

HOUSE AT 2211 NORTH CULPEPER STREET

Location: 2211 North Culpeper Street, Arlington, Virginia.

Significance: The house at 2211 North Culpeper Street, built ca. 1934, is significant for its association with the Hicks family of Arlington County, Virginia. For several decades, Theodore and Lucy Hicks, African American leaders in the Hall's Hill neighborhood, lived at this location. The Hicks family developed services to assist the African American community of Arlington who suffered from racial segregation and discrimination. The Hicks family also operated a market and restaurant at 4903 Lee Highway for at least four decades. According to oral history, Susana Hicks, Theodore's mother, began the Hicks Bus Line in Arlington to provide better transportation services for African Americans. The house at 2211 North Culpeper Street rooted the Hicks family in Hall's Hill and allowed them to assist the African American community there through the first half of the twentieth century.

In 1944 the Hicks family conveyed a parcel of land next to Theodore and Lucy's house to the Hall's Hill Volunteer Fire Department (HHVFD), which has served the historically African American neighborhood of Hall's Hill from at least 1926 through the present.¹

Description: The single-family house at 2211 North Culpeper Street is a two-story, Craftsman-styled bungalow constructed around 1934. The side-gabled house rests on a rectangular American bond brick foundation and has masonry walls. The first story has full-width, hipped roofs covering a porch and addition on the façade and rear, respectively. The second story features shed wall dormers on the façade and rear. Chimneys include an interior brick chimney at the middle of the roof ridgeline, and an exterior gable wall chimney. Fenestration typically consists of 1/1, double-hung vinyl or aluminum windows and doors are mostly of a single-leaf replacement variety. The original gable-end exposed rafters common in the Craftsman style were covered with vinyl siding in a modern renovation.

The exterior of the house has had at least two major additions and three renovations. The original house (ca. 1934) had an American bond brick foundation supporting clay tile walls with brick infill at the corners and around doors and windows. The interior chimney and exterior gable wall chimney also belong to this period. Between 1934 and 1952, the owners made several important changes. They constructed a one-story, one-bay addition with a hipped, asphalt shingle roof and walls of the same masonry ca. 1935. Built around the chimney on the south elevation, the addition was intended as a "heating plant," but currently serves as a storage space. The owners also built a two-bay, wood-frame addition on the east (rear) elevation. This addition is sheathed in vinyl siding and covered with an asphalt shingle hipped roof. A two-bay by two-bay garage with concrete block walls was added directly to the east of the house in 1939. A renovation, ca. 2000, enclosed the open rafter cornice with aluminum flashing and covered the rear addition and outbuilding with vinyl siding. All but two of the original wood-frame windows were replaced with aluminum-frame or vinyl windows. All doors later were replaced with modern wood or aluminum doors. A 2014 renovation sealed off interior access to the gable wall chimney at the first floor kitchen and placed walls behind two dormer windows on the second story east and

¹ "Susanna Hicks et al. to E.T. Morton et al.," 6 July, 1944, Arlington County Land Records; *The Washington Post*, 30 October, 1927; *The Evening Star*, 22 August, 1926. The John M. Langston Citizens' Association, "Our History," <http://www.highviewpark.com/history/?rq=hicks>. According to local oral history, the Halls Hill Volunteer Fire Department was founded in 1918 and operated from the nearby John M. Langston School. A 1926 article in the *Evening Star* referred to the "recently organized" Halls Hill Volunteer Fire Department. The department received an official Arlington County charter in 1927, and a 1929 map shows it located at 1137 Lee Highway. The original fire station was demolished, but another was erected on an adjacent site at 4845 Lee Highway in 1963 and named The Arlington County Fire Department Engine No. 8 (commonly referred to as Fire Station 8).

west elevations. Finally, a 2015 remodeling covered the façade with an ashlar regular course stone veneer.²

The first floor of the west (façade) elevation consists of three bays. The primary entry is the central bay, which has a replacement wood-paneled door with a fixed multi-light ovular window. A ribbon of three 1/1, double-hung, aluminum-sash windows divided by aluminum-clad muntins flank the principal entry. The façade features a full-width, wood frame porch with an infilled section on the north end. Two battered columns support the hipped porch roof. An aluminum porch railing terminates at a stone-capped porch pier. The walls and columns of the west elevation are covered with an ashlar regular course stone veneer. The second story fenestration consists of a pair of three 1/1, double-hung, vinyl windows set into a shed wall dormer. A brick rowlock sill runs the width of the dormer. Black asphalt shingle covers the face and cheek walls of the dormer.

