



RECORD OF APPEAL
FROM A DECISION OF THE BOARD OF ARCHITECTURAL REVIEW



Date Appeal Filed With City Clerk: 8/31/04

B.A.R. Case # 2004-0030

Address of Project: 900 S. Washington (Gunston Hall)

Appellant is: (Check One)

B.A.R. Applicant

Other Party. State Relationship _____

Address of Appellant: 505 Duke ST
ALEXANDRIA VA 22314

Telephone Number: 703-299-9215

State Basis of Appeal: 1) Gunston Hall's footprint & height complement the neighborhood. Likewise, the footprint and height were approved by the National Park Service, which sought development that provided a gradual, soft transition from the George Washington Parkway into Alexandria.

2) Gunston Hall represents a period of history, (see addl sheet)
Attach additional sheets, if necessary.

A Board of Architectural Review decision may be appealed to City Council either by the B.A.R. applicant or by 25 or more owners of real estate within the effected district who oppose the decision of the Board of Architectural Review. Sample petition on rear.

All appeals must be filed with the City Clerk on or before 14 days after the decision of the B.A.R.

All appeals require a \$150.00 filing fee.

If an appeal is filed, the decision of the Board of Architectural Review is stayed pending the City Council decision on the matter. The decision of City Council is final subject to the provisions of Sections 10-107, 10-207 or 10-309 of the Zoning Ordinance.

Linda Couture
Signature of the Appellant

We, the undersigned owners of real estate within the Old and Historic Alexandria District/ Parker- Gray District [strike out as appropriate] appeal the decision of the Board of Architectural Review to the Alexandria City Council in B.A.R. Case # _____ regarding the property at _____ (street address).

- | | Name | Signature | Owner of Real Property At: |
|-----|-----------------------|-----------------------|----------------------------|
| 1. | Laura Bly | Laura Bly | 418 N. Union St. |
| 2. | Martina Simpkins | Martina Simpkins | 706 N. Columbus St |
| 3. | John Bly | John Bly | 418 N. Union St. |
| 4. | Nestlee Reed | Nestlee Reed | 500 Wolfe St. |
| 5. | Jenna Miller | Jenna Miller | 808 South Lee St |
| 6. | Edda Matheo | Edda Matheo | 416 N. Union St. |
| 7. | Jim Mathison | Jim Mathison | 416 N. Union St. |
| 8. | ROBERT C. RANDOLPH | Robert C. Randolph | 424 N. Union St |
| 9. | Valerie Tanier | Valerie Tanier | 211 S. Union St |
| 10. | MARGARET A. SUSANK | Margaret A. Susank | 5 Franklin St. |
| 11. | William Lang | William Lang | 413 S. Pitt |
| 12. | Pat Braun | Pat Braun | 206 N. Columbus St. |
| 13. | Kathleen Waugh | Kathleen Waugh | 27 Wilkes St. |
| 14. | Frances T.H. Helliher | Frances T.H. Helliher | 104 Pommander Walk |
| 15. | Colleen Souosky | Colleen Souosky | 1317A Queen St |
| 16. | MICHAEL J. DEMEO | Michael DeMeo | 542 N. Saint Asaph St |
| 17. | Townsend A. VAN Fleet | Townsend A. Van Fleet | 26 Wolfe St. |
| 18. | LORIE GREEN | Lorie Green | 718 CARTER AVENUE |
| 19. | RICHARD WYLER | Richard Wyler | 105 N. PITT ST |
| 20. | JOHN T. LYONS | John Lyons | 818 CAMERON ST. |
| 21. | H. CHRISTA LYONS | H. Christa Lyons | 818 CAMERON ST. |
| 22. | RAIN GROVER | Rain Grover | 306 S. FAIRFAX ST. |
| 23. | SARITA SCHOTTA | Sarita Schotta | 104 Prince St |
| 24. | Charles Schotta | Charles Schotta | " " " |
| 25. | Kim Meyers | Kim Meyers | 211A South Union |

- .late 30s and early 40s, that also deserves protection. The architect was notable during this period. The "commonness" of the design does not take away from its significance.
- 3) Gunston Hall development was approved by the National Capital Planning Commission in the '30s and today in '04 meets both Washington Street Standards and Washington Street Guidelines.
 - 4) No effort was made to seek talks with builders willing to rehab. Other rehab projects in Old Town (Canal Way, Harbor Terrace, etc.) are successful and aesthetically pleasing with large amounts of open, green space.
 - 5) City Planning Staff's thorough and professional evaluation supported saving Gunston Hall.

ATTACHED Petition for BAR Case # 2004-0030

Additional Names

	<u>NAME</u>	<u>SIGNATURE</u>	<u>OWNER Real Property AT:</u>
1.	Suburban	[Signature]	310 Sun Lee St
2.	R. J. WEBSTER	Robert Webster	304 S. Lee St.
3.	C. Webster	Calvin Webster	3048 Lee St.
4.	K U X	M. [Signature]	125 Baker St
5.	Jeffrey Morris-Hay	J. Morris-Hay	117 Duke St
6.	Patricia Meyer-Hay	Patricia Meyer-Hay	117 Duke St.
7.	John C. Gear	John C. Gear	209 South Lee
8.	Carolynne Rehrenbeck	Carolynne Rehrenbeck	313 S. Lee St.
9.	Jeremy Schwarz	Jeremy Schwarz	317 S. Lee St.
10.	Jennifer Schwarz	Jennifer Schwarz	317 S. Lee St.

EXHIBIT NO. 2

10
10-16-04

Docket Item #10
BAR CASE #2004-0030

City Council
October 16, 2004

ISSUE: Appeal of a decision of the Board of Architectural Review, Old and Historic Alexandria District, approving a Permit to Demolish the Gunston Hall Apartments at 915 South Washington Street

APPLICANT: Basheer & Edgemore

APPELLANT: Linda Couture on behalf of petitioners
Lawrence O'Connor on behalf of petitioners

LOCATION: 915 South Washington Street

ZONE: RCX/Residential

I. Background:

On February 18, 2004, the applicant, Basheer & Edgemoore, filed an application for demolition of the existing Gunston Hall apartments and conceptual approval of two condominium buildings (48 units) and 12 townhouses on the 900 block of Washington Street. While staff worked with the applicant on the site plan and overall massing, staff had consistently taken the position that it would recommend denial of the demolition of the existing apartment buildings at the Board of Architectural Review hearing. The staff report regarding the demolition is attached.

The Gunston Hall apartments at 901-915 South Washington Street occupy the entire city block bounded by South Washington, Green, Columbus, and Church streets. The complex consists of two "C" shaped groupings, each with four two story red brick structures, surrounding a landscaped quadrangle built in a Colonial Revival style. The buildings are set back 50 feet from the street. The courtyard retains a number of mature trees and a system of walkways linking the buildings. The architect for the Gunston Hall apartments was Harvey H. Warwick, an important apartment architect in the Washington metropolitan area in the 1930s and 1940s. The attached staff report has more background on the history and architecture of the site.



Site Aerial



Gunston Hall Apartments

Staff opposed the Permit to Demolish finding that the Gunston Hall apartments are part of the Old and Historic Alexandria District's historical heritage and, under the criteria set forth in the Zoning Ordinance, are worth preserving. The complex is an example of the garden apartment style tailored to the scale of the City in this area adjacent to the George Washington Memorial Parkway. It has a scale, setback, and openness that present a soft southern entrance to the urban area of the City and the historic district. Retention of the apartments is consistent with the agreement that the City made with the National Park Service to preserve and maintain the memorial character of the parkway.

II. Board of Architectural Review:

At the May 19, 2004, public hearing of the Board of Architectural Review, there were 13 speakers and a great deal of discussion regarding the existing buildings, history of the Parkway, and the character of Washington Street. Of the 13 public speakers, three spoke in favor of demolition, nine spoke in opposition to the demolition, and one was neutral. The National Park Service submitted a letter opposing the demolition, but did not speak at the hearing. Issues raised at the hearing included:

- The architectural merit of the buildings and was this a good example of the architects work
- Does the site contribute to the memorial character of the George Washington Memorial Parkway?
- Does the site have historic interest?
- The existing condition of the apartment complex and the cost of renovation

The Board deferred the application to enable the applicant to provide a financial analysis to investigate the financial viability of renovating the existing apartments.

The applicant submitted the additional financial analysis on the possibility of retaining the existing buildings. Staff generally concurred with the finding of the financial analysis that the retention of the existing buildings was not economically feasible, but noted that the report reflected a market value that was based upon an expectation that the property would be redeveloped. It was the position of staff that if the market value was based upon an expectation that the existing apartments would remain, the market value of the property would be much lower and renovation would be feasible.

Staff repeated its recommendation for denial, noting that the zoning ordinance does not list financial feasibility of renovation as a criterion for evaluating demolition permit requests.

At the following August 18, 2004 public hearing, the Board considered the demolition request. There were seven speakers, two speaking in support of the demolition and five in opposition. The Board voted 4-1 to approve the demolition, based upon the following determinations:

- Renovation of all or part of the existing apartment complex is not financially feasible;
- The buildings are not historically or architecturally significant;
- Retention of the building would not preserve the memorial character of the George Washington Memorial Parkway.

III. Appeal of The Approval of the Demolition by the Board of Architectural Review:

The Zoning Ordinance permits an approval of demolition by the Board of Architectural Review to be appealed to City Council by at least 25 persons owning real estate within the Old and Historic District. Two appeals of the demolition permit approval were filed, signed by a total of 63 residents of the Old and Historic Alexandria District. The appeals cited the following as the basis of appeal:

- The complex was approved by the National Park Service, which sought a gradual transition from the George Washington Memorial Parkway into Alexandria.
- The complex is included as part of the Parkway's National Register of Historic Places listing.
- The complex was designed by a notable architect and represents a period of history that deserves protection.
- The zoning ordinance's Criteria 1, 4, 5, and 6 (cited below) for denying a demolition are met.
- Financial feasibility was considered in making the determination, but is not listed in the zoning ordinance as a criterion.
- The footprint and height of the existing apartment complex complement the neighborhood.
- The design of the complex has direct ties to its namesake - George Mason's Gunston Hall.
- Renovation was not given due consideration, and has proven successful for other garden apartments in Alexandria.
- Staff recommended denying the demolition request.

This appeal has stayed subsequent applications such as the continued concept review by the BAR and site plan review by the Planning Commission.

IV. City Council Action on Appeal

On appeal, the City Council is bound by the same legal standard as the Board in considering demolition/encapsulation cases. In order to approve a demolition/encapsulation case, Council must identify any and all of the criteria from the list below that apply, consider the extent to which each identified criterion applies, and then determine that, on balance, the retention of the building, structure, or fabric is not reasonably necessary to advance or maintain the public purposes and benefits of the historic district.

The criteria set forth in Section 10-105(B) of the zoning ordinance to approve demolition/encapsulation are the following:

1. Is the building or structure of such architectural or historical interest that its moving, removing, encapsulating or razing would be to the detriment of the public interest?
2. Is the building or structure of such interest that it could be made into an historic shrine?
3. Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?
4. Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?

5. Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?
6. Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?

The Council may affirm, reverse or modify the decision of the Board by a simple majority vote.

Attachments:

Attachment A: B.A.R. Staff Report, August 18, 2004

(The following attachments are on file in the City Clerk's office.)

- Attachment B: Zoning Ordinance, §10-105(B): Criteria to be considered to determine whether or not to grant a permit to capsule or demolish in whole or in part.
- Attachment C: Photographs of Gunston Hall Apartments provided by Basheer & Edgemoore
- Attachment D: Statement of Basheer & Edgemoore for Justification for Demolition of Gunston Hall Apartments
- Attachment E: Statement of Anne H. Adams, Shaw Pittman LLP in support of Demolition of Gunston Hall Apartments
- Attachment F: Letter from Audrey F. Calhoun, Superintendent, George Washington Memorial Parkway, National Park Service, in opposition to Demolition of Gunston Hall Apartments
- Attachment G: Statement of Old Town Civic Association in opposition to Demolition of Gunston Hall Apartments
- Attachment H: Letters in support of Demolition of Gunston Hall Apartments (3)
- Attachment I: Letters in opposition to Demolition of Gunston Hall Apartments (4)

STAFF: Eileen Fogarty, Director, Department of Planning and Zoning; Hal Phipps, Division Chief, Zoning and Land Use Services; Peter H. Smith, Principal Staff, Boards of Architectural Review.

ATTACHMENT A

BAR STAFF REPORT, AUGUST 18, 2004

Docket Item #7
BAR CASE# 2004-0030

BAR Meeting
August 18, 2004

ISSUE: Permit to Demolish

APPLICANT: Basheer & Edgemoore

LOCATION: 915 South Washington Street

ZONE: RCX/Residential

BOARD ACTION, AUGUST 18, 2004: Mr. Phipps gave an overview of the Staff analysis of applicant's economic analysis of renovation costs. On a motion by Mr. Smeallie, seconded by Mr. Keleher the Board approved the Permit to Demolish with the following conditions:

1. No demolition permit shall be issued until the B.A.R. has approved the design of a new building and a sheeting and shoring permit for a new building has been issued;
2. A report addressing the design and history of the complex shall be prepared by an historian meeting the Secretary of the Interior's qualifications and approved by Staff prior to issuance of a building permit;
3. Large scale 4" x 5" negative black and white record photographs to Historic American Building Survey Standards shall be made of the exterior elevations of the buildings. Two sets of these photographs together with the one set of negatives shall be deposited at both the Special Collections, Alexandria Library as well as the Alexandria Archives and Record Center prior to the issuance of a building permit;
4. Physical design detail elements, to be determined at the discretion of the Director of the Lyceum, are to be removed and deposited in the collections of the Lyceum in consultation with Staff of the Department of Planning & Zoning;
5. Alexandria Archaeology must be called immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds; and,

6. These conditions must appear in the General Notes of the site plan so that on-site contractors are aware of the requirement.

The roll call vote on the motion was 4-1 (Ms. Quill was opposed).

REASON: The Board did not agree with the Staff analysis. The Board believed that the Gunston Hall Apartment were not a significant building and did not contribute to the Old and Historic Alexandria District and that it was not economically feasible to rehabilitate the apartments.

SPEAKERS: Bud Hart, attorney, representing Basheer & Edgemoore, spoke in support
Ellen Pickering, Roberts Lane, spoke in opposition
Julie Crenshaw, Queen Street, spoke in opposition
Linda Couture, 505 Duke Street, spoke in opposition
Gregory May, representing the Historic Alexandria Foundation, spoke in opposition
Michael Hobbs, President, Old Town Civic Association, spoke in opposition
Carolyn Murek, 324 North Royal Street, spoke in support

BOARD ACTION, MAY 19, 2004: Mr. Smith gave a PowerPoint presentation that outlined the Staff recommendation. On a motion by Dr. Fitzgerald, seconded by Ms. Quill the Board deferred the application for restudy. The vote on the motion was 6-0.

REASON: After hearing the testimony, the Board concluded that addition information was needed regarding economic alternatives that are available concerning the use of the property prior to making a decision regarding the demolition of the Gunston Hall apartments.

SPEAKERS: Bud Hart, attorney, representing Basheer & Edgemoore, spoke in support
Anne H. Adams, architectural historian, Shaw Pittman, LLP, representing Basheer & Edgemoore, spoke in support
Engin Artemel, Artemel Associates, representing Basheer & Edgemoore, spoke in support
John Rust, Rust, Orling & Neale, project architect, spoke in support
David Zitland, arborist, Care of Trees, Inc., spoke in support
Diane Basheer, Basheer & Edgemoore, spoke in support
Russell Woodman, tenant, Gunston Hall, spoke in opposition
Charles Trozzo, 209 Duke Street & Chairman, Alexandria Historic Preservation & Restoration Commission, spoke in opposition
LeeAnn Gardner, tenant, Gunston Hall, spoke in opposition
Ellen Pickering, Roberts Lane, spoke in opposition
Kevin Sheid, 815 Green Street, spoke in support
Lawrence O'Connor, representing the Historic Alexandria Foundation, spoke in opposition
Sandra Knapp, tenant, Gunston Hall, spoke in opposition
Sean Weingast, owner, spoke in support

Carolyn Murek, President, Old Town Civic Association, spoke regarding the issue
David Eaton, 900 block South Columbus Street, spoke in support
Gail Rothrock, 209 Duke Street, spoke in opposition
Elizabeth Jones, 2105 Russell Road, spoke in opposition
Brian Walensky, tenant, Gunston Hall, spoke in opposition

STAFF RECOMMENDATION:

The staff recommends **denial** of the Permit to Demolish.

NOTE: Under the terms of the Board's by-laws, this docket item requires a roll call vote.

I. ISSUE:

The applicant is requesting approval of a Permit to Demolish the Gunston Hall apartments, an eight building multi-family apartment complex located at 901-915 South Washington Street to construct condominiums and townhouses as discussed in the concept plan staff report (BAR Case#2004-0031).

II. BACKGROUND AND STAFF RECOMMENDATION

The Board considered a request for demolition of Gunston Hall at its May 19, 2004 meeting. The staff gave the following reasons for the denial recommendation in the original staff report (Attachment 1):

1. The Gunston Hall apartments are part of the district's historical heritage and are worth preserving based on the staff findings using zoning ordinance criteria,
2. The staff is concerned that demolition of Gunston Hall could set a precedent in this area of the City, leading to other demolition requests that could change the character of the area and be inconsistent with the Old and Historic Alexandria District,
3. On the other hand, the buildings themselves are typical of other garden apartments found on South Washington Street,
4. The Staff also acknowledges the applicant's concern about whether the existing buildings can be economically renovated and the uncertainty about whether the City would grant a parking reduction Special Use Permit that a renovation might necessitate.

At the May 19, 2004 meeting, the Board asked the applicant to provide a financial analysis to document the financial viability of renovating the apartments at Gunston Hall rather than demolishing the buildings. The Board asked the staff to review the applicant's financial analysis and to provide comments to the Board.

Although financial feasibility of renovation is not a criterion under the zoning ordinance for determining whether or not to grant a permit to demolish, the staff finds that the applicant's study demonstrates that renovation by the contract owner is not economically feasible under the fair market value assumption used in the study. If the property were sold with the expectation that the apartment units would be renovated and upgraded, the fair market value would be much lower, perhaps in the range of the current assessment of \$5,000,000. With this lower assumption, Scenarios I and II could be feasibly implemented.

Regardless of the results of the financial analysis, the staff continues to recommend denial of the Permit to Demolish for the reasons stated above.

III. DESCRIPTION OF THE FINANCIAL SCENARIOS

Three renovation scenarios were proposed by the applicant that would preserve the existing buildings. The staff was consulted and agreed that the scenarios provided a range of situations to analyze.

- Scenario I: This scenario limits renovation expenditures to one-third of the value of the buildings so as not to trigger the zoning ordinance requirement to provide off-street parking.
- Scenario II: This scenario assumes full renovation of the buildings, with the City granting a waiver of all required off-street parking (88 spaces).
- Scenario III: This scenario assumes full-renovation of the buildings, with a parking lot built in the interior courtyard that would provide some off-street parking spaces (54 spaces). The city would grant a waiver of the remaining off-street spaces (34 spaces).

In all scenarios, financial viability of both sales units as well as rental units is considered. The applicant concludes that “all of these scenarios result in very substantial monetary losses to a potential purchaser, and consequentially, none of these scenarios are viable.” The applicant also feels that the viability of Scenarios II and III are questionable because they require a waiver of off-street parking spaces which neighbors are likely to oppose. The Repair and Renovation Study provided by the applicant is attached as Attachment 2. The staff analysis of this Study follows.

IV. STAFF ANALYSIS OF THE FINANCIAL STUDY

While many of the assumptions in the scenarios are reasonable and follow industry practices, the bottom line of all the scenarios hinge on assumptions, estimates, and figures provided in the following four areas:

- Acquisition Cost
- Renovation Cost
- Market Comparisons
- Historic Tax Credits/Easements

Acquisition Cost

A "Property Purchase Fair Market Value" of \$11,558,010 is used as a base for all three scenarios. The number is based on the assessed value of the Liberty Row property, which is under construction at 625 First Street. The rationale for using this property as a comparison is that it is zoned CD, which allows an FAR of 1.25, the same as the Gunston Hall property.

The acquisition cost is important because it is a large number in the analysis and a significant change in this number can affect the bottom line in a major way. For example, just using the current assessed value of the Gunston Hall property of \$5,000,000 (a little less than half of the "Fair Market Value") can result in a positive return on investment for Scenarios I and II.

The \$11,558,010 fair market value is a proxy for the actual purchase price being paid by the applicant, Basheer & Edgemoore, as contract owner of the property. The staff does not find this number unreasonable given the development potential of this CD zoned site. The current FAR of the site is 0.6 compared with the permitted FAR of 1.25 which does not require a Special Use Permit. However, had the same renovation analysis of the site been done using the current owner's actual purchase price of \$2,400,000 in 1986, the return on investment would be positive for all scenarios.

Renovation Cost

Full renovation costs for Scenarios II and III are estimated to be \$150/square foot (\$7,035,120). This renovation estimate does not include the cost of asbestos abatement, which is estimated to be an additional \$950,000. The staff feels that the per square foot cost of renovation seems to be high for this renovation, but the staff has not seen the inside of the apartments and cannot categorically say that the cost is too high.

Even if the renovation cost were \$125/square foot, it would not change the bottom line.

Market Comparisons

The staff did an independent analysis of the rental and sales market for units in the Northern Virginia area and found that the Condo Fair Market Value and Monthly Rent Fair Market Value estimates used in the study are reasonable for renovated units of that age and parking situation.

Historic Tax Credits/Easements

The rationale for considering Federal and state tax credits only for Scenario II is reasonable. Gunston Hall could become a Certified Historic Structure by expanding the period of significance for the George Washington Memorial Parkway through 1945. In Scenario II, full renovation meets threshold limits for substantial rehabilitation at both federal and state levels. (Federal credits are not included for the condo option, because they would be recaptured upon sale of the condos.)

Rehabilitation threshold limits of 100% of the adjusted basis (for federal credits) and 50% of the assessed value (for state credits) are not met in Scenario I, because rehab costs are assumed to be limited to 33% of the assessed value of the buildings.

The new surface parking lot assumed in Scenario III would not meet the Secretary of the Interior's Standards for Rehabilitation and thus federal and state tax credits would not be available.

The financial tax benefits of open space and façade easements were not addressed in the Study. Such conservation easement donations are recognized as charitable contributions under the tax code. An appraiser would establish the value of such an easement based on the difference between the appraised fair market value before and after the donation. However, IRS guidelines suggest that the deductible value of an easement can be appraised at approximately 10 – 15% of the fair market value of the property.

Using a conservative number, the \$5,000,000 current appraised value of the Gunston hall apartments, would yield a one-time \$750,000 charitable federal tax deduction and a \$375,000 state tax deduction. Even if the fair market value were higher after renovation of the units, the impact of the easement deduction would not be enough alone to turn the calculated net loss into a gain.

V. FINANCIAL ANALYSIS - STAFF CONCLUSION

Although financial feasibility of renovation is not a criterion under the zoning ordinance for determining whether or not to grant a permit to demolish, the staff finds that the applicant's study demonstrates that renovation by the contract owner is not economically feasible under the fair market value assumption used in the study. If the property were sold with the expectation that the apartment units would be renovated and upgraded, which would reflect approximately ½ of the allowable FAR, the fair market value would be much lower, perhaps in the range of the current assessment of \$5,000,000. With this lower assumption, Scenarios I and II could be feasibly implemented.

VI. STAFF RECOMMENDATION

Regardless of the results of the financial analysis, the staff continues to recommend denial of the Permit to Demolish for the following reasons:

- The Gunston Hall apartments are part of the district's historical heritage and are worth preserving based on the staff findings using zoning ordinance criteria,
- The staff is concerned that demolition of Gunston Hall could set a precedent in this area of the City, leading to other demolition requests that could change the character of the area and be inconsistent with the Old and Historic Alexandria District,
- On the other hand, the buildings themselves are typical of other garden apartments found on South Washington Street,

- The Staff also acknowledges the applicant's concern about whether the existing buildings can be economically renovated and the uncertainty about whether the City would grant a parking reduction Special Use Permit that a renovation might necessitate.

**REPAIR & RENOVATION STUDY
915 SOUTH WASHINGTON STREET**

	Scenario I (see pages 3-5) Maintenance/Repair		Scenario II (see pages 6-8) Renovation with Parking Waiver for All Required Off- Street Parking		Scenario III (see pages 9-11) Renovation with Parking Waiver for 34 Off-Street Spaces	
	Total	Per Unit	Total	Per Unit	Total	Per Unit
A. COST TO ACQUIRE & RENOVATE PROPERTY						
Property Purchase Fair Market Value	11,558,010	206,393	11,558,010	206,393	11,558,010	206,393
Renovation Cost						
Building Renovation	777,600	13,886	7,035,120	125,627	7,035,120	125,627
Parking Lot & SWM					225,000	4,018
Asbestos Abatement	335,800	5,996	950,000	16,964	950,000	16,964
Architecture, Engineering, Specialty Consultants	116,640	2,083	703,512	12,563	1,055,268	18,844
Finance	767,283	13,701	1,214,799	21,693	1,249,404	22,311
Administration, Legal, Ins, Taxes, Lic, Other OH	800,000	14,286	1,200,000	21,429	1,300,000	23,214
Developer Fee	1,435,533	25,635	2,266,144	40,467	2,337,280	41,737
Total Renovated Cost	15,790,866	281,980	24,927,585	445,135	25,710,082	459,109
B. CONDOMINIUM APARTMENT OPTION						
Total Renovated Cost	15,790,866	281,980	24,927,585	445,135	25,710,082	459,109
Federal Preservation Tax Credits						
VA Preservation Tax Credits			(2,751,774)			
Selling & Marketing	710,589		1,121,741		1,121,741	
Warranty	84,000		112,000		112,000	
Total Cost of Sales	16,585,455	296,169	23,409,552	418,028	26,943,823	481,140
Condo Fair Market Value	11,725,200	209,379	16,415,280	293,130	18,760,320	335,006
Net Loss on Condominium Option	(4,860,255)	(86,790)	(6,994,272)	(124,898)	(8,183,503)	(146,134)
C. RENTAL APARTMENT OPTION						
Total Renovated Cost	15,790,866	281,980	24,927,585	445,135	25,710,082	459,109
Federal Preservation Tax Credits			(2,201,419)			
VA Preservation Tax Credits			(2,827,699)			
Total Renovated Cost (net of tax credits)	15,790,866	281,980	19,898,467	355,330	25,710,082	459,109
Required Net Operating Income (annual)	1,579,087		1,989,847		2,571,008	
Operating Expenses (annual)	302,400		252,000		268,800	
Net Rent Required (annual)	1,881,487		2,241,847		2,839,808	
Vacancy (annual)	56,445		67,255		85,194	
Gross Potential Rent (annual)	1,937,931	34,606	2,309,102	41,234	2,925,002	52,232
Monthly Rent Required	161,494	2,884	192,425	3,436	243,750	4,353
Rental FMV (annual)	806,400	14,400	940,800	16,800	1,041,600	18,600
Monthly Rent Fair Market Value	67,200	1,200	78,400	1,400	86,800	1,550
Annual Net Loss on Rental Option	(1,131,531)	(20,206)	(1,368,302)	(24,434)	(1,883,402)	(33,632)
Capitalized Net Loss on Rental Option	(11,315,312)	(202,059)	(13,683,021)	(244,340)	(18,834,024)	(336,322)

ATTACHMENT I

Update: Staff has added additional information regarding the siting of this garden apartment complex.

STAFF RECOMMENDATION:

Staff recommends **denial** of the Permit to Demolish.

NOTE: Under the terms of the Board's by-laws, this docket item requires a roll call vote.

I. ISSUE:

The applicant is requesting approval of a Permit to Demolish the Gunston Hall apartments, an eight building multi-family apartment complex located at 901-915 South Washington Street to construct condominiums and townhouses as discussed in the concept plan Staff report.

II. ARCHITECTURAL DESCRIPTION

The complex occupies the entire city block bounded by South Washington, Green, Columbus and Church streets. It consists of two "C" shaped groupings, each with four two story red brick structures, surrounding a landscaped quadrangle all in a strong Colonial Revival design vocabulary. The buildings are set back 50 feet from the street. The basement level is exposed on the Church Street (south) and Columbus Street (rear or west) sides. The buildings facing Washington Street have truncated gable roofs clad in slate and punctuated by wood dormers. The end walls of the front buildings have lunette windows between double chimneys. All the buildings have brick quoins at the corners, a stringcourse with dentils and wood multi-pane windows. The buildings on the side and rear have parapets concealing flat roofs. The entrances face onto the courtyard and are accented by a variety of Colonial Revival architectural forms, including porticos, doorways with multi-light sidelights and transoms and palladian windows. The courtyard retains a number of mature trees and a system of walkways linking the buildings. Large holly bushes mark the front entrance to the courtyard. Low brick walls at the front and back of the courtyard enclose the space. The site drops off significantly at the rear (west) of the property where it is terraced to accommodate the change in topography. A set of brick steps through an ironwork gateway gives access to the courtyard from the rear.

The complex houses 56 apartments in the first and second stories and service areas in the basement level.



Figure 1 Gunston Hall Apartments, 900 block South Washington Street, 1939. Constructed around a central courtyard with walkways connecting the buildings and generous street setbacks and landscaping.

II. BACKGROUND & HISTORY:

The Gunston Hall apartments at 901-915 South Washington Street are an eight building multi-family garden apartment complex constructed in 1939. The architect for the Gunston Hall apartments was Harvey H. Warwick, one of the most important architects for apartments in the Washington metropolitan area in the 1930s and 1940s. An Appendix to this report provides additional information about Warwick and his architectural contributions in the Washington, D.C. area.

Siting

When originally constructed, the complex was located in a largely undeveloped rural area of the City. Washington Street had been extended over adjacent Hunting Creek to the south in 1932 with the construction of the George Washington Memorial Parkway as part of the commemorations of the bicentennial of Washington's birth. Prior to that the street had ended in a dirt path at St. Mary's Catholic Cemetery in the 1000 block of South Washington Street.

South Washington Street as it passes through Alexandria is the George Washington Memorial Parkway, an individually listed property on the National Register of Historic Places and a unit of the National Park Service. As a condition of routing the parkway through Alexandria, the City agreed to preserve and maintain the memorial character of the parkway. Construction started in 1929, and

in 1932, the bicentennial year, the parkway was completed between the Arlington Memorial Bridge and Mount Vernon. The roadway followed the varied natural and physical features of the landscape. As it intersected Alexandria, its four miles showcased some of the City's vast numbers of historic resources.

In the 1930s and 1940s, prior to the establishment of the Old and Historic District and Board of Architectural Review, plans for all of the properties that fronted on Washington Street were evaluated by the Federal government, acting through the National Capital Park and Planning Commission and, later, the National Park Service to ensure that they contributed to the memorial character of the George Washington Memorial Parkway. Thus, all buildings on Washington Street from this period are significant for having undergone federal design review and having been approved as "in keeping with the dignity, purpose and memorial character" of the highway.

At the time they were built, the Gunston Hall Apartments were well sited. The buildings have a generous set back from Washington Street on a high point of ground which in 1939 overlooked the Potomac River to the east and Hunting Creek and farmland in Fairfax County to the south. Advertisements in the *Alexandria Gazette* at the time the buildings first rented noted "Large, Cool Apartments" which resulted from their placement on high ground and "Commanding a glorious view of the Potomac River." (7/14/1940). This bucolic setting helped to provide a transition from the more urbanized Washington Street section of the George Washington Memorial Parkway to the undulating, limited access parkway passing through the rolling hills adjacent to the Potomac River on its way to Mount Vernon.

At the May 19th public hearing there was testimony to the effect that the Gunston Hall apartments were not a true garden apartment in the sense that it was not a large complex that meandered over shifts in topography in the same manner as other Warwick complexes at Colonial Village and Arlington Village do. The siting of the Gunston Hall apartment complex is a specific response to the original plan of Alexandria. Dating from the late 18th century, the plan of Alexandria mandated an orthogonal grid of rectangular shape blocks. While much of the City remained undeveloped until the middle of the 20th century, all of the plans for the City showed the street grid system even if the streets themselves had not actually been constructed. Therefore, in order to comply with the City plan, development had to take place within the confines of the established blocks. Thus, it is a testament to the design talent of Harvey Warwick that he was able to combine the signature elements of his previous garden apartment projects into a relatively compact yet somewhat dense configuration while managing to maintain an open and airy feeling in which all apartments had at least two exterior exposures. This compact design with a center courtyard became the prototype for similar garden apartments that were constructed along South Washington Street during the course of the next decade.

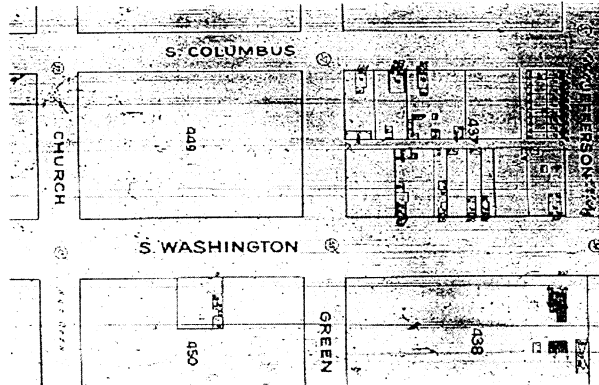


Figure 2 1921 Sanborn map showing platted, but undeveloped blocks

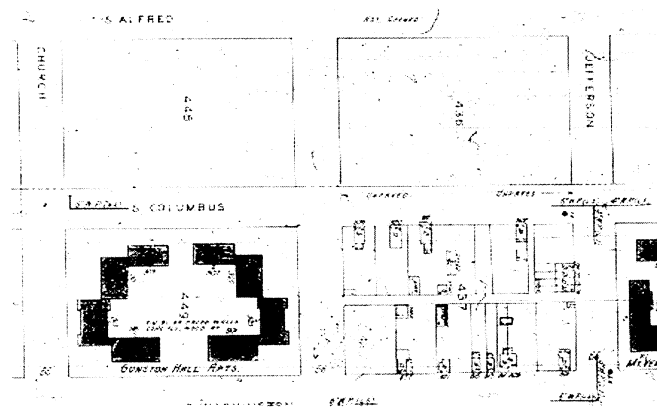


Figure 3 1941 Sanborn map showing developed Gunston Hall Apartments, with surrounding undeveloped blocks

The Gunston Hall Apartments are among a number of garden apartment complexes fronting directly onto the George Washington Memorial Parkway which bear historic names: for example, the Mount Vernon Gardens apartments in the 700 block of South Washington Street (1939) and the Williamsburg apartments in the 900 block of South Washington Street (1941).



Figure 4 Gunston Hall, home of George Mason, Mason Neck, Virginia. Constructed 1755-60.



Figure 5 Gunston Hall Apartments, designed in a conscious Colonial Revival style in 1939, employs many of the same design elements as the original Gunston Hall plantation building including brick construction, slate covered gable roof with dormers, double chimneys, pedimented door surrounds quoining and circular windows.

The Gunston Hall Apartments are named for the home of George Mason, father of the Bill of Rights, located several miles to the south of Mount Vernon on Mason Neck. The historical names of the new apartment complexes served to reinforce the patriotic associations of Alexandria with the Revolutionary War and early National eras and to foster a sense of pilgrimage for those motoring from Washington, DC toward Mount Vernon.

Historical Context: Response to Housing Needs

The Gunston Hall apartments were built in response to a severe housing shortage that gripped the metropolitan Washington area in the mid- to late-1930s with the growth of the New Deal agencies and continued through the defense build-up for World War II. From 1939 to 1943, the number of federal government workers nearly doubled. The 1940 City directory claimed that, “Alexandria’s rapid development in the past few years has made it the fastest-growing city in the state.” (1940 Directory, Introduction, 15). In this period the Naval Torpedo Station, Gravelly Point Air-city (National Airport), Potomac Yards and the Pentagon, all in the immediate vicinity of Alexandria, employed many thousands of workers. As a result, a severe housing shortage developed, particularly for modest income rental units. The apartment vacancy rate in the Washington area dropped from 12.5 percent in mid-1933 to 0.5 percent in late 1934 (Goode, James M., Best Addresses, page 332). Alexandria’s housing woes were such that the City commissioned a survey of all dwelling units in the City (approximately 9000 at the time) and a study of housing conditions. The report was presented to the City Council in June 1939 (“Speakers on U.S. Housing Here Tonight,” *Alexandria*

Gazette, 4/19/1939, 1 and “Social Unit Gets Housing Plan Report,” *Alexandria Gazette*, 6/17/1939, 1).

In response, from 1939 through 1941, significant numbers of garden apartment complexes were constructed at the south end of the City where zoning enacted in 1931 allowed higher density development along Washington Street. According to the 1998 draft Historic Resources Report for the Woodrow Wilson Bridge Improvement Study, the 700, 800 and 900 blocks of South Washington comprise a significant architectural grouping:

Collectively, the large concentration of multi-unit, speculative housing ... south of Franklin Street makes a major, and unique, contribution to the N[ational] R[egister] District as a whole, and its period of significance which extends through 1945. (Page 5-22)

The Gunston Hall Apartments, along with the Mount Vernon Gardens Apartments in the 700 block and The Boulevard Apartments at Green and South Washington Streets, appear to be the first of the garden apartment complexes to be completed on South Washington Street. The project was undertaken by the Mount Vernon Development Corporation, owner, and Stone and Warwick Construction Company, builder.

Begun in late summer or early fall of 1939, the Gunston Hall Apartments were completed by July 14, 1940 when a prominent advertisement for rental apartments appeared in the *Alexandria Gazette*. In addition to touting the siting of the complex, the advertisement called attention to a number of amenities and the “unusual low rates” for its spacious 3- to 5-room apartments. The attractiveness of the complex and intense housing shortage apparently ensured that the complex was quickly filled. The advertisement ran for less than a week. By the time the 1940 City Directory was published, 34 apartments are listed as inhabited.

Architectural Context: Garden Apartment Style

Alexandria had no tradition of purpose-built apartment buildings. Prior to the apartment boom at the end of the 1930s, renters rented entire houses, flats carved out of larger and generally older houses, or boarded. There were no multi-story apartment buildings as were built in Washington from the 1880s onward. Instead, Alexandria’s apartment history begins with the garden apartments constructed in 1939. Nationally, the first garden-style apartments were constructed in 1920s. By the 1930s, this type of multi-family housing had become popular in metropolitan areas all over the country. According to James Goode, in the period between 1935 and 1940, over 300 garden-style apartments complexes were built in and around the nation’s capitol, making the area one of the most significant resources for this type of architecture (Goode, Page 184). Garden style apartments are typified by groupings of low (two to three story) buildings without lobbies or elevators arrayed in a landscaped setting, often featuring a central or interior courtyard. The typical site plan preserved much of the land as open space and placed the buildings well back from the street. The advantages to the tenant included increased light, air and privacy and a restful setting. The domestic appearance of the relatively small buildings in their landscaped settings made this type of apartment more

palatable to the middle class, which had generally been resistant to high rise multi-family dwellings. The style proved an economical and aesthetically pleasing housing solution for Alexandria in the period of intense growth at the end of the 1930s and beginning of the 1940s.

In the 1970s and 1980s a number of area garden apartment complexes threatened with redevelopment instead successfully converted to condominium or co-op ownership. A number of local garden apartment developments of the same period as the Gunston Hall Apartments are listed on the National Register of Historic Places:

- Arlington Village Historic District, Arlington, VA
- Colonial Village Apartment Complex, Arlington, VA
- Walter Reed Gardens, Arlington, VA
- Fairlington Historic District, Arlington, VA
- Buckingham Historic District, Arlington, VA
- Parkfairfax, Alexandria, VA



Figure 6 Gunston Hall apartment looking south from Green Street.

IV. APPLICANT'S REASON FOR DEMOLITION

The applicants wish to demolish Gunston Hall Apartments, 56 units, to facilitate redevelopment of 60 dwelling units, 48 in two new condominium buildings on Washington Street and 12 in new townhouses on South Columbus Street and a Certificate of Appropriateness for the same.

The applicant says that the existing buildings have seriously deteriorated and that renovation of the buildings would require compliance with the off-street parking requirements. The property currently does not have off-street parking. The need to meet current parking requirements is triggered when the cost of improvements is 33 1/3 % or more of the market value of the building. The applicant says to create off-street parking would require removing all the trees and open space. The other alternative would be to apply for a parking reduction Special Use Permit, which the applicant says the City might not approve.

V. FINDINGS

In considering a Permit to Demolish, the Board shall consider any or all of the following criteria set forth in the Zoning Ordinance, §10-105(B) in determining whether or not to grant a permit to demolish. The staff has provided a response to each criterion.

(1) Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?

Response: Yes. The Gunston Hall Apartment complex is part of the architectural heritage that accompanied the development of the George Washington Memorial Parkway. The complex is an excellent example of the garden apartment style tailored to the more intimate Alexandria setting. It is the work of an architect who figured prominently in the development of apartments in the Washington area in the mid-20th century. It represents a significant period in Alexandria's history and growth.

(2) Is the building or structure of such interest that it could be made into a historic house?

Response: No. By definition, these multi-family buildings are not an historic house.

(3) Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?

Response: No. These buildings were built in the mid-20th century using materials and techniques readily available at the time. These same materials and construction methods are readily available today.

(4) Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?

Response: Yes. The buildings were designed in direct response to the construction of the George Washington Memorial Parkway and are included as part of the George Washington Memorial Parkway National Register of Historic Places listing. The appropriateness and significance of the garden apartments on the southern end of Washington Street is mentioned in the Washington Street

Design Guidelines (page 8). The setback of the buildings, the feeling of openness, and the scale of the buildings provides a fitting and appropriate southern Parkway entrance to the City's urban area.

In fact, the applicant recognizes "that these buildings were built during the post WWII boom in residential construction in our area and their architectural character of red brick finish with punched windows is an important design concept for the memorial charter of the Parkway, and the garden apartments in this area are specifically listed as a part of the historic register."

(5) Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?

Response: Yes. These building were created as part of the historic place of the George Washington Memorial Parkway and are contributing resources in the Old and Historic Alexandria District.

(6) Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?

Response: Yes. The Gunston Hall garden apartment complex consciously evokes the design approaches of the early National period and seeks to foster a patriotic connection to George Mason, the father of the Bill of Rights. Its open feeling, low scale, and attractive design set the stage for making this southern entryway to the City's urban area an attractive and desirable place to live.

(7) In the instance of a building or structure owned by the city or the redevelopment and housing authority, such building or structure having been acquired pursuant to a duly approved urban renewal (redevelopment) plan, would retention of the building or structure promote the general welfare in view of needs of the city for an urban renewal (redevelopment) project?

Response: This is not applicable to Gunston Hall.

VI. STAFF RECOMMENDATION

The Staff finds that the Gunston Hall apartments are part of the district's historical heritage and, under the above criteria, are worth preserving. The complex is an example of the garden apartment style tailored to the scale of the City in this area adjacent to the George Washington Memorial Parkway. It has a scale, setback, and openness that present a soft southern entrance to the urban area of the City and the historic district. Retention of the apartments is consistent with the agreement that the City made with the National Park Service to preserve and maintain the memorial character of the parkway.

The Staff is also concerned that demolition of Gunston Hall could set a precedent in this area of the City, leading to other demolition requests that could change the character of the area and be inconsistent with the Old and Historic Alexandria District.

On the other hand, the buildings themselves are typical of other garden apartments found on South Washington Street.

Based on the findings and analysis of the site, the staff recommends that the Permit to Demolish be denied.

In the alternative, if the Board determines to approve the Permit to Demolish, staff recommends the following conditions be added to the approval:

1. No demolition permit shall be issued until the B.A.R. has approved the design of a new building and a building permit for a new building has been issued;
2. A report addressing the design and history of the complex shall be prepared by an historian meeting the Secretary of the Interior's qualifications and approved by Staff prior to issuance of a building permit;
3. Large scale 4" x 5" negative black and white record photographs to Historic American Building Survey Standards shall be made of the exterior elevations of the buildings. Two sets of these photographs together with the one set of negatives shall be deposited at both the Special Collections, Alexandria Library as well as the Alexandria Archives and Record Center prior to the issuance of a building permit;
4. Physical design detail elements, to be determined at the discretion of the Director of the Lyceum, are to be removed and deposited in the collections of the Lyceum in consultation with Staff of the Department of Planning & Zoning;
5. Alexandria Archaeology must be called immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds; and,
6. These conditions must appear in the General Notes of the site plan so that on-site contractors are aware of the requirement.

Appendix

Architect: Harvey Warwick (1893-1972)

Harvey Warwick, born in 1893, designed two of the most significant apartment building complexes in Washington, D.C.: the Westchester on Cathedral Avenue, N.W. and Colonial Village complex in Arlington, the first large-scale Federal Housing Administration apartment complex. Little is known of Warwick's early life and schooling, but his initial designs influenced the development of the apartment building type in Washington, D.C. Harvey Warwick's first apartment building designs were the prosaic compositions of the seven building C-A-F-R-I-T-Z Row (1922) on Spring Road, N.W. The unusual massing seen at the Randall Mansions (1923) at 1900 Lamont Street, N.W. reveals a more distinct talent. The Chalfonte (1925) at 1601 Argonne Place, N.W. presents a Mediterranean facade, distinctly influenced by contemporary Los Angeles apartment buildings. His skill with Gothic Revival, expressed in the 1930s as Gothic Moderne, is seen in the decidedly transitional design for Hilltop Manor (1926, now the Cavalier) at 3500 14th Street, N.W., the Miramar (1929) also on 14th Street, and his triumph, the design for the Westchester (1930) for Gustave Ring and Morris Cafritz.

In 1930, Morris Cafritz joined in partnership with Gustave Ring to conceive the apartment complex to be known as the Westchester of Cathedral Avenue. Retaining architect Warwick to execute their idea, the men intended the Westchester to be a 28-acre project with four, eight story connecting buildings. Employing the Tudor Revival style, Warwick prepared a design that fully articulated every elevation of the buildings. Only three of the four buildings were completed as the Great Depression reduced developer Gustave Ring's financial ability to complete his plans.

Working with Ring in 1936, Warwick designed Colonial Village in Arlington County, Virginia. This pioneering garden apartment development was the first large scale Federal Housing Administration apartment development in the country. Warwick produced carefully conceived apartment building designs within park-like settings. Colonial Village was the area's first garden apartment complex designed as a planned community and developed by Ring. The complex featured open landscaped courts and sidewalks, adjacent shopping, and meticulous attention to amenities and the comforts of renters. Warwick teamed with Ring once again in 1939 to design Arlington Village, their second FHA-insured garden apartment complex in Arlington County.



Figure 7 Gunston Hall courtyard entrance.



Figure 8 Colonial Village courtyard entrance.

Warwick designed 44 apartment buildings in Washington, D.C. from 1922-1945. He was a close associate throughout his career of Morris Cafritz and fellow Washington developer Gustave Ring. Warwick's apartment building designs include several large garden apartment complexes in northeast and southeast Washington such as the Skyland Apartments and Suburban Gardens. Colonial Village in Arlington is perhaps one of Warwick's best apartment complex designs. Historian James Goode has determined that "because of its excellence in design and construction Colonial Village became a prototype for dozens of other large garden apartment complexes in other states."

Warwick, who employed a variety of architectural styles, produced designs for buildings ranging from the early interpretations of the Art Deco to the Colonial Revival styles. According to Striner and Wirz: "The Commonwealth reveals how his [Warwick's] style, like that of so many Washington architects of this period, developed from the highly ornate and eclectic look of the later 1920s to a style rather neatly poised between Art Deco and the International style by the early 1940s." Clearly, Warwick's prominence as an architect is associated with his designs for apartment buildings.

[from: National Register of Historic Places nomination form for Arlington Village Historic District, Arlington County, VA (000-0024)]

Harvey Warwick's affinity for the garden apartment style may in part be due to his own love of landscape design and gardening. A founding member and director of the National Capital Daylily Club (NCDC), Warwick's skills as exhibited on his own "estate" are admirably remembered by a fellow member:

Harvey Warwick, Bethesda, MD started his estate plantings in the early to mid-thirties with large mature specimen trees and shrubs. I believe that it was once the most magnificent garden in the whole middle Atlantic area. (from NCDC website)

Warwick's involvement in the Gunston Hall Apartments may have included the design of the landscape. In addition, he may have had a financial interest in the project, as he had earlier in the Westchester Apartments. Further research should reveal whether he had a connection to the construction firm of Stone and Warwick which built the Gunston Hall Apartments.

Warwick's work is featured in two important studies of Washington area architecture: James Goode's Best Addresses: A Century of Washington's Distinguished Apartment Houses (1988) and Hans Wirz and Richard Striner's Washington Deco: Art Deco Design in the Nation's Capital (1984). As previously noted, two of Warwick's projects are included on the National Register of Historic Places: Colonial Village Apartment Complex and Arlington Village Historic District. In addition, Trinity Towers, an apartment building located at 3032 14th Street, NW, is included on the landmarks list for Washington, DC.

By the time Warwick designed the Gunston Hall complex he was a well known mature designer of apartment buildings. His design for the Gunston Hall apartments owes much to his earlier work design at the Colonial Village complex in Arlington County (1935-1937). That complex was

designed by Warwick approximately four years prior to the Gunston Hall project. Like Colonial Village, the Gunston Hall complex is designed in a restrained Colonial Revival vocabulary. The buildings are two stories in height, constructed of brick with punched window openings and have similar detailing, such as brick quoining. The garden style setting of the Gunston Hall complex also benefitted from Warwick's experiences at Colonial Village. At Gunston Hall the buildings ring a central courtyard with landscaped walkways serving each building as do many of the buildings at Colonial Village. While the Gunston Hall complex did not have imbedded retail as did the Colonial Village, the residents of Gunston Hall were within one block of the shopping center at the corner of Franklin and South Washington Street that had been built in conjunction with the Yates Garden subdivision.

Thus, Gunston Hall is a continuation of and refinement of the work of Harvey Warwick as embodied in the prototypical Colonial Village development.

CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F- finding

Code Enforcement:

C-1 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.

Alexandria Archaeology:

F-1 This property was the site of a 19th-century brickyard. An archaeological investigation was completed on this lot. Although the work did not result in the recovery of significant archaeological resources relating to the brickyard, there is a possibility that some evidence of the brickyard activities may be discovered during development.

R-1 Call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.

R-2 The above statement (in R-1) must appear in the General Notes of the site plan so that on-site contractors are aware of the requirement.

ATTACHMENT II
REPAIR AND RENOVATION STUDY
FOR
915 SOUTH WASHINGTON STREET
JUNE 3, 2004

(This Study is on file in the City Clerk's Office)

Basheer & Edgemore
2071 Chain Bridge Road, Vienna, VA 22182

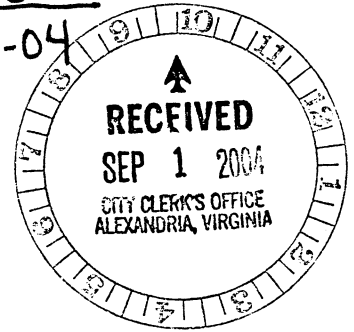
10
10-16-04

Appeal of the Board of Architecture Review

BAR CASE #2004-0030

Gunston Hall Apartments, 900 Block of South Washington

August 18, 2004



The attached signatures are in support of an appeal to City Council regarding the August 18, 2004, decision of the Board of Architectural Review to support the demolition of the Gunston Hall garden apartment complex located at 901-915 South Washington Street.

These buildings were designed and built by noted architect Harvey Warwick in direct response to the George Washington Memorial Parkway and are included as part of the GW Memorial Parkway National Register of Historic Places listing. The design ties directly back to that of its namesake – George Mason's Gunston Hall – with slate covered gable roofs with dormers, double chimneys, pedimented door surrounds, quoining and circular windows.

The BAR is charged under Section 10-105 (B) of the Zoning Ordinance with determining whether or not to permit any proposed demolition (in whole or part) of any "building or structure within the Old and Historic Alexandria District." The ordinance itself lists seven criteria that the Board must consider in making its determination -- the applicability of any single one of them being sufficient reason to deny a permit. We believe that four (1, 4, 5, and 6) of the seven criteria are met - and that the application to demolish should have been denied.

In addition, as part of the Board of Architecture Review's assessment process of whether to approve or deny demolition, the BAR requested that a "financial feasibility of renovation" be done. This became part of the Board of Architectural Review's assessment process. As the BAR is well aware, the criteria for consideration with regard to demolition is defined in Section 10-105(B) of the Zoning Ordinance. Financial feasibility of renovation is not a criterion under the zoning ordinance.

Living in an historic district is a privilege, and as owners we believe we have a civic duty to encourage preservation of this irreplaceable "gateway to the city" and to educate the public as to the importance of its stewardship for generations yet to come.

LAWRENCE O'CONNOR
207 SOUTH LEE ST.
ALEXANDRIA, VA 22314

703.549.2727

**Petitioners List Regarding
BAR CASE #2004-0030
Gunston Hall Apartments, 900 Block of South Washington**

Name	Address
DORRIS GIBBS	2 SWIFT ALLEN
Arnold L. Williams	" " "
Ronald Deibel	117 S. ALFRED ST.
Gail C. Rothrock	209 Duke Street
Charles L. Zingge	209 DUKE STREET
J. J. O'Connell	207 SOUTH LEE STREET
Robert W. Williams Jr.	211 CAMERON ST.
Lawrence D. Williams	211 CAMERON ST.
Ashley Williams	707 S-lee St

We, the undersigned owners of real estate within the Old and Historic Alexandria District/ Parker- Gray District [strike out as appropriate] appeal the decision of the Board of Architectural Review to the Alexandria City Council in B.A.R. Case # 2004-0030 regarding the property at 900 SOUTH WASHINGTON ST. (GUNSTON HALL) (street address).

