ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item
Meeting of March 13, 2010

DATE: February 23, 2010

SUBJECT: Request to Advertise public hearings to consider the local designation and historic district zoning overlay of the Washington/Torreyson Farm House, located at 1600 N. Lexington St. (RPC # 10-026-029).

C.M. RECOMMENDATION:

Adopt the attached resolution to authorize the advertisement (Attachment A) of public hearings by the Planning Commission on April 12, 2010, and the County Board on April 24, 2010, to consider adoption of an ordinance (see also Attachment A) designating the Washington/Torreyson Farm House, located at 1600 N. Lexington St., as a local historic district and the creation of an historic district zoning overlay to consist of the legal property boundary.

ISSUES: There are no issues since this local historic district designation is being pursued to meet Condition #23 of the Unified Residential Development (URD) application that was approved by the County Board in January 2007. The current owners of 1600 N. Lexington St. are supportive of the designation request.

SUMMARY: The Historical Affairs and Landmark Review Board (HALRB), in its prescribed role of recommending the establishment of locally designated historic districts, followed the process noted in Section 31A, Part C of the Arlington Zoning Ordinance. With the conclusion of this process, the HALRB recommends that the Washington/Torreyson Farm House be designated as an Historic District (Attachment B, Historic District Designation Form). The property meets five of the eleven designation criteria listed in Section 31A, Part C.1.d. The HALRB further recommends that the proposed historic district boundary include the entire 0.20-acre parcel that is known as 1600 N. Lexington St. (RPC #10-026-029) (Attachment C).

Maintained continuously as a residence, the Washington/Torreyson Farm House retains a high degree of historical and architectural integrity. It pre-dates the surrounding residential neighborhoods and most likely was built in the late-19th century. After 1905 and through the early 1920s, the building was used as a tenant house for the adjacent dairy farm operated by Andrew Duke Torreyson. Although the research results are inconclusive, the dwelling may have been built as early as 1879 by or for an African American named James Washington. The

County Manager: BMD MMA

County Attorney: CWM SAM

Staff: Cynthia Liccese-Torres, DCPHD, Neighborhood Services Division

original portion of the building is a representative example of a vernacular I-house type dwelling, measuring one room deep with a total of two rooms downstairs and two rooms upstairs. The Washington/Torreyson Farm House illustrates the practical simplicity of rural residential architecture and is also only one of four known surviving residences in Arlington that was originally associated with a working dairy farm. The house was renovated in 2007.

BACKGROUND: Since 1978, the HALRB has been nominating important historic buildings, sites, and districts to the County Board for consideration and designation as local historic districts. This nominating procedure is outlined in the Arlington Zoning Ordinance, Section 31A, Part C, Establishment of Historic Districts [it should be noted that all references to Section 31A in this board report follow the most recent update to the ordinance that was approved by the County Board in December 2009]. To date, 30 buildings, sites, and/or districts have been nominated and granted local historic district status. The most recent local historic district designation was the Swanson Middle School in May 2008.

In 2006, Patricia and Frederick Shields, then owners of 1600 N. Lexington St., submitted a Unified Residential Development (URD) application for their property. Their three-part proposal consisted of: 1) rezoning and subdividing the existing property to create a new buildable lot; 2) restoring the existing historic farm house; and 3) constructing a new "green-designed" energy efficient house on a new 8,885-square foot lot on the western portion of the parcel (known as 5803 16th St. N or RPC #10026028). The URD and rezoning applications were reviewed and approved by the Arlington County Board on January 30, 2007. Condition #23 from the staff report stated:

> The developer agrees to work with the Arlington Historical Affairs and Landmark Review Board Design Review Committee prior to filing building permits for exterior improvements on the existing dwelling. The developer agrees to file and diligently pursue to final consideration an application to the HALRB and County Board for local historic designation of the existing dwelling located at 1600 North Lexington Street prior to the issuance of a Certificate of Occupancy for the new dwelling proposed as the subject of this URD request.

DISCUSSION: Following the January 30, 2007, County Board meeting, the applicants' design plans were given a courtesy review by the HALRB's Design Review Committee (DRC) at its February 7, 2007, meeting. The project scope included: renovating the existing house; removing a portion of the existing side and rear porches; and constructing a new front porch and new rear additions. The plans would keep the form of the original historic house, enlarge spaces added during a 1940s renovation, as well as add new living area to the existing small second floor.

The DRC members were generally in favor of the proposed renovations and their recommendations focused on making the house a more unified whole as opposed to a series of

additions and exterior changes. The DRC then forwarded the application on to the HALRB with a recommendation for approval. Even though an official CoA was not required as part of the URD process, the applicants willingly agreed to present their plans to the HALRB in order to hear any additional feedback on the proposed design.

The full HALRB reviewed the design plans at its meeting on February 21, 2007. The HALRB Chairman Kevin Vincent reiterated that although this design review was being offered as a courtesy, the HALRB appreciated the applicants' motivation to preserve their historic house. The Chairman directed the Historic Preservation Program (HPP) staff to begin the historic research and coordinate the designation timeline and process with the property owners. With the HALRB review of the design plans, the applicants fulfilled the first portion of Condition #23.

The current owners, Caroline Riker and Robert Neubauer, purchased the farm house parcel from the Shields on November 5, 2008. Though they did not initiate the URD project, they too are bound by Condition #23 to seek local historic designation of 1600 N. Lexington St. Ms. Riker and Mr. Neubauer have given positive comments and feedback on both the final Historic District Designation Form (HDDF) and the proposed Design Guidelines (Attachment D). They enthusiastically support the proposed local designation and have collaborated with the HALRB and staff since their acquisition of the property.

Upon completing extensive historic research, carefully analyzing the building, and preparing a detailed designation form, the HALRB's Survey Committee formally presented its findings to the full HALRB and had a public hearing on the proposed designation at its monthly meeting on June 17, 2009. The HALRB voted unanimously to accept the findings of the Survey Committee and directed that the supporting documentation for this proposed local historic district be submitted to the Planning Commission for its review and discussion. The proposal was first heard by the Planning Commission as an informational item at its September 14, 2009, meeting. Since then, the HPP staff has coordinated the drafting of the proposed Design Guidelines for the Washington/Torreyson Farm House Historic District with the property owners and HALRB.

The HALRB has concluded that the Washington/Torreyson Farm House is worthy of being protected and celebrated as an Arlington Historic District. The priority for preservation of the site will involve maintaining the historic and architectural integrity and character of the entire house, including the original portion and all later additions. The original building predates the adjacent planned subdivisions in this section of the County, including High View Park, Highland Park-Overlee Knolls, and Westover. Research has proven that the property was used in the early-20th century as a tenant house for the adjacent Duke Torreyson dairy farm and it is the only known surviving building associated with this large farm. However, research also suggests that the home likely predates Torreyson's ownership and may have been built sometime between 1879 and 1905 either by or for an African American man named James Washington. Unfortunately, scant information exists about Washington other than the historic land records that prove he purchased the land on which the house sits directly from prominent land owner and farmer Bazil Hall.

Although the Washington/Torreyson Farm House is architecturally simple in both design and adornment, it is distinctive as a representative example of a late-19th century vernacular I-house type dwelling. The I-house form was typical during this time period and is especially symbolic of Arlington's rural and agricultural heritage. It remains unknown how many I-house dwellings of this vintage remain in the County. However, the Washington/Torreyson Farm House can be attributed historically to not only the Torreyson dairy farm, but also provides a link to the County's early African American history which remains largely untold. The historic designation of this property will promote the importance of continuing to learn more about African American history and culture in the County, particularly as it relates to Arlington's agricultural history. The historic designation also serves as a prime opportunity to interpret the known history of the site via a County historic marker.

Though some original materials have been removed, modifications made, and additions built over the decades, the Washington/Torreyson Farm House still retains sufficient historical and architectural integrity to be considered for designation as an Historic District. The HALRB and HPP staff realize that buildings are not static and do indeed evolve and undergo changes over time. In the case of the Washington/Torreyson Farm House, the original massing, roof line, and fenestration of the historic I-house form are still readily visible and distinguishable from the new additions. In terms of changes to the building fabric (e.g., the recent application of Hardiplank siding), such changes can be considered temporary and reversible given that the proposed Design Guidelines offer compatible alternatives appropriate to the history of the property if the current or any subsequent owners ever decide to make alterations in the future.

In conclusion, the HALRB has correctly followed the guidelines and procedures that have been established in Section 31A of the Zoning Ordinance for the creation of local historic districts. The property owners are fully supportive of the designation request. As stated in Condition #23 of the County-approved URD application, both the former and current property owners have diligently pursued the historic designation of the Washington/Torreyson Farm House with the HALRB and HPP staff and now the process has reached the "final consideration" of the County Board as stated in the language of Condition #23.

FISCAL IMPACT: The proposed local designation of the Washington/Torreyson Farm House has no fiscal impact.

CONCLUSION: Staff recommends that the County Board authorize advertisement of public hearings by the Planning Commission on April 12, 2010, and the County Board on April 24, 2010, to consider the attached ordinance to designate the Washington/Torreyson Farm House, located at 1600 N. Lexington St., as an Historic District and to create an historic district zoning overlay to consist of the legal property boundary.

ATTACHMENT A

RESOLUTION TO AUTHORIZE ADVERTISEMENT OF PUBLIC HEARINGS TO CONSIDER AN ORDINANCE TO DESIGNATE THE WASHINGTON/TORREYSON FARM HOUSE, LOCATED AT 1600 N. LEXINGTON ST., AS AN HISTORIC DISTRICT OVERLAY ZONE, AT THE APRIL 12, 2010, PLANNING COMMISSION AND THE APRIL 24, 2010 COUNTY BOARD MEETINGS. THIS PROPOSED ORDINANCE WILL PRESERVE BUILDINGS OR STRUCTURES WITHIN ARLINGTON COUNTY HAVING IMPORTANT HISTORIC, ARCHITECTURAL, ARCHAEOLOGICAL OR CULTURAL INTEREST AND WILL FACILITATE THE CREATION OF A CONVENIENT, ATTRACTIVE AND HARMONIOUS COMMUNITY AND PROTECT AGAINST THE DESTRUCTION OF OR ENCROACHMENT UPON HISTORIC AREAS.

The County Board of Arlington County hereby resolves to authorize the advertisement of public hearings to consider an ordinance to designate the Washington/Torreyson Farm House, located at 1600 N. Lexington St., as an Historic District Overlay Zone, at the April 12, 2010, Planning Commission and the April 24, 2010, County Board meetings. This proposed ordinance will preserve buildings or structures within Arlington County having important historic, architectural, archaeological or cultural interest and will facilitate the creation of a convenient, attractive and harmonious community and protect against the destruction of or encroachment upon historic areas.

* * *

Z – 2548 – 10-1 HISTORIC DISTRICT
Proposed Historic District designation of the Washington/Torreyson Farm House located at 1600 N. Lexington St.

AN ORDINANCE PURSUANT TO CHAPTER 31A OF THE ARLINGTON COUNTY ZONING ORDINANCE AND THE HISTORICAL AFFAIRS AND LANDMARK REVIEW BOARD SUBMITTAL Z-2548-10-1, TO DESIGNATE THE WASHINGTON/TORREYSON FARM HOUSE, LOCATED AT 1600 N. LEXINGTON ST. AND DESCRIBED HERETO, AS AN HISTORIC DISTRICT IN ORDER TO PRESERVE BUILDINGS OR STRUCTURES WITHIN ARLINGTON COUNTY HAVING IMPORTANT HISTORIC, ARCHITECTURAL, ARCHAEOLOGICAL OR CULTURAL INTEREST AND TO FACILITATE THE CREATION OF A CONVENIENT, ATTRACTIVE AND HARMONIOUS COMMUNITY AND PROTECT AGAINST THE DESTRUCTION OF OR ENCROACHMENT UPON HISTORIC AREAS.

BE IT ORDAINED that,

WHEREAS, the HALRB, based upon research, analysis, and study contained in the County's Historic District Designation Form and other information considered by it, recommends that the

Washington/Torreyson Farm House be designated as an Historic District; and

WHEREAS, based on that form and other information presented to the County Board, the Board finds that the property meets five of the eleven designation criteria listed in Section 31A, Part C.1.d of the Arlington Zoning Ordinance; and

WHEREAS, the County Board finds that the historic and cultural significance of the property qualifies it for designation as an Historic District and that such designation will protect against destruction of or encroachment upon historic areas.

THEREFORE, the property in Arlington County known as the Washington/Torreyson Farm House, located at 1600 N. Lexington St. (Real Property Code 10-026-029) and which is shown on the map that is attached hereto, is hereby designated as an historic district pursuant to Section 31A of the Arlington County Zoning Ordinance, and Historical Affairs and Landmark Review Board submittal Z-2548-10-1 on file in the Office of the Zoning Administrator, and the zoning map is hereby amended to record the designation as an Historic District overlay zone. All buildings and land comprising 1600 N. Lexington St. are included within the boundary of the Washington/Torreyson Farm House Historic District.

