park or other public use and retain the land as open space. Many other local groups and county activists agreed with the association. In a later report to the County Planning Commission its Site Plan Review Committee recommended that the "Commission reaffirm its previous position that this site be purchased for public open space." The committee reported, in pertinent part:

(T)he Commission has already recommended the subject site as its number one priority for purchase for public open space . . . however County Board action has not been taken. . . .

The . . . staff report on open space clearly indicates the critical need for

open space in the Gunston Junior High School District. The Chaiken or Sickles Tract, (valued at about a million dollars) . . . represents the cheapest site of significant size in the Gunston District. The Committee identified many advantages for maintaining this site undeveloped:

Historical significance: The old dirt road existing through a portion of the site is part of the original Rosslyn Ferry to Alexandria road dating back to the 18th Century. Ruins of an original manor house are on the site.

Accessibility: The site is located on 23rd street, easily reached by foot, bicycle or auto from the surrounding area.

Wild life abounds on the site. A Staff member recently visiting the site reported observing wild ducks in Long Branch stream.¹⁷

The Ridge Association and other local activists realistically were aware that the County Board might never agree to the public purchase of the Sickles tract, no matter how strongly they favored such action. There was recognition of the need for deciding what position should be taken on the townhouse rezoning application if the board refused to buy the land. The clear preference, absent a public purchase, was that the R-10 zoning be retained, but some expressed doubt that even that position was realistic or achievable.

There were numerous additional meetings on the Sickles matter in the following weeks. The association continued to anguish over the matter. Efforts were made to determine more precisely just what the developers proposed for the tract. Finally, when the applicants consented to amend their plan, the association agreed, with reluctance and little enthusiasm, "not to oppose" the town house application.

The developers agreed to amendments to their site plan in several critical respects. They consented to reduce the total number of units from 141 to 129; to widen the buffer strip between the development and the existing single family residences on South Pierce Street; to widen the private complex streets to 36 feet in accordance with county requirements; to increase off-street parking with additional garages; and to construct only detached houses on 23rd Street to conform to other houses on that street.

The developers appeared before the County Board on February 6, 1968 with these changes in their site plan in support of their application for rezoning. Numerous recreational, environmental, historical and other groups were on record as opposing the rezoning and urging that the land be acquired for park or other public uses. Also on file was the County Planning Commission's position advocating public acquisition of the site. Spokespersons for the Arlington Ridge Association testified that they did not expressly favor the re-zoning, but that they had voted not to oppose it after specified modifications and concessions had been made by the develop-

ers. After prolonged discussion, the board approved the application and rezoned the property from R-10 to R-10-T.¹⁸

Almost a year later, on January 25, 1969, the County Board approved the tentative site plan that had been used by the applicant and shown to the board at the time of the rezoning hearing.¹⁹ The final site plan included the modifications recommended by the Arlington Ridge Association and was not therefore opposed by the group. In fact, since public purchase had been declined, the association was now eager to have townhouse development move ahead, and it urged the County Board "to approve the revised Town House Site Plan".²⁰ The site plan approval was subsequently extended for one year on January 21, 1970 and for six months each on January 9 and July 10, 1971, and finally on January 26, 1972.²¹ At each of these actions, Arlington Ridge Civic Association representatives appeared and did not object to the extensions, but increasingly expressed apprehension that the developer was going to break faith and not proceed with construction. Fear prevailed among association members that with his foot in the door with a townhouse rezoning, the developer would abandon plans for townhouses and submit a new proposal for higher density uses in sharp conflict with the desires of the Arlington Ridge Association community and the general land use plan. The association became increasingly suspicious of the professed good intentions of the developers. The new association president wrote to the County Board as follows:

Although our Association agreed to the rezoning . . . several years ago, we remain apprehensive over the continued delay in the consummation of this project. . . . (W)e have agreed to previous extensions . . . based on the understanding that the delay . . . was due mainly to the tight money market.

. . .

Until construction is well under way, our residents will not rest at ease for fear that the developers may abandon their town house plans and seek authority for more dense development. . . .

