

RESOLUTION NO. 623

WHEREAS, The Northern Virginia Regional Park Authority (The Park Authority) acquired certain parcels of property encompassing the Carlyle House and surrounding Carlyle Apartments lying within the City of Alexandria on _____, 19____; and

WHEREAS, subsequent demolition and architectural investigation revealed that the historic Bank of Alexandria Building (the Bank Building), one of the oldest buildings built for banking purposes in the United States with the oldest existing bank interior, was intact and incorporated within the Carlyle Apartments; and

WHEREAS, the Bank Building has been preserved but in a vacant and deteriorated condition which is inappropriate to Alexandria's renewed and revitalized downtown; and

WHEREAS, The Park Authority has found, through an open and competitive process, a developer willing to restore, rehabilitate and redevelop the historic Bank Building and both the developer and the Park Authority have requested the cooperation of the City of Alexandria within the redevelopment process; and

WHEREAS, it is now considered desirable to adopt a formal redevelopment plan (the Redevelopment Plan) pursuant to Section 36-51 of the Code to provide for the orderly restoration, rehabilitation and redevelopment of the Bank Building pursuant to such redevelopment plan:

NOW BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ALEXANDRIA, that the lot and Bank Building shown as parcel 2 on a plat entitled Carlyle Square, Resubdivision of Lot 1, Block 2, Property Map 75.01 Alexandria, Virginia, dated February 9, 1978, prepared by Copeland and Kephart, engineers and surveyors of Alexandria, Virginia, attached hereto as Exhibit A, is hereby found to be (a) deteriorated, by reason of dilapidation and obsolescence, and (b) of historic interest, and should be, and is hereby, designated a Redevelopment Project for restoration, rehabilitation and redevelopment in accordance with the Virginia Housing Authorities Law, Sections 36-1 et seq. of the Code (the Housing Authorities Law) and

BE IT RESOLVED THAT the document known as "The Redevelopment Plan for the Alexandria Bank Building" dated, May 4, 1978, be and hereby is adopted by the City Council of the City of Alexandria, and

BE IT FURTHER RESOLVED THAT the Alexandria Redevelopment and Housing Authority is hereby requested to undertake all actions necessary to implement the adopted "Redevelopment Plan for the Bank of Alexandria Building," pursuant to the provisions of 36-49, Code of Virginia.

Adopted May 13, 1978

Mrs. Helen Holleman

Clerk

REDEVELOPMENT PLAN, ALEXANDRIA BANK BUILDING

I. Purpose of the Urban Renewal Plan.

The Northern Virginia Regional Park Authority is the owner of the Alexandria Bank Building and wishes to accomplish the restoration of the building. To accomplish this objective, the Authority has selected, through an open and competitive process, a developer willing to restore the historic bank building and has requested the City of Alexandria and the Alexandria Redevelopment and Housing Authority to cooperate in the redevelopment process. The Alexandria Bank Building is one of the more historic structures in the City of Alexandria, is one of the oldest buildings built for banking purposes in the United States, and restoration of the Alexandria Bank Building would be consistent with City objectives for protecting areas of historic value, encouraging private restoration, and enhancing City landmarks. The purpose of this urban renewal plan is to assist the Northern Virginia Regional Park Authority and the redeveloper in the furtherance of adopted goals of the City of Alexandria.

II. Description of Project Area.

The parcel area includes the lot and Bank Building shown as Parcel 2 on a plat entitled "Carlyle Square, Resubdivision of Lot 1, Block 2, Property Map 75.01, Alexandria, Virginia, dated Feb. 9, 1978, prepared by Copeland & Kephart, engineers and surveyors of Alexandria, Virginia, attached hereto as Exhibit A.