Figure 1: Current front view of the Washington/Torreyson Farm House, from North Lexington Street looking south.

Image courtesy of the Arlington County Historic Preservation Program.

Figure 2: Detail of the new front entrance porch.

Image courtesy of the Arlington County Historic Preservation Program.

Figure 3: Front view of the Washington/Torreyson Farm House prior to the 2007 renovation, from North Lexington Street looking southeast.

Image courtesy of the Arlington County Historic Preservation Program.

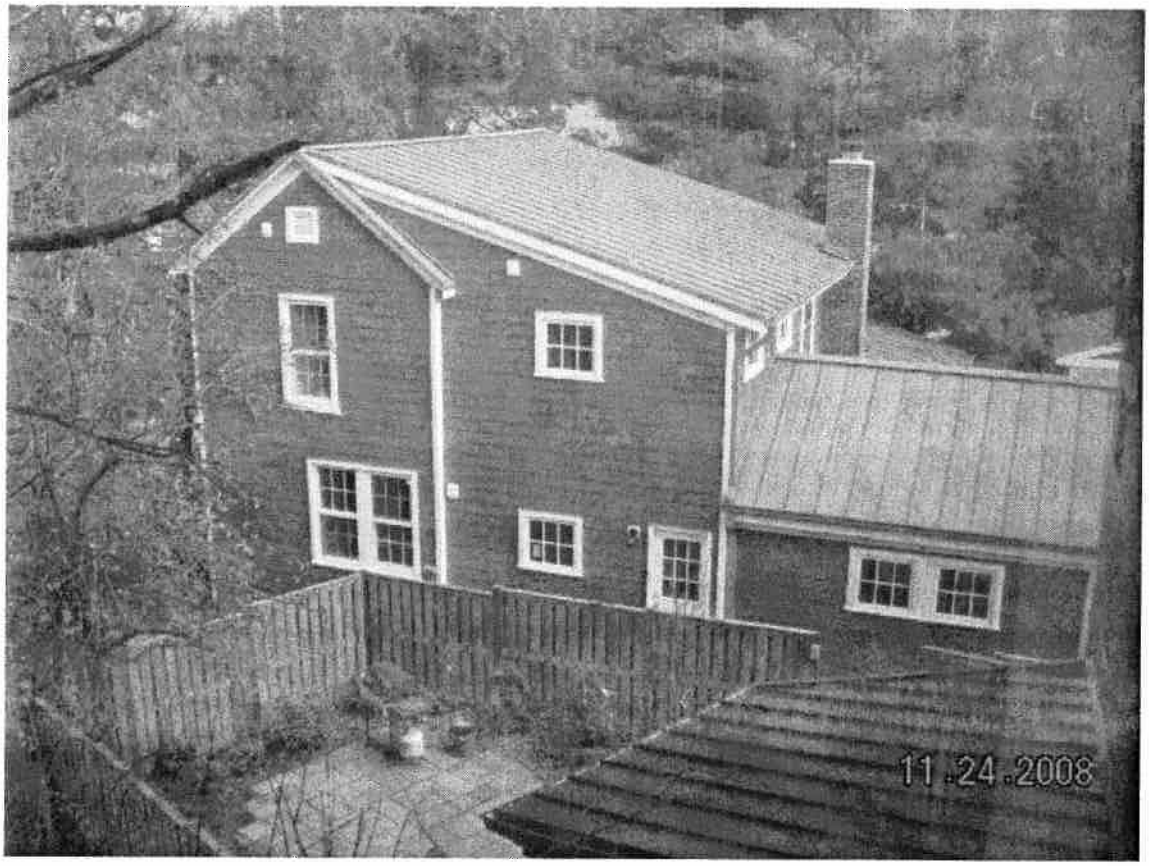

Figure 4: Current view of the west (right side) elevation of the Washington/Torreyson Farm House, as seen from the upper level of the adjacent "green-designed" home at 5803 16th Street North. Note the original two-story I-house form at the far left, with the new two-story rear addition and the new one-story sunroom addition at the far right.

Image courtesy of the Arlington County Historic Preservation Program.

Figure 5: Current rear view of the Washington/Torreyson Farm House, from 16th Street North looking north.

Image courtesy of the Arlington County Historic Preservation Program.

Figure 6: Rear view of the Washington/Torreyson Farm House prior to the 2007 renovation, from 16th Street North looking north.

Image courtesy of the Arlington County Historic Preservation Program.

Figure 7: Current view of the east (left side) elevation of the Washington/Torreyson Farm House, as seen from North Lexington Street looking west.

Image courtesy of the Arlington County Historic Preservation Program.

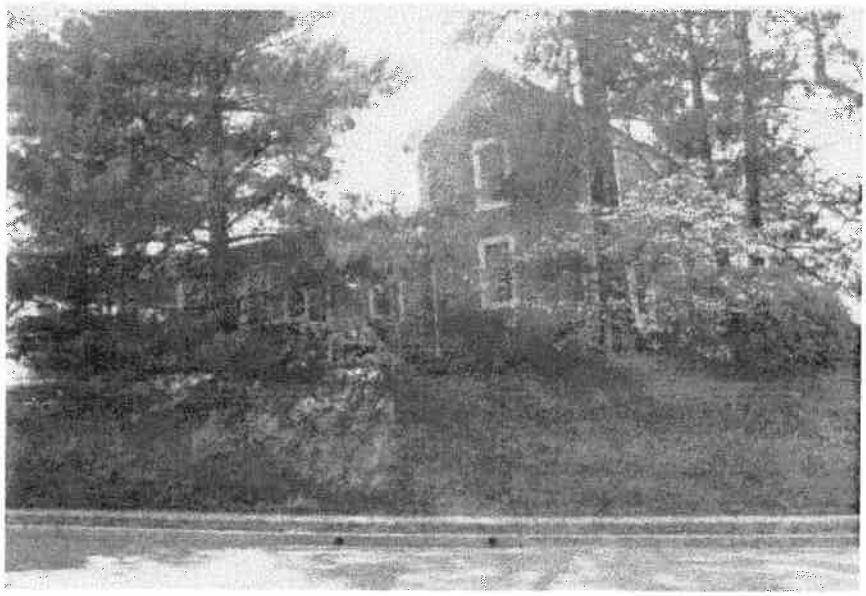

Figure 8: East elevation of the Washington/Torreyson Farm House in March 2004, from North Lexington Street looking southwest.

Image courtesy of the Arlington County Historic Preservation Program.

Figure 9: View of front living room with door to the boxed staircase visible at right.

Image courtesy of the Arlington County Historic Preservation Program.

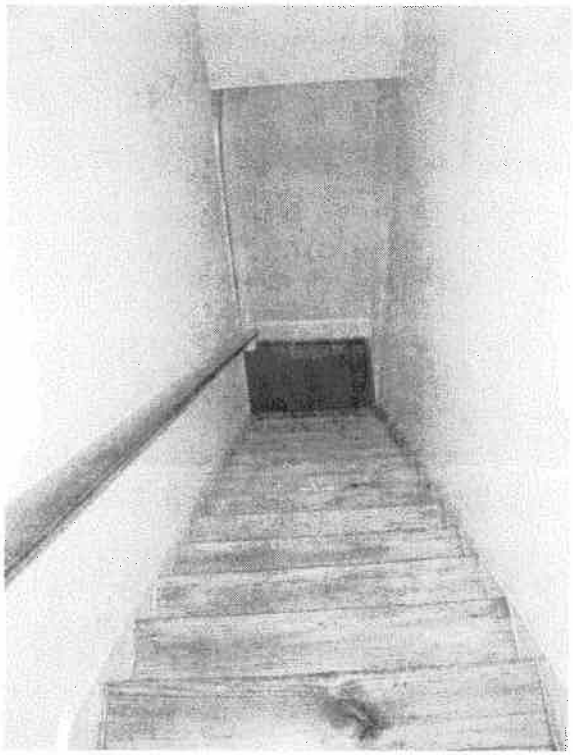

Figure 10: View of boxed staircase from the second floor downward (with access to front living room visible at bottom left).

Image courtesy of the Arlington County Historic Preservation Program.

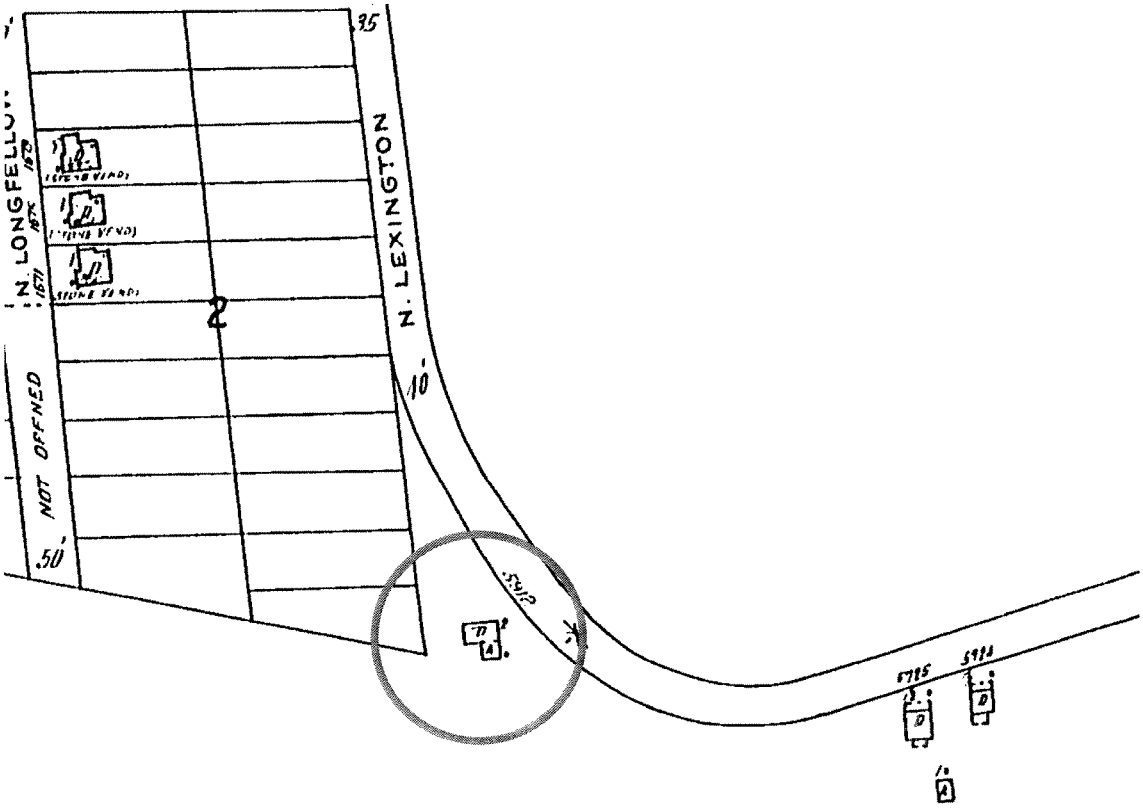

Figure 11: Enlarged view of *1936 Sanborn Fire Insurance* map (sheet 215) showing the earliest known footprint of the Washington/Torreyson Farm House that appears on a historic map.

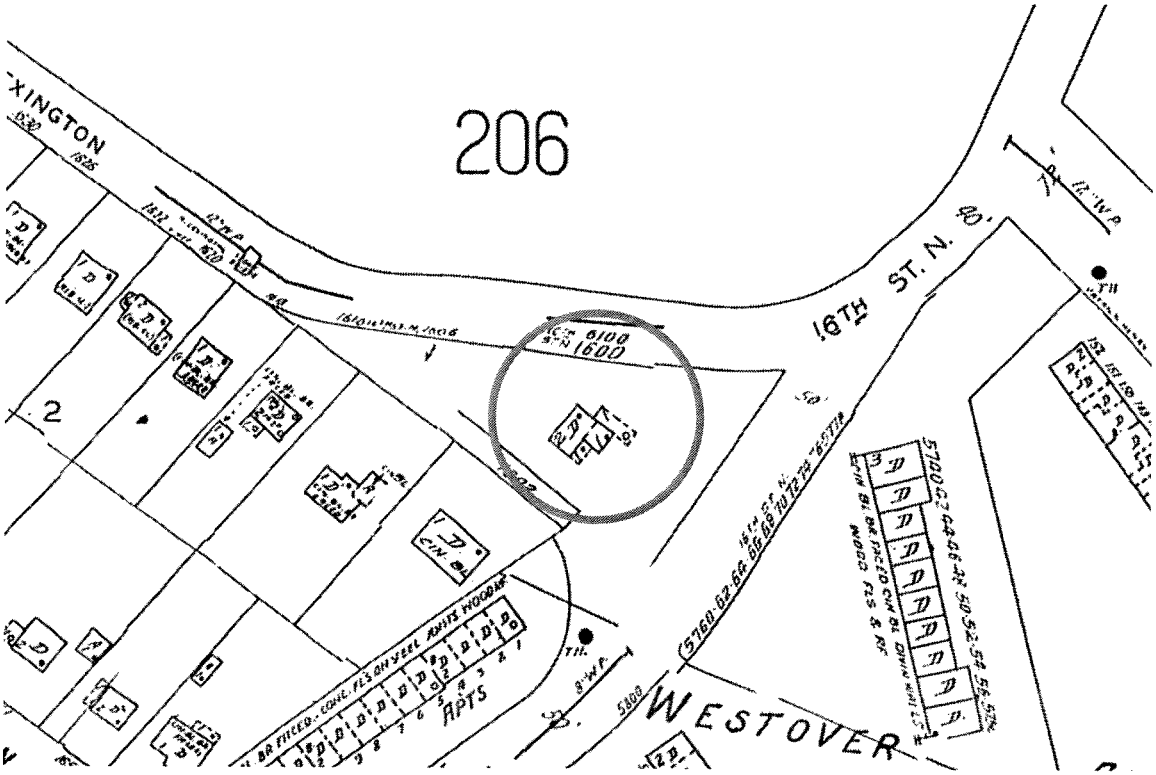

Figure 12: Enlarged view of the *1959 Sanborn Fire Insurance* map (sheet 230), showing the impact of the 1940s renovation to the footprint of the Washington/Torreyson Farm House.

