

ORDINANCE NO. 3667

AN ORDINANCE approving and authorizing the conveyance of the property known as the Alexandria Academy, located at 410 South Washington Street, to the Historic Alexandria Foundation, Inc.

WHEREAS, the Alexandria Academy is one of the city's most historic buildings, because of its association with George Washington and the development of a system of public and private education in the City of Alexandria in the 18th and 19th centuries; and

WHEREAS, the city council has heretofore determined that the historic importance of the Alexandria Academy will best be preserved by conveying the property to a qualified organization to restore, use and maintain the property in an historically appropriate manner, and in pursuance thereof issued a request for proposals on January 8, 1993; and

WHEREAS, the city council has selected the Historic Alexandria Foundation, Inc., as the appropriate entity to restore, use and maintain the Academy, subject to the terms and conditions set forth herein, and

WHEREAS, the disposition of the Alexandria Academy has heretofore been approved by the planning commission and city council, pursuant to section 9.06 of the city charter; now, therefore

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That the conveyance of the Alexandria Academy, located at 410 South Washington Street, Alexandria, Virginia, and more particularly described as Tax Map Parcel No. 74.04-10-02-02, as the same appears upon a plat attached to a deed of subdivision and consolidation, recorded in deed book 1012, page 654, among the land records of the City of Alexandria, Virginia, together with a perpetual easement and right-of-way in, through and over that certain Tax Map Parcel No. 74.04-10-02 (erroneously referred to in said deed of subdivision and consolidation as parcel 74.04-10-02-02 but correctly shown on the plat attached thereto as parcel 74.04-10-02) and parcel 74.04-10-02-01, as shown on said plat, recorded in deed book 1012, page 654, and further as shown on the plat entitled "Plat Showing Ingress, Egress and Parking Easements," recorded among the land records of the City of Alexandria in deed book 1013, page 48, to the Historic Alexandria Foundation, Inc., be, and the same hereby is, authorized.

Section 2. That the said conveyance shall be subject to the following terms and conditions:

1. The consideration for the conveyance shall be the undertaking by the Historic Alexandria Foundation, Inc., of all costs associated with the restoration of the building and of all

future costs of maintenance and care required to assure the historic preservation of the Academy.

2. The restoration of the Academy shall begin within two years of the date of the deed of conveyance and be completed no later than four years from the date of the deed of conveyance.

3. All restoration shall be planned and supervised by a professional architect experienced in historic restoration and the work shall comply with all City of Alexandria planning, zoning and building codes and ordinances.

4. All restoration work shall be performed by a contractor experienced in historic restoration.

5. All restoration work must comply with the requirements of the American with Disabilities Act to make the Academy accessible to persons with disabilities.

6. All restoration work shall be in accordance with the findings of the Phillips and Buchanan study of the Alexandria Academy performed in 1987.

7. The Academy building shall be open to the public at least once a year at times mutually agreed between the Historic Alexandria Foundation, Inc., and the city manager for the purpose of conducting educational tours relating to the history and restoration of the building.

8. No later than 90 days after the date of the deed of conveyance, the Historic Alexandria Foundation, Inc., shall grant to the Alexandria Historical Restoration and Preservation Commission an easement for all exterior facades and any historically significant interior rooms of the Academy building, as determined by the Director of the City of Alexandria Office of Historic Alexandria.

9. All future use of the Academy property shall substantially conform to the section entitled "Use of the Restored Academy," as same appears on pages 12 and 13 of the Response to Request for Proposal Number 4682, submitted by the Historic Alexandria Foundation, Inc., and dated April 28, 1993.

10. The deed of conveyance shall contain reasonable assurances and remedies, to the satisfaction of the city attorney, to assure the performance of the conditions and requirements hereinabove described.

Section 3. That the city manager be, and hereby is, authorized, on behalf of the City of Alexandria, to do all things necessary and desirable to carry out the conveyance of the Alexandria Academy as described in this ordinance, including but

not limited to the execution and delivery of a deed of conveyance and all other documents necessary to accomplish the conveyance.

Section 4. That the city clerk be, and hereby is, authorized and directed to attest, wherever necessary, the execution of the documents referred to in Section 3 above, and to affix thereon the official seal of the City of Alexandria, Virginia.

Section 5. That this ordinance shall become effective upon the date and at the time of its final passage.

PATRICIA S. TICER
Mayor

Final Passage: September 18, 1993