III. Historical Significance of the Bank of Alexandria Building.

The Bank of Alexandria Building is one of six buildings in Alexandria which is individually listed on the National Register of Historic Places, Department of Interior, United States Government. The following information summarizes the historical and architectural significance of the structure and has been extracted from the research files of J. Everette Fauber, Architect for the restoration of the Carlyle House and author of The Bank of Alexandria: An Architectural and Documentary Study, published by the Northern Virginia Regional Park Authority, owner, in 1974. A copy of the study is on file at the Lloyd House collection of the Alexandria Library, 220 North Washington Street, Alexandria, Virginia.

Construction Dates: 1803-1807. Architect: Unknown.

Builder: Bank of Alexandria Corporation. William Herbert, son-in-law of John Carlyle, founder and 3rd president. Construction overseen by Capt. Richard Conway.

Historical Significance: Established 23 November, 1792 by an act of the Virginia Assembly, the Bank of Alexandria was the first bank chartered in the Commonwealth and one of the first private banks in the nation. Offices were first installed in the still extant house at 305 Cameron Street and moved to the Bank upon its completion in 1807. The rear wing of the building was used as living quarters for the chief operating officer of the bank. The Corporation played a significant role in the economic growth of the City

in the early part of the 19th century and contributed substantially to the US Treasury during the War of 1812. The Bank failed in 1834 and the building was used for a variety of purposes including a US Post Office during the 1840's. It was purchased by James Green in 1848 and converted to a luxury hotel of wide reknown. The building was occupied by the Union Army for use as a convalescent and administrative facility during the Civil War.

Architectural Significance: The structure is one of the oldest extant buildings in the United States which was built as a bank. Although relatively severe in its basic aesthetic concept, the exterior is highlighted with stone lintels and sills, cornice and balustrade and richly elaborated entry enframements. The interior retains a high percentage of its original trimwork and the former banking room is particularly noteworthy for its completeness and quality of details. In addition to scattered pieces of original hardware, the iron vault door remains in its original location in the bank room.

- IV. The Bank of Alexandria building is presently vacant and in a deteriorated condition which is inappropriate to Alexandria's renewed and revitalized downtown area.

Exhibit B attached hereto, consists of photographs of the interior and exterior of the structure and illustrate the deteriorated conditions. The Department of Building & Mechanical Inspections, City of Alexandria, has inspected the building. A copy of the inspection report is attached hereto as Exhibit C.

V. Redevelopment Plan for the Area.

A. Relationship to adopted City goals and programs.

1. Consistency with the Consolidated Master Plan of the City of Alexandria, Virginia. The Consolidated Master Plan was adopted in 1974 and established a number of planning goals. Among these goals were listed the following: Protect areas of historic value, encourage private redevelopment of older sections (of the City), enhance City landmarks, encourage maximum use of public facilities, and encourage better building and site appearance. The proposed restoration and renovation of the Bank of Alexandria Building is consistent with these adopted goals of the City of Alexandria.
2. In 1970, the Northern Virginia Regional Park Authority acquired Carlyle House and the Bank of Alexandria Building. This acquisition was the result of several years of cooperative efforts by the Authority and the City of Alexandria. The purpose of the acquisition was to preserve and restore two of the most historical buildings located within the City of Alexandria. Restoration of the Carlyle House has now been completed. Restoration of the Bank of Alexandria Building will both preserve this important structure and enhance the setting for the Carlyle House. Within a broader framework, restoration of the Bank of Alexandria Building will represent another milestone in a continuing community program to renovate and revitalize the historic downtown area of Alexandria. The Bank Building is in close proximity to the Gadsby Urban Renewal

project and Gadsby's Inn, recently renovated by the City of Alexandria. The City has invested substantial sums in undergrounding of electrical and telephone wires, construction of brick sidewalks, installation of colonial street lamps, and other streetscape improvements.

B. Relationship to definite local objectives.

(Appropriate land uses and improved traffic, public transportation, public utilities, recreational and community facilities and other public improvements)

The area of the Old and Historic District of Alexandria surrounding the Bank Building contains a mixture of commercial, retail and residential uses. The Bank Building itself historically housed a combination of uses. Upon completion, the Redevelopment Project will house an operating branch bank in the restored banking lobby, a shop, and three residences, thus blending naturally with the surroundings. This is in accordance with the City's latest plans for the development of the area.

