

ORDINANCE NO. 2957

AN ORDINANCE to adopt a list of buildings and structures in the city outside of the Old and Historic Alexandria District which are over 100 years old and of historical or architectural interest and to designate such buildings and structures for preservation and protection in accordance with the provisions of Article N, Chapter 6, Title 7 of The Code of the City of Alexandria, Virginia, 1981, as amended; and to amend Section 7-6-268 of said Code by listing this ordinance in said section; which Title 7 relates to PLANNING AND DEVELOPMENT; which Chapter 6 relates to ZONING; which Article N relates to PRESERVATION OF CERTAIN BUILDINGS AND STRUCTURES OVER 100 YEARS OLD OUTSIDE OF THE OLD AND HISTORIC ALEXANDRIA DISTRICT and which Section 7-6-268 relates to LISTING ORDINANCES.

WHEREAS, Article N, Chapter 6, Title 7 of The Code of the City of Alexandria, Virginia, 1981, as amended, provides for the preservation of certain buildings and structures over 100 years old outside of the Old and Historic Alexandria District; and

WHEREAS, a list of certain buildings and structures has been submitted to and approved by the planning commission at a duly advertised public hearing; and

WHEREAS, the city council has determined that the buildings and structures on said list are over 100 years old and of historical or architectural interest; and

WHEREAS, the city council is of the opinion that it is in the best interest of the city to adopt a listing ordinance to preserve and protect the buildings and structures on said list; therefore,

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That the buildings and structures compiled, described and listed in Exhibit A, attached hereto and made a part hereof, be and the same hereby are adopted as buildings and structures in the city outside of the Old and Historic Alexandria District which are over 100 years old and of historical or architectural interest.

Section 2. That the buildings and structures on the list adopted in Section 1 above be and the same hereby are designated for preservation and protection in accordance with the provisions of Article N, Chapter 6, Title 7 of The Code of the City of Alexandria, Virginia, 1981, as amended.

Section 3. That this ordinance be and the same hereby is listed in Section 7-6-268 of this code.

Section 4. That the city clerk shall transmit a certified copy of this ordinance to the Clerk of the Circuit Court of the City of Alexandria for recordation among the land records.

Section 5. That the title of and an informal memorandum explaining this ordinance shall be published in a newspaper of general circulation published in the city not later than five days following its introduction together with a notice containing the time and place for a public hearing. The city clerk shall have the full text of this ordinance printed in sufficient numbers to supply copies to meet request. The city clerk shall note the date of introduction and first reading, the date of publication, the date of the public hearing, and the date of the second reading and final passage in the minutes of the meeting. This ordinance shall become effective the date of its final passage.

CHARLES E. BEATLEY, JR.
Mayor

Final Passage: June 27, 1984

Exhibit "A"

Buildings listed in conformance with City Ordinance # 2180

DOCKET ITEM # B-1
PLANNING COMMISSION 5/23/84

CASE #TA-84-4

ISSUE: Consideration of possible amendments to Title 7, Chapter 6 of the Code of the City of Alexandria, Virginia, the nature of which would be to adopt a Seventh Group of 100 year old buildings located outside the Old and Historic Alexandria District for protection pursuant to the regulations contained in City ordinance #2180.

REFERRAL: The Alexandria City Council, at their Public Hearing Meeting held on March 17, 1984, referred this issue to the Planning Commission.

STAFF RECOMMENDATION: The Planning staff recommends that the following list of 100 year old buildings (the Seventh Group) should be approved for protection under City ordinance #2180:

1. Gas Works (S.E. corner Oronoco and North Lee Streets)
2. Grist Mill (3610 Wheeler Avenue)
3. Virginia Theological Seminary
 - a. Aspinwall Hall
 - b. Meade Hall
 - c. Bohlen Hall
 - d. Seminary Chapel
 - e. Francis Scott Key Hall
 - f. "Oakwood" Residence
 - g. "Melrose" Residence
 - h. "Sparrow Roost" Residence
4. 310 Commerce Street
5. 126 North Payne Street
6. 128 North Payne Street
7. 130 North Payne Street
8. 132 North Payne Street
9. 134 North Payne Street

BACKGROUND

Nine properties were nominated by the Planning staff as the Seventh Group of 100 year old buildings located outside the Old and Historic Alexandria District for protection under Ordinance #2180. This listing went to, and was approved by, the Planning Commission on March 6, 1984 (deferred from February 23, 1984) and City Council on March 17, 1984. Council referred it back to the Commission for processing as a zoning text amendment.

STAFF ANALYSIS

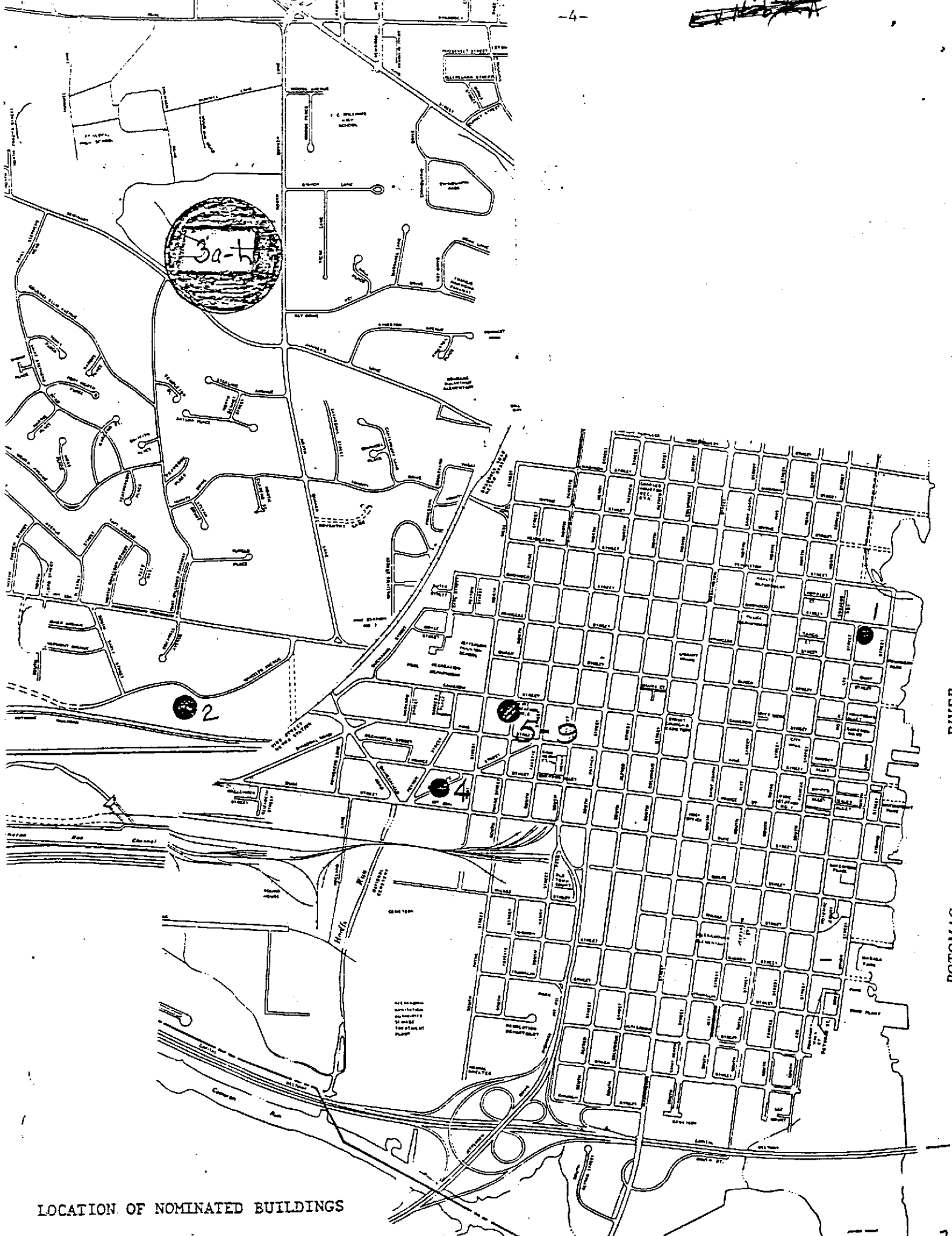
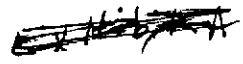
In order to determine which buildings outside the Old and Historic District might be eligible for protection under Ordinance #2180, the age of buildings must first be identified. One method is to consult the Hopkins' 1877 City Atlas of Alexandria, Virginia. This atlas shows the shape of buildings existing at that time. If a building in question appears on this map, its history is traced through City deed books and land records. These records are helpful also in dating buildings that do not appear in the Atlas but were built within a few years of 1877 and are thus 100 years old. (Further, the deed and land records help identify buildings that may be eligible for protection within the next decade or so.) This research enables the analyst to further refine the list of buildings originally considered eligible. At this point other documents were studied to find out if further verification of a building's age was possible. The buildings then shown to be truly 100 years old were examined to determine if they met two of the criteria set forth in the City Code. Those buildings meeting the criteria are now being processed for listing and protection.

In some instances the facades of the buildings nominated have been altered or covered over with new materials. Where the facade has been covered it is possible to remove such covering and restore the building to approximately its original condition. The staff believes these buildings should be protected, for once an old building is destroyed it is lost forever and the resulting vacant lot or new structure could be detrimental to the Alexandria streetscape.

The buildings presented here are listed in three groups. The first contains buildings of definite historical and architectural merit and the second contains buildings of historical and/or architectural interest that should be considered for protection.

ENCLOSED DOCUMENTS: Data sheets for properties in Seventh Group of 100 year old buildings.

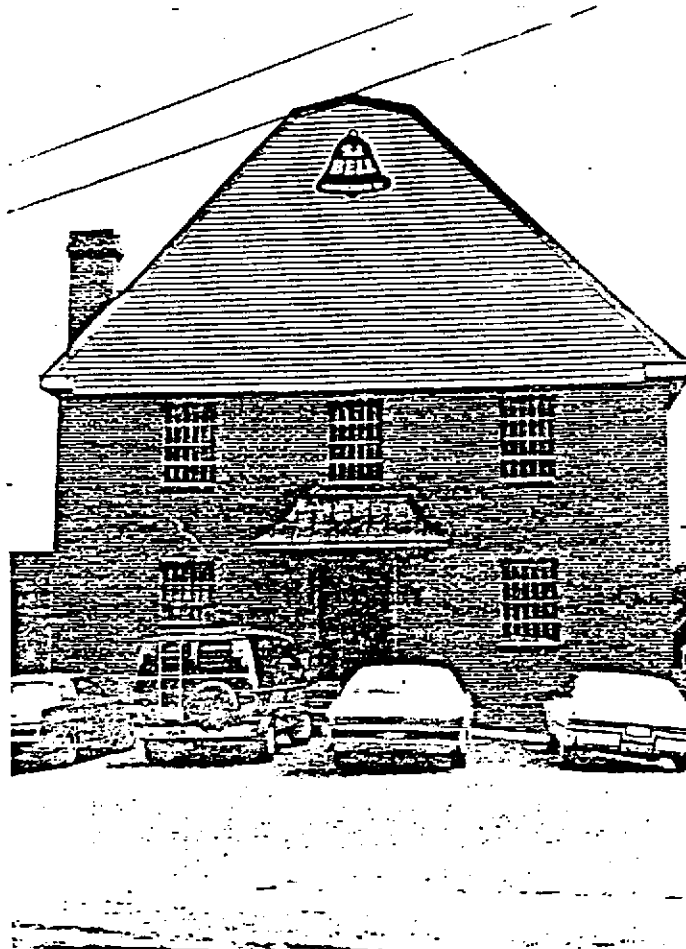
STAFF: Engin Artemel, Director, Planning and Community Development; Robert L. Crabill, Chief of Special Projects Division.



LOCATION OF NOMINATED BUILDINGS

Old Dominion Grist Mill - 3610 Wheeler Avenue

This old mill has been renovated and is being used as the offices for S.J. Bell Construction Company, Inc. The mill appears in an old 1879 atlas showing a 15 mile area around Washington. A 1792 deed book refers to a plot of ground in Fairfax County to accommodate the said mill. An 1812 newspaper article describes "That valuable new Mill and Farm now occupied by William Hart's house known by the name of Strawberry Hill ...". The following 1977 Alexandria Gazette Article also gives some background on the Mill.



of Fairfax County, in the Commonwealth of Virginia, in the case of Mardoni Lewis's Executors, against William Harshorne, — the subscribers will offer for sale at public auction on the premises, on Monday the 14th day of September next,

That Valuable new Mill and Farm now occupied by William Harshorne, known by the name of Strawberry Hill, situated on Holmes's Run, and the Little River Turnpike Road, in the County of Fairfax about three miles from Alexandria; the tract contains 236 acres, of which 50 are in young thriving timber, 70 in good meadow, the greater part of which may be watered from the Creek and Mill Race — and the residue is well improved arable land. There are on the premises, one peach and two apple orchards, a productive garden of two acres handsomely laid off — A framed dwelling House two stories high, 30 feet by 20 with two wings, a large Kitchen, a pump of good water at the door; Stables, Stone Spring-House, &c. Also a large well finished new Brick Mill 55 feet by 45, four stories high with three pair of large Burr and one pair of country Mill Stones, capable of manufacturing ten thousand barrels of flour annually. The stream is large and constant, and affords a fall sufficient for water wheels 19 feet in diameter.

The situation is remarkably healthy, and the place affords a number of advantages seldom found united. Possession will be delivered on the first day of October next, subject to the right of the present occupant to remove the growing crops. Persons desirous of viewing the premises, will apply at the Mill or dwelling House. One third of the purchase money will be required in hand, on the residue a credit of nine and eighteen months will be allowed, the payments to be secured by endowed negotiable notes, and a deed of trust on the premises and to bear interest from the day of sale.

R. I. Taylor,
John Janney,
Jacob Hoffman,
James Keith Jr.

COMRS'S.

dependencies, and all the rest in Europe, none of all this world was affected or shut up by British orders in council; and of all our trade was free. Her dependencies of Holland were blockaded, with whom their ports existed, our trade very little, as it was subject of vexation, loss, plunder and ties.

Our own coasting trade content, serving to employ and help of our fellow-citizens, and in case and economy the sum of labor from one state to another affording a real profit to the equal to the whole of our trade this too remained to us unimpaired by the edicts.

Our revenue from commerce great — equal, annually, every expense of the navy and other demands of government charging, each year, a part of the debt of the revolution. The revenue, not less than two millions, annually, relieving the direct taxes payable to the crown. In these favored circumstances, foreign navigation, commerce, revenue, was war declared by shakes them to the foundation.

In regard to our political, religious blessings and advantages surely great and many. Neutrality, at a time when all Europe is convulsed, and tending to dissolution, and the tyrants were to us, who almost secure inestimable blessings. How vast they were, your own feelings, and reflections, will better determine than we do. With mercy also, we were rescued from those scenes of violence; we had taken no part, and free, and protected itself from the dangerous grasp of French connections, fear and our danger.

This war, if it is to be a war of neutrality and peace

FOUND?

An 18th Century Mill

By Gary Luggiero

Journal Staff Writer

It could be called Alexandria's forgotten grist mill, if only because local historians know nothing about it.

And it could soon be a genuine historic site if Samuel J. Bell, the owner of the mill at 3600 Wheeler Ave., is on target when he says the building dates back to the last quarter of the 18th century. That would make it Alexandria's only 18th century flour mill, or the city's sole existing mill for that matter.

And that's why Richard Bierce, the city's historic properties coordinator, says the three-story building could be a "discovery" for Alexandria.

Bell, owner of the S.J. Bell Construction Company, last week asked Bierce to visit the mill site. Bierce, who believed there were no mills remaining in the city, was expected to inspect the building yesterday.

But Bierce is not the only local historian puzzled by the mill. Others such as Henry Morgan of the Alexandria Historical Society and Col. Joseph Mitchell, curator of the Fort Ward Museum, also said they knew nothing about the mill.

The other two area mills, the Washington grist mill and Colvin Run flour mill, are both located in Fairfax County.

One resident who does know something about the Alexandria mill is

Vernon Cockrell. His grandfather owned it in the 1920's.

Back then, a sign hung on the mill's front door that said it was built in 1787, Cockrell recalls. And he said the mill, which was still in use when he was a child, was known as the "Old Dominion" mill.

Bell purchased the mill 23 years ago and has used it ever since as a warehouse. Only in the past few months has he decided to check on its historical heritage.

So far Bell has traced the mill's ownership back to 1901 by going over city and Fairfax records of deed transactions. He may get as far as the Civil War, but earlier records are sketchy, local historians say.

