

# Historical Affairs and Landmark Review Board

## Arlington County, Virginia

HALRB Case 12-22 (HP1200021)



A request by Cameron Saadat, owner of the property at 1005 South Quinn Street, located in the Harry W. Gray House Historic District, for a new shed.



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

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

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Case #12 - 22 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. No changes.

2.

3.

**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:** September 7, 2012  
**SUBJECT:** 1005 South Quinn Street, Case 12-22, Harry W. Gray House Historic District

This case is a request to construct a new shed 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](http://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-19<sup>th</sup>-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....*

As part of CoA 12-04 for site improvements, approved by the HALRB in March 2012, the owner received permission to construct a wood garden shed of western red cedar and measuring 8' x 4'. At that time, it was discussed that the applicant might desire to build his own shed. If that were the case, then the DRC noted he would need to reapply for a new CoA with drawings showing the exact dimensions and materials. The owner has not yet built the originally approved shed and is now seeking approval for a different shed that he will construct himself. It is of a similar design to the originally approved shed, with a slightly larger footprint of 12' x 4.5'. The structure would have a set of double doors, a shed roof, and 1x6 German lap siding. The dimensions will conform to those shown in the attached specifications. The DRC did not recommend an exact location for the shed, suggesting instead that it could be sited near the center of the fence along either shared property line in a location that meets the zoning setback requirements.

The DRC recommended approval of this application, and asked that it be placed on the consent agenda for the September 19, 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 9.

*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 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.*