	Name	Signature	Owner of Real Property At:
1.	SHARON T. H.	<i>[Signature]</i>	801 A. Pitt St #1419
2.	Parvaneh Payravi	<i>[Signature]</i>	407 S. Washington St.
3.	Dennis Ross	<i>[Signature]</i>	710 WOLFE ST.
4.	KAREN KIERCE	<i>[Signature]</i>	801 S. ROYAL ST
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We, the undersigned owners of real estate within the Old and Historic Alexandria District/ Parker- Gray District [strike out as appropriate] appeal the decision of the Board of Architectural Review to the Alexandria City Council in B.A.R. Case # 2004-0030 regarding the property at Gunston Hall Apts, 900 Black S. Washington St. (street address).

1.	Name	Signature	Owner of Real Property At:
	SHAYNA STILLMAN	<i>Shayna A. Stillman</i>	319 S. Fayette St, 22314
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EXHIBIT NO. 4

10
10-16-04

Docket Item #
BAR CASE #2004-0030

City Council
October 16, 2004

ISSUE: Appeal of a decision of the Board of Architectural Review, Old and Historic Alexandria District, approving a Permit to Demolish the Gunston Hall Apartments at 915 South Washington Street

APPLICANT: Basheer & Edgemoore

APPELLANT: Linda Couture on behalf of petitioners
Lawrence O'Connor on behalf of petitioners

LOCATION: 915 South Washington Street

ZONE: RCX/Residential

I. Background:

On February 18, 2004, the applicant, Basheer & Edgemoore, filed an application for demolition of the existing Gunston Hall apartments and conceptual approval of two condominium buildings (48 units) and 12 townhouses on the 900 block of Washington Street. While staff worked with the applicant on the site plan and overall massing, staff had consistently taken the position that it would recommend denial of the demolition of the existing apartment buildings at the Board of Architectural Review hearing. The staff report regarding the demolition is attached.

The Gunston Hall apartments at 901-915 South Washington Street occupy the entire city block bounded by South Washington, Green, Columbus, and Church streets. The complex consists of two "C" shaped groupings, each with four two story red brick structures, surrounding a landscaped



Gunston Hall Apartments



Site Aerial

quadrangle built in a Colonial Revival style. The buildings are set back 50 feet from the street. The courtyard retains a number of mature trees and a system of walkways linking the buildings. The architect for the Gunston Hall apartments was Harvey H. Warwick, an important apartment architect in the Washington metropolitan area in the 1930s and 1940s. The attached staff report has more background on the history and architecture of the site.

Staff opposed the Permit to Demolish finding that the Gunston Hall apartments are part of the Old and Historic Alexandria District's historical heritage and, under the criteria set forth in the Zoning Ordinance, are worth preserving. The complex is an example of the garden apartment style tailored to the scale of the City in this area adjacent to the George Washington Memorial Parkway. It has a scale, setback, and openness that present a soft southern entrance to the urban

area of the City and the historic district. Retention of the apartments is consistent with the agreement that the City made with the National Park Service to preserve and maintain the memorial character of the parkway.

II. Board of Architectural Review:

At the May 19, 2004, public hearing of the Board of Architectural Review, there were 13 speakers and a great deal of discussion regarding the existing buildings, history of the Parkway, and the character of Washington Street. Of the 13 public speakers, three spoke in favor of demolition, nine spoke in opposition to the demolition, and one was neutral. The National Park Service submitted a letter opposing the demolition, but did not speak at the hearing. Issues raised at the hearing included:

- The architectural merit of the buildings and was this a good example of the architects work
- Does the site contribute to the memorial character of the George Washington Memorial Parkway?
- Does the site have historic interest?
- The existing condition of the apartment complex and the cost of renovation

The Board deferred the application to enable the applicant to provide a financial analysis to investigate the financial viability of renovating the existing apartments.

The applicant submitted the additional financial analysis on the possibility of retaining the existing buildings. Staff generally concurred with the finding of the financial analysis that the retention of the existing buildings was not economically feasible, but noted that the report reflected a market value that was based upon an expectation that the property would be redeveloped. It was the position of staff that if the market value was based upon an expectation that the existing apartments would remain, the market value of the property would be much lower and renovation would be feasible.

Staff repeated its recommendation for denial, noting that the zoning ordinance does not list financial feasibility of renovation as a criterion for evaluating demolition permit requests.

At the following August 18, 2004 public hearing, the Board considered the demolition request. There were seven speakers, two speaking in support of the demolition and five in opposition. The Board voted 4-1 to approve the demolition, based upon the following determinations:

- Renovation of all or part of the existing apartment complex is not financially feasible;
- The buildings are not historically or architecturally significant;
- Retention of the building would not preserve the memorial character of the George Washington Memorial Parkway.

III. Appeal of The Approval of the Demolition by the Board of Architectural Review:

The Zoning Ordinance permits an approval of demolition by the Board of Architectural Review to be appealed to City Council by at least 25 persons owning real estate within the Old and Historic District. Two appeals of the demolition permit approval were filed, signed by a total of 63 residents of the Old and Historic Alexandria District. The appeals cited the following as the basis of appeal:

- The complex was approved by the National Park Service, which sought a gradual transition from the George Washington Memorial Parkway into Alexandria.
- The complex is included as part of the Parkway's National Register of Historic Places listing.
- The complex was designed by a notable architect and represents a period of history that deserves protection.
- The zoning ordinance's Criteria 1, 4, 5, and 6 (cited below) for denying a demolition are met.
- Financial feasibility was considered in making the determination, but is not listed in the zoning ordinance as a criterion.
- The footprint and height of the existing apartment complex complement the neighborhood.
- The design of the complex has direct ties to its namesake - George Mason's Gunston Hall.
- Renovation was not given due consideration, and has proven successful for other garden apartments in Alexandria.
- Staff recommended denying the demolition request.

This appeal has stayed subsequent applications such as the continued concept review by the BAR and site plan review by the Planning Commission.

IV. City Council Action on Appeal

On appeal, the City Council is bound by the same legal standard as the Board in considering demolition/encapsulation cases. In order to approve a demolition/encapsulation case, Council must identify any and all of the criteria from the list below that apply, consider the extent to which each identified criterion applies, and then determine that, on balance, the retention of the building, structure, or fabric is not reasonably necessary to advance or maintain the public purposes and benefits of the historic district.

The criteria set forth in Section 10-105(B) of the zoning ordinance to approve demolition/encapsulation are the following:

1. Is the building or structure of such architectural or historical interest that its moving, removing, encapsulating or razing would be to the detriment of the public interest?
2. Is the building or structure of such interest that it could be made into an historic shrine?

3. Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?
4. Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?
5. Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?
6. Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?

The Council may affirm, reverse or modify the decision of the Board by a simple majority vote.

Attachments:

- Attachment A: B.A.R. Staff Report, August 18, 2004
- Attachment B: Zoning Ordinance, §10-105(B): Criteria to be considered to determine whether or not to grant a permit to capsule or demolish in whole or in part.
- Attachment C: Photographs of Gunston Hall Apartments provided by Basheer & Edgemoore
- Attachment D: Statement of Basheer & Edgemoore for Justification for Demolition of Gunston Hall Apartments
- Attachment E: Statement of Anne H. Adams, Shaw Pittman LLP in support of Demolition of Gunston Hall Apartments
- Attachment F: Letter from Audrey F. Calhoun, Superintendent, George Washington Memorial Parkway, National Park Service, in opposition to Demolition of Gunston Hall Apartments
- Attachment G: Statement of Old Town Civic Association in opposition to Demolition of Gunston Hall Apartments
- Attachment H: Letters in support of Demolition of Gunston Hall Apartments (3)
- Attachment I: Letters in opposition to Demolition of Gunston Hall Apartments (4)

STAFF: Eileen Fogarty, Director, Department of Planning and Zoning; Hal Phipps, Division Chief, Zoning and Land Use Services; Peter H. Smith, Principal Staff, Boards of Architectural Review.

ATTACHMENT A

BAR STAFF REPORT, AUGUST 18, 2004

Docket Item #7
BAR CASE# 2004-0030

BAR Meeting
August 18, 2004

ISSUE: Permit to Demolish
APPLICANT: Basheer & Edgemoore
LOCATION: 915 South Washington Street
ZONE: RCX/Residential

BOARD ACTION, AUGUST 18, 2004: Mr. Phipps gave an overview of the Staff analysis of applicant's economic analysis of renovation costs. On a motion by Mr. Smeallie, seconded by Mr. Keleher the Board approved the Permit to Demolish with the following conditions:

1. No demolition permit shall be issued until the B.A.R. has approved the design of a new building and a sheeting and shoring permit for a new building has been issued;
2. A report addressing the design and history of the complex shall be prepared by an historian meeting the Secretary of the Interior's qualifications and approved by Staff prior to issuance of a building permit;
3. Large scale 4" x 5" negative black and white record photographs to Historic American Building Survey Standards shall be made of the exterior elevations of the buildings. Two sets of these photographs together with the one set of negatives shall be deposited at both the Special Collections, Alexandria Library as well as the Alexandria Archives and Record Center prior to the issuance of a building permit;
4. Physical design detail elements, to be determined at the discretion of the Director of the Lyceum, are to be removed and deposited in the collections of the Lyceum in consultation with Staff of the Department of Planning & Zoning;
5. Alexandria Archaeology must be called immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds; and,

6. These conditions must appear in the General Notes of the site plan so that on-site contractors are aware of the requirement.

The roll call vote on the motion was 4-1 (Ms. Quill was opposed).

REASON: The Board did not agree with the Staff analysis. The Board believed that the Gunston Hall Apartment were not a significant building and did not contribute to the Old and Historic Alexandria District and that it was not economically feasible to rehabilitate the apartments.

SPEAKERS: Bud Hart, attorney, representing Basheer & Edgemoore, spoke in support
Ellen Pickering, Roberts Lane, spoke in opposition
Julie Crenshaw, Queen Street, spoke in opposition
Linda Couture, 505 Duke Street, spoke in opposition
Gregory May, representing the Historic Alexandria Foundation, spoke in opposition
Michael Hobbs, President, Old Town Civic Association, spoke in opposition
Carolyn Murek, 324 North Royal Street, spoke in support

BOARD ACTION, MAY 19, 2004: Mr. Smith gave a PowerPoint presentation that outlined the Staff recommendation. On a motion by Dr. Fitzgerald, seconded by Ms. Quill the Board deferred the application for restudy. The vote on the motion was 6-0.

REASON: After hearing the testimony, the Board concluded that addition information was needed regarding economic alternatives that are available concerning the use of the property prior to making a decision regarding the demolition of the Gunston Hall apartments.

SPEAKERS: Bud Hart, attorney, representing Basheer & Edgemoore, spoke in support
Anne H. Adams, architectural historian, Shaw Pittman, LLP, representing Basheer & Edgemoore, spoke in support
Engin Artemel, Artemel Associates, representing Basheer & Edgemoore, spoke in support
John Rust, Rust, Orling & Neale, project architect, spoke in support
David Zitland, arborist, Care of Trees, Inc., spoke in support
Diane Basheer, Basheer & Edgemoore, spoke in support
Russell Woodman, tenant, Gunston Hall, spoke in opposition
Charles Trozzo, 209 Duke Street & Chairman, Alexandria Historic Preservation & Restoration Commission, spoke in opposition
LeeAnn Gardner, tenant, Gunston Hall, spoke in opposition
Ellen Pickering, Roberts Lane, spoke in opposition
Kevin Sheid, 815 Green Street, spoke in support
Lawrence O'Connor, representing the Historic Alexandria Foundation, spoke in opposition
Sandra Knapp, tenant, Gunston Hall, spoke in opposition
Sean Weingast, owner, spoke in support
Carolyn Murek, President, Old Town Civic Association, spoke regarding the issue

David Eaton, 900 block South Columbus Street, spoke in support
Gail Rothrock, 209 Duke Street, spoke in opposition
Elizabeth Jones, 2105 Russell Road, spoke in opposition
Brian Walensky, tenant, Gunston Hall, spoke in opposition

STAFF RECOMMENDATION:

The staff recommends **denial** of the Permit to Demolish.

NOTE: Under the terms of the Board's by-laws, this docket item requires a roll call vote.

I. ISSUE:

The applicant is requesting approval of a Permit to Demolish the Gunston Hall apartments, an eight building multi-family apartment complex located at 901-915 South Washington Street to construct condominiums and townhouses as discussed in the concept plan staff report (BAR Case#2004-0031).

II. BACKGROUND AND STAFF RECOMMENDATION

The Board considered a request for demolition of Gunston Hall at its May 19, 2004 meeting. The staff gave the following reasons for the denial recommendation in the original staff report (Attachment 1):

1. The Gunston Hall apartments are part of the district's historical heritage and are worth preserving based on the staff findings using zoning ordinance criteria,
2. The staff is concerned that demolition of Gunston Hall could set a precedent in this area of the City, leading to other demolition requests that could change the character of the area and be inconsistent with the Old and Historic Alexandria District,
3. On the other hand, the buildings themselves are typical of other garden apartments found on South Washington Street,
4. The Staff also acknowledges the applicant's concern about whether the existing buildings can be economically renovated and the uncertainty about whether the City would grant a parking reduction Special Use Permit that a renovation might necessitate.

At the May 19, 2004 meeting, the Board asked the applicant to provide a financial analysis to document the financial viability of renovating the apartments at Gunston Hall rather than demolishing the buildings. The Board asked the staff to review the applicant's financial analysis and to provide comments to the Board.

Although financial feasibility of renovation is not a criterion under the zoning ordinance for determining whether or not to grant a permit to demolish, the staff finds that the applicant's study demonstrates that renovation by the contract owner is not economically feasible under the fair market value assumption used in the study. If the property were sold with the expectation that the apartment units would be renovated and upgraded, the fair market value would be much

lower, perhaps in the range of the current assessment of \$5,000,000. With this lower assumption, Scenarios I and II could be feasibly implemented.

Regardless of the results of the financial analysis, the staff continues to recommend denial of the Permit to Demolish for the reasons stated above.

III. DESCRIPTION OF THE FINANCIAL SCENARIOS

Three renovation scenarios were proposed by the applicant that would preserve the existing buildings. The staff was consulted and agreed that the scenarios provided a range of situations to analyze.

- Scenario I: This scenario limits renovation expenditures to one-third of the value of the buildings so as not to trigger the zoning ordinance requirement to provide off-street parking.
- Scenario II: This scenario assumes full renovation of the buildings, with the City granting a waiver of all required off-street parking (88 spaces).
- Scenario III: This scenario assumes full-renovation of the buildings, with a parking lot built in the interior courtyard that would provide some off-street parking spaces (54 spaces). The city would grant a waiver of the remaining off-street spaces (34 spaces).

In all scenarios, financial viability of both sales units as well as rental units is considered. The applicant concludes that “all of these scenarios result in very substantial monetary losses to a potential purchaser, and consequentially, none of these scenarios are viable.” The applicant also feels that the viability of Scenarios II and III are questionable because they require a waiver of off-street parking spaces which neighbors are likely to oppose. The Repair and Renovation Study provided by the applicant is attached as Attachment 2. The staff analysis of this Study follows.

IV. STAFF ANALYSIS OF THE FINANCIAL STUDY

While many of the assumptions in the scenarios are reasonable and follow industry practices, the bottom line of all the scenarios hinge on assumptions, estimates, and figures provided in the following four areas:

- Acquisition Cost
- Renovation Cost
- Market Comparisons
- Historic Tax Credits/Easements

Acquisition Cost

A "Property Purchase Fair Market Value" of \$11,558,010 is used as a base for all three scenarios. The number is based on the assessed value of the Liberty Row property, which is under construction at 625 First Street. The rationale for using this property as a comparison is that it is zoned CD, which allows an FAR of 1.25, the same as the Gunston Hall property.

The acquisition cost is important because it is a large number in the analysis and a significant change in this number can affect the bottom line in a major way. For example, just using the current assessed value of the Gunston Hall property of \$5,000,000 (a little less than half of the "Fair Market Value") can result in a positive return on investment for Scenarios I and II.

The \$11,558,010 fair market value is a proxy for the actual purchase price being paid by the applicant, Basheer & Edgemoore, as contract owner of the property. The staff does not find this number unreasonable given the development potential of this CD zoned site. The current FAR of the site is 0.6 compared with the permitted FAR of 1.25 which does not require a Special Use Permit. However, had the same renovation analysis of the site been done using the current owner's actual purchase price of \$2,400,000 in 1986, the return on investment would be positive for all scenarios.

Renovation Cost

Full renovation costs for Scenarios II and III are estimated to be \$150/square foot (\$7,035,120). This renovation estimate does not include the cost of asbestos abatement, which is estimated to be an additional \$950,000. The staff feels that the per square foot cost of renovation seems to be high for this renovation, but the staff has not seen the inside of the apartments and cannot categorically say that the cost is too high.

Even if the renovation cost were \$125/square foot, it would not change the bottom line.

Market Comparisons

The staff did an independent analysis of the rental and sales market for units in the Northern Virginia area and found that the Condo Fair Market Value and Monthly Rent Fair Market Value estimates used in the study are reasonable for renovated units of that age and parking situation.

Historic Tax Credits/Easements

The rationale for considering Federal and state tax credits only for Scenario II is reasonable. Gunston Hall could become a Certified Historic Structure by expanding the period of significance for the George Washington Memorial Parkway through 1945. In Scenario II, full renovation meets threshold limits for substantial rehabilitation at both federal and state levels.

(Federal credits are not included for the condo option, because they would be recaptured upon sale of the condos.)

Rehabilitation threshold limits of 100% of the adjusted basis (for federal credits) and 50% of the assessed value (for state credits) are not met in Scenario I, because rehab costs are assumed to be limited to 33% of the assessed value of the buildings.

The new surface parking lot assumed in Scenario III would not meet the Secretary of the Interior's Standards for Rehabilitation and thus federal and state tax credits would not be available.

The financial tax benefits of open space and façade easements were not addressed in the Study. Such conservation easement donations are recognized as charitable contributions under the tax code. An appraiser would establish the value of such an easement based on the difference between the appraised fair market value before and after the donation. However, IRS guidelines suggest that the deductible value of an easement can be appraised at approximately 10 – 15% of the fair market value of the property.

Using a conservative number, the \$5,000,000 current appraised value of the Gunston hall apartments, would yield a one-time \$750,000 charitable federal tax deduction and a \$375,000 state tax deduction. Even if the fair market value were higher after renovation of the units, the impact of the easement deduction would not be enough alone to turn the calculated net loss into a gain.

V. FINANCIAL ANALYSIS - STAFF CONCLUSION

Although financial feasibility of renovation is not a criterion under the zoning ordinance for determining whether or not to grant a permit to demolish, the staff finds that the applicant's study demonstrates that renovation by the contract owner is not economically feasible under the fair market value assumption used in the study. If the property were sold with the expectation that the apartment units would be renovated and upgraded, which would reflect approximately ½ of the allowable FAR, the fair market value would be much lower, perhaps in the range of the current assessment of \$5,000,000. With this lower assumption, Scenarios I and II could be feasibly implemented.

VI. STAFF RECOMMENDATION

Regardless of the results of the financial analysis, the staff continues to recommend denial of the Permit to Demolish for the following reasons:

- The Gunston Hall apartments are part of the district's historical heritage and are worth preserving based on the staff findings using zoning ordinance criteria,
- The staff is concerned that demolition of Gunston Hall could set a precedent in this area of the City, leading to other demolition requests that could change the character of the area and be inconsistent with the Old and Historic Alexandria District,
- On the other hand, the buildings themselves are typical of other garden apartments found on South Washington Street,
- The Staff also acknowledges the applicant's concern about whether the existing buildings can be economically renovated and the uncertainty about whether the City would grant a parking reduction Special Use Permit that a renovation might necessitate.

**REPAIR & RENOVATION STUDY
915 SOUTH WASHINGTON STREET**

	Scenario I (see pages 3-5) Maintenance/Repair		Scenario II (see pages 6-8) Renovation with Parking Waiver for All Required Off- Street Parking		Scenario III (see pages 9-11) Renovation with Parking Waiver for 34 Off-Street Spaces	
	Total	Per Unit	Total	Per Unit	Total	Per Unit
A. COST TO ACQUIRE & RENOVATE PROPERTY						
Property Purchase Fair Market Value	11,558,010	206,393	11,558,010	206,393	11,558,010	206,393
Renovation Cost						
Building Renovation	777,600	13,886	7,035,120	125,627	7,035,120	125,627
Parking Lot & SWM					225,000	4,018
Asbestos Abatement	335,800	5,996	950,000	16,964	950,000	16,964
Architecture, Engineering, Specialty Consultants	116,640	2,083	703,512	12,563	1,055,268	18,844
Finance	767,283	13,701	1,214,799	21,693	1,249,404	22,311
Administration, Legal, Ins, Taxes, Lic, Other OH	800,000	14,286	1,200,000	21,429	1,300,000	23,214
Developer Fee	1,435,533	25,635	2,266,144	40,467	2,337,280	41,737
Total Renovated Cost	15,790,866	281,980	24,927,585	445,135	25,710,082	459,109
B. CONDOMINIUM APARTMENT OPTION						
Total Renovated Cost	15,790,866	281,980	24,927,585	445,135	25,710,082	459,109
Federal Preservation Tax Credits						
VA Preservation Tax Credits			(2,751,774)			
Selling & Marketing	710,589		1,121,741		1,121,741	
Warranty	84,000		112,000		112,000	
Total Cost of Sales	16,585,455	296,169	23,409,552	418,028	26,943,823	481,140
Condo Fair Market Value	11,725,200	209,379	16,415,280	293,130	18,760,320	335,006
Net Loss on Condominium Option	(4,860,255)	(86,790)	(6,994,272)	(124,898)	(8,183,503)	(146,134)
C. RENTAL APARTMENT OPTION						
Total Renovated Cost	15,790,866	281,980	24,927,585	445,135	25,710,082	459,109
Federal Preservation Tax Credits			(2,201,419)			
VA Preservation Tax Credits			(2,827,699)			
Total Renovated Cost (net of tax credits)	15,790,866	281,980	19,898,467	355,330	25,710,082	459,109
Required Net Operating Income (annual)	1,579,087		1,989,847		2,571,008	
Operating Expenses (annual)	302,400		252,000		268,800	
Net Rent Required (annual)	1,881,487		2,241,847		2,839,808	
Vacancy (annual)	56,445		67,255		85,194	
Gross Potential Rent (annual)	1,937,931	34,606	2,309,102	41,234	2,925,002	52,232
Monthly Rent Required	161,494	2,884	192,425	3,436	243,750	4,353
Rental FMV (annual)	806,400	14,400	940,800	16,800	1,041,600	18,600
Monthly Rent Fair Market Value	67,200	1,200	78,400	1,400	86,800	1,550
Annual Net Loss on Rental Option	(1,131,531)	(20,206)	(1,368,302)	(24,434)	(1,883,402)	(33,632)
Capitalized Net Loss on Rental Option	(11,315,312)	(202,059)	(13,683,021)	(244,340)	(18,834,024)	(336,322)

ATTACHMENT I

Update: Staff has added additional information regarding the siting of this garden apartment complex.

STAFF RECOMMENDATION:

Staff recommends **denial** of the Permit to Demolish.

NOTE: Under the terms of the Board's by-laws, this docket item requires a roll call vote.

I. ISSUE:

The applicant is requesting approval of a Permit to Demolish the Gunston Hall apartments, an eight building multi-family apartment complex located at 901-915 South Washington Street to construct condominiums and townhouses as discussed in the concept plan Staff report.

II. ARCHITECTURAL DESCRIPTION

The complex occupies the entire city block bounded by South Washington, Green, Columbus and Church streets. It consists of two "C" shaped groupings, each with four two story red brick structures, surrounding a landscaped quadrangle all in a strong Colonial Revival design vocabulary. The buildings are set back 50 feet from the street. The basement level is exposed on the Church Street (south) and Columbus Street (rear or west) sides. The buildings facing Washington Street have truncated gable roofs clad in slate and punctuated by wood dormers. The end walls of the front buildings have lunette windows between double chimneys. All the buildings have brick quoins at the corners, a stringcourse with dentils and wood multi-pane windows. The buildings on the side and rear have parapets concealing flat roofs. The entrances face onto the courtyard and are accented by a variety of Colonial Revival architectural forms, including porticos, doorways with multi-light sidelights and transoms and palladian windows. The courtyard retains a number of mature trees and a system of walkways linking the buildings. Large holly bushes mark the front entrance to the courtyard. Low brick walls at the front and back of the courtyard enclose the space. The site drops off significantly at the rear (west) of the property where it is terraced to accommodate the change in topography. A set of brick steps through an ironwork gateway gives access to the courtyard from the rear.

The complex houses 56 apartments in the first and second stories and service areas in the basement level.

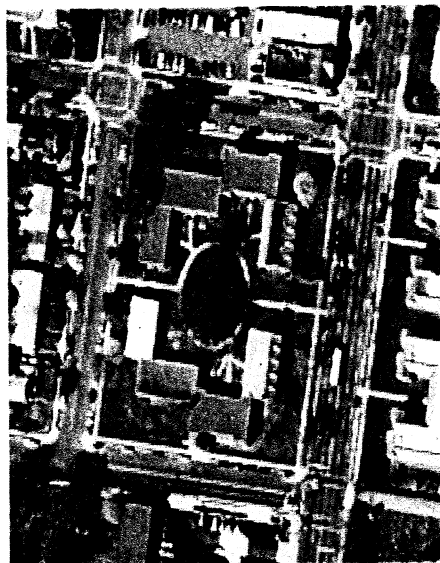


Figure 4 Gunston Hall Apartments, 900 block South Washington Street, 1939. Constructed around a central courtyard with walkways connecting the buildings and generous street setbacks and landscaping.

II. BACKGROUND & HISTORY:

The Gunston Hall apartments at 901-915 South Washington Street are an eight building multi-family garden apartment complex constructed in 1939. The architect for the Gunston Hall apartments was Harvey H. Warwick, one of the most important architects for apartments in the Washington metropolitan area in the 1930s and 1940s. An Appendix to this report provides additional information about Warwick and his architectural contributions in the Washington, D.C. area.

Siting

When originally constructed, the complex was located in a largely undeveloped rural area of the City. Washington Street had been extended over adjacent Hunting Creek to the south in 1932 with the construction of the George Washington Memorial Parkway as part of the commemorations of the bicentennial of Washington's birth. Prior to that the street had ended in a dirt path at St. Mary's Catholic Cemetery in the 1000 block of South Washington Street.

South Washington Street as it passes through Alexandria is the George Washington Memorial Parkway, an individually listed property on the National Register of Historic Places and a unit of

the National Park Service. As a condition of routing the parkway through Alexandria, the City agreed to preserve and maintain the memorial character of the parkway. Construction started in 1929, and in 1932, the bicentennial year, the parkway was completed between the Arlington Memorial Bridge and Mount Vernon. The roadway followed the varied natural and physical features of the landscape. As it intersected Alexandria, its four miles showcased some of the City's vast numbers of historic resources.

In the 1930s and 1940s, prior to the establishment of the Old and Historic District and Board of Architectural Review, plans for all of the properties that fronted on Washington Street were evaluated by the Federal government, acting through the National Capital Park and Planning Commission and, later, the National Park Service to ensure that they contributed to the memorial character of the George Washington Memorial Parkway. Thus, all buildings on Washington Street from this period are significant for having undergone federal design review and having been approved as "in keeping with the dignity, purpose and memorial character" of the highway.

At the time they were built, the Gunston Hall Apartments were well sited. The buildings have a generous set back from Washington Street on a high point of ground which in 1939 overlooked the Potomac River to the east and Hunting Creek and farmland in Fairfax County to the south. Advertisements in the *Alexandria Gazette* at the time the buildings first rented noted "Large, Cool Apartments" which resulted from their placement on high ground and "Commanding a glorious view of the Potomac River." (7/14/1940). This bucolic setting helped to provide a transition from the more urbanized Washington Street section of the George Washington Memorial Parkway to the undulating, limited access parkway passing through the rolling hills adjacent to the Potomac River on its way to Mount Vernon.

At the May 19th public hearing there was testimony to the effect that the Gunston Hall apartments were not a true garden apartment in the sense that it was not a large complex that meandered over shifts in topography in the same manner as other Warwick complexes at Colonial Village and Arlington Village do. The siting of the Gunston Hall apartment complex is a specific response to the original plan of Alexandria. Dating from the late 18th century, the plan of Alexandria mandated an orthogonal grid of rectangular shape blocks. While much of the City remained undeveloped until the middle of the 20th century, all of the plans for the City showed the street grid system even if the streets themselves had not actually been constructed. Therefore, in order to comply with the City plan, development had to take place within the confines of the established blocks. Thus, it is a testament to the design talent of Harvey Warwick that he was able to combine the signature elements of his previous garden apartment projects into a relatively compact yet somewhat dense configuration while managing to maintain an open and airy feeling in which all apartments had at least two exterior exposures. This compact design with a center courtyard became the prototype for similar garden apartments that were constructed along South Washington Street during the course of the next decade.

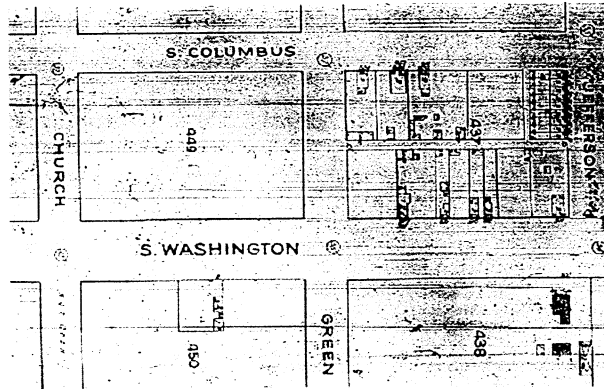


Figure 5 1921 Sanborn map showing platted, but undeveloped blocks

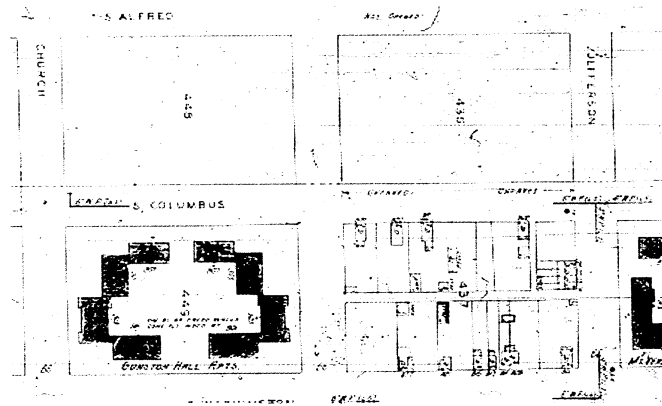


Figure 6 1941 Sanborn map showing developed Gunston Hall Apartments, with surrounding undeveloped blocks

The Gunston Hall Apartments are among a number of garden apartment complexes fronting directly onto the George Washington Memorial Parkway which bear historic names: for example, the Mount Vernon Gardens apartments in the 700 block of South Washington Street (1939) and the Williamsburg apartments in the 900 block of South Washington Street (1941).

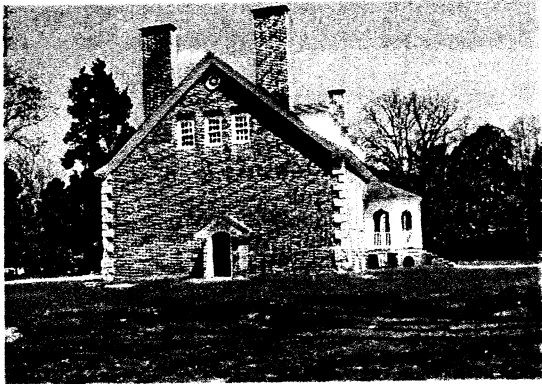


Figure 7 Gunston Hall, home of George Mason, Mason Neck, Virginia. Constructed 1755-60.



Figure 8 Gunston Hall Apartments, designed in a conscious Colonial Revival style in 1939, employs many of the same design elements as the original Gunston Hall plantation building including brick construction, slate covered gable roof with dormers, double chimneys, pedimented door surrounds quoining and circular windows.

The Gunston Hall Apartments are named for the home of George Mason, father of the Bill of Rights, located several miles to the south of Mount Vernon on Mason Neck. The historical names of the new apartment complexes served to reinforce the patriotic associations of Alexandria with the Revolutionary War and early National eras and to foster a sense of pilgrimage for those motoring from Washington, DC toward Mount Vernon.

Historical Context: Response to Housing Needs

The Gunston Hall apartments were built in response to a severe housing shortage that gripped the metropolitan Washington area in the mid- to late-1930s with the growth of the New Deal agencies and continued through the defense build-up for World War II. From 1939 to 1943, the number of federal government workers nearly doubled. The 1940 City directory claimed that, “Alexandria’s rapid development in the past few years has made it the fastest-growing city in the state.” (1940 Directory, Introduction, 15). In this period the Naval Torpedo Station, Gravelly Point Air-city (National Airport), Potomac Yards and the Pentagon, all in the immediate vicinity of Alexandria, employed many thousands of workers. As a result, a severe housing shortage developed, particularly for modest income rental units. The apartment vacancy rate in the Washington area dropped from 12.5 percent in mid-1933 to 0.5 percent in late 1934 (Goode, James M., Best Addresses, page 332). Alexandria’s housing woes were such that the City commissioned a survey of all dwelling units in the City (approximately 9000 at the time) and a study of housing conditions. The report was presented to the City Council in June 1939 (“Speakers on U.S. Housing Here Tonight,” *Alexandria Gazette*, 4/19/1939, 1 and “Social Unit Gets Housing Plan Report,” *Alexandria Gazette*, 6/17/1939, 1).

In response, from 1939 through 1941, significant numbers of garden apartment complexes were constructed at the south end of the City where zoning enacted in 1931 allowed higher density development along Washington Street. According to the 1998 draft Historic Resources Report for the Woodrow Wilson Bridge Improvement Study, the 700, 800 and 900 blocks of South Washington comprise a significant architectural grouping:

Collectively, the large concentration of multi-unit, speculative housing ... south of Franklin Street makes a major, and unique, contribution to the N[ational] R[egister] District as a whole, and its period of significance which extends through 1945. (Page 5-22)

The Gunston Hall Apartments, along with the Mount Vernon Gardens Apartments in the 700 block and The Boulevard Apartments at Green and South Washington Streets, appear to be the first of the garden apartment complexes to be completed on South Washington Street. The project was undertaken by the Mount Vernon Development Corporation, owner, and Stone and Warwick Construction Company, builder.

Begun in late summer or early fall of 1939, the Gunston Hall Apartments were completed by July 14, 1940 when a prominent advertisement for rental apartments appeared in the *Alexandria Gazette*. In addition to touting the siting of the complex, the advertisement called attention to a number of amenities and the “unusual low rates” for its spacious 3- to 5-room apartments. The attractiveness of the complex and intense housing shortage apparently ensured that the complex was quickly filled. The advertisement ran for less than a week. By the time the 1940 City Directory was published, 34 apartments are listed as inhabited.

Architectural Context: Garden Apartment Style

Alexandria had no tradition of purpose-built apartment buildings. Prior to the apartment boom at the end of the 1930s, renters rented entire houses, flats carved out of larger and generally older houses, or boarded. There were no multi-story apartment buildings as were built in Washington from the 1880s onward. Instead, Alexandria’s apartment history begins with the garden apartments constructed in 1939. Nationally, the first garden-style apartments were constructed in 1920s. By the 1930s, this type of multi-family housing had become popular in metropolitan areas all over the country. According to James Goode, in the period between 1935 and 1940, over 300 garden-style apartment complexes were built in and around the nation’s capitol, making the area one of the most significant resources for this type of architecture (Goode, Page 184). Garden style apartments are typified by groupings of low (two to three story) buildings without lobbies or elevators arrayed in a landscaped setting, often featuring a central or interior courtyard. The typical site plan preserved much of the land as open space and placed the buildings well back from the street. The advantages to the tenant included increased light, air and privacy and a restful setting. The domestic appearance of the relatively small buildings in their landscaped settings made this type of apartment more palatable to the middle class, which had generally been resistant to high rise multi-family dwellings. The style proved an economical and aesthetically pleasing

housing solution for Alexandria in the period of intense growth at the end of the 1930s and beginning of the 1940s.

In the 1970s and 1980s a number of area garden apartment complexes threatened with redevelopment instead successfully converted to condominium or co-op ownership. A number of local garden apartment developments of the same period as the Gunston Hall Apartments are listed on the National Register of Historic Places:

- Arlington Village Historic District, Arlington, VA
- Colonial Village Apartment Complex, Arlington, VA
- Walter Reed Gardens, Arlington, VA
- Fairlington Historic District, Arlington, VA
- Buckingham Historic District, Arlington, VA
- Parkfairfax, Alexandria, VA



IV.
REASON FOR

The applicants Gunston Hall to facilitate dwelling units, 48 in two new condominium buildings on Washington Street and 12 in new townhouses on South Columbus Street and a Certificate of Appropriateness for the same.

Figure 9 Gunston Hall apartment looking south from Green Street.

APPLICANT'S
DEMOLITION

wish to demolish Apartments, 56 units, redevelopment of 60

The applicant says that the existing buildings have seriously deteriorated and that renovation of the buildings would require compliance with the off-street parking requirements. The property

currently does not have off-street parking. The need to meet current parking requirements is triggered when the cost of improvements is 33 1/3 % or more of the market value of the building. The applicant says to create off-street parking would require removing all the trees and open space. The other alternative would be to apply for a parking reduction Special Use Permit, which the applicant says the City might not approve.

V. FINDINGS

In considering a Permit to Demolish, the Board shall consider any or all of the following criteria set forth in the Zoning Ordinance, §10-105(B) in determining whether or not to grant a permit to demolish. The staff has provided a response to each criterion.

(1) Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?

Response: Yes. The Gunston Hall Apartment complex is part of the architectural heritage that accompanied the development of the George Washington Memorial Parkway. The complex is an excellent example of the garden apartment style tailored to the more intimate Alexandria setting. It is the work of an architect who figured prominently in the development of apartments in the Washington area in the mid-20th century. It represents a significant period in Alexandria's history and growth.

(2) Is the building or structure of such interest that it could be made into a historic house?

Response: No. By definition, these multi-family buildings are not an historic house.

(3) Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?

Response: No. These buildings were built in the mid-20th century using materials and techniques readily available at the time. These same materials and construction methods are readily available today.

(4) Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?

Response: Yes. The buildings were designed in direct response to the construction of the George Washington Memorial Parkway and are included as part of the George Washington Memorial Parkway National Register of Historic Places listing. The appropriateness and significance of the garden apartments on the southern end of Washington Street is mentioned in the Washington

Street Design Guidelines (page 8). The setback of the buildings, the feeling of openness, and the scale of the buildings provides a fitting and appropriate southern Parkway entrance to the City's urban area.

In fact, the applicant recognizes "that these buildings were built during the post WWII boom in residential construction in our area and their architectural character of red brick finish with punched windows is an important design concept for the memorial charter of the Parkway, and the garden apartments in this area are specifically listed as a part of the historic register."

(5) Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?

Response: Yes. These building were created as part of the historic place of the George Washington Memorial Parkway and are contributing resources in the Old and Historic Alexandria District.

(6) Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?

Response: Yes. The Gunston Hall garden apartment complex consciously evokes the design approaches of the early National period and seeks to foster a patriotic connection to George Mason, the father of the Bill of Rights. Its open feeling, low scale, and attractive design set the stage for making this southern entryway to the City's urban area an attractive and desirable place to live.

(7) In the instance of a building or structure owned by the city or the redevelopment and housing authority, such building or structure having been acquired pursuant to a duly approved urban renewal (redevelopment) plan, would retention of the building or structure promote the general welfare in view of needs of the city for an urban renewal (redevelopment) project?

Response: This is not applicable to Gunston Hall.

VI. STAFF RECOMMENDATION

The Staff finds that the Gunston Hall apartments are part of the district's historical heritage and, under the above criteria, are worth preserving. The complex is an example of the garden apartment style tailored to the scale of the City in this area adjacent to the George Washington

Memorial Parkway. It has a scale, setback, and openness that present a soft southern entrance to the urban area of the City and the historic district. Retention of the apartments is consistent with the agreement that the City made with the National Park Service to preserve and maintain the memorial character of the parkway.

The Staff is also concerned that demolition of Gunston Hall could set a precedent in this area of the City, leading to other demolition requests that could change the character of the area and be inconsistent with the Old and Historic Alexandria District.

On the other hand, the buildings themselves are typical of other garden apartments found on South Washington Street.

Based on the findings and analysis of the site, the staff recommends that the Permit to Demolish be denied.

In the alternative, if the Board determines to approve the Permit to Demolish, staff recommends the following conditions be added to the approval:

1. No demolition permit shall be issued until the B.A.R. has approved the design of a new building and a building permit for a new building has been issued;
2. A report addressing the design and history of the complex shall be prepared by an historian meeting the Secretary of the Interior's qualifications and approved by Staff prior to issuance of a building permit;
3. Large scale 4" x 5" negative black and white record photographs to Historic American Building Survey Standards shall be made of the exterior elevations of the buildings. Two sets of these photographs together with the one set of negatives shall be deposited at both the Special Collections, Alexandria Library as well as the Alexandria Archives and Record Center prior to the issuance of a building permit;
4. Physical design detail elements, to be determined at the discretion of the Director of the Lyceum, are to be removed and deposited in the collections of the Lyceum in consultation with Staff of the Department of Planning & Zoning;
5. Alexandria Archaeology must be called immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds; and,
6. These conditions must appear in the General Notes of the site plan so that on-site contractors are aware of the requirement.

Appendix

Architect: Harvey Warwick (1893-1972)

Harvey Warwick, born in 1893, designed two of the most significant apartment building complexes in Washington, D.C.: the Westchester on Cathedral Avenue, N.W. and Colonial Village complex in Arlington, the first large-scale Federal Housing Administration apartment complex. Little is known of Warwick's early life and schooling, but his initial designs influenced the development of the apartment building type in Washington, D.C. Harvey Warwick's first apartment building designs were the prosaic compositions of the seven building C-A-F-R-I-T-Z Row (1922) on Spring Road, N.W. The unusual massing seen at the Randall Mansions (1923) at 1900 Lamont Street, N.W. reveals a more distinct talent. The Chalfonte (1925) at 1601 Argonne Place, N.W. presents a Mediterranean facade, distinctly influenced by contemporary Los Angeles apartment buildings. His skill with Gothic Revival, expressed in the 1930s as Gothic Moderne, is seen in the decidedly transitional design for Hilltop Manor (1926, now the Cavalier) at 3500 14th Street, N.W., the Miramar (1929) also on 14th Street, and his triumph, the design for the Westchester (1930) for Gustave Ring and Morris Cafritz.

In 1930, Morris Cafritz joined in partnership with Gustave Ring to conceive the apartment complex to be known as the Westchester of Cathedral Avenue. Retaining architect Warwick to execute their idea, the men intended the Westchester to be a 28-acre project with four, eight story connecting buildings. Employing the Tudor Revival style, Warwick prepared a design that fully articulated every elevation of the buildings. Only three of the four buildings were completed as the Great Depression reduced developer Gustave Ring's financial ability to complete his plans.

Working with Ring in 1936, Warwick designed Colonial Village in Arlington County, Virginia. This pioneering garden apartment development was the first large scale Federal Housing Administration apartment development in the country. Warwick produced carefully conceived apartment building designs within park-like settings. Colonial Village was the area's first garden apartment complex designed as a planned community and developed by Ring. The complex featured open landscaped courts and sidewalks, adjacent shopping, and meticulous attention to amenities and the comforts of renters. Warwick teamed with Ring once again in 1939 to design Arlington Village, their second FHA-insured garden apartment complex in Arlington County.



Figure 10 Gunston Hall courtyard entrance.



Figure 11 Colonial Village courtyard entrance.

Warwick designed 44 apartment buildings in Washington, D.C. from 1922-1945. He was a close associate throughout his career of Morris Cafritz and fellow Washington developer Gustave Ring. Warwick's apartment building designs include several large garden apartment complexes in northeast and southeast Washington such as the Skyland Apartments and Suburban Gardens. Colonial Village in Arlington is perhaps one of Warwick's best apartment complex designs. Historian James Goode has determined that "because of its excellence in design and construction Colonial Village became a prototype for dozens of other large garden apartment complexes in other states."

Warwick, who employed a variety of architectural styles, produced designs for buildings ranging from the early interpretations of the Art Deco to the Colonial Revival styles. According to Striner and Wirz: "The Commonwealth reveals how his [Warwick's] style, like that of so many Washington architects of this period, developed from the highly ornate and eclectic look of the later 1920s to a style rather neatly poised between Art Deco and the International style by the early 1940s." Clearly, Warwick's prominence as an architect is associated with his designs for apartment buildings.

[from: National Register of Historic Places nomination form for Arlington Village Historic District, Arlington County, VA (000-0024)]

Harvey Warwick's affinity for the garden apartment style may in part be due to his own love of landscape design and gardening. A founding member and director of the National Capital Daylily Club (NCDC), Warwick's skills as exhibited on his own "estate" are admirably remembered by a fellow member:

Harvey Warwick, Bethesda, MD started his estate plantings in the early to mid-thirties with large mature specimen trees and shrubs. I believe that it was once the most magnificent garden in the whole middle Atlantic area. (from NCDC website)

Warwick's involvement in the Gunston Hall Apartments may have included the design of the landscape. In addition, he may have had a financial interest in the project, as he had earlier in the Westchester Apartments. Further research should reveal whether he had a connection to the construction firm of Stone and Warwick which built the Gunston Hall Apartments.

Warwick's work is featured in two important studies of Washington area architecture: James Goode's Best Addresses: A Century of Washington's Distinguished Apartment Houses (1988) and Hans Wirz and Richard Striner's Washington Deco: Art Deco Design in the Nation's Capital (1984). As previously noted, two of Warwick's projects are included on the National Register of Historic Places: Colonial Village Apartment Complex and Arlington Village Historic District. In addition, Trinity Towers, an apartment building located at 3032 14th Street, NW, is included on the landmarks list for Washington, DC.

By the time Warwick designed the Gunston Hall complex he was a well known mature designer of apartment buildings. His design for the Gunston Hall apartments owes much to his earlier work design at the Colonial Village complex in Arlington County (1935-1937). That complex was designed by Warwick approximately four years prior to the Gunston Hall project. Like Colonial Village, the Gunston Hall complex is designed in a restrained Colonial Revival vocabulary. The buildings are two stories in height, constructed of brick with punched window openings and have similar detailing, such as brick quoining. The garden style setting of the Gunston Hall complex also benefitted from Warwick's experiences at Colonial Village. At Gunston Hall the buildings ring a central courtyard with landscaped walkways serving each building as do many of the buildings at Colonial Village. While the Gunston Hall complex did not have imbedded retail as did the Colonial Village, the residents of Gunston Hall were within one block of the shopping center at the corner of Franklin and South Washington Street that had been built in conjunction with the Yates Garden subdivision.

Thus, Gunston Hall is a continuation of and refinement of the work of Harvey Warwick as embodied in the prototypical Colonial Village development.

CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F- finding

Code Enforcement:

C-1 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.

Alexandria Archaeology:

F-1 This property was the site of a 19th-century brickyard. An archaeological investigation was completed on this lot. Although the work did not result in the recovery of significant archaeological resources relating to the brickyard, there is a possibility that some evidence of the brickyard activities may be discovered during development.

R-1 Call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.

R-2 The above statement (in R-1) must appear in the General Notes of the site plan so that on-site contractors are aware of the requirement.

ATTACHMENT II

**REPAIR AND RENOVATION STUDY
FOR
915 SOUTH WASHINGTON STREET
JUNE 3, 2004**

Basheer & Edgemore

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**REPAIR & RENOVATION STUDY
915 SOUTH WASHINGTON STREET**

SUMMARY

This analysis is provided in response to a request by the Board of Architectural Review to study the viability of renovating the existing buildings at 915 South Washington Street in an effort to preserve them. Three renovation scenarios are presented which would preserve the existing buildings. Staff was consulted and concurred that these are appropriate scenarios to study. All of these scenarios result in very substantial monetary losses to a potential purchaser, and consequently, none of these scenarios are viable. Further, Scenario II and Scenario III assume that the City will provide a waiver for some or all of the parking required by the Zoning Ordinance, which, in itself, is unlikely considering the severe parking shortage expressed by neighbors.

Scenario I limits renovation expenditures to one-third of the value of the buildings, so as not to trigger the City requirement to provide all parking off-street. Scenario II assumes a full renovation of the building, to bring it up to more current standards, and assumes the City will grant a waiver of all required off-street parking, which is calculated to be 88 parking spaces. Scenario III assumes a full renovation of the building and a parking lot to be constructed in the interior courtyard that would provide 54 off-street parking spaces. Scenario III would require a City waiver for 34 off-street parking spaces. The existing buildings contains 40 one-bedroom apartments and 16 two-bedroom apartments, together averaging 838 square feet per apartment. The existing building has no off-street parking.

**REPAIR & RENOVATION STUDY
915 SOUTH WASHINGTON STREET**

	Scenario I (see pages 3-5) Maintenance/Repair		Scenario II (see pages 6-8) Renovation with Parking Waiver for All Required Off- Street Parking		Scenario III (see pages 9-11) Renovation with Parking Waiver for 34 Off-Street Spaces	
	Total	Per Unit	Total	Per Unit	Total	Per Unit
A. COST TO ACQUIRE & RENOVATE PROPERTY						
Property Purchase Fair Market Value	11,558,010	206,393	11,558,010	206,393	11,558,010	206,393
Renovation Cost						
Building Renovation	777,600	13,886	7,035,120	125,627	7,035,120	125,627
Parking Lot & SWM					225,000	4,018
Asbestos Abatement	335,800	5,996	950,000	16,964	950,000	16,964
Architecture, Engineering, Specialty Consultants	116,640	2,083	703,512	12,563	1,055,268	18,844
Finance	767,283	13,701	1,214,799	21,693	1,249,404	22,311
Administration, Legal, Ins, Taxes, Lic, Other OH	800,000	14,286	1,200,000	21,429	1,300,000	23,214
Developer Fee	1,435,533	25,635	2,266,144	40,467	2,337,280	41,737
Total Renovated Cost	15,790,866	281,980	24,927,585	445,135	25,710,082	459,109
B. CONDOMINIUM APARTMENT OPTION						
Total Renovated Cost	15,790,866	281,980	24,927,585	445,135	25,710,082	459,109
Federal Preservation Tax Credits						
VA Preservation Tax Credits			(2,751,774)			
Selling & Marketing	710,589		1,121,741		1,121,741	
Warranty	84,000		112,000		112,000	
Total Cost of Sales	16,585,455	296,169	23,409,552	418,028	26,943,823	481,140
Condo Fair Market Value	11,725,200	209,379	16,415,280	293,130	18,760,320	335,006
Net Loss on Condominium Option	(4,860,255)	(86,790)	(6,994,272)	(124,898)	(8,183,503)	(146,134)
C. RENTAL APARTMENT OPTION						
Total Renovated Cost	15,790,866	281,980	24,927,585	445,135	25,710,082	459,109
Federal Preservation Tax Credits			(2,201,419)			
VA Preservation Tax Credits			(2,827,699)			
Total Renovated Cost (net of tax credits)	15,790,866	281,980	19,898,467	355,330	25,710,082	459,109
Required Net Operating Income (annual)	1,579,087		1,989,847		2,571,008	
Operating Expenses (annual)	302,400		252,000		268,800	
Net Rent Required (annual)	1,881,487		2,241,847		2,839,808	
Vacancy (annual)	56,445		67,255		85,194	
Gross Potential Rent (annual)	1,937,931	34,606	2,309,102	41,234	2,925,002	52,232
Monthly Rent Required	161,494	2,884	192,425	3,436	243,750	4,353
Rental FMV (annual)	806,400	14,400	940,800	16,800	1,041,600	18,600
Monthly Rent Fair Market Value	67,200	1,200	78,400	1,400	86,800	1,550
Annual Net Loss on Rental Option	(1,131,531)	(20,206)	(1,368,302)	(24,434)	(1,883,402)	(33,632)
Capitalized Net Loss on Rental Option	(11,315,312)	(202,059)	(13,683,021)	(244,340)	(18,834,024)	(336,322)

**REPAIR & RENOVATION STUDY
915 SOUTH WASHINGTON STREET**

METHODOLOGY & ASSUMPTIONS

Following is a guide to the methodology and assumptions used in preparing the preceding repair and renovation study for this property. For each scenario: Section A calculates the cost to acquire the property and perform the indicated scope of work; Section B calculates the viability to sell the property as condominiums after renovated as indicated in Section A; Section C calculates the viability to operate the property as rental apartments after renovated as indicated in Section A.

Scenario I: Maintenance/Repair

- A. Acquisition and Maintenance/Repair- Cost to acquire the property and complete work are calculated. Construction budget is limited to 1/3 of the value of the building.**
- Property purchase at fair market value. Fair market value is based on the assessed value of the Liberty Row property, at 625 First Street, prorated for its slightly larger size. This site is zoned CD which allows a FAR of 1.25, the same as the subject property, and is being developed in a similar fashion as the subject property. The Liberty Row site is 99,231 square feet in size and is assessed by the City at \$13,207,500. 915 South Washington Street is 86,838 square feet in size (Exhibit A).
 - Renovation budget (including asbestos abatement) is limited to one-third of the value of the building, so as to not trigger the Zoning Ordinance requirement to provide off-street parking. The building value is assumed to be double (200%) of the current City assessment of \$1,670,100, or \$3,340,200 (Exhibit B). Consequently, the renovation budget is approximately \$777,600 or \$13,886 per apartment or \$15 per square foot. (Additionally, \$335,800 or \$5,996 per unit is budgeted for asbestos abatement.) This budget could accommodate the upgrade of one of the major building systems, but probably not more than that (e.g., repair/replace windows or replace heating system, but not both).
 - Abatement of asbestos flooring, insulation, roofing and debris. No abatement of asbestos transite panels attached to floor slabs. Cost estimate of \$335,800 is based on the Asbestos Survey Report by Geller Environmental Labs, Inc updated on August 19, 2003 (Exhibit C).
 - Architecture, engineering and other professional services required for design, contract documents, bidding, contract administration, and permits are assumed to be 15% of

construction costs. This percentage is higher in this scenario than the other scenarios due to the relatively lower construction cost.