On the north elevation, the first floor fenestration is four bays wide. Beginning at the eastern end, the fenestration consists of a narrow 1/1, double-hung, vinyl window on the addition, then two groupings of three 1/1, double-hung, vinyl windows with 6/6 simulated divided light on the original section, followed by a pair of 1/1, double-hung, vinyl windows on the infill section. The second-story fenestration features two 1/1, double-hung, vinyl windows with 6/6 simulated divided light. The windows have brick rowlock sills and header bond brick infill around their sides with a continuous brick lintel.

The first-story east (rear) elevation features a four-bay addition constructed between 1934 and 1952. The addition rests on a rectangular concrete block foundation and is covered with a full-width hipped roof. The first and second bays, located on the south end of the addition, are recessed. Moving north along the east façade, the first bay contains a wide 1/1, double-hung, vinyl window. The second bay features an aluminum-paneled door with a 9-light window and that is protected by a storm door. The third and fourth bays have two typical 1/1, double-hung, vinyl windows. Mirroring the west (front) elevation, the second-story rear fenestration consists of a pair of three 1/1, double-hung, vinyl windows with 6/6 simulated divided light set into a shed wall dormer. A brick rowlock sill runs the width of the dormer. Black asphalt shingle covers the face and cheek walls of the dormer.

The south elevation contains six bays on the first story. The westernmost bay has a pair of 1/1, double-hung, vinyl windows on the porch infill. The second bay consists of a single 1/1, double-hung, vinyl window. The third bay contains a four-foot deep by seven-foot wide addition with a low hipped roof covered with black asphalt shingle. The addition projects out a single bay and has a narrow, fixed, eight-light, wood frame window with a brick rowlock sill facing the west elevation. A similar six-light window faces the east elevation. An off-center, aluminum-paneled door on the south elevation provides access to the addition. The fourth bay contains a pair of 1/1, double-hung, vinyl windows. The fifth bay consists of a wide 1/1, double-hung, aluminum-frame window set into a section of vinyl siding that extends from just above the window to just above the ground. The sixth bay has a pair of wide 1/1, double-hung, vinyl windows on the rear addition. The second story fenestration consists of a single 1/1, double-hung, vinyl window with 6/6 simulated divided light in the fourth bay and a pair of 1/1, double-hung, vinyl windows with 6/6 simulated divided light in the fifth bay. A narrow brick chimney extends through the roof of the addition and pierces the eave between the upper story window bays. (Another chimney is located at the center of the roof along the ridgeline).

The interior of the first story has an open floor plan. It includes a narrow alcove and a large family and living room on the northern side of the house. The addition on the eastern (rear) elevation of the house encloses a bathroom, bedroom, and laundry room. The laundry room has direct access to the rear yard. The first story also has a kitchen and foyer area. A quarter-turn staircase with a landing likely has the original wood newel posts and stringer, although the treads, risers, balusters, and handrail have been replaced recently.

² “2211 North Culpeper Street,” Historic House Cards, Arlington County Historic Preservation Program Files; “Building Permit No. 8687, 12 August, 1939,” Arlington County Historic Preservation Program Files; Google Maps Street View, November 2007, www.google.com/maps; “Permit History, 2211 N. Culpeper Street,” Arlington County Department of Community Planning, Housing and Development, accessed March 23, 2018.

The second-story has two smaller bedrooms, a master bedroom with a large bathroom, and a separate bathroom at the end of an east-west hallway.

History: Theodore Hicks was born ca. 1903 in Arlington, Virginia, the youngest son of William H. and Susana Hicks. William purchased a 3.5-acre parcel with Daniel E. Wiseman in 1904, which they formed into the subdivision of “Cottage Park.”³ Theodore married Lucy Belle Smith in 1927.⁴ In 1934, the couple purchased Lots 27 and 28 of Cottage Park from Susana.⁵ Shortly thereafter, they constructed the original design of the house at 2211 North Culpeper Street. Theodore died at 2211 North Culpeper Street in 1964.⁶ Lucy remarried several years later and moved to Chantilly, Virginia, but returned to 2211 North Culpeper Street around 1998.⁷ The house remained in the Hicks’ family ownership until 2005.⁸