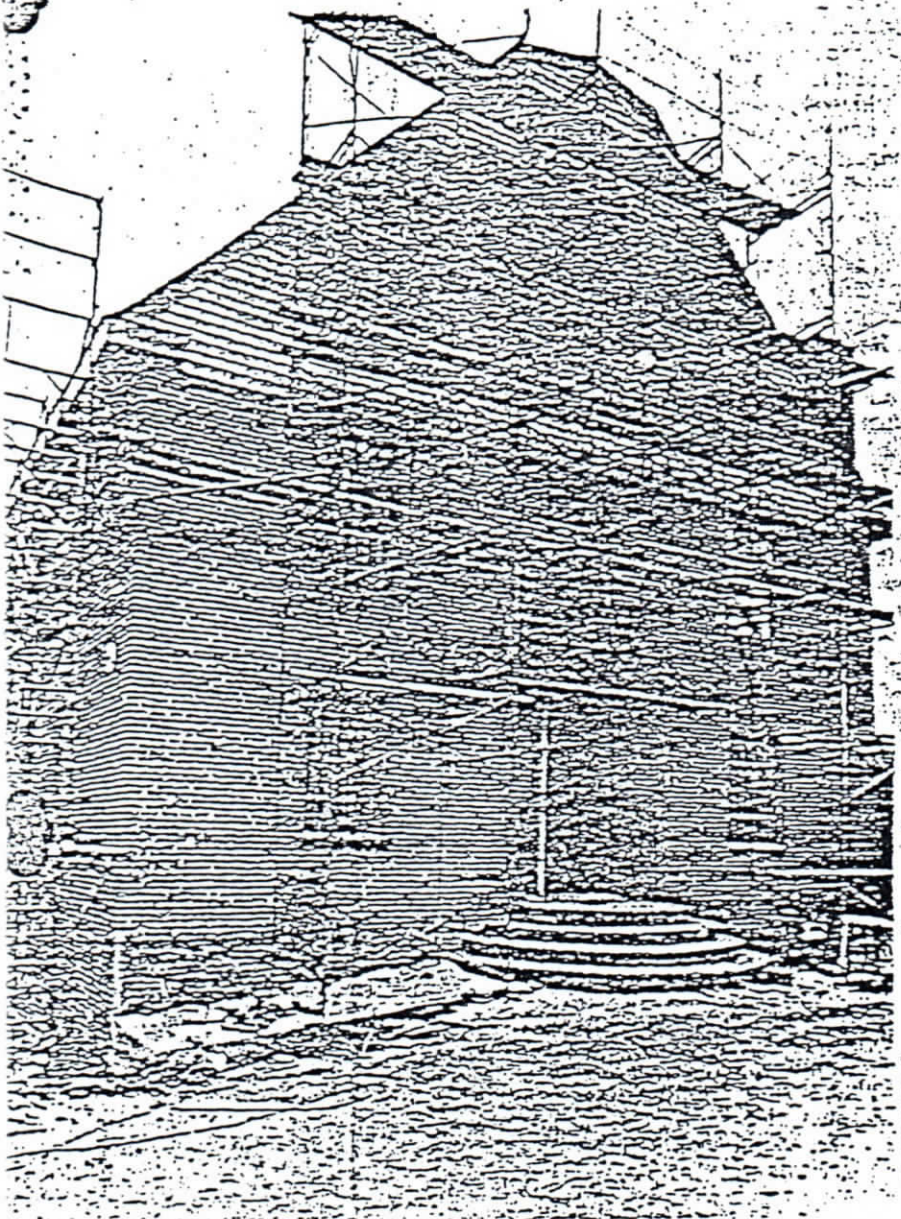
Nevertheless, Bell is sure the flour mill, constructed out of brick and wooden pegs, and pre-cut timber, is a bona fide 18th century building.

The building's exterior has been sandblasted, Bell said. Asphalt shingles and vinyl gables have replaced the original wood.

And the intricate system of pulleys, wheels, and gears that once ground flour inside the mill is gone. The grist wheel was rotting when Bell took it out some years ago.

But the fact that most of the original timber still holds the building together is proof of the building's sturdiness. The brick walls, for example, are about three feet thick on the first floor, though narrower on each succeeding floor.

The mill leans slightly to the north side where a creek, filled up some years back, ran underneath the building to pump the mill.



Start photo by Jim Tingstrom

History of this former grist mill now being restored in the 3600 block of Wheeler Avenue may show that it was built in the late 1700s.

FOUND?

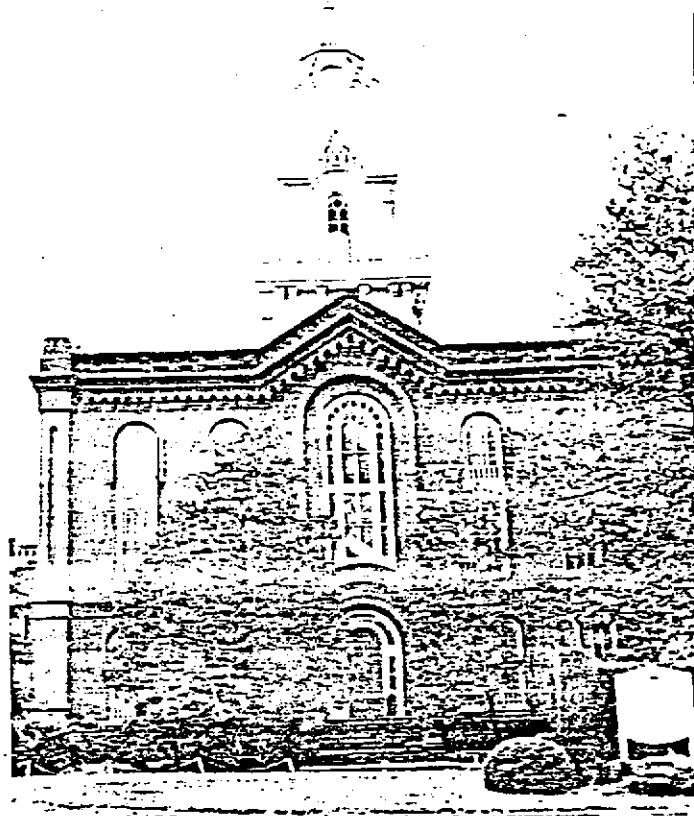
Virginia Theological Seminary - 3737 Seminary Road

The Planning staff has researched the buildings on the Seminary property and has found eight (8) which are eligible for listing. The "Fairfax Theological Seminary appears on the 1879 Hopkins Atlas of fifteen miles around Washington. An 1885 Deposition of Cassius F. Lee provides information on the dates many of the buildings were constructed.

The Seminary opened in October 1823 at King and Washington Street in Alexandria and moved to "The Hill", at its present location, in 1827. Aspinwall Hall was designed by a Mr. Starkweather, architect, and was dedicated in October 1859. During the Civil War, the Seminary was occupied by the Union Army - Aspinwall was used as a hospital, and the Chapel was used as a stable.

A 1956 report, "A Look at Our City ... Alexandria, Virginia" recommended that "For economic and aesthetic reasons, Alexandria should exercise regulations to assure the integrity of the Seminary and contiguous lands,..."

The location of the eight buildings proposed for listing are shown on the following map.



Redirect by same:

Question 1. State what your knowledge of the value of real property in the vicinity of Alexandria was at that time, and how derived.

Answer. Being in Alexandria all the time and being familiar with these things, and cashier of the bank, I met a great many people and learned their wants; although I myself did not deal in real estate, but was familiar with the rents of property.

And further this deponent saith not.

C. R. HOOFF,

Deposition of Cassius F. Lee, for claimant, taken at Alexandria, Va., on the 9th day of September, A. D. 1885.

Claimants' counsel, C. G. Lee, esq.; defendants' counsel, F. P. Dewees, esq.

To the first interrogatory the witness answers as follows: Cassius F. Lee; seventy-six years of age; farmer; reside in Fairfax County, Virginia, near the seminary and high school.

To the second interrogatory the witness answers and says as follows: I know the property; have known it ever since it was built.

To the third interrogatory the witness answers and says as follows: The main seminary building is Aspinwall Hall, the center building. It has thirty-four rooms; was built in 1860, the year before the war, by the Messrs. Aspinwall, of New York. It cost over \$20,000. It was completely furnished new when taken possession of by the Federal Army for hospital purposes. This building, besides lodging rooms for students, contained four recitation rooms and a chapel. The next building, named Bolen Hall, was built by Mr. Bolen and his sister, of Philadelphia, Pa., and cost \$10,000. That was furnished new, complete, just before the war, and this contained, besides lodging rooms for the students, a kitchen, dining-room, and matron's department. The furniture consisted not only of bedding, &c., but of cutlery, china, cooking stove, kitchen utensils, and every thing needed for the proper carrying on of a large boarding house. The Mende Hall was intended for lodging rooms for students and nothing else. This was not quite complete when taken possession of by the Federal troops. It needed the finishing coat of plaster and the last coat of paint. The workmen were driven out of it by the troops. I estimate Aspinwall Hall, furnished complete, at \$1,000 per year; Bolen Hall considered worth \$600 per year, and Mende Hall at the same. As to the church, I estimate that at \$100 per year, and so with the library. The books were all taken out; there were about ten thousand volumes. They used it as a dispensary. The servants' house was small, new, and comfortable. I put that at \$50 per year. I may state that the number of students was over seventy at the time it was taken possession of. They went right out and every thing was left just as it was, the order to vacate was so sudden. I mean there were seventy students in the seminary. With regard to the professors' houses, they were left just as they occupied them with every thing in them. I estimate the rent of each of the professors' houses at \$300 per year and my reason is that General Kearny rented

Bishop Johns's house in the same neighborhood and paid this rent (\$300) for it, and General Abercrombie rented my house in same neighborhood and paid \$300 per year for it. I collected the rent of Bishop Johns's house, that is, General Kearny paid me the rent and I deposited it in bank for Bishop Johns. After the war, when the troops went away they carried off every thing, leaving the houses perfectly bare of every thing, and we had to purchase every thing new when the seminary reopened. I was there when they vacated in August or September, 1865. The high school building is a very large, one capable of holding over one hundred scholars; sometimes had that number. This building consisted mainly of rooms for lodging, servants' rooms, dining-room, and professors' houses—all furnished. I estimate the rental value per year at not less than \$1,500. I might add that, in addition to the occupation of the buildings by the troops, they had barracks all over the grounds.

To the fourth interrogatory the witness answers and says: The Federal troops took possession shortly after the occupation of Alexandria, I can't fix the day exactly; they took possession of Alexandria on the 24th day of May and of the seminary shortly afterwards. I have already stated the condition of the property at the time of its occupation by the Federal troops, as well as when they vacated it.

To the last interrogatory the witness answers and says: I know of nothing further to state.

Cross-examined by F. D. DEWEES:

Question 1. Have you any interest, direct or indirect, in this claim?

Answer. No pecuniary interest whatever; I am a trustee of the institution now, was during the war, and before the war, and have always taken a deep interest in the welfare of this institution. It is a theological seminary of the Protestant Episcopal Church with the high school attached; it has been in existence since 1821, and is now incorporated by the State of Virginia. The institution is now in operation—started in the fall of 1866.

Question 2. Why do you put the rent of Mende Hall at \$600, when it was unfurnished, at the same rate that you do Bohlen Hall?

Answer. Because I have averaged it by putting them together; if I were to separate them I would say \$800 for Bohlen Hall and \$400 for Mende Hall.

Question 3. After taking the books from the library, the building was unfurnished, was it not?

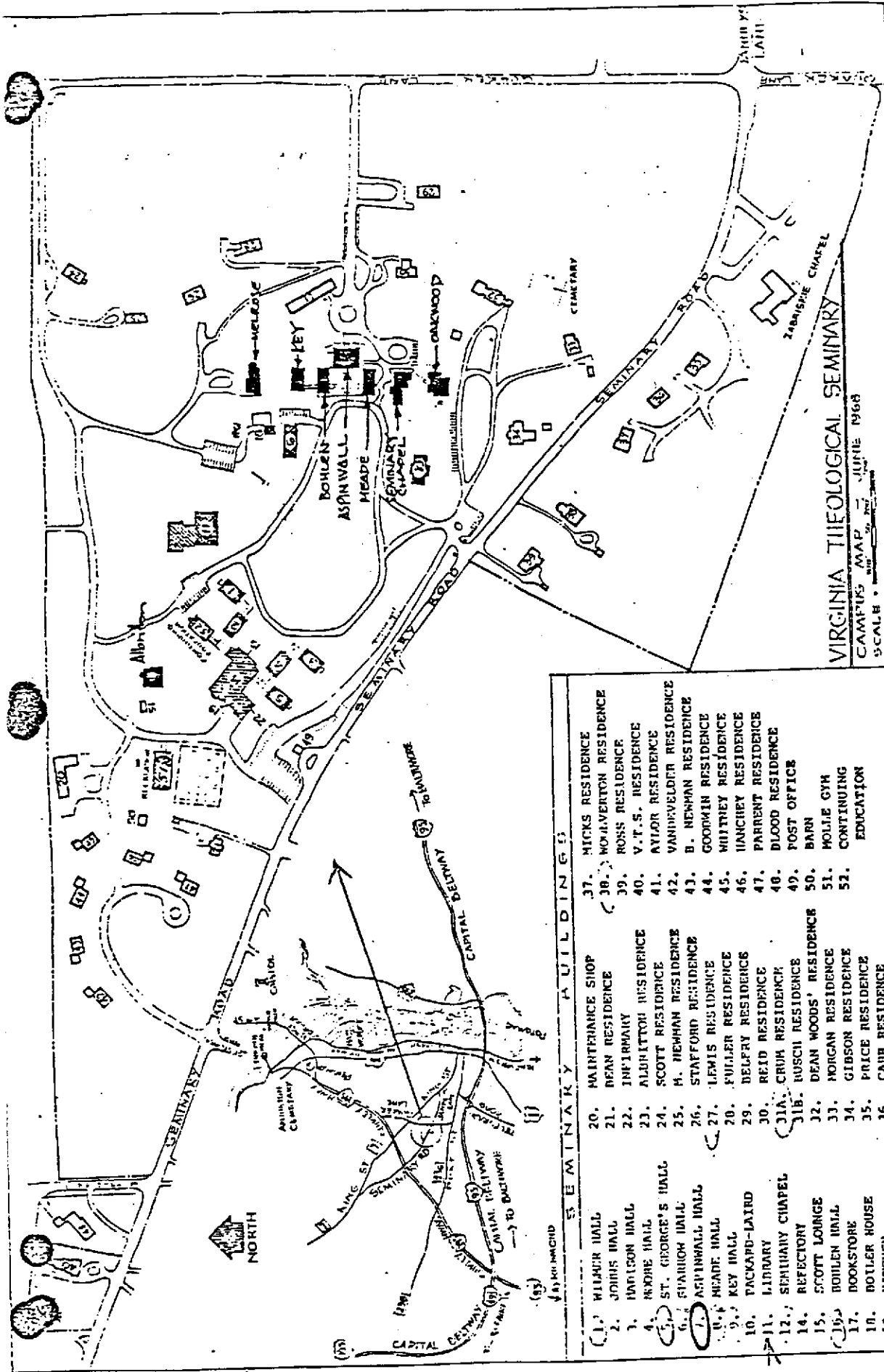
Answer. Yes, with the exception of shelves, chairs, and tables.

Question 4. Do I understand you that when the Federal troops left they carried with them the books, shelves, chairs, and tables?

Answer. I believe the books were in boxes, but I understand that many valuable books were lost. I was so informed by the librarian. The shelves, chairs, and tables were left in the building when the troops vacated.

Question 5. How would the professors' houses, as to structure and furniture, compare with Bishop John's and yours?

Answer. Bishop John's and mine were frame, while these were brick; they were about the same size. A portion of my furniture had been removed.