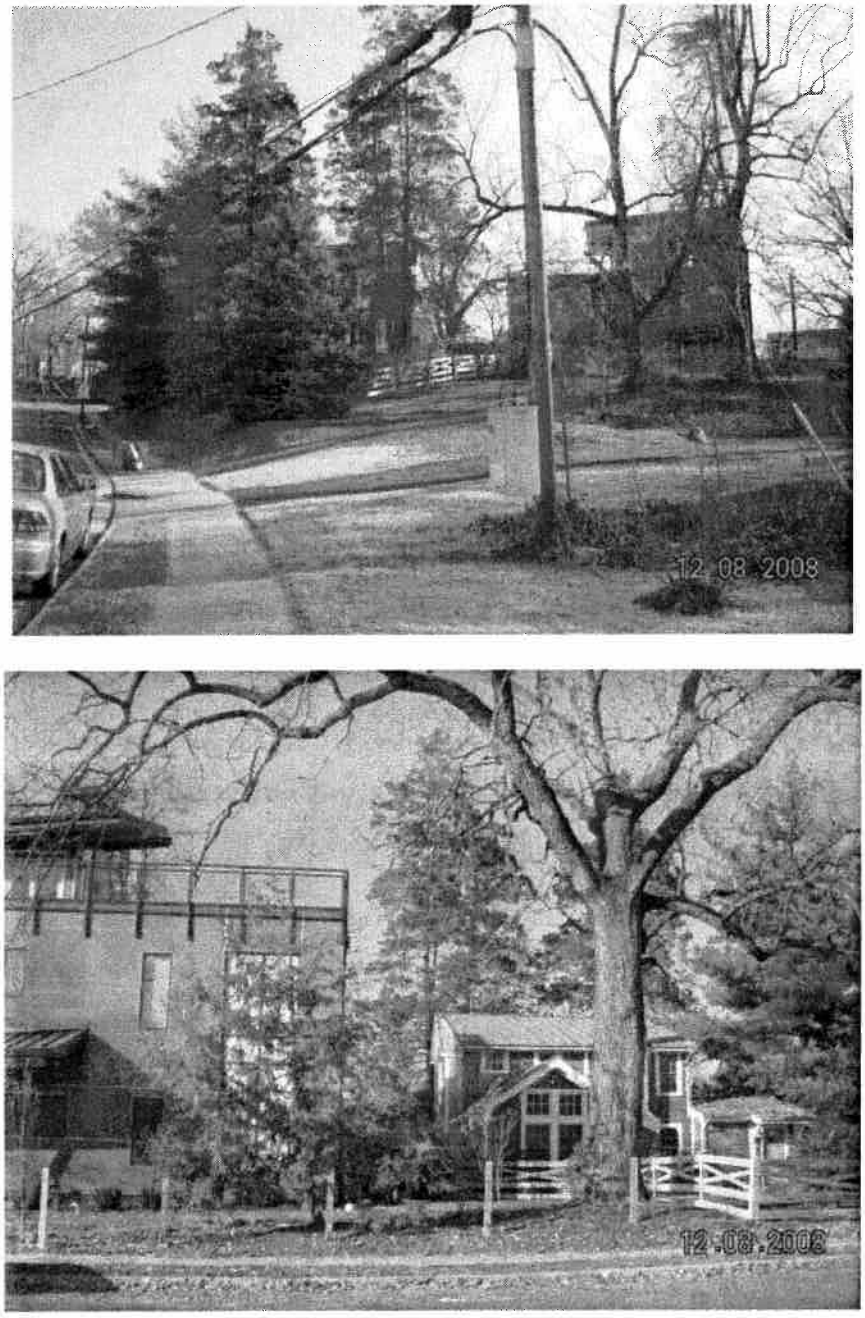

Figure 13: Relationship of the Washington/Torreyson Farm House to the new "green-designed" house on the adjacent lot. The top photograph is the view from North Lexington Street looking south, with the front of the farm house barely visible to the left behind the trees and the rear of the new house on the right. The bottom photograph is the view from 16th Street North looking north, with the rear of the farm house visible to the right and the front of the new house to the left.

Both images courtesy of the Arlington County Historic Preservation Program.

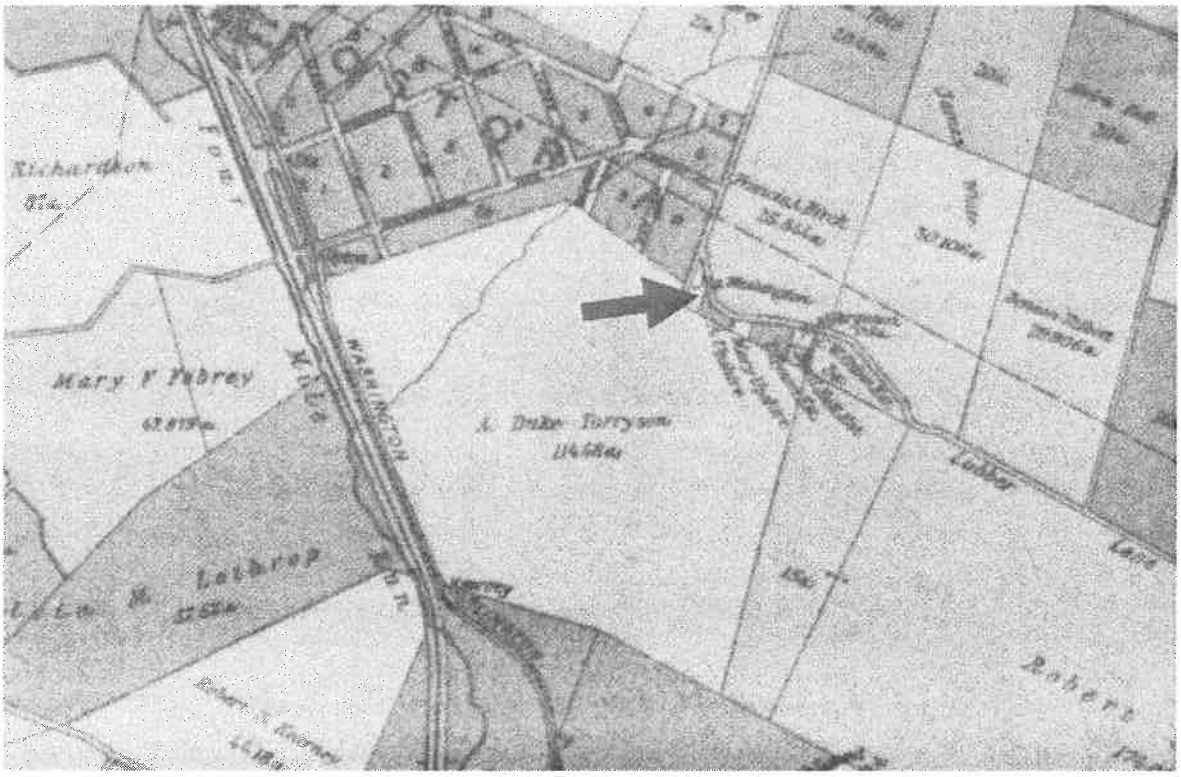

Figure 14: Enlarged view of the *1900 Map of Alexandria County prepared for the Virginia Title Company* by Howell & Taylor, civil and topographical engineers, Washington, DC, and drawn by G.P. Strum. The arrow indicates the approximate location of the Washington/Torreyson Farm House, slightly north of Duke Torreyson's farm. Note the parcel as being owned by "Jas. Washington," as well as the surnames of the immediate neighbors (to the right of Washington's parcel) who were found consistently in the census records.

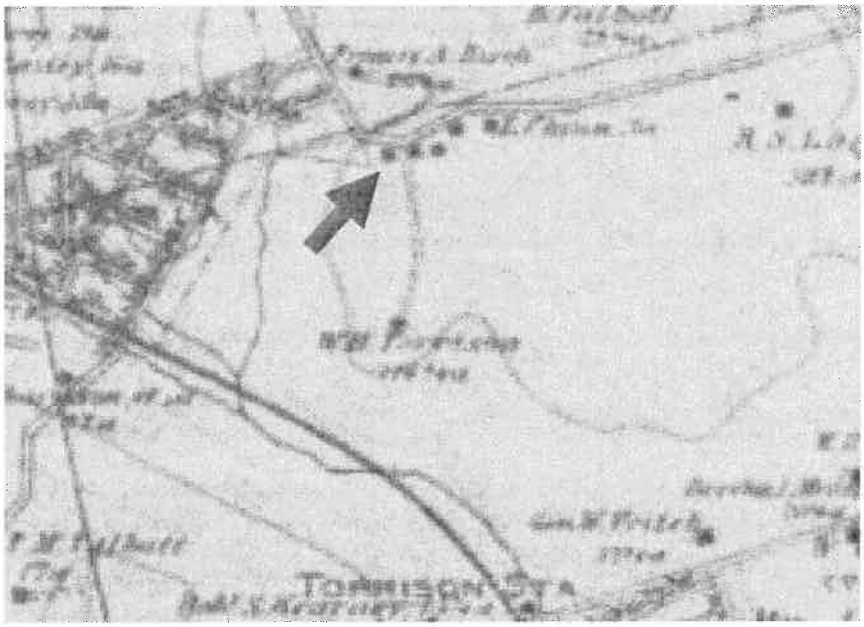

Figure 15: Enlarged view of the G.M. Hopkins *1894 Map of the Vicinity of Washington, DC*. The arrow indicates the location of the Washington/Torreyson Farm House. Also note the secondary road or path leading from the farm house southward to the Torreyson Farm and the Torreyson family's residence.