- Property acquisition and redevelopment financing and fees assumed to be 6% of related costs.
- Developer fee assumed to be 10% of acquisition and redevelopment costs.
- The total cost to acquire the property at fair market value and perform the renovation work is the sum of the cost above.

B. Condominium Apartment Option- Alternative to sell the property as condominium apartments after the property is renovated.

- Total renovation costs as described above.
- Federal preservation tax credits are not included because these tax credits would be recaptured upon sale of the condominiums, and because the minimum expenditure threshold is not met. Virginia preservation tax credits are not included because this scenario does not meet the minimum expenditure threshold. A minimum expenditure of 100% of the assessed value of the building is required to be eligible for Federal preservation tax credits. A minimum expenditure of 50% of the assessed value of the building is required to be eligible for Virginia preservation tax credits.
- Cost to market and sell condominium apartments is assumed to be 4.5% of total renovation cost.
- Warranty cost is assumed to be \$1,500 per apartment.
- The total cost to acquire, renovate and sell this property as condominium apartments is the sum of these costs.
- The fair market value of these condominium apartments is estimated from recent comparable property sales, which are similar in size, type, location, renovation quality, and which have 1940's era kitchens and bathrooms, and do not have parking or central air conditioning (Exhibit D). This is assumed to be \$350 per square foot of net apartment area, resulting in an average fair market sales price of \$209,379 per apartment.
- The total cost acquire, renovate and sell this property as condominiums exceeds the fair market value and results in a loss of approximately \$4,065,666 or \$72,601 per apartment. For this scenario to be viable, the project would need to be subsidized by this amount by the City or some other source. As these are 'market-rate' condominiums, no such subsidy source is known to exist.

C. Rental Apartment Option- Alternative to rent apartments after the property is renovated. This valuation method equates total capital investment to the present value of the perpetual net operating income.

- Total renovation cost is as described in section A above.
- Federal and Virginia preservation tax credits are not included because this scenario does not meet the minimum expenditure threshold. A minimum expenditure of 100% of the assessed value of the building is required to be eligible for Federal preservation tax credits. A minimum expenditure of 50% of the assessed value of the building is required to be eligible for Virginia preservation tax credits.
- The required net operating income is calculated multiplying the total capital cost of the renovated property by the capitalization rate. The appropriate capitalization for this type of project is assumed to be 10%. (This property valuation method is more commonly seen in the reverse, where the net operating income is divided by the capitalization (discount) rate to produce a valuation of the property. This calculates the present value of a perpetual net operating income.)
- Operating expenses are added to the net operating income to produce a net rent (revenue) required to support the total capital cost. Annual operating expenses are assumed to be \$5,400 per unit. This is relatively higher than in the other scenarios, because this scenario will do only some of the deferred maintenance on the property. Most of the building will be 'as-is', resulting in considerably more replacement and maintenance cost for items such as heating system, plumbing, roofing, windows, brick pointing, as well as individual apartment repairs and replacement.
- A vacancy allowance is added to produce a total rent (revenue) if all apartments were rented. This is known as gross potential rent. The vacancy rate is assumed to be 3%.
- The annual rent that must be charged to support the total capital investment to acquire, renovate and operate this property as rental apartments is estimated to be \$1,937,931 per year. This is equivalent to an average monthly rent of \$2,884 per apartment.
- The fair market rents of these apartments is estimated from recent comparable property rentals, which are similar in size, type, location, renovation quality, and which do not provide parking, and are assumed to average \$1,200 per month (Exhibit E).
- The total cost acquire, renovate and operate this property as rental apartments exceeds the fair market rents and results in an annual loss of approximately \$1,131,531 per year or \$20,206 per apartment per year. For this scenario to be viable, the project would need to be subsidized by this amount by the City or some other source. As these are 'market-rate' apartments, no such subsidy source is known to exist.
- For comparison to the condominium alternative above, the present value of this loss is calculated as a perpetuity and equals a loss of \$11,315,312. The substantial difference between the loss generated by the rental alternative versus the condominium alternative is due to the relative strength of the condominium market (i.e., the condominium market is stronger than the rental market).

Scenario II: Renovation with No Off-street Parking**A. Acquisition and renovation with no off-street parking. Cost to acquire the property and complete work are calculated. The building will be updated to meet contemporary standards. The City must waive the entire off-street parking requirement of 88 parking spaces for this scenario.**

- Property purchase at fair market value. Fair market value is based on the assessed value of the Liberty Row property, at 625 First Street, prorated for its slightly larger size. This site is zoned CD which allows a FAR of 1.25, the same as the subject property, and is being developed in a similar fashion as the subject property. The Liberty Row site is 99,231 square feet in size and is assessed by the City at \$13,207,500. 915 South Washington Street is 86,838 square feet in size (Exhibit A).
- Renovation will provide new roofs, plumbing system, electrical system, air conditioning, alarm, computer network, kitchens, bathrooms, interior finishes, trim, and windows, as well as landscaping and exterior building maintenance. It also provides two apartments to be modified to meet accessibility requirements. The budget assumes a renovation cost of \$150 per square foot
- Abatement of asbestos flooring, insulation, roofing, transite panels and debris. Transite panels, which contain 15% to 30% asbestos, are attached to the floor slabs and must mechanically separated from the structural slab. Cost estimates are based on the Asbestos Survey Report by Geller Environmental Labs, Inc updated on August 19, 2003 (Exhibit C).
- Architecture, engineering and other professional services required for design, contract documents, bidding, contract administration, and permits assumed to be 10% of construction costs.
- Property acquisition and redevelopment financing and fees assumed to be 6% of related costs.
- Developer fee assumed to be 10% of acquisition and redevelopment costs.
- The total cost to acquire the property at fair market value and perform the renovation work is the sum of the costs above.

B. Condominium Apartment Option- Alternative to sell the property as condominium apartments after the property is renovated.

- Total renovation costs as described above.
- Federal preservation tax credits are not included because these tax credits would be recaptured upon sale of the condominiums. Virginia preservation tax credits are included and could possibly off-set some of the renovation cost. However, to be eligible for Virginia preservation tax credits, the building must be individually listed on

the Virginia Landmarks Register, certified as eligible for listing, or certified as a contributing structure in a district that is listed. It is dubious whether the building could even meet the lowest standard (contributing) because nowhere in the National Register nominations for either the Alexandria Historic District or George Washington Memorial Parkway are garden apartments, or buildings this recent discussed as part of these districts.

- Cost to market and sell condominium apartments is assumed to be 4.5% of total renovation cost.
- Warranty cost is assumed to be \$2,000 per apartment. This is slightly higher than Scenario I due to the greater amount and complexity of the work performed.
- The total cost to acquire, renovate and sell this property as condominium apartments is the sum of these costs.
- The fair market value of these condominium apartments is estimated from recent comparable property sales, which are similar in size, type, location, renovation quality, and which do not provide parking (Exhibit D). This is assumed to be \$400 per square foot of net apartment area, resulting in a fair market sales price of \$293,130 per apartment.
- The total cost acquire, renovate and sell this property as condominiums exceeds the fair market value and results in a loss of approximately \$6,994,272 or \$124,898 per apartment. For this scenario to be viable, the project would need to be subsidized by this amount by the City or some other source. As these are 'market-rate' condominiums, no such subsidy funding source is known to exist.

C. Rental Apartment Option- Alternative to rent apartments after the property is renovated. This valuation method equates total capital investment to the present value of the perpetual net operating income.

- Total renovation cost is as described in section A above.
- Federal and Virginia preservation tax credits are included and could possibly off-set some of the renovation cost as indicated. However, to be eligible for Federal or Virginia preservation tax credits, the building must be individually listed on the National Register and Virginia Register or certified as a contributing structure in a district that is listed. It is dubious whether the building could even meet the lowest standard (contributing) because nowhere in the National Register nominations for either the Alexandria Historic District or George Washington Memorial Parkway are garden apartments, or buildings this recent discussed as part of these districts
- The required net operating income is calculated multiplying the total capital cost of the renovated property by the capitalization rates. The appropriate capitalization for this type of project is assumed to be 10%.

- Operating expenses are added to the net operating income to produce a net rent (revenue) required to support the total capital cost. Annual operating expenses are assumed to be \$4,500 per unit. This is relatively lower than in the other scenarios, because this scenario will more completely renovate the building and reduce maintenance and future capital costs.
- A vacancy allowance is added to produce a total rent (revenue) if all apartments were rented. The vacancy rate is assumed to be 3%.
- The annual rent that must be charged to support the total capital investment to acquire, renovate and operate this property as rental apartments is estimated to be \$2,309,102 per year. This is equivalent to an average monthly rent of \$3,436 per apartment.
- The fair market rents of these apartments is estimated from recent comparable property rentals, which are similar in size, type, location, renovation quality, and which do not provide parking are estimated to be \$1,400 per month (Exhibit E).
- The total cost acquire, renovate and operate this property as rental apartments exceeds their fair market rents that results in annual loss of approximately \$1,368,302 per year or \$24,434 per apartment per year. For this scenario to be viable, the project would need to be subsidized by this amount by the City or some other source. As these are 'market-rate' apartments, no such subsidy source is known to exist.
- For comparison to the condominium alternative above, the present value of this loss is calculated as a perpetuity and equals a loss of \$13,683,021. The substantial difference between the loss generated by the rental alternative versus the condominium alternative is due to the relative strength of the condominium market.

Scenario III: Renovation with Off-street Parking in the Courtyard

- A. Acquisition and renovation with a surface parking lot built in the central courtyard. Cost to acquire the property and complete work are calculated. The building will be updated to meet contemporary standards. For this scenario, the City must waive the off-street parking requirement that cannot be accommodated by the new surface lot, which is approximately 34 parking spaces. The City must also permit the cutting down of three large Pin Oak trees, two of which are noted as specimen quality.**
- Property purchase at fair market value. Fair market value is based on the assessed value of the Liberty Row property, at 625 First Street, prorated for its slightly larger size. This site is zoned CD which allows a FAR of 1.25, the same as the subject property, and is being developed in a similar fashion as the subject property. The Liberty Row site is 99,231 square feet in size and is assessed by the City at \$13,207,500. 915 South Washington Street is 86,838 square feet in size (Exhibit A).
 - Renovation will provide new roofs, plumbing system, electrical system, air conditioning, alarm, computer network, kitchens, bathrooms, interior finishes, trim, and windows, as well as landscaping and exterior building maintenance. It provides two apartments to be modified to meet accessibility requirements. The budget assumes a renovation cost of \$150 per square foot.
 - Trees are removed and a surface parking lot is graded and constructed in the center courtyard. BMP storm water management facilities are constructed underground and connected to the storm sewer in the road at the intersection of Columbus and Church Streets.
 - Abatement of asbestos flooring, insulation, roofing, transite panels and debris. Transite panels, which contain 15% to 30% asbestos, are attached to the floor slabs and must mechanically separated from the structural slab. Cost estimates are based on the Asbestos Survey Report by Geller Environmental Labs, Inc updated on August 19, 2003 (Exhibit C).
 - Architecture, engineering and other professional services required for design, contract documents, bidding, contract administration and permits, assumed to be 15% of construction costs. This is higher than in Scenario II due to the engineering costs related to the parking lot, BMP facility, and storm sewer connection.
 - Property acquisition and redevelopment financing and fees assumed to be 6% of related costs.
 - Developer fee assumed to be 10% of acquisition and redevelopment costs.
 - The total cost to acquire the property at fair market value and perform the renovation work is the sum of the costs above.

B. Condominium Apartment Option- Alternative to sell the property as condominium apartments after the property is renovated.

- Total renovation & other construction costs as described above.
- Federal and Virginia preservation tax credits are not included. For a project to be eligible for these tax credits the renovation work must comply the Secretary of the Interior's Standards for Rehabilitation. The surface parking lot would violate these Standard's provisions for new site features, and consequently, would not be eligible for preservation tax credits. Further, Federal preservation tax credits would be also be recaptured upon sale of the condominiums.
- Cost to market and sell condominium apartments is assumed to be 4.5% of total renovation cost.
- Warranty cost is assumed to be \$2,000 per apartment. This is slightly higher than Scenario I due to the greater amount and complexity of the work performed.
- The total cost to acquire, renovate and sell this property as condominium apartments is the sum of these costs.
- The fair market value of these condominium apartments is estimated from recent comparable property sales, which are similar in size, type, location, renovation quality, and which provide some parking (Exhibit D). This is assumed to be \$450 per square foot of net apartment area, resulting in a sales price of \$335,006 per apartment.
- The total cost acquire, renovate and sell this property as condominiums exceeds their fair market value and results in a loss of approximately \$8,183,503 or \$146,134 per apartment. For this scenario to be viable, the project would need to be subsidized by this amount by the City or some other source. As these are 'market-rate' condominiums, no such subsidy source is known to exist.

C. Rental Apartment Option- Alternative to rent apartments after the property is renovated. This valuation method equates total capital investment to the present value of the perpetual net operating income.

- Total renovation cost is as described in section A above.
- Federal and Virginia preservation tax credits are not included. For a project to be eligible for these tax credits the renovation work must comply the Secretary of the Interior's Standards for Rehabilitation. The surface parking lot would violate these Standard's provisions for new site features, and consequently, would not be eligible for preservation tax credits.
- The required net operating income is calculated multiplying in the total capital cost of the renovated property by the capitalization rates. The appropriate capitalization for this type of project is assumed to be 10%.

- Operating expenses are added to the net operating income to produce a net rent (revenue) required to support the total capital cost. Annual operating expenses are assumed to be \$4,800 per unit. This is higher than in the other Scenario II due to the cost of maintaining the parking lot and BMP facility.
- A vacancy allowance is added to produce a total rent (revenue) if all apartments were rented. The vacancy rate is assumed to be 3%.
- The annual rent that must be charged to support the total capital investment to acquire, renovate and operate this property as rental apartments is estimated to be \$2,925,002 per year. This is equivalent to an average monthly rent of \$4,353 per apartment.
- The fair market rents of these apartments is estimated from recent comparable property rentals, which are similar in size, type, location, renovation quality, and which provide some parking (Exhibit E). Fair market rents are assumed to be \$1,550
- The total cost acquire, renovate and operate this property as rental apartments exceeds their fair market rents that results in annual loss of approximately \$1,883,402 per year or \$33,632 per apartment per year. For this scenario to be viable, the project would need to be subsidized by this amount by the City or some other source. As these are 'market-rate' apartments, no such subsidy source is known to exist.
- For comparison to the condominium alternative above, the present value of this loss is calculated as a perpetuity and equals a loss of \$18,834,024. The substantial difference between the loss generated by the rental alternative versus the condominium alternative is due to the relative strength of the condominium market.

EXHIBIT A

REAL ESTATE ASSESSMENTS

[Welcome and Help](#)
 [Search by Property Address](#)
 [Search by Data Bank Number](#)
 [Search by Map Number](#)
 << **PREVIOUS** (No Previous)
 [Search Results](#)
 (Items: 2 of 3) **NEXT** >>

Detailed Property Description

1. 625 FIRST ST, ALEXANDRIA, VA 22314

[SALES USED FOR ASSESSMENT](#)
 [RECENT SALES DATA](#)

Property Address:
 625 FIRST ST 22314
Map Number:
 054.02
Lot Number:
 01
Data Bank Number:
 12174500

Tax Assessment Map Number:
 054.02-05-01
Block Number:
 05
Property Class:
 CONDO (GARDEN)
Study Group:
 0974

General Information and Description

Owner Name:
 LIBERTY ROW LLC
Mailing Address:
 3400 IDAHO AV NW #500
 WASHINGTON DC 20016
Census Tract:
 2018.01

Description:
 LOT 501 V B CONNELLY
 PROP

Census Block:
 211

Assessment Information

Assessment Date:	Land Value:	Building Value:	Total Assessed Value:
01/2004	\$9,000,000	\$4,207,500	\$13,207,500
01/2003	\$6,750,000	\$0	\$6,750,000
01/2002	\$4,211,800	\$3,387,500	\$7,599,300
01/2001	\$4,211,800	\$3,387,500	\$7,599,300

Tax Status:
 Taxable

Sales Information

Sale Date:	Sale Price:	Previous Owner:	Sale Type:	Sale Reference ID:
03/12/2003	\$0	HOLLADAY HOLDINGS LLC	J	030010034
03/12/2003	\$0		J	030010033
10/31/2000	\$11,250,000		A	000020975

Land and Building Description

Lot Size (Sq. Ft.):
 99231
Year Built:
 0
Building Area (Sq. Ft.):
 0
Net Leasable Area (Sq. Ft.):
 0

Zoning:
 CD
Condominium Living Area (Sq. Ft.):
 0

Stories:
 Condition of Building:
 Fireplace(s):

No. of 4-Fixture Baths:

No. of 2-Fixture Baths:
 0

Construction Grade :
 Ext. Wall Construction:
 Central A/C:
 NO

No. of 3-Fixture Baths:
 0

No. of Condominium Parking Spaces:

Building Sizes

Section:
 Primary Structure
 Addition #1
 Addition #2
 Addition #3
 Addition #4
 Basement Finished Area
 Attic Finished Area

Area (Sq. Ft.):
 0
 0
 0
 0
 0

There may be additional data for this property. Contact the Department of Real Estate Assessments by email or by telephone at 703-838-4646.



To send mail to City Council, other elected city officials and individual City departments, [click here](#).
 General City Mail: CityMail@ci.alexandria.va.us
 Use the Site Feedback form for technical questions or comments regarding this web site.

EXHIBIT B

REAL ESTATE ASSESSMENTS

Welcome and Help

Search by Property Address

Search by Data Bank Number

Search by Map Number



Detailed Property Description

1. 915 WASHINGTON ST S, ALEXANDRIA, VA 22314

SALES USED FOR ASSESSMENT

RECENT SALES DATA

Property Address:
915 WASHINGTON ST S 22314
Map Number:
080.04
Lot Number:
01
Data Bank Number:
11150500

Tax Assessment Map Number:
080.04-07-01
Block Number:
07
Property Class:
GARDEN APT 3 ST OR <
Study Group:
0885

General Information and Description

Owner Name:
SUTHANTHIRAN KRISHNAN SUBS TR
Mailing Address:
7643 FULLERTON RD % BEST INDUSTRIES
SPRINGFIELD VA 22153-2815
Census Tract:
2007.00

Description:
GUNSTON HALL K/A 915
S WASHINGTON ST
Census Block:
205

Assessment Information

Assessment Date:	Land Value:	Building Value:	Total Assessed Value:
01/2004	\$3,420,000	\$1,670,100	\$5,090,100
01/2003	\$2,303,300	\$1,544,200	\$3,847,500
01/2002	\$2,093,900	\$1,272,100	\$3,366,000
01/2001	\$2,093,900	\$1,041,100	\$3,135,000

Tax Status:
Taxable

Sales Information

Sale Date:	Sale Price:	Previous Owner:	Sale Type:	Sale Reference ID:
12/30/1986	\$2,400,000	SILLS RICHARD P OR MYER FELDMAN TRS	A	11971900
11/30/1979	\$0		Q	973-776
NA	\$0		Q	717-192

Land and Building Description

Lot Size (Sq. Ft.):
86838
Year Built:
1940
Building Area (Sq. Ft.):
52112

Zoning:
RC-X
Condominium Living Area (Sq. Ft.):
0

Net Leasable Area (Sq. Ft.):

0

Stories:

Construction Grade :

GOOD

Condition of Building:

AVERAGE

Ext. Wall Construction:

Fireplace(s):

Central A/C:

NO

No. of 4-Fixture Baths:

No. of 3-Fixture Baths:

2

No. of 2-Fixture Baths:

No. of Condominium Parking Spaces:

0

0

Building Sizes

Section:

Area (Sq. Ft.):

Primary Structure

52112

Addition #1

0

Addition #2

0

Addition #3

0

Addition #4

0

Basement Finished Area

Attic Finished Area

There may be additional data for this property. Contact the Department of Real Estate Assessments by email or by telephone at 703-838-4646.



To send mail to City Council, other elected city officials and individual City departments, click here.
 General City Mail: CityMail@ci.alexandria.va.us
 Use the Site Feedback form for technical questions or comments regarding this web site.

EXHIBIT C

Basheer & Edgemore
2071 Chain Bridge Road, #510
Vienna, VA 22182
Attn: Mr. Loren A. Pope

August 21, 2003

Limited Internal
Asbestos Survey Report
Conducted on
August 10, 12 and December 6 of 1999
and Updated on
August 19, 2003

Performed and Prepared By

Geller Environmental Labs, Inc.
10905 Fox Sparrow Court, Fairfax, VA 22032
Office Phone (703) 978-4683

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10905 Fox Sparrow Court, Fairfax, VA 22032
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Limited Survey Report
Gunston Hall Apartments

Basheer & Edgemore
2071 Chain Bridge Road, #510
Vienna, VA 22182
Attn: Mr. Loren A. Pope

August 21, 2003

Introduction:

On August 19, 2003, a building inspection was conducted for the presence of asbestos from the Gunston Hall Apartment complex located at 915 South Washington Street, Alexandria, Virginia. This inspection, performed by a licensed representative from Geller Environmental Labs, Inc. (GEL, Inc.), was requested by Basheer & Edgemore and was performed in order to verify areas of concern (related to asbestos) and to provide cost estimates for both the minimum required removal of these materials prior to demolition and as well as costs for full removal of all known and/or assumed asbestos containing materials from this site.

This apartment complex at this site is a multi-unit property. There are eight buildings which compose this complex. All were built at the same time and are visually identical in makeup. There are a total of 56 full time rental units with one additional unit found in the basement of the 913 building. Six of the eight buildings have flat roofs with the other two having pitched roofs and attic areas. In addition, six buildings have crawlspace areas where the remaining two have basement areas. Hot water is supplied from a water heater unit found in the 913 building mechanical room. A large boiler unit also exists in this room.

Three previous limited surveys have been conducted by GEL, Inc. at this site. This report addresses the findings of the four asbestos surveys and will incorporate the information from the results of the materials sampled from this complex on August 10, 12, and December 6, 1999, as well as from the August 19, 2003, inspection.

Methodology - Asbestos Sampling and Analytical Methods:

Bulk samples were collected of the ceiling and wall plaster, moisture barrier paper, and blown-in attic insulation throughout the complex. A brass cork borer, or other approved instrument, was used to obtain a core of material down to the underlying surfacing, thermal, or miscellaneous material. The instrument used to obtain each bulk sample was thoroughly cleaned prior to each use before extracting the next sample, thus limiting the possibility of cross contamination. A spray bottle was used to adequately wet each area prior to bulk sampling to limit the possibility of fiber release during the sampling operation.

Each sample site was marked on a small zip-lock bag in which the bulk material was placed, and a unique number was assigned to each sample. A laboratory sheet was filled out with the number and site information, as well as an estimate of the extent and condition of the material. These collected samples were then hand-carried to an EPA licensed and NVLAP approved asbestos bulk analysis laboratory and were analyzed by the Environmental Protection Agency's approved method, as given in 40 CFR 763, by means of polarized light microscopy with dispersion staining. Results were obtained giving the type and percentage of asbestos, when detected.

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Limited Survey Report
Gunston Hall Apartments

SURVEY AND SAMPLE RESULTS

Initial Inspection Results, August 1999:

During the first survey (performed on August 10, 1999), a total of seven bulk samples were collected. Of these seven samples, **five** were determined to be asbestos containing building materials (>1% asbestos). Samples 913-1, 913-2 and 913-5 were collected from linear pipe insulation. Samples 913-3 and 913-7 were collected from pipe elbow insulation. All five of these samples were analyzed and found to contain regulated amounts of asbestos.

Sample 913-4 was collected from the decorative coated ceiling material in the resident manager's bedroom. This sample was found to be **negative** for asbestos content.

Sample 913-6 was collected from the plaster board material was used on the ceiling area of the laundry room. This sample was found to be **negative** for asbestos content.

Flooring tiles were found throughout the resident manager's apartment. Without sampling these tiles, they must be assumed to be positive for asbestos. In addition, none of the tile mastics (glues used to adhere the flooring tiles to the substrate) were sampled during this survey. This being the case, the tile glues must also be assumed to be asbestos containing until proven different. At present these tiles appear to be in good condition.

Second Inspection, Bulk Sample Analysis Results:

During the second inspection (performed on August 12, 1999), sample collection was limited to the living room ceiling materials and attic areas in and around apartment Unit #203 at the 915 South Washington address. During this survey, a total of six bulk samples were collected. See Samples 915-1 and 915-2 pertaining to the attic moisture barrier paper. Also refer to Samples 915-3, 3A, 4, and 4A pertaining to the ceiling plaster. Of these six samples, **none** were determined to be asbestos containing building materials (>1% asbestos).

Additional Survey Information, Second Inspection:

1) Crawlspace, 915 and 901 Buildings:

On August 12, 1999, a visual inspection was performed for the crawlspace areas in the 915 and 901 South Washington Street buildings at the Gunston Hall Apartments. During this inspection it was noticed that identical thermal system insulation was seen in these crawlspace areas which had been identified in the 913 South Washington Street building as being asbestos containing. As with the 913 property (surveyed on the 10th of August), the insulation seen in these two crawlspace areas was in poor condition due to age, impact and water damage. Since air sampling had not been performed in any of the crawlspaces, air quality for these areas is unknown. Without documentation regarding fiber in air concentrations, these areas should remain off limits to any personnel who are not respirator certified until the presumed asbestos containing thermal system insulation can be abated and the areas decontaminated. **Note:** Though not inspected, it is likely that the other crawlspace areas at the remaining buildings not surveyed have identical thermal system insulation. Without seeing these areas, the existence and/or condition of the insulating materials is unknown. Until these areas are inspected, it is recommended that these areas also remain off limits to any personnel who are not respirator certified.

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Limited Survey Report
Gunston Hall Apartments

2) Thermal System Insulation, Exposed, Ground Floor, 903 Building:

A tenant storage area, a hallway, and a locked area are located on the ground floor of the 903 property. Thermal system insulation can be seen throughout the hallway and tenant storage room. (Since access was not gained to the locked room, no inspection was performed in this area.) The thermal system insulation seen in these areas was identical to the insulation seen and sampled from the 913 South Washington property. These materials were in poor condition.

Additional Survey Information, Third Inspection:

The third inspection taking place at the Gunston Hall apartments was performed on December 6, 1999, and was limited to the plaster, blown-in attic insulation, and attic moisture barrier paper throughout the complex. During this survey, a total of 20 bulk samples were collected. Of these 20 samples, **none** were determined to be asbestos containing building materials.

1) Plaster:

Samples were collected of the plaster in each of the buildings in the apartment complex. Of those samples collected from each of the buildings, **none** were found to contain regulated amounts of asbestos. See Samples GH-1 (A&B) through GH-6 (A&B) in the bulk sample data sheet at the end of this report. When combined with the plaster samples previously collected at the apartment complex, it is now documented that the plaster used in the initial construction of these eight buildings does not contain regulated amounts of asbestos.

2) Attic Insulation:

Samples were collected of the blown-in insulation found in the attics of Buildings 901 and 915. Of those samples collected from each of the buildings, **none** were found to contain regulated amounts of asbestos. See Samples GH-7 through GH-10 in the bulk sample data sheet at the end of this report. It is now documented that the blown-in insulation in the attics of these buildings does not contain regulated amounts of asbestos.

3) Attic Moisture Barrier Paper:

Samples were collected of the moisture barrier paper found in the attics of Buildings 901 and 915. Of those samples collected from each of the buildings, **none** were found to contain regulated amounts of asbestos. See Samples GH-11 through GH-14 in the bulk sample data sheet at the end of this report. It is now documented that the moisture barrier paper in the attics of these buildings does not contain regulated amounts of asbestos.

Additional Survey Information, Fourth Inspection:

The fourth and final inspection for this property was performed on August 19, 2003, and was performed in order to determine quantities of known and assumed asbestos containing building materials, assess the conditions of these materials and apply appropriate cost estimates for removal of these materials. During this survey, a total of 21 bulk samples were collected. Of these 21 samples, **nine** were determined to be asbestos containing building materials. **Note:** The inspection performed on August 19 did not include surveying or sampling of any roofing areas and only two apartments out of the 57 existing units were accessible for inspection.

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Limited Survey Report
Gunston Hall Apartments

The remainder of this section will discuss the findings of the inspection performed on the 19th as well as incorporate the information from not only the samples collected from this survey but from all four surveys. In addition, the potential costs for demolition and options for abatement will be addressed as well.

Sample Collection and Analysis Results from August 19, 2003:

1) Flooring Materials:

Samples were collected from kitchen areas of two vacant units at this site. Sample results confirm that one of the samples collected was found to contain regulated amounts of asbestos. See Samples G-6, 6-6A, G-6B, G-7, G-7A, G-7B, G-8 and G-8B on the August 19 bulk sample data sheet at the end of this report. Given this information, it is highly likely that additional asbestos containing flooring materials exist in other units at this facility. It does need to be noted that glues which most likely exist under the wood flooring (used throughout the majority of floor space in each of the 56 units) could not be accessed during this limited inspection. Tan glues were found to be negative in the kitchen areas tested. If during the final, pre-demolition inspection of this site, flooring glues are found under the wood floors, these glues will either need to be assumed to be asbestos containing or sampled to try to prove that they are non-asbestos containing. In either instance, flooring glues are allowed to remain in structures slated for demolitions, and costs to remove asbestos containing glues would most likely be unreasonably high due to the procedures required to abate the wood and glues from this site found in all of the apartment unit kitchens and on the basement level of the management office and apartment Unit 11 (former manager's apartment).

2) Attic Insulation:

Additional samples were collected of the blown-in insulation found in the attics of Buildings 901 and 915. Of those samples collected from each of the buildings, **none** were found to contain regulated amounts of asbestos. See Samples G-3 through G-5 in the bulk sample data sheet at the end of this report. It is now confirmed that the blown-in insulation in the attics of these buildings does not contain regulated amounts of asbestos.

3) Concrete Pouring Forms:

Of all the findings from this inspection, one stands out as being highly problematic. Sample G-9 to G-16 confirm that exposed ceiling materials in the basement and crawlspace areas contain between 15 to 30% asbestos. These materials most likely exist above the plaster ceilings on the first floor where concrete was poured for the second floor. It is also possible that the six buildings which have flat, poured roofs may also have these materials. It appears that these cement boards (transite) were used as pouring forms for areas where concrete flooring was used. Current regulations regarding these types of materials require them to be abated prior to demolition proceedings to this site. This may be a huge problem if these boards support the concrete floors above them. Since these materials are required by law to be abated prior to a demolition, at this time a structural engineer will need to be contracted in order to make the determination on whether or not these boards can be removed without compromising this structure. There also may be a possibility of having a variance granted by the State and these materials may be able to remain in the building during demolition procedures. In any event, either of these options will require extensive research prior to performing area abatement. The cost estimates (found on page 5) are for removal of these materials (assuming that they can be removed) since costs for leaving these materials in place cannot be estimated at this time.

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SUMMARY

Of the areas surveyed and tested at the property listed above, confirmed amounts of regulated asbestos containing materials (>1% asbestos containing) found are listed below.

- 1) All thermal system insulation found mainly on the basement and crawlspace levels and potentially inside of vertical pipe riser chases or in other inaccessible areas;
- 2) Crawlspace flooring areas (contaminated with asbestos debris from thermal insulation and ceiling "transite" boards that have broken);
- 3) The ceiling materials used to pour concrete flooring onto floors one and two.

Assumed asbestos containing building materials are listed below.

- 1) All fire rated mechanical room doors and metal doors;
- 2) All flooring tile and sheet vinyl products along with the glues used in conjunction with these flooring products, as well as any flooring mastics used to adhere the apartment unit wood flooring to the concrete substrate;
- 3) All roofing products (shingles, tar papers, tars, etc.).

**Estimated Removal Costs and Quantity Breakdowns of
Asbestos Containing Building Materials**

<u>Location:</u>	<u>Substance</u>	<u>Estimated Quantity</u>	<u>Estimated Removal Cost</u>
Crawlspaces (6)	ceiling transite	16,710 square feet	\$150,390 to \$167,100
Basements (2)	ceiling transite	5,570 square feet	\$55,700 to \$61,270*
First Floors (8)	ceiling transite	22,000 square feet	\$220,000 to \$242,000*
Second Floors (6)	ceiling transite	16,710 square feet	\$167,100 to \$183,810*
Crawlspaces (6)	thermal insulation	5,400 linear feet	\$54,000 to \$64,800
Basements (2)	thermal insulation	1,500 linear feet	\$12,000 to \$15,000*
Crawlspaces (6)	scattered debris	16,780 square feet	\$67,120 to \$83,900
Kitchens (56)	flooring materials	4,300 square feet	\$10,750 to \$12,900***
Wood floors (56)	flooring glues	16,000 square feet	\$80,000 to \$96,000***
Basement (1)	flooring materials	400 square feet	\$900 to \$1,200***
Roofs (2)	shingles/tar paper	8,200 square feet	\$24,600 to \$32,800**/**
Roofs (6)	flat roofs/flashings	19,000 square feet	\$38,000 to \$47,500**/**
Boiler Room	fire door	1 total	\$100 to \$300

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Limited Survey Report
Gunston Hall Apartments

Estimated Abatement Monitoring Costs

Daily Monitoring \$27,000

Sample Analysis \$18,000

Total Removal Costs

\$880,660 to \$1,008,580***
See below for additional info.

For a worst case scenario, if the structural engineer verifies that the transite materials can be removed without jeopardizing the integrity of the building and if these materials exist in the "hidden" ceiling areas on the first floors and on the second floors where the flat roofs exist, total costs for full asbestos removal with air monitoring and sampling with analysis are estimated to fall between **\$925,660 and \$1,053,580.**

*Abatement costs include costs for demolition needed to expose materials required for abatement.

**Includes flashing materials and the flat roofs found on top of the 901 and 915 pitched roofs.

***If all non-friable asbestos containing materials remain during the demolition procedures (i.e. roofing and flooring materials) and the shingles on the pitched roofs are not transite, costs to properly remove only the materials required by law at this property is estimated to fall between **\$771,460 to \$863,180.**

These prices are subject to change depending upon market forces and may vary due to competitive bidding by abatement companies.

Closing:

The survey team completed this inspection to the best of their ability within the owner's or owner representative's designated areas within the building. A representative number of samples of materials were collected and then analyzed in accordance with the Virginia rules and regulations stipulating sampling protocol, including the Asbestos School Hazard Abatement Reauthorization Act of 1990.

Given that exposed thermal system insulating materials exist at the apartment complex, it must be assumed that unexposed thermal system insulation also exists (above ceilings, in walls, in chases, in crawlspaces, etc.). All thermal insulation must be assumed to be asbestos containing and treated as such.

All cost estimates **include** the cost of removal, licensing, disposal and insurance for the abatement contractor. These estimates **do not include** any "put back" or replacement costs.

If requested to do so, Geller Environmental Labs, Inc. can furnish a list of qualified abatement companies which can assist you with area abatement.

Any other material suspected of containing asbestos found within the building and not specifically sampled and referenced in this report or any other report may be cause for additional bulk sampling. If during renovation or demolition of this home any suspect materials are found which have not been identified in this report, contractors must stop their demolition until the suspect materials can be identified as non-asbestos containing.

Geller Environmental Labs, Inc.
10905 Fox Sparrow Court, Fairfax, VA 22032
Office Phone (703) 978-4683

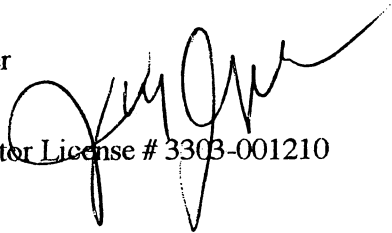
Limited Survey Report
Gunston Hall Apartments

All linear and square footage amounts listed in this report are estimates made by the survey team. Contractors and others bidding on work at this apartment complex are responsible for their own measurements.

If you have any questions regarding this report or the attachments, please do not hesitate to contact us. Thank you.

Jack Geller
President

VA Inspector License # 3303-001210

A handwritten signature in black ink, appearing to read 'Jack Geller', is written over the printed name and license information.

Section I

Asbestos
Bulk Sample Laboratory
Analysis Results
Using
Polarized Light
Microscopy (PLM)

Geller Environmental Labs, Inc.
10905 Fox Sparrow Court, Fairfax, VA 22032
Office Phone (703) 978-4683

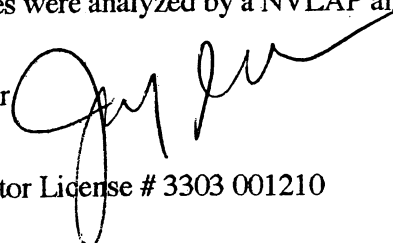
Bulk Sample Analysis Report

Building: Commercial, Gunston Hall Apartments **Date Collected:** August 19, 2003
Site: 901 to 915 South Washington Street, Alexandria, VA
Inspector: J. Geller

Sample Number	Lab Number	Location	Results, % Asbestos	Type Asbestos
G-10	1020156	workshop ceiling material 913 building	30%	Chrysotile
G-11	1020157	workshop ceiling material 913 building	20%	Chrysotile
G-12	1020158	workshop ceiling material 913 building	25%	Chrysotile
G-13	1020159	workshop I-beam material 913 building	25%	Chrysotile
G-14	1020160	workshop ceiling material 913 building	15%	Chrysotile
G-15	1020161	storage area ceiling material 903 building	15%	Chrysotile
G-16	1020162	workshop I-beam material 903 building	15%	Chrysotile

All samples were collected by a VA licensed asbestos inspector from GEL, Inc.
All samples were analyzed by a NVLAP and VA licensed asbestos bulk lab.

Jack Geller
President



VA Inspector License # 3303 001210

Geller Environmental Labs, Inc.
10905 Fox Sparrow Court, Fairfax, VA 22032
Office Phone (703) 978-4683

Bulk Sample Analysis Report

Building: Commercial, Gunston Hall Apartments **Date Collected:** August 19, 2003
Site: 901 to 915 South Washington Street, Alexandria, VA
Inspector: J. Geller

Sample Number	Lab Number	Location	Results, % Asbestos	Type Asbestos
G-1	1020147	kitchen flooring bottom layer, Unit 901	No Asbestos Detected	
G-2	1020148	kitchen flooring bottom layer, unit 901	No Asbestos Detected	
G-3	1020149	blown-in insulation in attic, 901	No Asbestos Detected	
G-4	1020150	blown-in insulation in attic, 901	No Asbestos Detected	
G-5	1020151	blown-in insulation in attic, 915	No Asbestos Detected	
G-6	1020152	kitchen flooring Unit 219, tan tile	No Asbestos Detected	
G-6A	1020152A	white tile	No Asbestos Detected	
G-6B	1020152B	tan mastic	No Asbestos Detected	
G-7	1020153	kitchen flooring Unit 219, red flooring	25%	Chrysotile
G-7A	1020153A	black backing	No Asbestos Detected	
G-7B	1020153B	tan mastic	No Asbestos Detected	
G-8	1020154	kitchen flooring Unit 219, white tile	No Asbestos Detected	
G-8A	1020154A	tan mastic	No Asbestos Detected	
G-9	1020155	crawlspace debris ceiling material, 907 building	15%	Chrysotile

Geller Environmental Labs, Inc.
10905 Fox Sparrow Court, Fairfax, VA 22032
Office Phone (703) 978-4683

Bulk Sample Analysis Report

Building: Commercial, Gunston Hall Apartments **Date Collected:** August 12, 1999
Site: Apartment # 203 at 915 South Washington Street, Alexandria, VA
(The Gunston Hall Apartments)
Inspector: J. Geller

Sample Number	Lab Number	Location	Results, % Asbestos	Type Asbestos
915-1	2269518	paper insulation from attic floor	No Asbestos Detected	
915-2	2269519	paper insulation from attic floor	No Asbestos Detected	
915-3	2269520	living room ceiling material Apt. 203	No Asbestos Detected	
915-3A	2269520A	plaster finish coat plaster brown coat	No Asbestos Detected No Asbestos Detected	
915-4	2269521	living room ceiling material Apt. 203	No Asbestos Detected	
915-4A	2269521A	plaster finish coat plaster brown coat	No Asbestos Detected No Asbestos Detected	

All samples were collected by a VA licensed asbestos inspector from GEL, Inc.
All samples were analyzed by a NVLAP and VA licensed asbestos bulk lab.

Jack Geller
President



Geller Environmental Labs, Inc.
10905 Fox Sparrow Court, Fairfax, VA 22032
Office Phone (703) 978-4683

Bulk Sample Analysis Report

Building: Commercial, Gunston Hall Apartments **Date Collected:** August 10, 1999
Site: 913 South Washington Street, Alexandria, VA (The Gunston Hall Apartments)
Inspector: J. Geller

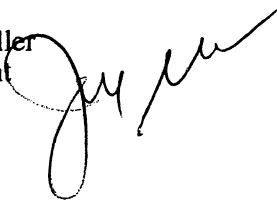
Sample Number	Lab Number	Location	Results, % Asbestos	Type Asbestos
913-1	2269363	linear pipe insulation from hall, ground floor	40%	Chrysotile
913-2	2269364	linear pipe insulation from laundry room, ground floor	40%	Chrysotile
913-3	2269365	pipe elbow from the maintenance work area ground floor	90%	Chrysotile
913-4	2269366	manager's apartment bedroom ceiling spackle	No Asbestos Detected	
913-5	2269367	linear pipe from the maintenance office, ground floor	40%	Chrysotile
913-6	2269368	laundry room ceiling material plaster board	No Asbestos Detected	
913-7	2269369	pipe elbow from the maintenance work area ground floor	90%	Chrysotile

Samples 913-1, 913-2, 913-3, 913-5 and 913-7 had chrysotile asbestos detected.

Note: All of the above listed thermal system insulation had significant damage to the insulation.

All samples were collected by a VA licensed asbestos inspector from GEL, Inc.
All samples were analyzed by a NVLAP and VA licensed asbestos bulk lab.

Jack Geller
President



Geller Environmental Labs, Inc.
10905 Fox Sparrow Court, Fairfax, VA 22032
Office Phone (703) 978-4683

Bulk Sample Analysis Report

Building: Commercial, Gunston Hall Apartments **Date Collected:** December 6, 1999
Site: 915 South Washington Street, Alexandria, VA
Inspector: J. Geller

Sample Number	Lab Number	Location	Results, % Asbestos	Type Asbestos
GH-1A	2276434A	plaster brown coat	No Asbestos Detected	
GH-1B	2276434B	plaster finish coat 901	No Asbestos Detected	
GH-2A	2276435A	plaster brown coat	No Asbestos Detected	
GH-2B	2276435B	plaster finish coat 903	No Asbestos Detected	
GH-3A	2276436A	plaster brown coat	No Asbestos Detected	
GH-3B	2276436B	plaster finish coat 905	No Asbestos Detected	
GH-4A	2276437A	plaster brown coat	No Asbestos Detected	
GH-4B	2276437B	plaster finish coat 907	No Asbestos Detected	
GH-5A	2276438A	plaster brown coat	No Asbestos Detected	
GH-5B	2276438B	plaster finish coat 909	No Asbestos Detected	
GH-6A	2276439A	plaster brown coat	No Asbestos Detected	
GH-6B	2276439B	plaster finish coat 911	No Asbestos Detected	
GH-7	2276440	blown-in insulation in attic, 901	No Asbestos Detected	
GH-8	2276441	blown-in insulation in attic, 901	No Asbestos Detected	
GH-9	2276442	blown-in insulation in attic, 915	No Asbestos Detected	
GH-10	2276443	blown-in insulation in attic, 915	No Asbestos Detected	
GH-11	2276444	paper moisture barrier paper in attic, 901	No Asbestos Detected	

Geller Environmental Labs, Inc.
10905 Fox Sparrow Court, Fairfax, VA 22032
Office Phone (703) 978-4683

Bulk Sample Analysis Report

Building: Commercial, Gunston Hall Apartments **Date Collected:** December 6, 1999
Site: 915 South Washington Street, Alexandria, VA
Inspector: J. Geller

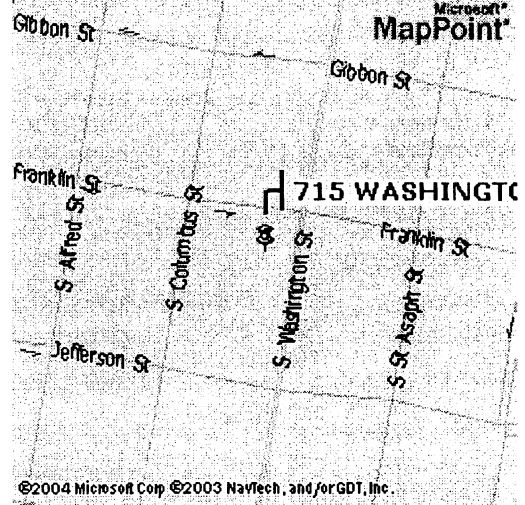
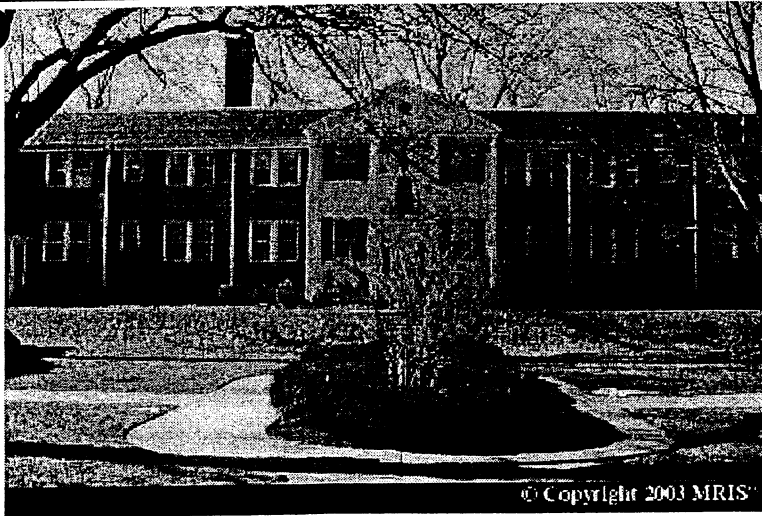
Sample Number	Lab Number	Location	Results, % Asbestos	Type Asbestos
GH-12	2276445	paper moisture barrier paper in attic, 901	No Asbestos Detected	
GH-13	2276446	paper moisture barrier paper in attic, 915	No Asbestos Detected	
GH-14	2276447	paper moisture barrier paper in attic, 915	No Asbestos Detected	

All samples were collected by a VA licensed asbestos inspector from GEL, Inc.
All samples were analyzed by a NVLAP and VA licensed asbestos bulk lab.

Jack Geller
President



EXHIBIT D



Status: SOLD

Contract Date: 11-Feb-2003

MLS#: AX4414283

Postal City: Alexandria

Class: Residential

Listing Type: Excl. Right

Legal Subdiv: OLD TOWN GARDENS

Advertized Subdiv: OLD TOWN GARDENS

Model Name:

Tax ID Num: 50343160

Age: 2004

Style: Colonial

Condo/Coop Proj Name: OLD TOWN GARDENS

Sold/OMD Date: 15-Apr-2003

Address: 715 WASHINGTON ST S #C-32

County/State: ALEXANDRIA CITY, VA

Election District: 8

Inc. City/Town: ALEXANDRIA

Old Map: 24H6

Area: 3-1

Tax Year: 2002

HOA Fee: \$0.00/mo pd None

TH Type:

Level Location: 1st Floor

List Price: \$169,000

Sold/Settled Price: \$162,000

Zip Code: 22314-4228

Ownership: Condo, Sale

TBM Map: 1066A3

Lot size:

C/C FEE: \$163 /mo pd Monthly

Levels: 1 # Fireplaces: 0

INTERIOR

Total	Main	Upper 1	Upper 2	Lower 1	Lower 2	Schools
BR: 1	BR: 1	BR: 0	BR: 0	BR: 0	BR: 0	ES: Maury
FB: 1	FB: 1	FB: 0	FB: 0	FB: 0	FB: 0	MS: George Washington
HB:	HB:	HB:	HB:	HB:	HB:	HS: Tc Williams

Other Rooms: Living Room, Bedroom-Master, Kitchen

Room	Dimension	Level	Flooring	Fireplace
Living Room	11 x 16	Main	WOOD, WV	
Dining Room	x			
Bedroom-Master	14 x 11	Main	WOOD, WV	
Sitting Room	x			
Bedroom-Second	x			
Bedroom-Third	x			
Bedroom-Fourth	x			
Bedroom-Fifth	x			
Kitchen	15 x 6	Main	Vinyl	
Recreation Room	x			
Family Room	x			
Den	x			
Garage	x			
Unfinished Basement	x			
Carport	x			
Other Room 1	x			
Other Room 2	x			
Other Room 3	x			
Library	x			
Foyer	x			

Sold 2/11/03 @ 280/s.f.
 1 BR. RENOVATED
 NO ASSIGNED PARKING
 NO CENTRAL AC

AX4414283

Residential

715 WASHINGTON ST S #C-32 ALEXANDRIA, VA 22314-4228

Metropolitan Regional Information Systems, Inc
Listing Information w Photo-Map Report

Page: 2

Date: 5/24/04

Time: 13:15

Breakfast Room x
Bedroom-Master 2 x
Bedroom-First x

Main Entrance: Living Room

Interior Style: Floor Plan-Traditional

Dining/Kitchen: Kit-Table Space

Appliances: Dishwasher, Disposal, Exhaust Fan, Microwave, Refrigerator

Amenities: Shades/Blinds, Wood Floors

Security:

Windows/Doors:

Walls/Ceilings:

Basement (Y/N): No

Foundation:

Handicap:

Rental Unit Description:

R-Factor Basement:

R-Factor Ceiling:

R-Factor Walls:

House Dimensions:

SQFT-Tot Fin: 579

Above Grade Fin/Unfin: 579 /

Below Grade Fin/Unfin: /

Directions: FROM KING ST, S ON WASHINGTON STREET TO 715, GO IN GATES, THEN INTO BLDG. C3 AND USE ABOVE CODE

Remarks: NICE REMODELED UNIT. HARDWOOD FLOORS, NEW KITCHEN W/MAPLE CABINETS AND WHITE APPLIANCES, REMODELED BATHROOM. COMMON LAUNDRY ROOM. PARKING IS UNASSIGNED. GREAT OLD TOWN LOCATION! OWNER IS OUT OF TOWN--NO NEED TO CALL. **TO ENTER**: PRESS STAR AND ZERO AT SAME TIME, THEN 1749 TO OPEN BUILDING DOOR. LOCKBOX ON UNIT. Call agent re: financing prior to writing.