We do not plan to oppose the application for renewal of the site plan . . . but in view of the history of repeated delays . . . we request that the Board question the applicant, publicly, and in detail, on his specific plans and schedule . . . with respect to the dates on which construction and completion of this project can be expected.²²

To the continued concern of the Arlington Ridge Association leadership, the zoning administrator for the county ruled on February 6, 1973 that the 1969 site plan, as approved and extended, had expired on July 26, 1972. Thereafter, as a consequence of the administrator's ruling, the applicants resubmitted their site plan and it came before the County Board on

May 12, 1973. It was heard in a late night session that became quite contentious and continued until well after midnight.

Spokespersons for the Arlington Ridge Association again appeared in opposition and protested vigorously that the new site plan differed significantly from the one initially approved by the board at the time of the rezoning action on January 16, 1969. Sherman Pratt, the association president, and also a previous chairman of the association's zoning committee, pointed out that the new site plan constituted, essentially, a return to the original proposal that was objected to and rejected by the association. He said townhouses once eliminated had been again included, townhouses were proposed for 23rd Street instead of the agreed-to single family detached residences, and off-street parking had been reduced. Pratt added, "I am at an utter loss to understand how you could ignore the virtual mandate to buy this land. Almost every responsible organization and individual, including a unanimous Planning Commission, wants the tract for open space."²³

Arlington Ridge Association member Bill Frederick proclaimed that board approval of the new site plan would constitute a breach of faith with the citizenry and a violation of earlier agreements made in order to obtain association approval of the townhouse plan.

Notwithstanding these protests by Arlington Ridge Association representatives, the County Board voted to approve the new site plan before them.²⁴ One member, however, Ellen Bozman, an "Independent" candidate for the County Board, disassociated herself from her colleagues on the board and asked the board to buy the tract.²⁵

Many members of the Arlington Ridge Civic Association, and particularly those residents who resided in the areas immediately adjacent to the Chaiken-Sickels tract, took the strongest umbrage at the action of the County Board in approving the site plan they opposed and decided to file suit in an effort to overturn the board's action.

A suit later filed in the Arlington County Circuit Court was dismissed but the filing of the suit resulted in voluntary changes in the site plan more in keeping with the desires of the citizen plaintiffs.²⁶ The developers proceeded with their plans and built townhouses on 23rd Street, contrary to the wishes of the plaintiffs, who had insisted on single family residences as proposed in the first site plan submitted and approved by the County Board. The developer did agree, however, to more off-street parking and more townhouses with garages, and also to a wider buffer strip of open space between the development and the adjacent residences on South Pierce Street.

With the rezoning and court actions, the last of the historic Green Valley Manor lands, except for the open space golf course, were finally



Sherman Pratt

The entrance to the Forest Hills townhouses on South 23rd Street near Army Navy Drive in South Arlington.

and completely transformed from pastoral and rural rolling hills and valleys into thoroughly urban areas. The town house project as finally completed, although not fully acceptable to the residents, mostly conformed to the original proposals not objected to by the community. Today the Forest Hills townhouses stand as one of the county's most distinguished, reputable and impressive housing projects. Citizens involved in the struggle were and are convinced that it would be far less so but for their efforts and struggles.

Sherman W. Pratt has been a resident of Arlington since his retirement from the Army in the early 1960s. He is the author of *ARLINGTON COUNTY VIRGINIA: A Modern History*, and books on the Korean War and World War II. He is a regular contributor to *The Arlington Historical Magazine*. He is a past president of the Arlington Historical Society and of the County Civic Federation.

References

¹ In some historical documents the name Fraser is spelled with a "z", i.e., Frazer. The spelling with an "s" is apparently more reliable since that is the spelling on the tombstones in the family

grave site in the Army Navy Country Club.

² Eleanor Lee Templeman, *Arlington Heritage: Vignettes of a Virginia County* (New York: Avenel Books, 1959), p. 60.

³ Tax list, "Valuation of Land and Lots of Land in Alexandria County, State of Virginia, assessed under an 'Act of Congress for the collection of Direct Taxes in insurrectionary Districts within the United States, and for other purposes,' approved June 7, 1862," copy on file in the Virginia Room, Arlington Central Library.

⁴ Radm F. Neale Smith, USN (Ret), "Military History of Army Navy Drive," in *Arlington Historical Society Newsletter*, Vol. 44, No. 2 (November 1999), pp. 13-15.