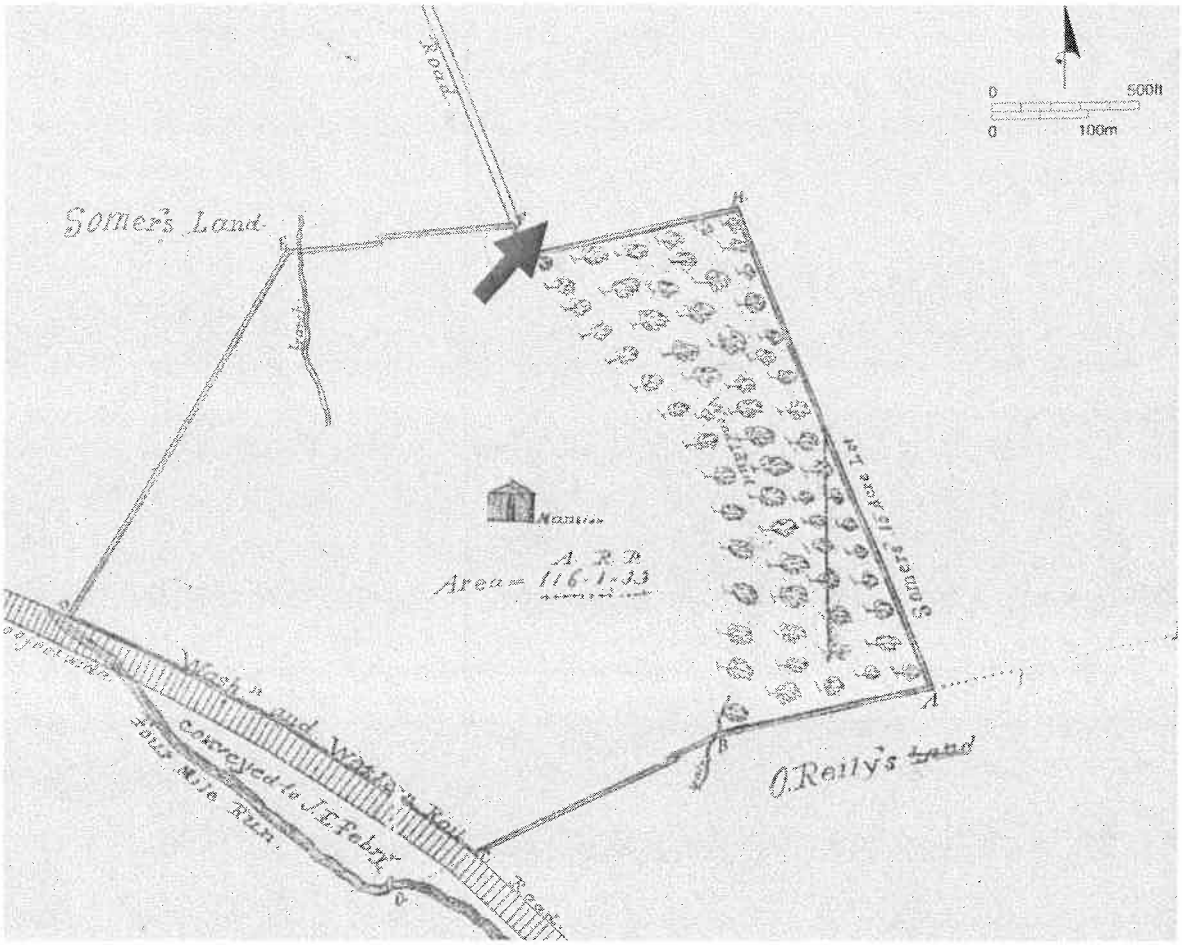

Figure 16: Plat of Duke Torreyson's 116-acre farm, undated. The mansion shown in the center of the parcel was the family's farm house where they resided, now the site of Swanson Middle School in Westover. Though not drawn on the plat, the arrow shows the approximate location of the Washington/Torreyson Farm House, just beyond the northern border of the farm parcel.

Image copied from John Milner Associates, "Torreyson-Reeves Farm History, Arlington, Virginia," June 2004, Figure 20.

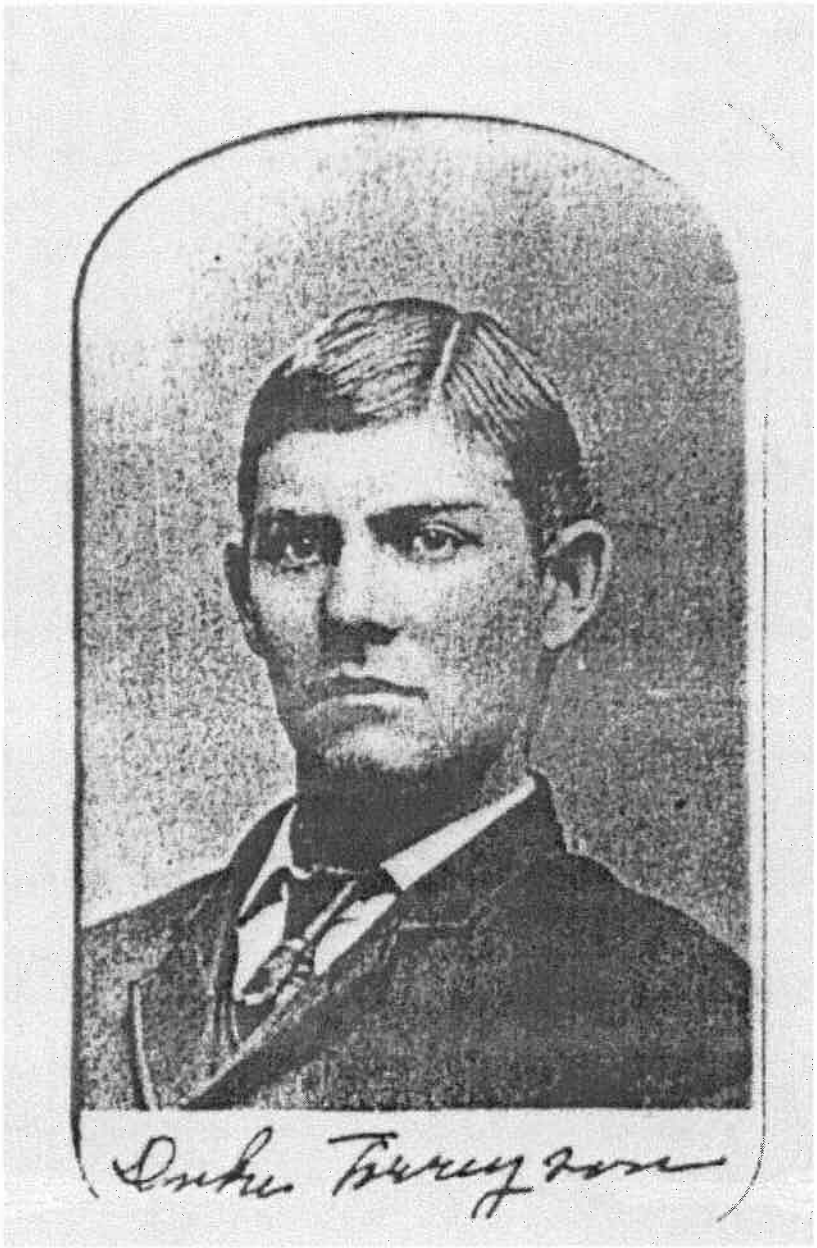

Figure 17: Andrew Duke Torreyson as a young man, likely in the late-1880s.

Image copied from John Milner Associates, "Torreyson-Reeves Farm History, Arlington, Virginia," June 2004, Figure 19. Original image located in the Arlington Historical Society collection, Virginia Room, Arlington Central Library.

ATTACHMENT B

ARLINGTON COUNTY REGISTER OF HISTORIC PLACES
HISTORIC DISTRICT DESIGNATION FORM

1. NAME OF PROPERTY

Historic Name: Washington/Torreyson Farm House
Other names: Riker/Neubauer Residence (current)

2. LOCATION OF PROPERTY

Street and Number: 1600 North Lexington Street
County: Arlington
State, zip code: Virginia, 22205

3. TYPE OF PROPERTY

A. Ownership of Property

_X_ **Private**
___ **Public**
___ **Local**
___ **State**
___ **Federal**

B. Category of Property

_X_ **building(s)**
___ **district**
___ **site**
___ **structure**
___ **object**

C. Number of Resources within Property

Contributing	Noncontributing	
1	1	**buildings**
___	___	**sites**
___	___	**structures**
___	___	**objects**
1	1	**Total**

D. Listing in the National Register of Historic Places

___ **Yes** _X_ **No**

4. FUNCTION OR USE

Historic Function: Single-family dwelling

Current Function: Single-family dwelling

5. DESCRIPTION OF PROPERTY

Architectural Description:

The Washington/Torreyson Farm House is a two-story, frame, vernacular dwelling with an I-shaped plan, a continuous fieldstone foundation, and a side-gable roof. The house occupies what is now a corner lot, facing North Lexington Street to the north and 16th Street North to the south. Most likely built sometime between 1879 and 1905, the residence has undergone two distinct renovations since its initial construction, the first in the 1940s and the most substantial in 2007. Originally, the house was clad in clapboard wood siding, then covered in asbestos shingle siding in 1949, and then clad in Hardiplank siding during the 2007 renovation. The dwelling's original roof material is unknown, although a 1936 map indicates it had composition roofing by that time. This roof material was maintained until all of the roof surfaces were replaced with standing seam metal in 2007. All of the windows are wood with plain wood surrounds. The six-over-six light, double-hung sash windows and six-light casement windows found throughout the new additions were selected to match the windows of the original house. However, the original window sash configuration is unknown and it is likely that the original windows were replaced with the six-over-six light configuration during the 1940s renovation. A new front entrance porch, as well as one large and two small rear additions, were built as part of the 2007 renovation.

The north (front) elevation of the house (see Figures 1 through 3) faces North Lexington Street and measures three bays wide on the first floor. The fenestration of the first level consists of a central front entrance flanked by six-over-six light, double-hung sash wood windows. The front entrance is fitted with a six-panel wood door flanked by four-light sidelights and adorned with a plain wood surround. The entrance is sheltered by the new projecting entrance porch, which was built to replace a 1940s-era shed roof above the front door. The porch, which is the focal decorative element on the house, rests on concrete piers and has a wood plank floor. It features chamfered wood columns and pilasters, a simple wood balustrade, and turned balusters. Two wood steps lead from the grade up to the porch landing. The second floor of this elevation has two single six-over-six light, double-hung sash windows. On the east side of the main block is a deeply recessed cross-gabled addition built in 2007 that displays a single six-over-six light, double-hung sash window on its north elevation.

The west side elevation can be read in three separate sections (see Figure 4). At the far left is the original I-house form, with one ganged, six-over-six light, double-hung

sash window slightly offset on the first floor, a single six-over-six light, double-hung sash window centered on the second level, and a squared louvered vent centered in the gable end. The second distinct section, which consists of the new two-story full-width rear addition with a shed roof, has a fixed six-light window centered on the first floor and located to the left of a side door fitted with a six-panel wood door. There is a six-light casement window centered on the second level of the addition. The third section of this elevation consists of a one-story cross-gabled rear sunroom addition with a ganged six-light casement window on the west side elevation.

Three distinct sections are visible on the south elevation, which faces 16th Street North (see Figures 5 and 6). These consist of: 1) the new two-story full-width rear addition with a shed roof; 2) the new one-story half-width rear sunroom addition with a cross-gable roof located in the southwest portion of the rear; and 3) a one-story side-gabled addition that serves as the rear entrance and situated at the southeast corner of the rear elevation. The fenestration of the two-story addition includes two single six-over-six light, double-hung sash windows on the first floor, one on each side of the new brick chimney. The second level of this addition features two single six-light casement windows and two six-over-six light double-hung windows directly above their counterparts below. The fenestration of the one-story sunroom addition features a ganged six-over-one light, double-hung sash window, with a ganged six-light casement window centered directly above. Lastly, there is the entrance addition fitted with a two-panel wood door topped with three lights. A slight shed-roofed overhang, an extension of this wing's gabled roof, shelters the door. Two decorative wood braces flank this entrance and are attached to pilasters on the wall surface. The roof line of this small addition was altered during the 2007 renovation from a flat to a steeply-pitched side gable roof with deep overhanging eaves.

The east side elevation can be read in four separate sections (see Figures 7 and 8). At the far rear is the new one-story rear sunroom addition, whose east elevation has a centered pair of wood patio doors flanked by a six-over-one light, double-hung sash window. The second section, which consists of the one-story side-gabled rear addition, features a slightly off-center large picture window flanked by a six-over-six light, double-hung sash window. The third section visible on this elevation is the upper level of the two-story full-width addition, with two single six-over-six light, double-hung sash windows. Lastly, the fourth section consists of the original I-house form at the far right, with the original arrangement of windows in place (one centered on each level) and now fitted with six-over-six light, double-hung sash. A squared louvered vent is centered in the gable end.

The interior of the Washington/Torreyson Farm House retains a portion of its original late-19th/early-20th century features, as well as some elements from the first series of renovations completed in the 1940s. Those elements likely to be original to the house include the stone foundation, floor plan, boxed stairs in the living room that lead to the second level (see Figures 9 and 10), bull's eye trim moldings, baseboard moldings, and narrow plank flooring in the original portion of the house on the first and second levels. Older salvaged wood beams with hand-hewn marks have been reused as summer beams in the basement, but their origins are unknown. They could have been used on an older

house original to this site or could simply have been salvaged from another property. Interior elements that date from the 1940s renovation include the six-over-six light, double-hung sash wood windows on the original portion of the house, the built-in china cabinet in the dining room, the arched doorway openings on the first floor, the glass doorknobs and related hardware, the front door and sidelights, the five-panel interior doors on the second floor, and perhaps the radiators. The chimney flues still exist, but the original brick chimney was removed during the 2007 renovation and a new brick chimney constructed on the two-story rear addition.

Alterations:

The 1936 Sanborn Fire Insurance map (sheet 215) shows the earliest known building footprint of the Washington/Torreyson Farm House (see Figure 11). This map depicts the house in some detail, calling out that it is a two-story, frame dwelling, with no porches, and a one-story auto house, or private garage, appended to the rear. The front of the house is oriented towards North Lexington Street, which mirrors the current condition. However, the notation of an attached auto house is curious. Most garages of the era were detached structures located some distance from the main house. Either the map surveyors incorrectly identified a small one-story rear addition as a garage, or this one-story block may have been used to store machinery or other farm equipment. The 1959 Sanborn map (sheet 230) shows this same one-story area as part of the main dwelling (see Figure 12). This one-story portion still existed at the time of the 2007 renovation, along with the two porch areas also shown on the 1959 map.