Internet Remarks:

EXTERIOR

Exterior:

Exterior Construction: Brick

Roofing:

Other Buildings: Above Grade

New Construction: No

Original Builder:

Lot size:

Lot Acreage:

Lot Dimensions:

Buiding Sites/Lots:

Soil Type:

Year Converted:

Year Renovated:

Transportation: Public Bus Svc

View Exposure:

Topography:

Lot Description:

Roads:

Property Condition: Shows Well, Renov/Remod

PARKING: Unassigned

Type of Garage:

Garage Spaces:

Type of Carport:

Carport Spaces:

Assigned Spaces:

Parking Block/Square: B

Parking Inc in List Price: Yes

Parking Space #:

Parking Inc in Sale Price: No

Special Permits:

UTILITIES

Heating System: Wall Unit

Heating Fuel: Electric

Hot Water: Electric

Cooling System: Wall Unit

Cooling Fuel: Electric

Sewer/Septic: Public Sewer

Water: Public

TV/Cable/Comm: Cable-Prewired

WATER (Y/N): No

Vacation Property: No

FINANCIAL INFORMATION

AX4414283

Residential

715 WASHINGTON ST S #C-32 ALEXANDRIA, VA 22314-4228

Metropolitan Regional Information Systems, Inc
Listing Information w Photo-Map Report

Page: 3

Date: 5/24/04

Time: 13:15

Earnest Money:
City/Town: \$1,094
Total Taxes: \$1,094
Tax Year: 2002
Investor Ratio:

Project Approved:
Refuse:
Land: \$30,500
Special Tax Assess:

Other Fees:
Front Foot Fee:
Improvements: \$70,800
Tot Tax Assessment: \$101,300
Agricultural District:

County:
Water/Swr Hook-up:
Yr Assessed: 2002
Tap:

Total Units:
Possession: Settlement
Tenants Rights:
Lease Term:

Current Financing/Loan:

New Financing:

Condo/Coop Fee: \$163.00 Frequency: Monthly
HOA/Condo/Coop Community Amenities: Comm Lndry Rm, Pool-Outdoor
HOA/Condo/Coop Rules: Altr/Arch Chgs, Parking
HOA/Condo/Coop Fees Include: Management
HOA/Condo/Coop Management:

Frequency: Monthly

Documents:

LEGAL INFORMATION

Lot: C.32
Parcel Number:

Block/Square: B
Liber #:

Tax Map #:
Section:
Folio #:

Phase:
Zoning Code: RM

Master Plan Zoning:

Historic Designation ID:

Disclosures: Prop Disclaimer

Contract Info:

OWNER/SHOWING CONTACT/PROPERTY MANAGEMENT

Owner 1 Name: Donovan Mainville
Showing Contact 1: OUT OF TOWN OWNER OUT OF TOWN

Home #: (999) 999-9999
Home #: (999) 999-9999

Office #:
Office #:

Show Instructions: Lockbox-Frnt Dr

Show Time: -

Show Days: All Days

LISTING AGENT/BROKER/COMPENSATION

Listing Agent Name: RITA MCCAULEY-REDMOND
Cell Phone: (703) 447-9114

Home #:
Pager:
List Agent Office Fax: (703) 518-8314
Listing Agent ID: 18155
Broker Code: CBRB,54

Home Fax: (703) 518-8314
Voice Mail: (703) 518-6164
Ext:

Agent Office:

Agent Email: ritamcr@aol.com

Broker Name: Coldwell Banker Residential Brokerage

Broker Address: 310 King St , VA 22314

Office Phone: (703) 518-8300

Broker Fax: (703) 518-8314

Compensation:

Sub-Agent Comp: 3%

Buyer-Agent Comp: 3%

Dual Agency: Yes

Variable Rate Comp: No

List Date: 21-Jan-2003

Update Date: 15-Apr-2003

Orig Price: \$169,000

Prior LP:

Add'l Comp:

Desg Rep: Yes

Update Type: OTHER

Days On Market-MLS: 21

HOA Y/N: No

Days On Market -Prop: 0

SOLD/LEASED INFORMATION

Contract Date: 11-Feb-2003

Sold/OMD Date: 4/15/2003 12:00

Sold/Settled Price: \$162,000

Seller Subsidy: \$0

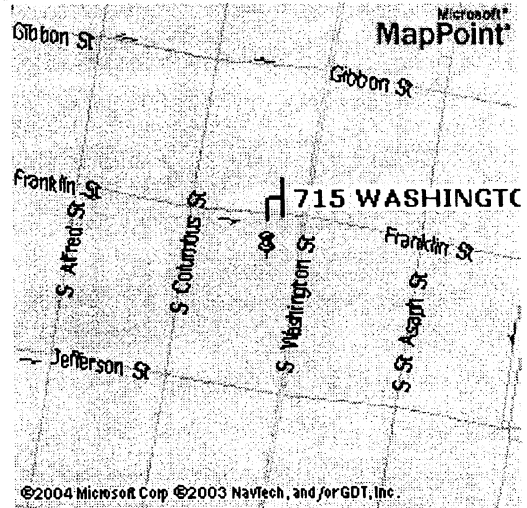
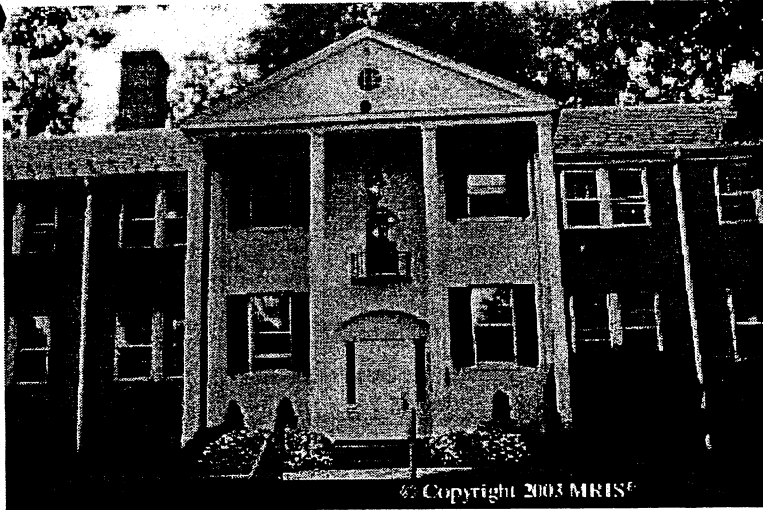
New 1st Trust Loan Amount: \$164,430

New 1st Trust Loan Type: Conventional

Selling Broker Code: ODLE,1

Selling Agent ID: 18410

Type of Selling Agency: Buyer Agency



Status: SOLD

Contract Date: 17-Sep-2003

MLS#: AX4624163

Postal City: Alexandria

Class: Residential

Listing Type: Excl. Right

Legal Subdiv: OLD TOWN GARDENS

Advertized Subdiv: OLD TOWN GARDENS

Model Name:

Tax ID Num: 50342940

Age: 2004

Style: Colonial

Condo/Coop Proj Name: OLD TOWN GARDENS

Sold/OMD Date: 07-Oct-2003

Address: 715 WASHINGTON ST S #B-22

County/State: ALEXANDRIA CITY, VA

Election District: 8

Inc. City/Town: ALEXANDRIA

Old Map: 24H6

Area: 3-1

Tax Year: 2002

HOA Fee: /mo pd

TH Type:

Level Location: Floors 2-5

List Price: \$175,900

Sold/Settled Price: \$176,350

Zip Code: 22314-4230

Ownership: Condo, Sale

TBM Map: 1066A3

Lot size:

C/C FEE: \$172 /mo pd Monthly

Levels: 1 # Fireplaces: 0

INTERIOR

Total	Main	Upper 1	Upper 2	Lower 1	Lower 2	Schools
BR: 1	BR: 1	BR: 0	BR: 0	BR: 0	BR: 0	ES: Call School Board
FB: 1	FB: 1	FB: 0	FB: 0	FB: 0	FB: 0	MS: G. Washington
HB: 0	HB: 0	HB: 0	HB: 0	HB: 0	HB: 0	HS: T.C. Williams

Other Rooms: Living Room, Bedroom-Master, Kitchen

Room	Dimension	Level	Flooring	Fireplace
Living Room	16 x 11	Main		
Dining Room	x			
Bedroom-Master	14 x 11	Main		
Sitting Room	x			
Bedroom-Second	x			
Bedroom-Third	x			
Bedroom-Fourth	x			
Bedroom-Fifth	x			
Kitchen	15 x 6	Main		
Recreation Room	x			
Family Room	x			
Den	x			
Garage	x			
Unfinished Basement	x			
Carport	x			
Other Room 1	x			
Other Room 2	x			
Other Room 3	x			
Library	x			
Foyer	x			

SOLD 9/17/03 + 303/S.F.
 1 BR RENOVATED
 NO ASSIGNED PARKING
 NO CENTRAL AC

Breakfast Room x
 Bedroom-Master 2 x
 Bedroom-First x

Main Entrance:

Interior Style: Floor Plan-Traditional

Dining/Kitchen: Kit-Table Space, Liv-Din Combo

Appliances: Dishwasher, Disposal, Exhaust Fan, Refrigerator, Stove

Amenities:

Security:

Windows/Doors:

Walls/Ceilings:

Basement (Y/N): No

Foundation:

Handicap:

Rental Unit Description:

R-Factor Basement:

R-Factor Ceiling:

R-Factor Walls:

House Dimensions:

SQFT-Tot Fin: 581

Above Grade Fin/Unfin:581 /

Below Grade Fin/Unfin: /

Directions: FROM KING STREET METRO, EAST ON KING, RIGHT ON WASHINGTON TO 715 SOUTH ON RIGHT. FROM D.C., G.W. PARKWAY TURNS INTO WASHINGTON STREET IN ALEXANDRIA.

Remarks: YOU CAN'T BEAT THE PRICE AND THE LOCATION! Perfect choice for first time buyer looking to build equity yet live in the heart of Old Town. Press * and 0 at the same time, then press 1749 to enter the building. LBX on Bldg B2 Door located behind Center Courtyard after 9 Sat. 9/13. Contracts by 5 p.m. Monday.

Internet Remarks:

EXTERIOR

Exterior:

Exterior Construction: Brick

Roofing:

Other Buildings: Above Grade

New Construction: No

Original Builder:

Lot size:

Lot Acreage:

Lot Dimensions:

Buiding Sites/Lots:

Soil Type:

Year Converted:

Year Renovated:

Transportation:

View Exposure: City

Topography:

Lot Description:

Roads:

Property Condition: Shows Well

PARKING: Gen Comm Elem, Permit Required

Type of Garage:

Garage Spaces:

Type of Carport:

Carport Spaces:

Assigned Spaces:

Parking Block/Square: B

Parking Inc in List Price: Yes

Parking Space #:

Parking Inc in Sale Price: No

Special Permits:

UTILITIES

Heating System: Forced Air

Heating Fuel: Electric

Hot Water: Electric

Cooling System: Wall Unit

Cooling Fuel: Electric

Sewer/Septic: Public Sewer

Water: Public

TV/Cable/Comm: CATV/Dwelling

WATER (Y/N): No

Vacation Property: No

FINANCIAL INFORMATION

Earnest Money:	Project Approved:	Other Fees:	County:
City/Town: \$1,253	Refuse:	Front Foot Fee:	Water/Swr Hook-up:
Total Taxes: \$1,253	Land: \$42,000	Improvements: \$74,000	Yr Assessed: 2003
Tax Year: 2002	Special Tax Assess:	Tot Tax Assessment: \$116,000	Tap:
Investor Ratio:		Agricultural District:	
Total Units:			
Possession: Settlement			
Tenants Rights:			
Lease Term:			

Current Financing/Loan:

New Financing:

Condo/Coop Fee: \$172.00 Frequency: Monthly Frequency: Monthly

HOA/Condo/Coop Community Amenities: Comm Lndry Rm, Extra Storage, Jog/walk Path, Pool-Outdoor, Common Grounds

HOA/Condo/Coop Rules: Altr/Arch Chgs, Moving In Times, Parking, Pets-Size restrict

HOA/Condo/Coop Fees Include: Ext Bldg Maint, Management, Master Ins Policy, Pool(s), Snow Removal

HOA/Condo/Coop Management:

Documents:

LEGAL INFORMATION

Lot: B.22	Block/Square: B	Tax Map #:	Phase:
Parcel Number:	Liber #:	Section:	Zoning Code: RM
Master Plan Zoning:		Folio #:	

Historic Designation ID:

Contract Info:

Disclosures: Prop Disclaimer

OWNER/SHOWING CONTACT/PROPERTY MANAGEMENT

Owner 1 Name: Owner Owner

Home #: (999) 999-9999

Office #:

Showing Contact 1: BEN SCHUSTER

Home #: (703) 683-1245

Office #:

Show Instructions: Lockbox-Other, No Sgn on Prop, Show Anytime, Call 1st-Contact

Show Time: 9 AM-10 PM

Show Days: All Days

LISTING AGENT/BROKER/COMPENSATION

Listing Agent Name: SUE GOODHART

Home #:

Home Fax: (703) 212-9303

Cell Phone:

Pager: (703) 263-8321

Voice Mail: (703) 263-8321

Agent Office:

List Agent Office Fax: (703) 548-6743

Ext:

Agent Email: sue@suegoodhart.com

Listing Agent ID: 17406

Broker Name: Mceneaney Associates, Inc.

Broker Code: MCE,1

Broker Address: 109 Pitt St S , VA 22314

Broker Fax: (703) 548-6743

Office Phone: (703) 549-9292

Compensation:

Sub-Agent Comp: 3%

Buyer-Agent Comp: 3%

Add'l Comp:

Dual Agency: Yes

Variable Rate Comp: No

Desg Rep: Yes

List Date: 12-Sep-2003

Update Date: 09-Oct-2003

Update Type: OTHER

Orig Price: \$175,900

Prior LP:

Days On Market-MLS: 5

Days On Market -Prop: 0

HOA Y/N: No

SOLD/LEASED INFORMATION

Contract Date: 17-Sep-2003

Sold/OMD Date: 10/7/2003 12:00 Sold/Settled Price: \$176,350

Seller Subsidy: \$0

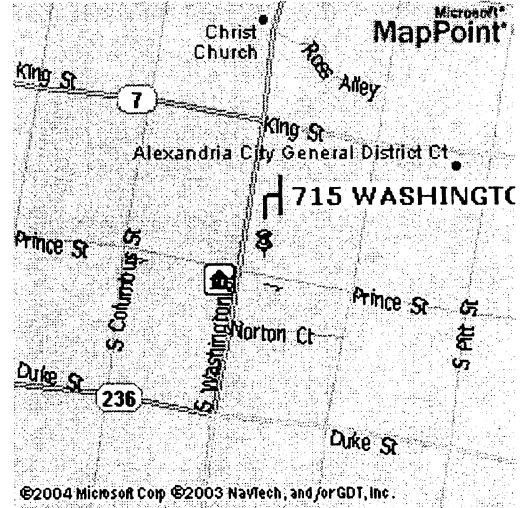
New 1st Trust Loan Amount: \$0

New 1st Trust Loan Type: Cash

Selling Broker Code: LNG,83

Selling Agent ID: 17303

Type of Selling Agency: Buyer Agency



Status: SOLD

Contract Date: 12-Jan-2004

MLS#: AX4715744

Postal City: Alexandria

Class: Residential

Listing Type: Excl. Right

Legal Subdiv: OLD TOWN GARDENS

Advertized Subdiv: OLD TOWN GARDENS

Model Name:

Tax ID Num: 50342990

Age: 2004

Style: Colonial

Condo/Coop Proj Name: OLD TOWN GARDENS

Total Taxes: \$1,764

Year Built: 0

Type: Garden 1-4 Floors

Sold/OMD Date: 15-Mar-2004

Address: 715 WASHINGTON ST S #B-31

County/State: ALEXANDRIA CITY

Election District: 8

Inc. City/Town: ALEXANDRIA

Old Map: 0000

Area: 3-1

Tax Year: 2003

HOA Fee: \$0.00/mo pd None

TH Type:

Level Location: 1st Floor

List Price: \$235,000

Sold/Settled Price: \$255,500

Zip Code: 22314-4229

Ownership: Condo, Sale

TBM Map: 24J1

Lot size:

C/C FEE: \$255 /mo pd Monthly

Levels: 1 # Fireplaces: 0

INTERIOR

Total	Main	Upper 1	Upper 2	Lower 1	Lower 2	Schools
BR: 2	BR: 2	BR: 0	BR: 0	BR: 0	BR: 0	ES: Call School Board
FB: 1	FB: 1	FB: 0	FB: 0	FB: 0	FB: 0	MS: Call School Board
HB:	HB:	HB:	HB:	HB:	HB:	HS: Call School Board

Other Rooms: Living Room, Bedroom-Master, Bedroom-Second, Kitchen

Room	Dimension	Level	Flooring	Fireplace
Living Room	16 x 12	Main	Wood	
Dining Room	x			
Bedroom-Master	14 x 11	Main	Wood	
Sitting Room	x			
Bedroom-Second	13 x 10	Main	Wood	
Bedroom-Third	x			
Bedroom-Fourth	x			
Bedroom-Fifth	x			
Kitchen	15 x 6	Main	Ceramic Tile	
Recreation Room	x			
Family Room	x			
Den	x			
Garage	x			
Unfinished Basement	x			
Carpport	x			
Other Room 1	x			
Other Room 2	x			
Other Room 3	x			
Library	x			
Foyer	x			

Sold 1/12/04 \$339/SF.
2 BR RENOVATED
NO ASSIGNED PARKING
NO CENTRAL AC

Breakfast Room x
Bedroom-Master 2 x
Bedroom-First x

Main Entrance: Living Room

Interior Style: Floor Plan-Traditional

Dining/Kitchen: Kit-Table Space

Appliances: Dishwasher, Disposal, Exhaust Fan, Microwave, Oven/Range-Gas, Refrigerator, Stove

Amenities: Shades/Blinds

Security:

Windows/Doors:

Walls/Ceilings:

Basement (Y/N): No

Foundation:

Handicap:

Rental Unit Description:

R-Factor Basement:

R-Factor Ceiling:

R-Factor Walls:

House Dimensions:

SQFT-Tot Fin: 0

Above Grade Fin/Unfin:0 /

Below Grade Fin/Unfin: /

Directions: FROM KING & WASHINGTON: SOUTH ON WASHINGTON TO 715 ON RT. ENTER GATES, BUILDING IS TO FAR RIGHT. %%% LOCK BOX WILL CONTAIN PASS CODE TO GAIN ENTRY INTO BUILDING%%PLEASE BE SURE NOT TO LET THE CAT OUT%%

Remarks: Totally renovated 2br unit in fabulous location! New kitchen w/Italian ceramic tile, new fridge w/ice mkr (not hooked up). Gorgeous hardwood flrs throught. .Bath w/new fixtures and ceramic tile!! Lots of closets & extra storage in basement. Hot water included in condo fee.Open Hse Sun 01/11 1-4*****Contracts if any 1/12/04 at 7:00pm. Fax to 202-342-9118 by 5:00 PM. *****Alarm system conveys.

Internet Remarks:

EXTERIOR

Exterior: Sidewalks

Exterior Construction: Brick

Roofing:

Other Buildings: Above Grade

New Construction: No

Original Builder:

Lot size:

Lot Acreage:

Lot Dimensions:

Buiding Sites/Lots:

Soil Type:

Year Converted:

Year Renovated:

Transportation: Public Bus Svc, Rsh Hr Comm Svc, 1 mi-subway

View Exposure: Garden/Lawn

Topography:

Lot Description:

Roads:

Property Condition: Shows Well

PARKING: Unassigned

Type of Garage:

Garage Spaces:

Type of Carport:

Carport Spaces:

Assigned Spaces:

Parking Block/Square: B

Parking Inc in List Price: Yes

Parking Space #:

Parking Inc in Sale Price: No

Special Permits:

UTILITIES

Heating System: Baseboard, Radiant

Heating Fuel: Electric

Hot Water: Electric

Cooling System: Ceiling Fan(s), Wall Unit

Cooling Fuel: Electric

Sewer/Septic: Public Sewer

Water: Public

TV/Cable/Comm: CATV/Dwelling

WATER (Y/N): No

Vacation Property: No

FINANCIAL INFORMATION

Earnest Money:

City/Town: \$1,764
Total Taxes: \$1,764
Tax Year: 2003

Investor Ratio:

Total Units:

Possession: Settlement, 31-60 Days CD

Tenants Rights:

Lease Term:

Current Financing/Loan:**New Financing:**

Condo/Coop Fee: \$255.00 Frequency: Monthly

Frequency: Monthly

HOA/Condo/Coop Community Amenities: Comm Lndry Rm, Extra Storage, Pool-Outdoor

HOA/Condo/Coop Rules: Altr/Arch Chgs, Bldg Restr, Parking, Pets-Allowed

HOA/Condo/Coop Fees Include: CAM, Ext Bldg Maint, Management, Master Ins Policy, Pool(s), Reserve Funds, Sewer, Snow Removal, Trash Removal, W

HOA/Condo/Coop Management:

Documents:

LEGAL INFORMATION

Lot: B.31

Block/Square: B

Parcel Number:

Liber #:

Master Plan Zoning:

Historic Designation ID:

Disclosures: Agt/Rel to Own, Prop Disclaimer

OWNER/SHOWING CONTACT/PROPERTY MANAGEMENT

Owner 1 Name: Mariam Saadvandi

Showing Contact 1: MARIAM SAADVANDI

Show Instructions: Call 1st-Owner, Lockbox-Frnt Dr

Show Time: 10 AM-6 PM

LISTING AGENT/BROKER/COMPENSATION

Listing Agent Name: CHRISTINE RICKETTS

Cell Phone: (703) 626-3841

Agent Office: (202) 333-6100

Agent Email: cricketts@coldwellbankermove.com

Broker Name: Coldwell Banker Residential Brokerage

Broker Address: 2828 Pennsylvania Ave Nw , DC 20007

Office Phone: (202) 333-6100

Compensation:

Sub-Agent Comp: 0

Dual Agency: Yes

List Date: 07-Jan-2004

Orig Price: \$235,000

Buyer-Agent Comp: 3

Variable Rate Comp: No

Update Date: 08-Apr-2004

Prior LP: \$250,000

Tax Map #:

Section:

Folio #:

Contract Info:

Phase:

Zoning Code: RM

Home #: (703) 549-3071

Home #: (703) 549-3071

Show Days: All Days

Home #: (703) 549-6066

Pager: (703) 626-3841

List Agent Office Fax: (202) 342-9118

Listing Agent ID: 18384

Broker Code: CBRB45

Broker Fax: (202) 342-9118

Add'l Comp:

Desg Rep: Yes

Update Type: OTHER

Days On Market-MLS: 6

HOA Y/N: No

Office #: (202) 728-8004

Office #: (202) 728-8004

Home Fax: (703) 739-7645

Voice Mail: (202) 625-4850

Ext:

Days On Market -Prop: 6

SOLD/LEASED INFORMATION

Contract Date: 12-Jan-2004

Sold/OMD Date: 3/15/2004 12:00

Sold/Settled Price: \$255,500

Seller Subsidy: \$0

New 1st Trust Loan Amount: \$200,000

New 1st Trust Loan Type: Conventional

Selling Broker Code: CBRB45

Selling Agent ID: 60626

Type of Selling Agency: Seller Agency

AX4687134

Residential

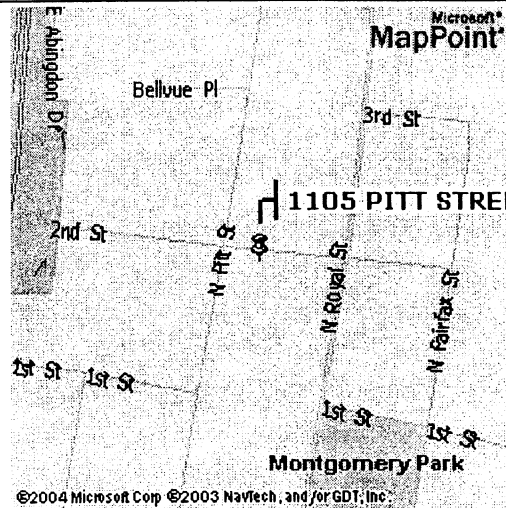
1105 PITT ST N #3B ALEXANDRIA, VA 22314-1459

Metropolitan Regional Information Systems, Inc
Listing Information w Photo-Map Report

Page: 1

Date: 5/24/04

Time: 13:49



Status: SOLD

Contract Date: 04-Dec-2003

MLS#: AX4687134

Postal City: Alexandria

Class: Residential

Listing Type: Excl. Right

Legal Subdiv: CANAL PLACE

Advertized Subdiv: CANAL PLACE

Model Name:

Tax ID Num: 50341070

Age: 2004

Style: Colonial

Condo/Coop Proj Name: CANAL PLACE

Sold/OMD Date: 30-Dec-2003

Address: 1105 PITT ST N #3B

County/State: ALEXANDRIA CITY

Election District: 8

Inc. City/Town: ALEXANDRIA

Old Map: 24J3

Area: 3-1

Tax Year: 2003

HOA Fee: \$0.00/mo pd None

TH Type: Interior

Level Location: Floors 2-5

List Price: \$279,900

Sold/Settled Price: \$279,900

Zip Code: 22314-1459

Ownership: Condo, Sale

TBM Map: 0000

Lot size:

C/C FEE: \$245 /mo pd Monthly

Levels: 1 # Fireplaces: 1

Total Taxes: \$1,663

Year Built: 0

Type: Garden 1-4 Floors

INTERIOR

Total	Main	Upper 1	Upper 2	Lower 1	Lower 2	Schools
BR: 1	BR: 1	BR: 0	BR: 0	BR: 0	BR: 0	ES:
FB: 1	FB: 1	FB: 0	FB: 0	FB: 0	FB: 0	MS:
HB:	HB:	HB:	HB:	HB:	HB:	HS:

Other Rooms:

Room	Dimension	Level	Flooring	Fireplace
Living Room	x			
Dining Room	x			
Bedroom-Master	x			
Sitting Room	x			
Bedroom-Second	x			
Bedroom-Third	x			
Bedroom-Fourth	x			
Bedroom-Fifth	x			
Kitchen	x			
Recreation Room	x			
Family Room	x			
Den	x			
Garage	x			
Unfinished Basement	x			
Carport	x			
Other Room 1	x			
Other Room 2	x			
Other Room 3	x			
Library	x			
Foyer	x			

SOLD 12/4/03 \$350/SF.
1 BR RENOVATED
PARKING
CENTRAL AC

Breakfast Room x
Bedroom-Master 2 x
Bedroom-First x

Main Entrance:

Interior Style: Floor Plan-Open

Dining/Kitchen: Kit-Table Space

Appliances: Dishwasher, Disposal, Dryer, Exhaust Fan, Oven/Range-Electric, Range hood, Refrigerator, Washer

Amenities:

Security:

Windows/Doors: Dble Pane Wind

Walls/Ceilings:

Basement (Y/N): No

Foundation:

Handicap:

Rental Unit Description:

R-Factor Basement:

R-Factor Ceiling:

R-Factor Walls:

House Dimensions:

SQFT-Tot Fin: 800

Above Grade Fin/Unfin:800 /

Below Grade Fin/Unfin: /

Directions: FROM GEORGE WASHINGTON PARKWAY, LEFT ON WYTHE, LEFT ON NORTH PITT, TO CANAL PLACE COMMUNITY ON RIGHT, # 1105.

Remarks: Residence has the feel of "living in the treetops." Everything of importance has just been updated; new dishwasher, new water heater, disposal, carpeting, and much, much more. Shows like a dream...in lovely, pet friendly community. One block to Potomac, George Washington Park bike path, two traffic lights to downtown D.C.

Internet Remarks:

EXTERIOR

Exterior:

Exterior Construction: Brick

Roofing:

Other Buildings: Above Grade

New Construction: No

Original Builder:

Lot size:

Lot Acreage:

Lot Dimensions:

Building Sites/Lots:

Soil Type:

Year Converted:

Year Renovated:

Transportation:

View Exposure:

Topography:

Lot Description:

Roads:

Property Condition:

PARKING: Assigned

Type of Garage:

Garage Spaces:

Type of Carport:

Carport Spaces:

Assigned Spaces: 1

Parking Block/Square: C

Parking Inc in List Price: Yes

Parking Space #:

Parking Inc in Sale Price: Yes

Special Permits:

UTILITIES

Heating System: Forced Air

Heating Fuel: Electric

Hot Water: Electric

Cooling System: Central A/C

Cooling Fuel: Electric

Sewer/Septic: Public Sewer

Water: Public

TV/Cable/Comm: Cable-Prewired

WATER (Y/N): No

Vacation Property: No

FINANCIAL INFORMATION

Earnest Money:	Project Approved:	Other Fees:	County:
City/Town: \$1,663	Refuse:	Front Foot Fee:	Water/Swr Hook-up:
Total Taxes: \$1,663	Land: \$48,200	Improvements: \$112,500	Yr Assessed: 2003
Tax Year: 2003	Special Tax Assess:	Tot Tax Assessment: \$160,700	Tap:
Investor Ratio:		Agricultural District:	
Total Units:			
Possession: Coin w/Sell Sett			
Tenants Rights:			
Lease Term:			

Current Financing/Loan:

New Financing:

Condo/Coop Fee: \$245.00	Frequency: Monthly	Frequency: Monthly
---------------------------------	--------------------	--------------------

HOA/Condo/Coop Community Amenities: Bike Trail, Community Ctr, Extra Storage, Party Room, Pool-Outdoor, Common Grounds

HOA/Condo/Coop Rules: Pets-Allowed

HOA/Condo/Coop Fees Include: Comm Center, Custodial Services Maintenance, Ext Bldg Maint, Management, Master Ins Policy, Pool(s), Rec Factly, Sewe

HOA/Condo/Coop Management:

Documents:

LEGAL INFORMATION

Lot: 1105.3B	Block/Square: C	Tax Map #:	Phase:
Parcel Number:	Liber #:	Section:	Zoning Code: RA
Master Plan Zoning:		Folio #:	
Historic Designation ID:		Contract Info:	
Disclosures: Prop Disclaimer			

OWNER/SHOWING CONTACT/PROPERTY MANAGEMENT

Owner 1 Name: Lee Moody	Home #: (999) 999-9999	Office #: (999) 999-9999
Showing Contact 1: JENI UPCHURCH	Home #: (999) 999-9999	Office #: (703) 212-8000
Show Instructions: Lockbox-Frnt Dr		
Show Time: -	Show Days:	
PM Company: LEGUM NORMAN	Office Phone:	
Prop Mgr's Name: UNKNOWN	Phone:	

LISTING AGENT/BROKER/COMPENSATION

Listing Agent Name: JENI UPCHURCH	Home #:	Home Fax:
Cell Phone: (571) 216-6701	Pager:	Voice Mail: (703) 340-3897
Agent Office: (703) 212-8000	List Agent Office Fax: (703) 212-0730	Ext:
Agent Email: Jeniup3@msn.com	Listing Agent ID: 77657	
Broker Name: Coldwell Banker Residential Brokerage	Broker Code: CBRB90	
Broker Address: 607 Washington St S , VA 22314	Broker Fax: (703) 212-0730	
Office Phone: (703) 212-8000		
Compensation:	Add'l Comp:	
Sub-Agent Comp: 3	Desg Rep: Yes	
Dual Agency: Yes	Update Type: OTHER	
List Date: 25-Nov-2003	Days On Market-MLS: 10	Days On Market -Prop: 10
Orig Price: \$279,900	HOA Y/N: No	

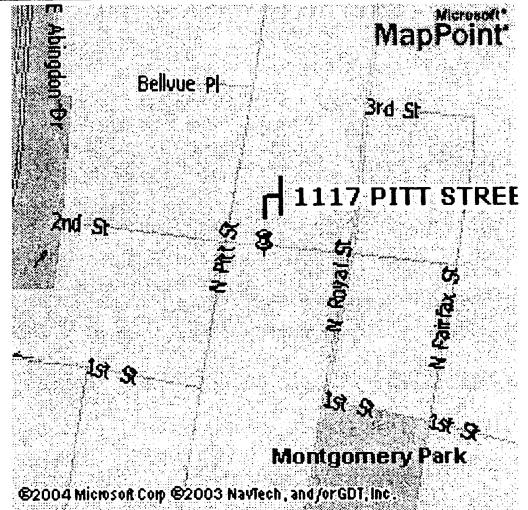
SOLD/LEASED INFORMATION

Contract Date: 04-Dec-2003	Sold/OMD Date: 12/30/2003 12	Sold/Settled Price: \$279,900	Seller Subsidy: \$0
New 1st Trust Loan Amount: \$0		New 1st Trust Loan Type: Conventional	
Selling Broker Code: MCE3	Selling Agent ID: 17391	Type of Selling Agency: Buyer Agency	

AX4730114
 Residential
 1117 PITT ST N #2B ALEXANDRIA, VA 22314-1470

Metropolitan Regional Information Systems, Inc
 Listing Information w Photo-Map Report

Page: 1
 Date: 5/24/04
 Time: 14:01



Status: SOLD

Contract Date: 25-Jan-2004

MLS#: AX4730114

Postal City: Alexandria

Class: Residential

Listing Type: Excl. Right

Legal Subdiv: CANAL PLACE

Advertized Subdiv: CANAL PLACE

Model Name:

Tax ID Num: 50401470

Age: 39

Style: Colonial

Condo/Coop Proj Name: CANAL PLACE

Sold/OMD Date: 01-Mar-2004

Address: 1117 PITT ST N #2B

County/State: ALEXANDRIA CITY

Election District: 8

Inc. City/Town: ALEXANDRIA

Old Map: 1700

Area: 3-5

Tax Year: 2003

HOA Fee: \$0.00/mo pd None

TH Type:

Level Location: Floors 2-5

List Price: \$282,500

Sold/Settled Price: \$295,000

Zip Code: 22314-1470

Ownership: Condo, Sale

TBM Map: 0000

Lot size:

C/C FEE: \$265

Levels: 1

/mo pd Monthly

Fireplaces: 1

Total Taxes: \$1,748

Year Built: 1965

Type: Garden 1-4 Floors

INTERIOR

Total	Main	Upper 1	Upper 2	Lower 1	Lower 2	Schools
BR: 1	BR: 1	BR: 0	BR: 0	BR: 0	BR: 0	ES:
FB: 1	FB: 1	FB: 0	FB: 0	FB: 0	FB: 0	MS:
HB:	HB:	HB:	HB:	HB:	HB:	HS:

Other Rooms:

Room	Dimension	Level	Flooring	Fireplace
Living Room	x			
Dining Room	x			
Bedroom-Master	x			
Sitting Room	x			
Bedroom-Second	x			
Bedroom-Third	x			
Bedroom-Fourth	x			
Bedroom-Fifth	x			
Kitchen	x			
Recreation Room	x			
Family Room	x			
Den	x			
Garage	x			
Unfinished Basement	x			
Carpot	x			
Other Room 1	x			
Other Room 2	x			
Other Room 3	x			
Library	x			
Foyer	x			

SOLD 1/25/04 \$421/S.F.
 1 BR RENOVATED
 Parking
 Central AC
 FIREPLACE

Breakfast Room x
Bedroom-Master 2 x
Bedroom-First x

Main Entrance:

Interior Style: Floor Plan-Open

Dining/Kitchen: Breakfast Room

Appliances:

Amenities:

Security:

Windows/Doors:

Walls/Ceilings:

Basement (Y/N): No

Foundation:

Handicap:

Rental Unit Description:

R-Factor Basement:

R-Factor Ceiling:

R-Factor Walls:

House Dimensions:

SQFT-Tot Fin: 700

Above Grade Fin/Unfin: 700 /

Below Grade Fin/Unfin: /

Directions: SOUTH ON G.W. PKWY, LEFT ONTO WYTHE, LEFT ONTO NORTH PITT TO 1117 ON RIGHT. PROPERTY NEAR POOL.

Remarks: Shows beautifully. From new appliances, to eat-in kitchen with winter view of the Potomac, this unit has it all. New faux brick tile in kitchen that offsets clean, white cabinets. Window treatments convey. One block to Potomac & bike path. Open Sunday, January 25, 2004 from 1-4:00 p.m.

Internet Remarks:

EXTERIOR

Exterior:

Exterior Construction: Brick

Roofing:

Other Buildings: Above Grade

New Construction: No

Original Builder:

Lot size:

Lot Acreage:

Lot Dimensions:

Buiding Sites/Lots:

Soil Type:

Year Converted:

Year Renovated:

Transportation:

View Exposure:

Topography:

Lot Description:

Roads:

Property Condition:

PARKING: Assigned

Type of Garage:

Garage Spaces:

Type of Carport:

Carport Spaces:

Assigned Spaces: 1

Parking Block/Square: C

Parking Inc in List Price: Yes

Parking Space #: 102

Parking Inc in Sale Price: Yes

Special Permits:

UTILITIES

Heating System: Forced Air

Heating Fuel: Electric

Hot Water: Electric

Cooling System: Central A/C

Cooling Fuel: Electric

Sewer/Septic: Public Septic

Water: Public

TV/Cable/Comm:

WATER (Y/N): Yes

Water Oriented: Yes

Water Access: No

Water View: Yes

Water Front: No

of Docks: 0

Nav Water: Yes

Body of Water: POTOMAC

Mean Low Water: 0

Water Frontage: 0.00

Dock Type: None

Blks to Ocn: 11

Phys Dock Conveys: No

Non Power: 0

#Boats Permitted-Power: 0

Vacation Property: No

FINANCIAL INFORMATION

Earnest Money:	Project Approved:	Other Fees:	County:
City/Town: \$1,748	Refuse:	Front Foot Fee:	Water/Swr Hook-up:
Total Taxes: \$1,748	Land: \$48,200	Improvements: \$120,700	Yr Assessed: 2003
Tax Year: 2003	Special Tax Assess:	Tot Tax Assessment: \$168,900	Tap:
Investor Ratio:		Agricultural District:	
Total Units:			
Possession: Coin w/Sell Sett			
Tenants Rights:			
Lease Term:			

Current Financing/Loan:

New Financing:

Condo/Coop Fee: \$265.00 Frequency: Monthly Frequency: Monthly

HOA/Condo/Coop Community Amenities: Bike Trail, Community Ctr, Extra Storage, Pool-Outdoor, Common Grounds

HOA/Condo/Coop Rules: Pets-Allowed

HOA/Condo/Coop Fees Include: Comm Center, Ext Bldg Maint, Management, Master Ins Policy, Pool(s), Snow Removal, Trash Removal, Water

HOA/Condo/Coop Management:

Documents:

LEGAL INFORMATION

Lot: 1117.2B	Block/Square: C	Tax Map #:	Phase:
Parcel Number:	Liber #:	Section:	Zoning Code: RA
Master Plan Zoning:		Folio #:	

Historic Designation ID:

Contract Info:

Disclosures: Prop Disclaimer

OWNER/SHOWING CONTACT/PROPERTY MANAGEMENT

Owner 1 Name: Alyssa Delgiorno

Home #: (999) 999-9999

Office #: (999) 999-9999

Showing Contact 1: JENI UPCHURCH

Home #: (571) 216-6701

Office #: (703) 212-8000

Show Instructions: Lockbox-Comb

Show Time: -

Show Days:

PM Company: LEGUM NORMAN

Office Phone:

Prop Mgr's Name: UNKNOWN

Phone:

LISTING AGENT/BROKER/COMPENSATION

Listing Agent Name: JENI UPCHURCH

Home #:

Home Fax:

Cell Phone: (571) 216-6701

Pager:

Voice Mail: (703) 340-3897

Agent Office: (703) 212-8000

List Agent Office Fax: (703) 212-0730

Ext:

Agent Email: Jeniup3@msn.com

Listing Agent ID: 77657

Broker Name: Coldwell Banker Residential Brokerage

Broker Code: CBRB90

Broker Address: 607 Washington St S, VA 22314

Broker Fax: (703) 212-0730

Office Phone: (703) 212-8000

Compensation:

Add'l Comp:

Sub-Agent Comp: 3%

Buyer-Agent Comp: %

Desg Rep: Yes

Dual Agency: Yes

Variable Rate Comp: No

Update Type: OTHER

List Date: 22-Jan-2004

Update Date: 08-Apr-2004

Days On Market-MLS: 6

Days On Market -Prop: 21

Orig Price: \$282,500

Prior LP:

HOA Y/N: No

SOLD/LEASED INFORMATION

Contract Date: 25-Jan-2004

Sold/OMD Date: 3/1/2004 12:00

Sold/Settled Price: \$295,000

Seller Subsidy: \$0

New 1st Trust Loan Amount: \$236,000

New 1st Trust Loan Type: Conventional

Selling Broker Code: MCE1

Selling Agent ID: 72092

Type of Selling Agency: Designated Representative

EXHIBIT E

AX4620878

Residential, Rental

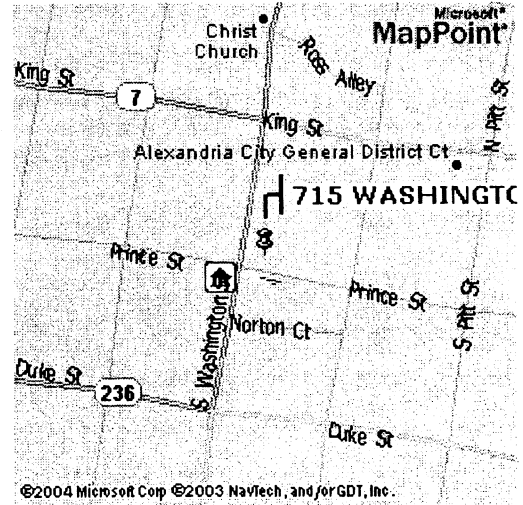
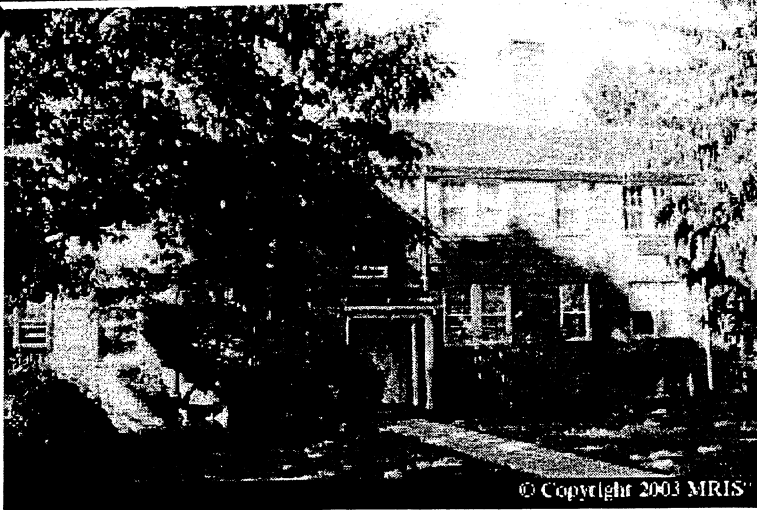
715 WASHINGTON ST S #C-13 ALEXANDRIA, VA 22314-4226

Metropolitan Regional Information Systems, Inc
Listing Information w Photo-Map Report

Page: 1

Date: 5/24/04

Time: 11:52



Status: RENTED

Contract Date: 25-Sep-2003

MLS#: AX4620878

Postal City: Alexandria

Class: Residential

Listing Type: Excl. Right

Legal Subdiv: OLD TOWN GARDENS

Advertized Subdiv: OLD TOWN GARDENS

Model Name: ONE BEDROOM

Tax ID Num: 50343070

Age: 74

Style: Colonial

Condo/Coop Proj Name: OLD TOWN GARDENS

Sold/OMD Date: 25-Sep-2003

Address: 715 WASHINGTON ST S #C-13

County/State: ALEXANDRIA CITY

Election District: 8

Inc. City/Town: ALEXANDRIA

Old Map: 24H6

Area: 3-1

Tax Year:

HOA Fee: \$0.00/mo pd None

TH Type:

Level Location: 1st Floor

List Price: \$1,100

Rented Price: \$1,050

Zip Code: 22314-4226

Ownership: Condo, Rental

TBM Map: 1066A3

Lot size:

C/C FEE: \$172 /mo pd Monthly

Levels: 1 # Fireplaces: 0

INTERIOR

Total	Main	Upper 1	Upper 2	Lower 1	Lower 2	Schools
BR: 1	BR: 1	BR: 0	BR: 0	BR: 0	BR: 0	ES: Call School Board
FB: 1	FB: 1	FB: 0	FB: 0	FB: 0	FB: 0	MS: Call School Board
HB:	HB:	HB:	HB:	HB:	HB:	HS: Call School Board

Other Rooms: Living Room, Bedroom-Master, Kitchen

Room	Dimension	Level	Flooring	Fireplace
Living Room	16 x 11	Main	Wood	
Dining Room	x			
Bedroom-Master	14 x 11	Main	Wood	
Sitting Room	x			
Bedroom-Second	x			
Bedroom-Third	x			
Bedroom-Fourth	x			
Bedroom-Fifth	x			
Kitchen	15 x 6	Upper 1	Vinyl	
Recreation Room	x			
Family Room	x			
Den	x			
Garage	x			
Unfinished Basement	x			
Carport	x			
Other Room 1	x			
Other Room 2	x			
Other Room 3	x			
Library	x			
Foyer	x			

RENTED 9/25/03 \$1,050

1 BR RENOVATED

NO CENTRAL AC

NO ASSIGNED PARKING

(c) 2004 Metropolitan Regional Information Systems, Inc.

Information is believed to be accurate, but should not be relied upon without verification.

Accuracy of square footage, lot size and other information is not guaranteed.

- Breakfast Room x
- Bedroom-Master 2 x
- Bedroom-First x

Main Entrance: Hall

Interior Style: Floor Plan-Open

Dining/Kitchen: Kit-Table Space

Appliances: Dishwasher, Disposal, Exhaust Fan, Microwave, Oven/Range-Electric, Refrigerator

Amenities: Entry Lvl BR, Wood Floors

Security: Main Entrance Lock

Windows/Doors:

Walls/Ceilings: Plaster Walls, 9'+ Ceilings

Basement (Y/N): No

Foundation:

Handicap:

Rental Unit Description:

R-Factor Basement:	R-Factor Ceiling:	R-Factor Walls:	House Dimensions:
SQFT-Tot Fin: 579	Above Grade Fin/Unfin: 579 /	Below Grade Fin/Unfin: /	

Directions: FROM BELTWAY: TAKE ROUTE ONE NORTH TO FRANKLIN STREET. TURN RIGHT. TURN RIGHT AGAIN ON SOUTH WASHINGTON STREET. PARK ON S. WASHINGTON ST.

Remarks: Completely renovated 1 bedroom in desirable location! All new bathroom has taupe/cream colored ceramic tiles. All new kitchen has oak cabinets, microwave oven, and more! Hardwood floors have been completely refinished. Some work in progress, but will be done by the end of the month. Complex has pool, off-street parking. Laundry on lower level. Non-refundable \$50 move-in fee. \$25 App. fee.

Internet Remarks:

EXTERIOR

Exterior:

Exterior Construction: Brick

Roofing:

Other Buildings: Above Grade

New Construction: No

Original Builder:

Lot size:

Lot Acreage:

Lot Dimensions:

Building Sites/Lots:

Soil Type:

Year Converted:

Year Renovated:

Transportation: Public Bus Svc, 1 mi-Metro Bus, 1 mi-subway

View Exposure: Garden/Lawn

Topography:

Lot Description: Corner Lot

Roads:

Property Condition: Renov/Remod

PARKING: Drvwy/Off Str, Street

Type of Garage:

Garage Spaces:

Type of Carport:

Carport Spaces:

Assigned Spaces:

Parking Block/Square: B

Parking Inc in List Price:

Parking Space #:

Parking Inc in Sale Price:

Special Permits:

UTILITIES

Heating System: Heat Pump(s)

Heating Fuel: Electric

Hot Water: Electric

Cooling System: Heat Pump(s)

Cooling Fuel: Electric

Sewer/Septic: Public Sewer

Water: Public

TV/Cable/Comm: CATV/Lot Line, Phone Jacks-Plug

WATER (Y/N): No

Vacation Property: No

FINANCIAL INFORMATION

Lease Clause: LB Lease, Pets-Not Allowed

Tenant Responsible: LBBulbs/Filters/Fuses/Alarm Care, Some Utilities

Rent Includes: Grounds Maint, HOA/Condo Fee, Parking, Rec Facility, Trash Removal, Water and Sewer

AX4620878

Metropolitan Regional Information Systems, Inc
Listing Information w Photo-Map Report

Page: 3

Residential, Rental

Date: 5/24/04

715 WASHINGTON ST S #C-13 ALEXANDRIA, VA 22314-4226

Time: 11:52

Rent Special: Non-Mgt Rental, Unfurnished

Security Deposit: \$1,100

Pet Deposit: \$0

Processing Fee: \$25

Elevator Use Fee: \$0

Move In Fee: \$50

Date Available: 01-Oct-2003

Min Lease: 12

Max Lease: 12

Pets Allowed: No

Repair Deductible: \$0.00

Total Units:

Possession:

Tenants Rights: Vacant

Lease Term: 12

Current Financing/Loan:

New Financing:

Condo/Coop Fee: \$172.00 Frequency: Monthly

Frequency: Monthly

HOA/Condo/Coop Community Amenities: Pool-Outdoor

HOA/Condo/Coop Rules: Altr/Arch Chgs

HOA/Condo/Coop Fees Include: CAM, Ext Bldg Maint, Management, Master Ins Policy, Parking Fee, Pool(s), Reserve Funds, Sewer, Trash Removal

HOA/Condo/Coop Management: Prof-Off Site

Documents: Restrictions

LEGAL INFORMATION

Lot: C.13

Block/Square: B

Tax Map #:

Phase:

Parcel Number:

Liber #:

Section:

Zoning Code: RM

Folio #:

Master Plan Zoning:

Contract Info:

Historic Designation ID:

Disclosures: Owner RE Licensee

OWNER/SHOWING CONTACT/PROPERTY MANAGEMENT

Owner 1 Name: Call Lister Call Lister

Home #:

Office #:

Showing Contact 1: IT IS VACANT

Home #: (703) 822-2325

Office #:

Show Instructions: Call 1st-Owner

Show Time: -

Show Days:

Fax#:

Monthly Rent:

Leased Exp. Date:

Monthly Rent 2:

Leased Exp. Date 2:

LISTING AGENT/BROKER/COMPENSATION

Listing Agent Name: MARY WHARTON

Home #: (703) 250-2529

Home Fax: (703) 922-7888

Cell Phone: (703) 795-0587

Pager: (703) 706-8854

Voice Mail: (703) 822-2325

Agent Office: (703) 922-4010

List Agent Office Fax: (703) 922-7888

Ext: 2325

Agent Email: whar10@aol.com

Listing Agent ID: 17498

Broker Name: Century 21 New Millennium

Broker Code: CENT2001

Broker Address: 5990 Kingstowne Town Center, VA 22315

Broker Fax: (703) 922-7888

Office Phone: (703) 922-4010

Compensation:

Sub-Agent Comp: 25%

Buyer-Agent Comp: 25%

Add'l Comp:

Dual Agency: Yes

Variable Rate Comp: No

Desg Rep: Yes

List Date: 09-Sep-2003

Update Date: 10-Feb-2004

Update Type: OTHER

Orig Price: \$1,100

Prior LP:

Days On Market-MLS: 14

Days On Market -Prop: 14

HOA Y/N: No

SOLD/LEASED INFORMATION

App Acpt Date: 25-Sep-2003

Sold/OMD Date: 25-September

Rented Price: \$1,050

Selling Broker Code: CENT2001

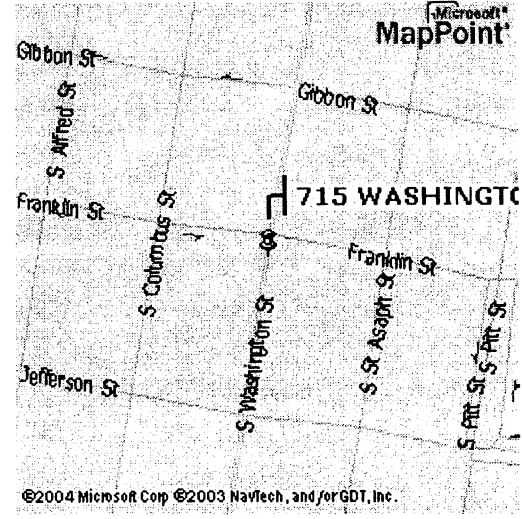
Selling Agent ID: 17498

Type of Selling Agency: Disclosed Dual Agency

AX4852652
Residential, Rental
715 WASHINGTON ST S #C-31 ALEXANDRIA, VA 22314-4228

Metropolitan Regional Information Systems, Inc
Listing Information w Photo-Map Report

Page: 1
Date: 5/24/04
Time: 13:07



Status: ACTIVE

MLS#: AX4852652

Postal City: Alexandria

Class: Residential

Listing Type: Excl. Right

Legal Subdiv: OLD TOWN GARDENS

Advertized Subdiv: OLD TOWN GARDENS

Model Name: LARGE 2 BR

Tax ID Num: 50343150

Age: 64

Style: Colonial

Condo/Coop Proj Name: OLD TOWN GARDENS

Address: 715 WASHINGTON ST S #C-31

County/State: ALEXANDRIA CITY

Election District: 8

Inc. City/Town: ALEXANDRIA

Old Map: 24H6

Area: 3-1

Tax Year:

HOA Fee: \$0.00/mo pd None

TH Type:

Level Location: 1st Floor

List Price: \$1,300

Zip Code: 22314-4228

Ownership: Condo, Rental

TBM Map: 1066A3

Lot size:

C/C FEE: \$0

Levels: 1

/mo pd None

Fireplaces: 0

INTERIOR

Total	Main	Upper 1	Upper 2	Lower 1	Lower 2	Schools
BR: 2	BR: 2	BR: 0	BR: 0	BR: 0	BR: 0	ES: Lyles-Crouch
FB: 1	FB: 1	FB: 0	FB: 0	FB: 0	FB: 0	MS: George Washington
HB: 0	HB: 0	HB: 0	HB: 0	HB: 0	HB: 0	HS: T.C. Williams

Other Rooms: Living Room, Dining Room, Bedroom-Master, Bedroom-Second, Kitchen

Room	Dimension	Level	Flooring	Fireplace
Living Room	12 x 12	Main	Wood	
Dining Room	12 x 8	Main	Wood	
Bedroom-Master	14 x 12	Main	Wood	
Sitting Room	x			
Bedroom-Second	14 x 12	Main	Wood	
Bedroom-Third	x			
Bedroom-Fourth	x			
Bedroom-Fifth	x			
Kitchen	8 x 12	Main	Vinyl	
Recreation Room	x			
Family Room	x			
Den	x			
Garage	x			
Unfinished Basement	x			
Carport	x			
Other Room 1	x			
Other Room 2	x			
Other Room 3	x			
Library	x			
Foyer	x			
Breakfast Room	x			

RENTAL ACTIVE LISTING
2 BR \$1,300/MO
NO ASSIGNED PARKING
NO CENTRAL AC

Bedroom-Master 2 x
 Bedroom-First x

Main Entrance: Living Room

Interior Style: Floor Plan-Traditional

Dining/Kitchen: Kit-Table Space, Liv-Din Combo

Appliances: Dishwasher, Disposal, Exhaust Fan, Oven/Range-Electric, Refrigerator

Amenities:

Security:

Windows/Doors:

Walls/Ceilings:

Basement (Y/N): No

Foundation: Crawl Space

Handicap:

Rental Unit Description:

R-Factor Basement: R-Factor Ceiling: R-Factor Walls: House Dimensions:41 X 20.00

SQFT-Tot Fin: 819 Above Grade Fin/Unfin:819 / Below Grade Fin/Unfin: /

Directions: IN THE CITY AT WASHINGTON AND KING STREETS, GO SOUTH ON WASHINGTON TO STEEL FENCE ON RIGHT. PARK IN REAR OR ON STREET.

Remarks: Nice 2 bedroom unit with hard wood floors in Old Town Alexandria. Walk to town center restaurants and shopping. Tenant pays electric. Entry code to building is as follows: Push starand zero together and then press 1749. Then open the exterior door. No pets, no smoking and no waterbeds.

Internet Remarks: Nice 2 bedroom unit with hard wood floors in Old Town Alexandria. Walk to town center restaurants and shopping. Tenant pays electric. Entry code to building is as follows: Push starand zero together and then press 1749. Then open the exterior door. No pets, no smoking and no waterbeds.

