



Buildings of Merit on the George Washington Memorial Parkway since 1932

Old and Historic Alexandria District
BAR Hearing
June 3, 2015





Mt. Vernon Memorial Highway



Source: Library of Congress



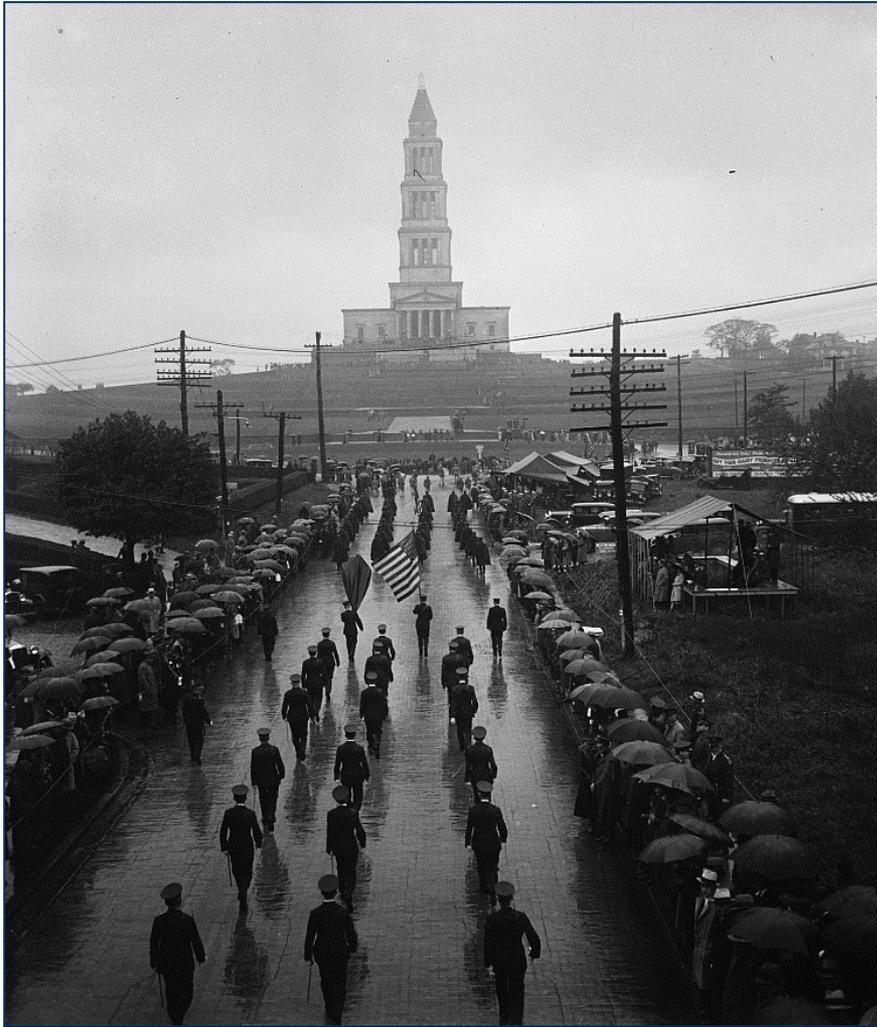
1929 Agreement

"of such character and of such types of building as will be in keeping with the dignity, purpose and memorial character of said highway."

Memorandum of Agreement between City Council of the City of Alexandria and the United States of America, represented by the Secretary of Agriculture, June 20, 1929, Council Chamber, City Hall.



1932: Bicentennial of Washington's Birth



Source: Office of Historic Alexandria (L) and Library of Congress (R)

GEORGE WASHINGTON MEMORIAL PARKWAY

REFERENCE MAP



George Washington Memorial Parkway (GWMP) is composed of three interconnected segments flanking the Potomac River in Virginia, Maryland, and the District of Columbia. The original Mount Vernon Memorial Highway section extends 15.9 miles from Arlington Memorial Bridge south to Mount Vernon. The northern portion stretches 9.7 miles along the Virginia side of the Potomac from Columbia Island to the Capital Beltway (Interstate 495), and for 6.9 miles along the Maryland shore from Chain Bridge to MacArthur Boulevard. The Maryland segment was designated Clara Barton Parkway in November 1989. As of 1994 the combined segments totaled 32.5 miles of roadway and encompassed 7,749.64 acres.