The site contains sufficient parking so as not to impinge unfavorably upon the parking or traffic situation. Public utilities are already provided to the site. Electrical service to the building will be underground. All necessary public improvements will be provided in accordance with City standards and at the redeveloper's expense. Public access will be provided to the restored bank lobby during banking hours, thus affording an important tourist and historic attraction.

In selecting a redeveloper, the Northern Virginia Regional Park Authority has imposed conditions on the redevelopment. The redeveloper is charged with the following responsibilities, among others: To engage services of a qualified restoration architect; to restore the exterior of the building to a reasonable proximity of original architectural design, acceptable to the Authority; to establish uses compatible with the surrounding area, particularly the adjacent Carlyle House; to restore the Bank lobby for use as either a working bank branch or a bank museum.

C. Proposed land uses and building requirements in the area.

The building shall be renovated for uses which will support the restoration and maintenance of the Bank Building. These uses shall be office, commercial and residential.

The building requirements for the restoration, rehabilitation and redevelopment of the Bank Building will be approved by the Northern Virginia Regional Park Authority and shall be in accord with all applicable codes and ordinances of the City of Alexandria. The building will be restored, as closely as practicable, to its original exterior appearance and will conform to the requirements of the current statewide building code.

- D. The land in the area to be made available for private enterprise for redevelopment and that land which is to be made available to public enterprise for redevelopment.

The Bank Building will be leased by the Alexandria Redevelopment and Housing Authority from the Park Authority and then made available to the private developer pursuant to the Housing Authorities Law, including Section 36-53, for redevelopment and leasing for uses provided by this Redevelopment Plan. The Authority expects to issue, in its sole discretion, its note or notes for the permanent and/or construction financing of the restoration, rehabilitation and redevelopment, such notes to be payable, pursuant to Section 36-29 of the Housing Authorities Law, solely from the Authority's interest in the Redevelopment Project and the obligations of the private developer to pay amounts sufficient to pay the principal of, premium if any, and interest on such note or notes, with the explicit understanding that any such note or notes shall contain no quarantees by the United States or the City of Alexandria and will not in any way be a charge on any assets of the Alexandria Redevelopment and Housing Authority other than such interest as the Authority or the City may have in the project. The Park Authority will retain utility, storage and office areas in the basement of the Bank Building as shown in Exhibit D.

- E. Relocation.

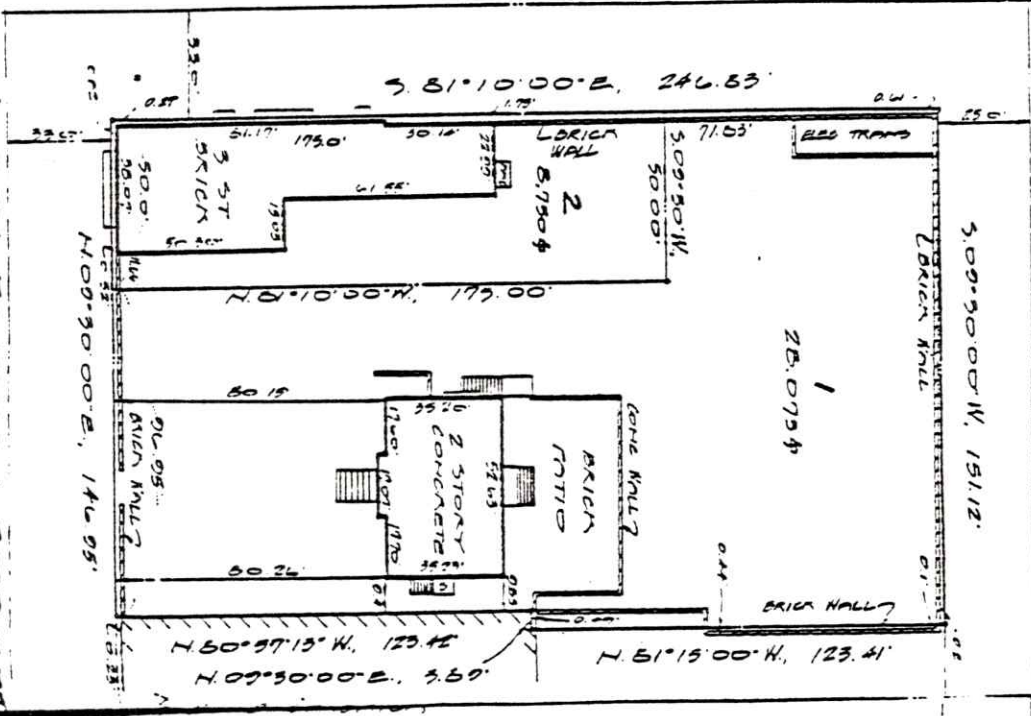
The Bank Building is vacant and has not been inhabited since 1971. There is no relocation of tenants as this was accomplished in 1971 by the Northern Virginia Regional Park Authority.

