

PROPERTY INFORMATION

PROPERTY NAME	Theodore & Lucy Hicks House (Site)
PROPERTY ADDRESS	2211 N. Culpeper Street Arlington, VA 22207
TAX PARCEL	08001055
USGS QUAD (S)	WASHINGTON WEST (DC)
COUNTY/INDEPENDENT CITY	Arlington (County)

ADDITIONAL PROPERTY INFORMATION

ARCHITECTURE SETTING	Suburban
OWNERSHIP CATEGORY	Private

SITE DESCRIPTION

December 2012: The single-family dwelling at 2211 North Culpeper Street is situated on the east side of the street, set back on a grassy, level lot located between 22nd Road North and Lee Highway. The property is bound to the south by an alley and to the east by a parking lot. A concrete sidewalk edges the south and east property boundaries. Chain-link fencing encloses the eastern half of the property, and a low stone encircles the western half. The property is improved with shrubs and foundation plantings. A concrete sidewalk connects the primary entrance with North Culpeper Street. A single-story secondary dwelling is located in the northeast corner of the property. A single-story shed is centered along the east property boundary.

November 2019: The single-family dwelling at 2211 N. Culpeper Street has been demolished (2018) to accommodate the new construction of Fire Station No. 8. The parcel exists as a grassy lot. Construction for the new station was forecasted to begin in Spring of 2019 with the station operational around Spring, 2021 (Arlington County 2016).

HISTORICAL CONTEXT

William H. and Susana Hicks were some of the first entrepreneurs in Hall's Hill/Highview Park (HHHP). They purchased a 3.5-acre parcel with Daniel E. Wiseman in 1904 and created the "Cottage Park" subdivision for residential and commercial development (see Figure 5). One of their first businesses was the Hicks Bus Company which serviced the Rosslyn streetcar stop, approximately four miles east of the HHHP neighborhood.

In 1892, the Washington & Arlington Railway began to provide streetcar service from the county [Arlington] to the District of Columbia. The Washington, Alexandria, and Mount Vernon Electric Railway began the same year with service between Alexandria and Mount Vernon. Beginning in 1894, this streetcar line extended to Washington, D.C. However, with service to the African American neighborhoods limited to stops at Nauck and Penrose on the Washington & Arlington Railway line, the streetcar had less impact on the development of black communities. The neighborhood of Hall's Hill in the northern section of the county, for example, relied on the independent Hicks Bus Line to provide access to the streetcars. The streetcar lines only connected the county to Washington, D.C. without any cross-routes within the county (Maas et. al. 2016:40, edited).

African American communities were reliant on public transportation or independent services like those provided by the Hicks Bus Company well into the twentieth century until the automobile became an affordable purchase. Although the company operated during the 1920s and 1930s, the Hicks Bus Line “was not able to compete with ever-expanding white bus services” (Bestebreurtje 2017: 221). The Hicks Bus Line began about 1924 but could not compete with multiple white businesses - including the R.L. May bus line, later the Alexandria, Barcroft and Washington (AB&W) line, as well as the Washington, Maryland and Virginia bus line. Hicks closed during the Depression years. (Rose, Arlington County Virginia, (1976).; Benjamin “Benny” Robinson, interview by William Moris, November 6, 2003, Hall’s Hill Oral History Project, CLH in Bestebreurtje 2017: 221).

The family operated the Hicks Market and Restaurant formerly located at 4903 Lee Highway, lots 20 and 21 of their Cottage Park subdivision since the early twentieth century (see Figures 1-2) (Jones 2018: 25). By the 1950s, Hicks Market and Restaurant was a family-run social hub. John Hicks, Jr. (of unknown relation to William and Susana Hicks) ran the pool hall on the second floor of the building. Theodore Hicks (1902-1964), William H. and Susana Hicks’ youngest son, save for a few years of World War II service, operated the family grocery business through the 1950s. Theodore married Lucy Belle Smith in 1927 and their children would also work in the family store. Theodore Hicks rented out the former general store and restaurant (Fisher 2018); the Kermit Summers Grocery is listed at this location in the 1955 City Directory. The enterprise remained family-owned until it burned down in a 1956 fire; it was never rebuilt. Nevertheless, the social and civic legacy begun by William and Susana Hicks influenced their son and daughter-in-law, Theodore and Lucy Hicks, to help the HHHVP community persevere through racial segregation.

Theodore and Lucy Hicks constructed their family home on Lots 27 and 28 of the Cottage Park subdivision purchased from Susana Hicks in 1934. Approximately a year later, the Hall’s Hill Volunteer Fire Department (HHVFD) operated out of a building directly south of Theodore and Lucy Hicks’ house (see Figures 3-4) (Jones 2018: 52). In 1944, the family deeded Lot 26 to the HHVFD, located at the corner of N. Culpeper Street and Lee Highway, to further root it as a community pillar. Theodore and Lucy Hicks also became long-standing HHHVP community members through the 1960s. After Theodore’s passing in 1964, Lucy Hicks remarried years later and relocated to Chantilly, Virginia but the residence remained in the family; she returned to the home in 1998 and it stayed in the family until 2005 (Fisher 2018).