VIRGINIA THEOLOGICAL SEMINARY

CAMPUS MAP - JUNE 1968
SCALE 1" = 100'

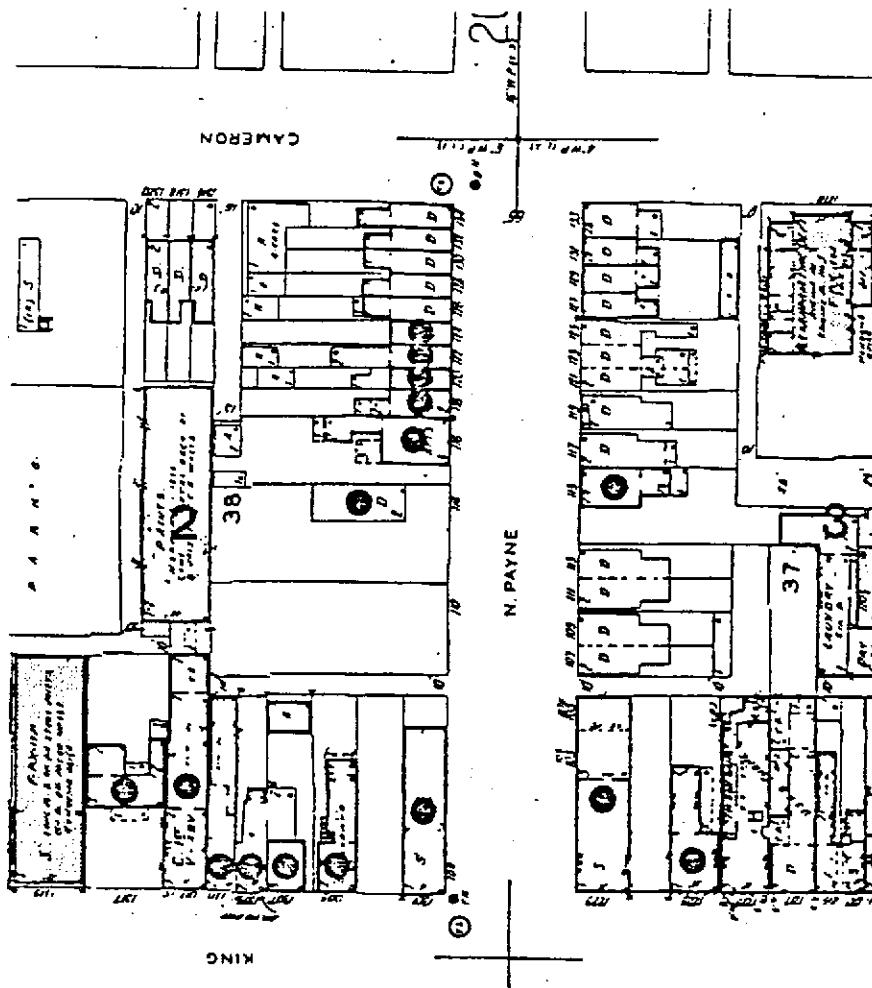
- SEMINARY BUILDINGS**
- | | | |
|----------------------|---------------------------|-----------------------------|
| 1. WILBUR HALL | 20. MAINTENANCE SHOP | 37. MICKS RESIDENCE |
| 2. JOHNS HALL | 21. DEAN RESIDENCE | 38. MOULVERTON RESIDENCE |
| 3. HAMILSON HALL | 22. INFIRMARY | 39. ROSS RESIDENCE |
| 4. MADRE HALL | 23. ALBERTSON RESIDENCE | 40. V.T.S. RESIDENCE |
| 5. ST. GEORGE'S HALL | 24. SCOTT RESIDENCE | 41. AYLOR RESIDENCE |
| 6. STANBORN HALL | 25. M. NEWMAN RESIDENCE | 42. VANHUYVELDTER RESIDENCE |
| 7. ASPENWALL HALL | 26. STAFFORD RESIDENCE | 43. B. NEWMAN RESIDENCE |
| 8. MEADE HALL | 27. LEWIS RESIDENCE | 44. GOODWIN RESIDENCE |
| 9. KEY HALL | 28. FULLER RESIDENCE | 45. WHITNEY RESIDENCE |
| 10. PACKARD-LAIRD | 29. DELFRY RESIDENCE | 46. HANNEY RESIDENCE |
| 11. LIBRARY | 30. REID RESIDENCE | 47. PARRENT RESIDENCE |
| 12. SEMINARY CHAPEL | 31A. CRUM RESIDENCE | 48. BLOOD RESIDENCE |
| 14. REFECTORY | 31B. RUSCH RESIDENCE | 49. POST OFFICE |
| 15. SCOTT LOUNGE | 32. DEAN WOODS' RESIDENCE | 50. BARN |
| 16. BOILEN HALL | 33. MORGAN RESIDENCE | 51. HOLLE GYM |
| 17. BOOKSTORE | 34. GIBSON RESIDENCE | 52. CONTINUING EDUCATION |
| 18. BOTLER HOUSE | 35. PRICE RESIDENCE | |
| 19. KITCHEN | 36. CAUR RESIDENCE | |

Group 11 Buildings

310 Commerce Street: This building dates from at least 1871. It is a good example of Italianate architecture.

126-234 N. Payne Street: This group of buildings completes the listing of this row of buildings. 116 through 124 were included in the Third List.

The current group of building dates from at least 1875 from deed research. They also appear on the 1877 Hopkins atlas.



GROUP I

DOCUMENTATION:

Hopkins, G.M. Atlas of Alexandria, Virginia. Philadelphia Hopkins, 1877.

Sanborn, Alexandria, Virginia. New York: Sanborn Map and Publishing Company, 1885.

3 buildings: 1918 and 1819 North Lee Street

819 and 820 Oronoco Street

821 Oronoco Street (coal shed)

also: Sanborn Maps of 1891, 1896 and 1907

Alexandria Deed Books:

258/129 31 December 1947

Rosslyn Gas Company to Chas. H. and Irene M. Steinbraker land and improvements.

104/72 1 October 1930

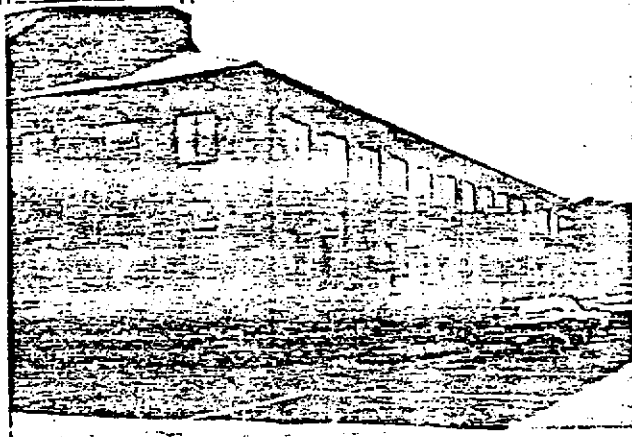
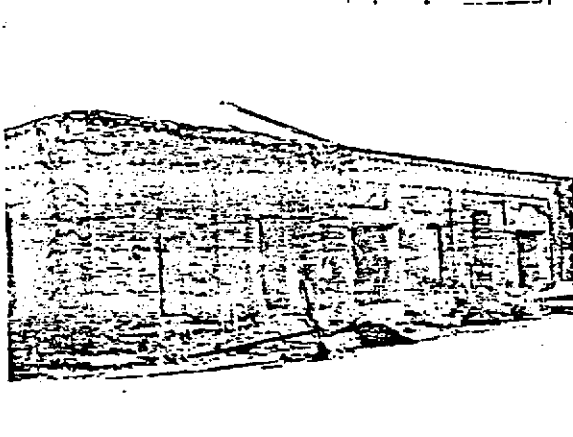
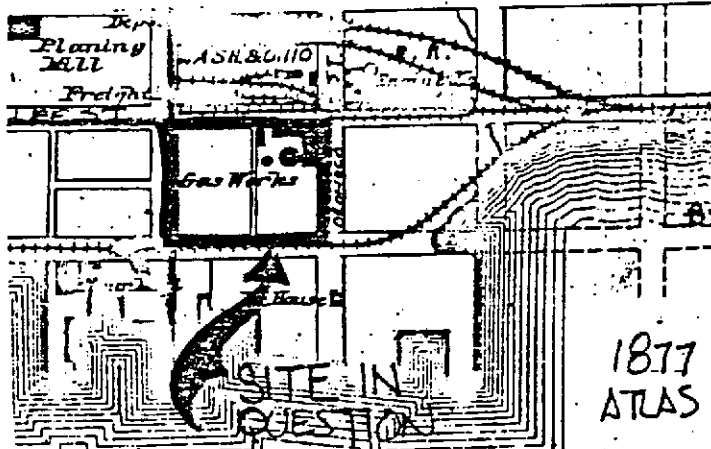
Alexandria City Council and Alexandria Gas Company sold by City as franchise of gas distribution system.

Liber Z 5/129 27 January 1869

"Gas works of the City" "everything moveable or fixed" City Council of Alexandria to Johnston, Beach, McKenzie and Smoot, Trustees.

Liver V 3/23 18 September 1861

Alexandria City Gas Works.



RE-
PREPARED BY: _____
DATE: _____



City of Alexandria, Virginia

May 16, 1983



All-America City

Lee Street Center Limited Partnership
Gregory W. Fazakerley and Roger Machanic, Trustees
427 N. Lee Street
Alexandria, Virginia 22314

Dear Mr. Fazakerley and Mr. Machanic:

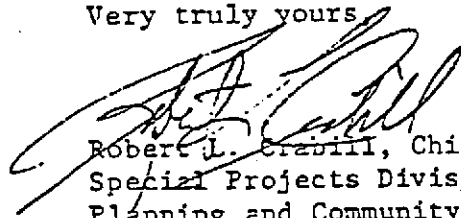
The Planning staff is considering nominating the Lee Street Center complex -- formerly the Alexandria Gas Works -- for historic protection under Ordinance 2180. This nomination would come before Planning Commission and City Council this fall.

Ordinance 2180 was adopted by City Council in 1977. It allows for the preservation and protection of 100-year old buildings outside the Old and Historic Alexandria District. Buildings listed under Ordinance 2180 may not be razed, reconstructed, altered, moved or restored without approval by the Board of Architectural Review or City Council on appeal. Thus, listed buildings outside the Old and Historic Alexandria District shall be treated similarly to buildings within the District.

Our research shows your buildings to date from at least 1861, having been the city gas works (later the Rosslyn Gas Company) for a number of years. Because of its age and its importance to local history, among other reasons, we feel it is advantageous to protect this building under Ordinance 2180.

If you have any questions or wish to discuss the potential listing of your building with the Planning staff, please call me at 838-4666.

Very truly yours,



Robert L. Crabill, Chief
Special Projects Division
Planning and Community Development

RLC/TMR/bjt

DOCUMENTATION:

1. MAP. - Atlas of Fifteen Miles around Washington including counties of Fairfax and Alexandria, Virginia 1879.
2. Newspapers - a) Alexandria Gazette - July 7, 1812
b) Alexandria Journal - August 25, 1977
3. Deeds: a) D.B. 466, p. 492 March 7, 1958
S. J. Bell to Industrial Maintenance Corporation "Old Mill"
b) D.B. 379, p. 201 June 3, 1954
G. Raymond Gaines and wife Josephine to S. J. Bell and wife Anne.
c) D.B. (Fairfax) 488, p. 1 May 3, 1946
N.B. Coffey to G. Raymond Gaines and wife Josephine.
Parcel #1 of current property
d) D.B. 583, p. 289 August 14, 1946
V. Floyd Williams and Mary Florence Williams to G. Raymond and Josephine M. Gaines.
Parcel #2 of current property. Mill is on this parcel.
e) D.B. 489, p. 57 May 6, 1946
Kate M. Culleton to V. Floyd Williams.
3,32 acres... "lot of ground... with the building and improvements."
f) D.B. A9, p. 31 November 8, 1922
Charles B. Cockrell and Maggie A. L. Cockrell to Patrick and Kate M. Culleton.
"tract of land with improvements and appurtenances"
g) Surveyed October 1922:
Beginstake on south side Old Mill Road, through land of C. B. Cockrell, S. 9° 19'E. 452.2 feet to stake on north boundary N. 73° 38'W. 454.6 feet to stake on east side of mill race; thence N. 18° 18'W. 174.5 feet to stake on said side of race; thence, leaving race N. 49° 35'E. 198.4 feet to stake on said side of the old road; thence with the side of the road S. 87° 41'E. 120.5 feet to a stake; thence N. 78° 57'E. 149.1 feet to beginning.
h) D.B. L6, p. 659 February 19, 1903
Frank M. Hill and Elizabeth R. Hill to Charles B. Cockrell
"the following real estate in Fairfax County Virginia known and 'The Old Dominion Mills' and the land attached thereto" between Little River Turnpike and Holmes Run and the Railroad "with the mill formerly known as the 'Phoenix Mill'"
i) D.B. X5, p. 303 6 1993
John M. Johnson, trustee, to Frank M. Hill
John W. Brown and Annie Brown defaulted on debt
"Old Dominion Mills and the land attached thereto"
56 acres, less the land acquired by railroads
"with the mill, formerly known as the 'Phoenix Mill'"
j) D.B. S3, p. 399 100 1913
P. J. Wheat, executor of Benoni Wheat estate, to David G. Watkins (undivided 1/2 and John H. and James M. Watkins (each undivided 1/2).
"Phoenix Mill"
Lot #2 from Wilson partition (see #12)

RE- PREPARED BY: Robert L. Crabill

DATE: July 22, 1982

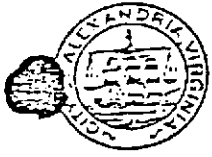
DOCUMENTATION:

- k) D.B. G3, p. 140 November 19, 1841
Henry W. Thomas to Benoni Wheat and John Jordan Wheat
HWT-Special commissioner appointed by chancery court after case between
William H. Brown and others, and Hannah Wilson (widowP and others.
- l) D.B. U2, p. 407 May 20, 1825
Deed of partition among heirs of estate of Thomas Wilson.
David Wilson and Martha Brown received Lot #2 (see attached legal sheet).
"Lot #2 with the mill and its appurtenances"
This lot contains 56 acres together with the Phoenix Mill.
- m) D.B. M2, p. 141 September 15, 1812
Robert Taylor, John Janney, and Jacob Hoffman, Commissioners, to
Thomas Wilson.
This involves roughly lots #1 and #2. William Hartshorne had put the
property in trust for debt to Mordecai Lewis. Lewis died and case
went to chancery.
"a tract of Land with the Merchant Mill buildings and improvements
situated on Holmes' Run"
Premises "together with the dwelling House Mill -- and all other
buildings."
- n) D.B. W1. p. 46 December 18, 1792
William Hartshorne and wife Susanna to Mordecai Lewis
Deed of trust. Roughly lots #1 and #2.
236 acres plus "one Acre of Ground lying on the opposite side of Holmes
run agreeably to the metes and bounds described in the Indentur
hereinafter recited, which Acre was condemned in August term 1776
by the County of Fairfax to accommodate the said mill."
- o) D.B. R1, p. 351 January 1, 1789
George Gilpin and wife Jane to William Hartshorne
Gilpins turn over their half interest in the property to Hartshorne.
242 acres. Same reference to condemned acre.
- p) We know that prior to 1776 there was "a Water Grist Mill" somewhere on
those 236 acres (see M1, p. 147 and E1, p. 323).
We also know that in 1776 Gilpin and Hartshorne petitioned to condemn
an acre "to accommodate a mill they proposed erecting upon the
said run"
And, finally, we know that the 1812 Gazette stresses the newness of
the mill building.
The mill must have been built before 1812 and after 1776.

RE-

PREPARED BY: _____

DATE: _____



City of Alexandria, Virginia

May 16, 1983



All-America City

Messrs. Samuel J. and Charles R. Bell
3610 Wheeler Avenue
Alexandria, Virginia 22304

Dear Messrs. Bell:

The Planning staff is considering nominating the Old Grist Mill — or the Old Dominion Grist Mill — for historic protection under Ordinance 2180. This nomination would come before Planning Commission and City Council this fall.

Ordinance 2180 was adopted by City Council in 1977. It allows for the preservation and protection of 100-year old buildings outside the Old and Historic Alexandria District. Buildings listed under Ordinance 2180 may not be razed, reconstructed, altered, moved or restored without approval by the Board of Architectural Review or City Council on appeal. Thus, listed buildings outside the Old and Historic Alexandria District shall be treated similarly to buildings within the District.

We have done a good deal of research on the Mill and, to the best of our knowledge, feel it dates from somewhere between 1776 and 1812. Because of its age and importance to local history, among other reasons, the former Old Dominion Grist Mill should be listed under Ordinance 2180.

If you have any questions or wish to discuss the potential listing of the Mill with the Planning staff, please call me at 838-4666.