CITY OF ALEXANDRIA
 OWNERS
 NORTHERN VIRGINIA REGIONAL TRANS AUTH.
 11501 FORBES HEND ROND
 MOUNTAIN, VA. 22030

NORTH LEE STREET

CAMERON STREET

CLIENT
 OTV INC.
 218 N LEE ST
 ALEXANDRIA, VA. 22304



EDWIN H. PERLE & ET AL
 TO THE LAW BUILDING PARTNERSHIP
 117 NORTH FAIRFAX STREET

SANITY - WHEELER
 1217 "H" ST N.W.
 WASHINGTON, DC
 20005

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THIS PLOT, THAT IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT IS NOW IN THE NAME OF THE NORTHERN REGIONAL TRANS AUTHORITY AND WAS ACQUIRED BY THEM FROM THE CARLYLE INVESTMENT CORPORATION, A VIRGINIA CORPORATION, BY THE FOLLOWING DEEDS: DEED DATED 13 JULY 1970 AND RECORDED IN DEED BOOK 718 AT PAGE 245; DEED DATED 10 JULY 1971 AND RECORDED IN DEED BOOK 726 AT PAGE 90 AND RECORDED IN DEED BOOK 743 AT PAGE 208, ALL DEEDS BEING RECORDED AMONG THE LAND RECORDS OF ALEXANDRIA, VIRGINIA.