EXTERIOR

Exterior:

Exterior Construction: Brick

Roofing:

Other Buildings: Above Grade

New Construction: No

Original Builder:

Lot size:

Lot Acreage:

Lot Dimensions:

Buiding Sites/Lots:

Soil Type:

Year Converted:

Year Renovated:

Transportation: Public Bus Svc

View Exposure:

Topography:

Lot Description:

Roads:

Property Condition: Shows Well

PARKING: Assigned

Type of Garage:

Garage Spaces:

Type of Carport:

Carport Spaces:

Assigned Spaces: 1

Parking Block/Square: B

Parking Inc in List Price:

Parking Space #:

Parking Inc in Sale Price:

Special Permits:

UTILITIES

Heating System: Forced Air, Heat Pump(s)

Heating Fuel: Electric

Hot Water: Electric

Cooling System: Heat Pump(s), Wall Unit

Cooling Fuel: Electric

Sewer/Septic: Public Sewer

Water: Public

TV/Cable/Comm: CATV/Dwelling

WATER (Y/N): No

Vacation Property: No

FINANCIAL INFORMATION

Lease Clause: Pets-Not Allowed

Tenant Responsible: LBulbs/Filters/Fuses/Alarm Care

Rent Includes: Trash Removal, Water and Sewer

AX4852652
Residential, Rental
715 WASHINGTON ST S #C-31 ALEXANDRIA, VA 22314-4228

Metropolitan Regional Information Systems, Inc
Listing Information w Photo-Map Report

Page: 3
Date: 5/24/04
Time: 13:07

Rent Special: Comp/Annl Lease, Escalation Clause, Prop Mgt Rental, Unfurnished
Security Deposit: \$1,300 Pet Deposit: \$0 Processing Fee: \$30 Elevator Use Fee: \$0
Move In Fee: \$50 Date Available: 01-Jun-2004 Min Lease: 12 Max Lease: 60
Pets Allowed: No Repair Deductible: \$0.00

Total Units:
Possession:
Tenants Rights: Tenant-Notified
Lease Term:

Current Financing/Loan:

New Financing:
Condo/Coop Fee: \$0.00 Frequency: None Frequency: None

HOA/Condo/Coop Community Amenities: Comm Lndry Rm
HOA/Condo/Coop Rules: Moving Fees Reqd
HOA/Condo/Coop Fees Include: Sewer, Trash Removal, Water
HOA/Condo/Coop Management: Prof-Off Site

Documents:

LEGAL INFORMATION

Lot: C.31 Block/Square: B Tax Map #:
Parcel Number: Liber #: Section:
Master Plan Zoning: Folio #: Phase:
Historic Designation ID: Contract Info: Zoning Code: RM
Disclosures: None

OWNER/SHOWING CONTACT/PROPERTY MANAGEMENT

Owner 1 Name: Nieh Home #: Office #:
Showing Contact 1: WILLIAM SMITH Home #: (703) 684-7052 Office #:
Show Instructions: Lockbox-Frnt Dr, Call 1st-Contact
Show Time: - Show Days:
Monthly Rent: Leased Exp. Date: Fax#: (703) 847-2044
Monthly Rent 2: Leased Exp.Date 2:
PM Company: VIRGINIA HOMES Office Phone: (703) 847-20007038472000
Prop Mgr's Name: DAVID SWEET Phone: (703) 847-2000

LISTING AGENT/BROKER/COMPENSATION

Listing Agent Name: DAVID SWEET Home #: Home Fax:
Cell Phone: Pager: Voice Mail:
Agent Office: (703) 847-2000 List Agent Office Fax: (703) 847-2044 Ext:
Agent Email: virhomes@erols.com Listing Agent ID: 15239
Broker Name: Virginia Homes, Inc. Broker Code: VIR1
Broker Address: 1606 Mary Ellen Ct , VA 22101 Broker Fax: (703) 847-2044
Office Phone: (703) 847-2000
Compensation:
Sub-Agent Comp: 25% Buyer-Agent Comp: 25% Add'l Comp:
Dual Agency: Yes Variable Rate Comp: No Desg Rep: No
List Date: 21-May-2004 Update Date: 21-May-2004 Update Type: OTHER
Orig Price: \$1,300 Prior LP: Days On Market-MLS: 3 Days On Market -Prop: 3
HOA Y/N: No

SOLD/LEASED INFORMATION

ATTACHMENT B

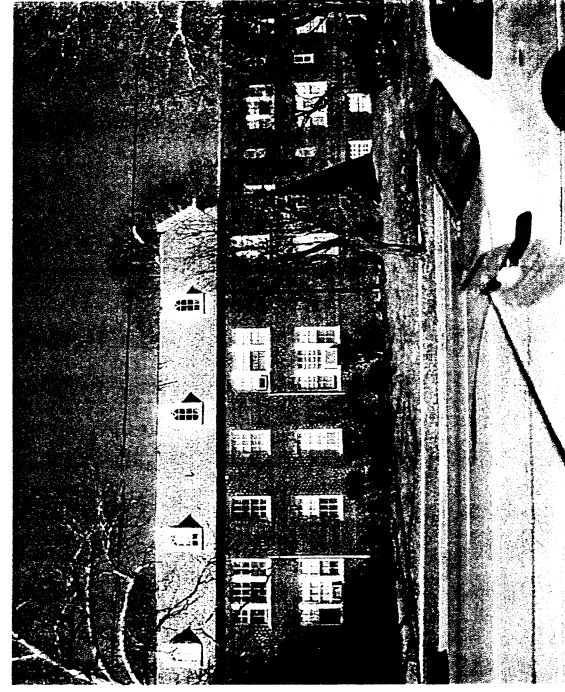
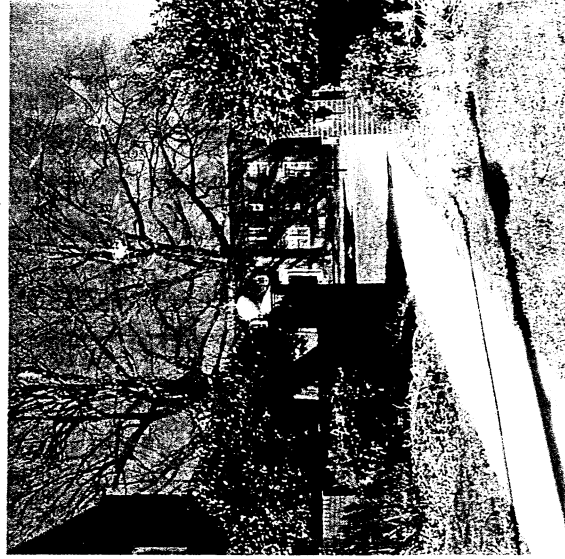
ATTACHMENT B

Zoning Ordinance, §10-105(B): Criteria to be considered to determine whether or not to grant a permit to capsule or demolish in whole or in part.

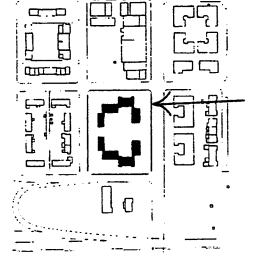
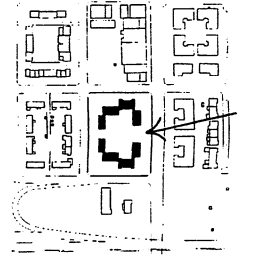
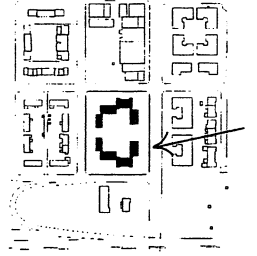
- (1) Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?
- (2) Is the building or structure of such interest that it could be made into a historic house?
- (3) Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?
- (4) Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?
- (5) Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?
- (6) Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?

ATTACHMENT C

Gunston Hall

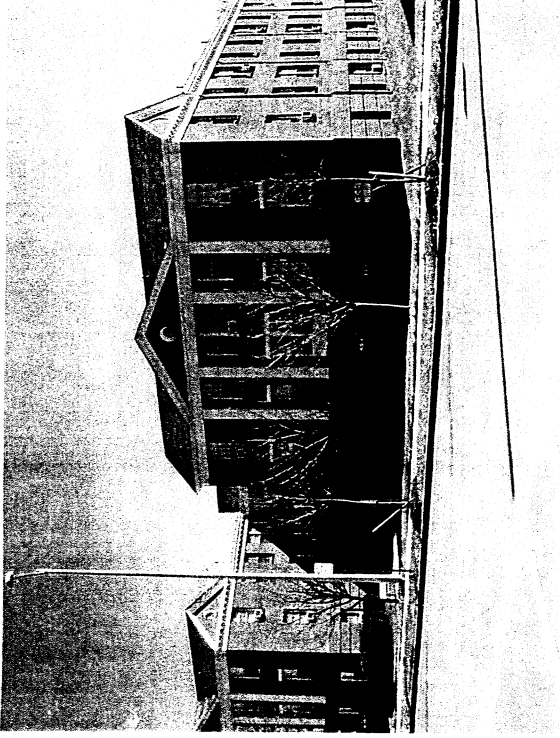
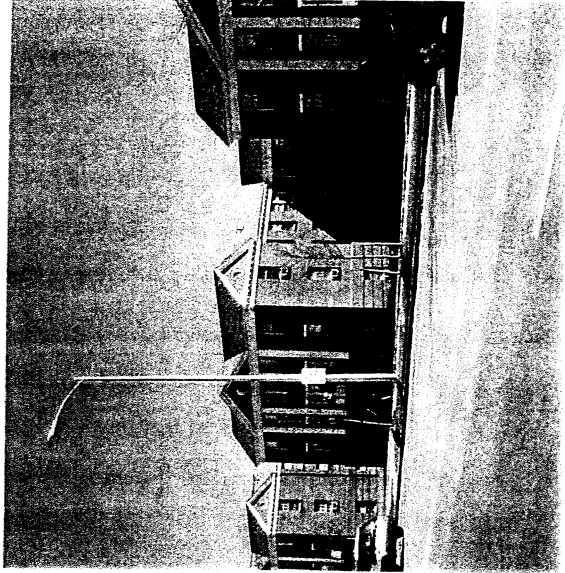


Existing East facades taken from South Washington Street

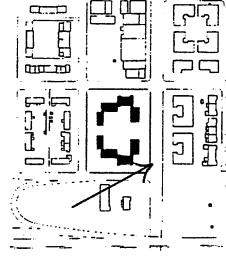
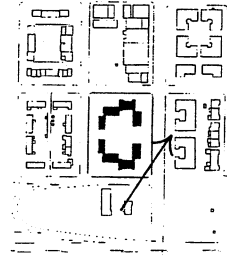


Gunston Hall

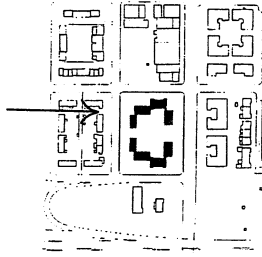
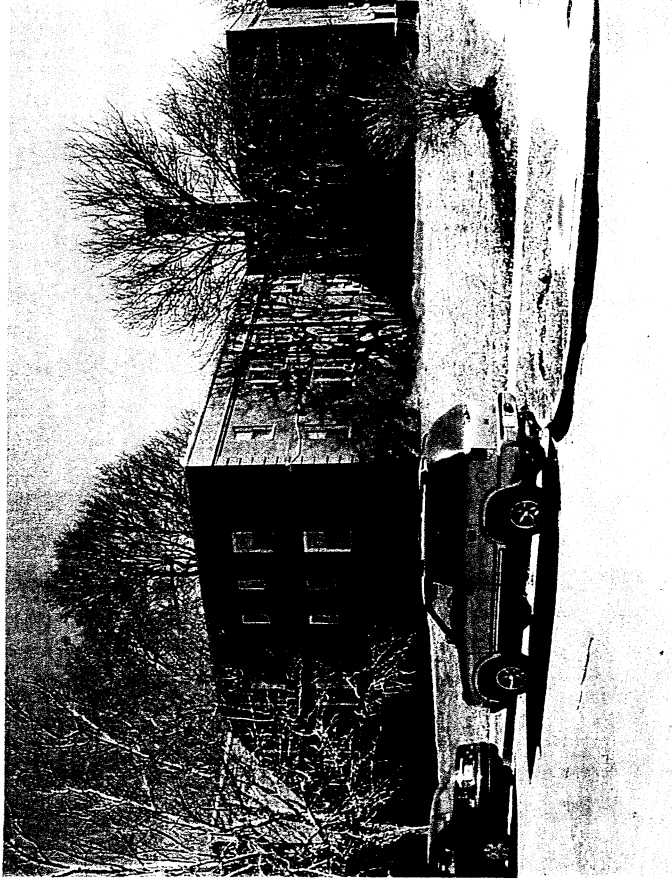
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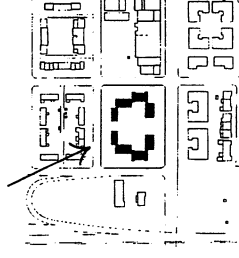
Existing West facades taken from South Washington Street



Gunston Hall

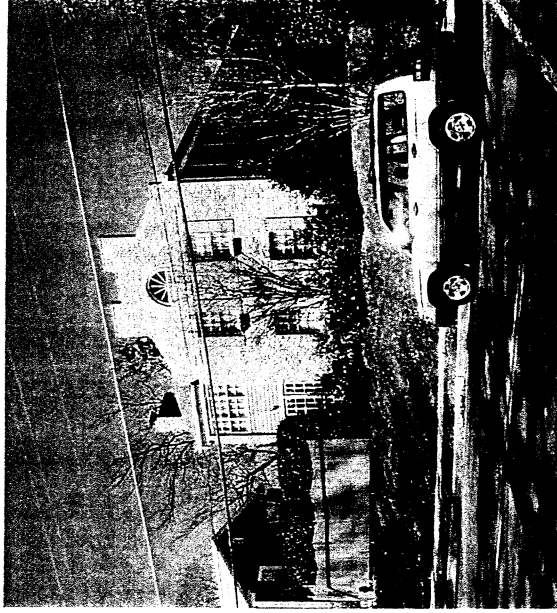
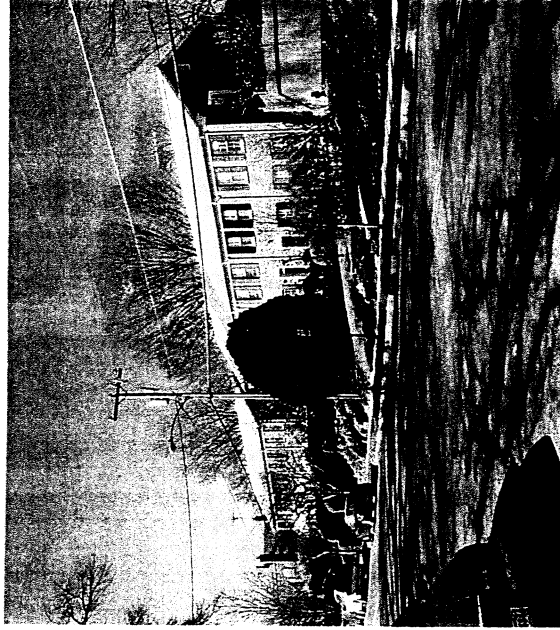
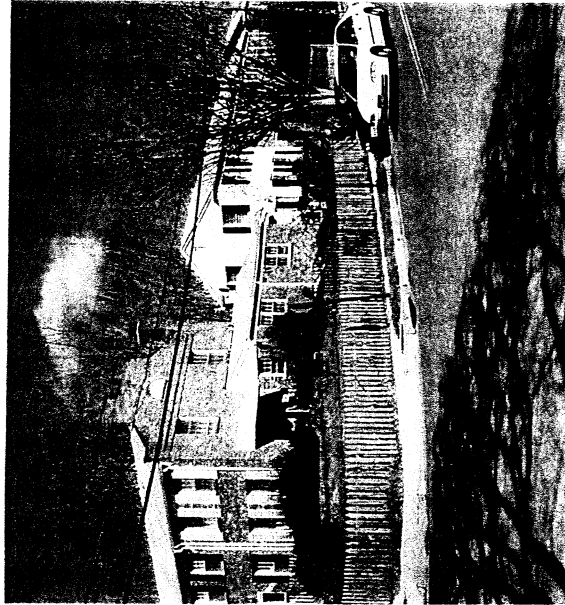


Existing West facade taken from Columbus Street

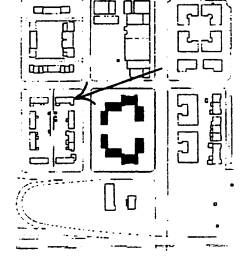
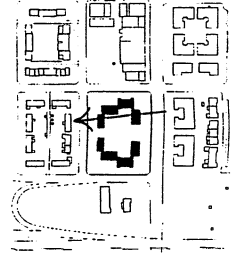
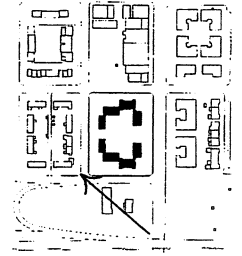


Gunston Hall

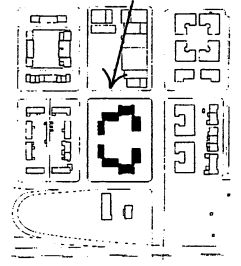
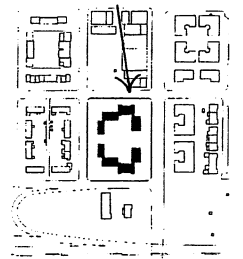
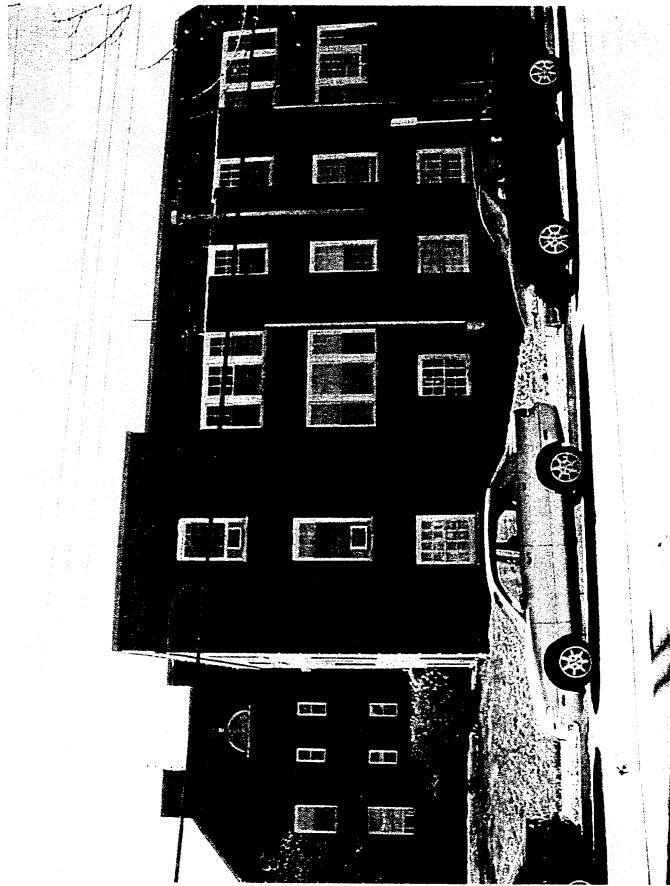
(ADJACENT PROPERTIES)



Existing East facades taken from Columbus Street



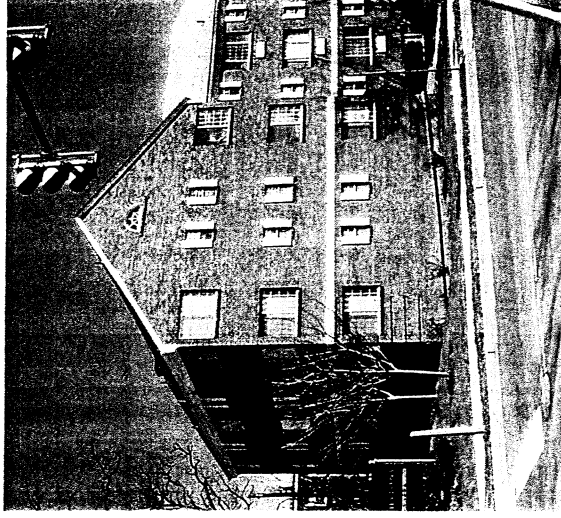
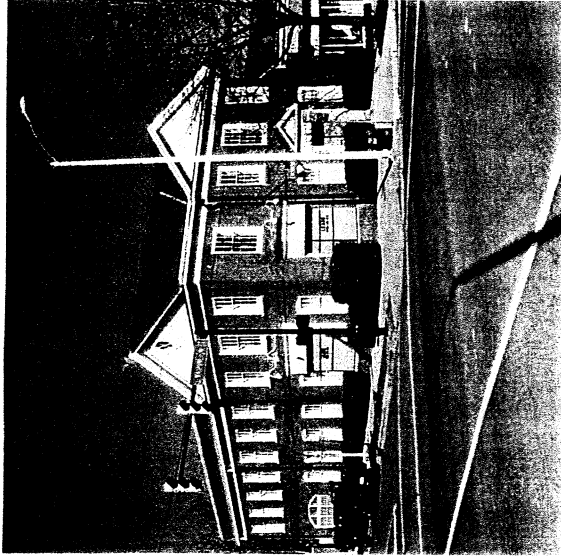
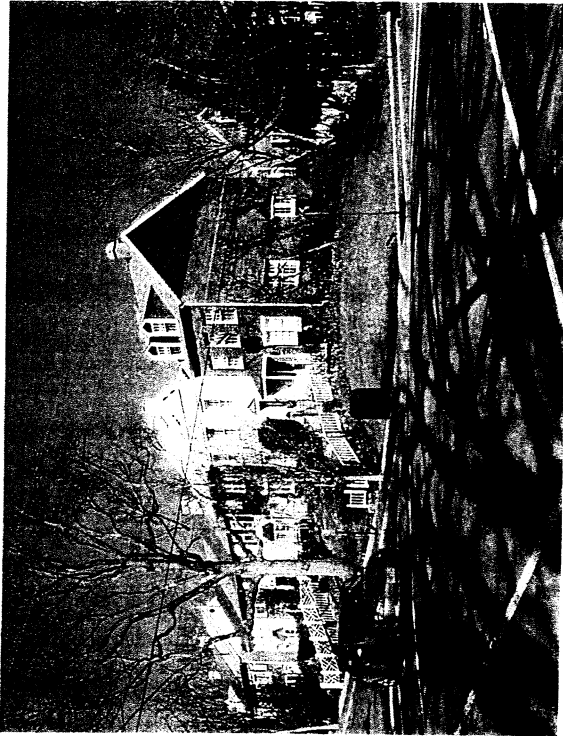
Gunston Hall



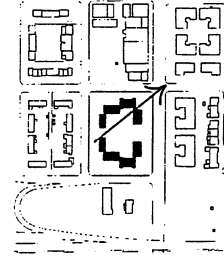
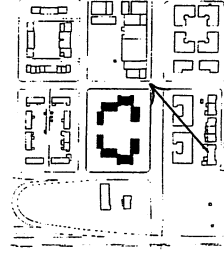
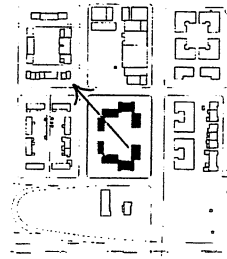
Existing North facade taken from Green Street

Gunston Hall

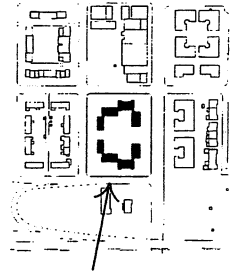
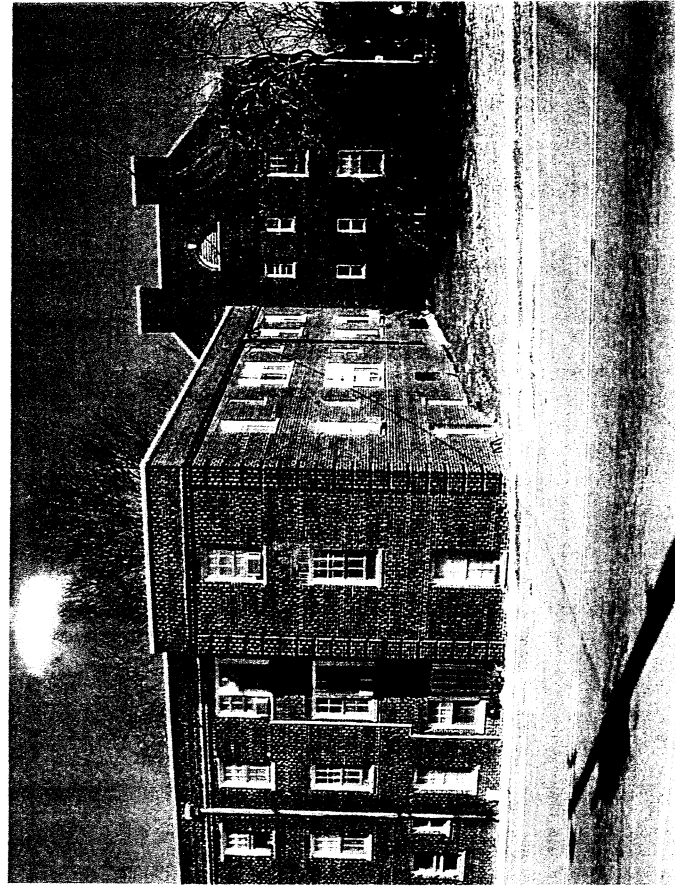
(ADJACENT PROPERTIES)



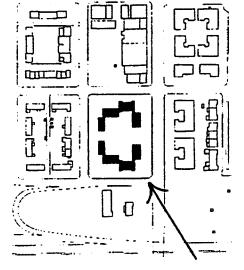
Existing South facades taken from Green Street



Gunston Hall

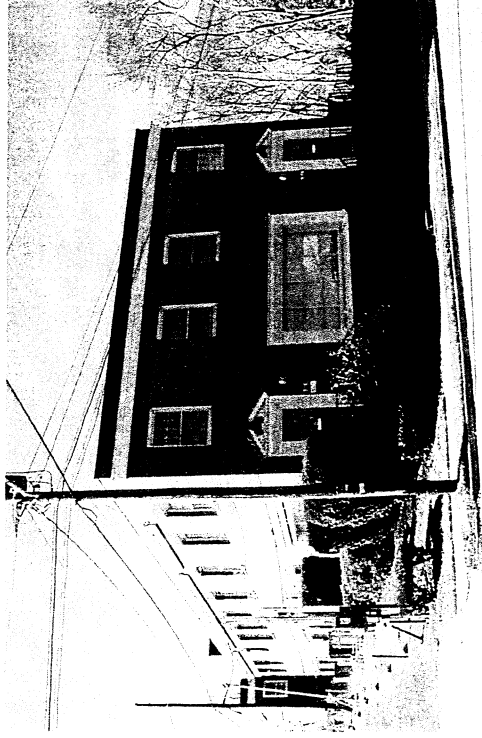
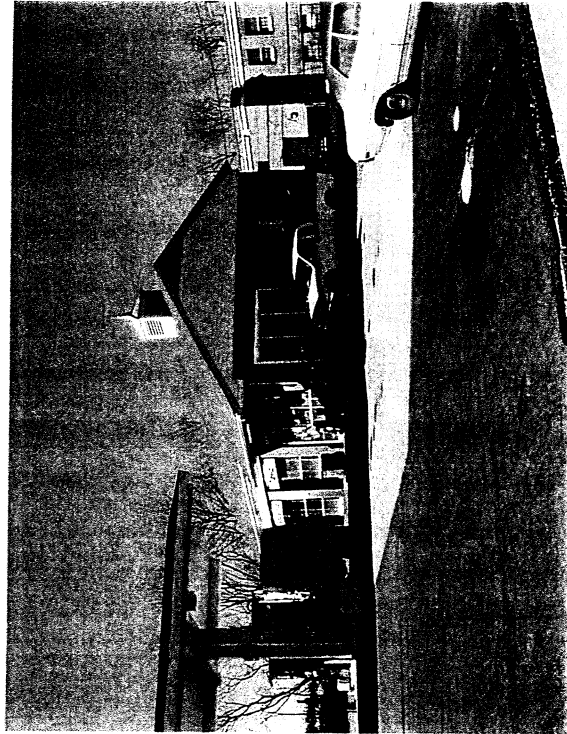


Existing South facade taken from Church Street

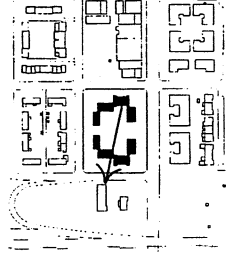
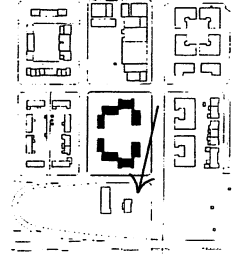


Gunston Hall

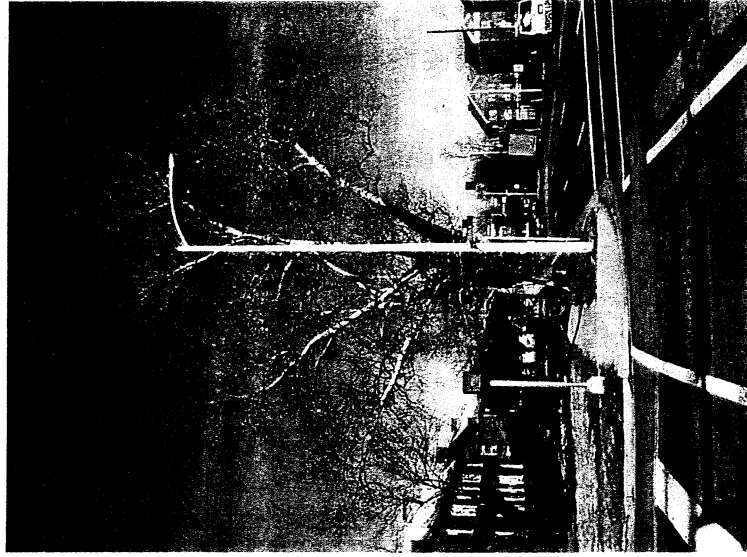
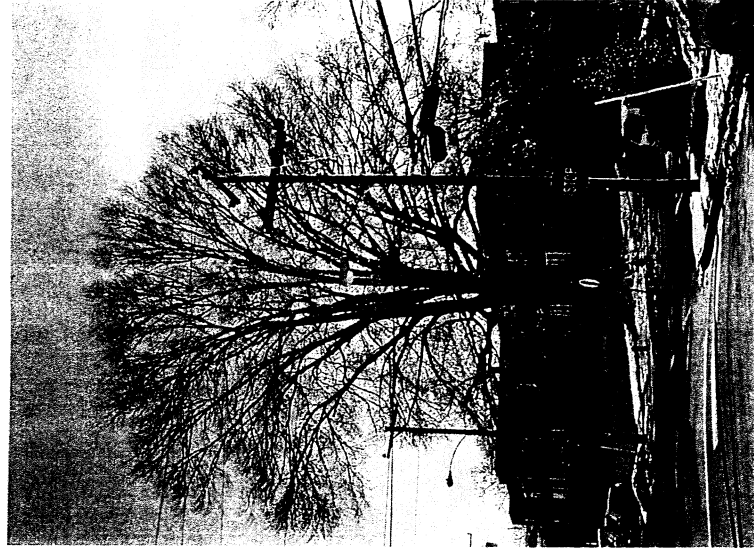
(ADJACENT PROPERTIES)



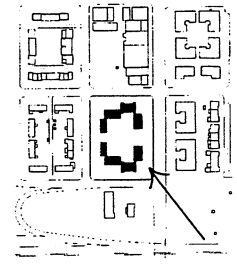
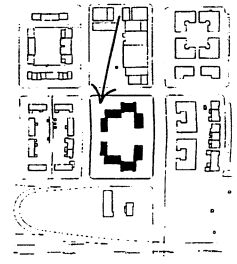
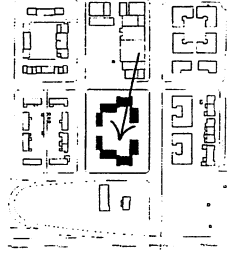
Existing North facades taken from Church Street



Gunston Hall



Existing large trees to remain in proposed design



S. WASHINGTON
STREET TREES
TO REMAIN

ATTACHMENT D

Justification for Demolition of Gunston Hall Apartments
February 17, 2004

Pursuant to § 10-105(B) of the Zoning Ordinance, and the applicable design guidelines, the Applicant, Basheer & Edgemore, provides the following justification for demolition of the Gunston Hall Apartments at 915 S. Washington Street. In filing the attached application for a permit to demolish, the applicant must clearly spell out the reason for the demolition and describe any alternatives to demolition and why such alternatives are not feasible.

I. Reason for Demolition:

The existing buildings have seriously deteriorated and do not have significant historical value, as they were built in 1939. To leave them in their present state only leads to further deterioration and ultimate dilapidation and tenement like status. In short, their future in their present condition is detrimental to this neighborhood and to the City. Further, in their current condition, they provide no off-street parking for their residents, which is a considerable detriment to the neighborhood. This property is master planned and zoned for a 1.25 FAR and 50' height limit. Demolition is required in order to provide the neighborhood and the City with the appropriately designed proposal to build condominiums on Washington Street and townhouses on S. Columbus Street, as the proposal appropriately transitions the scale down to be compatible with the existing neighborhood and the townhouses on S. Columbus Street.

The request for demolition should be considered in context with the proposed plan for redevelopment. That plan saves all the significant trees on the site, both in the interior court and on the northwest corner of the site and on Washington Street. In addition, it maintains the significant setback from Washington Street in order to preserve this important entryway into the City. Further, the proposal provides for all parking off-street, including visitor parking, a significant improvement to the current condition. Most importantly, the architecture of the proposed buildings was designed by an architectural firm in Alexandria, a member of whom sat on the Washington Street Task Force which formulated the Washington Street Guidelines. Every consideration was made to ensure that the proposed buildings comply with the Washington Street Guidelines and we believe they do so. Demolition of the Gunston Hall Apartments would permit the developer to create this substantial asset to the City and more importantly, to this neighborhood.

II. Alternatives to Demolition:

The alternatives to demolition are not feasible because the only realistic alternative is renovation of the existing buildings. Any renovation to the building would spur compliance with the off-street parking requirements of § 8-200 of the Zoning Ordinance. Pursuant to § 8-200(F), for buildings built before 1963, if the cost of rehabilitation is 33 1/3 percent or more of the market value of the buildings, you then have to satisfy the off-street parking requirements. Due to the nature of the improvements that would be necessary, the cost would exceed 33 1/3 percent of the market value. The property, however, cannot sustain off-street parking for these 56 units unless you remove all the trees and open space in the middle of the block, and pave it over to create those parking spaces and that would still provide insufficient parking to meet the Zoning

Ordinance. It is difficult to imagine any support either from the community or the National Park Service to remove those trees and the significant open space.

As a result of not being able to create sufficient off-street parking to meet the requirements of the Zoning Ordinance, the City would have to grant a parking reduction Special Use Permit, which in the past, they have been loath to do and cannot be assumed would be granted. Further, the neighborhood would more than likely be opposed to any such parking reduction, which added to the need to remove trees and open space simply makes it clearer why approval for renovation cannot be assured. Moreover, denial of demolition would likely only cause delay of demolition as the owners' appeal process would lead to likely demolition after a one (1) year offer of sale at fair market value.

III. Criteria for Demolition:

Section 10-105(B) of the Zoning Ordinance provides seven questions that must be answered in the negative in order to satisfy the criteria for Demolition within the Old and Historic Alexandria District, of which Gunston Hall Apartments are a part. Those questions are:

- (1) Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?
- (2) Is the building or structure of such interest that it could be made into an historic shrine?
- (3) Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?
- (4) Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?
- (5) Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?
- (6) Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage and making the city a more attractive and desirable place in which to live?
- (7) In the instance of a building or structure owned by the city or the redevelopment and housing authority, such building or structure having been acquired pursuant to a duly approved urban renewal (redevelopment) plan, would retention of the building or structure promote the general welfare in view of needs of the city for an urban renewal (redevelopment) project?

The Applicant's proposal to demolish the Gunston Hall Apartments answers all these questions in the negative and therefore, satisfies the criteria for demolition within the Old and Historic Alexandria District.

(1) Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest? **No**

These buildings, built in 1939, are not of such architectural or historical interest that their demolition would be a detriment to the public interest. In fact, their demolition would be a benefit to the public interest as redevelopment would remove the demand for significant on-street parking in an area where on-street parking is at a premium, particularly as the adjacent block begins its construction.

(2) Is the building or structure of such interest that it could be made into an historic shrine? **No**

The buildings are not of such interest that they could be made into an historic shrine. They are garden apartment buildings constructed in 1939.

(3) Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty? **No**

These are garden apartments built in 1939 of red brick, a material most common throughout the city, therefore, it has already been reproduced in the City, particularly on Washington Street.

(4) Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway? **No**

These buildings were built in 1939, eleven years after the U.S. Congress authorized the creation of the George Washington Memorial Parkway, and seven years after its dedication. It is difficult to maintain that these buildings preserve the memorial character of the parkway when they were built after the parkway was created. The parkway was created, in part, to recognize and preserve the architectural styles prevalent when President Washington rode from his townhouse in Alexandria to his estate in Mount Vernon. These buildings do not memorialize any architectural character present in Mr. Washington's time. Moreover and ironically, these buildings do not meet the recently adopted standards for preservation of the memorial character of the parkway and therefore could not be repeated in design if built today.

The Applicant recognizes that these buildings were built during the post WWII boom in residential construction in our area and their architectural character of red brick finish with punched windows is an important design concept for the memorial character of the Parkway, and the garden apartments in this area are specifically listed as a part of the historic register. However, all buildings on Washington Street are specifically listed in the historic register. These buildings have not been determined to be significant.

The Gunston Hall Apartments are set back from the street about 50 feet, and are lower in scale than the proposed redevelopment. However, the proposal for redevelopment maintains a 40 foot setback from the face of the curb, and is below the height limit of 50 feet for this zone, maintaining a low scale along Washington Street. We could push the buildings back farther, but we would lose the significant trees in the interior of the lot.

(5) Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city? **No**

There is nothing historical about these buildings.

(6) Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage and making the city a more attractive and desirable place in which to live? **No**

On the contrary, demolition of these buildings would promote the general welfare by maintaining and increasing real estate values, generating business, and making the city a more attractive and desirable place in which to live.

(7) In the instance of a building or structure owned by the city or the redevelopment and housing authority, such building or structure having been acquired pursuant to a duly approved urban renewal (redevelopment) plan, would retention of the building or structure promote the general welfare in view of needs of the city for an urban renewal (redevelopment) project? **N/A**

ATTACHMENT E

ShawPittman LLP

A Limited Liability Partnership Including Professional Corporations

ANNE H. ADAMS
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July 7, 2004

By Hand Delivery

Thomas Hulfish, III
Chairman
Members
Board of Architectural Review
301 King Street
City Hall
Room 2100
Alexandria, VA 22314

**Re: Gunston Hall Apartments
915 South Washington Street
BAR Case # 2004-0030**

Dear Mr. Hulfish:

I was asked by Basheer & Edgemoore, the Applicant in the case referenced above, to evaluate the Gunston Hall Apartments and to assess that complex in the context of their pending application for a permit to demolish the buildings. To that end, I visited the Gunston Hall Apartments a number of times. I also reviewed information about: the two historic districts within which the property is located; the history and evolution of garden apartments and apartments in general; apartment complexes in northern Virginia and the surrounding jurisdictions; the career of Harvey Warwick; and the evolution and variations of twentieth-century Colonial Revival design. Based on that review and my twenty-five years of professional experience as an Architectural Historian working in the field of historic preservation (my curriculum vitae is attached for your reference), I concluded that the Gunston Hall Apartments do not possess sufficient significance to warrant retention, nor does the complex meet in any meaningful way the criteria to be considered in evaluating the pending application. I testified to that effect before the Board of Architectural Review ("BAR") during its May 19, 2004 consideration of this case. And I am submitting this letter to supplement the record in this case.

The criteria set forth in the Zoning Ordinance, Section 10-105(B) are clear, but require critical evaluation to be meaningfully applied. In the absence of such critical evaluation, these criteria become meaningless and could apply at least in part to almost any existing building. To warrant the special protection provided under the Zoning Ordinance, and historic preservation laws in general, buildings must reach some minimum level of

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significance before they can reasonably be understood to meet any of the applicable criteria. Gunston Hall Apartments does not rise to that minimum level of significance.

Before applying the criteria set forth in the Zoning Ordinance it is important to understand the buildings in question. Gunston Hall Apartments is not the place described in the Staff report or in much of the testimony presented to the BAR on May 19, 2004, which elevates the complex to a level of significance that cannot be supported in fact. Gunston Hall Apartments is a small apartment complex, designed by Harvey Warwick, and built in 1938. It was but a small element in the regional building boom that occurred in the 1930s and 1940s because of the population explosion that began in the early 1930s and continued into the post-war period. The most efficient way to address the severe housing shortage was to build multi-family housing units, many but not all of which took the form of garden apartments. Apartment buildings sprang up in the undeveloped sections of Washington, Montgomery and Prince George's Counties in Maryland, and across northern Virginia. Ultimately, many hundreds of garden apartment complexes were built, some of which were architecturally and/or historically significant, some of which were not. Gunston Hall Apartments falls in the latter category; it is neither architecturally nor historically significant and it is not an important or character-defining element in either of the historic districts within which it is located. Gunston Hall Apartments was designed by Harvey Warwick, a regionally important architect who specialized in apartment buildings during a career that spanned much of the first half of the twentieth century. However, Gunston Hall Apartments is neither a good or important example of Warwick's work nor a good or important example of an apartment building of any type.

Findings

Of the seven criteria established by the Zoning Ordinance in Section 10-105(B), it is my professional opinion that none of these apply to the Gunston Hall Apartments in any meaningful way or in any way beyond what could be said of all buildings currently standing along Washington Street simply because they exist. Certainly, and hopefully, that bare minimum level of applicability should not be a standard sufficient to warrant the imposition, in the name of historic preservation and/or the guise of public welfare, of the temporary protection afforded buildings by the Zoning Ordinance. I do not agree with the Staff's findings that Criteria 1, 4, 5, and 6 apply in this case. The critical evaluation required as part of this, or any, preservation-related review process seems to be absent. These findings cannot be supported by relevant and substantiated fact. I would respond to these four criteria, and specifically to the Staff's findings as follows:

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(1) Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?

Response: No. The Staff Report states that the “Gunston Hall Apartments complex is part of the architectural heritage that accompanied the development of the George Washington Memorial Parkway”. While the complex is adjacent to the Parkway, there is no causal relationship between the Parkway and the apartment complex; nothing has been identified to relate the Gunston Hall Apartments to the development of the George Washington Memorial Parkway. The more likely reason for the construction of yet another apartment complex, and the more appropriate context within which to consider that construction, is the severe housing shortage plaguing the region during the 1930s.

The Staff Report further states that “The complex is an excellent example of the garden apartment style tailored to the more intimate Alexandria setting,” without offering any explanation to support such a determination. Gunston Hall Apartments is not an excellent example of anything relevant to the criteria to be considered in this matter. While the complex is certainly tailored to its site, as one would expect, it is not an excellent or even notable example of a garden apartment. It lacks the siting, size, variety, detail, and design sophistication of significant examples of this apartment type. Rather, Gunston Hall Apartments is an ordinary, architecturally uninspired group of small apartment buildings of no particular note.

While Gunston Hall Apartments is the work of a local architect who figured prominently in the design of apartments built in the area in the pre and post-World War II years, it is not an important or good example of his work. It represents no significant aspect of Warwick’s career and represents nothing related to evolution of his work or his capacity as an architect. This complex is a mediocre work in a career that resulted in many important and notable buildings and complexes, including Colonial Village (1935), an outstanding and sophisticated example of garden apartment design, and the Westchester (1930). Both are important markers in Warwick’s career and reflective of his capabilities as an architect.

Staff writes, “It is the work of any architect who figured prominently in the development of apartments in the Washington area in the mid-20th century.” While that is true, there is nothing about that fact that implies or imparts significance or would merit the determination that the complex should be retained and that its demolition would be to the public detriment. Again, critical evaluation is important and, to paraphrase a National Register of Historic Places publication, a building is not important just because it was designed by an important architect, even if that architect is Frank Lloyd Wright. Harvey

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Warwick designed scores of buildings. However, Gunston Hall Apartments does not reflect anything meaningful about his career. The design of Gunston Hall Apartments tells us nothing about his design capability. Its demolition would not be detrimental to or undermine the proper understanding of his contribution to the area's built environment. Appropriate recordation of the complex prior to its demolition would be commensurate with the complex's lack of importance and sufficient to provide a complete understanding of Warwick's output.

Gunston Hall Apartments provides nothing more than an uninspired backdrop to South Washington Street. Indeed, the complex actually turns its back on South Washington Street; none of the Gunston Hall buildings, including the two fronting on South Washington Street, has entrances from the street. This aspect of the complex is both significantly detrimental to the streetscape and out of character with the Alexandria Historic District and the George Washington Memorial Parkway. Within those districts the vast majority of buildings have entrances facing the street, or, in the case of some apartment complexes, at least have prominent entrances in an open courtyard that is visible and accessible from the street. Given its background nature, there is no compelling reason to require the retention of the Gunston Hall Apartments. Its absence will not alter or undermine anyone's ability to understand and appreciate the significant and character-defining aspects of the historic districts within which it is located. Furthermore, there is no compelling reason Gunston Hall Apartments should be retained when it is clearly possible for new development on the site to enhance the streetscape and contribute significantly more to streetscape than can Gunston Hall Apartments.

Criterion (4): Would retention of the building or structure help preserve the memorial character of the George Washington Parkway?

Response: No. No architectural or historical evidence has been presented to establish that the Gunston Hall Apartments was designed "in direct response to the construction of the George Washington Memorial Parkway." Given the demand for housing in the late 1930s it is more likely that the complex as simply one more apartment complex in the regional building boom, and that its construction was in no way specifically or particularly linked to the construction of the Parkway. Indeed, the street itself, in the form of South Washington Street but not the George Washington Memorial Parkway, already existed. And approval pursuant to a design review process does not establish that the complex was the result of the Parkway. Further, the design of Gunston Hall Apartments calls for these buildings to turn their backs on the Parkway. While the buildings fronting on South Washington Street do have slate roofs and dormers facing the street, rather than the flat roofs of all the other

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buildings within the complex, these minor design gestures can hardly be considered a "direct response" to the George Washington Memorial Parkway.

Staff further writes that "The setback of the buildings, the feeling of openness, and the scale of the buildings provide a fitting and appropriate southern Parkway entrance to the City's urban area." Even if this is true, there is no information to support any intent to do so or to support a finding or determination that Gunston Hall Apartments is the only group of buildings that can form an appropriate southern entrance to Alexandria. Or that mandates that the Gunston Hall Apartments must be retained because of it. Rather than being an intended result, it is more likely that any appropriate entrance condition is the result of the limitations and realities of the site, zoning on that site, the economy, the housing shortage, and the very different site conditions and context that existed in the late 1930s. When Gunston Hall Apartments was built, the denser, more regular and urban core of the City began several blocks to the north. Further, prior to the construction of the Beltway, South Washington Street continued three blocks further south to Hunting Creek. When Gunston Hall Apartments was designed, the site was in the middle of an area of undeveloped land (see Exhibit A). In subsequent years, the original context of the Gunston Hall Apartments has been lost and the site has been absorbed into a new and different context. Whatever aspects of the Gunston Hall Apartments may contribute to the entrance to this new and different City can certainly be achieved by other construction on the same site, rendering the "retention of the building" unnecessary.

While it is true that the complex is located within the boundaries of the National-Register-listed George Washington Memorial Parkway Historic District, Staff's claim that "[the buildings] are included as part of the George Washington Memorial Parkway National Register of Historic Places listing," is misleading. Any building within the boundaries of the historic district are "included" in the area listed, but such buildings are not necessarily important or relevant to, or character-defining features of, the historic district. Indeed, the 1981 National Register of Historic Places Nomination Form which details the history and character-defining aspects of the Parkway (road location, landscaping, and views) makes no mention of Gunston Hall Apartments or any garden apartment (see Exhibit B). The only building discussed in the context of this historic district is the Mount Vernon Inn at the south end of the Parkway. While the buildings constructed along Washington Street subsequent to the construction of the Parkway were reviewed and presumably approved by one of a number of federal agencies charged with that task, that approval does not make each building a significant element in the George Washington Memorial Parkway or establish that each approved building must remain in perpetuity. The Parkway is about the ambiance established by the greenway, the landscape associated with the greenway, and open views from the roadway to generally undeveloped land. It is not about the buildings

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that line Washington Street, and certainly not about Gunston Hall Apartments. Other than the Mount Vernon Inn, the only structures within the historic district discussed in the National Register Nomination Form are the bridges spanning the roadway and the Navy-Marine Memorial, which the form specifically notes was not constructed in connection with the parkway. Indeed, as the nomination states

“The highway was designed and landscaped to maximize scenic, esthetic, and commemorative qualities and retains much of its intended character.”

And that

(Washington Street and the historic buildings facing it [footnote 1] are already included in the National Register as elements of the Alexandria Historic District; the **street** (emphasis added) is included again here by virtue of the Federal interest in it as a component of the memorial parkway.)

The National Register nomination form also discusses the “vision of the nature and purpose of the **road**” (emphasis added) that was surveyed by Lt. Col. Peter Hains, of the U.S. Army Corps of Engineers, which was responsible for surveying possible routes for the Highway. Hains wrote in 1890, with respect to the Parkway, that:

... The grades should be light, the alignment in graceful curves, and it should pass over some of the high grounds from which the beautiful scenery along the route could be enjoyed ... The roadway should be well paved and well kept.

The George Washington Memorial Parkway is about the planned and landscaped scenic roadway, not the buildings adjacent to it.

Furthermore, the 1929 Memorandum of Agreement between the City and the Federal government providing a perpetual easement on Washington Street for the George Washington Memorial Parkway makes the City responsible for regulating the flow of traffic on Washington Street in a manner that allows for that street to remain the primary north-south roadway through the City (see Exhibit C). It also requires the City to bar billboards from the street “and to restrict the said street to residential and business development of such character and of such types of buildings as will be in keeping with the dignity, purpose and memorial character of said highway.” The Memorandum of Agreement does not address design and style, but rather addresses use and building type. There is nothing in the Memorandum of Agreement that requires that once a building

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exists along Washington Street that it must remain there in perpetuity. There is nothing in the Memorandum of Agreement that establishes that an approved building is the one and only building that can ever be approved for that site. And there is nothing in the document that indicated that approval under the review process conveys any significance to said approved building.

Criterion (5): Would retention of the building or structure help preserve and protect an historic place or area of historic interest?

Response: No. Again, no evidence has been put forth to establish that the Gunston Hall Apartments was constructed as "part of the historic place of the George Washington Memorial Parkway," as Staff contends. Nor are the buildings contributing resources in the Alexandria Historic District. The complex is not significant to or a character defining feature in either of the historic districts within which it is located, and location alone does not confer significance. The term "contributing resource" is a preservation term of art and, in the absence of some overriding legislation, it refers to a building constructed during the period of significance of a historic district that retains its integrity. Gunston Hall Apartments was constructed after the identified period of significance of the Alexandria Historic District (the 1984 amendment of the National Register listing of the Alexandria Historic District discusses nine twentieth century buildings and the economic and cultural forces that produced them (see Exhibit D)) and after the 1929-1932 period of significance of the George Washington Memorial Parkway Historic District. Nowhere does the documentation on either district mention Gunston Hall Apartments, or garden apartments.

Criterion (6): Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?

Response: No. The retention of this complex is likely to have an adverse affect on real estate values due to its deteriorated condition. Conversely, there is every reason to believe new development on this site could very positively effect property values. The Staff finding that "The Gunston Hall garden apartment complex consciously evokes the design approaches of the early National period ..." attempts to find significance in the fact that the design of the Gunston Hall Apartments may have been attempting to do exactly the same thing that the designs of millions of other buildings were trying to do at the same time.

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The Colonial Revival style was the preferred style of the time and it was applied, both well and badly, to all manner of buildings. There is nothing inherently special or interesting about the use of Colonial Revival design details. Nor is their use particularly successful at Gunston Hall Apartments. The elements of the design were common, if not ubiquitous, in this time. Further, the courtyard design, which turns the buildings away from the street, is antithetical to Alexandria's buildings of the early national period and the streetscapes they created.

Staff continues, [The Gunston Hall garden apartment complex] seeks to foster a patriotic connection to George Mason, the father of the Bill of Rights." In the absence of some supporting documentation we cannot know the intent of the developers of the Gunston Hall Apartments. However, the naming of buildings and complexes after historical figures was then, as it is now, a popular practice. And this complex is but one of a number along Washington Street to do the same thing. There is certainly nothing notable about this common practice. And nothing about the name or an attempt to foster a "patriotic connection" that would result in the requirement that the Gunston Hall Apartments be retained.

Staff further writes of Gunston Hall Apartments that "Its open feeling, low scale and attractive design set the stage for making this southern entryway to the City's urban area an attractive and desirable place to live." This is a restatement of an earlier finding and can be addressed in the same manner as earlier. Moreover, there is no reason to think a building specifically designed as an entryway could not admirably serve such a function nor is the Gunston Hall Apartments uniquely capable of serving this purpose.

Conclusion

The underlying problem with the Staff's findings and assertions that the Gunston Hall Apartments meets any of the relevant criteria is the absence of supporting documentation and critical evaluation of the buildings. As a result, the Staff appears to find that ordinary buildings of no architectural or historical significance should receive the same special consideration established under the Zoning Ordinance for the purpose of protecting special, significant buildings. It is hard to believe that this was the intention of Section 10-105 (B) of the Ordinance.

In addition to the question of whether the Gunston Hall Apartments meets any of the relevant criteria in the Zoning Ordinance, I would like to comment on some of the testimony presented by various speakers at the BAR meeting in response to the Applicant's presentation. There were many misstatements of the Applicant's position. Neither the

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Applicant nor I are pro-demolition. But we do not believe that providing the protection due important buildings to unimportant buildings is what the Zoning Ordinance was set up to accomplish. Furthermore, the imposition of such restrictions on private property in the absence of valid and compelling justifications for doing so is not in the best interest of or long term goals of historic preservation. The Ordinance assumes and requires a certain level of significance with respect to the properties that should be retained. We would ask the BAR to do the same.