Very truly yours,

Robert L. Crabill, Chief
Special Projects Division
Planning and Community Development

RLC/TMR/bjt

ADDRESS: 3737 Seminary Road
OWNER: Virginia Theo. Seminary

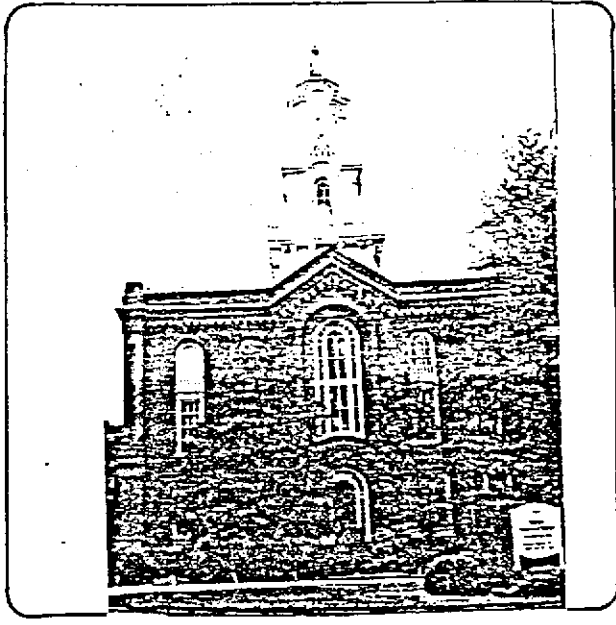
ASSESSMENT MAP: 40.00
BLOCK - LOT: 03/01

CITY OF ALEXANDRIA
ORDINANCE No.

2180

REGISTER OF 100 YEAR OLD BUILDINGS
LOCATED OUTSIDE THE HISTORIC DISTRICT

RE-



DETERMINATION OF AGE:

- MAP REFERENCE
- DEED REFERENCE
- ARCHITECTURAL ANALYSIS
- OTHER MEANS

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Code of the City of Alexandria: Sec. 42-98.2

Seminary opened on October 15, 1823 at King and Washington Streets in Alexandria. In 1827 the Seminary moved to "The Hill", its present location. They originally purchased 62 acres of land.

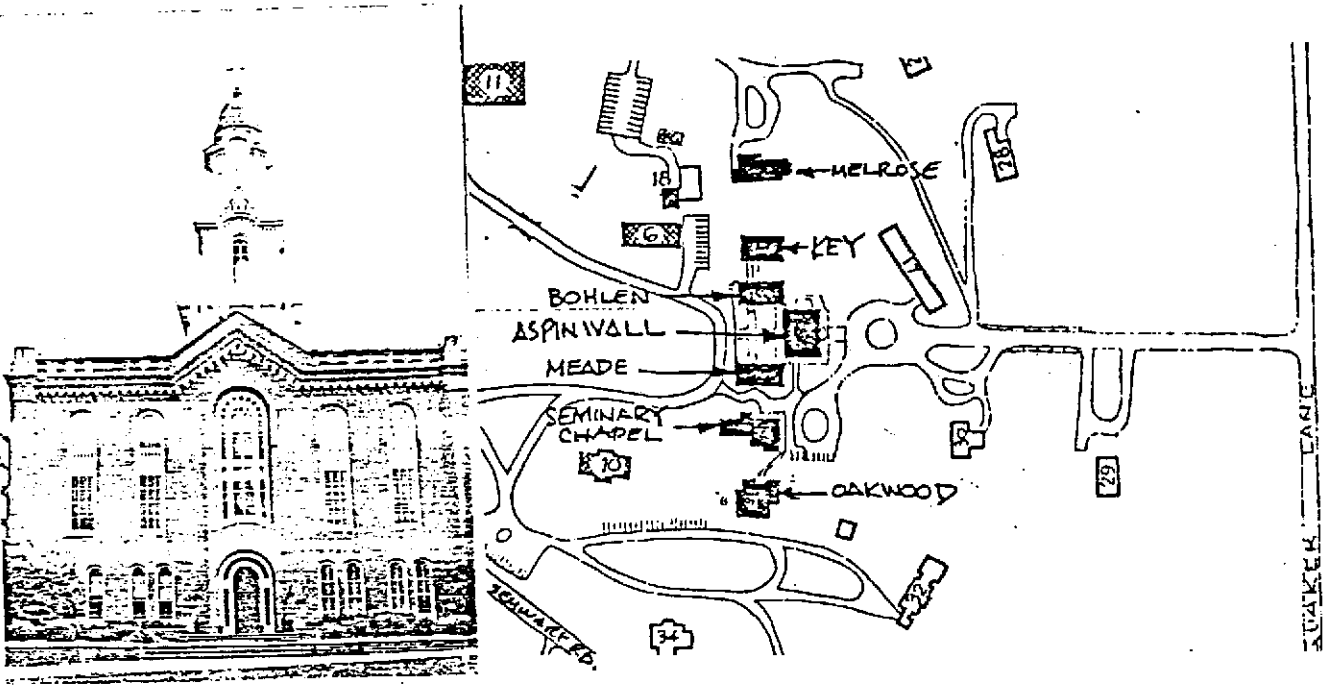
Aspinwall Hall was built in 1859. It was consecrated in 1858 and formally dedicated on October 5, 1859. This building has been declared a monument by the Virginia Historical Society.

The building is an example of the Romanesque Revival style (1840-1900), and features: Gabled nave, semi-circular arched windows and doors, arched-corbelled embellishments, corner buttresses, round-arched openings and archivolt trim, extremely handsome central tower (grute possibly meant to remain unpainted featuring a domed - cupola top). The top floor features elongated windows with balustrades.

DOCUMENTATION:

Source - Real Estate Assessors Records

- U.S. Congress - Senate Committee on Clairs 1871.
- Jack Goodwin (Librarian Va. Theo. Seminary)
- History of the Theological Seminary of Virginia and its Historical Bank ground.
by Rev. Wm. A.R. Goodwin D.D.
1923 - Edwin S. Gorham, Publisher and Bookseller N.Y.
- Recollections of a long Life
Joseph Pachard D. D. (1812-1902)
Byron S. Adams, Publisher
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- Hopkins 1879 Atlas of Fifteen miles around Washington.



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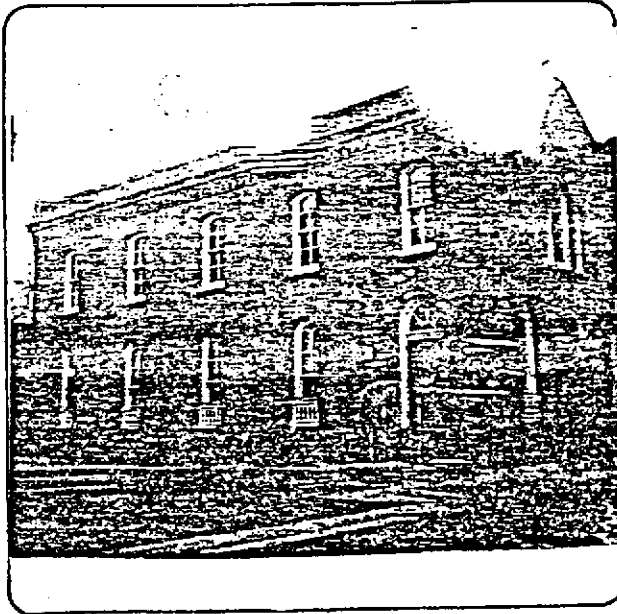
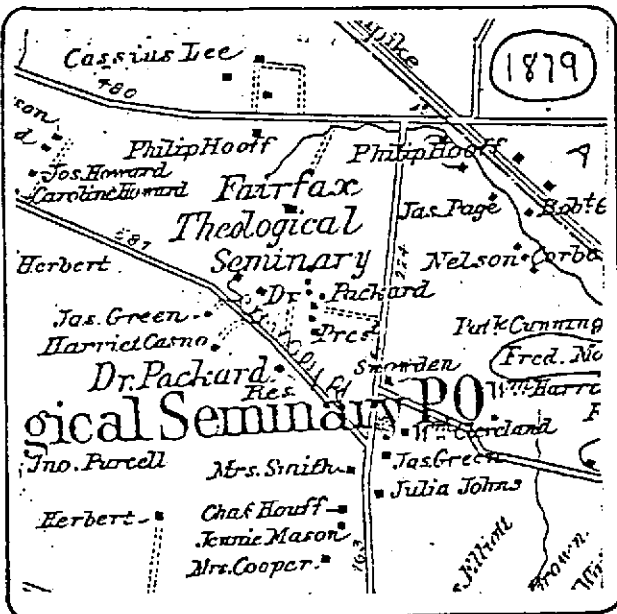
ASSESSMENT MAP: 40.00
BLOCK-LOT: 03/01

CITY OF ALEXANDRIA
ORDINANCE No.

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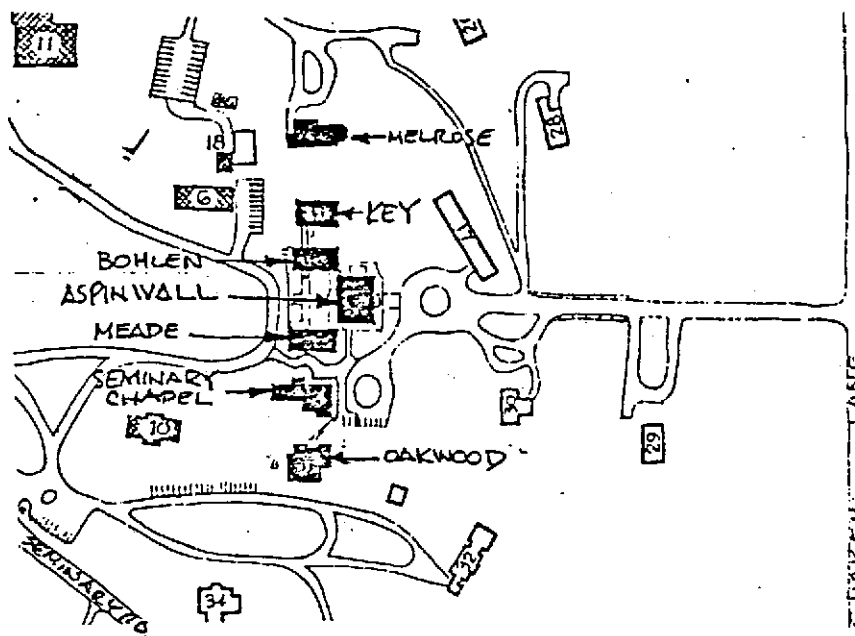
Code of the City of Alexandria: Sec. 42-98.2

Meade Hall was built about 1861.

The building typifies the Romanesque 1900 Revival style (1840) and features these characteristics: Round arched door and window openings, a gabled nave, a monochromatic brick wall and decorations, balustraded windows and corbelled cornice featuring arch work.

DOCUMENTATION:

- Source - Real Estate Assessors Records
- U.S. Congress - Senate Committee on Claims 1871.
- Jack Goodwin (Librarian Va. Theol. Seminary)
- History of the Theological Seminary of Virginia and its Historical Bank ground.
by Rev. Wm. A.R. Goodwin D.D.
- 1923 - Edwin S. Gorham, Publisher and Bookseller N.Y.
- Recollections of a long life
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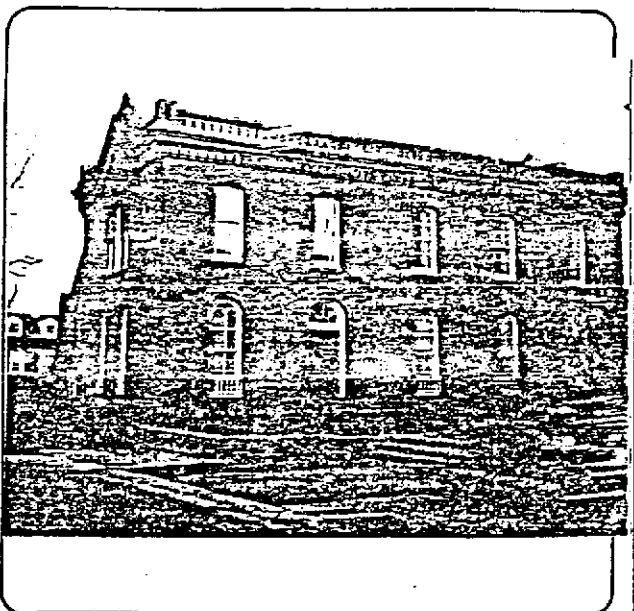
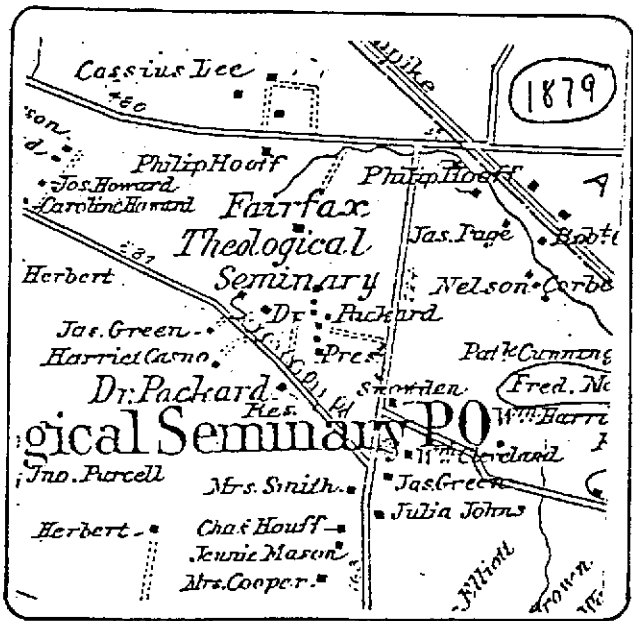
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 OWNER: Virginia Theo. Seminary

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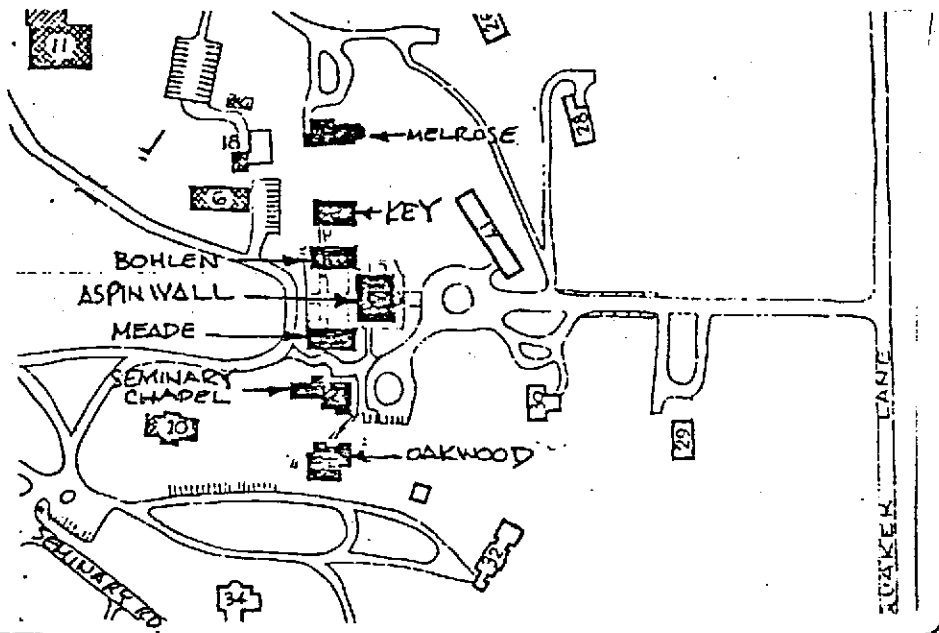
Code of the City of Alexandria: Sec. 42-98.2

Bohlen Hall was built between 1859 and 1861. John Bohlen, with his mother and sister were responsible for erection of this building.

Typical of the Romanesque Revival style, the hall features a "gabled" end facade, monochromatic brick walls and cornice, arched brick corbelling, and half-round and segmental arched window openings, and corner buttresses at the roof line. The ground floor windows are elongated with ballustrades and tracery.