CERTIFIED CORRECT
John A. Roberts
 CERTIFIED LAND SURVEYOR

EXHIBIT A

REDEVELOPMENT PLAN - BANK OF ALEXANDRIA

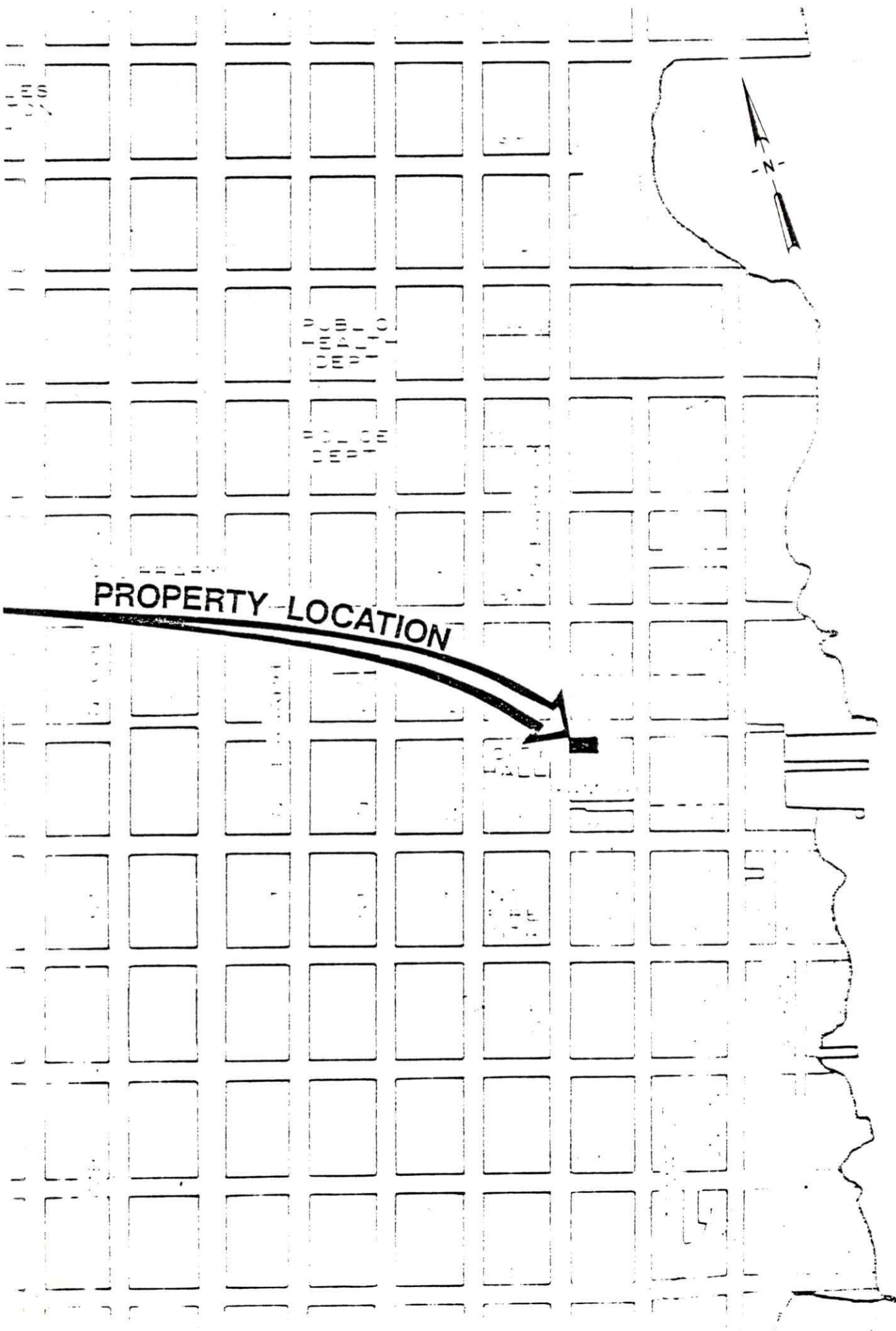
CARLYLE SQUARE

RESUBDIVISION OF LOT 1, BLOCK 2,
 PROPERTY MAP 75 01, ALEXANDRIA, VA.
 SCALE: 1" = 50'
 COPELAND AND KERHANT
 CIVIL ENGINEERING - LAND SURVEYING
 510 MONTGOMERY STREET
 ALEXANDRIA, VIRGINIA