The additions shown on the 1959 Sanborn map were all constructed between 1943 and 1958. The County's historic building permits reveal that in 1943-1944, the front and rear porches were entirely rebuilt, interior plaster was repaired, and interior trim was removed.[1] Then in the summer of 1946, the back porch was converted into a kitchen and the 1943 front porch was removed and relocated to the side of the house. More renovations occurred in 1949 when the side porch was enclosed and a screened extension was built to meet that porch. Also in 1949, the building was clad in asbestos shingle siding, which remained until the 2007 renovation. The window configuration on the west elevation probably matched that of the east elevation (with a single six-over-six light, double-hung sash wood window on each floor) when the house was first constructed, but was altered during these later renovations. The ganged windows on the west elevation (in the dining room) were installed during the 1940s renovation when the single room to the right of the front door was broken up into two rooms - a first floor bathroom and a dining room. Interestingly, this first floor bathroom was the only one in the house until the Shields family began their first renovations in 2005. At that time, they added a new bathroom on the second floor.[2] The built-in china cabinets in the dining room also date to the 1940s renovation. New asphalt shingle roofing was installed in 1958.

All of the above modifications essentially created the building that existed until the 2007 renovation. The two-story main block and one-story rear addition remained the same, except for some minor cladding and window changes, one porch was added to the west elevation, and another porch built on the east elevation. Eventually, those porches

were enclosed to provide space for a new kitchen and office.

During the 2007 renovation, the only change to the front of the house involved the redesign of the small front entry stoop into a porch by enlarging its footprint and building a shed porch roof supported by chamfered columns. The entire rear of the house was enlarged and altered substantially. Material changes included removing the asbestos shingle siding and re-cladding the house in Hardiplank siding, as well as replacing the asphalt shingle roof with standing seam metal. On the interior, access to the first floor bathroom was reoriented from an entrance off the dining room to one off the front hall. Interior features preserved include the original floor plan and boxed staircase, and various 1940s-era double-hung sash windows, interior built-ins, moldings, rounded doorway openings, and period hardware. Yet despite all of the modifications and changes in materials and workmanship over time, the Washington/Torreyson Farm House still retains its integrity of location, setting, design, feeling, and association. Furthermore, the original massing, roof line, and fenestration pattern of the historic I-house form are still readily visible and easily distinguishable from the new additions.

Setting:

The Washington/Torreyson Farm House sits atop a small rise at the corner of North Lexington Street and 16th Street North, just west of Patrick Henry Drive. It is surrounded by mature trees and shrubs. Historically, the curve in the road near North Lexington Street and 16th Street North was referred to as "Brown's Bend" and also "Brown's Bend Road." A gravel driveway is located to the rear of the house along 16th Street North. A frame gable-roofed non-historic shed is located in the rear yard at the far edge of the driveway. A small residential development of 1950s-era ramblers, Cape Cods, and Colonials borders the property to the north. The Westover Apartments complex built in 1939-1941 is located to the south and west on both sides of 16th Street North. A new, energy-efficient, single-family house at 5803 16th Street North was constructed in 2008 on the adjacent lot to the immediate west of the historic farm house. See Figure 13 for a photograph showing the relationship of the historic farm house to the adjacent new house.

Materials:		
	Foundation:	Stone
	Walls:	Frame, clad in Hardiplank siding
	Roof:	Standing seam metal
	Windows:	Wood, 6/6 double-hung sash and 6-light casements
	Other:	Wood porch, porch supports and ornament, braces, window and door surrounds; brick chimney; stone retaining walls; concrete patio pavers.

6. STATEMENT OF SIGNIFICANCE

A. Applicable Designation Criteria as described in Section 31A, Historic Preservation Districts:

The Washington/Torreyson Farm House meets five of the eleven designation criteria as listed in Section 31A, Part C.1.d. See Section K of this report for a detailed description.

B. Areas of Significance:

Maintained continuously as a residence, the Washington/Torreyson Farm House retains a high degree of historical and architectural integrity. The dwelling is one of the oldest surviving homes in the western portion of Arlington County, predating the neighboring late-19th century communities of High View Park (also known as Hall's Hill) and Fostoria (now Highland Park-Overlee Knolls) and the mid-20th century planned subdivision of Westover. Research conducted to date and a physical examination of the building suggest that the dwelling most likely dates to the late-19th century and, as such, may be one of the oldest remaining farm houses in the County. After 1905 and through the early-1920s, the building was used as a tenant house for the adjacent dairy farm operated by Andrew Duke Torreyson. Although the research results are inconclusive, the dwelling may pre-date Torreyson's ownership and may have been built as early as 1879 by or for an African American named James Washington. Historically, the site contained one acre adjacent to the northern edge of the Torreyson Farm. Today the lot consists of only two-tenths of an acre.

The Washington/Torreyson Farm House, most likely built sometime between 1879 and 1905, is a representative example of a vernacular I-house type dwelling. It is possible that the home may be attributed to James Washington, an African American who, in 1866 and 1875, purchased the land on which the house is located from mid-19th-century farmer Bazil Hall (also often spelled Basil). It is known that Washington owned the property for nearly 30 years until he sold it to Andrew Duke Torreyson, a prominent local citizen and early-20th century dairy farmer. Torreyson owned the property for almost 20 years and according to his granddaughter, he never resided in the house but instead used it as a tenant house for laborers on his farm. As one of the few remaining late-19th century dwellings in Arlington County, the Washington/Torreyson Farm House illustrates the practical simplicity of rural residential architecture. It is a well-preserved example of a vernacular dwelling that typifies Arlington County's rural and agricultural origins and is also only one of four known surviving residences in Arlington that was originally associated with a working dairy farm.[3]

C. Periods of Significance

1879-1905 (likely construction period)

1943-1958 (major interior renovations)

2006-2008 (Unified Residential Development/URD; lot subdivision; major interior and exterior renovations)

D. Significant Dates

See "Periods of Significance" dates above

E. Significant Persons

Andrew Duke Torreyson (1866-1951): Born in Glencarlyn in Alexandria County, Virginia, on October 12, 1866, the son of William H. and Elizabeth Burroughs Torreyson. Known as Duke, he was a locally prominent dairy farmer and an Arlington County official. Among some of his accomplishments, Duke served as land assessor and registrar for Alexandria County, was a leader of the Virginia Constitutional Convention in 1901-02, a founder and first president of the Maryland and Virginia Milk Producers Association, a founder of Arlington's first bank, and a founder of the Washington Golf and Country Club. Torreyson died on January 23, 1951, in Sarasota, Florida,[4] and is buried at Oakwood Cemetery in Falls Church, Virginia.[5]

F. Cultural/Social Affiliation

Property owned by an African American named James Washington from 1866 until 1905.

G. Architect/Builder

Unknown

H. Narrative Statement of Significance

The history of the dwelling at 1600 North Lexington Street is indeed complex, yet its story remains only partially solved. The challenges encountered in researching the history of the property were many, mostly due to the likelihood of its construction by an African American in the late-19th century, the lack of local African American historical records, the incompleteness of the Federal census records in the time period related to the supposed origins of the house, and the lack of specific information about its early occupants. The research conducted to date has resulted in two possible scenarios for the origins of the dwelling. Both are tied to the County's rural agricultural history, but tell two very different stories – either that of an African American man named James Washington or that of a prominent White land owner, farmer, and civic leader named Andrew Duke Torreyson. Both scenarios are presented in this designation form, with the historical facts clearly differentiated from that which could only be speculated at best.

To better understand the complicated history of this particular house, a brief history of its greater community is warranted. One of the possible builders of the 1600 North Lexington Street Farm House was James Washington, who first purchased the land on which the house sits directly from Bazil Hall. Hall was one of Alexandria County's most prominent land owners from approximately 1850 until his death in 1888.[6] He purchased a 327-acre farm in 1850, which he called the "Hall Homestead Tract."[7] Hall owned several slaves and his family reportedly was very hard on its servants.[8] Interestingly, even though he was a slave owner, Hall voted against secession and "was a loyal Union man who supported and treated all Union troops well."[9] According to Federal census records, the value of Hall's farm in 1860 was $10,000, with his personal property valued at $15,000. In addition to an orchard with about 500 fruit trees, Hall had approximately 125 acres under cultivation and the rest as woodlands. He also owned several mules and horses, 17 cattle, and 40 to 50 hogs. Hall's dwelling, valued at $3,000 and described as "a large and well-furnished mansion" before the Civil War began, sat atop a 400-foot high hill that he called "Hall's Hill."

During the Civil War, the Hall Homestead was devastated by not only the large encampment of Union troops in the immediate vicinity, but by the shelling and burning of the home and barn by the Confederates in August 1861.[10] While Hall sought refuge at his sister Mary's summer home on North Glebe Road, he saved two of his slaves, a nine-year old named Jim and a 12-year old named Bill.[11] According to Alexandria County land records, Hall began to sell off several lots from his Homestead Tract in 1866, with one of the earliest (perhaps even the first) transfers to James Washington.[12] Hall also filed a claim with the Southern Claims Commission for more than $40,000-worth of damages and loss of personal property during the War; however, he received not quite $11,000 in 1872.[13] By the time of the 1870 census, Hall's land value dropped to only $6,400 and his personal property was worth just $30.[14] In the 1870s, Hall served as Justice of the Peace in the Washington District of Alexandria County.[15] Bazil Hall died in May 1888.[16]

Following the Civil War, the name "Hall's Hill" assumed additional significance for the surrounding community. The currently named neighborhood of High View Park, originally known as, and still often referred to as, Hall's Hill, was established by newly freed slaves.[17] Hall's Hill, originally the upper section of the neighborhood, was derived from portions of the estates of William Marcey and Bazil Hall, who sold off most of his land holdings to freed slaves.[18] The lower section of the community was called both High View Park and the "bottom of the hill." The whole neighborhood was renamed High View Park in 1965 to honor its spectacular view of the County. Into the 21st century, High View Park remains one of the few surviving predominantly African American neighborhoods in Arlington and also "holds the distinction of fostering at least four generations of Black families whose roots date back to the founding of the community."[19]

Although the Washington/Torreyson Farm House is not located within the existing boundaries of the High View Park/Hall's Hill neighborhood, it is nevertheless linked to this African American community in several ways. Though located to the southwest of the Hall's Hill community and closer to Highland Park-Overlee Knolls and Westover, the farm

house was built on land purchased from Bazil Hall himself by an African American. Even at the turn-of-the-20th century, both North Lexington Street (formerly Lubber Lane) and 16th Street North (formerly Mount Olivet Road) offered direct access between the farm house and the Hall's Hill community.

Association with James Washington

The first possible scenario for the origins of the dwelling at 1600 North Lexington Street links the house to the County's African American heritage, which even in the 21st century still remains quite elusive and largely untold. Post-Civil War Alexandria County land records and deeds indicate an African American man named James Washington purchased two parcels of land from prominent White land owner and farmer Bazil Hall, one parcel in January 1866 and the other in April 1875.[20] In 1866, Washington paid $60 for "land and premises" and in 1875 he paid $55 for land only. At the time of both purchases, he was residing in Alexandria County, although where exactly is unknown. It only can be assumed that the two parcels were adjacent or somehow connected.

In addition to deed records, historic census data, maps, and property tax records from the late-19th and early-20th centuries also were examined. Federal census records indicate that 'James Washington' was a common name throughout the state of Virginia, but unfortunately no middle initial is known that would have helped narrow the search further. When James Washington sold his Arlington property in 1905, his wife Matilda was included on the deed. From the census years 1860 through 1930, only three possible references were found for a James Washington that could be affiliated with 1600 North Lexington Street. In the 1860 census for Frederick County, Maryland, there was a listing for a 27-year old James Washington with a 25-year old wife named Matilda; it remains unknown whether this couple would come to own land in Alexandria County but reside in Maryland since this is the only time they are cited in the census records.[21] Another reference to a James and Matilda Washington was found in the 1880 census for Washington, DC. However, given their respective ages of 16 and 3 years old and the fact they were siblings and not spouses, they would not have owned the 1600 North Lexington Street property.[22] Lastly, there was a listing for a James Washington in the 1880 census for Alexandria County, Virginia, in the Washington Magisterial District. Residing with the Henry Febrey family, he was described as a 28-year old Black male, a helper to the family, and employed by the Febreys as one of two laborers.[23] Henry Febrey was one of three sons of Nicholas Febrey and built a home called Maple Shade in the East Falls Church area of Arlington, not far from the Westover and Hall's Hill neighborhoods.[24] It remains unknown if this is the same James Washington who could have owned the land and dwelling comprising 1600 North Lexington Street.