When the HHVFD expanded in the 1960s, it did so on Cottage Park parcels 22 through 26. Beginning in 1999, Fire Station No. 8 was identified by the Arlington County Manager for potential “relocation, consolidation, replacement or closure” (Golkin 2015). Construction for the new station, which required the demolition of the Theodore and Lucy Hicks house on Lots 27 and 28, was forecasted to begin in Spring of 2019 with the station operational around Spring, 2021 (Arlington County 2016).

SURVEYOR ASSESSMENT/RECOMMENDATION

May 2018: 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 Halls 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 (HHVD), which has served the historically African American neighborhood of Hall’s Hill from at least 1926 through the present.

November 2019: As a demolished resource, the former Hicks House is not eligible for listing in the National Register of Historic Places (NRHP).

SURVEYOR RECOMMENDATION: NOT NRHP ELIGIBLE

PRIMARY RESOURCE INFORMATION

RESOURCE CATEGORY	-
RESOURCE TYPE	-
DATE OF CONSTRUCTION	-
HISTORIC TIME PERIOD	-
HISTORIC CONTEXT (S)	-
ARCHITECTURAL STYLE	-
FORM	-
NUMBER OF STORIES	-
CONDITION	-
THREATS TO RESOURCE	-

ARCHITECTURAL DESCRIPTION

December 2012: Constructed circa 1935, this one-and-one-half-story, rectangular-plan, Craftsman-style bungalow sits on a solid foundation clad in American-bond brick. A soldier-bond water table separates the foundation level from the first story. The dwelling is clad in glazed terracotta brick, laid in stretcher bond, accented by rowlock face brick around openings at the corners of the building. It is capped by an asphalt-shingled, side-gable roof with overhanging eaves. The eaves are supported by square brackets on the north and south (side) elevations. Shed-roof wall dormers interrupt the cornice lines on the façade (west elevation) and east (rear) elevation. The west dormer is pierced by two sets of triple 1/1 double-hung, vinyl sash, set in square-edge wood surrounds. The east dormer has two sets of triple 3/1 double-hung, wood sash, set in square edge wood surrounds. An exterior-side brick chimney with a plain cap is located on the south elevation, and an interior brick chimney rises through the center of the dwelling. Fenestration throughout the building typically consists of 1/1 double-hung, vinyl sash, unless otherwise noted.

The façade is three bays wide at the first story, and is marked by a full-width porch. The porch sits on a solid brick foundation, accessed by two concrete steps, flanked by low brick walls with concrete coping. It is topped by a half-hipped roof of asphalt shingles, supported by tapered brick columns. The northern bay of the porch is enclosed with glazed terracotta brick, and it is fenestrated by paired and tripled windows. The central bay contains the primary entrance, which is comprised of a single-leaf, wood door with a large oval light, set in a square-edge wood surround, rimmed with rowlock brick. The southern bay is pierced by triple windows, set in a square-edge wood surround, encircled by rowlock brick.

A single-story bump-out is appended to the south elevation. It sits on a brick foundation, and is clad in glazed terracotta brick with rowlock brick trim. It is capped by an asphalt-shingled, half-hipped roof. It is pierced on the south elevation by a single-leaf, wood, five-paneled door. An eight-light wood casement window is set into the west elevation of the bump out. Three 3/1 double-hung, wood sash are set into the upper half story.

The east elevation is marked by a single-story, full-width enclosed porch. The porch is enclosed with aluminum siding, and fenestrated with 1/1

December 2012: The single-story, rectangular-plan secondary dwelling originally served as a garage. It sits on a concrete slab foundation, and the concrete block structural system is clad in stucco. It is capped by a front-gable roof of asphalt shingles. A single-story, rectangular-plan addition is appended to the west elevation. It is clad in stucco, and capped by an asphalt-shingled, front-gable roof. It is fenestrated with 1/1 double-hung, vinyl sash, and narrow glass block windows. A

single-leaf, wood paneled door on the south elevation functions as the primary entrance. Based on Arlington County building permits, it was likely constructed circa 1940.

December 2012: The single-story, single-bay, rectangular-plan shed is constructed of metal with a side-gable roof of standing-seam metal. Double-leaf flush plywood doors pierce the west elevation. Based on form and materials it was likely erected circa 1980.

November 2019: The Hicks House was demolished in 2018. The site is currently a grassy lot.

EXTERIOR COMPONENTS

COMPONENT	COMPONENT TYPE	MATERIAL	MATERIAL TREATMENT
CHIMNEYS	-	-	-
ROOF	-	-	-
WINDOWS	-	-	-
STRUCTURAL SYSTEM/ EXTERIOR TREATMENT	-	-	-
FOUNDATION	-	-	-
PORCH	-	-	-

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