3
5-13-78

A Redevelopment Plan For The Bank Of Alexandria Building

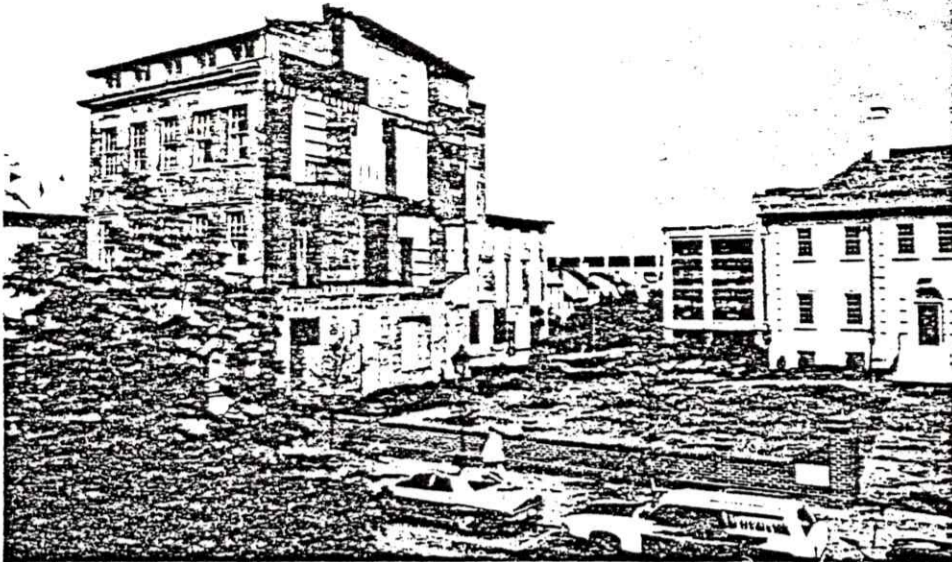
LOCATION MAP



S O F A R

A REDEVELOPMENT PLAN FOR THE BANK OF AMERICAN BUILDING

EXHIBIT B
EXISTING PHOTOS



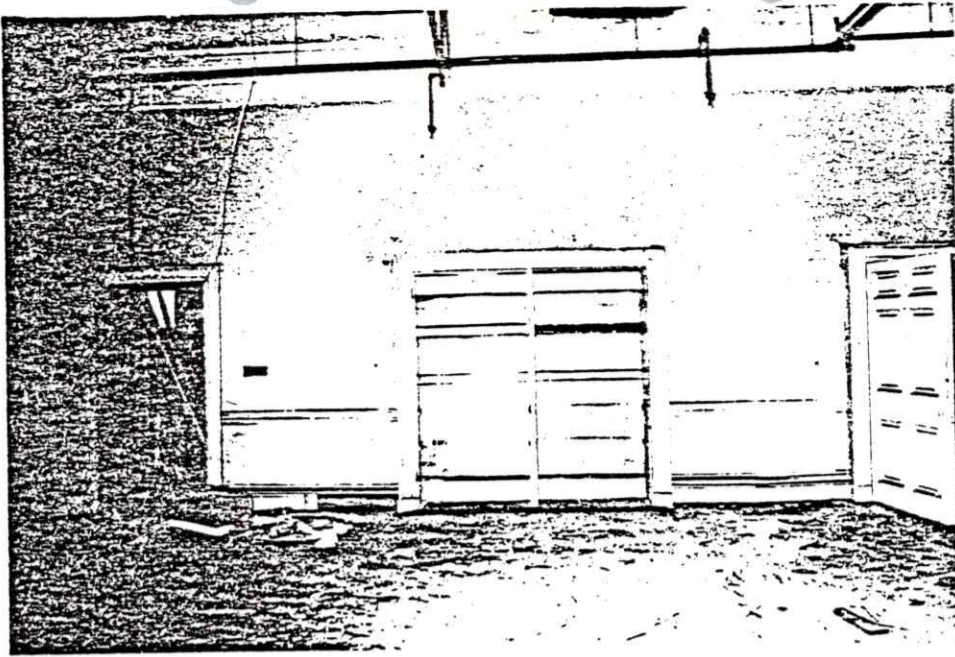
VIEW OF SOUTH AND WEST ELEVATION. NOTE TEMPORARY PATCH OF EXTERIOR AND DETERIORATION OF WALLS.



PHOTO OF MAIN LOBBY. NOTE INADEQUATE LIGHTING, DETERIORATED WALLS AND CEILING,
AND EXPOSED PLUMBING.



VIEW OF SOUTH ELEVATION. NOTE DETERIORATED CONDITION OF EXTERIOR WALLS.



INTERIOR PHOTO SHOWING TYPICAL CONDITIONS OF ROOMS. NOTE INADEQUATE LIGHTING, DETERIORATED WALLS AND CEILING.