Interestingly, in 1900, when Alexandria County deed records indicate a James Washington was still the rightful owner of the property at 1600 North Lexington Street, several of the adjacent African American property owners appear in almost sequential order on the census enumeration sheet (including the surnames of Upshire, Hyson, Ferguson, and Chinn; Duke Torreyson and his family are also included on this same sheet). The names of these property owners, including James Washington, likewise appear on the 1900 Map of

Alexandria County prepared for the Virginia Title Company (see Figure 14). The inability to verify through the census data which James Washington may have owned 1600 North Lexington Street leads to several speculations: 1) his property was skipped by the census takers for whatever reason; 2) Washington was not home at the time the enumerator visited and therefore was not counted, although it would be odd for this to have happened during each census; 3) Washington did not actually live at the residence and instead rented it out or it sat vacant; or 4) a tenant residing at the house was counted instead. One such tenant could have been 30-year old John J. Carpenter, who appeared for the first time on the same 1900 census sheet amidst all of the other surnames previously mentioned and whose occupation was listed as "sledger stone masonry."[25] However, unlike in other entries on the page, the 1900 census does not indicate if Carpenter owned or rented the property where he resided. Carpenter is absent from the 1910 census, but was included in 1920; it can be assumed he resided at a different address since the 1920 census indicates he lived in the Washington Magisterial District of the County rather than in the Arlington District as in 1900.[26]

Since building permits were not required in Arlington County until 1935 when the first building code was enacted, there is no official written documentation to confirm a construction date or compare to historic maps. Several historic maps of Northern Virginia and the Alexandria/Arlington area show a dwelling in the approximate location of the existing 1600 North Lexington Street farm house - perhaps even as early as the G.M. Hopkins *1879 Atlas of 15 Miles Around Washington* or A.J. Shipman's *1886 Map of Fairfax County, Virginia.*[27] There is a dwelling that definitely appears in the correct location on the G.M. Hopkins *1894 Map of the Vicinity of Washington, DC*[28] (see Figure 15). Appearing for the first time on the 1894 map is a secondary road or path leading from the farm house southward to the Torreyson Farm and the Torreyson family's residence (identified as a "mansion house" on an undated 19th century plat of the Torreyson property; see Figure 16). At this time, the farmstead is identified as being owned by Duke's father, William H. Torreyson. The presence of this path reinforces the connection between the Torreyson family's main farm house and the neighboring tenant house at 1600 North Lexington Street. The path also appears on the 1915 edition of the U.S. Department of Agriculture's *Soil Map of Fairfax and Arlington Counties* and the 1917 topographic map by the U.S. Geological Survey.[29]

A sampling of Alexandria County land and personal property tax assessment records from 1871 to 1905 also was examined in an attempt to help determine an accurate construction date for the farm house at 1600 North Lexington Street. Many of these records are available on microfilm and in the original ledger books at the Library of Virginia in Richmond. The assessment data indicate that the land purchased by James Washington was about one acre in size, which corresponds to the size of parcels that Bazil Hall presumably sold to his former slaves,[30] and was located in the Fostoria area of the Arlington Magisterial District. By 1871, James Washington was listed as owning a one-acre parcel, which had a total land value per acre (including buildings) of $200 and a total building value of $150. These values remained constant for five consecutive years. However, in 1876, the land value per acre dropped sharply to only $50 and the building value fell to zero. One might speculate

that a fire occurred or the existing building was demolished. Just one year later in 1877, the land value per acre increased to $100 and the building value increased to $50; a specific notation was included in the assessment that the $50 was added for buildings. This building value remained constant through 1881 and again in 1900. In 1905, James Washington's one-acre parcel near A.D. Torreyson's property had a land value of $50 and a building value of $25.[31] Additional research could reveal how these land and building values may have changed during the period of Torreyson's ownership from 1905 to 1924, and then beyond.

After retaining his property for approximately 30 years, Washington, along with his wife Mathilda (also spelled Matilda) now listed on the deed, sold his land to A. Duke Torreyson and Wallis Schutt in January 1905. The sale price was only $75, which was less than Washington's original purchases totaling $115,[32] though equal to the property value in the 1905 land tax records. Research conducted to date has not determined where James and Mathilda Washington then moved, when or where they died, if they had wills or surviving relatives, or where they are buried.

Association with Andrew Duke Torreyson

William Henry and Mary Eliza Torreyson had six children, three of whom died at a young age.[33] Their only surviving son was Andrew Duke, better known as Duke (see Figure 17); their two daughters were Lucy Ellen and Eliza Ruth (called Ruth). The Torreyson children lived and worked on the family farm in Glencarlyn and attended the Walker School in Ballston for their primary education. By the time of the 1880 census, only Lucy (age 11) had attended school the previous year; at age five, Ruth likely was still too young to attend and 13-year old Duke either had finished primary school or was needed on the farm.

On November 30, 1887, at 21 years of age, Duke Torreyson obtained a marriage license to marry Blanche Emilie Schutt, the daughter of Frank and Elizabeth Thomas Schutt of Alexandria County.[34] The couple wed at Arlington's First Presbyterian Church, formerly located at the intersection of Wilson Boulevard and North Glebe Road. Once married, they settled on their 116-acre farm property[35] situated to the north of father William's farm (site of present-day Reevesland, designated an Arlington Historic District in 2004) and between current day Wilson and Washington Boulevards along the Washington and Western Railroad line in what is now the Westover area. Duke's property appears on the 1900 Map of Alexandria County (see Figure 14). Blanche and Duke had three children: Mary Emilie, Elizabeth Maude, and William Francis.

According to a late-19th century plat of Duke Torreyson's property, his farm parcel assumed the rough shape of a pentagon (see Figures 14 and 16).[36] The bottom left side at the southwestern corner abutted the Washington and Western Railroad and neighboring Four Mile Run. The far right or eastern side of the parcel was woodland. Directly in the middle of the parcel was a dwelling that was described on the plat as a mansion. In the upper left or northwestern corner was a small creek running north-south, ending just shy of the mid-point of the parcel. The adjoining land to the northwest and east was owned by Somer

(sometimes spelled as Summer in deed records). O'Reilly owned the parcel to the southeast and J.E. Febrey owned the area abutting the railroad and Four Mile Run. At the mid-section of the northern boundary of the Torreyson parcel (near points F and G as labeled on the plat), the end of what is now North Lexington Street is shown. The dwelling located at 1600 North Lexington Street, although not depicted on this early plat, was located approximately mid-way between these two points, just outside the Torreyson tract. In 1905, Torreyson, along with Wallis Schutt, expanded his land holdings by purchasing the one-acre property from the Washingtons.[37] Torreyson and Schutt remained joint owners for approximately three years. Schutt relinquished his interest in January 1908 and then Torreyson became the sole owner.[38]

When Duke Torreyson and Wallis Schutt acquired the property, it remains unknown if the existing farm house occupied the site. If James Washington did indeed build the house, its ownership would have transferred to Torreyson and Schutt upon their purchase. The question remains, however, whether Torreyson and Schutt retained, altered, or possibly even demolished the building.[39]

In keeping with family tradition, Duke likewise was a dairy farmer. He hauled fresh milk into Georgetown in the early mornings.[40] He also was a founder and first president of the Maryland and Virginia Milk Producers Association.[41] By the Fall of 1915, Torreyson "decided to discontinue the dairy business" and issued an official advertisement for "Public Sale of Valuable Personal Property."[42] Torreyson held a public auction at nine o'clock in the morning on Monday, September 20, 1915. Livestock and other items available for purchase included 75 cows, three bulls, 17 horses, dozens of tons of both hay and straw, 40 acres of corn and fodder "as it stands in the field," assorted wagons, plows, farming equipment and dairy supplies, as well as "other things too numerous to mention."

In addition to his farming, Duke Torreyson was very active in local government and business ventures in the early-20th century. In 1901-1902, he was a leader of the Virginia Constitutional Convention. He served for several years as the land assessor and registrar of Alexandria County. In 1918, he made an unsuccessful bid for the position of county commissioner of revenue. Beyond his civic duties, Torreyson also was a founder of Arlington's first bank (which became the Arlington Trust Company), served as a director of the company that brought electricity to Arlington, was a founder of the Washington Golf and Country Club, served as secretary and treasurer of the Rosslyn Milling Corporation, and was also a member of Columbia Lodge No. 285.[43]

Duke and Blanche Torreyson left Alexandria County and moved to Sarasota, Florida, in 1919.[44] A granddaughter of Duke Torreyson, Mrs. Eileen Moore Hill (daughter of Lyman and Maude Torreyson Moore), was a long-time Arlington resident until last year.[45] During a personal interview conducted during research for this report, Mrs. Hill explained that the "mansion" shown on the 19th century Torreyson plat was simply a two-story farm house where her grandparents resided. She said that this house was located on the site of present-day Swanson Middle School and the barn was located where Westover Baptist Church now stands. When Mrs. Hill's grandparents eventually sold their farm and moved to

Florida, they did not sell the other two-story farm house they owned on North Lexington Street. She said that her grandparents never lived in the North Lexington Street farm house, but rather rented it out. Her mother Maude was in charge of collecting the rent from the tenants and sending the money to Florida.

Upon relocating, Duke entered the real estate business, served as secretary and treasurer of the Sarasota Building and Loan Association, and served as a county court judge.[46] After more than 16 years of ownership, Duke and Blanche sold their North Lexington Street property to A. Norman and Nora. B. Harrell on October 20, 1924.[47] Duke Torreyson died at his Sarasota home, 545 South Palm Avenue, on January 23, 1951, at the age of 84.[48]

Post-Torreyson Ownership

After about two years of ownership, the Harrells defaulted on their mortgage and the property was sold at public auction on December 18, 1926.[49] Maude Torreyson Moore, one of Duke Torreyson's three children, was the highest bidder for the purchase price of $500.[50] Maude and her husband Lyman M. Moore retained the property for approximately ten years, selling it to Russell L. and Dorothy F. Loveless on April 30, 1937.[51] The Lovelesses defaulted on their loan and another public auction was held on August 10, 1939, with John D. and Jessie A. Wilson purchasing the property for the highest bid of $1,800.[52] The Wilsons sold the property on September 29, 1944, to Robert H. and Cora B. McNeill.[53] However, the very same day, the McNeills sold to Cassius J. and Helen Jones.[54] The Joneses kept the property for six years, selling to Edward J. and Alice Milne on September 29, 1950.[55] Warwick R. Furr, II, purchased the property from Alice Milne nearly 30 years later on December 31, 1979.[56] Furr sold it to Douglas G. Crawford on January 29, 1982.[57] On December 15, 2004, Crawford sold the property to Patricia and Frederick Shields.[58]

The precursor to the extensive 2007 renovations occurred in 2006, when the Shields submitted to Arlington County a Unified Residential Development (URD) application for their property. Their proposal consisted of three components: 1) rezoning and subdividing the existing property to create a new buildable lot; 2) restoring the existing historic farm house; and 3) constructing a new "green-designed" energy efficient house on a new 8885-square foot lot[59] on the western portion of the property. The application numbers for the URD and subsequent rezoning were U-3166-06-1 and Z-2532-06-1, respectively. The URD and rezoning applications were reviewed and approved by the Arlington County Board on January 30, 2007. Condition #23 from the staff report stated:

> The developer agrees to work with the Arlington Historical Affairs and Landmark Review Board (HALRB) Design Review Committee (DRC)... prior to filing building permits for exterior improvements on the existing dwelling. The developer agrees to file and diligently pursue to final consideration an application to the HALRB and County Board

> for local historic designation of the existing dwelling located at 1600 North Lexington Street... prior to the issuance of a Certificate of Occupancy for the new dwelling proposed as the subject of this URD request.

Immediately following the County Board meeting, the applicants' design plans were reviewed at the February 7, 2007, DRC and February 21, 2007, HALRB meetings. The proposed plans included extensive renovations to the existing house, as well as new construction on the rear, sides, and second story. The HALRB approved the plans, thus fulfilling the first portion of Condition #23. The current owners, Caroline Riker and Robert Neubauer, purchased the farm house parcel on November 5, 2008.[60] Though they did not initiate the URD project, they too are bound by Condition #23 to seek local historic designation of the Washington/Torreyson Farm House at 1600 North Lexington Street.

I. Significant Features

The significant features of the site include the original farm house, its adjacent yard, and its prominent location on a slight hill overlooking North Lexington Street. The priority for preservation of the site will involve maintaining the historic and architectural integrity and character of the house, including the original portion and the 2007 additions.

J. Areas exempt from Designation

No areas are recommended to be exempt from designation since the proposed historic district boundary includes the entire legal property boundary of the parcel.

K. Designation Criteria

The Washington/Torreyson Farm House meets criteria two, four, five, eight, and eleven as listed in Section 31A, Part C.1.d.

Two: **Its character, interest, or value as part of the development, heritage, or cultural characteristics of the county, state, or nation.** Association with: 1) the agricultural heritage of Alexandria/Arlington County in the late-19th and early-20th centuries; 2) post-Civil War era African American land ownership and possibly farming; and 3) early-20th century dairy farming in Alexandria/Arlington County.

Four: **Its association with a person or persons who significantly contributed to the development of the county, state, or nation.** From 1905 to 1924, property owned by Andrew Duke Torreyson, who was a prominent dairy farmer in Alexandria/Arlington County in the early-20th century, as well

as an active civic leader and local government official.

