

Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 12-04 (HP1200003)



A request by Cameron & Catherine Saadat, owners of the property at 1005 South Quinn Street, located in the Harry W. Gray House Historic District, to install board-on-board privacy fence, construct a shed, and alter the driveway.

For DRC (*circle those present*): **Robert Dudka, Charles Craig, Charles Matta, Darren Hannabass,**

For Arlington County (*circle those present*): **Cynthia Liccese-Torres, Rebecca Ballo**

Case #12 - 5 Agenda Item # No 3

Application Complete

Application Incomplete

Applicant(s): Cameron Saadat

For Applicant(s): Cameron Saadat

(See attached application for applicant, address, name of property and property description, drawings, photographs, and proposed scope of work.)

Design Recommendations:

1. Prefer western red cedar construction for the shed. If applicant decides to construct own version of this shed instead of purchasing pre-made, will require new CoA review.
2. Location of shed near center of the fence on shared property lines.
3. Show exact configuration of driveway. Asphalt not appropriate. Brick or paving blocks appropriate.
4. Fence—prefer left graphic. Show clearly on plat location and type of fence. Board-on-board fine.

Findings:

Return to next DRC meeting

Send to HALRB (see below for recommended actions)

If sent to HALRB, recommended action is:

Place on consent agenda

Place on discussion agenda:

Recommend approval of CoA, with DRC design recommendations and/or additional information provided

Recommend deferral of ruling on CoA (explanation):

Recommend denial of CoA (explanation):

No recommendation.



CERTIFICATE OF APPROPRIATENESS STAFF REPORT

TO: HALRB
FROM: Rebecca Ballo
DATE: March 12, 2012
SUBJECT: 1005 South Quinn Street, Case 12-04, Harry W. Gray House Historic District

This case is a request to erect a board-on-board privacy fence, construct a new shed, and reconfigure the brick parking pad at the Harry W. Gray House Historic District. This property, designated as a local historic district in 1984 and listed in the National Register of Historic Places in 2004, is a unique, single-building historic district. An excerpt from the *National Register Nomination* follows (to read the complete nomination, visit the County's website (www.arlingtonva.us/departments/CPHD/ons/hp/file64850.pdf):

The Harry W. Gray House, located at 1005 South Quinn Street in Arlington, Virginia was constructed in 1881 in the Italianate style. The masonry dwelling, constructed of five-course American-bond brick, presents a rectangular footprint and freestanding rowhouse form typical of urban settings. Standing two stories in height, the three-bay-wide dwelling, which faces north, sits on a solid brick foundation. Capped by a standing-seam metal shallow-pitched shed roof, the dwelling also features 212 wood windows, two interior-end brick chimneys with corbelled caps, and a full-width one-story porch, which stretches across the facade. A highly decorative Italianate-style entablature caps the facade. A small wood-frame porch on the southeast corner of the L-shaped dwelling was enclosed circa 1960....

...The house was built by Harry W. Gray (c.1851-1913), a former slave on General Robert E. Lee's Arlington House estate. Constructed in 1881 in the fashionable Italianate style, the dwelling represents the monumental shift from slaves to freedmen for African Americans in the years following the Civil War. Gray and his family, also slaves at Arlington House, established themselves at the government-sponsored Freedman's Village on the Arlington House property and the associated rural Arlington Tract, while assimilating into their newfound societal roles. In 1881, Gray and his wife, a freed slave from James Madison's Montpelier plantation, purchased a nine-acre tract in Johnson's Hill just to the south of the Freedman's Village. Incorporating masonry skills learned at Arlington House and at the local brickyards, coupled with an appreciation of the mid-to-late-19th-century residential architecture he saw in Washington, D.C. while working for the U.S. Patent Office, Harry W. Gray constructed a rare example of the brick rowhouse in Arlington County....

After the war, many former slaves, including the Gray family, became associated with the government, and established Freedman's Village. As residents became assimilated into the work force, many families relocated to nearby communities, such as Nauck, Green Valley, East Arlington, South Washington, and Johnson's Hill, areas of Alexandria County (now Arlington County) that began to cater to former African American slaves. After gaining employment at the U.S. Patent Office circa 1872, Gray left the Village environment after purchasing a nine-acre tract from J.R. Johnston in 1880. The following year, Gray constructed a masonry rowhouse dwelling on his property in Johnson's Hill. The disbanding of Freedman's Village by the federal government in the 1890s forced residents to look to surrounding areas for settlement opportunities, further expanding these early African-American neighborhoods, which were originally settled by pioneers such as Harry W. Gray....

The proposed board-on-board privacy fence will extend along the rear and side yards in the areas marked in red on the attached plat. The fence will be 6' high and conform to the design in the submitted plans. This design is taken from the *Maywood Design Guidelines*. The applicant is proposing to add two 4' gates, one in the rear, and one in the sideyard. The DRC noted that the horizontal posts should run on the interior face of the fence.

The applicant is also proposing to install a wood garden shed. The DRC application showed four options, and the DRC and staff agreed that the western red cedar 8' x 4' spacesaver garden shed was the most appropriate since it would blend into the landscape better than the other options. The shed would have a set of double doors, a shed roof, and lap siding. The dimensions will conform to those shown in the attached specifications. It was discussed that the applicant may desire to build his own shed. If that is the case, then the DRC noted he will need to reapply for a new CoA with drawings showing the exact dimensions and materials. The DRC did not recommend an exact location for the shed, suggesting instead that it sit somewhere near the center of the fence along either shared property line in a location that meets the zoning setback requirements.

The third proposal is to alter the configuration of the existing driveway. Currently, there is a 16' wide concrete apron and a brick parking pad that measures approximately 13' x 15'. The applicant is proposing to widen the concrete apron by 1', and expand the parking pad to measure 21' x 21'. The layout will match the attached drawing on the plat. The applicant will use brick pavers to match the existing ones to expand the driveway. Due to settlement under the existing parking pad, all the brick pavers will be removed, the ground will be prepared and tamped down, and the pavers will be reset with the new pavers.

The DRC recommended approval of this application, and asked that it be placed on the consent agenda for the March 21, 2012, HALRB meeting. Staff supports the DRC recommendation. This local historic district does not have its own set of design guidelines; therefore, staff finds that the proposal meets the Secretary of the Interior's Standards for Rehabilitation 2 and 9.

- 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*
- 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will*



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be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.