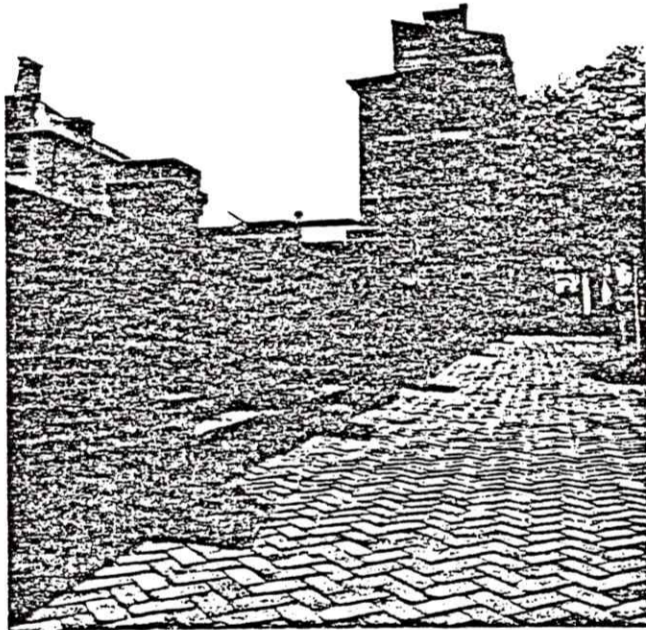
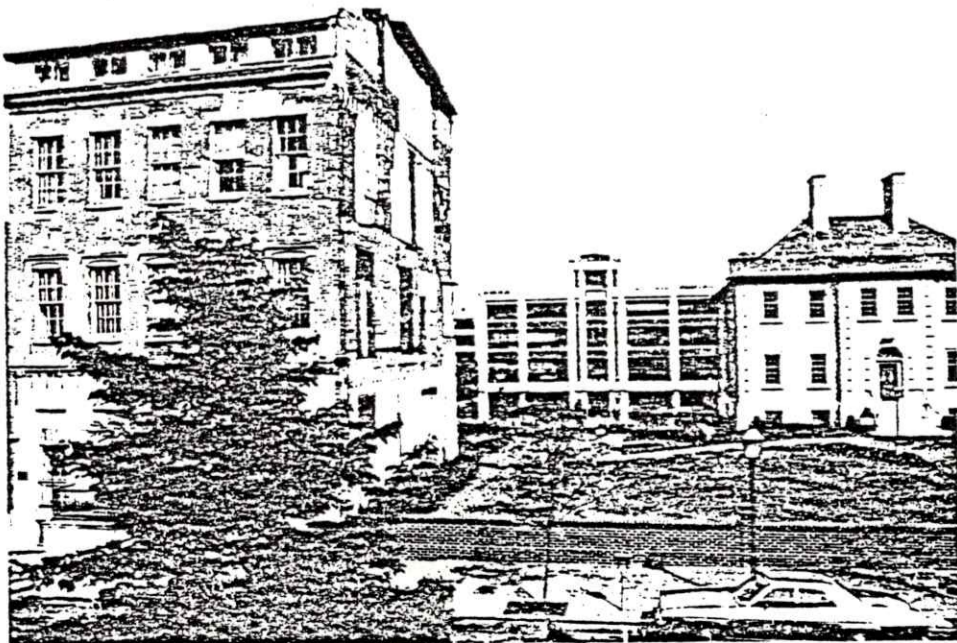


PHOTO OF EAST ELEVATION. NOTE DETERIORATION OF EXTERIOR WALLS, BOARDED WINDOWS, AND TEMPORARY REPAIRS TO TOP FLOOR.