Five: **Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, or method of construction.** The dwelling is a representative example of the rural late-19th / early-20th century vernacular I-house form. Historic research, combined with an examination of the building's massing, floor plan, materials, simplicity of detailing, and boxed interior staircase, suggests the house dates to the late-19th century. As such, it is among the oldest houses in the Westover and Hall's Hill areas and likely one of the oldest remaining farm houses in Arlington County.

Eight: **Its distinctive location or singular physical characteristics that make it an established or familiar visual feature.** Prominently sited on a small rise at the corner of North Lexington Street and 16th Street North near the location of what was historically known as "Brown's Bend." It is the most visually prominent feature at this intersection, clearly older than the surrounding mid-20th century single-family houses and garden apartment buildings.

Eleven: **Its suitability for preservation or restoration.** Since its construction, has remained in continuous use as a residence. As part of the recent Unified Residential Development process, the farm house was preserved and a compatible renovation and new additions completed in 2007.

L. Conclusion

The Washington/Torreyson Farm House retains sufficient historic and architectural integrity to be recommended for local historic district designation by Arlington County. It is among the oldest dwellings remaining in Arlington and typifies the simplicity of rural vernacular architecture, particularly the I-house form. In addition, the Washington/Torreyson Farm House survives as the only extant reminder of the Duke Torreyson dairy farm. Additional research into the County's African American heritage could confirm the missing details related to the house's association with its likely original owner, James Washington.

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"Soil Map of Fairfax and Arlington Counties, 1915." U.S. Department of Agriculture. Available at the Virginia Room, Arlington Central Library.

Stephenson, Richard W. *The Cartography of Northern Virginia: Facsimile Reproductions of Maps Dating from 1608 to 1915*. Fairfax County, VA: History and Archaeology Section, Office of Comprehensive Planning, 1981.

"U.S. Geological Survey Topographical Map of Washington, DC and Area, 1917." Available at the Virginia Room, Arlington Central Library.

Newspaper Articles

"Andrew Torreyson Dead; Was Leader in Arlington." The Washington Post. 26 January 1951, p. B2.

"Hall's Hill: Blacks Hold the High Ground." The Washington Post. 27 February 1969, p. F1.

Obituary for Andrew Duke Torreyson. The Washington Post. 26 January 1951, p. B2.

Personal Communications

Electronic mail correspondence between Sara Collins, former Librarian at the Virginia Room, Arlington Central Library, and Cynthia Liccese-Torres, 4 March 2009.

Meeting with Saundra Green and Bernard Carpenter of Calloway United Methodist Church, 5000 Lee Highway, Arlington. Held 15 December 2008 with Cynthia Liccese-Torres.

Telephone interview with Eileen Moore Hill, granddaughter of Andrew Duke and Blanche Torreyson and daughter of Maude and Lyman Moore. Conducted by Cynthia Liccese-Torres, 24 January 2008.

Published Works

Douglas, H.H. "The Torreyson Farm." *Echoes of History*, undated. Photocopy available at the Virginia Room, Arlington Central Library.

National Register of Historic Places Registration Form for the Westover Historic District. Prepared by Laura V. Trieschmann, Patti Kuhn, Megan Rispoli, and G. Ellen Jenkins, E.H.T. Traceries, Inc., December 2005.

Torreyson-Reeves Farm History, Arlington, Virginia. Prepared by Katherine L. Farnham and Charles D. Cheek, Ph.D., John Milner Associates, Inc., June 2004. Project completed for the Arlington County Department of Parks, Recreation, and Cultural Resources. Available at the Virginia Room, Arlington Central Library.

Wise, Donald A. "Bazil Hall of Hall's Hill." *The Arlington Historical Magazine*, Vol. 6, No. 3, October 1979.

State of Virginia Records

Assorted Land Tax Books from 1871 to 1905 for Alexandria County, Virginia. Available at the Library of Virginia, Richmond.

U.S. Census Records

U.S. Bureau of the Census. The Census of 1860, Frederick County, Winchester, Virginia. Series M653, Roll 1347, p. 430.

U.S. Bureau of the Census. The Census of 1880, Alexandria County, Virginia. Series T9, Roll 1351, p. 412.

U.S. Bureau of the Census. The Census of 1880, Washington, D.C. Series T9, Roll 124, p. 315.

U.S. Bureau of the Census. The Census of 1900, Alexandria County, Virginia. Series T623, Roll 1698, p. 20.

U.S. Bureau of the Census, The Census of 1920, Alexandria County, Virginia. Series T625, Roll 1879, p. 253.

8. GEOGRAPHICAL DATA

Acreage of Property	0.20 acres (8,885 square feet)
RPC Number	10-026-029

Verbal Boundary Description

The Washington/Torreyson Farm House is located at the southwestern corner of North Lexington Street and 16th Street North, slightly west of Patrick Henry Drive. The historic district boundary is limited to Lot 2, Shields Addition to Westover.

Boundary Justification

The proposed historic district boundary consists of the entire 0.20-acre legal property boundary of the lot.

9. FORM PREPARED BY

Name/title	Cynthia Liccese-Torres and Rebeccah Ballo, Arlington County Historic Preservation Planners; Kelly Merrifield, Preservation Program Intern/Research Assistant in 2008
Organization	Arlington County Historical Affairs and Landmark Review Board
Date	May 2009; final revisions January 2010
Address	2100 Clarendon Boulevard, Suite 700, Arlington, VA 22201
Telephone	703.228.3830

10. ADDITIONAL DOCUMENTATION

See attachment for photographs showing the house over time and historic maps.

11. PROPERTY OWNERS

Name	Caroline Riker and Robert Neubauer
Address	1600 North Lexington Street, Arlington, VA 22205

12. ENDNOTES

[1] Arlington County historic building permit record for 1600 North Lexington Street. Permit card on file in the Neighborhood Services Division, Department of Community Planning, Housing, and Development. All information in this paragraph is from this source, except as noted. Alterations include Permit #17849, approved 12-23-43; #1848, approved 6-2-46; #4361, approved 1-17-49; #5168, approved 9-15-49; #16046, approved 3-5-58.

[2] Current Arlington County building permit record for 1600 North Lexington Street. See Permit # B0500517, approved 2-25-05.

[3] The other extant houses that have been documented and are historically associated with Arlington's dairy farms include the George Crossman House at 2501 North Underwood Street (built 1892), Reevesland at 400 North Manchester Street (built ca. 1900), and the John Saegmuller House at 5101 Little Falls Road (built 1925-1927). Information on each of these properties is available in the Neighborhood Services Division, Department of Community Planning, Housing, and Development. Reevesland is an Arlington Historic District and both the Crossman and Saegmuller houses are listed in the National Register of Historic Places.

[4] "Andrew Torreyson Dead; Was Leader in Arlington." *The Washington Post*, 26 January 1951, p. B2.

[5] Obituary for Andrew Duke Torreyson. *The Washington Post*, 26 January 1951, p. B2.

[6] Donald A. Wise, "Bazil Hall of Hall's Hill," *The Arlington Historical Magazine*, Vol. 6, No. 3, October 1979, p. 20. According to an oral history interview with Mrs. Lucy Hicks Coates and Mrs. Inez Waynes conducted on January 17, 1991, Hall's land extended from 16th Street North to 22nd Street North and included the area first dedicated as High View Park in 1892. The area to be known as Hall's Hill also included some adjacent lands north of 22nd Street North and east of High View Park (interview transcript found in Series 3, No. 32, Virginia Room, Arlington Central Library).

[7] Ibid., p. 21.

[8] Ibid.

[9] Ibid., p. 22. All subsequent information in this paragraph is from this source.

[10] Ibid., pp. 22-3.

[11] Ibid., p.23. Additional research should attempt to determine if Hall's 9-year old slave known as Jim could have

been James Washington, who would come to own the 1600 North Lexington Street farm house built on land formerly owned by Hall.

[12] Ibid., p. 24.

[13] Ibid., p. 23.

[14] Ibid., pp. 23-4.

[15] Ibid., p. 24.

[16] Ibid., p. 26.

[17] "History of High View Park and Hall's Hill," as compiled by the John M. Langston Civic Association. Available at www.johnmlangston.org/Membership/highview_park. All information in this paragraph is from this source, except as noted.

[18] However, there is conflicting information on how much Hall actually charged for the land. The John M. Langston Civic Association history claims Hall sold the land for as little as 60 cents per acre. A 1969 Washington Post article entitled "Hall's Hill: Blacks Hold the High Ground" states that in addition to selling the land as building lots to his own former slaves, Hall also sold the land to any other former slaves able to pay him $10 to $15 per acre, payable by cash or in kind, in a lump sum or in installments of ten or 50 cents per week, or whatever other payment arrangements were acceptable to both parties. This same article also contends that upon Hall's death, his son (though unnamed in the article) continued to sell the remaining land "until nearly all the 300-odd acres lying along the southern flank of the ridge where Lee Highway and Glebe Road intersect was in black ownership."

[19] "History of High View Park and Hall's Hill."

[20] Alexandria County Deed Book Y3, p. 321 and Deed Book C4, p. 1. Located in the Land Records Division, Arlington County Circuit Court. All subsequent information in this paragraph is from these sources.

[21] 1860 U.S. Census for Frederick County, Winchester, Virginia, Series M653, Roll 1347, p. 430.

[22] 1880 U.S. Census for Washington, DC, Series T9, Roll 124, p. 315. James and Matilda were listed as the children of James and Ellen Washington, aged 35 and 30 respectively.

[23] 1880 U.S. Census of Alexandria County, Virginia, Series T9, Roll 1351, p. 412.

[24] Personal communication via electronic mail between Cynthia Liccese-Torres, DCPHD staff, and Sara Collins,

former Librarian at the Virginia Room, Arlington Central Library, 4 March 2009. Unfortunately, research conducted to date for this designation has not yet revealed a correlation between Washington and Febrey. Additional research may prove whether or not Washington ever was enslaved and owned by Febrey or if Washington was a free man.

[25] 1900 U.S. Census for Alexandria County, Virginia, Series T623, Roll 1698, p. 20. Also a meeting between Cynthia Liccese-Torres, DCPHD staff, and Saundra Green and Bernard Carpenter of Calloway United Methodist Church in Arlington, 15 December 2008. John J. (also known as J.J.) Carpenter was Bernard's great grandfather's brother. According to Bernard, J.J. built many homes in the Hall's Hill community and near the Calloway United Methodist Church. Further research may also determine if Carpenter ever assisted in the construction of the house at 1600 North Lexington Street, given its massive stone foundation and Carpenter's trade skills as a stone mason.

[26] 1920 U.S. Census of Alexandria County, Virginia, Series T625, Roll 1879, p. 253. His profession was listed as house carpenter.

[27] Richard W. Stephenson, *The Cartography of Northern Virginia: Facsimile Reproductions of Maps Dating from 1608 to 1915*, (Fairfax County, VA: History and Archaeology Section, Office of Comprehensive Planning, 1981), Plate 74 (p. 88) and Plate 83 (p. 97).

[28] Ibid., Plate 96 (p.110). All subsequent information in this paragraph is from this source.

[29] Both maps are available at the Virginia Room, Arlington Central Library.

[30] See "Hall's Hill: Blacks Hold the High Ground," *The Washington Post*, 27 February 1969, p. F1. Unfortunately, research conducted to date for this designation has not yet revealed a correlation between Washington and Hall. Additional research may prove whether or not Washington ever was enslaved and owned by Hall or if Washington was a free man.

[31] 1905 Land Tax Book for Alexandria County, Virginia. Available at the Library of Virginia in Richmond.

[32] Alexandria County Deed Book 111, p. 4. Located in the Land Records Division, Arlington County Circuit Court.

[33] John Milner Associates, Inc., *Torreyson-Reeves Farm History, Arlington, Virginia*, June 2004, p. 54. Report prepared by Katherine L. Farnham and Charles D. Cheek, Ph.D. for the Arlington County Department of Parks, Recreation, and Cultural Resources. All information in this paragraph is from this source.

[34] Milner, pp. 54, 63. All information in this paragraph is from this source, except as noted.

[35] This parcel was a 21st- birthday gift from William to Duke. See "H.H. Douglas, "The Torreyson Farm," *Echoes of History*, undated, p. 14. Photocopy available in the vertical files, Virginia Room, Arlington Central Library.

[36] Milner, Figure 20. Plat of Duke Torreyson's 116-acre farm (exact date unknown). All information in this paragraph is from this source except as noted.

[37] Alexandria County Deed Book 111, p. 4.

[38] Alexandria County Deed Book 117, p. 337. Located in the Land Records Division, Arlington County Circuit Court.