One speaker stated that it is absurd to find Gunston Hall Apartments insignificant and not worthy of preservation because it is neither the Westchester nor Colonial Village. That is certainly true. However, no one made that suggestion. Those two apartment complexes were identified as important within the context of Warwick's work and the context of local apartment building development. Indeed, they are exceptional. Gunston Hall is not. Hopefully such misrepresentations will not distract the BAR from the fact that there is no legitimate way to find Gunston Hall Apartments worthy of retention under the Ordinance.

It is also important to understand that allowing the demolition of the Gunston Hall Apartments will not set a precedent for the demolition of other apartment complexes in the area. Gunston Hall Apartments is less densely developed than most of the nearby complexes and the buildings on the site represent about have the density allowed on the site under the existing zoning. That is generally not the case with the other apartment complexes at the south end of Washington Street, where most of the other nearby apartment complexes are near or exceed the density allowed under the current zoning, which is a clear disincentive to raze the existing buildings. Additionally, many of the other complexes have much more street presence than the Gunston Hall Apartments. Other complexes actually make a positive contribution to the streetscape, rather than simply form an anonymous backdrop as the Gunston Hall Apartments do. And, most importantly and most obviously, every application and every building or complex must be considered on its own merit; very little is a precedent for anything given that there are seldom the same sets of facts from one project to another. The fear of precedent should not prevent the BAR from achieving what is possible on the site of the Gunston Hall Apartments.

The BAR has within its authority the ability to require that new development on this site meets the Washington Street Design Guidelines, forms a purposely-designed southern gateway to the City, and contributes to the memorial character of the George Washington

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Memorial Parkway. The Gunston Hall Apartments should not stand in the way of that result.

Respectfully submitted,



Anne H. Adams
Architectural Historian

1. At that time (1981) the "historic" buildings in the Alexandria Historic District were considered be those buildings constructed through the end of the nineteenth century.

Anne H. Adams
Architectural Historian

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Employment

8/00 to Present	Shaw Pittman, LLP Architectural Historian
5/84 to 8/00	Wilkes Artis, Chartered Architectural Historian
10/77 to 5/84	District of Columbia Historic Preservation Office Architectural Historian on the staff of the State Historic Preservation Officer, the Joint Committee on Landmarks, and its successor board, the Historic Preservation Review Board
2/77 to 10/77	Don't Tear it Down (currently the DC Preservation League), Architectural Historian and Administrative Assistant
9/74 to 8/76	University of Maryland Department of Art, Teaching Assistant

Qualified as Expert Witness in Architectural History and Historic Preservation Before:

District of Columbia:

- Board of Zoning Adjustment
- Historic Preservation Review Board
- Joint Committee on Landmarks
- Mayor's Agent for DC Law 2-144
- Zoning Commission

Maryland:

- Howard County, Maryland Historic Preservation Commission
- Maryland National Capital Park and Planning Commission

Montgomery County, Maryland:

- Board of Appeals and Review
- County Council
- Historic Preservation Commission

Prince Georges County, Maryland:
County Council
Historic Preservation Commission
Rockville, Maryland Historic District of Commission

Virginia:
Arlington County Board of Architectural Review
Fairfax County Board of Architectural Review

United States Tax Court

Representative List of Projects Reviewed Under Section 106 of National Historic Preservation Act, Including Drafting of Memorandum of Agreement

Marine Corps Base Quantico, Quantico, VA – project involved rehabilitation and replacement of family housing, including single-family houses and apartment buildings, that contribute to the character of the Quantico Marine Corps Base Historic District

Tivoli Square, 14th Street, N.W. and Park Road, N.W. – project involved exterior restoration and interior rehabilitation of landmark Tivoli Theater and construction of a new supermarket, office/retail building, and residential buildings on adjacent vacant property

New Convention Center, downtown Washington, DC – project involved closing of and building over L'Enfant Plan streets

MCI Arena, downtown Washington, DC – project involved closing of and building over a L'Enfant Plan street

Representative List of Washington DC Landmarks and Historic Districts for Which Landmark Applications and National Register Nominations Have Been Prepared

Alumni House – George Washington University
Concordia German Evangelical Church and Rectory
Corcoran Hall – George Washington University
Downtown Historic District
Dupont Circle Historic District
Fifteenth Street Financial Historic District
Lisner Auditorium – George Washington University
Luzon Apartments
National Metropolitan Bank Building
Northumberland Apartments
Park Road, N.W. – south side of 1600 Block
Park Road, N.W. – north side of 1800 Block
President's Offices – George Washington University
Schneider Triangle

Seventh Street, N.W. – east side of 1000 Block
Sixteenth Street Historic District
Stockton Hall – George Washington University
Strong Residence Hall – George Washington University
Van Ness Mausoleum
Wardman Park Annex (Wardman Tower)
Woodhall House – George Washington University

Representative List of Washington, DC Properties Evaluated for Historic Significance Under Historic Landmark and Historic District Protection Act of 1979 (DC Law 2-144)

Alban Towers and adjacent vacant land – 3700 Massachusetts Avenue, N.W.
3901 Connecticut Avenue, N.W. and adjacent vacant land
Western Presbyterian Church – H Street, N.W.
Circle Theater – 2100 Block of Pennsylvania Avenue, N.W.
Governor Shepherd Apartments – 2121 Virginia Avenue, N.W.
Park Lane Apartments – 2025 H Street, N.W.

Representative List of Washington, DC Projects Reviewed Pursuant to DC Law 2-144

1901-13 Massachusetts Avenue, N.W. and 1512-24 Connecticut Avenue, N.W. – Exterior restoration of buildings owned by Riggs Bank

312 and 314 8th Street, N.E. – exterior restoration of houses, rear addition, and bridge over alley between two buildings in same ownership

Victor Building, 724 9th Street, N.W. – restoration of significant elements of individually-designated landmark and new construction

Shoreham Building, 800 15th Street, N.W. – restoration of facade and significant interior spaces in conjunction with new construction

Square 428 – restoration of facades and new construction at northwest corner of 7th and I Streets, N.W.

Square 347 – redevelopment of west half of square bounded by 10th, 11th, E and F Streets, N.W., including restoration, reconstruction, and relocation of historic facades and new construction

Square 456 – 500 block of 7th Street, N.W. and 500 block of E Street, N.W. – restoration of buildings and facades, additions, and new construction

Bowen Building and National Bank of Washington, 813 and 825 15th Street, N.W. – restoration of facades and significant interior spaces in conjunction with new construction

ShawPittman LLP

910-916 F Street, N.W. – restoration and rehabilitation of three historic buildings and incorporation of same into new hotel tower

National Cathedral School Athletic Facility, 3500 Woodley Road, N.W. – construction of a below-grade athletic facility with above-grade entry pavilion within National Cathedral Close

National Child Research Center – 3209 Highland Place, N.W. – Construction of an addition to a contributing building in an historic district and a new building on the same site

Tivoli Theater – 14th Street, N.W. and Park Road, N.W. – exterior restoration of landmark theater

2908 N Street, N.W. – Contemporary addition to c. 1800 house in Georgetown Historic District

Representative List of Tax Act Projects

21 Federal Street, Nantucket, MA

901 Massachusetts Avenue, N.W.

1644-66 Park Road, N.W.

1731 Willard Street, N.W.

Alperstein's Furniture Store, 1015 7th Street, N.W.

Buckingham Apartments, Arlington, VA

Hard Rock Cafe, 999 E Street, N.W.

Roosevelt Hotel – 2101 16th Street, N.W.

Manhattan Laundry, 1326-46 Florida Avenue, N.W.

Mann's Potato Chip Factory, 1042-54 29th Street, N.W.

Miller Furniture Company Store, Pennsylvania Avenue and D Street, S.E.

Thomas Sim Lee Houses, 3001-03 M Street, N.W.

Wardman Row, 1416-40 R Street, N.W.

Education

Graduate: University of Maryland, College Park, Maryland, M.A. in Art History,
with a concentration in American Architecture, 1976

Thesis title: An Examination of the Life and Work of Frederick
Bennett Pyle, Washington Architect

College: University of Rochester, Rochester, New York
B.A. with Honors - 1974, Major - Art History;
Elizabeth M. Anderson Award for Excellence in Art History

Secondary: Laurel School, Shaker Heights, Ohio - 1970

Positions and Memberships Held

Positions Held

Decatur House Council (House museum owned and operated by the National Trust for Historic Preservation), 1995-2002

Chairman, Collections and Acquisitions Committee; Building and Grounds Committee; Finance Committee

Chevy Chase Village Historic Preservation Committee, 1995-97

Chevy Chase Village Local Advisory Panel, 1998-99

Local Advisory Panel reviews and makes recommendations to the Montgomery County Historic Preservation Commission of projects under review within the Chevy Chase Village Historic District

DC Preservation League

Advisory Committee for two grant projects funded by the National Park Service through the DC State Historic Preservation Office, 1984-87

Washington Decorative Arts Forum

Board of Directors - 1995-present
President, 1995-98

Washington Metropolitan Chapter, Victorian Society in America

Vice-President for Programs, 1979-81 and 1988-90; At-Large Member of Board, 1981-83; President, 1985-87; Ex-Officio Member of Board, 1987-88; Chairman, Nominating Committee, 1995

Association for Preservation Technology Foundation

Treasurer, 1985-87

Washington Chapter, American Institute of Architects

Historic Resources Committee, 1984-2001; Development Committee, 1987-89

Memberships

Chester County Historical Society

Chevy Chase Historical Society

DC Preservation League

The Historical Society of Washington, DC

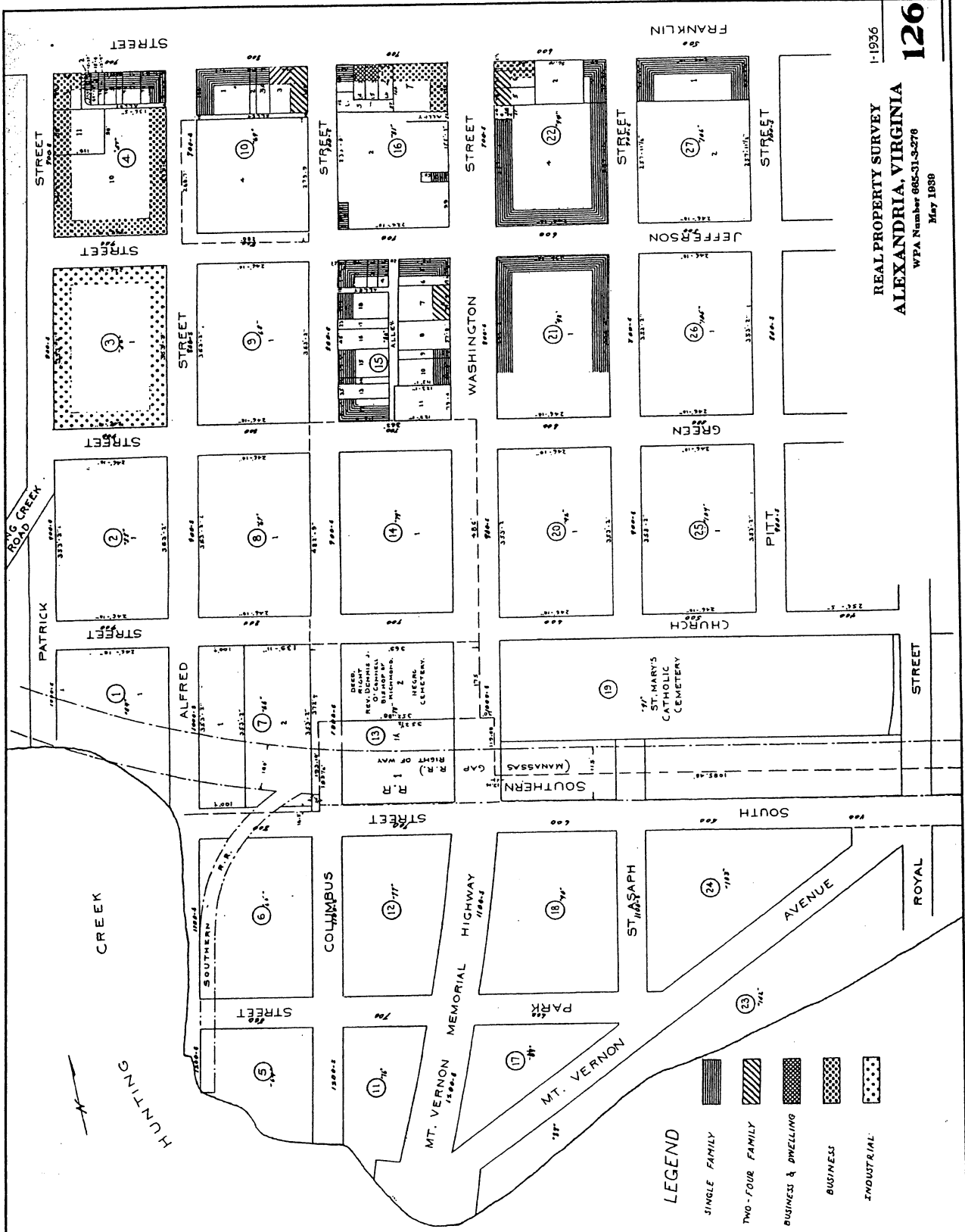
Latrobe Chapter, Society of Architectural Historians

Montgomery County Historical Society

National Trust for Historic Preservation

Society for Commercial Archaeology

EXHIBIT A



Real Property Survey, Alexandria, Va. Works Projects Administration, Vol. 2, Land Use Maps, 1939.

EXHIBIT B

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM**

FOR FEDERAL PROPERTIES

FOR NPS USE ONLY
RECEIVED APR 7 1981
DATE ENTERED MAY 18 1981

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC Mount Vernon Memorial Highway

AND/OR COMMON George Washington Memorial Parkway (portion)

2 LOCATION

STREET & NUMBER

CITY, TOWN

Arlington/Alexandria/Mount Vernon

VICINITY OF
CODE

NOT FOR PUBLICATION

CONGRESSIONAL DISTRICT

8th (VA)

COUNTY

CODE

STATE

Virginia: Washington, D.C.

VA:51; DC:11

Alexandria (510), Arlington (013)

Fairfax (059), D.C. (001)

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input checked="" type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE
<input type="checkbox"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> SITE	<input checked="" type="checkbox"/> PUBLIC ACQUISITION	<input type="checkbox"/> ACCESSIBLE	<input type="checkbox"/> EDUCATIONAL
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> ENTERTAINMENT
	<input type="checkbox"/> BEING CONSIDERED	<input checked="" type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> GOVERNMENT
		<input type="checkbox"/> NO	<input type="checkbox"/> INDUSTRIAL
			<input checked="" type="checkbox"/> PARK
			<input type="checkbox"/> PRIVATE RESIDENCE
			<input type="checkbox"/> RELIGIOUS
			<input type="checkbox"/> SCIENTIFIC
			<input checked="" type="checkbox"/> TRANSPORTATION
			<input type="checkbox"/> OTHER:

4 AGENCY

REGIONAL HEADQUARTERS: (If applicable)

National Capital Region, National Park Service

STREET & NUMBER

1100 Ohio Drive, S.W.

CITY, TOWN

Washington

VICINITY OF

STATE

D.C. 20242

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC. same as above

STREET & NUMBER

CITY, TOWN

STATE

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Mount Vernon Memorial Highway, a portion of the George Washington Memorial Parkway, links the southwestern end of Arlington Memorial Bridge on Columbia Island, Washington, D.C., with Mount Vernon in Fairfax County, Va., along a route roughly paralleling the Potomac River. The highway was designed and landscaped to maximize scenic, esthetic, and commemorative qualities and retains much of its intended character.

The 8-1/2-mile section in Fairfax County from Mount Vernon north to Hunting Creek, the southern boundary of Alexandria, is the least altered portion of the highway. Much of the original concrete slab construction remains exposed on this section of the road, which is four lanes wide with occasional planted median dividers at grade separations and intersections.

At the Mount Vernon terminus is a landscaped traffic circle with flanking parking areas screened by vegetation in accordance with the original design. Facing the circle next to the gateway to George Washington's estate is the Mount Vernon Inn, a colonial revival restaurant, snack bar, and gift shop; it and a comparably designed octagonal structure in front used as a Park Police office were built in conjunction with the parkway. A bronze plaque on a boulder nearby identifies the Mount Vernon Memorial Highway and its construction for the bicentennial of Washington's birth.

A single-arch bridge with battered abutments and a decorative projecting stone course carries the highway across Little Hunting Creek where it enters the Potomac just east of Washington's estate. The alignment then curves north with the riverbank, the road running close to the river's edge as it passes Fort Washington on the Maryland shore to provide scenic views of that impressive 19th century stone fortress. A bridge of a single segmental arch bordered by battered buttress projections carries Alexandria Avenue across the parkway. At the north end of the section is the bridge over Hunting Creek, three arches between battered abutments with battered buttresses articulating the piers. All bridges are compatibly faced with varicolored rough ~~random~~ ashlar.

Beveled curbing is used throughout the southern section of the highway for easy pull-off onto the adjacent grass. Guard rails where needed are of treated, unpainted wood to blend with the natural landscape. The original plantings here are most fully intact at the Mount Vernon terminus and at Belle Haven, a short distance south of Hunting Creek.

North of Hunting Creek through the Old Town section of Alexandria the parkway utilizes Washington Street, which runs straight on a nearly north-south alignment about 1-3/4 miles to just north of First Street. Laid out in the late 18th century, Washington Street is lined with many late 18th and 19th century buildings. In 1929 the city of Alexandria granted the United States a perpetual easement over the

(continued)

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INVENTORY -- NOMINATION FORM

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CONTINUATION SHEET /

ITEM NUMBER 7

PAGE 2

street in furtherance of the memorial highway development. The agreement conveying the easement provided, inter alia, that the United States would reconstruct and maintain Washington Street consistent with its new function as a parkway link, that Alexandria would control entering traffic to give the street precedence as a main thoroughfare, and that the city would ban facing billboards and restrict the street "to residential and business development of such character and of such type of building as will be in keeping with the dignity, purpose and memorial character" of the highway. These provisions and the city's Old and Historic Alexandria District ordinance dating from 1946 perpetuated the distinctive character of Washington Street evident today. (Washington Street and the historic buildings facing it are already included in the National Register as elements of the Alexandria Historic District; the street is included again here by virtue of the Federal interest in it as a component of the memorial highway.)

North of First Street the highway returns to the full jurisdiction of the United States and continues about 5-1/2 miles to the traffic circle at the end of Arlington Memorial Bridge. This section was and is divided by a median strip. Alterations from the original construction include asphalt paving, realignment around National Airport, widening to six lanes between the airport and the 14th Street bridges to Washington, and relocation of the southbound lane where it formerly joined the circle at the bridge. The beveled curbing continues.

For about the first 3/4-mile of this section the northbound lanes are on axis with the Washington Monument in Washington, D.C., offering motorists a striking vista to the giant obelisk over four miles distant. This slightly downsloping stretch, known as Monument View Hill, also contains remnants of the original plantings. The bridge over Four Mile Run to the north (the boundary between Alexandria and Arlington County) was constructed in the late 1970s and is not a contributing element of this nomination. A bridge like the Alexandria Avenue overpass carried the parkway on its original alignment through what is now National Airport; since the parkway was realigned west of the airport, the bridge has remained to carry internal airport traffic over an access road to the north terminal. (The bridge is now outside National Park Service jurisdiction and no longer serves the parkway, so it is not included in this nomination.) Just north of the airport the highway crosses Roaches Run on an original stone-faced box culvert. The random ashlar facing of the parkway bridges was employed by the Richmond, Fredericksburg, and Potomac Railroad in its bridge over the highway and to a lesser degree in the more recent Rochambeau and George Mason (14th Street) highway bridges paralleling the railroad to the north. A wholly modern, functional Metrorail overpass was added in the late 1970s between the railroad and highway bridges. (These spans are outside Service jurisdiction and excluded from this nomination.) A short distance beyond these overpasses the parkway crosses the Boundary Channel to Columbia

(continued)

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Island, Washington, D.C., on another single arch bridge with battered buttress projections and varicolored random ashlar facing. The road proceeds along the island for about a mile to its terminus at the Arlington Memorial Bridge circle.

Although not constructed in connection with the Mount Vernon Memorial Highway, the Navy-Marine Memorial adjoins it on the eastern end of Columbia Island and is included in this nomination. The memorial features a cast aluminum sculpture of a rolling wave with seven seagulls intricately balanced atop it. The base is of green granite. The memorial, approximately 30 feet long and 35 feet tall, commemorates the men of the U.S. Navy and U.S. Marine Corps who died at sea during World War I.

Approximately 1/4-mile from the Navy-Marine Memorial on the west side of the parkway is the Lyndon Baines Johnson Memorial Grove on the Potomac, a modern landscaped memorial to President Johnson. It is listed separately in the National Register.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input checked="" type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input checked="" type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input checked="" type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input checked="" type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input checked="" type="checkbox"/> OTHER (SPECIFY) Commemoration
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1929-32

BUILDER/ARCHITECT U.S. Bureau of Public Roads

STATEMENT OF SIGNIFICANCE

The Mount Vernon Memorial Highway is significant as the first parkway constructed and maintained by the U.S. Government and as the first such road with a commemorative function explicit in its name and alignment. Although predated by other parkways, notably in Westchester County, New York, the Mount Vernon Memorial Highway south of Alexandria is probably the least altered of such early roads in the United States today. Its distinctive stone-faced arch bridges, concrete slab base, beveled curbing, and landscape plantings mark its special quality.

Planning for a highway "of noble proportions" linking Washington, D.C., with the national shrine of Mount Vernon began in 1887-88 with the formation of the Mount Vernon Avenue Association, chartered by the Commonwealth of Virginia. Pursuant to a congressional directive, Lt. Col. Peter C. Hains of the U.S. Army Corps of Engineers surveyed several routes from the Virginia end of Aqueduct Bridge (predecessor of Key Bridge) to George Washington's home and tomb. Hains' vision of the nature and purpose of the road was reflected in his report; submitted in 1890:

It is to commemorate the virtues of the grandest character in American history.... A road, therefore, built from the capital of the nation to the tomb of its founder, would not be such as built for ordinary traffic. It should have the character of a monumental structure, such as would comport with the dignity of this great nation in such an undertaking, and the grandeur of character of the man to whom it is dedicated.... The grades should be light, the alignment in graceful curves, and it should pass over some of the high grounds from which the beautiful scenery along the route could be enjoyed, and possibly near the places that Washington himself frequented--places that now have a historical interest because they are associated with him.... The roadway should be well paved and well kept. It should be such a work as no American need feel ashamed of.

The highway plans received a setback in 1892 when the Washington, Alexandria, and Mount Vernon Railroad built an electric railway to Mount Vernon, reducing the functional need for the proposed road. But the concept was kept alive in the comprehensive 1902 report of the Park Improvement Commission of the District of Columbia, sponsored by the Senate Committee on the District of Columbia chaired by Senator James McMillan. The Senate Park Commission or McMillan Commission, as it was popularly known, proposed the construction of the present Arlington Memorial Bridge and recommended that a highway proceed from its southwest terminus to Mount Vernon along one of the higher and more inland routes surveyed by Hains.

(continued)

ON #3

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In 1922 Congress appropriated funds for the planning of Arlington Memorial Bridge, and in 1924 it created the United States Commission for the Celebration of the Two Hundredth Anniversary of the Birth of George Washington. Construction of the bridge beginning in 1926 gave impetus to plans for a road linking it to Mount Vernon, and an act of Congress approved May 23, 1928, directed the survey and construction of a "suitable memorial highway" between these points under the auspices of the Washington bicentennial commission. The act ordered the Secretary of Agriculture, who had jurisdiction over the Bureau of Public Roads, to survey routes for selection by the commission and prepare highway plans with "provision for the planting of shade trees and shrubbery and for such other landscape treatment, parking, and ornamental structures as he may prescribe...."

Because of Westchester County's pioneering role in parkway design and construction, the Bureau of Public Roads hired as consultants three employees of the Westchester County Park Authority: Chief Engineer Jay Downer, Landscape Architect Gilmore D. Clarke, and Landscape Plantsman Henry Nye. The resulting design similarity to the New York parkways was evident in such features as the bridges of reinforced concrete slab and girder construction masked by native stone arches and the rustic wooden guardrails.

Two routes were chosen as alternatives, both of which were further modifications of alignments proposed by Hains. The commission ultimately selected the route nearest the Potomac, which afforded fine views of the river and the striking axial vista of the Washington Monument for traffic northbound from Alexandria—especially fitting given the highway's commemorative purpose. Construction began under the direction of the Bureau of Public Roads on September 17, 1929; the road was opened to traffic on January 16, 1932, the bicentennial year of Washington's birth. President Hoover traveled the highway to Mount Vernon that November for its formal dedication.

While the Mount Vernon Memorial Highway was still under construction, the Capper-Crampton Act of May 29, 1930, authorized the federal acquisition of additional lands on both sides of the Potomac for the development of the George Washington Memorial Parkway. This act provided for the transfer of the completed Mount Vernon Memorial Highway to the Office of Public Buildings and Public Parks of the National Capital—subsumed by the National Park Service in 1933—as a component of the larger parkway, which ultimately extended northwest to Great Falls on the Virginia side of the river and from Chain Bridge to Cabin John on the Maryland side. (A proposed linking bridge across the Potomac at Great Falls and an extension in Maryland south to Fort Washington were never built.) The road remains under National Park Service administration.

(continued)

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PAGE 3

With the exception of traffic lights in Alexandria, there are no impediments to the free flow of traffic on the parkway in keeping with its historic character. The highway serves as the major access to a number of scenic and recreational features along its route, including Riverside, Fort Hunt, Belle Haven, Dyke Marsh, Daingerfield Island, Gravelly Point, Roaches Run, and Collingwood.

The Navy-Marine Memorial was erected in 1934 on lands of the Mount Vernon Memorial Highway at the east end of Columbia Island, Washington, D.C. Designed by the sculptor Ernesto Bagni del Piatta in 1922, the dynamic rolling wave and soaring gulls were to have rested on an elaborate stepped base of polished green granite evocative of the sea. Funds for this base were inadequate, and in 1940 the present abbreviated granite pedestal replaced the rough concrete base installed for the dedication. The cast aluminum sculpture itself is nevertheless a unique and striking specimen among Washington's abundant memorial art.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

- James M. Goode. The Outdoor Sculpture of Washington, D.C. Washington: Smithsonian Institution Press, 1974.
- David Murphy. "Mount Vernon Memorial Highway; Forty Years in Design." 23 p. typescript, National Capital Region, National Park Service.
- National Capital Planning Commission. Worthy of the Nation: The History of Planning for the National Capital. Washington: Smithsonian Institution Press, 1977.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY c. 515
 UTM REFERENCES SEE CONTINUATION SHEET

UTM NOT APPLICABLE

ACREAGE NOT DETERMINED

A	ZONE	EASTING	NORTHING
C	ZONE	EASTING	NORTHING

B	ZONE	EASTING	NORTHING
D	ZONE	EASTING	NORTHING

VERBAL BOUNDARY DESCRIPTION

The boundary includes those Federal lands of the George Washington Memorial Parkway delineated on the accompanying U.S.G.S maps, plus Washington Street in Alexandria as subject to a Federal easement for parkway purposes.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
Virginia	51	Arlington	013
		Alexandria (city)	510
		Fairfax	059
STATE	CODE	COUNTY	CODE
District of Columbia	11		001

11 FORM PREPARED BY

NAME / TITLE

Barry Mackintosh, Regional Historian

ORGANIZATION

National Capital Region, National Park Service

STREET & NUMBER

1100 Ohio Drive, S.W.

CITY OR TOWN

Washington

DATE

June 1980

TELEPHONE

(202) 426-6660

STATE

D.C. 20242

12 CERTIFICATION OF NOMINATION

STATE HISTORIC PRESERVATION OFFICER RECOMMENDATION

YES

NO

NONE

Tucker Hill, Executive Director

Va. Historic Landmarks Commission &

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

In compliance with Executive Order 11593, I hereby nominate this property to the National Register, certifying that the State Historic Preservation Officer has been allowed 90 days in which to present the nomination to the State Review Board and to evaluate its significance. The evaluated level of significance is National State Local

FEDERAL REPRESENTATIVE SIGNATURE

TITLE Assistant Director, Cultural Resources

DATE APR 3 1981

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DIRECTOR, OFFICE OF ARCHAELOGY AND HISTORIC PRESERVATION

ATTEST: Emma Marie Saxe
 KEEPER OF THE NATIONAL REGISTER
Regional Coordinator

DATE 5/18/81

DATE 5-18-81

UNITED STATES DEPARTMENT OF THE INTERIOR
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UTM REFERENCES

A:	18/321160/4306050	(Washington West quad.)
B:	18/323240/4304130	(Alexandria quad.)
C:	18/322520/4303060	"
D:	18/322220/4301500	"
E:	18/322710/4299550	"
F:	18/322470/4298050	"
G:	18/321980/4295410	"
H:	18/321540/4294610	"
I:	18/321820/4293730	"
J:	18/321590/4292650	"
K:	18/322020/4291800	"
L:	18/321880/4291220	"
M:	18/322030/4289870	(Mount Vernon quad.)
N:	18/321940/4289030	"
O:	18/322550/4288560	"
P:	18/322410/4287140	"
Q:	18/321520/4286340	"
R:	18/319790/4286370	"
S:	18/319080/4287170	"
T:	18/318600/4286440	"
U:	18/318430/4286550	"
V:	18/318380/4287040	"
W:	18/319120/4287580	"
X:	18/320000/4286530	"
Y:	18/321290/4286520	"
Z:	18/322200/4287280	"
AA:	18/322320/4288480	"
BB:	18/321750/4288970	"
CC:	18/321920/4289900	"
DD:	18/321770/4291070	(Alexandria quad.)
EE:	18/321910/4291720	"
FF:	18/321460/4292660	"
GG:	18/321700/4293770	"
HH:	18/321380/4294590	"
II:	18/321940/4295640	"
JJ:	18/322420/4298060	"
KK:	18/322530/4299620	"
LL:	18/322040/4301260	"
MM:	18/322300/4302830	"
NN:	18/322830/4304150	"
OO:	18/321380/4305590	(Washington West quad.)

ENTRIES IN THE NATIONAL REGISTER

STATE **VIRGINIA**

Date Entered **MAY 18 1981**

Name

Location

Mount Vernon Memorial Highway

**Alexandria (ind. city),
Arlington and Fairfax Counties
(also in Washington, D.C.)**

Also Notified

Honorable Harry F. Byrd, Jr.
Honorable Walter E. Fauntroy

Dr. Robert L. Moore, D.C. SHPO

Honorable John W. Warner
Honorable Herbert E. Harris, II
Mr. David P. Hales,
Deputy Assistant Secretary for
Fish and Wildlife and Parks
Mr. F. Ross Holland, NPS
Northeast Region, HCRS

State Historic Preservation Officer
Mr. Tucker H. Hill
Executive Director
Virginia Historic Landmarks Commission
221 Governor Street
Richmond, Virginia 23219

For further information, please call the National Register at (202)343-6401.

Eady/bjr/5/20/81

NR

EXHIBIT C

MEMORANDUM OF AGREEMENT made this 20th day of June, 1929, by and between the City Council of the City of Alexandria, State of Virginia, (hereinafter called the City), and the United States of America, represented by the Secretary of Agriculture, (hereinafter called the Secretary).

W I T N E S S E T H:

WHEREAS, the Act of Congress entitled "An Act to authorize and direct the survey, construction, and maintenance of a memorial highway to connect Mount Vernon, in the State of Virginia, with the Arlington Memorial Bridge across the Potomac River at Washington," approved May 23, 1928 (45 Stat. 721), authorizes and directs the Secretary to cooperate with the United States Commission for the Celebration of the Two Hundredth Anniversary of the Birth of George Washington, created by public resolution No. 38, approved December 2, 1924, in constructing a suitable memorial highway to connect Mount Vernon, the home and burial place of George Washington, in the State of Virginia, with the City of Washington, District of Columbia, on a route to be determined by the said Commission; and

WHEREAS, at a meeting held on January 24, 1929, the said Commission approved the lower or Potomac route upon which said memorial highway shall be constructed, such approval being indicated by the adoption of a resolution reading in part as follows:

"RESOLVED, By the United States Commission for the Celebration of the Two Hundredth Anniversary of the Birth of George Washington, That,

pursuant to the authority conferred upon said Commission and upon the Secretary of Agriculture by the Act of Congress entitled 'An Act to authorize and direct the survey, construction, and maintenance of a memorial highway to connect Mount Vernon, in the State of Virginia, with the Arlington Memorial Bridge across the Potomac River at Washington', approved May 23, 1928, the Commission does hereby approve the lower or Potomac River route as set forth in the report and accompanying plans submitted by the Secretary of Agriculture under date of January 22, 1929, and the Secretary of Agriculture is hereby authorized to proceed with the construction of said memorial highway in accordance with the provisions of said Act, the recommendations made in said report, and the plans submitted therewith or which hereafter may be submitted and approved, subject, however, to the condition that before commencing said construction work, the Secretary of Agriculture shall have procured, or shall have satisfactory assurance of procuring, the necessary right of way therefor, including parking, and shall have entered into arrangements or agreements satisfactory to him with the council of any city or town, or the board of supervisors of any county, in the State of Virginia, through which said memorial highway will pass, respecting the control of traffic on said memorial highway and upon highways or streets which will intersect same, and respecting the zoning and control of the use which may be made of property adjacent to said memorial highway"; and

WHEREAS, the City is desirous of effecting such arrangements or agreements with the Secretary as will meet fully the conditions set forth in the above quoted portion of said resolution in order to insure the location of said memorial highway within and through its corporate limits, and in order that construction work thereon may be commenced and proceed to completion at the earliest practicable date; and

WHEREAS, the City by its charter and by the special authority contained in the Act of Assembly of the State of Virginia, approved

March 25, 1926 (Chapter 494, Acts of Assembly, 1926), is vested with full authority of law to enter into an arrangement or agreement with the Secretary with respect to the special matter hereof affecting the construction, maintenance, and use of said memorial highway.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, and of the several premises to be faithfully performed by each, as hereinafter set forth, the City and the Secretary do hereby mutually agree as follows:

ARTICLE I. The City hereby agrees to the location and construction of said memorial highway within and through its corporate limits on and along Washington Street, and further agrees, without cost to the Secretary, to acquire, lay out, and dedicate as a public street or highway an extension of said Washington Street to the present corporate limits on the north and to the said corporate limits at Hunting Creek on the south, such extension to be of the same width as said street is now laid out and established, except that for a distance of not to exceed two hundred (200) feet from the north shore of Hunting Creek on the south it shall be of a width equal to (but in no event to exceed two hundred (200) feet) that of the causeway or bridge which will be constructed across or over said creek as a part of said memorial highway and from Montgomery Street on the north to the present north corporate limits it shall be of such width as the Secretary may desire not to exceed two hundred (200) feet. The United States shall have for such period as same shall be used for the purposes of said memorial highway, and is hereby granted, an irrevocable easement on and over the whole of said Washington Street, including

any extension thereof which may be made pursuant to this agreement. The grading and paving of any extension of Washington Street which may be made hereunder shall be by and at the cost of the Secretary.

If it should be mutually determined that any part of such necessary right of way not now belonging to said City can be acquired more conveniently by the Secretary than by the City, then and in that event the City will pay all actual necessary costs which the Secretary may incur in acquiring same.

ARTICLE II. The City hereby agrees to zone Washington Street, including any extension thereof which may be made under Article I hereof, so as to bar therefrom and from unimproved property within a distance of two hundred (200) feet on each side thereof, all billboards or other advertising signs or devices facing in the direction of Washington Street, except where attached to the building in which the business advertised is conducted, and to restrict the said street to residential and business development of such character and of such types of building as will be in keeping with the dignity, purpose and memorial character of said highway.

ARTICLE III. The City hereby agrees that Washington Street, including any extension thereof which may be made under Article I hereof, where coincident with said memorial highway, shall be a main thoroughfare upon which traffic shall be given preference over all traffic on intersecting streets; and that it will cause stop signs to be placed and maintained on all intersecting streets to require all traffic thereon to come to a complete stop before entering said

memorial highway except at such intersections as the City and the Secretary may mutually agree shall be protected by electric flashlights, and that at such last mentioned intersections the City will cause electric flashlights to be placed, maintained, and operated.

The City further agrees that from time to time it will pass such ordinances as may be mutually agreed upon with the Secretary for the control and safety of vehicular and pedestrian traffic on and over said memorial highway within its corporate limits, including limitations on the size, kind, weight, speed and parking of vehicles over, on and along said highway, and all other uses of such highway by vehicular and pedestrian traffic, and that it will give the Secretary at all times full cooperation, support, and assistance in the adoption and enforcement of such measures as may be mutually agreed upon as necessary for the safety and control of traffic over, on, or along said memorial highway.

ARTICLE IV. The City hereby agrees that it will take such steps as may be necessary to secure, from time to time, the installation, maintenance, and operation of such electric signals or other appropriate devices, mutually agreed upon with the Secretary, as will afford suitable and adequate protection to traffic upon said highway within its corporate limits where existing steam or electric railway tracks cross same at grade, and that it will not in the future permit any steam or electric railway track to be constructed at grade on or across said highway within its corporate limits.

The City further agrees that any sewer, water, or gas mains or pipes, poles for telephone or power line wires, and any other public utility equipment on, along, across, or under said Washington Street, or any extension thereof, made under Article I hereof, will be installed and maintained in such manner as will not unduly interfere with

and disturb the surface of such highway and the use thereof by pedestrians and vehicular traffic; and that any opening which may be made in the surface of said highway for the erection, installation, or repair of any such public utility will be restored to as good condition as it was before being so disturbed.

ARTICLE V. The City hereby agrees that the Secretary shall have full and exclusive authority over the maintenance, including reconstruction, when and as deemed necessary by the Secretary, of said memorial highway, including intersections and curbs on, along and over said Washington Street as now existing, or as same may be extended in accordance herewith, in order that the maintenance and reconstruction of said memorial highway on and over said street may be uniform with that outside of the corporate limits of said City, and the City further agrees that on presentation of properly authenticated claim therefor it will, within ninety (90) days immediately following the close of each Federal fiscal year, reimburse the Secretary one-fourth the actual cost of such maintenance and reconstruction during such fiscal year of that portion of Washington Street which is now paved, namely, from Montgomery Street on the north to Franklin Street on the south, and that it will cooperate with the Secretary upon his request and to such extent, and in such manner, as may be mutually agreed upon in the performance of any and all such work of maintenance and reconstruction, or in the doing of anything necessary in connection therewith or incident thereto, with the understanding, however, that any actual necessary expenditures which may be incurred by said City in carrying out any such cooperation, maintenance or reconstruction work, shall be credited on its reimbursement account, it being understood by the parties hereto that the total share of such

maintenance and reconstruction costs during any Federal fiscal year to be borne by said City shall not exceed one-fourth thereof on said portion of Washington Street which is now paved.

ARTICLE VI. The City hereby agrees that it will enact any and all ordinances, and do any and all things necessary to carry into effect this agreement, and that it will enact no ordinance nor take any other action which will be in conflict herewith or contrary to the purpose and intent hereof.

ARTICLE VII. The Secretary hereby agrees that upon full and complete execution hereof, the enactment of necessary ordinances by the City for carrying same into effect, or the taking of such other action as may be necessary hereunder prior to the beginning of the construction, he will proceed with the location and construction of said memorial highway on the lower or Potomac River route within and through the corporate limits of said City on or over said Washington Street, including any extension of said street in accordance with the provisions hereof, subject, however, to the condition that he first shall be able to enter into appropriate and satisfactory arrangements or agreements respecting the subject matter hereof with the proper authorities of the counties of Arlington and Fairfax, respectively, in the State of Virginia.

ARTICLE VIII. The City further agrees to acquire such additional land within the City limits by purchase or condemnation or otherwise as the Secretary may desire for the purposes of the said memorial highway. The total cost of purchase or condemnation, including legal proceedings, if any, will be borne by the Secretary.

ARTICLE IX. It is mutually agreed that Articles II, III, IV, V, VI, and VIII hereof shall apply to any portion of said memorial highway which hereafter may be taken into the corporate limits of the city by reason of any extension of such corporate limits which hereafter may be made.

ARTICLE X. It is mutually agreed that this agreement shall be executed in duplicate and each copy thereof so executed shall be considered an original.

IN WITNESS WHEREOF, the parties hereto have executed this agreement as of the day and year first above written.

(Seal)

CITY COUNCIL OF ALEXANDRIA

By (Signed) W. A. Smoot
Mayor

Witness:

C. C. Carlin (Signed)

Gardner L. Boothe (Signed)

(Seal)

UNITED STATES OF AMERICA,

By (Signed) R. W. Dunlap
Acting Secretary of Agriculture

Witness:

W. H. Smith (Signed)

J. W. Johnson (Signed)

Extract from Minutes of a Regular Meeting of the City Council of the City of Alexandria, Virginia, held in the Council Chamber, City Hall, on Thursday, June 20th, 1929, at 2:00 o'clock p.m.

Upon motion by Councilman Timberman, supported by Councilman Ticer, the following resolution was introduced:

"BE IT RESOLVED by the City Council of the City of Alexandria, Virginia, that agreement between the City Council of the City of Alexandria, State of Virginia and the United States of America for use of Washington Street in connection with memorial highway be approved by Council and that the Mayor be authorized to sign it as read."

Adopted on the following roll call vote:

Yeas: Councilman Fannon, Timberman and Ticer and Mayor Smoot.
Nays: None.

I, Purvis Taylor, Clerk of Council, certify that the foregoing is a true and correct copy of extract from minutes of regular meeting of the City Council of the City of Alexandria, Va., held Thursday, June 20th, 1929, at 2:00 o'clock p.m.

(Signed) Purvis Taylor

Clerk of Council.

EXHIBIT D

(NATIONAL HISTORIC LANDMARKS)

Form 10-300
(Dec. 1968)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE: Virginia	
COUNTY: Alexandria (in cit.)	
FOR NPS USE ONLY	
ENTRY NUMBER 69-04-45-0001	DATE 4/2/69

1. NAME

COMMON:
Alexandria *West Dist.*

AND/OR HISTORIC:
Alexandria

2. LOCATION

STREET AND NUMBER:
As described in attached Ordinance No. 1338

CITY OR TOWN:
Alexandria

STATE: Virginia

CODE 510 45	COUNTY: ALEXANDRIA (IND CITY)	CODE 510
---------------------------	----------------------------------	-------------

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
District <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object <input type="checkbox"/>	Public <input type="checkbox"/> Private <input type="checkbox"/> Both <input checked="" type="checkbox"/>	Public Acquisition: In Process <input type="checkbox"/> Being Considered <input type="checkbox"/>	Occupied <input checked="" type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress <input type="checkbox"/>
PRESENT USE (Check One or More as Appropriate)			Yes: Restricted <input type="checkbox"/> Unrestricted <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment <input type="checkbox"/>	Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum <input type="checkbox"/>	Park <input type="checkbox"/> Private Residence <input checked="" type="checkbox"/> Religious <input type="checkbox"/> Scientific <input type="checkbox"/>	Transportation <input type="checkbox"/> Other (Specify) <input checked="" type="checkbox"/> <u>Public buildings</u>

4. OWNER OF PROPERTY

OWNERS NAME:
Multiple public and private

STREET AND NUMBER:
City of Alexandria

CITY OR TOWN: Alexandria

STATE: Virginia

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.:
Alexandria Clerk of Courts

STREET AND NUMBER:
130 N. Fairfax

CITY OR TOWN: Alexandria

STATE: Virginia

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: see Ordinance No. 1338

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:
Historic American Buildings Survey

DATE OF SURVEY: 1941 Federal State County Local

DEPOSITORY FOR SURVEY RECORDS:
Library of Congress

STREET AND NUMBER:
1st St. BETWEEN E CAPITAL AND INDEPENDENCE AVE, S.E.

CITY OR TOWN: Washington

STATE: District of Columbia

STATE: Virginia

COUNTY: Alexandria (in cit.)

ENTRY NUMBER: 69-04-45-0001

DATE: 4/2/69

FOR NPS USE ONLY

SEE INSTRUCTIONS

7. DESCRIPTION

CONDITION	(Check One)					
	Excellent <input type="checkbox"/>	Good <input checked="" type="checkbox"/>	Fair <input type="checkbox"/>	Deteriorated <input type="checkbox"/>	Ruins <input type="checkbox"/>	Unexposed <input type="checkbox"/>
INTEGRITY	(Check One)			(Check One)		
	Altered <input checked="" type="checkbox"/>	Unaltered <input type="checkbox"/>		Moved <input type="checkbox"/>	Original Site <input checked="" type="checkbox"/>	

DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE

The general layout of the historic district of Alexandria consists of uniform rectangular blocks in a grid pattern. The streets are lined with townhouses, the more important of which are generally free-standing while the majority are either semi-detached or non-detached. Most of the structures are brick or frame. The architecture found in the district includes the full-range of the late-eighteenth and nineteenth century styles, but the district is more noted for its outstanding buildings of the Federal period.

SEE INSTRUCTIONS

8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

Pre-Columbian 16th Century 18th Century 20th Century
 15th Century 17th Century 19th Century

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

Aboriginal <input type="checkbox"/>	Education <input type="checkbox"/>	Political <input type="checkbox"/>	Urban Planning <input type="checkbox"/>
Prehistoric <input type="checkbox"/>	Engineering <input type="checkbox"/>	Religion/Philosophy <input type="checkbox"/>	Other (Specify) <input checked="" type="checkbox"/>
Historic <input type="checkbox"/>	Industry <input type="checkbox"/>	Science <input type="checkbox"/>	<u>Architecture</u>
Agriculture <input type="checkbox"/>	Invention <input type="checkbox"/>	Sculpture <input type="checkbox"/>	<u>History</u>
Art <input type="checkbox"/>	Landscape <input type="checkbox"/>	Social/Humanitarian <input type="checkbox"/>	_____
Commerce <input type="checkbox"/>	Architecture <input type="checkbox"/>	Theater <input type="checkbox"/>	_____
Communications <input type="checkbox"/>	Literature <input type="checkbox"/>	Transportation <input type="checkbox"/>	_____
Conservation <input type="checkbox"/>	Military <input type="checkbox"/>		_____
	Music <input type="checkbox"/>		_____

STATEMENT OF SIGNIFICANCE (Include Personages, Dates, Events, Etc.)

Alexandria was formally authorized as a town by an act of the Virginia Assembly in 1748. The town was laid off into uniform rectangular blocks with George Washington acting as one of the original surveyors. From the mid-eighteenth century until the Civil War, the town grew considerably as it served as the principal seaport and commercial center of northern Virginia.

The "Old and Historic District of Alexandria" as defined in Ordinance 1338 of the City Council of Alexandria, is an area embracing nearly 100 blocks in the heart of the original town. Within this district is to be found probably the largest concentration of late-eighteenth and early-nineteenth century urban architecture in the state. While a large number of the buildings are significant examples of Colonial and Federal architecture, many have important historical associations as well. Some of the more notable architecturally and historically important buildings in the area include: The Ramsey House, the city's earliest structure; Christ Church (erected 1773), a well preserved Colonial church where the Washingtons and Lees often worshipped; the Carlyle House (built 1752), a notable mid-Georgian mansion where General Braddock was entertained; the Lloyd House (erected 1798), a fine Federal structure; Gadsby's Tavern (1792), City Tavern (1798), two architecturally notable buildings which were the scene of much early political activity; the Robert E. Lee House (1795), a large Federal house where Lee spent much of his boyhood; the Lord Fairfax House (1816), one of the nation's outstanding Federal mansions; and the Alexandria Lyceum (1834), the city's finest Greek Revival building.

Although Alexandria is famous primarily for its Federal architecture, it should be noted that the city contains a number of fine Victorian structures as well. There are also many nineteenth century townhouses which are not significant as individual examples of architecture but are important in that they serve to maintain the scale of the city and visually link the more important buildings.

While the historic district of Alexandria does contain many individual buildings of national significance, the district as a whole is extremely important as it is one of the very few urban areas in the state where enough of the old buildings have survived so that one can grasp a sense of an early town environment.

SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Davis, Deering, Stephen P. Dorsey, and Ralph Cole Hall, Alexandria Houses, New York: Bonanza Books, 1946.

Moore, Gay Montague, Seaport in Virginia, Richmond, Virginia: Garret and Massie, Inc., 1949.

Templeman, Eleanor Lee and Nan Netherton, Northern Virginia Heritage, published by authors, 1966.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN ONE ACRE		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	38° 49' 03"	77° 03' 15"				
NE	38° 49' 03"	77° 02' 20"				
SE	38° 47' 26"	77° 02' 20"				
SW	38° 47' 26"	77° 03' 15"				

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE

11. FORM PREPARED BY

NAME AND TITLE:
Edward P. Alexander CHAIRMAN

ORGANIZATION: Virginia Historic Landmarks Commission DATE: March 28, 1969

STREET AND NUMBER:
Room 1116, Ninth Street State Office Building

CITY OR TOWN: Richmond STATE: Virginia CODE: 760

12. STATE LIAISON OFFICER CERTIFICATION

NATIONAL REGISTER VERIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National State Local

Name Dr. Edward P. Alexander

Title Chairman, Virginia Historic Landmarks Commission

Date March 28, 1969

I hereby certify that this property is included in the National Register.

Robert Allen Gussally
Chief, Office of Archeology and Historic Preservation

Date April 2, 1969

ATTEST:
William J. Mulock
Keeper of The National Register

Date April 2, 1969

SEE INSTRUCTIONS

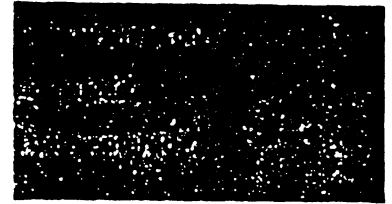
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United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form



ALEXANDRIA HISTORIC DISTRICT, ALEXANDRIA, VA
Continuation sheet 1

Item number 7

Page 1

DESCRIPTION: Inventory (appendix)

In addition to Victorian residences, the Alexandria district contains an ample stock of small scale early 20th-century town houses. These were designed in a variety of modes including American Four Square, Bungalow, Neo-Colonial and Second Empire during an era of aggressive eclecticism. The residential units appear as infill development throughout the district. Typical areas include the 500 block of N. Washington Street and the 700 block of Oronoco Street.

The commercial area of the district centers around the corner of S. Washington Street and King Street. Consequently both King and Washington are bordered with commercial buildings and storefronts of varying ages, most of which date from the first third of the 20th century. Of particular note are the Art Deco Virginia Public Service building at 117 S. Washington Street, the Neo-Colonial Post Office and Court House at 200 S. Washington Street and the Burke and Herbert Bank at 625 King Street.

The district also encompasses several factory buildings along Alexandria's formerly active waterfront. The most notable of these structures is the former Ford Plant, designed by Albert Kahn. The major part of this structure is a yellow glazed brick, saw-tooth roofed shed designed in an Art Deco style. Appended to this structure are three concrete additions designed in a rigid, yet sympathetic style.

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

ALEXANDRIA HISTORIC DISTRICT, ALEXANDRIA, VA

For NPS use only
received 11/7/84
date entered

Continuation sheet # 2

Item number 7

Page 2

7. DESCRIPTION: Inventory (appendix)

FRANKLIN STREET & UNION STREET

(Old Ford Plant): concrete; 2 stories; flat roof; 8 bays on main building, 20 bays on annex. Modern. 1920s. Architect: Albert Kahn. The Old Ford Plant is a unique structure in Virginia for it is the only structure in the state designed by the famous factory architect Albert Kahn. The main 8-bay, concrete structure has a 3-story tower at its center. It is adjoined by a 20-plus-bay, concrete structure. All windows are of industrial sash.

KING STREET

625 (Burke and Herbert Bank): brick (stretcher bond); 2 stories; flat roof; 3 bays. Bank. Vernacular Classical. 1906. This small bank, with bracketed cornice and curved pediment with inscribed date, is a fine example of an early twentieth-century commercial structure.

627: brick (stretcher bond); 2 stories; flat roof; 2 bays. Commercial (store). Classical Eclectic. 1910. This is an excellent example of an early twentieth-century brick commercial building designed in rather eclectic classical vocabulary.

ORONOCO STREET

711-709: brick (Flemish bond); 2 stories; gable roof; 3 bays each; 1-story, 1-side-bay, arch entrance. Row house. 20th-century Vernacular. 1915-20. This structure contributes to the small scale streetscape of this part of the district.

NORTH WASHINGTON STREET

520: brick (stretcher bond); 2 stories; hipped roof (composition); 1 hipped dormer; 2 bays; 1-story, 1-bay porch. Detached house. American Four Square. 1920. This residence maintains the low scale of its nineteenth- and twentieth-century neighbors.

524: brick (stretcher bond); 2 stories; mansard roof (slate); 3 bays; 1-story, 3-bay porch. Detached town house. Second Empire. 1910. This building clearly contributes to the fabric of the neighborhood in scale, style, and materials.

528: brick (stretcher bond); 2 stories; mansard roof (slate); 1 shed dormer; 3 bays. Detached town house. Twentieth-century Vernacular. 1910. This modified American Four Square building maintains the low density of this area of the district.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Inventory—Nomination Form**

ALEXANDRIA HISTORIC DISTRICT, ALEXANDRIA, VA

Continuation sheet # 3

Item number 7

Page 3

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received 11/7/84
date entered

7. DESCRIPTION -- Inventory (appendix)

SOUTH WASHINGTON STREET

117: stone (limestone); 3 stories; flat roof; 5 bays. Commercial (office). Art Deco. Ca. 1930s. Now a Marine recruiting office, this 3-story, limestone-faced structure is a fine example of the reserved form of Art Deco-style that was frequently used in commercial buildings.