VIEW OF WEST ELEVATION, FRONT OF BUILDING. NOTE DETERIORATION OF EXTERIOR WALLS,

EXHIBIT C.
REDEVELOPMENT PLAN, BANK OF ALEXAN

To: Mr. Clifford H. Rusch, Deputy City Manager
From: Charles Everly, Director, Building & Mechanical Inspections
Subject: Inspection of Exterior and Interior Conditions
of the Bank of Alexandria Building
Date: May 5, 1978

On Friday, May 5, 1978, Mr. Branch of the Department of Building & Mechanical Inspections inspected the Bank of Alexandria building located at 133 N. Fairfax Street. It was determined that extensive repairs and renovation are needed in order for this building to meet code requirements.

Major repairs to walls, floors and ceilings are needed throughout most of the building; stairs and stairways will require major renovation and construction. In several rooms, floor joists will need to be replaced. Plumbing fixtures will have to be repaired or replaced, doors and windows are deteriorated and require extensive repairs, roof will require removal and replacement. Heating and sprinkler systems will have to be substantially replaced and the outside masonry requires repair and repointing up for the entire building.

Details of the inspection are attached for additional information.

COE/nh
attachment

EXHIBIT C

DATE: May 5, 1978

SUBJECT: 133 North Fairfax Street

First Floor Room #1

Lobby:

Fireplaces, rebuild fire box.
Repair lobby walls as required.

First Floor Interior

Replace ceiling.
Repairs to doors.
Repair walls as required.
Repair floor.
Repair windows.
Fireplace will be decorative.

First Floor Room #3

Replace ceiling
Repair floor
Repair walls as required.
Repair doors & windows.
Fireplace will be provided

First Floor Room #3

Replace ceiling
Rebuild walls
Repair floors
Repair and install windows as desired.

First Floor Room #4

Repair ceiling
Rebuild walls
Repair floors
Repair & replace windows as required.

Basement Room #1

Repair ceiling
Scrape masonry walls & refinish.
Repair doors

Room #2 Basement

Repair ceiling.
repair walls as required
Repair doors
Repair floors

Basement - Bathroom

Repair ceilings.
Repair walls as required
Repair plumbing or replace as necessary.
Repair floors.

Room #3 Basement

Repair ceiling
Repair walls

Room #3 Basement

Repair walls
Repair floors
Repair windows
Repair doors as required.

Cameron Street Stairway Lobby.
Construct stairway to basement.
Construct stairways.

Repair entrance door.
Repair walls
Repair ceilings
Repair floors

Second Floor (Front Room #1

Repair ceilings
Repair walls
Repair floors, joist feels weak.
Repair all windows
Remodel or de signed.

Second Floor Room #2

Repair ceiling
Repair walls
Repair floors
Repair windows
Restore fireplace to code.
Remodel as desired.

Second floor Stairway Landing

Reconstruct stairway
Repair ceilings
Repair walls
Repair floors.

Second Floor Room #3

Repair ceilings
Repair wall
Repair & replace windows
Repair floors
Restore fireplace to code.

Second floor Room #4

Repair ceiling
Repair walls
Repair & replace floor
Repair windows and replace.
Repair doors.

Second Floor - combination kitchen & bathroom # 5

Repair ceiling
Repair walls
Repair floors.
Repair doors & windows.
Repair plumbing fixtures or replace as required.

Third Floor - Front Room #1
Repair ceilings
Repair walls
Repair floors
Repair windows & doors.
Restore fireplace to code.

Third Floor Front Room #2
Repair ceilings
Repair walls
Repair floors
Repair windows & doors.

Third Floor hallway front
Repair ceilings walls and floors.

Third Floor Room #3 dining room.
Rip out and remodel as required.

Third Floor Room #4
Will be part of dining room.
Rip out and remodel

Third Floor Room #4
Repair ceilings, wall, floors & windows.
Restore fireplace to code.

Roof:
Roof will be removed and replaced, entire 4th. floor.
Rear addition roof will be removed and replaced.
Will install all new guttering with a new roof.

OUTSIDE FRONT - FAIRFAX STREET
Repair all windows to original design (all sides)
Restucco, entrance steps
Repair masonry and repoint up entire building.
Rebuild all chimneys.

Cameron Street:
Rebuild steps

Replace all heating and air condition facilities.