[39] There are still several different scenarios to consider: 1) Could Washington simply have owned the land and the building values appearing in the tax records denoted outbuildings rather than a dwelling? Although an assessed building value of $50 in 1876 is significantly less than a building value of $150 between 1871 and 1875, some type of permanent building on the site is clearly indicated on historic maps dating to 1879, 1886, and 1894 (yet it is unlikely that these maps would have denoted outbuildings instead of residences); 2) Could either Washington or Torreyson have built the existing dwelling using the substantial stone foundation remnants of an earlier Hall-era or Febrey-era building?; 3) Given the simple vernacular form of the building, could Washington have built the existing two-story I-house form with two rooms downstairs and two rooms upstairs (accessed by the boxed staircase in the living room), and then Torreyson made upgrades to or renovated the dwelling?; or 4) Was the existing farm house built by Torreyson?

[40] Milner, p. 63.

[41] "Andrew Torreyson Dead."

[42] Advertisement for "Public Sale of Valuable Personal Property" issued by A.D. Torreyson in 1915. Photocopy located in the biographical vertical files, Virginia Room, Arlington Central Library. All subsequent information in this paragraph is from this source.

[43] "Andrew Torreyson Dead." All information in this paragraph is from this source.

[44] Ibid.

[45] Telephone interview with Eileen Moore Hill, conducted by Cynthia Liccese-Torres, January 24, 2008. All subsequent information in this paragraph is from this source.

[46] "Andrew Torreyson Dead."

[47] Arlington County Deed Book 211, p. 278. Located in the Land Records Division, Arlington County Circuit Court.

[48] Obituary for Andrew Duke Torreyson.

[49] Arlington County Deed Book 257, p. 255. Located in the Land Records Division, Arlington County Circuit Court.

[50] Ibid.

[51] Arlington County Deed Book 411, p. 194. Located in the Land Records Division, Arlington County Circuit Court.

[52] Arlington County Deed Book 472, p. 516. Located in the Land Records Division, Arlington County Circuit Court.

[53] Arlington County Deed Book 651, p. 372. Located in the Land Records Division, Arlington County Circuit Court.

[54] Ibid., p. 374.

[55] Arlington County Deed Book 958, p. 215. Located in the Land Records Division, Arlington County Circuit Court.

[56] Arlington County Deed Book 2004, p. 1590. Located in the Land Records Division, Arlington County Circuit Court.

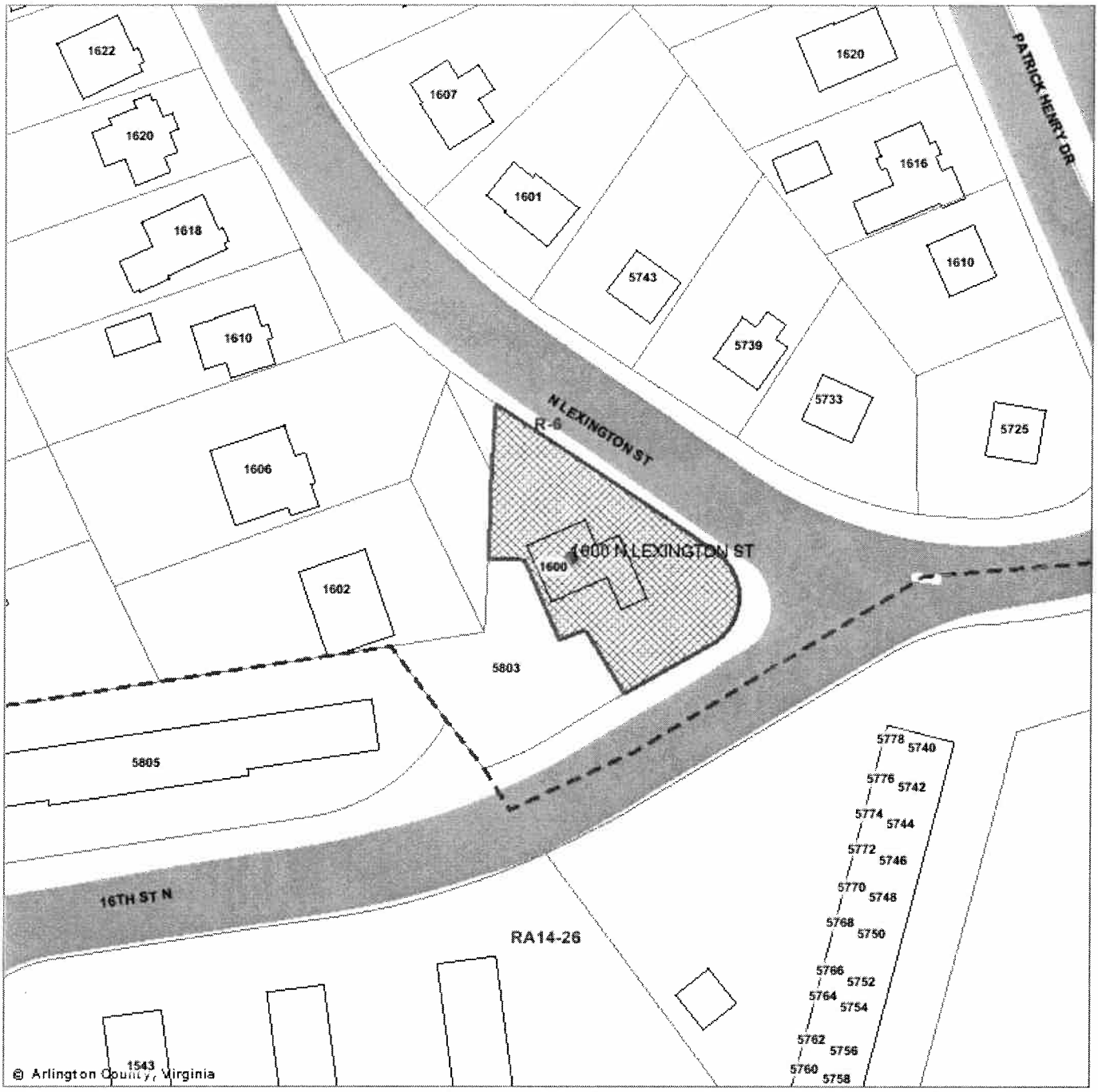
[57] Arlington County Deed Book 2056, p. 1396. Located in the Land Records Division, Arlington County Circuit Court.

[58] Arlington County Deed Book 3788, p. 689. Located in the Land Records Division, Arlington County Circuit Court.

[59] Arlington County Deed Book 4224, p. 870. Located in the Land Records Division, Arlington County Circuit Court.

[60] Ibid.

ATTACHMENT C



1600 N. Lexington St.
RTA - Local Designation and Historic District Zoning Overlay
Z-2548-10-1

Note: These maps are for property location assistance only.
They may not represent the latest survey and other information.

Not To Scale

Historic District Overlay

Department of Community Planning, Housing and Development

Planning Division

ATTACHMENT D

Design Guidelines for a Certificate of Appropriateness and an Administrative Certificate of Appropriateness for the Washington/Torreyson Farm House at 1600 North Lexington Street, a Local Arlington County Historic District

I. Purpose and Intent of the Design Guidelines

These design guidelines are intended to assist the current and future property owners, Arlington County staff, and members of the Historical Affairs and Landmark Review Board (HALRB) in the preservation and protection of the historic character and physical integrity of the Washington/Torreyson Farm House Historic District. The guidelines reflect the preservation principles and recommendations of the Secretary of the Interior's Standards for Rehabilitation.

It is recognized that buildings are not static, but continue to evolve over time. These guidelines are not intended to prohibit changes, but rather to preserve the most important physical aspects of the Historic District and ensure that any changes are respectful of and compatible with the historic and existing fabric and character of the District. In addition to appropriateness and compatibility, additional factors to consider as part of the design review process include durability, design integrity, and overall harmony of the proposed modifications.

II. Physical Description of the Washington/Torreyson Farm House Local Historic District

The Washington/Torreyson Farm House is a two-story, frame, vernacular dwelling with an I-shaped plan, a continuous fieldstone foundation, and a side-gable roof. The house occupies what is now a corner lot, facing North Lexington Street to the north and 16th Street North to the south. Most likely built sometime between 1879 and 1905, the residence has undergone two distinct renovations since its initial construction, the first in the 1940s and the most substantial in 2007. Originally, the house was clad in clapboard wood siding, then covered in asbestos shingle siding in 1949, and then clad in Hardiplank siding during the 2007 renovation. The dwelling's original roof material is unknown, although a 1936 map indicates it had composition roofing by that time. This roof material was maintained until all of the roof surfaces were replaced with standing seam metal in 2007. All of the windows are wood with plain wood surrounds. The six-over-six light, double-hung sash windows and six-light casement windows found throughout the new additions were selected to match the windows of the original house. However, the original window sash configuration is unknown and it is likely that the original windows were replaced with the six-over-six light configuration during the 1940s renovation. A new front entrance porch, as well as one large and two small rear additions, were built as part of the 2007 renovation.

Despite changes in materials over time and the construction of new rear additions, the dwelling still retains its integrity of location, setting, design, feeling, and association. The original massing, roof line, and fenestration pattern of the historic I-house form are still readily visible and easily distinguishable from the new additions. Furthermore, the dwelling illustrates the practical simplicity of rural residential architecture and typifies the housing stock common in Arlington in the late-19th and early-20th centuries. The dwelling's architectural detailing is

minimal, with its most characteristic features being the I-house form, side-gable roof, and lack of stylized exterior decoration.

The significant features of the site include the farm house (both the original section and the later porches and additions), its adjacent yard areas, and its prominent location on a slight hill overlooking North Lexington Street. The priority for preservation of the site will involve maintaining the historic and architectural integrity and character of the entire house, including the original portion and all later additions. The retention of the existing mature trees on the property, which frame the dwelling and provide a natural buffer from the adjacent residential lot and street intersection, also will be encouraged.

III. Requirements for a Certificate of Appropriateness (CoA) and an Administrative Certificate of Appropriateness (ACoA)

There are eleven standard guidelines covering the type of work that will require a Certificate of Appropriateness (CoA) from the HALRB and three standard guidelines that will require an Administrative Certificate of Appropriateness (ACoA) from the staff of the HALRB.

A. A CoA is required for the following changes to the Washington/Torreyson Farm House Local Historic District:

1. If the proposed work involves different materials and/or a different design than presently existing materials;
2. The removal or demolition of part or all of the dwelling or outbuilding(s);
3. Any new construction or enlargement, addition, modification, or alteration of the exterior of the existing buildings or a portion of the existing buildings;
4. The replacement of the windows on the house;[i]
5. The removal, replacement, or enclosure of entrances and/or porches;
6. Any change in or alteration of materials, including but not limited to the removal or installation of siding, roofing[ii], gutters, and downspouts.
7. The painting of previously unpainted materials, such as the stone foundation and brick chimney;
8. The installation, removal, or modification of interpretive signage (e.g., historic markers);
9. The installation, removal, or changes in material of specific landscape elements, including outbuildings, fencing, walls, driveway, walkways, or patio paving;
10. The removal of large trees (measuring at least 15" in diameter at 4' of height) that are not damaged or diseased; and
11. Any other action which is not ordinary maintenance, but which modifies, alters, or otherwise affects the exterior architectural element of a building, structure, site, or other features noted within the Historic District.

B. An ACoA is required for the following changes to the Washington/Torreyson Farm House Local Historic District:

1. The removal of any damaged or diseased mature tree (measuring at least 15 inches in diameter at 4 feet of height), pending the submittal of a written report by the County arborist that details the hazardous or unhealthy condition of the tree.
2. The installation of air conditioning condenser and/or heat pump units in side and rear yards. Depending on the size and exact location of the unit(s), screening with lattice or plantings will be encouraged.
3. The installation of satellite dishes less than 18" in diameter in an obtrusive location.

IV. Exemptions from the CoA/ACoA Process:

The following changes to the Washington/Torreyson Farm House Local Historic District are exempt from the Certificate of Appropriateness (CoA) and Administrative Certificate of Appropriateness (ACoA) process and review:

1. Any interior modifications or renovations;
2. The repair, replacement, and ordinary maintenance of exterior features with the same materials of the same design;
3. General landscaping, preparation, and maintenance of lawns, trees, shrubbery, flower beds, and gardens;
4. Paving repair using like materials of like design;
5. Exterior painting of, and paint colors on, surfaces previously painted including wood or Hardiplank siding, wood windows and doors, decorative wood trim, or metal roofing; and
6. Removable items and accessories such as window air conditioners, window or door screens, storm windows and doors[iii], outdoor furniture, mail boxes, building numbers, outdoor light fixtures, and other temporary outdoor features associated with the buildings.

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[i] Replacement windows are to be wood with either true-divided or simulated-divided muntins.
[ii] Appropriate siding materials include Hardiplank (existing), or wood or asbestos shingles (historic). Vinyl, aluminum, or simulated wood-grain siding are not considered appropriate. Prior to the installation of any new siding, the existing siding must first be removed.
[iii] Storm windows must either match the configuration of the existing window sash(es) or be a single pane of glass over the existing window(s).