DOCUMENTATION:

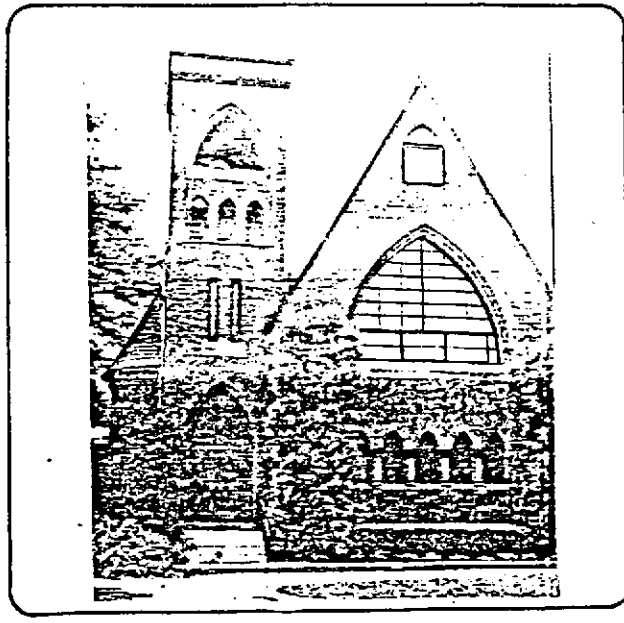
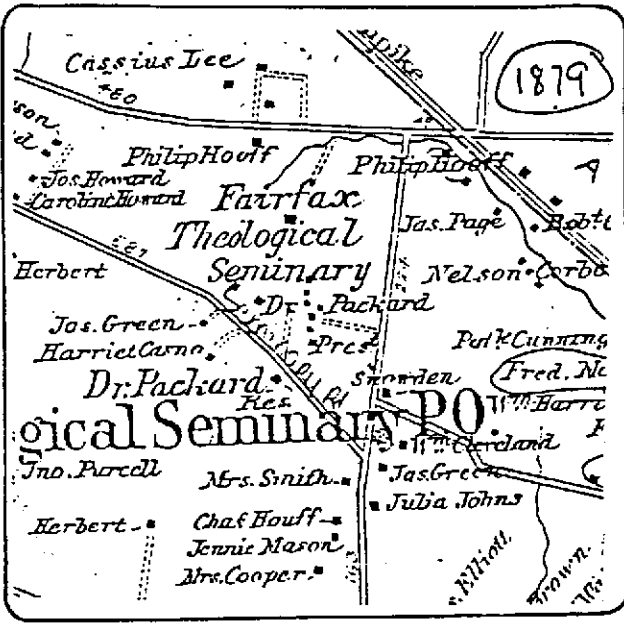
- Source - Real Estate Assessors Records
- U.S. Congress - Senate Committee on Clairs 1871.
- Jack Goodwin (Librarian Va. Theo. Seminary)
- History of the Theological Seminary of Virginia and its
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by Rev. Wm. A.R. Goodwin D.D.
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- Recollections of a long life
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Byron S. Adams, Publisher
Washington, D.C., -1902,
- Hopkins 1879 Atlas of Fifteen miles around Washington.



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DATE: _____

ADDRESS: 3737 Seminary Road
 OWNER: Virginia Theo. Seminary

ASSESSMENT MAP: 40.00
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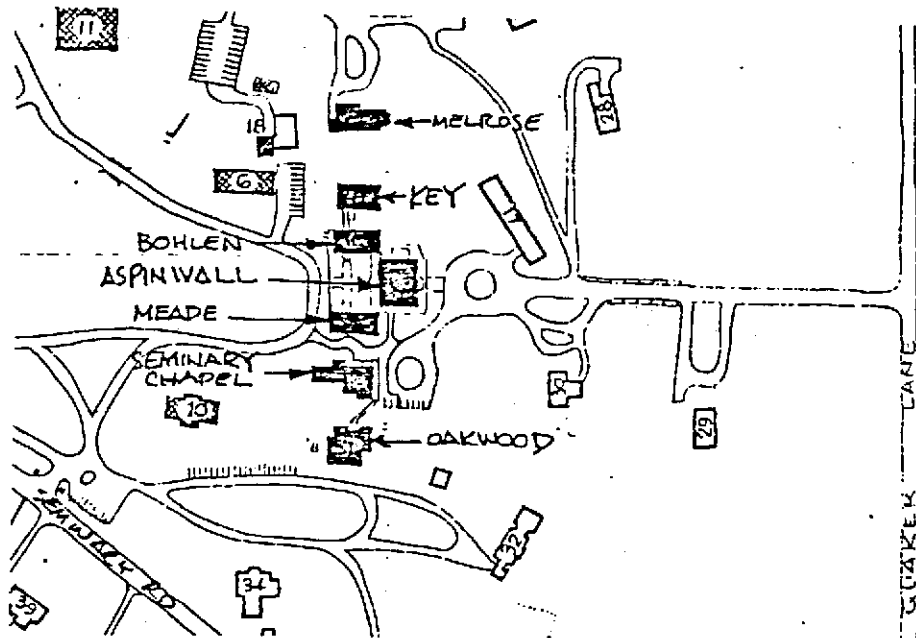
Code of the City of Alexandria: Sec. 42-98.2

The Seminary Chapel was built in 1879 and consecrated in 1881.

Although built in 1879, the chapel displays aspects of the Gothic Revival period, featuring a steeply pitched and roof, large "pointed" or gothic-arch windows combined with other varieties of window types (segmental arch, flat arch). Main entry is through adjoining tower also featuring large, pointed arched openings. The building also features smooth, planar brick walls typical of this style.

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32

ADDRESS: 3737 Seminary Road
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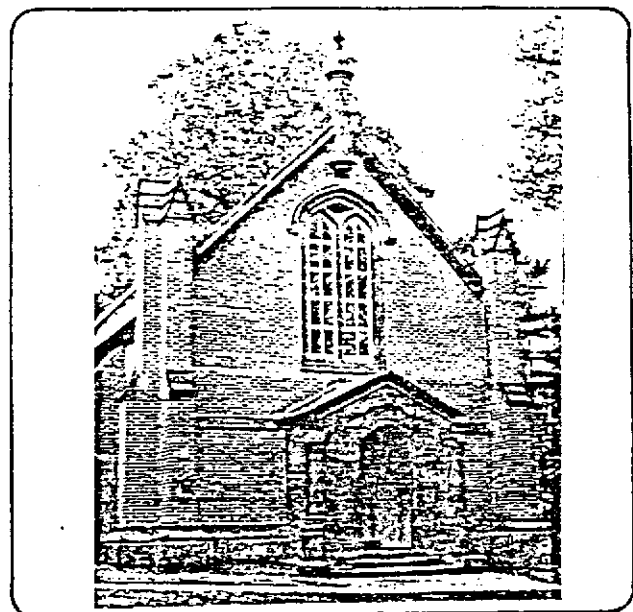
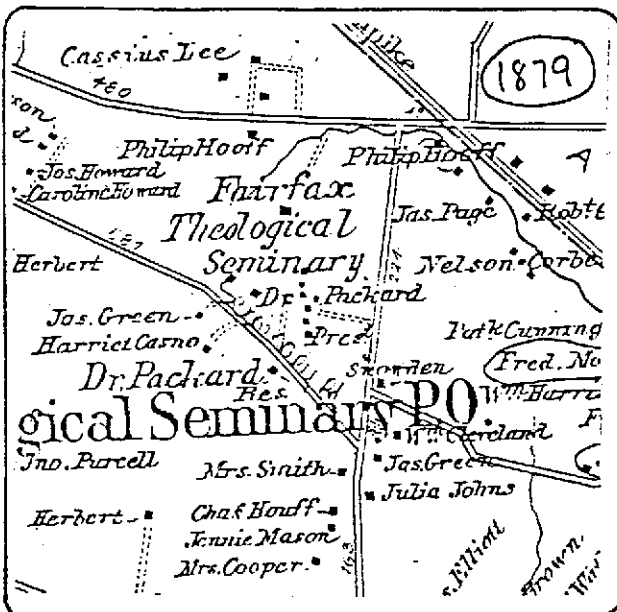
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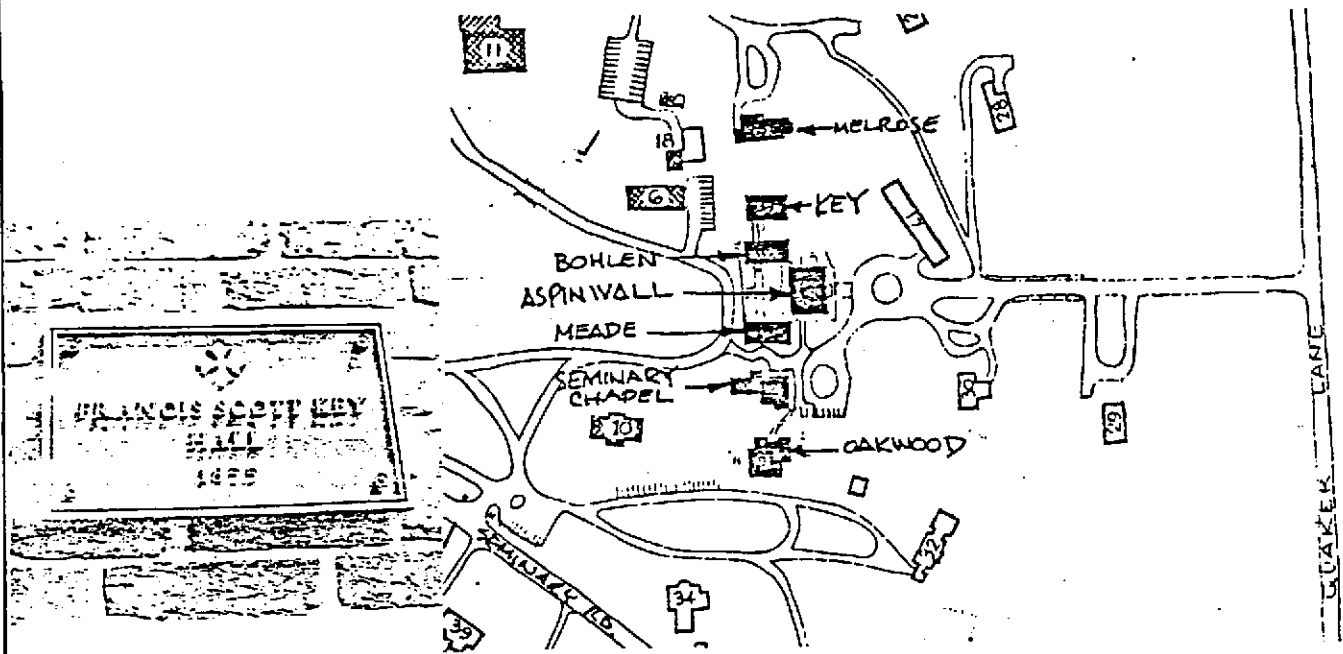
Code of the City of Alexandria: Sec. 42-98.2

Francis Scott Key Hall was built about 1856 and was originally known as Wilmer Hall. A placque on the building contains the date 1855. Some records indicate that the building may have been built as early as 1825.

The hall shows characteristics of the Gothic Revival period, popular style for religious architecture at this time. Characterist features include: steeply pitched roof, prominent corner buttresses with weatherings, tudor-arched "carriage" entrance, and "label molds". Large, main windows suggest gothic tracery, and the brickwork presents a smooth planar finish.

DOCUMENTATION:

- Source - Real Estate Assessors Records
- U.S. Congress - Senate Committee on Claims 1871.
- Jack Goodwin (Librarian V. Theo. Seminary)
- History of the Theological Seminary of Virginia and its
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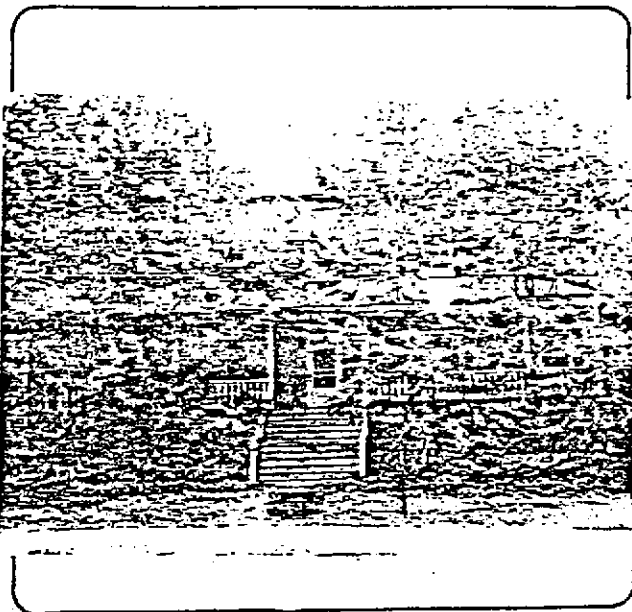
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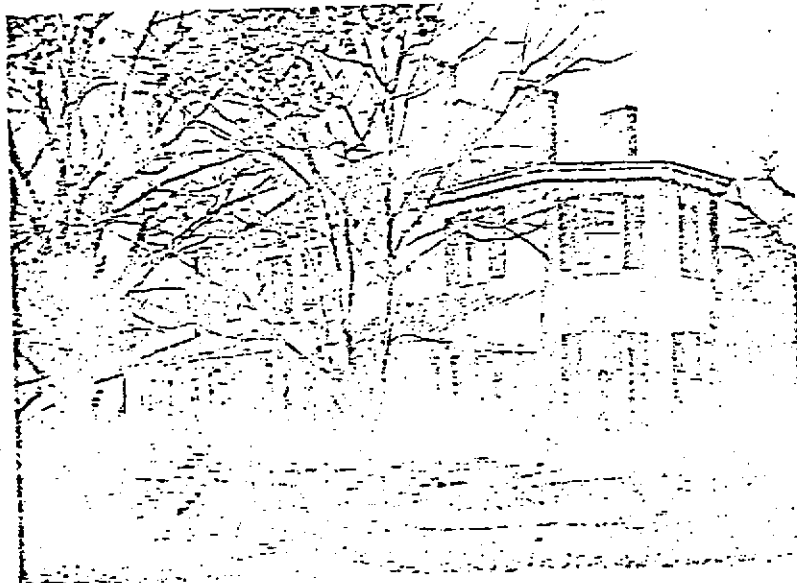
Code of the City of Alexandria: Sec. 42-98.2

The Lewis Residence originally known as "Melrose" was built prior to 1836.

The structure is a example of a fine residence of the Federal style and features prominent, symmetrical dual-end chimneys. The building also has a distinctive wing featuring a half-hexagonal bay end, strongly suggesting a link to the volumetric expression of Jeffersonian Federalism. Porch was added at a later date.

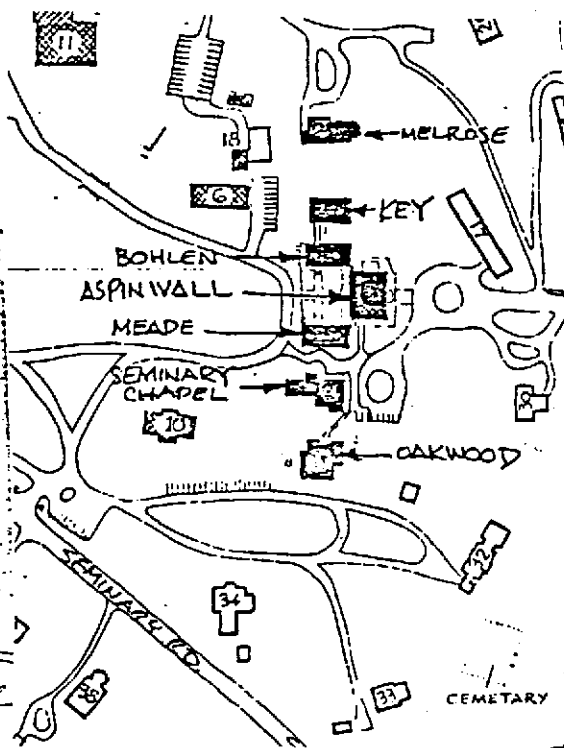
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"MELROSE" OR "THE ABBEY"
*The Home of Reverend Doctor Bryman Green, Dean
Former Home of Reverend Doctors Lippitt and Packard*

1836



RE-

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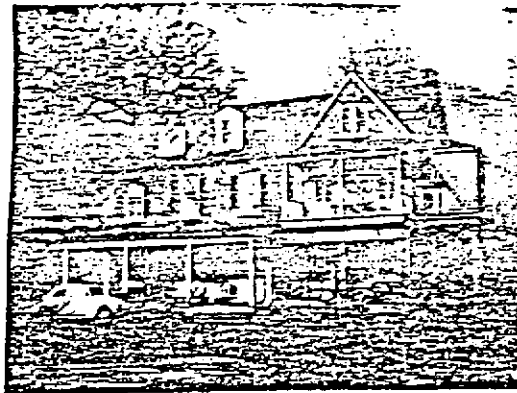
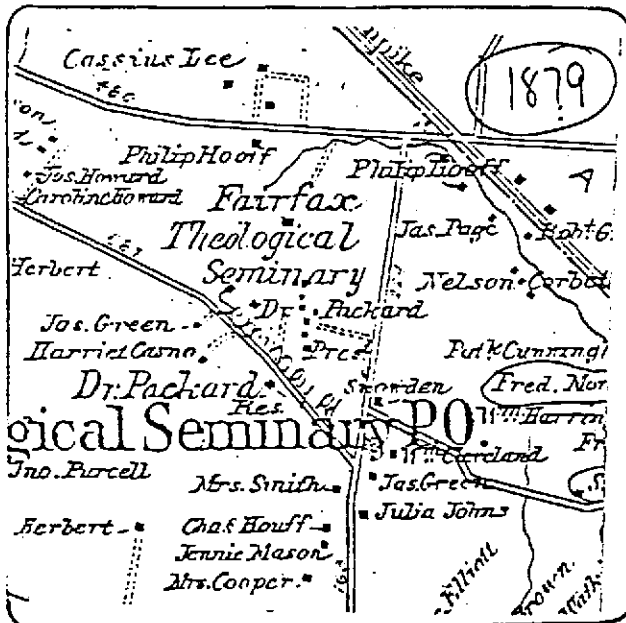
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Code of the City of Alexandria: Sec. 42-98.2

The Albritton Residence was erected around 1840 and was originally the Sparrow residence. It was later enlarged. The building has been known as "Sparrow Roost" and "The Wilderness".