By 1935, a building serving as a fire department was present on Lot 26 of the Cottage Park subdivision (2209 North Culpeper Street), immediately south of Theodore and Lucy Hicks’ home.⁹ It is uncertain whether the Hicks leased a pre-existing building to the fire department or allowed construction of a building specifically for the use of the fire department. In 1944, the Hicks family officially deeded Lot 26 to the HHVFD.¹⁰ The HHVFD was the first African American-operated fire station in Arlington County. The County officially incorporated the HHVFD in 1927, although, according to local oral history, an organized firefighting group existed in Hall’s Hill by 1918. Although the HHVFD lacked the privileges given other fire departments in Arlington, it served the community continuously, even functioning as an informal community center. Eventually, the original building on Lee Highway and that on North Culpeper Street were demolished, and a racially integrated fire station was constructed in 1963 at 4845 Lee Highway.¹¹

In the early twentieth century, the Hicks family established a market at 4903 Lee Highway on lots 20 and 21 of Cottage Park. After completing grade school, Theodore worked in the family grocery business at this location until his retirement in the 1950s, with the exception of several years of service in World War II. For many years, the Hicks Market and Restaurant at 4903 Lee Highway served as an informal social space for the Hall’s Hill community.¹² Theodore and Lucy’s children William and Helen also worked there. John Hicks, Jr. operated a pool room on the second floor. While Theodore rented the building to a general store operator and restaurant owner, it burned down in 1956.¹³ It was never rebuilt.

Sources:

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Atlas of Arlington County, Virginia. Philadelphia: Franklin Survey Company, 1935.

³ “William W. Douglas et ux. to Daniel E. Wiseman et al.,” 20 October, 1904, Arlington County Land Records.

⁴ District of Columbia Marriage Records, 1810-1953, Ancestry.com.

⁵ “Susana Hicks to Theodore M. Hicks et ux.,” 24 August, 1934, Arlington County Land Records.

⁶ *The Washington Post*, 2 October, 1964.

⁷ “Lucy B. Coates,” *U.S. Public Records Index, Vol. 1, 1950-1993*, Ancestry.com; “Lucy Belle Smith Hicks,” *Virginia, Marriage Records, 1936-2014*, Ancestry.com; “Lucy Coates,” *U.S. Phone and Address Directories, 1993-2002*, Ancestry.com; “Lucy Hicks Coates,” *Death Records, Virginia, 1912-2014*, Ancestry.com; *The White Pages, Northern Virginia*, 1997-2005, Arlington County Public Library. In 1966 Lucy married Leslie Roscoe Coates (1907-1997) of Chantilly, Virginia, a veteran of the Korean War. Lucy died in 2006 in Alexandria, Virginia, at age the age of 99.

⁸ “Lucy B. Coates to Capital Investments, LLC,” 28 June, 2005, Arlington County Land Records.

⁹ *Atlas of Arlington County, Virginia*, (Philadelphia: Franklin Survey Company, 1935), 22.

¹⁰ “Susanna Hicks et al. to E.T. Morton et al.,” 6 July, 1944, Arlington County Land Records.

¹¹ John Liebertz, “A Guide to the African American Heritage of Arlington County, Virginia, Second ed.,” (Arlington, Virginia: Arlington County Historic Preservation Program, 2016), 21; “2209 North Culpeper Street,” Historic House Cards, Arlington County Historic Preservation Program Files. The fire station at 2209 North Culpeper Street was demolished in 1963.

¹² *The Washington Post*, 1 April, 1956.

¹³ *Ibid.*

The Evening Star, accessed at ProQuest Historical Newspapers.

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The White Pages, Northern Virginia. 1997-2005. Arlington County Public Library.

Historian:

Kyle A. Fisher, Management Intern

Arlington County Historic Preservation Program, May 2018



Figure 1: View of the south elevation from North Culpeper Street.
Photograph by Kyle Fisher, March, 2018



Figure 2: View of the east elevation from the rear yard.
Photograph by Kyle Fisher, March, 2018



Figure 3: View of the north elevation from the rear yard.
Photograph by Kyle Fisher, March, 2018



Figure 4: View of the north elevation from the front yard.
Photograph by Kyle Fisher, March, 2018



Figure 5: The Hall's Hill Volunteer Fire Department (HHVFD) at 2209 North Culpeper Street, 1950s. The west (front) elevation of the house at 2211 North Culpeper Street is to the left of the fire station.

Arlington Public Library



Figure 6: The Arlington County Fire Department Engine No. 8 (Fire Station 8) at 4845 Lee Highway in 1963.

Arlington Public Library