⁵ Map, "Arlington County Eighteenth Century," drafted by W. Bell and B. Sims, copy on file in the Virginia Room, Arlington Central Library. An amended version of this map was published in C.B. Rose, Jr., *Arlington County, Virginia: A History* (Baltimore: Port City Press, 1976), p. 30.

⁶ Sherman Pratt, "Prospect Hill: A Lost Arlington Historical Treasure," *The Arlington Historical Magazine*, Vol. 11, No. 3 (October, 1999), pp. 15-26.

⁷ *Alexandria Virginia, City and County, 1850 Census*, transcribed by Marjorie D. Tallichet (Bowie, MD: Heritage Books, 1986), on file in the Virginia Room, Arlington Central Library.

⁸ "Jottings from the Minute Book of the County Court of Alexandria," *The Arlington Historical Magazine*, Vol. 2, No. 3 (October 1963), p. 42.

⁹ Cecil Chittenden (Lyn Ross), *Arlington: A New Frontier* (New York : Hobson Book Press, 1946), p. 111.

¹⁰ Templeman, *Arlington Heritage*, p. 60.

¹¹ The Fraser family grave site remains within the Army Navy Country Club and is enclosed within an iron fence near the 26th green, just off Interstate highway I-395 and across from South 22nd Street.

¹² Not to be confused with the famed MGen Daniel Sickles, who shot and killed his wife's lover Philip Barton Key (son of Francis Scott Key) within sight of the White House, but was acquitted on grounds of temporary insanity, and later lost his leg in the fighting at Gettysburg.

¹³ Chittenden, *Arlington: A New Frontier*, p. 109.

¹⁴ The desk is a permanent acquisition of the Arlington Historical Society, donated by Mrs. David dePackh, the daughter of Frances Lee Sickles, and is located in the Society's museum at 1805 South Arlington Ridge Road, Arlington.

¹⁵ Pratt, Sherman, "Prospect Hill," p. 15.

¹⁶ Sherman Pratt, "The Pentagon City Coordinating Committee (PCCC) and The Center for Urban Education (CUE)," *The Arlington Historical Magazine*, Vol. 10, No. 2 (October 1994), pp. 47-60, and "Arlington's At-Large Electoral System: A Study of its History, Strengths, and Weaknesses," *The Arlington Historical Magazine*, Vol. 10, No. 3 (October 1995), pp. 19-35.

¹⁷ Planning Commission Site Plan Committee Report, *Forest Hills Town Houses*, July 26, 1973. Actions or reports such as this by county government offices are on file either in the county manager's office, or the Virginia Room archives of the Arlington Central Library, or both.

¹⁸ Minutes, Arlington County Board, Book 22, Page 82.

¹⁹ Under a procedure adopted in the early 1960s pertaining to applications for rezoning, applicants were required to present draft site plans for a site at the time of an initial rezoning hearing. They were then required to resubmit the plan to the board before final action on the application.

²⁰ Letter, January 13, 1969, Francis S. Hewitt, President, Arlington Ridge Civic Association, to Dr. Kenneth Haggarty, Chairman, Arlington County Board.

²¹ Letter, March 12, 1974, from Tom Parker, Planning and Zoning Chief, to Charles Flynn, County Attorney's Office, Subject: Forest Hills Town House Plan.

²² Letter, January 7, 1971 from William K. Skaer, President, Arlington Ridge Civic Association, to the Arlington County Board.

²³ *Arlington Journal*, May 17, 1973, pp. 1, 7.

²⁴ Letter, March 12, 1974, Tom Parker to Charles Flynn.

²⁵ *Arlington Journal*, May 17, 1973, p. 7. Several members of the board ran for election as "independents" but they were supported by, and included in the campaign literature of, the County Democratic Party and the dominant political organization known as Arlingtonians for a Better

County.

²⁶ Filings and details of the suit are unavailable due to a fire in the Office of the Court Clerk that destroyed many records including the main file on this law case. The case was identified as Alvin Rogers et al. vs. Arlington County Board, in Chancery 24141. The final dismissal decree is recorded in Chancery Book 189, page 739. The plaintiffs were represented by the law firm Bean, Kinney and Norman, 2000 North 14th Street, Arlington.