This two and one-half story brick residence is an example of the Federal Style in Alexandria. The windows display "keystone" flat arches, and a delicate dentil work, and a later victorian addition. The roof features simple, pedimented dormers.

CITY OF ALEXANDRIA
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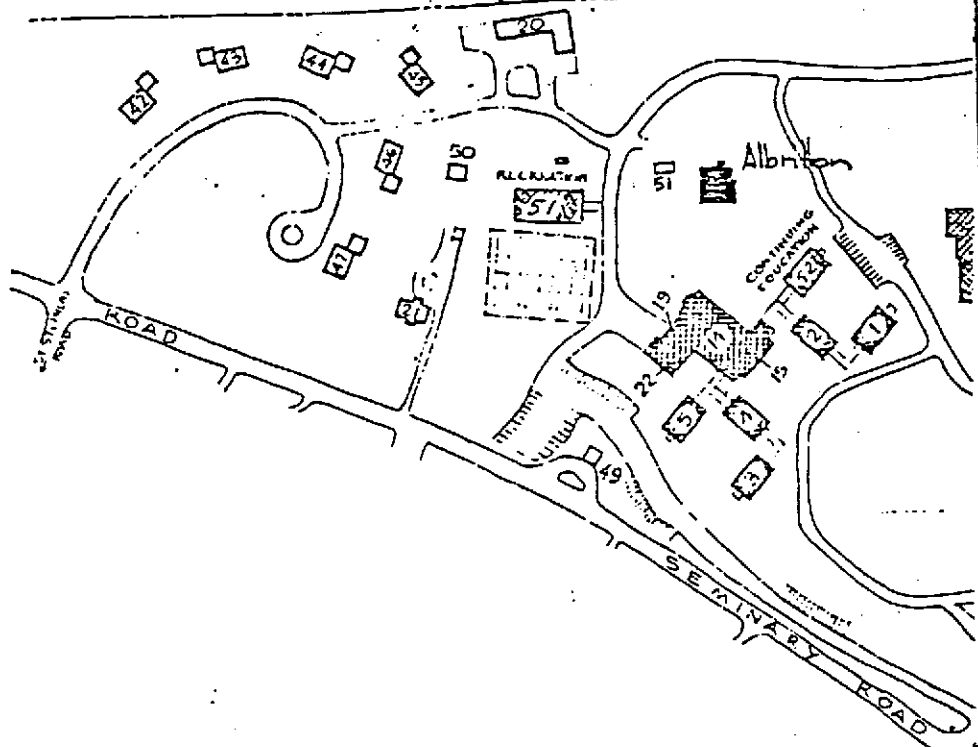
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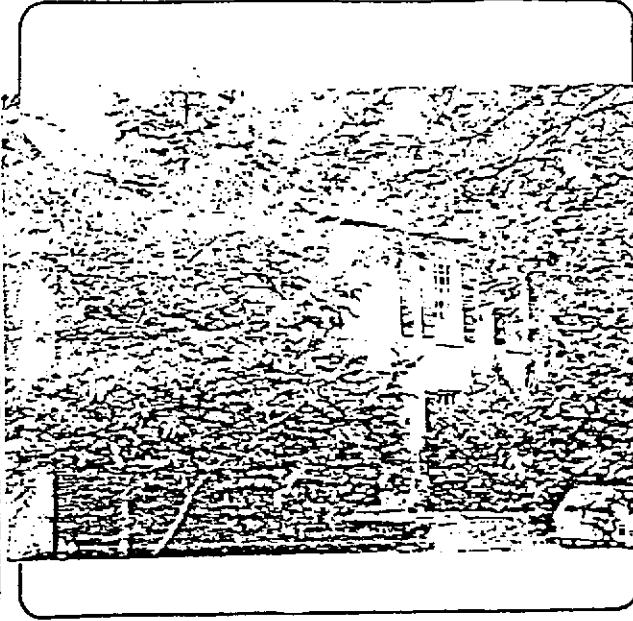
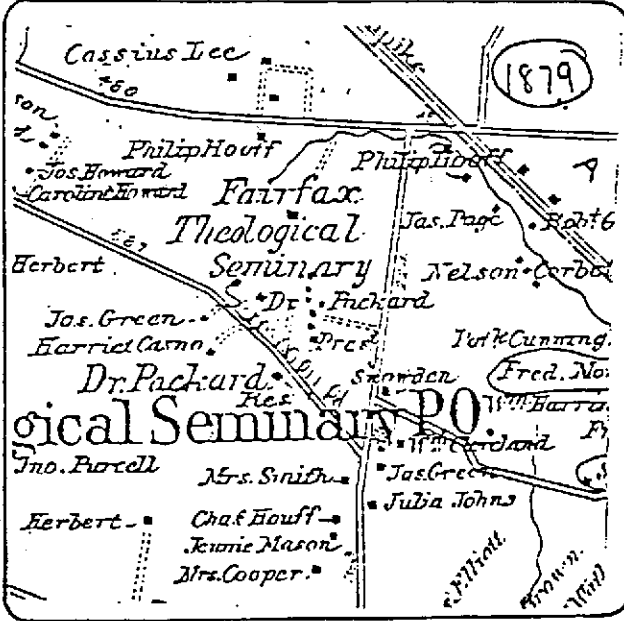
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Code of the City of Alexandria: Sec. 42-98.2

The Crum/Busch Residence originally known as "Oakwood" was built prior to 1827.

This two and one half story residence represents a fine example of the Federal Style. The symmetrical facade features windows with flat arches and prominent, symmetrical end chimneys. The windows are elongated, and the nine over nine windows reflect a Georgian influence.

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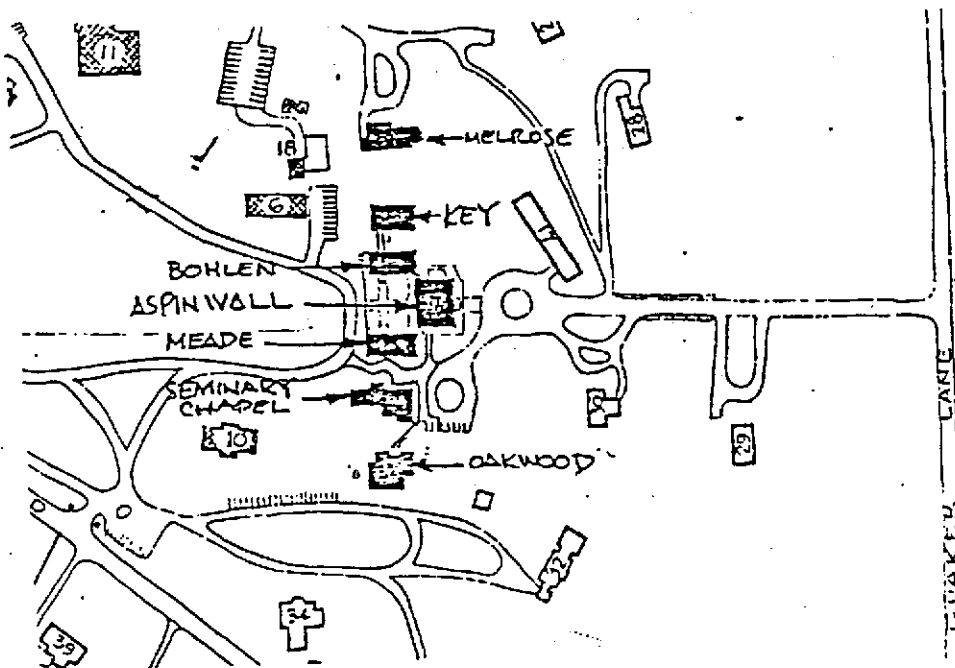
DATE: _____

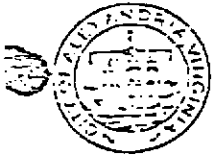


"OAKWOOD"

The Home of Reverend Doctor Peterley D. Tucker
Former Home of Reverend Doctors Smith, Sparrow, Nelson and Wallis

1927





City of Alexandria, Virginia



March 11, 1982

All-America City

Rev. G. Cecil Woods, Jr.
President/Dean
Virginia Theological Seminary
3737 Seminary Road
Alexandria, Virginia 22314

Dear Rev. Woods,

The City of Alexandria recently passed an ordinance to list 100 year old buildings located out side of the boundaries of the Old and Historic Alexandria District. By listing a building it is protected by the same rules as if it were in the district. We have adopted five lists of buildings and are constantly surveying the City. While working the Quaker Lane area we realized that we had overlooked the cluster of original buildings on the Seminary grounds. We have been attempting to document the age of the buildings and would like to at least consider listing Aspinwall Hall, Meade Hall and Bohlen Hall. I understand that Aspinwall Hall is already on the Virginia Register.

The Planning Department would appreciate receiving any information about the various old buildings at the Seminary. We also request permission to photo document these buildings. Since one building has been listed by the State, we would appreciate your thoughts about having a building or buildings listed locally.

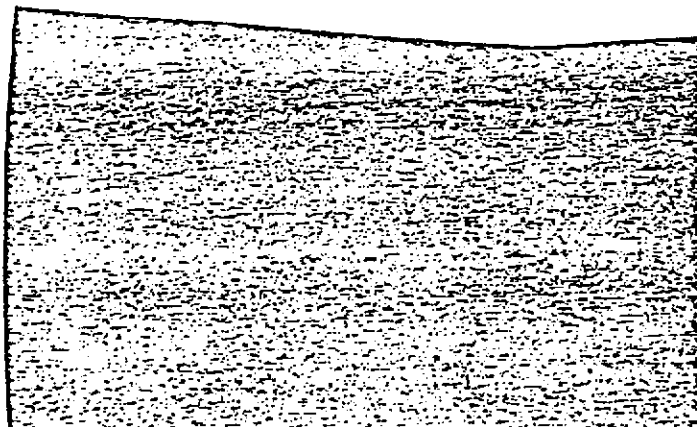
I am enclosing a copy of our local listing ordinance. If you have any questions about this matter, please call me at 838-4666.

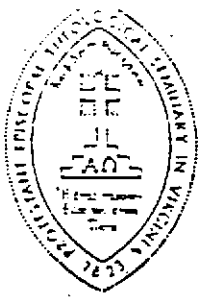
Yours truly

Robert L. Crabill, Planning Division Chief
Planning and Community Development

RLC/bt

Enclosure





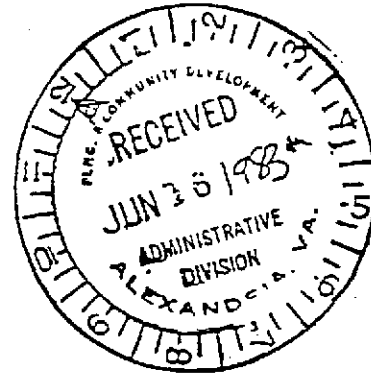
Protestant Episcopal Theological Seminary

ALEXANDRIA, VIRGINIA 22304

June 13, 1983

OFFICE OF THE DEAN

Mr. Robert L. Orabill, Chief
Special Projects Division
Planning and Community Development
City of Alexandria
320 King Street
Alexandria, VA 22314



Dear Mr. Orabill:

Your letter to Cecil Woods was referred to me since Dr. Woods has resigned as President and Dean of the Seminary, and I have taken his place. I appreciate knowing the fact that the Planning Staff is considering nominating eight of our buildings for historical protection under Ordinance 2180.

Your letter arrived immediately following the annual meeting of our Board of Trustees in May. Since this is a matter which concerns the Seminary, and specifically its Board, I would like to take the issue before the next meeting of the Executive Committee, which unfortunately will not be held until September. At that time, they may wish to be in correspondence with you about this matter. We hope very much that any action can be deferred until after the meeting in September so that the Board may have time to take any action it wishes.

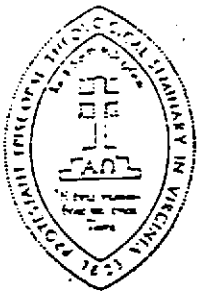
I would also appreciate it if you would let me know immediately of any further action taken by the Planning Commission.

With all best wishes,

Sincerely yours,

Richard Reid
Dean and President

RR:hmc



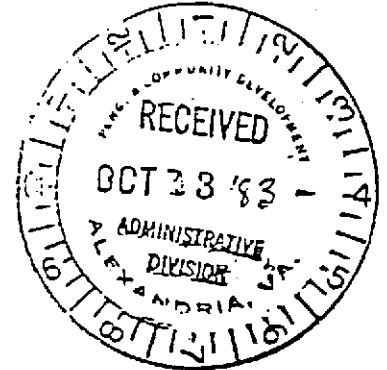
Protestant Episcopal Theological Seminary

ALEXANDRIA, VIRGINIA 22304

October 3, 1983

OFFICE OF THE DEAN

Mr. Robert L. Orabill, Chief
Special Projects Division
Planning and Community Development
City of Alexandria
320 King Street
Alexandria, VA 22314



Dear Mr. Orabill:

You may recall receiving a letter from me dated June 13th in response to your letter of May 16th about the Planning Staff's proposal to nominate eight buildings here at the Seminary for historic protection under Ordinance 2180. As I stated in that letter, I wanted an opportunity to bring this matter before the Executive Committee of our Board of Trustees. I have now had the opportunity to do that at their meeting last week and would like to report to you their response.

Let me begin by saying that the Seminary certainly wishes to acknowledge its responsibility to assist in any way that we can with the preservation of the architecture and heritage of Alexandria. Furthermore, the buildings in question are currently in active use by the Seminary, and we have no plans to do anything other than maintain them and continue to use them. They are important not only to the city but also to the Seminary and our graduates, who think of them as important symbols of this institution.

Two concerns, however, are of importance to the Seminary and to its Board in thinking about the future. The Seminary has had a long history and expects to continue to exist for a long time to come. It may be that at some distant, future time, the cost of maintaining some of these old buildings will become so great as to exceed the financial resources of an independent, private institution like ours. In that eventuality, has any thought been given to the possibility of funds being made available to assist in that maintenance? Please understand that I am not speaking about any immediate needs. The buildings are, to the best of my knowledge, in good condition and I have recently set aside certain funds to be sure that when the time comes for repointing the brickwork or other repairs the money will be available. I am talking, rather, about the very long-range future, which none of us can foresee at this time. It is obvious, however, that if current trends continue the cost of maintaining older buildings will continue to increase and may at some time in the next century, or even beyond, become prohibitive. I believe that the Executive Committee of the Board is concerned not to tie the hands of future Trustees of the Seminary in a way that might make it very difficult, or even impossible, for them to continue to run the institution.

Mr. Robert L. Orabill
October 3, 1983

Page 2

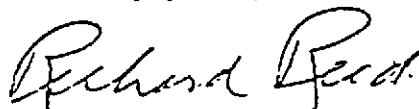
The second concern we have is that if this action is taken by the city it will in all probability diminish the value of this property. This will pose no problem unless at some time in the distant future the Seminary is forced to move. That would happen only if the cost of maintaining this campus became so high as to make it impossible to continue or if pressures to merge with another seminary for financial or educational reasons became overwhelming. No such possibility exists at the moment but it would be important to be able to realize the value of our land and buildings if such a move ever had to be made.

I recognize that these concerns are very long term ones, but an institution such as this must think in such terms in order to protect the freedom of future Trustees. It seems important to me that the city give some consideration to problems like the ones mentioned above when they are considering listing buildings like ours for historic protection. Certainly, we recognize the desires of the community to protect its heritage and we want to cooperate in doing that. On the other hand, we believe the community needs to recognize that there are private interests at stake as well and that some help may be necessary from the city by providing some flexibility under the Ordinance.

