

Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 14-12 (HP1400019)



A proposal by Cameron and Catherine Saadat, the owners of the property at 1005 S. Quinn Street in the Harry W. Gray Historic District, to construct: 1) a second-story on an existing one-story addition; and 2) a second-story deck.

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

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

Case # Con. Review Agenda Item # 05

Application Complete

Application Incomplete

Applicant(s): Cameron Saadat

For Applicant(s): Carter Jones

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

Design Recommendations:

1. Explore massing options.
2. Submit numerous options at the next meeting.
3. DRC and staff conceptually okay with an addition at proposed location.

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.

For DRC (*highlight those present*): **Robert Dudka, Charles Craig, Charles Matta, Tova Solo**

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

Case #14 - 12 Agenda Item # 2

Application Complete

Application Incomplete

Applicant(s): Cameron & Catherine Saadat
For Applicant(s):

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

Design Recommendations:

1. DRC prefers Option 1.
2. Please show the proposed porch for consideration.
 - a. Please build a simple model that shows the building/addition in relation to the topography.
 - b. Please consider a door from the stairway to access the terrace on the first story.

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.

For DRC (circle those present): **Robert Dudka, Charles Craig, Charles Matta, Andy Wenchel**

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

Case #14 - 12 Agenda Item # No 1

Application Complete

Application Incomplete

Applicant(s): Cameron Saadat

For Applicant(s):

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

Design Recommendations:

1. DRC okay with option 2.
2. Treatment of bedroom infill with more detail (as infilled porch)
3. Break in roof – flat roof for infilled section of second-story porch
4. Porch to be open – detailed appropriately for vernacular.
5. Specification sheets and details for all materials

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.

For DRC (*circle those present*): **Robert Dudka, Charles Craig, Charles Matta, Andy Wenchel, Erin May, Tova Solo, Joan Lawrence**

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

Case #14 - 12 Agenda Item # No 1

Application Complete

Application Incomplete

Applicant(s): Cameron Saadat

For Applicant(s): Carter Jones

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

Design Recommendations:

1. Please include the single-leaf door specification.
- 2.

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: John Liebertz, Historic Preservation Planner
DATE: August 12, 2014
SUBJECT: 1005 S. Quinn Street, CoA 14-12, Harry Gray House Historic District

This case is a proposal by the owners for the rehabilitation of and alterations to the Harry W. Gray House, located at 1005 South Quinn Street. The Harry W. Gray House, 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:

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....

Relevant renovations to the dwelling include the enclosure of the wood-framed rear porch in ca. 1960. The enclosed porch featured a flat roof with a balcony. The current owners remodeled the enclosed porch (CoA 11-22) in 2011, resulting in its current appearance (which retains the second-story balcony).

This proposal calls for a shed roof addition directly above the existing enclosed porch. This request will not increase the building's footprint; however, the applicants are asking to construct a second-story with an open porch beneath. Fenestration includes the reuse of 2011 French doors on the side elevation of the proposed addition and paired, double-hung, wood-sash windows on the rear elevation. In order to allow for the open area beneath the deck to read as a porch, the applicants propose to replace a 2011 window with a two-foot wide wood door.

The DRC heard this case in May, June, July, and August 2014. The applicants provided basic concepts at the first informal review at the May DRC meeting. The DRC and staff requested the applicants return the following month with numerous options, but agreed that a proposed second-story addition on the one-story enclosed porch was appropriate.

The applicants returned with numerous options at the June DRC meeting. Staff appreciated the number of options presented, but stated to the applicant that the HALRB could only request special use permits from the Zoning Administrator for particular reasons. Therefore, any option that exceeded the required zoning setback was not possible. The DRC and staff both preferred the proposal that called for a simple addition above the existing enclosed porch. The applicant requested that the DRC consider the construction of a second-story deck in lieu of a larger addition. Staff requested that applicants present a model that will show the dwelling in relation to the surrounding topography.

At the July DRC meeting, the applicant returned to DRC with the requested model and additional options regarding the treatment of the first-story porch and second-story deck. Staff contended that the model showed the prominence of this elevation from the public right-of-way and argued that the deck interrupts the design of this historically significant and unique dwelling. The DRC stated that the construction of a second-story deck represented a natural progression with the enclosure of the second-story, but requested that the existing first-story window on the western end of the enclosed porch be replaced with a door. In addition, the committee requested the applicants change the roof from a shed roof to a flat roof. Both DRC and staff requested additional specifications and refinement of the design of the proposed addition.

At the most recent DRC meeting in August, the applicant presented additional details regarding materials and finishes. While the DRC and staff both continued to support the location of the addition, staff continued to express concerns regarding the appropriateness of the proposed deck. Staff requested the DRC suggest a different window configuration on the rear elevation since there are no other paired windows on the dwelling. The DRC members had no comments regarding the paired windows. The DRC recommended approval of this application and asked that this case be placed on the consent agenda for the August 20, 2014, HALRB meeting.