200 (U.S. Post Office and Courthouse): brick (5-course American bond); 3 stories; gable roof (composition); 2 gable dormers; 5 bays. Post Office. Colonial Revival. 1930. This 3-story, brick-and-limestone building with its large cupola is an excellent example of the late Colonial Revival architecture so popular for public buildings in the south.

United States Department of the Interior
National Park Service

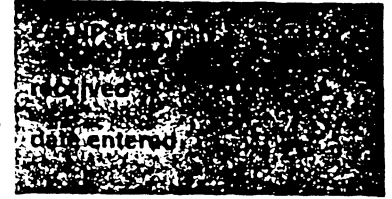
**National Register of Historic Places
Inventory—Nomination Form**

ALEXANDRIA HISTORIC DISTRICT, ALEXANDRIA, VA

Continuation sheet 4

Item number 8

Page 1



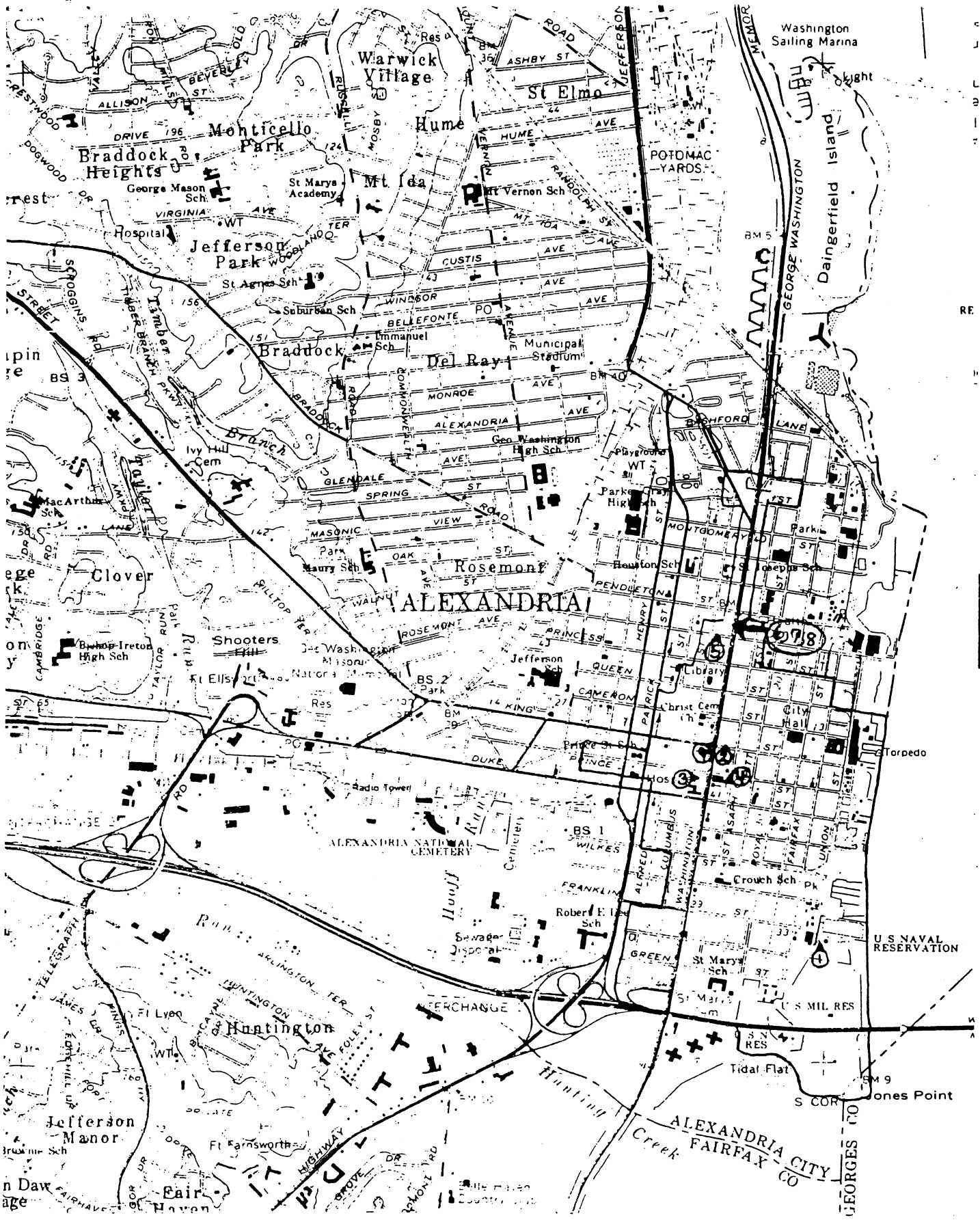
8. SIGNIFICANCE -- Historical Background

In addition to the previously discussed 19th-century structures, significant 20-century buildings still stand in the historic district. These residential, commercial, and industrial buildings contribute to the area's historic fabric and survive as a three-dimensional palimpsest of Alexandria's development.

In part due to its excellent rail connections to both north and south, Alexandria became an important industrial and commercial center in Northern Virginia. In fact, the Potomac yards were the largest classification railway yards in the country at the turn of the century. As a result of this transportation system, Alexandria developed a large industrial center along its waterfront adjacent to the railway. The list of industrial enterprises in Alexandria during the early 20th century is rather lengthy, including large lumber yards, leather and shoe factories, coal wharves, ice factories, a brewery, glass works, a tile manufactory, and a gas works. This combination of industrial vitality and excellent transportation facilities led Henry Ford to build a plant along the Alexandria waterfront. Designed by Albert Kahn and completed in 1932, the structure incorporates a saw-tooth roof, and Art Deco facade with a remarkable degree of structural clarity, making it stand today as the most important example of early modern architecture in Alexandria.

As the industrial area developed, so too did the commercial base rise to support the needs of the residents who were drawn to Alexandria by the availability of jobs and adequate housing. During the first two decades of this century, a central business district developed along King and Washington streets. The Post Office and Courthouse designed by the Office of the Supervising Architect is an excellent example of a late Colonial Revival structure; the Marine recruiting center, with its stripped Classical details and Art Deco-style ironwork, is the finest example of that style in the district.

The aforementioned combination of industrial development along with Alexandria's proximity to Washington D. C. caused an explosion of residential development in the first third of the 20th century. With its reasonable rents, relatively pure drinking water, fine educational system, and availability of loans through various cash-rich building associations, small scale residential developments, designed in several styles, sprang up throughout the city. While the units are architecturally significant and cohesive by themselves, these residences are also stylistically sympathetic to the fabric of the 19th-century city. The early 20th-century Empire and Four Square structures at 520-528 North Washington Street, for example, share a commonality of scale and material with the cotton mill across the street. 709-711 Oronoco Street performs the same function in relation to the neighboring 19th-century buildings.



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ATTACHMENT F



United States Department of the Interior

NATIONAL PARK SERVICE
George Washington Memorial Parkway
c/o Turkey Run Park
McLean, Virginia 22101

IN REPLY REFER TO:

L1425 (GWMP)

MAY 19 2004

Mr. Thomas Hulfish, III, Chairman
Board of Architectural Review
Old and Historic Alexandria District
City of Alexandria
301 King Street
Alexandria, Virginia 22314

Re: BAR CASE #2004-0030 and BAR CASE #2004-0031
Gunston Hall Apartments, 915 South Washington Street

Dear Mr. Hulfish:

This is written with regard to the proposed redevelopment of property in Alexandria, Virginia now occupied by the Gunston Hall garden apartment complex at 901-915 South Washington Street. The cases being considered could provide for the demolition of the apartment and the construction of a new, larger complex of townhouses and condominiums on the site.

We support the recommendation of the staff of the Board of Architectural Review that the application to demolish these structures be denied. The recommendation, in our view, is an affirmation of the goals that were established within the Washington Street Guidelines and Article 10 of the Zoning Code of the City of Alexandria as they relate to the memorial character of the George Washington Memorial Parkway.

We believe that the Gunston Hall Apartments do contribute to the memorial character of the George Washington Memorial Parkway. Two components of this complex, aligned to frame South Washington Street, mimic the scale and design features of the home of George Mason, Gunston Hall. Completed in 1940, this complex would have been one of the initial projects to be adjoining the Mount Vernon Memorial Highway where it was brought into the City of Alexandria as part of the commemoration of the 200th anniversary of the birthday of George Washington. The selection of a building style and scale was an important consideration in 1939 and the preservation of these elements is as important 75 years later as they relate to the commemorative roadway.

The gradual transitioning of the scale of buildings on Washington Street from the rural parkway connection with Mount Vernon to the center of the City of Alexandria commences at this project. The design of Gunston Hall complex, as the staff reports, is the anchor, or gateway, on the commemorative entry into the City of Alexandria whose street plan historically terminated in the vicinity of the proposed demolition project.


In our view, the low scale and design, contemporary to the period of George Washington, was correctly selected by our predecessors to provide a transition zone for national and international visitors traveling to or from Mount Vernon, so that the history of George Washington and his life-long association with the City of Alexandria could be celebrated. As on the north, careful consideration must be provided to any and each proposed amendment of the original design character of South Washington Street.

However, in the case that the board votes to approve the demolition of this historic building complex, we offer the following comments about the proposed new development. We note that the preservation of the existing mature oak trees on the site drives the design for the new buildings. Although we strongly support the retention of the mature Oak trees, we are quite concerned about their survival in that the new construction may not be carried out in a manner that will preserve them. If these trees were preserved during the construction only to succumb to construction stress and damage in the following three to ten years, we would think that the city has made a grave mistake. The city will have missed the opportunity to maintain the current low scale and design of the existing buildings which are harmonious with the memorial character of the George Washington Memorial Parkway.

As for the new buildings, we believe that they are too tall for their location on Washington Street and compromise the gradual transition of the buildings scales. We suggest that consideration be given to reduce the mass and height, such as is found in the existing Gunston Hall buildings. We are also concerned that the variety of design styles is more representative of Washington DC than Old and Historic Alexandria. We further believe that more refined study should be undertaken to have the two buildings present themselves as a row of individual townhouses more in the scale of what is found in Old Town. Again, we believe the recommendations found on page 4 in the staff report should be undertaken by the applicant prior to approval by the board.

If I or my staff can be of further assistance in this matter or any other under your review, please do not hesitate to contact me on 703-289-2500.

Sincerely,



Audrey F. Calhoun
Superintendent

cc:

Mr. Loren Pope
Basheer and Edgemoore
2071 Chain Bridge Road
Suite 510
Vienna, Virginia 22182

Mr. Peter Smith
OHD BAR Staff Liaison
City of Alexandria
Department of Planning and Zoning 301 King Street
Alexandria, Virginia 22314

1

ATTACHMENT G

Statement of Michael E. Hobbs
on behalf of the
Old Town Civic Association
Board of Architectural Review
Old and Historic Alexandria District
August 18, 2004

Demolition of Gunston Hall Apartments

Thank you, Chairman Hulfish and members of the Board. I am Michael Hobbs, President of the Old Town Civic Association, and I thank you for this opportunity to share our views as you consider preservation or redevelopment of the property at the site of the Gunston Hall apartments.

As we understand it, you have two questions before you at this stage: first, whether or not to permit demolition of the existing Gunston Hall buildings; and second, if you permit demolition, whether to approve the concept that is proposed for the construction of new condominium and townhouse residences on the site.

OTCA finds much that is commendable in the concept plan for this development. We believe the present plan is a substantial improvement over earlier proposals for the site; and although we do have some concerns about the architecture and the height, we applaud the overall concept.

On balance, however, we cannot support the demolition of the existing buildings, and we urge that you deny the permit to demolish.

We do so principally out of concern for what the loss of the existing buildings would represent for the South Washington Street neighborhood and for the City generally. Our Association was founded with the charge of working to preserve the historic character of Old Town—an interest which, obviously, is central to this Board as well. We recognize, however, that the “Old Town history” which is worthy of preservation is not confined to the plaqued houses east of Washington Street and did not stop at the end of the 18th century. The Gunston Hall apartment buildings, dating from pre-World War II, are characteristic of the garden apartments that developed along Washington Street south of King Street during the tremendous growth of the population and responsibility of the Nation’s capital during that era. That period, and the architecture that reflected it, are an important part of our history and worthy of our care and respect.

In the present day, there is no shortage in Alexandria generally, or Old Town in particular, of high-end, up-scale townhouse and condominium housing for those that can afford it. But rental or owner-occupied housing of more modest scale, accessible to persons of more modest means, is in increasingly short supply. Preservation of housing like the Gunston Hall apartments, and of our community’s economic diversity, is as important to us today as it was to our community when these apartments were built seventy years ago.

At your previous meeting, OTCA endorsed the economic feasibility study regarding the possible rehabilitation of these apartments. We understand that renovation may prove not to be economically feasible, at least if it is assumed that the property is sold at a market price which contemplates demolition of the old and construction of new buildings on the scale proposed. But if you approve demolition now, whatever possibility of renovation there may be would be irrevocably lost.

We would urge, instead, that you deny demolition, in order that the owner, the developer and the city may consider and investigate further any and every alternative approach that might make the preservation of these buildings possible.

Thank you for your consideration.

ATTACHMENT H

Roger Machanic
430 South Fairfax Street
Alexandria, Virginia 22314
(703) 549-6665

Aug. 18, 2004

Board of Architectural Review
Alexandria, VA 22314

RE: Gunston Hall
900 Block of S. Washington St.

Dear Members of BAR.

As a 40 year homeowner in Old Town Alexandria and an active participant in City and business-real estate matters, I am very pleased with the plans for the Gunston Hall property on S. Washington Street - They are really beautiful and fitting - the buildings will be a very positive asset to Old Town and to Alexandria.

In view of the very high valuation assessment of this valuable site - and the very high cost that what be involved to renovate the existing apartments to building code and safety requirements and to make them visually correct, their renovation would be economically unfeasible.

I recommend that you approve this fine addition to Washington Street.

Sincerely,
Roger Machanic

May 18, 2004

Mr. Tom Hulfish, Chairman
Board of Architectural Review
City of Alexandria
City Hall
301 King Street
Alexandria, Virginia 22314

Re: Gunston Hall Apartments

Dear Tom:

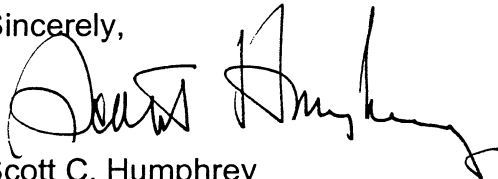
I understand a plan is before the Architectural Review Board to approve the demolition and redevelopment of the 900 Block (west side) of South Washington Street.

The design plan by Rust Orling and Neal is a most attractive redevelopment for Washington Street and it replaces antiquated apartments offering little benefit to the City except low cost transient rentals.

The proposed redevelopment will replace the 100± on street parking spaces required to accommodate the apartments. Having underground garage parking will be greatly beneficial to those living in the nearby neighborhood.

Please encourage your colleagues to support this project and once again, thanks for your interest in and service to the City.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott C. Humphrey". The signature is fluid and cursive, with a large initial "S" and "H".

Scott C. Humphrey
922 South Saint Asaph Street
Alexandria, Virginia 22314

June 24, 2004
1250 S. Washington Street
Alexandria, VA 22314

Mr. Loren A. Pope
Basheer&Edgemore
2071 Chain Bridge Road, Suite 510
Vienna, VA 22182

Dear Mr. Pope,

On behalf of the residents of Porto Vecchio I want to thank you and your associates for the excellent presentation that you made last week on the redevelopment of the 900 block on South Washington Street. We were very pleased with your plans as they will certainly add considerably to the prestige of the entire area. I hope that you can proceed on your time schedule and are not held up by bureaucratic maneuvers.

Sincerely,

Doug
Douglas G. Bannerman

cc. Bud Hart
Phill Bradbury

*Bud,
Thanks so much for
arranging this meeting -
it was a big success
with our people and they
strongly support your plans
Doug*

ATTACHMENT I

Although I realize that change is one of life's constants, I feel I must make a statement as to the demolition of Gunston Hall property and the displacement of a small community. Small communities, be they residential or business, are the fabric of society. The relationships that develop, the interconnectedness felt, keep those communities vibrant, safe, alive. The residents feel a vested interest and a pride in their environs. It takes all kinds of people, working all kinds of jobs, earning all kinds of salaries to create a vital community, one that will serve numerous needs to its residents.

Affordable housing assures that hardworking people...people by the way who pay their bills, contribute to the community, and make sure those services are available to everyone....can remain in their neighborhoods.

In closing, I would like to say that one of the most precious aspects of city living, for me, is diversity, and that diversity is found where various social and financial strata are allowed to flourish.

Thank you.

Annyce Andresen/Apt. 219

August 11, 2004

To whom it may concern,

I would like to express my concern over the possible demolition of the Gunston Hall Apartments located at the 900 block of South Washington Street in Old Town Alexandria. I have been a resident here for approximately 7 years. I have always enjoyed living in the City of Alexandria and in Old Town in particular. I have always shopped and dined locally and participate in many of the city events. I believe that this city has a lot to offer. I find it quite demoralizing that one of the few places that is still affordable for a single income household, such as my own, and many of my neighbors, may be developed into expensive condominiums that are not affordable to the average professional.

I am a school social worker. I reside on my own, with my dog. Not only is it difficult to afford housing on a social worker's pay...but trying to find pet friendly housing is extremely difficult as well. I recall having read an article in the Washington Post in which our mayor, Bill Euille, stated that he wanted to provide affordable housing so that people such as police, firemen and teachers could reside within the city (Incidentally, we have had a few police officers and teachers reside here through the years). If affordable housing is the goal then why are we moving the low and moderate income people out of this city? It seems like there is construction in every part of Old Town in which new homes are being built for the upper class. Doesn't this city have an obligation to ALL of its residents? When I initially moved here I was pleased to know that the city of Alexandria was diverse and provided a noteworthy amount of housing to lower income families.

I do want to tell you about my neighbor. She is about 85 years old and has lived in her Gunston Hall apartment for over 50 years. Since her birth she has been a resident of Old Town. What will the city do for her? She deserves to stay in Old Town. She is Old Town, so to speak. She will be forced into senior citizen housing ... someone who has been independent her entire life? I plead that if the city approves the demolition that arrangements are made for Mrs. Sheffield to remain in this area. I am sure the developer can afford to subsidize her rent as she can not afford market rent.

The truth is, I agree with the fact that these apartments are run down. They do need to be renovated. The landlord has done very little to keep these apartments up. I have called the code enforcement office in order to get repairs done. We went without heat for 2 weeks this winter. The landscaping is awful. They don't have professional maintenance staff and it is apparent. But what is also true, is that this is a wonderful community in which neighbors know and trust each other. During a hearing I heard a testimonial in which someone said because of the architecture that this is an unwelcoming place (no doors on S. Washington St.). There are two entrances that open up to a court yard. This courtyard has the potential to be very beautiful. It is also where neighbors see each other regularly and thus it has created a very social environment of which you can't put a price tag on.

I urge you to vote against demolishing this property. The city will lose a lot of hard working, good citizens. Yes, the rich will move in, but you might ask yourselves, who are you here to serve? I hope you do what is best for the current residents. I have faith that my elected officials will represent those who voted for them.

In Peace & Sincerity,



Ann Brogioli
905 South Washington Street #220
Alexandria, VA 22314

To the Board of Architectural Review:

As I stated in a previous letter to the Board of Architectural Review (please see attached copy), I am adamantly opposed to the demolition of Gunston Hall Apartments. Since the May 19, 2004 meeting, I have read through the National Park Service's assessment regarding the Permit to Demolish, the National Park Service's Conceptual Review of New Condominiums and Townhouses, as well as, the Repair and Renovation Study by Basheer and Edgemore. My thoughts and opinions regarding the need to protect Gunston Hall from demolition have not waned but have only strengthened after reviewing these documents.

The history and architectural value of the apartments is thoroughly discussed throughout the pages examining the Issue of Demolition. The conducted research provides a strong argument for the architectural merit and significance of Gunston Hall and the need for the city of Alexandria to protect and preserve these buildings. Not only are the garden apartments representative of Alexandria's growth in the 1930s and 1940s, but there are numerous architectural details in the buildings (both on the exterior of the buildings as well as in the interior of each apartment unit) that are wonderful examples of the Colonial Revival style of architecture.

I fear that if the Board of Architectural Review allows for Gunston Hall to be demolished several unfortunate results will occur. One, I worry about the survival of the mature trees that currently grow on the block. Redevelopment on the site will undoubtedly cause a great deal of stress upon the root system of the old trees and they will eventually die. Second, I fear that a precedent of demolition will be established and other garden apartments in Old Town will also be bulldozed for development. This chain reaction would cause Old Town to lose significant historic architecture representative of the New Deal and WWII periods in Alexandria's history. Third, I question the developers proposed designs for townhouses and condominiums. The decorative, neo-classical style facades are not indicative of the simple but handsome architectural characteristics of Old Town. Furthermore, the massive quality and the 50 foot height of the proposed buildings will overwhelm the neighboring properties and instead of forming a graceful point of entry to Old Town Alexandria, will create a fortress wall at the southern end of Washington Street. Thus if demolition occurs, the city of Alexandria would be choosing to lose buildings of architectural significance only to replace them with something that detracts, rather than adds, to the architectural fabric of historic Old Town.

The developers have noted that the Gunston Hall buildings have "deteriorated". While it is true that the buildings and landscape need to be better maintained, the facade of the buildings is not indicative of the condition of the buildings themselves, but rather it represents the negligence of the property owner for proper upkeep and care. The repairs

needed to improve the appearance of Gunston Hall could easily be done and Gunston Hall instead of looking a "little worm" could be a prominent architectural gem on the southern end of Old Town that the city of Alexandria could proudly say they saved and preserved.

Sincerely,

Jill McClure

COPY

To the Board of Architectural Review:

First, let me say how I really want to be here tonight—unfortunately, I am out of town on business. I realize that this is an important meeting determining the fate of Gunston Hall Apartments and those that live there. Although, I am a relatively new tenant, I must express my disapproval of the possible demolition of the buildings. Since this meeting is to discuss if the apartment buildings have a contribution to the historic Old and Historic Alexandria district, I would like to state my thoughts on the matter.

In March, I began to work in Alexandria and at first was commuting from Maryland. Wanting to relocate, I began looking in the Alexandria area for an apartment. Having graduate degrees in Historic Preservation and in Architecture, I really wanted to live in a historic part of Alexandria. While on my apartment search, I stumbled upon Gunston Hall. Upon my first visit, I noticed that the buildings were in need of some maintenance work, such as painting, mortar re-pointing, and landscaping. However, I also noticed many things that make Gunston Hall architecturally significant and important to Alexandria's history. Several architectural features such as, the brick saw-tooth dentil work, the brick quoins, the slate roofs, the Palladian windows, the arched dormer windows, the door entrances with side lights, the scallop and dentil wood details over the door entrances, and the paired and triple windows, are all characteristics that make these buildings wonderful examples of the Colonial Revival style. My delight in the architecture of Gunston Hall was only increased when I saw the interiors of the apartment buildings—original tile work, arched wall openings and original hardware on the doors are only a few of the things that make these apartment buildings reminiscent of the past. I knew I could call these apartments home; the apartments satisfied my love of historic architecture and after meeting some of the residents, the apartments felt like a friendly and supportive neighborhood community.

After hearing the sad news of the potential destruction of the buildings, I tried to conduct some research about Gunston Hall. I found that the owner, M.P. Church and the builder, Virginia Gardens, applied for a building permit on September 11, 1936. I also found a good bit of information on the housing shortage in this area during the mid to late 1930s. Franklin D. Roosevelt's New Deal programs brought many people to the Washington, D.C. area and thus garden apartments were built to satisfy the increasing population demands. I also looked through the book, Best Addresses by James M. Goode, which focuses on apartment buildings in the Washington, D.C. area. I could not help but see many similarities between the Colonial Revival styled Gunston Hall and the National Register listed apartment complex, Colonial Village located in Arlington, Virginia (please see attached Xerox copies). Many of the building plans are similar—"basement walkways", buildings surrounding a common green, and plenty of windows allowing abundant light and air to enter into the apartments.

As an architect and a preservationist, I recognize the need for maintenance of these apartment buildings; however, with proper upkeep I also see potential for Gunston Hall to be both a beautiful and historic apartment complex. These buildings are

wonderful examples of Colonial Revival style garden apartments and are significant in Alexandria's historic time line as they represent the growth of a city and its historic progression of architectural styles.

Sincerely,

Jill McClure

August 17, 2004

To whom it may concern:

I am very opposed to the demolition of Gunston Hall Apartments by Basheer and Edgemoore and their proposed construction of new townhouses and condominiums. My opposition stems from rather personal reasons, of course, but not only because of the potential loss of my home of nine-plus years.

I am a native of Alexandria. I was born in Alexandria Hospital, when it still stood on the 200 block of South Washington, and when my parents took me home from the hospital, it was to their apartment at Mason Hall, on Abingdon Lane, in the North end of Alexandria. When I was a toddler, we moved to the Rosemont section, and lived on Rosemont Avenue, until my parents bought their first house, on South King's Highway.

When I was a small child, my father worked as a fireman; he was stationed at the firehouse that stood at 109 South St. Asaph Street, and took me there from time to time to play with Sparky the Dalmation. That building now houses a favorite local dining spot—Portner's Restaurant.

My mother's father worked for the railroad, out of Potomac Yard, where Target, Best Buy, Shopper's Food Warehouse and other retail stores now stand. He rode the train to and from his family's home in Lorton, where he got off the train in front of the house. The only evidence I have left of that house is a railroad spike, taken from the tracks that ran in front of the house. I drove down through that area last year. There was a huge pile of earth, and there were townhouses being erected on the site.

My father's mother lived in Alexandria and commuted into Washington, DC where she worked at the National Archives. Although she was originally from Kentucky she lived in Alexandria for most of her adult life.

I currently live seven blocks from the exact site where I was born. I work in the West end of Old Town, which is not technically Old Town, but borrows the cachet. I can see the King Street metro station from my office window, and behind it, George Washington's Masonic Temple. I'm a member of Washington Street United Methodist Church and I bank at Burke & Herbert Bank. I shop for groceries at the Safeway on Royal Street, I eat and drink at the local restaurants and I shop at the local retailers. I am the third generation of my family to shop at Hayman's dress shop, which now houses Hannelore's Bridal Shop on the corner of King and Pitt Streets. I take my dry cleaning to Seven Star Cleaners on the next block from my home, I have my shoes repaired at the little shop next to Scotland Yard Restaurant on the corner of King and Columbus Streets and I pay my taxes to the City of Alexandria. I also vote in local elections. My voting precinct is at the Nannie J. Lee Center

I have seen many changes in Alexandria over my lifetime. I am saddened by the destruction of the old parts of town, the throwing away of the original parts of this city in favor of "progress" and "renewal." I am bewildered by the theory that to tear down the authentic and replace it with artificial replicas is a good idea. I recall that when Disney wanted to build a Colonial theme park in Haymarket there was a hue and cry about it, and Disney beat a hasty retreat. My fear is that beautiful, historic and charming Old Town Alexandria is going to be Disney-fied by wealthy developers for wealthy newcomers who have no link to the town itself, no history in the area and no concern that any of the things that make Alexandria the marvelous place it is should be maintained.

Gunston Hall Apartments are not the most valuable historic property in Alexandria; they may not be the most beautiful structure in town, although had they been maintained properly by the current owner, they could indeed be very lovely. The buildings are, though, a part of the fabric of Alexandria's history. They represent a time of unsettled growth in our country, when we were in the grip of war and Washington, D.C. desperately needed affordable housing for the masses of people who came to the nation's capital to work in the defense of their country. The buildings were designed by an intelligent, insightful architect whose work still stands in various places in the area. Gunston Hall Apartments, though, is the only one of its kind, and it is also the only representation of his work in Alexandria's historic district. It would be a shame to destroy yet another piece of Alexandria's living history.

Thank you.

Sincerely,

Lee Ann Gardner
Resident, Gunston Hall Apartments

10
10-16-04



United States Department of the Interior

NATIONAL PARK SERVICE
George Washington Memorial Parkway
c/o Turkey Run Park
McLean, Virginia 22101

IN REPLY REFER TO:

L1425(GWMP)

OCT 15 2004

Honorable William D. Euille, Mayor
City of Alexandria
City Hall
301 King Street
Alexandria, Virginia 22314

Re: BAR CASE #2004-0030, Gunston Hall Apartments, 915 South Washington Street

Dear Mayor Euille:

We are writing to you in regards to the appeals by Linda Couture and Lawrence O'Conner of the decision of the Old and Historic District Board of Architectural Review on August 18, 2004 in which they approved the demolition of the Gunston Hall garden apartment complex at 901-915 South Washington Street.

I would like to reaffirm my position as stated in my letter of May 19, 2004 (copy enclosed), in which the National Park Service opposes the demolition of the existing apartment complex. To assist your review of this appeal we offer the following historical background on the site in question and the surrounding area.

The National Capital Park and Planning Commission (Commission) by letter of July 11, 1939 (copy enclosed) notified the City Manager, Carl Budwesky, that under the terms of the Agreement (1929) between the City of Alexandria and the United States regarding the zoning and development of Washington Street, approved plans for the proposed apartment group "to be erected between Green and Church Streets on the west side of Washington Street." The plans "incorporate all of the changes recommended by the Commission." The Commission concluded that it greatly appreciated the cooperation which "has been extended by the City of Alexandria in carrying out the purpose and intent of the agreement.


In related correspondence, the commission wrote of its views regarding future development of this area in accordance with residence zoning classification. On February 21, 1940, the Commission wrote in vigorous protest to the City's amendment of the zoning ordinance to erect an apartment house at Washington and Jefferson Streets. Densities of "one-third that contemplated in the present project have been adhered to in adjacent developments on Washington Street to provide low density development." On October 8, 1940, the Commission wrote with regard to the proposed site plan across the street from the Gunston Hall apartments. Here, "the general design of the buildings" ... "is in keeping with the dignity, purpose and memorial character of the Mount Vernon Memorial Highway." The Commission expressed

displeasure with three story building heights and the increased densities of some of the development that had been recently been proposed for Washington Street.

As to the issue of this existing building being a southern "Gateway" to the city, in the perspective of the late 1930's, prior to the construction of the Capital Beltway and the existing apartment buildings south of this site, this was truly the southern gateway to the City of Alexandria. We have enclosed a City of Alexandria Planning and Zoning Commission plan from this time to illustrate our point.

Perhaps this historical perspective will be of some benefit in your deliberations. If I or my staff can be of further assistance in this matter or any other under your review, please do not hesitate to contact me on 703-289-2500.

Sincerely,



Audrey F. Cathoun
Superintendent

cc:

Mr. Phil Sunderland
City Manager
City Hall
301 King Street
Alexandria, Virginia 22314

Mr. Peter Smith
OHD BAR Staff Liaison
City of Alexandria
Department of Planning and Zoning
301 King Street
Alexandria, Virginia 22314

Mr. Thomas Hulfish, III, Chairman
Board of Architectural Review
Old and Historic District
City of Alexandria
301 King Street
Alexandria, Virginia 22314

Mr. Loren Pope
Basheer and Edgemore
2071 Chain Bridge Road
Suite 510
Vienna, Virginia 22182



United States Department of the Interior

NATIONAL PARK SERVICE
George Washington Memorial Parkway
c/o Turkey Run Park
McLean, Virginia 22101

IN REPLY REFER TO:

L1425 (GWMP)

MAY 19 2004

Mr. Thomas Hulfish, III, Chairman
Board of Architectural Review
Old and Historic Alexandria District
City of Alexandria
301 King Street
Alexandria, Virginia 22314

Re: BAR CASE #2004-0030 and BAR CASE #2004-0031
Gunston Hall Apartments, 915 South Washington Street

Dear Mr. Hulfish:

This is written with regard to the proposed redevelopment of property in Alexandria, Virginia now occupied by the Gunston Hall garden apartment complex at 901-915 South Washington Street. The cases being considered could provide for the demolition of the apartment and the construction of a new, larger complex of townhouses and condominiums on the site.

We support the recommendation of the staff of the Board of Architectural Review that the application to demolish these structures be denied. The recommendation, in our view, is an affirmation of the goals that were established within the Washington Street Guidelines and Article 10 of the Zoning Code of the City of Alexandria as they relate to the memorial character of the George Washington Memorial Parkway.

We believe that the Gunston Hall Apartments do contribute to the memorial character of the George Washington Memorial Parkway. Two components of this complex, aligned to frame South Washington Street, mimic the scale and design features of the home of George Mason, Gunston Hall. Completed in 1940, this complex would have been one of the initial projects to be adjoining the Mount Vernon Memorial Highway where it was brought into the City of Alexandria as part of the commemoration of the 200th anniversary of the birthday of George Washington. The selection of a building style and scale was an important consideration in 1939 and the preservation of these elements is as important 75 years later as they relate to the commemorative roadway.

The gradual transitioning of the scale of buildings on Washington Street from the rural parkway connection with Mount Vernon to the center of the City of Alexandria commences at this project. The design of Gunston Hall complex, as the staff reports, is the anchor, or gateway, on the commemorative entry into the City of Alexandria whose street plan historically terminated in the vicinity of the proposed demolition project.

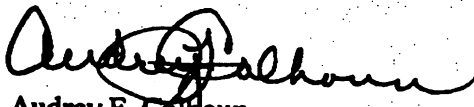
In our view, the low scale and design, contemporary to the period of George Washington, was correctly selected by our predecessors to provide a transition zone for national and international visitors traveling to or from Mount Vernon, so that the history of George Washington and his life-long association with the City of Alexandria could be celebrated. As on the north, careful consideration must be provided to any and each proposed amendment of the original design character of South Washington Street.

However, in the case that the board votes to approve the demolition of this historic building complex, we offer the following comments about the proposed new development. We note that the preservation of the existing mature oak trees on the site drives the design for the new buildings. Although we strongly support the retention of the mature Oak trees, we are quite concerned about their survival in that the new construction may not be carried out in a manner that will preserve them. If these trees were preserved during the construction only to succumb to construction stress and damage in the following three to ten years, we would think that the city has made a grave mistake. The city will have missed the opportunity to maintain the current low scale and design of the existing buildings which are harmonious with the memorial character of the George Washington Memorial Parkway.

As for the new buildings, we believe that they are too tall for their location on Washington Street and compromise the gradual transition of the buildings scales. We suggest that consideration be given to reduce the mass and height, such as is found in the existing Gunston Hall buildings. We are also concerned that the variety of design styles is more representative of Washington DC than Old and Historic Alexandria. We further believe that more refined study should be undertaken to have the two buildings present themselves as a row of individual townhouses more in the scale of what is found in Old Town. Again, we believe the recommendations found on page 4 in the staff report should be undertaken by the applicant prior to approval by the board.

If I or my staff can be of further assistance in this matter or any other under your review, please do not hesitate to contact me on 703-289-2500.

Sincerely,



Audrey F. Calhoun
Superintendent

cc:

Mr. Loren Pope
Basheer and Edgemoore
2071 Chain Bridge Road
Suite 510
Vienna, Virginia 22182

**Mr. Peter Smith
OHD BAR Staff Liaison
City of Alexandria
Department of Planning and Zoning 301 King Street
Alexandria, Virginia 22314**

bcc:

GWMP - Files

GWMP - McCabe

NCR LR&P - G.DeMarr

SMcCabe:GDeMarr:5-19-2004:703-289-2515:s:\gwmp corresp\supt\BAR letter 5 19 2004.doc

Incoming # 03/25-02

Outgoing # 4466

460/mt.vr.
 mem. Hgwy: 70-80

File

NATIONAL CAPITAL PARK AND PLANNING COMMISSION

INTERIOR BUILDING,
 Washington, D. C.

July 11, 1959.

Mr. Carl Budwesky,
 City Manager,
 Alexandria, Va.

Dear Mr. Budwesky:

Under the terms of the agreement between the City of Alexandria and the United States regarding the zoning and development of Washington Street, this Commission hereby approves plans for the proposed apartment group to be erected by the Mt. Vernon Development Corporation located between Green and Church Streets on the west side of Washington Street.

A copy of the plans bearing the approved stamp of the Commission dated July 11, 1959, is forwarded herewith. Copies of plot plans and elevations are recorded in the Commission's files as Plan No. 105.22-359.

These plans incorporate substantially all of the changes recommended by the Commission to the architect several months ago. Among the items which did not meet with the Commission's previous views is the suggested diagonal parking shown on Church and Green Streets which, in the opinion of the Commission is an undesirable precedent to establish. Another is the indication of a belt course on the end facades of the central buildings which does not improve their architectural proportions.

The architect has agreed to change the street tree planting from Elms to Lindens as noted on the plan, to be more in conformity with the prevailing type of tree now existing on Washington Street.

The Commission greatly appreciates the cooperation which has been extended by the City of Alexandria in carrying out the purpose and intent of the agreement in this instance.

Sincerely yours,

A. F. Demaray,
 Acting Executive Officer.

1 Encl.
 MSF:ML

1437-25-80-50

545-735-50

THE NATIONAL CAPITAL PARK AND
PLANNING COMMISSION

The Mayor and City Council,

October 19, 1934.

Alexandria, Va.

Gentlemen:

You will recall that prior to the construction of the Mt. Vernon Memorial Highway the United States Government and the City Council of Alexandria, Va. entered into an agreement dated June 20, 1929, which provided, among other things, the following:

* * *

Article II "The City hereby agrees to zone Washington Street, including any extension thereof which may be made under Article I hereof, so as to bar therefrom and from unimproved property within a distance of 200 feet, on each side thereof, all billboards or other advertising signs or devices facing in the direction of Washington Street, except where attached to the building in which the business advertised is conducted, and to restrict the said street to residential and business development of such character and of such types of building as will be in keeping with the dignity, purpose and memorial character of said highway."

* * *

Article VI "The City hereby agrees that it will enact any and all ordinances, and do any and all things necessary to carry into effect this agreement, and that it will enact no ordinance nor take any other action which will be in conflict herewith or contrary to the purpose and intent hereof."

It has come to the attention of this Commission that there is a petition before your honorable body to change the zoning of the Mt. Vernon Memorial Highway so as to permit the remodeling of the spark plug factory located at Mt. Vernon Memorial Highway and Pendleton St. into an apartment house.

Because of our mutual interest in this highway, this Commission respectfully requests that before your honorable body takes any action on this request you submit the building and remodeling plans to a committee of competent architects including a representative each from the National Capital Parks and the National Capital Park and Planning Commission.

- 2 -

I am confident that you gentlemen will not think that our Commission is attempting in any way to interfere with the affairs of the City of Alexandria but that you realize the Mt. Vernon Memorial Highway and its immediate environs is a matter of mutual interest to the City of Alexandria and the United States Government and that the City of Alexandria will be greatly benefited in carefully maintaining its residential and business development "as will be in keeping with the dignity, purpose and memorial character of said highway.

I have requested members of the staff of this Commission to make further contact with you as to the inspection of the plans.

Thanking you for this courtesy, I remain,

Very truly yours,

F. A. Delano,
Chairman.

TSD:HS

1437-25-80-50

File.

The Mayor and City Council,

November 7, 1934.

Alexandria, Va.

Gentlemen:

Chairman Frederic A. Delano wrote you on October 19 quoting from the agreement entered into by the United States Government and the City of Alexandria for the protection of the Mt. Vernon Memorial Highway and requesting that before the square on the Mt. Vernon Highway and Pendleton Street be rezoned to permit apartment houses, representatives of the Park and Planning Commission and the National Capital Parks be allowed to inspect these plans.

Your honorable body on October 26 invited the Commission to have a representative present at the public hearing on this matter on Wednesday, November 7. Chairman Delano has designated me to represent the Commission in association with representatives of National Capital Parks.

To this Committee representing National Capital Parks and the National Capital Park and Planning Commission it appears that the present issue is not only whether the general plans and specifications to be presented by the owner to the City Council of Alexandria are satisfactory, but also in what way the City Council may assure the carrying out of any plans that the Committee and the City Council may deem in accordance with the agreement made with the United States.

The Committee therefore proposes and respectfully submits to the Council of Alexandria that an agreement be entered into by the City of Alexandria with the owner of the property proposed to be zoned for apartment house use by which a change in zoning would be made if and when the owner presented a satisfactory set of construction plans together with evidence of good faith to proceed forthwith with actual construction in accordance with those plans. Such an agreement perhaps should be made as a covenant running with the deed.

The reason for suggesting that such an agreement is necessary to assure fulfillment of the agreement with the United States may be illustrated by our experience in Washington on similar matters. It has been the practice of owners appearing before the Zoning Commission of the District of Columbia to present sketches of what they proposed to do in order to assure the Zoning Commission in doubtful cases of the propriety

- 2 -

of the development proposed. These sketches no doubt influence the Zoning Commission in making the change requested. Frequently, however, subsequent to the zoning change, the owner finds it desirable to dispose of his property, which has usually increased in value by reason of the change in zoning, and the new owner obviously is under no obligation whatsoever to carry out the plans on the basis of which the Zoning Commission has acted.

The Committee appointed by the National Capital Park and Planning Commission will be glad to cooperate with the City Council of Alexandria in drawing up any agreement that may be desirable to insure a proper development at this site. Chairman Delano has already stressed the point that this matter is in the interest of the City of Alexandria as much as in the interest of the United States Government. Thousands of people from all over the United States travel on the Mt. Vernon highway every day in the year and gather their impressions of the historic city of Alexandria from the trip they make. The city and people of Alexandria and the United States Government are thus obviously dedicated to a preservation of this historic and old residential atmosphere in relation to the memorial character of the Mt. Vernon Highway.

The Committee, in examining the present appearance and condition of the spark plug factory, are impressed with certain definite architectural characteristics of merit in the present building and with the possibilities which exist to make it a suitable permanent asset by appropriate remodeling as an apartment house. Its final judgment however must be deferred until the plans are viewed.

Very truly yours,

John Nolen, Jr.,
Director of Planning.

JN:ES

Handwritten scribble

File

NATIONAL CAPITAL PARK AND PLANNING COMMISSION

INTERIOR BUILDING,
Washington, D. C.
April 27, 1939.

Mr. Carl Budwesky,
City Manager,
Alexandria, Va.

Dear Mr. Budwesky:

Under the terms of the agreement between the City of Alexandria and the United States regarding the zoning and development of Washington Street, this Commission has approved the attached plans for the proposed Boulevard Apartments to be located on the southern portion of Lot 1, Block 21, bounded by Washington, St. Asaph, and Green Streets. These plans now incorporate the major revisions suggested by this Commission, and have been stamped approved as of April 26, 1939.

While the plans are not fully in accord with the Commission's views for the development of Washington Street because of the relatively high density of occupancy, three story height, and modern fenestration, it is believed that in view of the advanced stage of the project at the time of its submission to this Commission, they represent a substantial improvement over the design as first presented. This situation illustrates the desirability of working with the City, the developer, and the architect in the initial stages of the design.

The Commission appreciates very much indeed your cooperation in the present case.

Sincerely yours,

(SGD) *Arno B. Chamberer*

Arno B. Chamberer,
Executive Officer.

MSW:JN:HL

Encl: Plans.

1460/mt. View
mem. figery -
70-80

JF
JF
File

NATIONAL CAPITAL PARK AND PLANNING COMMISSION

INTERIOR BUILDING,
Washington, D. C.
September 12, 1939.

Mr. Carl Budwesky,
City Manager,
Alexandria, Va.

Dear Mr. Budwesky:

Reference is made to the previous application for rezoning of 525 South Washington Street from A Residence to D-1 Commercial on which there will be a public hearing by the Alexandria City Council on September 12.

This proposal was considered by the National Capital Park and Planning Commission at its meeting on June 23. The Commission voted to object to the proposed change in the zoning for the reason that such action would initiate a practice of spot zoning which would break down the stability of the zone plan in the vicinity of this intersection. It is our understanding that one of the purposes of the recently revised zoning plan adopted by the City Council was to rectify spot zoning practices which have occurred at various times in the past.

Although basically opposed to any introduction of commercial zoning at this location, the Commission would have no objection to the use of the present structure as a tea room provided this use was so controlled as not to prejudice the future development and use of adjoining property in accordance with residence zoning classification. Such conditions might limitate the size and location of any sign, the location and screening of parking areas, and prevent changes in the exterior character of the building other than necessary for restoration.

To permit this use without involving a change in the zoning with all of its adverse possibilities, the Commission respectfully suggests that the Council consider amendment of its present zoning ordinance to take advantage of the variance provisions of the State Enabling Act applicable to this situation and others similar, along Washington Street, which may arise in the future. The Acts of Virginia Assembly 1926, Chapter 197, article 15(c), page 348, states that the Board of Zoning Appeals shall have the following powers:

- 2 -

"(C) To authorize upon appeal in special cases such variance from the terms of the ordinance as will not be contrary to the public interest, where owing to special conditions a literal enforcement of the provisions of the ordinance will result in unnecessary hardship and so that the spirit of the ordinance shall be observed and substantial justice done."

The application of this power could be limited by the Council to Washington Street and made conditional upon the terms of the agreement between the City of Alexandria and the United States.

The advantage of the Board of Appeals procedure is that each case can be handled on its own merits and the City of Alexandria, through the Board, will retain control of the development and use of all properties for which an appeal may have been granted, in contrast to the lack of control which ensues once the zoning of property is changed from a more to a less restricted classification. At the same time owners of property subjected to undue hardship by reason of the size and character of some of the older buildings along Washington St. would be given an opportunity to obtain relief through the variance provisions without jeopardizing the stability of the zoning plan by piece-meal spot zoning.

The variance clause similar to that above quoted has been used successfully in many cities of the country and more recently has been adopted by Congress and incorporated into the zoning procedure in the District of Columbia with marked success in relieving pressure for spot zoning changes.

Very truly yours,

J. R. White,
Acting Executive Officer.

JW:HL

CC: Mr. Gartside.

1460 / M.V. Thru
H-70-80

NATIONAL CAPITAL PARK AND PLANNING COMMISSION

marked
file - L. Rudolph
3-5-40

INTERIOR BUILDING,
Washington, D. C.

February 21, 1940.

Mr. Carl Budwesky,
City Manager,
Alexandria, Va.

Dear Mr. Budwesky:

At its meeting on February 13 the National Capital Park and Planning Commission considered most carefully the action taken by the Alexandria City Council on February 13 in amending the zoning ordinance to permit an apartment house of unprecedented high density to be erected at Washington and Jefferson Streets contrary to the recommendation set forth in the Commission's report presented to the Council in January 1940.

The Commission voted unanimously to register a vigorous protest against this action and directed that its position be transmitted to the City Council. The point at issue is not the rezoning of the property to C-2 Residential use but to the approval of the plans prepared by Banks and Lee involving an overloading of the land obviously at variance with the policy heretofore followed in similar situations. In the opinion of the Commission this overloading will adversely affect the character of development on Washington Street just as effectively as would some kind of commercial use. It has been found by experience elsewhere that the overloading of any one block not only creates a spot of increased traffic congestion on an already heavily travelled route but by lessening the need for development of adjacent vacant land reduces neighborhood values and standards. In this case there is also the direct adverse effect upon several nearby new apartment groups which have willingly complied with the Commission's requirements for a low density development.

When it is realized that the density contemplated is over twice that permitted in similar large scale apartment developments approved for F.H.A. loans in Washington and is as high as that in the most crowded blighted sections, the implications are evident. Such densities are even questionable in the center of large metropolitan cities where land is of exceptionally high value and adequate public facilities are present. The fact that densification of one third that contemplated in the present project have been adhered to in adjacent developments on Washington Street indicates that high land cost cannot be used as an argument for overcrowding the land.

- 2 -

The Commission believes that this matter is of such great importance that it desires to request a conference with the Mayor, City Manager, and such other members of the city government as you may desire to have present to discuss the basic questions involved in this issue. I will be glad to come personally to Alexandria for this meeting, together with other members of the Commission, and if this is agreeable, suggest that you telephone to arrange a convenient date.

Sincerely yours,

Frederic A. Delano,
Chairman.

JN:HL

CC: Mr. Cammerer
Mr. Rogers ✓

1460 / Mt V. Mem. H.
-70-80

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
WASHINGTON

ADDRESS ONLY
THE DIRECTOR, NATIONAL PARK SERVICE

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Simon
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Nolen
6-3

JUN 4 1940

The Honorable,
The City Council,
Alexandria, Virginia.

Gentlemen:

Pursuant to the terms of the agreement between the United States and the City of Alexandria, and subsequent arrangements between the parties concerned as to procedure on zoning matters affecting the agreement, the National Capital Park and Planning Commission on May 10, 1940, submitted a report and recommendation opposing the amendment of the zoning map by extending the commercial district immediately adjoining the intersection of Washington Street with Montgomery and Foxham Streets, to include the Taylor property on the west side of Washington Street.

The reasons for the Commission's opposition to this extension were set forth explicitly in the above-mentioned letter, based upon its conception of what constituted a comprehensive plan for commercial development on Washington Street and the intent of the agreement.

The City Council of Alexandria, subsequent to this recommendation and contrary thereto and to the terms of the agreement between it and the United States, has placed the Taylor property in the Commercial District. The National Park Service, as the agency having jurisdiction over the Mount Vernon Memorial Highway, formally protests this action and requests that the City Council take the necessary steps to restore the Taylor property to residential classification.

Sincerely yours,

Arno B. Cameron

Arno B. Cameron,
Director.

JN:EJK:clj
CC: Mr. Nolen - Park and Planning
Mr. Gillen - National Capital Pks.

*Prof. Mt. Ver. Mem.
Hq. - 70-80*

W. Gartside
File

NATIONAL CAPITAL PARK AND PLANNING COMMISSION

INTERIOR BUILDING,
Washington, D. C.
October 8, 1940

Mr. Carl Budwecky,
City Manager,
Alexandria, Va.

Dear Mr. Budwecky:

Reference is made to the application of Joseph K. Seidle, Inc., to amend the zoning map to change the western 146 feet 10 inches of Block 20, Map-126, lying on the east side of Washington Street between Church and Green Streets, from A Residential to C-2 Residential, to be heard by City Council October 8, 1940.

The enclosed site plan, together with perspective sketch retained by the applicant, is in conformity with this Commission's views as to the type of development most appropriate to the area. The number of families per acre is in line with the Commission's previous recommendations, lot coverage is low, and parking of cars is provided entirely off the bounding streets. The general design of the buildings is in keeping with the dignity, purpose and memorial character of the Mt. Vernon Memorial Highway.

The Commission believes that the proposed amendment is consistent with the comprehensive zoning and development of this section of Washington Street. It has no objection therefore to the proposed change on the basis of plans submitted.

Very truly yours,

Hilroy A. Tolson,
Acting Executive Officer.

MSW:NL

CC: Mr. Gartside.

1460/Mr. Va. Mem.

*Am. Assoc. of
Prof. Eng'rs
Hqwy. -70-80*

*Mr. Gartside
RI
File*

NATIONAL CAPITAL PARK AND PLANNING COMMISSION

INTERIOR BUILDING,
Washington, D. C.
March 10, 1941.

Mr. Carl Budwesky,
City Manager,
Alexandria, Va.

Dear Mr. Budwesky:

Receipt of your letter of February 19, 1941, regarding public hearing by the City Council on March 11, 1941, on the application of Yates Gardens, Inc., for a change in zoning of property adjacent to the southeast corner of Washington and Franklin Streets from D-2 Commercial and A Residential to C-2 Residential is hereby acknowledged.

This Commission has no objection to the proposed change which it believes is in conformity with the type of development most appropriate to this area.

There are, however, several questions affecting the plot plan and the relationship between available off-street parking space and number of family units in the proposed apartment development which remain to be worked out. Should the City Council see fit to take favorable action on this application, it is requested that such action be made subject to approval of final plans by this Commission.

Sincerely yours,

A. E. DEMARAY

A. E. Demaray,
Acting Executive Officer.

NSB:HL

CC: Mr. Gartside

1460/mt. Vn
Mem. Hwy. - 70-80
~~Mr. Galt~~
~~Mr. Root~~ R

[Handwritten signature]
File
[Handwritten signature]

NATIONAL CAPITAL PARK AND PLANNING COMMISSION

INTERIOR BUILDING,
Washington, D. C.

April 12, 1941.

Mr. Carl Budwesky,
City Manager,
Alexandria, Va.

Dear Mr. Budwesky:

Attached hereto are plans for an apartment development lying on the east side of South Washington Street between Franklin and Jefferson Streets.

These plans were submitted to us by Mr. Edward Carr, and have been approved by this Commission to the extent of the area outlined in red on the plot plan facing Washington Street, and with the following comments:

1. The private alley on the north side of the site is to be a one-way drive in from Washington Street. Mr. Carr has agreed to incorporate this provision in the deed of sale for a period of years.
2. The Commission has been and still is opposed to three-story walk up apartments for this section of Washington Street because this density of development is certain to create local congestion which will interfere with traffic on the Memorial Highway, and is otherwise unsuitable. It took this position in connection with the initial development in which both the owners and City Council concurred. It would appear that there is a moral if not legal obligation to adhere to that decision.
3. It is understood that the off-street parking for the two buildings in question occupies the space adjacent to the private alley to the full extent shown on the plot plan. This may not fulfill the requirements of the city.
4. None of the plot plan outside of the red lines is included in this approval. You will note that parking space and setbacks in this area apparently do not fulfill city regulations.

Sincerely yours,

[Handwritten signature] A. E. DEMARAY

A. E. Demaray,
Acting Executive Officer.

MSW:HL
Encl: Plans
CC: Mr. Gartside

Mr. Edward Carr and Mr. Lash, Bhdg. Inspector, Alexandria.

1460 | Mt. Vernon
Mem. H-
- 70 - 80

Mr. Hart *[Signature]*
File

NATIONAL CAPITAL PARK AND PLANNING COMMISSION

INTERIOR BUILDING,
Washington, D. C.

Mr. Carl Budwesky,
City Manager,
Alexandria, Va.

October 7, 1941.