I appreciate your willingness to consider these matters, and I look forward to hearing any response you wish to make.

With all best wishes,

Sincerely yours,



Richard Reid
Dean and President

RR:hmc



City of Alexandria, Virginia

October 27, 1983



All-America City

Dr. Richard Reid
Dean and President
Protestant Episcopal Theological Seminary
Alexandria, Virginia 22304

Dear Dr. Reid:

I am responding to the two concerns of the Board of the Seminary as you wrote in your letter of October 3, 1983. The first concern was future maintenance costs and the possibility of funds being made available to assist. The City does not offer maintenance assistance for older buildings and is not now considering doing so. If the implication of higher maintenance costs would be to demolish these landmarks and replace them with contemporary structures, then that would be one reason I would recommend that City Council list them. Listing does not mean that the building could not be demolished, only that the demolition would have to be approved by the Board of Architectural Review. If the Board fails to approve the demolition, then the building can be offered for sale for specified periods of time, depending on value and if there are no offers it could be demolished.

The second concern was diminished value of the property. To my knowledge listing of landmark buildings or inclusion in a historic district does not lower value. To the contrary, this type of action usually has had just the reverse impact. The Federal Government has passed special tax benefits for renovating and using older buildings.

I plan to take the next list of 100 year old buildings to the Planning Commission and City Council in early 1984. You will receive notice of the public hearings. A copy of your letter will be included with the docket material.

If you have any questions regarding this matter, please call me at 838-4666.

Sincerely,

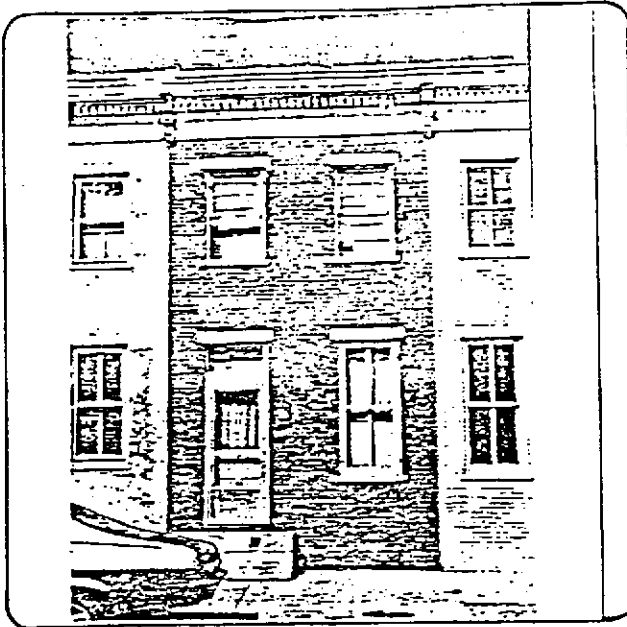
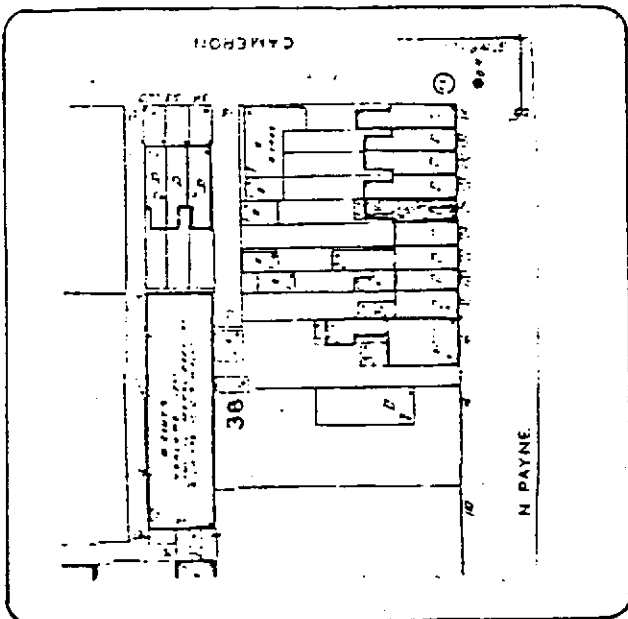
Robert L. Crabill, Chief
Special Projects Division
Planning and Community Development
320 King Street, Room 201
Alexandria, Virginia 22314

RLC:bjm

GROUP II

ADDRESS: 126 N. Payne Street
OWNER: F. E. Becker

ASSESSMENT MAP: 64.03
BLOCK-LOT: 10/07



DETERMINATION OF AGE:

MAP REFERENCE
 DEED REFERENCE

ARCHITECTURAL ANALYSIS
 OTHER MEANS

COMPLIANCE WITH LISTING CRITERIA:

- 1. Is it entered upon the National Register of Historic Places as called for by the United States Congress in the Historic Sites Act of 1935 and the Historic Preservation Act of 1966?
- 2. Is it entered upon the Virginia Landmarks Register pursuant to Section 10-138 of the Code of Va.
- 3. Does it exemplify or reflect the architectural, cultural, political, economic, social or military history of the nation, state, or community?
- 4. Is it associated with persons of national, state, or local prominence or with events of national, state, or local historical significance?
- 5. Is it a good example of local or regional architectural design or exemplify local craftsmanship, making it valuable for a study of a period, style or method of construction?
- 6. Is it the work of a nationally recognized architect or can it be attributed to a local architect or can it be attributed to a local architect or builder of local prominence?
- 7. Does it foster civic pride in the city's past or enhance the city's attractiveness to visitors?

Code of the City of Alexandria: Sec. 42-98.2

Two story brick, two bay wide, plain wooden lintels above door and windows; elongated 1st story windows; transom over door, cornice is elaborated without dentils and brackets.

This two story brick, two bay wide displays a functional approach to the early Victorian residential style (most likely East Lake). The facade features plain wooden lintels over doors and windows. Windows on all houses in this row were most likely two over two paned. Cornice is elaborated with dentils and scrolled brackets. Door way features a transom window.

CITY OF ALEXANDRIA
ORDINANCE No.

2180

REGISTER OF 100 YEAR OLD BUILDINGS
LOCATED OUTSIDE THE HISTORIC DISTRICT

RE-

DOCUMENTATION:

1. Map: Hopkins G. M. City Atlas of Alexandria, Va.
Philadelphia: Hopkins, 1877.

2. Deeds: Alexandria Deed Book/page		
46/499	21 March 1901	J.K. Norton S.C. to Robert Thomas \$2,500.00 "lot w/buildings"
9/374	26 February 1881	Chas. E. Stuart, Tr. to Burke & Herbert \$1,830.00 "lot w/buildings"
4/473	10 February 1875	Albert Stuart S.C. to Ulysses M. Monroe "lot w/buildings"

RE-

PREPARED BY: _____

DATE: _____

City of Alexandria, Virginia



May 23, 1983

All-America City

Mr. F. E. Recker
1132 Prince Street
Alexandria, Virginia 22314

Dear Mr. Recker:

The Planning staff is considering nominating the property you own at 126 N. Payne Street for historic protection under Ordinance 2180. This nomination would come before Planning Commission and City Council this fall.

Ordinance 2180 was adopted by City Council in 1977. It allows for the preservation and protection of 100-year old buildings outside the Old and Historic Alexandria District. Buildings listed under Ordinance 2180 may not be razed, reconstructed, altered, moved or restored without approval by the Board of Architectural Review or City Council on appeal. Thus, listed buildings outside the Old and Historic Alexandria District shall be treated similarly to buildings within the District.

Our research shows your building to date from 1875, from deed records. It also is shown on the 1877 City Atlas. Because of its age and importance to local history, among other reasons, we feel your building should be listed under Ordinance 2180.

If you have any questions or wish to discuss the potential listing of your building with the Planning staff, please call me at 838-4666.

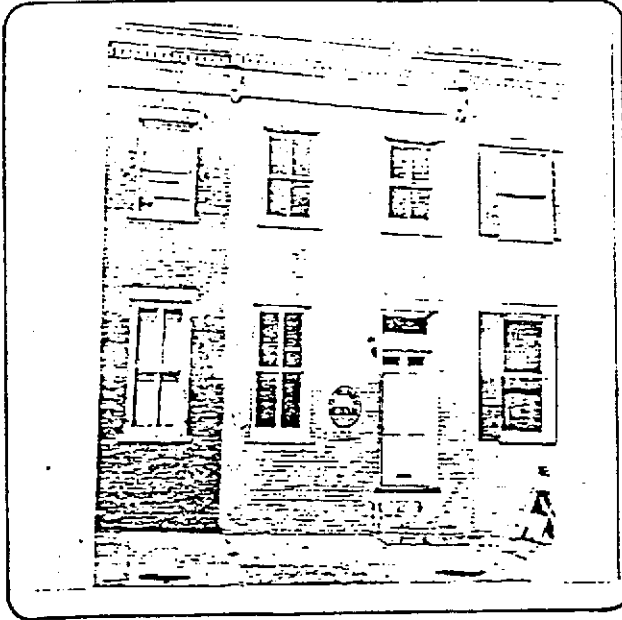
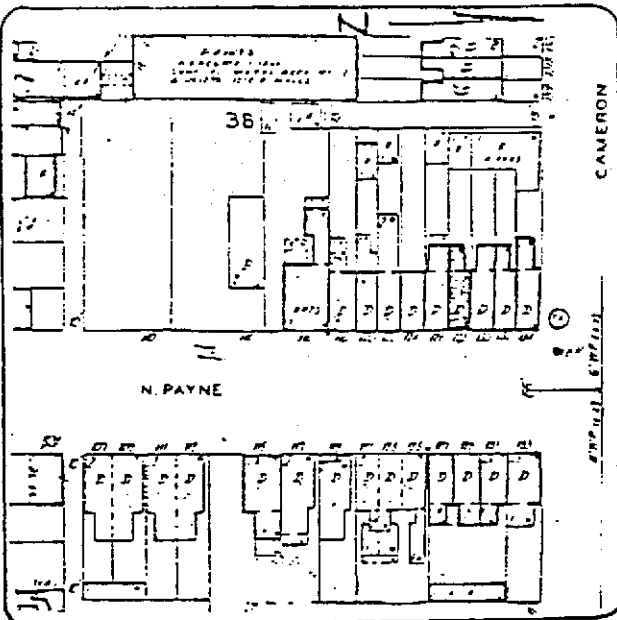
Very truly yours,

Robert L. Crapill, Chief
Special Projects Division
Planning and Community Development

RLC/TMR/bjt

ADDRESS: 128 N. Payne Street
OWNER: Frederick F. Fielding

ASSESSMENT MAP: 64.03
BLOCK-LOT: 10/06



DETERMINATION OF AGE:

— MAP REFERENCE
— DEED REFERENCE

— ARCHITECTURAL ANALYSIS
— OTHER MEANS

COMPLIANCE WITH LISTING CRITERIA:

- 1. Is it entered upon the National Register of Historic Places as called for by the United States Congress in the Historic Sites Act of 1935 and the Historic Preservation Act of 1966?
- 2. Is it entered upon the Virginia Landmarks Register pursuant to Section 10-138 of the Code of Va.?
- 3. Does it exemplify or reflect the architectural, cultural, political, economic, social or military history of the nation, state, or community?
- 4. Is it associated with persons of national, state, or local prominence or with events of national, state, or local historical significance?
- 5. Is it a good example of local or regional architectural design or exemplify local craftsmanship, making it valuable for a study of a period, style or method of construction?
- 6. Is it the work of a nationally recognized architect or can it be attributed to a local architect or can it be attributed to a local architect or builder of local prominence?
- 7. Does it foster civic pride in the city's past or enhance the city's attractiveness to visitors?

Code of the City of Alexandria: Sec. 42-98.2

This two story brick, two bay wide displays a functional approach to the early Victorian residential style (most likely East Lake). The facade features plain wooden lintels over doors and windows. Windows on all houses in this row were most likely two over two paned. Cornice is elaborated with dentils and scrolled brackets. Door way features a transom window.

CITY OF ALEXANDRIA
ORDINANCE No.

2180

REGISTER OF 100 YEAR OLD BUILDINGS
LOCATED OUTSIDE THE HISTORIC DISTRICT

RE-

DOCUMENTATION:

Hopkins, G.M. City Atlas of Alexandria, Virginia. Philadelphia: Hopkins, 1877.

Alexandria Deed Books:

927/586	29 December 1978	Edw. J. McDonough to Fielding Land with improvements
801/686	20 June 1975	Llewellyn Carter to McDonough same
731/35	27 September 1971	John T. Martyn to Carter
WB 13/224	18 June 1941	Will of Marquerite F. . Graham to Martyn

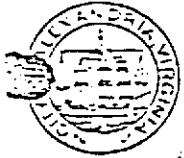
No earlier deed reference but same facade and cornice as 118-124 North Payne St.

Other:

The Cartography Book of Northern Virginia (1608-1915)
page 77, plate-63, 1877 shows this brick building.

RE-
PREPARED BY: _____

DATE: _____



City of Alexandria, Virginia



May 23, 1983

All-America City

Mr. Frederick F. Fielding
128 N. Payne Street
Alexandria, Virginia 22314

Dear Mr. Fielding:

The Planning staff is considering nominating the property you own at 128 N. Payne Street for historic protection under Ordinance 2180. This nomination would come before Planning Commission and City Council this fall.

Ordinance 2180 was adopted by City Council in 1977. It allows for the preservation and protection of 100-year old buildings outside the Old and Historic Alexandria District. Buildings listed under Ordinance 2180 may not be razed, reconstructed, altered, moved or restored without approval by the Board of Architectural Review or City Council on appeal. Thus, listed buildings outside the Old and Historic Alexandria District shall be treated similarly to buildings within the District.

Our research shows your building to date from at least 1877; it appears in the City Atlas published that year. Because of its age and importance to local history, among other reasons, we feel this building should be listed under Ordinance 2180.

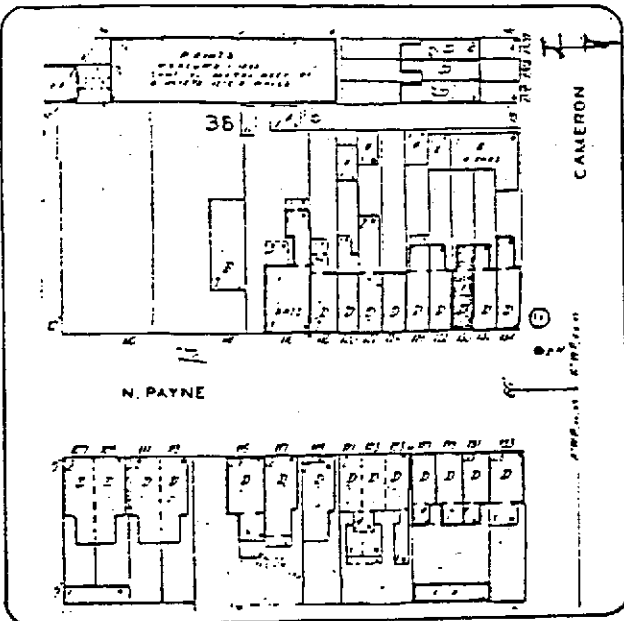
If you have any questions or wish to discuss the potential listing of your building with the Planning staff, please call me at 838-4666.

Very truly yours,

Robert L. Crasbill, Chief
Special Projects Division
Planning and Community Development

RLC/TMR/bjt

ADDRESS: 130 N. Payne Street ASSESSMENT MAP: 64.03
 OWNER: Jerry L. or Lyn J. Newberry BLOCK-LOT: 10/05



CITY OF ALEXANDRIA
 ORDINANCE No. **2180**

REGISTER OF 100 YEAR OLD BUILDINGS
 LOCATED OUTSIDE THE HISTORIC DISTRICT

DETERMINATION OF AGE:

- MAP REFERENCE
- DEED REFERENCE
- ARCHITECTURAL ANALYSIS
- OTHER MEANS

COMPLIANCE WITH LISTING CRITERIA:

- 1. Is it entered upon the National Register of Historic Places as called for by the United States Congress in the Historic Sites Act of 1935 and the Historic Preservation Act of 1966?
- 2. Is it entered upon the Virginia Landmarks Register pursuant to Section 10-138 of the Code of Va.
- 3. Does it exemplify or reflect the architectural, cultural, political, economic, social or military history of the nation, state, or community?
- 4. Is it associated with persons of national, state, or local prominence or with events of national, state, or local historical significance?
- 5. Is it a good example of local or regional architectural design or exemplify local craftsmanship, making it valuable for a study of a period, style or method of construction?
- 6. Is it the work of a nationally recognized architect or can it be attributed to a local architect or can it be attributed to a local architect or builder of local prominence?
- 7. Does it foster civic pride in the city's past or enhance the city's attractiveness to visitors?

Code of the City of Alexandria: Sec. 42-98.2

This two story brick, two bay wide displays a functional approach to the early Victorian residential style (most likely East Lake). The facade features plain wooden lintels over doors and windows. Windows on all houses in this row were most likely two over two paned. Cornice is elaborated with dentils and scrolled brackets. Door way features a transom window.

RE-

DOCUMENTATION:

Alexandria Deed Book:

72/9	15 February 1921	Marquerite F. Graham to Sinegal 2 lots with buildings and improvements (130-132 North Payne Street)
71/606	1 January 1921	John H. Thomas to Graham lots with improvements
46/449	21 March 1901	K.M. Norton to Robert J. Thomas \$2,500.00 lot with buildings
D3/158	30 June 1842	Bank of Potomac to Ben. Thomas \$2,300.00 large lot of ground

Other:

The Cartography Book of Northern Virginia (1608-1915)
page 77, plate 63, 1877 indicates existence of this brick building.

RE-
PREPARED BY: _____

DATE: _____



City of Alexandria, Virginia



All-America City

May 23, 1983

Mr. Jerry L. Newberry
207 W. Masonic View Avenue
Alexandria, Virginia 22301

Dear Mr. Newberry:

The Planning staff is considering nominating the property you own at 130 N. Payne Street for historic protection under Ordinance 2180. This nomination would come before Planning Commission and City Council this fall.

Ordinance 2180 was adopted by City Council in 1977. It allows for the preservation and protection of 100-year old buildings outside the Old and Historic Alexandria District. Buildings listed under Ordinance 2180 may not be razed, reconstructed, altered, moved or restored without approval by the Board of Architectural Review or City Council on appeal. Thus, listed buildings outside the Old and Historic Alexandria District shall be treated similarly to buildings within the District.

Our research shows your building to date from approximately 1877, as it appears on the 1877 map included in The Cartography Book of Northern Virginia (1608-1915). Because of your building's age and importance to local history, among other reasons, we feel it should be listed under Ordinance 2180.

If you have any questions or wish to discuss the potential listing of your building with the Planning staff, please call me at 838-4666.

Very truly yours,

Robert L. Crabill, Chief
Special Projects Division
Planning and Community Development

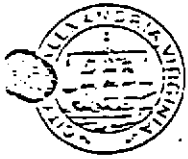
RLC/TMR/bjt

DOCUMENTATION:

1. Hopkins, G.M. City Atlas of Alexandria
Philadelphia: Hopkins, 1877.
2. Alexandria Deed Book/page:

46/449	21 March 1901	K.M. Norton, S.C. to Robert J. Thomas \$2,500.00 "lot w/buildings thereon" 130, 132 both
5/241	14 October 1875	A. Stuart, Tr. to Jos. Brodens \$850.00 "lot w/buildings"
D#3/158	30 June 1842	Bank of Potomac to Ben. Thomas \$2,300.00 "large lot of ground"

RE-
PREPARED BY: _____
DATE: _____



City of Alexandria, Virginia



May 23, 1983

All-America City

Mr. Leroy Crutchfield
132 N. Payne Street
Alexandria, Virginia 22314

Dear Mr. Crutchfield:

The Planning staff is considering nominating the property you own at 132 N. Payne Street for historic protection under Ordinance 2180. This nomination would come before Planning Commission and City Council this fall.

Ordinance 2180 was adopted by City Council in 1977. It allows for the preservation and protection of 100-year old buildings outside the Old and Historic Alexandria District. Buildings listed under Ordinance 2180 may not be razed, reconstructed, altered, moved or restored without approval by the Board of Architectural Review or City Council on appeal. Thus, listed buildings outside the Old and Historic Alexandria District shall be treated similarly to buildings within the District.

Our research shows your building to date from at least 1875, according to deed records. It also appears on the 1877 City Atlas. Because of its age and its importance to local history, we feel your building should be listed under Ordinance 2180.

If you have any questions or wish to discuss the potential listing of your building with the Planning staff, please call me at 838-4666.

Very truly yours,

Robert L. Crabill, Chief
Special Projects Division
Planning and Community Development

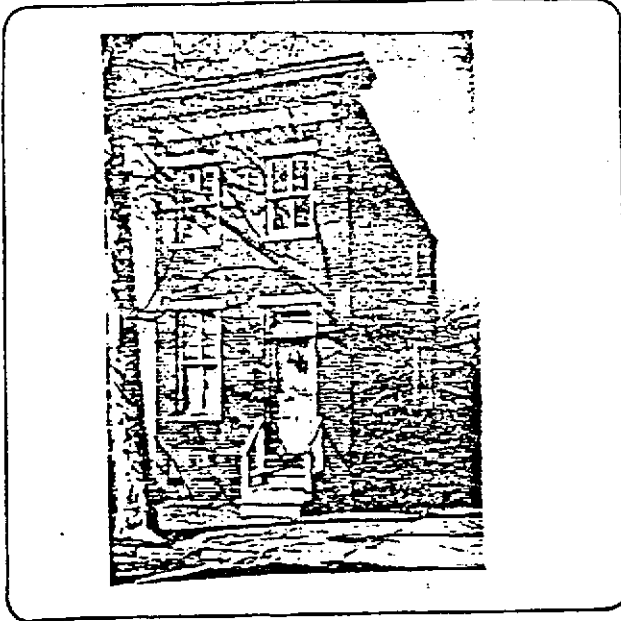
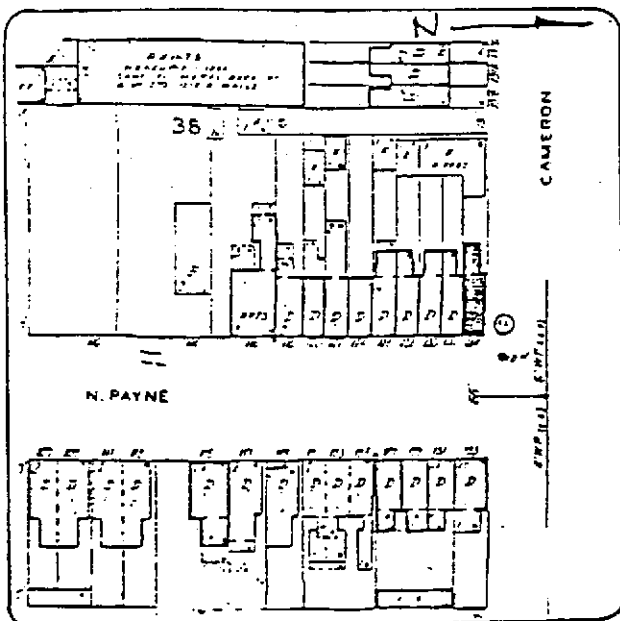
RLC/TMR/bjt

ADDRESS: 134 N. Payne Street

ASSESSMENT MAP: 64.03

OWNER: John T. Martyn, Jr.

BLOCK-LOT: 10/03



DETERMINATION OF AGE:

MAP REFERENCE

DEED REFERENCE

ARCHITECTURAL ANALYSIS

OTHER MEANS

COMPLIANCE WITH LISTING CRITERIA:

- 1. Is it entered upon the National Register of Historic Places as called for by the United States Congress in the Historic Sites Act of 1935 and the Historic Preservation Act of 1966?
- 2. Is it entered upon the Virginia Landmarks Register pursuant to Section 10-138 of the Code of Va.
- 3. Does it exemplify or reflect the architectural, cultural, political, economic, social or military history of the nation, state, or community?
- 4. Is it associated with persons of national, state, or local prominence or with events of national, state, or local historical significance?
- 5. Is it a good example of local or regional architectural design or exemplify local craftsmanship, making it valuable for a study of a period, style or method of construction?
- 6. Is it the work of a nationally recognized architect or can it be attributed to a local architect or can it be attributed to a local architect or builder of local prominence?
- 7. Does it foster civic pride in the city's past or enhance the city's attractiveness to visitors?

Code of the City of Alexandria: Sec. 42-98.2

This two story brick, two bay wide displays a functional approach to the early Victorian residential style (most likely East Lake). The facade features plain wooden lintels over doors and windows. Windows on all houses in this row were most likely two over two paned. Cornice is elaborated with dentils and scrolled brackets. Door way features a transom window.

CITY OF ALEXANDRIA
ORDINANCE No.

2180

REGISTER OF 100 YEAR OLD BUILDINGS
LOCATED OUTSIDE THE HISTORIC DISTRICT

DOCUMENTATION:

Hopkins, G.M. City Atlas of Alexandria, Virginia.
Philadelphia: Hopkins, 1877. Shown as one building with 132 North
Payne Street.

Alexandria Deed Books:

WB 13/244

18 June 1941

Will of Marquerite F. Graham
to John T. Martyn, Jr.
(128 and 134 North Payne Street)

Other:

The Cartography Book of Northern Virginia (1608-1915),
page 77, plate 63, 1877 indicates existence of this brick building.

RE-
PREPARED BY: _____

DATE: _____



City of Alexandria, Virginia



May 23, 1983

All-America City

Mr. John T. Martyn, Jr.
803 King Street
Alexandria, Virginia 22305

Dear Mr. Martyn:

The Planning staff is considering nominating the property you own at 134 N. Payne Street for historic protection under Ordinance 2180. This nomination would come before Planning Commission and City Council this fall.

Ordinance 2180 was adopted by City Council in 1977. It allows for the preservation and protection of 100-year old buildings outside the Old and Historic Alexandria District. Buildings listed under Ordinance 2180 may not be razed, reconstructed, altered, moved or restored without approval by the Board of Architectural Review or City Council on appeal. Thus, listed buildings outside the Old and Historic Alexandria District shall be treated similarly to buildings within the District.

Our research shows your building to date from at least 1877, as it was shown on the City Atlas and The Cartography Book of Northern Virginia (1608-1915) as being at its present location then. Because of its age and its importance to local history, for other reasons, we feel it should be listed under Ordinance 2180.

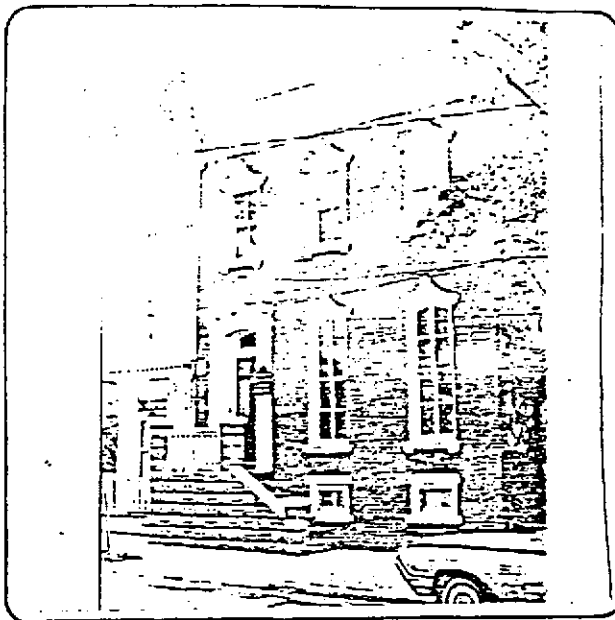
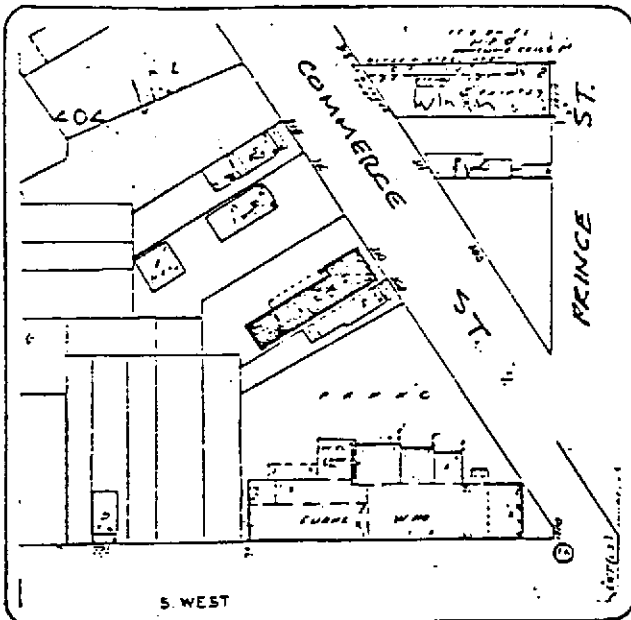
If you have any questions or wish to discuss the potential listing of your building with the Planning staff, please call me at 838-4666.

Very truly yours,


Robert L. Grabill, Chief
Special Projects Division
Planning and Community Development

RLC/TMR/bjt

ADDRESS: 310 Commerce St. ASSESSMENT MAP: 74.01
 OWNER: John F. & Rose Mary Sullivan BLOCK-LOT: 12-03



DETERMINATION OF AGE:

- MAP REFERENCE
- DEED REFERENCE
- ARCHITECTURAL ANALYSIS
- OTHER MEANS

COMPLIANCE WITH LISTING CRITERIA:

- 1. Is it entered upon the National Register of Historic Places as called for by the United States Congress in the Historic Sites Act of 1935 and the Historic Preservation Act of 1966?
- 2. Is it entered upon the Virginia Landmarks Register pursuant to Section 10-138 of the Code of Va.
- 3. Does it exemplify or reflect the architectural, cultural, political, economic, social or military history of the nation, state, or community?
- 4. Is it associated with persons of national, state, or local prominence or with events of national, state, or local historical significance?
- 5. Is it a good example of local or regional architectural design or exemplify local craftsmanship, making it valuable for a study of a period, style or method of construction?
- 6. Is it the work of a nationally recognized architect or can it be attributed to a local architect or can it be attributed to a local architect or builder of local prominence?
- 7. Does it foster civic pride in the city's past or enhance the city's attractiveness to visitors?

Code of the City of Alexandria: Sec. 42-98.2

c. 1871 or earlier, this two story structure is a good example of the Italianate style. The front facade has a fine bracketed cornice with scroll-work, and the windows have decorative window hoods and sills. The ground floor features elongated windows (typical of the Italianate style) and an elaborate door frame. The brick work is very smooth and planar on the front facade, also typical of this style.

CITY OF ALEXANDRIA
 ORDINANCE No.

2180

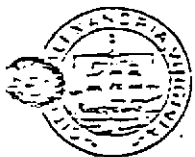
REGISTER OF 100 YEAR OLD BUILDINGS
 LOCATED OUTSIDE THE HISTORIC DISTRICT

DOCUMENTATION:

<u>Deeds:</u>	Alexandria Deed Book/Page		
	952/118	6 July 1979	Edw. W. Huffant to John F. and Rose Mary Sullivan "with all... appurtenances"
	834/545	12 August 1976	Richard S. and Berdie W. Jones to Huffant same
	648/631	27 January 1966	Barbara J. and Lawrence Robinson, et. al (heirs of Violet L. Bailey Logun) to Jones "all rights and appurtenances"
	558/226	20 August 1962	Parka., Mayr Celeste and Howard W. Wade (from Clara F. Wade) to Bailey same
	43/561	21 April 1899	Gardner S. Boothe to Wade "tenement and lot of ground"
	2/69	12 December 1871	Deed of trust (Thomas R. Brown) "with the buildings and improve- ments"

PREPARED BY: _____

DATE: _____



City of Alexandria, Virginia



May 23, 1983

All-America City

Mr. John F. Sullivan
310 Commerce Street
Alexandria, Virginia 22313

Dear Mr. Sullivan:

The Planning staff is considering nominating the building you own at 310 Commerce Street for historic protection under Ordinance 2180. This nomination would come before Planning Commission and City Council this fall.

Ordinance 2180 was adopted by City Council in 1977. It allows for the preservation and protection of 100-year old buildings outside the Old and Historic Alexandria District. Buildings listed under Ordinance 2180 may not be razed, reconstructed, altered, moved or restored without approval by the Board of Architectural Review or City Council on appeal. Thus, listed buildings outside the Old and Historic Alexandria District shall be treated similarly to buildings within the District.

Our research shows your building to date from at least 1871. Its age and importance to local architectural history, among other factors, make it eligible for listing under Ordinance 2180.

If you have any questions or wish to discuss the potential listing of your building with the Planning staff, please call me at 838-4666.

Very truly yours,

Robert L. Crabill, Chief
Special Projects Division
Planning and Community Development

RLC/TRR/bjt