Dear Mr. Budwesky:

Receipt is acknowledged of your notice regarding hearing on October 28, 1941 of an application for change of zoning at the southwest corner of Washington and Jefferson Streets to the D-1 Commercial District.

In the opinion of this Commission such a change would constitute spot zoning as it does not involve the continuation of an existing district nor is it related to any comprehensive zone plan for Washington Street as a whole. It would, in fact, be in direct contradiction to the policy heretofore followed for the development of Washington Street south of Franklin Street, and nullify all efforts to obtain a development in this section of the Mount Vernon Memorial Highway in keeping with its dignity, purpose and memorial character, as provided in the agreement between the city of Alexandria and the United States.

In addition, it is the Commission's belief that the entire block in which this lot is located forms an integral part of and should be developed in a manner similar to the recently constructed apartments adjacent. To create a spot zone of business as proposed would impair the chances for eventual proper development of the entire block, to the detriment of both the adjacent development and the Mt. Vernon Memorial Highway.

It is respectfully requested, therefore, that the City Council deny the application.

Very truly yours,

A. E. Damaray,
Acting Executive Officer.

MSW:JW:HL

CC: Mr. Gartside

#9
10-16-04 001

CITY MANAGER'S OFFICE
ALEXANDRIA, VA



NATIONAL PARK SERVICE

GEORGE WASHINGTON MEMORIAL PARKWAY
TURKEY RUN PARK
MCLEAN, VIRGINIA 22101



CT 15 P 5:17

FAX # (703) 289-2598

FAX TRANSMISSION

To: Honorable William Euille, Mayor
Mr. Phil Sunderland, City Manager
Mr. Peter Smith, Dept. of Planning and Zoning
Mr. Thomas Hulfish, III, Board of Architectural Review

From: Audrey Calhoun

Subject: Gunston Hall Apartments, 915 South Washington Street

Number of pages to follow: 20 Date: October 15, 2004

If there is a problem with the fax or to verify, please call:

FTS/COM: (703) 289-2500

Transmitted by: Anna Womack

Time: 5:00 p.m.

Fax Number: 703-838-6343

10

10-16-04

Elizabeth F. Jones
2414 North Hampton Drive
Alexandria, Virginia 22311
703-379-4814 jasgapple@aol.com

DOCKET #10 - 915 SOUTH WASHINGTON STREET

This case is the first case to come before you on a substantive historic preservation issue. As you probably know, Alexandria's Historic Preservation Ordinance was the third such ordinance created in the country after Charleston's and New Orleans. This shows how much importance your predecessors placed on historic preservation, and I trust you will continue this level of commitment. The ordinance was originally passed because of the significant historic and architectural heritage that our community embodies. This heritage relates to all periods of our history, not just the colonial period, and we are fortunate to still have examples from many different periods of our history including the twentieth century. These 20th century resources are very important in understanding a continuum of our city's history.

The Board of Architectural Review has a staff knowledgeable in the field of architectural history; they are hired for their expertise and experience, and should be relied upon. I know you have read the compelling report of the staff. The reasons laid out in the report clearly address why the criteria of the ordinance dictate that the Gunston Hall Apartments should not be demolished. These criteria are what your decision should be based upon.

Criteria 1) Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?

Response: Yes. The Gunston Hall apartment complex is part of the architectural heritage that accompanied the development of the George Washington Memorial Parkway. The complex is an excellent example of the garden apartment style tailored to the more intimate Alexandria setting. It is the work of an architect who figured prominently in the development of apartments in the Washington area in the mid-20th century. It represents a significant period in Alexandria's history and growth.

Criteria 4) Would retention of the buildings or structure help preserve the memorial character of the George Washington Memorial Parkway?

Response: Yes. The buildings were designed in direct response to the construction of the George Washington Memorial Parkway and are included as part of the George Washington Memorial Parkway National Register of Historic Places listing. The appropriateness and significance of the garden apartments on the southern end of Washington Street is mentioned in the Washington Street Design Guidelines (page 8), The setback of the buildings, the feeling of openness, and the scale of the buildings provides a fitting and appropriate southern Parkway entrance to the City's urban area.

Criteria 6) Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?

Response: Yes. The Gunston Hall garden apartment complex consciously evokes the design approaches of the early National period and seeks to foster a patriotic connection to George Mason, Father of the Bill of Rights. Its open feeling. Low scale, and attractive design set the stage for making this southern entryway to the City's urban area an attractive and desirable place to live.

The staff report points out that the zoning ordinance does not list financial feasibility as a criterion for evaluating demolition permit requests. This apartment building is one that should be saved and a demolition permit not be granted. The complex is the only example in Alexandria of the work of the respected architect, Harvey Warwick who designed a number of garden apartments in the Washington Metropolitan area, as well as other types of buildings.

The importance of this building is not only the architecture per se but the philosophy and history that is behind the development. During the 30s the Federal Housing Administration (FHA) was created to provide safe, basic, affordable housing and guidelines were developed by urban planners, futurists and architects. It was in this mode that developments that had people living in close proximity such as Colonial Village, Fairlington and other communities, including Gunston Hall Apartments, were built.

This type of affordable housing is an important resource for Alexandria and is now home to many people. In other communities across the country, historic apartments of this type have been renovated using the tools of the historic tax credits and incentives that exist at the federal, state and local level. These Gunston Hall Apartments can continue to serve the needs of Alexandria residents with appropriate renovation techniques.

This complex was designed to set the character of buildings adjacent to the George Washington Parkway and its design has carried out that purpose. Its scale, setback and open space present an appropriate entrance to the city. This is the southern gateway to the city, what better way to welcome people than to have interesting, historic resources at the entrance. As an architectural historian, preservationist and concerned citizen of Alexandria, I urge you to vote to retain these buildings.

(Elled Pickering)

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10-16-04

File

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mem. Agues. 70-80

NATIONAL CAPITAL PARK AND PLANNING COMMISSION

INTERIOR BUILDING,
Washington, D. C.

July 11, 1939.

Mr. Carl Budwesky,
City Manager,
Alexandria, Va.

Dear Mr. Budwesky:

Under the terms of the agreement between the City of Alexandria and the United States regarding the zoning and development of Washington Street, this Commission hereby approves plans for the proposed apartment group to be erected by the Mt. Vernon Development Corporation located between Green and Church Streets on the west side of Washington Street.

A copy of the plans bearing the approved stamp of the Commission dated July 11, 1939, is forwarded herewith. Copies of plot plans and elevations are recorded in the Commission's files as Plan No. 105.22-339.

These plans incorporate substantially all of the changes recommended by the Commission to the architect several months ago. Among the items which did not meet with the Commission's previous views is the suggested diagonal parking shown on Church and Green Streets which, in the opinion of the Commission is an undesirable precedent to establish. Another is the indication of a belt course on the end facades of the central buildings which does not improve their architectural proportions.

The architect has agreed to change the street tree planting from Elms to Lindens as noted on the plan, to be more in conformity with the prevailing type of tree now existing on Washington Street.

The Commission greatly appreciates the cooperation which has been extended by the City of Alexandria in carrying out the purpose and intent of the agreement in this instance.

Sincerely yours,

A. F. Demaray,
Acting Executive Officer.

1 Encl.
MFM: J.

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NATIONAL CAPITAL PARK AND PLANNING COMMISSION

INTERIOR BUILDING,
Washington, D. C.
September 12, 1939.

Mr. Carl Budwesky,
City Manager,
Alexandria, Va.

Dear Mr. Budwesky:

Under the terms of the agreement between the City of Alexandria and the United States regarding the zoning and development of Washington Street, this Commission has studied the proposal for a zoning change of 726 South Washington Street from A Residence to B Commercial as set forth in notice of hearing to be held on September 12, 1939.

Both the City Council of Alexandria and this Commission have recently approved the development of several apartment groups in the immediate vicinity which have set a desirable standard and trend for future development. The introduction of even a limited business use on adjacent property would in the opinion of this Commission be highly detrimental to the residential character now established and a deterrent to future development of a similar character.

The Commission therefore respectfully requests that the application for B Commercial zoning be denied.

Very truly yours,

J. R. White,
Acting Executive Officer.

MBW/RL/nhs

M A R Y L

O M A C

ALEXANDRIA

Gateway Creek

Proposed Tourist Camp
Existing Tourist Camp

NEW ALEX.

PELLE HAVEN COUNTRY CLUB

RIVER ROAD

P

MOUNT WASHI

1930 Map

A CON ORIGINAL BOUNDARY DISTRICT OF COLONIAL JONES POINT AVAILABLE FOR PARK

CEMETERY

VIEW OF MEMORIAL FROM NEW ALEXANDRIA

CAMPOR RUN

LITTLE RIVER ROAD

MASONIC MEMORIAL

ROSEMONT

BRADDOCK

TELSON AVE

W. W. LEEBING ST.

10

10-16-04

STATEMENT
CHARLES L. TROZZO
ALEXANDRIA HISTORICAL RESTORATION AND PRESERVATION COMMISSION
Before the
ALEXANDRIA CITY COUNCIL
Saturday, October 16, 2004
OPPOSING
DEMOLITION OF THE GUNSTON HALL APARTMENTS

I am Charles Trozzo. I live at 209 Duke Street and I am the Chairperson of the Alexandria Historical Restoration and Preservation Commission.

At its regular meeting on September 22, the Commission voted unanimously to oppose the demolition of the Gunston Hall apartments, commended and endorsed the staff report that was prepared for the Board of Architectural Review proceedings on the application, and directed me to present the Commission's position to the Council at the appeal hearing.

The Commission operates under a Charter from the State of Virginia Legislature and an Alexandria ordinance to promote the preservation of the historic character of Alexandria. The charter calls for us to direct our concern to the historic contribution of structures that are fifty years old and older, along with their settings. The City ordinance sets the geographic extent of our oversight to the whole of the City.

Principal Issue

The principal (and really only) issue that should be before the Council is whether the Board of Architectural Review applied properly the criteria under Section 105 (B) of the Zoning Ordinance in reaching its decision to grant the certificate of appropriateness for demolition. Section 105 (B) sets out seven criteria for considering applications for demolition, the satisfaction of any one of which is sufficient to deny the permit for demolition. If the Board did not apply the criteria properly, it should be reversed and the permit to demolish be denied. The Commission is strongly convinced that the BAR did not apply the criteria properly.

The BAR Vote

The Board, at its August 18 meeting, voted 4-1 (2 members absent) to grant the permit. However, it should be pointed out that at its May 19 meeting the Board split 3-3 (1 member absent). Two of the votes opposing demolition were those absent from the August 18 meeting. In both hearings, the votes for denial advocated vigorously the staff position and reasons for denial. A compromise was struck to avoid denial under the May 19 tie vote by deferring consideration of the application until the applicant could carry out an analysis to show that rehabilitation of the property was not financially feasible.

Why the BAR should be reversed

The Historical Restoration and Preservation Commission is convinced that the BAR did not properly consider the four criteria from Section 10-105(B) of the Zoning Ordinance that the staff relied upon for its recommendation to deny demolition. These are:

- (1) Is the building of such architectural or historical interest that its ... razing would be a detriment to the public interest?

- (4) Would retention of the building ... help preserve the memorial character of the George Washington Memorial Parkway?
- (5) Would retention of the building ... help preserve and protect an historic place or area of historic interest in the City?
- (6) Would retention of the building ... promote the general welfare by ... attracting tourists, ... attracting new residents, encouraging study ... in American history, stimulating interest ... in architecture and design, educating citizens in American culture and heritage, and making the City a more attractive and desirable place in which to live?

[The ellipses above are only used to shorten the text; they do not change the sense or intent of the criteria]

The Commission believes the staff's discussion of each of these is fully persuasive. However, one should not judge that discussion solely on the "Response" given to each criterion in the Findings section on pages 24 and 25 of the original staff report included as Attachment I of Docket Item 10. Each of the staff's responses is even more fully elaborated and supported in the earlier sections of the report on Architectural Description (p. 17) and Background and History (p. 18ff). The Commission believes the staff is to be commended for its thorough, professional treatment of each.

Unfortunately, the BAR discussion on August 18 did not really directly address the staff's points. Concern was expressed that: (a) in the final analysis, this is really a business proposition, i.e., is rehabilitation financially feasible, (b) the buildings are not significant, and (c) the staff has not before shown any interest in saving structures from the 1940's.

Financial Feasibility

Financial feasibility is explicitly not to be a consideration when the BAR or Council is deciding on an application for demolition. In fact, the BAR's request for a financial feasibility study by the applicant was misguided and totally inappropriate, placing on the staff the burden of trying to understand and judge a pro forma financial statement. While the staff has responded to that statement, the Council must, at this point, totally ignore the statement and staff response. It is a diversion that could be addressed in a different forum.

Moreover, the Ordinance deals with the problem of financial feasibility in another and totally appropriate way. The basic problem is that, in such a case as this, the City is not presented with a range of proposals that may include several alternatives from rehabilitation through partial demolition and reconstruction to total demolition and new construction. Denial of a single and only proposal before the BAR and Council creates, for a specific period of time, the opportunity for other developers to put forward alternative, and possibly more innovative, proposals. The City could then have a chance to choose a development that is more in line with the general interest of its residents.

Significance of the Buildings

Without a great deal of elaboration, a comment that the buildings are not significant can only be interpreted to mean that all of the factual and interpretative information put forth by the staff is wrong. But that is not the case. Was the federal government wrong in determining that the buildings contributed to the memorial character of the George Washington Memorial Parkway? Is the staff factually incorrect that the Gunston Hall apartments were the first structures at that part of the new parkway and were built in response to the demand for housing needed to support the growth in the federal government occasioned by the New Deal? Was Harvey Warwick an

insignificant architect of the period? Did he fail to create a most appropriate southern gateway and transition to the colonial, federal and Victorian traditions of our City by designing a rather pleasantly sited structure using Colonial Revival design features. Individuals may disagree about the answers to some of those questions but the Commission believes that they should be answered overwhelmingly in favor of denying the current application for demolition.

Some of those who have supported demolition of the Gunston Hall apartments have incorrectly focused almost solely on the architectural features of the structures to the virtual exclusion of all of the historical aspects that should be considered under the criteria of Section 10-105 (B). However, to warrant being preserved, a structure does not have to be an architectural gem, let alone the best of the architect's work. The staff's findings and recommendations are on point in this regard. While the supporters of demolition may make some points about architectural value which one may agree with, it is the Commission's judgment that the cumulative effect of the staff's discussion fully supports its recommendation to deny demolition.

Staff's not being interested in Preserving More Recent Structures

It is true that staff has not generally recommended denial of demolition of recent structures. But that is only half of the story. In all of the occasions of which we are aware, the reason underlying staff's position has been that the proposed demolition has been of relatively recent additions to a basic structure that is of a much older and more interesting building which may be of either grand or vernacular stature. The Gunston Hall apartments proposal is the first occasion, to our knowledge, where a truly preservable example of non-colonial, non-Federal, and non-Victorian structures has come up.

Alexandria is a vibrant, living city. People interested in preservation should want to save meaningful examples of our buildings and their settings from the different periods of our history. That was one of the reasons that motivated the Historical Restoration and Preservation Commission to have its charter amended to cover structures 50 years old and older instead of just structures from the 19th century and before. Our interest in this concept of preservation also motivated the Commission to have the City ordinance amended to cover structures and sites throughout the whole of the city and not just Old Town.

The Commission believes that saving a structure with the qualifications of the Gunston Hall apartments is in keeping with Alexandria's recently being given a Preserve America award

The Alexandria Historical Restoration and Preservation Commission strongly urges the Council to reverse the BAR decision and deny the application for the demolition of the Gunston Hall apartments.

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10-16-04

League of Women Voters of Alexandria
October 16, 2004

I am Lillian J. White, co-president of the League of Women Voters of Alexandria. The League board has directed me to bring to you the long held League positions that are relevant to the preservation of Gunston Hall.

Our positions on land use and preservation have been discussed at numerous League meetings over the years. When we studied historic preservation and more importantly for us, affordable housing, we weren't anticipating this hearing. Yet our positions speak pointedly to the issues raised by Gunston Hall.

We vote every year on what land use positions we will continue to support. At our most recent annual meeting, we agreed once again to support "maintenance of current residential and historic areas." We think Gunston Hall qualifies as an historic building. It is one of the last remaining buildings from the era when this nation, and our part of it in Alexandria, transformed its government to fight World War II and become a global super power. Gunston Hall housed part of the work force that made that possible. It is part of a history that is worth remembering and preserving.

The League hasn't been in the forefront for historic preservation. There are other local organizations, represented at this hearing, which do that very well. The League has in contrast worked on affordable housing issues over many years and our leadership has spoken before City Council on this issue many times. Again this year at our annual meeting, we re-affirmed our affordable housing position which is:

We support maintenance of adequate, suitable, safe, affordable housing for all citizens of Alexandria, including adequate rental housing stock.

We weren't thinking of Gunston Hall, but it fits that description exactly. We all know that it is part of a dwindling stock of safe affordable apartment options. The Gunston Hall residents are young people starting out in entry level positions or retirees who wish to continue to enjoy an active life style in an urban area such as ours. These are people we need if we are to continue to have diversity, including economic diversity, in this city.

Our current affordable housing program emphasizes home ownership to the exclusion of preserving rental opportunities. It ignores the problem of ever rising rents. We know that the many newer rental buildings are labeled "luxury units" and rent for amounts most of us long resident homeowners would find onerous.

This is a good day to do something about that. This is a good day. We preserve homes of famous people, Victorian and Federal architecture. Why not preserve the homes of ordinary people, like you and me, who want to live to our community – a city they call home. We need affordable housing in this city. We ought to offer and preserve a diverse affordable housing landscape which includes garden apartments. Vote to preserve

Gunston Hall. Then we as a community can set to work on a plan to finance whatever rehabilitation that needs to be done to keep affordable housing “adequate, suitable and safe.” and to maintain economic diversity in our city.

Thank you for this opportunity to speak on this important subject.

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10-16-04

August 17, 2004

To whom it may concern:

I am very opposed to the demolition of Gunston Hall Apartments by Basheer and Edgemoore and their proposed construction of new townhouses and condominiums. My opposition stems from rather personal reasons, of course, but not only because of the potential loss of my home of nine-plus years.

I am a native of Alexandria. I was born in Alexandria Hospital, when it still stood on the 200 block of South Washington, and when my parents took me home from the hospital, it was to their apartment at Mason Hall, on Abingdon Lane, in the North end of Alexandria. When I was a toddler, we moved to the Rosemont section, and lived on Rosemont Avenue, until my parents bought their first house, on South King's Highway.

When I was a small child, my father worked as a fireman; he was stationed at the firehouse that stood at 109 South St. Asaph Street, and took me there from time to time to play with Sparky the Dalmation. That building now houses a favorite local dining spot—Portner's Restaurant.

My mother's father worked for the railroad, out of Potomac Yard, where Target, Best Buy, Shopper's Food Warehouse and other retail stores now stand. He rode the train to and from his family's home in Lorton, where he got off the train in front of the house. The only evidence I have left of that house is a railroad spike, taken from the tracks that ran in front of the house. I drove down through that area last year. There was a huge pile of earth, and there were townhouses being erected on the site.

My father's mother lived in Alexandria and commuted into Washington, DC where she worked at the National Archives. Although she was originally from Kentucky she lived in Alexandria for most of her adult life.

I currently live seven blocks from the exact site where I was born. I work in the West end of Old Town, which is not technically Old Town, but borrows the cachet. I can see the King Street metro station from my office window, and behind it, George Washington's Masonic Temple. I'm a member of Washington Street United Methodist Church and I bank at Burke & Herbert Bank. I shop for groceries at the Safeway on Royal Street, I eat and drink at the local restaurants and I shop at the local retailers. I am the third generation of my family to shop at Hayman's dress shop, which now houses Hannelore's Bridal Shop on the corner of King and Pitt Streets. I take my dry cleaning to Seven Star Cleaners on the next block from my home, I have my shoes repaired at the little shop next to Scotland Yard Restaurant on the corner of King and Columbus Streets and I pay my taxes to the City of Alexandria. I also vote in local elections. My voting precinct is at the Nannie J. Lee Center

I have seen many changes in Alexandria over my lifetime. I am saddened by the destruction of the old parts of town, the throwing away of the original parts of this city in favor of "progress" and "renewal." I am bewildered by the theory that to tear down the authentic and replace it with artificial replicas is a good idea. I recall that when Disney wanted to build a Colonial theme park in Haymarket there was a hue and cry about it, and Disney beat a hasty retreat. My fear is that beautiful, historic and charming Old Town Alexandria is going to be Disney-fied by wealthy developers for wealthy newcomers who have no link to the town itself, no history in the area and no concern that any of the things that make Alexandria the marvelous place it is should be maintained.

Gunston Hall Apartments are not the most valuable historic property in Alexandria; they may not be the most beautiful structure in town, although had they been maintained properly by the current owner, they could indeed be very lovely. The buildings are, though, a part of the fabric of Alexandria's history. They represent a time of unsettled growth in our country, when we were in the grip of war and Washington, D.C. desperately needed affordable housing for the masses of people who came to the nation's capital to work in the defense of their country. The buildings were designed by an intelligent, insightful architect whose work still stands in various places in the area. Gunston Hall Apartments, though, is the only one of its kind, and it is also the only representation of his work in Alexandria's historic district. It would be a shame to destroy yet another piece of Alexandria's living history.

Thank you.

Sincerely,

A handwritten signature in cursive script that reads "Lee Ann Gardner".

Lee Ann Gardner
Resident, Gunston Hall Apartments

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10-16-04

October 15, 2004

Dear City Council Members,

On October 18, I will have lived at Gunston Hall Apartments for 53 years. I love living here, and I don't want to move. I was born and raised on the 500 block of Lee Street. I have lived in Alexandria my entire life, and I hate the thought of leaving. My life is here. If the demolition is approved, I'll have to go to Fairfax County.

I've been to four or five different apartments in Alexandria. The apartments are too expensive for me. The prices that I've been given have been \$950 and up. I can't afford anything in Alexandria. Also, I don't like the high rise buildings – they scare me. I like these garden apartments at Gunston Hall because I'm near the grocery store and drug store. Almost every day, I sit outside with my neighbors in the beautiful courtyard and visit. I have a handicapped parking spot here for my car because of my blood pressure and heart condition. My high blood pressure needs to be monitored by my local doctor.

The proposal that the new developer has shown us makes Alexandria look like Kingstown or Cameron Station. I'm sorry that it's not Old Town

any more – it's all New Town with all these big buildings. I see nothing in the proposed new development that looks like Old Town.

At a meeting this week, a man said that by demolishing Gunston Hall Apartments, 70 parking places would free up in the neighborhood. We don't have 70 cars with the property – many people here use public transportation. If there are parking problems, the parking problems come from the buildings and restaurants on the 800 block of S. Washington Street. I've never had any problems parking, and the other tenants have never had any problems here, either.

I invite every one of you to please come to my apartment. It's well built and sound proof. It's not a small apartment – the rooms are large. My living room is 12' X 18'. My dining room is 8' X 10'. My bathroom is 5' X 6'. My bedroom is 14' X 14'. My kitchen has a big window and enough space for a small table and chairs. I have four large closets and a smaller one for sheets and towels. My windows look out over a large weeping willow tree and another tree that has been here longer than any one of us.

I need to say something about the current owner – Chris. He's done so much for me over the years. He's been so wonderful. When I turned 80, he gave me a birthday party in the office at Gunston Hall. He invited all the residents to have pizza, soda, and birthday cake. So many people were there.

He gave me a set of luggage, too. Sometimes he calls me to make sure that I'm OK. I will never find a kinder landlord.

My birthday is on Wednesday, October 20. I'll be 87 years old. The best birthday present I could receive would be to stay here at Gunston Hall until the Lord wants to take me.

Sincerely, *Pearl Sheffield*

Mrs. Pearl Sheffield

905 S. Washington St., #118

Alexandria, VA 22314

Mayor Euille, Vice Mayor Pepper, and Members of Council:

I am Katy Cannady. I live at 20 East Oak Street. I recently returned from a trip to Southern England with a Smithsonian tour group. The trip was built around castles, cathedrals and great houses. It made me think more about historic preservation. The British do it very well.

Wandering around Canterbury I came across a sign about a hearing on a building in the "conservation district." Somehow I had faith that the local authorities would do the right thing. When I'm walking around Old Town and see a sign about a Board of Architectural Review hearing, I never assume that right will be done.

For reasons I do not understand, our BAR interprets the history of Alexandria in the most narrow way possible. They seem to believe that our history ended around the time James Monroe was sworn in as president and nothing built after that time is worth saving. If they controlled historic preservation in Great Britain, they'd probably decide that anything built later than the last Plantagenet king is ripe for demolition.

Unlike the majority of BAR members I see history, including the history of Alexandria, as a panoply of all the events, trends, and movements that brought us to the place we are today. Gunston Hall represents an important point in our history. It is almost the only building of its era still standing. The only other one I can think of is the Torpedo Factory.

Gunston Hall was built for the workforce that would help us win World War II. It is a monument to the great ramping up of governmental activity this area experienced in the late 1930s and early 1940s. It's an aid to the memory of an important time in our national history, a time every bit as important as the era when gentlemen wore knee britches.

But even more important to me than Gunston Hall's historical significance, which is undeniable, is its place as one of the last affordable rental properties for less affluent renters. We have an affordable housing program that is heavily skewed toward providing home ownership opportunities, even for people with household incomes as high \$79,000 per year. We need true diversity in income levels as in other human attributes. For all our talk of affordable housing, we're constantly moving away from that. It's time to take a turn toward providing affordable rentals. If we wait much longer, affordable rental units simply will not exist anywhere in the city. We need to save this building as a first step in the right direction.

Thank you.

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10-16-04



Parkfairfax@aol.com
10/15/2004 09:12 AM

To jackie.henderson@ci.alexandria.va.us
cc
bcc
Subject Gunston Hall

History:  This message has been replied to and forwarded.

Dear Jackie Henderson,

Good morning. Please forward my comments to Mayor Euille, Vice Mayor Pepper and Members of Council, and incorporate into the record. Thanks,

Matthew Natale
3401 Martha Custis Drive

***Testimony on Gunston Hall Demolition, City Council Meeting 10/16/04, Docket Item 10
Matthew Natale, 3401 Martha Custis Drive, 703-578-3674 or 703-578-1888,
Parkfairfax@Harbinger.Biz .***

Good Morning Mayor Euille, Vice Mayor Pepper, Members of Council and City Staff:

My name is Matthew Natale and I live at 3401 Martha Custis Drive. First, I thank you Mr. Mayor for an excellent first year in office, which suggests an even better second year.

I also thank each member of Council. Public service requires an enormous personal sacrifice and I appreciate your willingness to address the substantive issues facing Alexandria.

I urge you today to protect Gunston Hall from demolition and preserve much-needed middle class housing.

As you know, I live in Parkfairfax. Built during the same era, it too was constructed as garden-style Apartments. In the late 1970's it was threatened with demolition. However, City Council back then blocked the demolition, and found a developer who was able to rehab it. Eventually, it went from rental to condominium with many of the exiting renters serving as first buyers.

Many years have passed, but the truth remains. Rehabbing this type of housing is quite possible. So is rehabbing Gunston Hall. City Staff agrees.

The developer's desire to maximize his profits is natural. The rising cost of land and real estate creates market pressure that, if left unchecked, will drive all future development and

re-development into the high end price range - beyond the reach of even the middle class. But that does not make the proposed plan the right plan for Gunston Hall.

Gunston Hall is not a pro-development and anti-development issue, or the forces of commerce vs. the forces of no. It's about finding the right developer who will pursue this project in a manner that is both economically sustainable and in keeping with the obvious need to maintain existing middle class housing. This in a City that needs more, not less of it.

Please cast your votes against demolition.

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10-16-04

Statement of Michael E. Hobbs
on behalf of the
Old Town Civic Association
before the City Council
October 16, 2004

Demolition of Gunston Hall Apartments

Thank you, Mayor Euille and members of Council. I am Michael Hobbs, President of the Old Town Civic Association, and I thank you for this opportunity to share our views as you consider the appeal of the decision of the Board of Architectural Review which would permit the demolition of the Gunston Hall Apartments.

We stand with the city staff, the Historic Alexandria Foundation, the Chairman of the Alexandria Historical Preservation and Restoration Commission, dozens of appellants and other citizens and, we understand, the National Park Service in opposing the demolition of the Gunston Hall Apartments. We support the appeal of the two citizens' groups from the decision of the BAR.

We believe that these apartment buildings are an important part of the historical heritage of the district, and of Old Town's dwindling stock of moderate-income housing, and that approval could lead to other demolition requests that could do grievous harm to the character of the Old and Historic District.

We recognize that you do not have the authority to reject demolition of these buildings simply out of concern over the loss of moderate-income housing. But neither is the reverse true: the fact that these are moderate-income buildings does not by itself require that you prevent their demolition—but neither does it require that you permit their demoliton.

The moderate-income character of these buildings is, in fact, not incidental to their historic merit—it is central to their historic value. Some of us have lived in this area long enough to remember, or to have learned from our parents, of the extraordinary social and economic impact on greater Washington and on Alexandria of the growth of the federal government and its workforce from the 1930's through World War II and beyond. The migration of the "government girls" and young servicemen and women from all over the country to Alexandria and our neighbors during this period had a profound effect on our city.

The Gunston Hall apartments were not only the harbinger of that development in Alexandria, they were its first tangible expression. They are every bit as valid a part of our historic and cultural heritage as are the plaqued townhouses of an earlier era. Their demolition would be an irretrievable loss to the fabric of our community.

The first criterion among those specified in the ordinance asks whether "the building is of such architectural or historical interest that its... razing would be to the detriment of the public interest." Another asks whether "retention of the building would help preserve and protect an historic place or area of historic interest in the city." Surely the answer to both questions must be "yes".

The ordinance does not require that you find Gunston Hall to be distinguished in order to preserve it—only that it be historic, The stable at Mount Vernon is very common, compared to the mansion itself—but what a travesty it would be if it were torn down to make way for new condominiums.

We urge you to grant the appeal and stand against the destruction of this important part of our community's heritage.

Thank you for your consideration.

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10-16-04

October 16, 2004

To: Alexandria City Council
From: Douglas G. Bannerman



Redevelopment of the Gunston Hall Apartments

I am a resident of the Porto Vecchio Condominium located at 1250 S. Washington Street, just a few blocks south of the Gunston Hall apartment complex in the 900 block on South Washington Street.

I have been living there for about 15 years and have very much enjoyed the beauty and peaceful quietness of the area. Personal safety is very important to the many elderly residents of Porto Vecchio and this is another advantage in living in this area of the city with a low crime rate.

The developers of the proposed redevelopment of the Gunston Hall apartment complex presented their plans this past June at an open meeting of Porto Vecchio residents so that we are familiar with the proposed changes. We unanimously approved and endorsed the plans for condominiums and townhouses believing them to be a positive addition to the prestige of the neighborhood.

As the members of this Council know, plans are underway for a new design for a southern gateway to the city on South Washington Street and we at Porto Vecchio believe the proposed changes at Gunston Hall will fit in extremely well with the design.

I therefore urge the Council to approve these plans for redevelopment of the Gunston Hall apartments.

Douglas G. Bannerman
1250 S. Washington Street
Alexandria, VA 22314
(703) 836-1452
dgbanner@worldnet.att.net

Carolyn L. Merck
324 North Royal Street
Alexandria, VA 22314
October 6, 2004

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10-16-04

Dear Mayor Euille, Vice Mayor Pepper, and Members of Council:

I am writing to urge you to **support the decision of the Board of Architectural Review (BAR) to permit demolition of the Gunston Hall apartments at 901 - 915 South Washington Street.** At the August 18, 2004, BAR meeting, I spoke (on my own behalf) in support of demolition. I will be out of town and unable to appear in person when Council hears the appeal of that BAR decision on October 16. Thus, I am sending this letter.

Following are the main factors Council should consider, and those it should not consider, in making a decision regarding demolition of the Gunston Hall apartments.

Strict Legal Criteria for a Decision. Section 10-105(B) of the Zoning Ordinance specifies the criteria that are to be the bases for decisions of the BAR and of Council in hearing appeals from the BAR. (Six of the seven criteria are applicable to this project.) Only these criteria can support a decision. No social welfare/income maintenance policies or other socioeconomic concerns can be the rationale for a BAR or Council decision, regardless of worthiness. Those policies are addressed in different City forums.

A decision based on criteria other than those in the law would alert Alexandria property owners that the City may make arbitrary decisions about the use, development, or other disposition of their property.

The Economic Unreality of "Affordable Housing" on This Site. Despite the inapplicability of "affordable housing" issues to BAR and Council decisions regarding this site, advocates press for rehabilitation of the complex on the (misguided) assumption that the units are, or could be rehabilitated to provide such housing. Although Gunston Hall rents are currently moderate, they are above the City's affordable guidelines. (Current rents are likely too high for units that do not meet building codes and for which the infrastructure is deteriorated.)

In an abundance of caution (although, arguably, in a move contrary to law), the BAR, in May 2004, deferred the decision on demolition and required a study of the economic feasibility of rehabilitation. **The general lesson of that study is that rehabilitation could not be accomplished without more than doubling or tripling current rents or selling the units for far beyond "affordable" prices.** The current owner plans to sell and will not undertake rehabilitation; a purchaser would have to pay fair market value plus the cost of rehabilitation, costs that would be passed along to any future residents. **The economics do not work to make this site a candidate for development as affordable housing. Wishing will not make it so.**

Setting aside "affordable housing" concerns, under certain scenarios, with a large financial investment, the Gunston Hall buildings might be preserved as upgraded housing, with substantially upgraded prices. However, if an amount equal to more than one-third of the value of the units were spent for rehabilitation, the zoning ordinance would require provision of off-street parking. Because there is no off-street parking for residents now, adding it on the site would remove much of the grassy lawns and internal courtyard spaces, features of the current development that many critics of demolition want most to maintain. **Thus, even at increased rents or high sales prices, the current buildings and surrounding lawns and gardens cannot be preserved. Wishing will not make it so.**

No Precedent Would be Set. A key factor in the economic value of any property is allowable density. This block of South Washington Street is zoned for a by-right density of 1.25 floor-area-ratio (FAR); it currently has an FAR of 0.6. Thus, there is substantial economic value in the unused density on the property. Proposed development subsequent to demolition would lawfully capture that value, mainly by increasing the size (rather than the number) of units.

In comparison, the other older apartments on South Washington Street are already developed to their zoned maximum (generally, 1.25 FAR). Consequently, there is no value to be extracted from demolition and redevelopment. **Hence, the economic conditions governing the Gunston Hall site do not pertain to other apartment complexes on South Washington Street.**

The Facts Do Not Support Preservation. All or any of the criteria in Section 10-105(B) of the zoning code must be met to deny demolition. (Condition #7 does not apply to the site.) In most BAR cases involving demolition, the facts are clear enough that subjective judgments are minimal. However, in this case, facts that would dictate preservation are not present (e.g., the buildings are mid-20th century). Therefore, subjective judgments are paramount and are the basis for the staff recommendation.

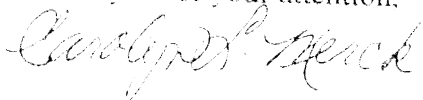
The City staff report relies almost exclusively on the development's relationship to the George Washington Memorial Parkway. However, there is nothing in the law or legislative history that would *require preservation* of buildings built on the parkway, particularly those built 10 years or more *after* the city's 1929 agreement with the Federal government regarding development on that highway. Taking the arguments in the staff report to their logical conclusion suggests that no building ever built on Washington Street (all of which must be approved by the U.S. Park Service) could ever be torn down, including the eyesore which is the Jefferson Building on the Corner at Montgomery Street.

Although the Gunston Hall apartments are neocolonial in style, nothing genuinely historic ties this garden apartment complex to early colonial times or to early Alexandria. New development could be far superior in architecture. The existing apartments were built in response to the demand for housing for government workers during the World War II era, not in response to the establishment of the Memorial Parkway, as suggested in the staff report. Moreover, many agree that Gunston Hall is not a good or unusual example of its architect's mid-20th century work, as suggested in the staff report. Architectural historian Anne H. Adams thoroughly critiqued the Gunston Hall architecture. Her analysis reaches for all available facts that might call for preservation, but finds none. She concludes that the preservation criteria in the Zoning Code are not met. (Her written analysis should be included in your materials on this case.)

The Role of the BAR and of Council. The job of the BAR is to weigh the evidence and the professional evaluations before them. In doing so in the Gunston Hall case, the majority of the members of the BAR found no persuasive arguments for preservation. The BAR's decision was carefully considered; they examined all the facts and opinions presented to them. The rationale for preservation as included in the City staff report did not stand up to their scrutiny.

The BAR is the body the City has established to make decisions regarding historic preservation, and Council should give deference to its judgments in these matters. BAR members are professionals; they are experienced with applying the law to a variety of circumstances; they have demonstrated that they care deeply about preserving the historic structures so important to Old Town and the City. The Council, in contrast, in a political body, not elected to make professional architectural judgments, particularly when the facts are not in dispute. **I urge Council to uphold the finding of the BAR that the Gunston Hall buildings do not meet the historic preservation criteria in the law.**

Thank you for your attention.



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10-16-04

May 18, 2004

Mr. Tom Hulfish, Chairman
Board of Architectural Review
City of Alexandria
City Hall
301 King Street
Alexandria, Virginia 22314

Re: Gunston Hall Apartments

Dear Tom:

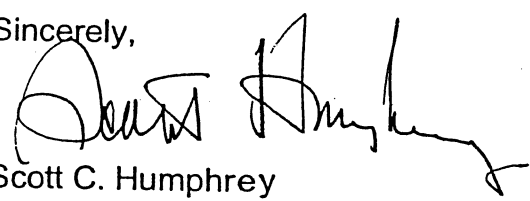
I understand a plan is before the Architectural Review Board to approve the demolition and redevelopment of the 900 Block (west side) of South Washington Street.

The design plan by Rust Orling and Neal is a most attractive redevelopment for Washington Street and it replaces antiquated apartments offering little benefit to the City except low cost transient rentals.

The proposed redevelopment will replace the 100± on street parking spaces required to accommodate the apartments. Having underground garage parking will be greatly beneficial to those living in the nearby neighborhood.

Please encourage your colleagues to support this project and once again, thanks for your interest in and service to the City.

Sincerely,



Scott C. Humphrey
922 South Saint Asaph Street
Alexandria, Virginia 22314

Roger Machanic
430 South Fairfax Street
Alexandria, Virginia 22314
(703) 549-6665

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10-16-04

Aug. 18, 2004

Board of Architectural Review
Alexandria, VA 22304

RE: Gunston Hall
900 Block of S. Washington St.

Dear Members of BAR:

As a 40 year homeowner in Old Town Alexandria and an active participant in City and business-real estate matters, I am very pleased with the plans for the Gunston Hall property on S. Washington Street - They are really beautiful and fitting - the buildings will be a very positive asset to Old Town and to Alexandria.

In view of the very high valuation assessment of this valuable site - and the very high cost that what be involved to renovate the existing apartments to building code and safety requirements and to make them visually correct, their renovation would be economically unfeasible.

I recommend that you approve this fine addition to Washington Street.

Sincerely,
Roger Machanic

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10-16-04

October 15, 2004

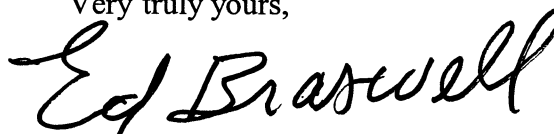
Mayor William D. Euille and Members of City Council
City Hall
301 King Street
Alexandria, VA 22314

Re: Docket Item # 10, BAR Approval of Demolition

Dear Mr. Mayor and Members of City Council:

I will be unable to attend Saturday's meeting because I will be out of the City. This letter is to let you know that I am in favor of demolition in this case. Denying a demolition permit at this time would simply delay the demolition for a year and could actually jeopardize the building of this very good project. As I told the Board of Architectural Review, I favor the proposal as designed. It conforms to the Washington Street standards.

Very truly yours,

A handwritten signature in black ink that reads "Ed Braswell". The signature is written in a cursive, flowing style.

Edward Braswell

Support Petition

As a resident of the community in the vicinity of the apartments at 901-915 S. Washington Street, I support the demolition and redevelopment proposed by Basheer & Edgemoore.

	Name	Address	Phone Number	E-mail
1	KEVIN SCHEID	815 GREEN ST	703 739 9172	KSCHEID@HOTMAIL
2	SUSAN CRAFT	818 GREEN ST	703.216.4501	Susan @ SusanCraft.com
3	BOB McCONNELL	823 S. COLUMBUS ST.	703-299-8792	McCONNELL61 @COMCAST.NET
4	James K. Murphy	815 S. Columbus St	703-780-6877	jimmurphy@eruf.c
5	SUSAN BARTLETT	809 S. COLUMBUS ST	703/836-5640	Susanmorie@aol.com
6	Martha Bethea	921 South Alfred St	703-548-5904	bethea.20314@msix
7	Louise + Jim Ingold	813 S, Columbus	703-277-3540 703-277-3540	james.ingold@verizon.net
8	Steve Pinkos Con He W... ..	929 S. Columbus	703-684-3447	
9	Camille Welborn	929 S. Columbus	703-684 3447	
10	Mike Augustin	917 S. Columbus	571-237-5710 703	Mikeaugustin@aol
11	Pat Sheridan	923 S. Columbus	703 548-2463	Patricia Sheridan sherdan@comcast.net
12	Chaire Gregory	803 Church St.	703-519-8443	—
13	Robert ...	815 Church St.	703-853-2184	Bob @ Bob82415.com
14	Jeanne Ross	815 Church St	703-853-9970	—
15				
16				

Support Petition

As a resident of the community in the vicinity of the apartments at 901-915 S. Washington Street, I support the demolition and redevelopment proposed by Basheer & Edgemore.

	Name	Address	Phone Number	E-mail
1	LARRY MASON	819 GREEN ST.	703.548.1850	LARRYMASON@COMCAST.NET
2	JOE BOYKIN JOE BOYKIN	821 GREEN ST	703-548-5601	
3	Beverly H Polizzi	817 S Columbus	703 477-1168	bepolizzi@comcast.net
4	Santo Polizzi	817 S. Columbus ST	703 548 7177	Spolizzi@comcast
5	JOHN GARRETT	811 S. COLUMBUS	703 836-4589	john.garrett@bchsra.com
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10

10-16-04

June 24, 2004
1250 S. Washington Street
Alexandria, VA 22314

Mr. Loren A. Pope
Basheer&Edgemore
2071 Chain Bridge Road, Suite 510
Vienna, VA 22182

Dear Mr. Pope,

On behalf of the residents of Porto Vecchio I want to thank you and your associates for the excellent presentation that you made last week on the redevelopment of the 900 block on South Washington Street. We were very pleased with your plans as they will certainly add considerably to the prestige of the entire area. I hope that you can proceed on your time schedule and are not held up by bureaucratic maneuvers.

Sincerely,
Doug
Douglas G. Bannerman

cc. Bud Hart
Phill Bradbury

Bud:
Thanks so much for
arranging this meeting -
it was a big success
with our people and they
strongly support your plans
Doug

10
10-16-04

October 15, 2004

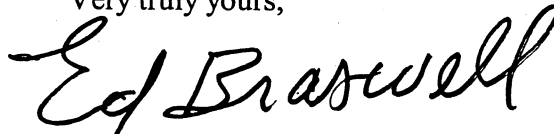
Mayor William D. Euille and Members of City Council
City Hall
301 King Street
Alexandria, VA 22314

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Very truly yours,

A handwritten signature in black ink that reads "Ed Braswell". The signature is written in a cursive, flowing style.

Edward Braswell

10
10-16-04

Loren Pope

From: Bob Bemis [Bob.Bemis@mris.net]
Sent: Tuesday, October 12, 2004 1:39 PM
To: Loren Pope
Cc: Jenny Brown (E-mail)
Subject: 915 S. Washington Redevelopment

Loren Pope
Project Manager
Basheer & Associates

Dear Loren,

We received the information package regarding the 915 S. Washington property. Bravo! We are hopeful you will be successful in the appeal hearing this Saturday. We would love to attend, but other commitments conflict. However, if you're counting heads of the neighborhood, please put both of us in the "Support" column. We would also like to be early purchasers of a unit (perhaps two since we have a son about to venture into the real world) in the development. If you have pre-groundbreaking purchase options available, please let us know.

Also, please note a correction to the mailing address. Jenny moved from 821 Church (which you have) to 815 Church (where we now live) about a year ago.

Thanks, and best wishes for great success.

(Mr. & Mrs.) Jennifer Brown and Bob Bemis
815 S. Church St.
Alexandria, VA 22314

Bob Bemis
Chief Marketing Officer
Metropolitan Regional Information Systems, Inc.
9420 Key West Ave., Suite 200
Rockville, MD 20850
Bob.Bemis@MRIS.net
Phone (301) 338-7145
Fax (301) 338-7182
<http://www.MRIS.com>

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10-16-04

October 13, 2004

Dear Mr. Mayor and Members of City Council:

I have seen the proposal for the redevelopment of 915 S. Washington Street and am aware that the Board of Architectural Review for the Old & Historic District approved the demolition of the existing apartments as part of the process for redevelopment. I am writing to express my support for the BAR's decision and hope that you uphold their decision at this Saturday's City Council hearing on the appeal.

Jessie Brown
Name

815 Church St.
Address

10

10-16-04

October 13, 2004

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Name

815 Church St

Address Also at 273-04

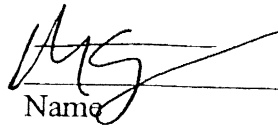
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 Michael Augustin

Name

917 South Columbus

Address

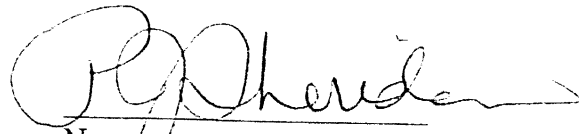
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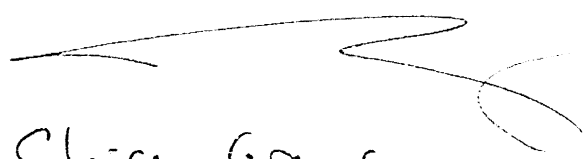

Name
923 S Columbus
Address

10
10-16-04

October 13, 2004

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Claire Gregory
Name

803 Church St.
Address

PHONE-O-GRAM[®]

10/16-04

for: Mayor & CC

From: Jean Aseth

City

Company

Area Code

Phone

Telephoned Please return the call Returned your call Will call again Came in See me

Message

Protect demolitions of Gunston Hall
Buildings.

Date

10/14

Time

11:55

Taken by

ky

Action Wanted

Action Taken

SPEAKER'S FORM

DOCKET ITEM NO. 10

PLEASE COMPLETE THIS FORM AND GIVE IT TO THE CITY CLERK BEFORE YOU SPEAK ON A DOCKET ITEM.

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

- 1. NAME: Audrey F. Calhoun
- 2. ADDRESS: George Washington Memorial Parkway, McLean, VA 22101
TELEPHONE NO. 703-289-2500 E-MAIL ADDRESS: Audrey.Calhoun@nps.gov
- 3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? National Park Service
- 4. WHAT IS YOUR POSITION ON THE ITEM?
FOR: _____ AGAINST: _____ OTHER: _____
- 5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY, LOBBYIST, CIVIC INTEREST, ETC.):
Partner with the city for memorial character of the Parkway
- 6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE COUNCIL?
YES NO _____

This form shall be kept as a part of the permanent record in those instances where financial interest or compensation is indicated by the speaker.

A maximum of three minutes will be allowed for your presentation. If you have a prepared statement, please leave a copy with the Clerk.

Additional time not to exceed 15 minutes may be obtained with the consent of the majority of the council present; provided notice requesting additional time with reasons stated is filed with the City Clerk in writing before 5:00 p.m. of the day preceding the meeting.

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Guidelines for the Public Discussion Period

- (a) All speaker request forms for the public discussion period must be submitted by the time the item is called by the City Clerk.
- (b) No speaker will be allowed more than three minutes.
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PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

1. NAME: Harry P. Hart

2. ADDRESS: 307 N. Washington St.

TELEPHONE NO. 703836 5757 E-MAIL ADDRESS: hcgf.law@verizon.net

3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? The Applicant

4. WHAT IS YOUR POSITION ON THE ITEM?
FOR: _____ AGAINST: X OTHER: _____

5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY, LOBBYIST, CIVIC INTEREST, ETC.):
Attorney

6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE COUNCIL?
YES ✓ NO _____

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PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

1. NAME: John Rust

2. ADDRESS: 1215 Cameron St.

TELEPHONE NO. 703-836-3205 E-MAIL ADDRESS: jrust@ronarchitects.com

3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? the Applicant

4. WHAT IS YOUR POSITION ON THE ITEM?
FOR: _____ AGAINST: X OTHER: _____

5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY, LOBBYIST,
CIVIC INTEREST, ETC.):
Architect for Applicant

6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE COUNCIL?
YES X NO _____

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PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

- 1. NAME: Anne Adams
- 2. ADDRESS: 2300 N Street NW Washington DC 20037
TELEPHONE NO. 202 643 8884 E-MAIL ADDRESS: andi.adams@sheepskin.com
- 3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? On behalf of the Applicant
- 4. WHAT IS YOUR POSITION ON THE ITEM?
FOR: _____ AGAINST: OTHER: _____
- 5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY, LOBBYIST, CIVIC INTEREST, ETC.):
Architectural Historian
- 6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE COUNCIL?
YES NO _____

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- 1. NAME: Engin Artemel
- 2. ADDRESS: 120 Madison Place
TELEPHONE NO. 703 549 5046 E-MAIL ADDRESS: engin@artemel.com
- 3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? _____
The Applicant
- 4. WHAT IS YOUR POSITION ON THE ITEM?
FOR: _____ AGAINST: X OTHER: _____
- 5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY, LOBBYIST, CIVIC INTEREST, ETC.):
Planning consultant
- 6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE COUNCIL?
YES X NO _____

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1. NAME: John Nolan

2. ADDRESS: 414 E. Blendale Ave # 2

TELEPHONE NO. 703 836 3205 E-MAIL ADDRESS: jnolan@ronarchitects.com

3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? _____

Self Applicant

4. WHAT IS YOUR POSITION ON THE ITEM?
FOR: _____ AGAINST: X OTHER: _____

5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY, LOBBYIST,
CIVIC INTEREST, ETC.):
Architect

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1. NAME: Agnus Artemel

2. ADDRESS: 120 Madison St.

TELEPHONE NO. 703 549 5246 E-MAIL ADDRESS: aga@artemel.com

3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? The Applicant

4. WHAT IS YOUR POSITION ON THE ITEM?
FOR: _____ AGAINST: X OTHER: _____

5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY, LOBBYIST,
CIVIC INTEREST, ETC.):
Planning Consultant

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The public normally may speak on docket items only at public hearing meetings, and not at regular legislative meetings. Public hearing meetings are usually held on the Saturday following the second Tuesday in each month; regular legislative meetings on the second and fourth Tuesdays in each month. The rule with respect to when a person may speak to a docket item at a legislative meeting can be waived by a majority vote of council members present but such a waiver is not normal practice. When a speaker is recognized, the rules of procedures for speakers at public hearing meetings shall apply. If an item is docketed for public hearing at a regular legislative meeting, the public may speak to that item, and the rules of procedures for speakers at public hearing meetings shall apply.

In addition, the public may speak on matters which are not on the docket during the Public Discussion Period at public hearing meetings. The Mayor may grant permission to a person, who is unable to participate in public discussion at a public hearing meeting for medical, religious, family emergency or other similarly substantial reasons, to speak at a regular legislative meeting. When such permission is granted, the rules of procedures for public discussion at public hearing meetings shall apply.

Guidelines for the Public Discussion Period

- (a) All speaker request forms for the public discussion period must be submitted by the time the item is called by the City Clerk.
- (b) No speaker will be allowed more than three minutes.
- (c) If more speakers are signed up than would be allotted for in 30 minutes, the Mayor will organize speaker requests by subject or position, and allocate appropriate times, trying to ensure that speakers on unrelated subjects will also be allowed to speak during the 30 minute public discussion period.
- (d) If speakers seeking to address council on the same subject cannot agree on a particular order or method that they would like the speakers to be called on, the speakers shall be called in the chronological order of their request forms' submission.
- (e) Any speakers not called during the public discussion period will have the option to speak at the conclusion of the meeting, after all docketed items have been heard.

SPEAKER'S FORM

DOCKET ITEM NO. 10

**PLEASE COMPLETE THIS FORM AND GIVE IT TO THE CITY CLERK
BEFORE YOU SPEAK ON A DOCKET ITEM.**

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

1. NAME: Shawn Wingard
2. ADDRESS: 7643 Follerton Rd
TELEPHONE NO. 703/451-0650 E-MAIL ADDRESS: swingard@aol.com
3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? Gouston Hall Realty, Inc.
4. WHAT IS YOUR POSITION ON THE ITEM?
FOR: _____ AGAINST: X OTHER: _____
5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY, LOBBYIST, CIVIC INTEREST, ETC.):
Property Owner & Attorney
6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE COUNCIL?
YES X NO MM

This form shall be kept as a part of the permanent record in those instances where financial interest or compensation is indicated by the speaker.

A maximum of three minutes will be allowed for your presentation. If you have a prepared statement, please leave a copy with the Clerk.

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DOCKET ITEM NO. 10

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BEFORE YOU SPEAK ON A DOCKET ITEM.**

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

1. NAME: Rosemary M. Fogelson

2. ADDRESS: 1725 Jamieson Court

TELEPHONE NO. 703 548 8100 E-MAIL ADDRESS: _____

3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? _____

AppleCare

4. WHAT IS YOUR POSITION ON THE ITEM?
FOR: _____ AGAINST: _____ OTHER: _____

5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY, LOBBYIST,
CIVIC INTEREST, ETC.):

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6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE COUNCIL?
YES NO

This form shall be kept as a part of the permanent record in those instances where financial interest or compensation is indicated by the speaker.

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