Key to Bridges

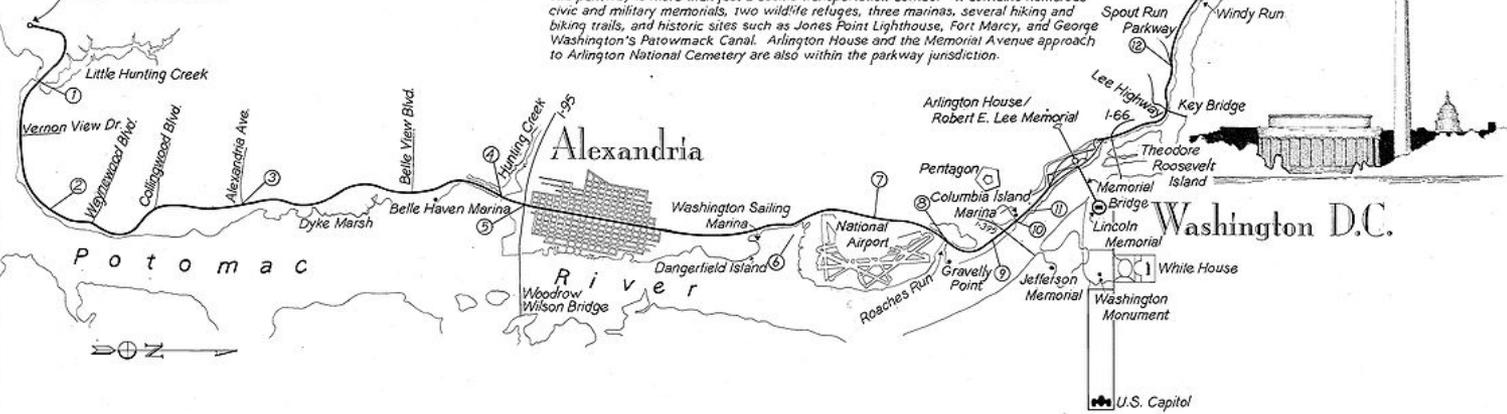
HAER No.

- | | |
|---|--------|
| 1. Bridge over Little Hunting Creek | VA-42D |
| 2. Overpass, Fort Hunt | VA-42C |
| 3. Underpass, Wellington | VA-42B |
| 4. Bridge over Hunting Creek | VA-42A |
| 5. Overpass, Southern Railway Industrial Track (demolished) | VA-83 |
| 6. Bridge over Four Mile Run (demolished) | VA-92 |
| 7. Overpass, Entrance proposed airport (demolished) | VA-91 |
| 8. Bridge over Roaches Run | VA-90 |
| 9. Underpass, RF&P Railroad | VA-90 |
| 10. Underpass, South End Highway Bridge (altered) | DC-19 |
| 11. Bridge over Boundary Channel | VA-80 |
| 12. Bridge over Spout Run | VA-74 |
| 13. Bridge over Pimmit Run | VA-73 |
| 14. Bridge under Leesburg Road | MD-94 |
| 15. Bridge over Cabin John Creek | |

The parkway is more than just a scenic transportation corridor. It contains numerous civic and military memorials, two wildlife refuges, three marinas, several hiking and biking trails, and historic sites such as Jones Point Lighthouse, Fort Marcy, and George Washington's Patowmack Canal. Arlington House and the Memorial Avenue approach to Arlington National Cemetery are also within the parkway jurisdiction.



Mt. Vernon



Road Profile



PHOTOGRAPHY BY GUY LAWRENCE FOR THE NATIONAL ARCHIVES
 GEORGE WASHINGTON MEMORIAL PARKWAY
 MOUNT VERNON, MARYLAND COUNTY, VIRGINIA
 Ed Lubyak, 1994
 GEORGE WASHINGTON MEMORIAL PARKWAY
 OCCUPATION PROJECT
 NATIONAL ARCHIVES
 100-370600-1000
 21
 2
 495



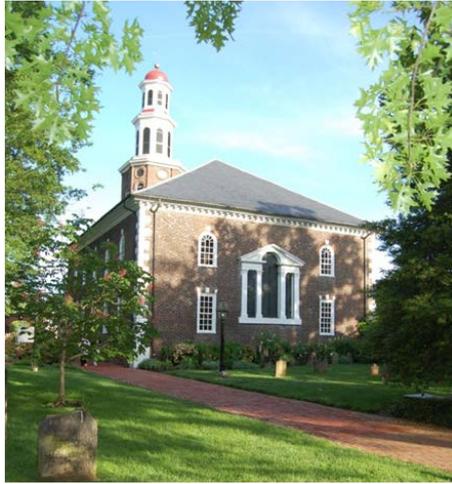
Old and Historic Alexandria District BAR (est. 1946)

“To safeguard the city’s portion of the George Washington Memorial Parkway and other significant routes of tourist access to the city’s historic resources by assuring that development in and along those transportation arteries be in keeping with their historical, cultural and traditional setting.”

Sec. 10-101(H) of Zoning Ordinance of
City of Alexandria, Virginia

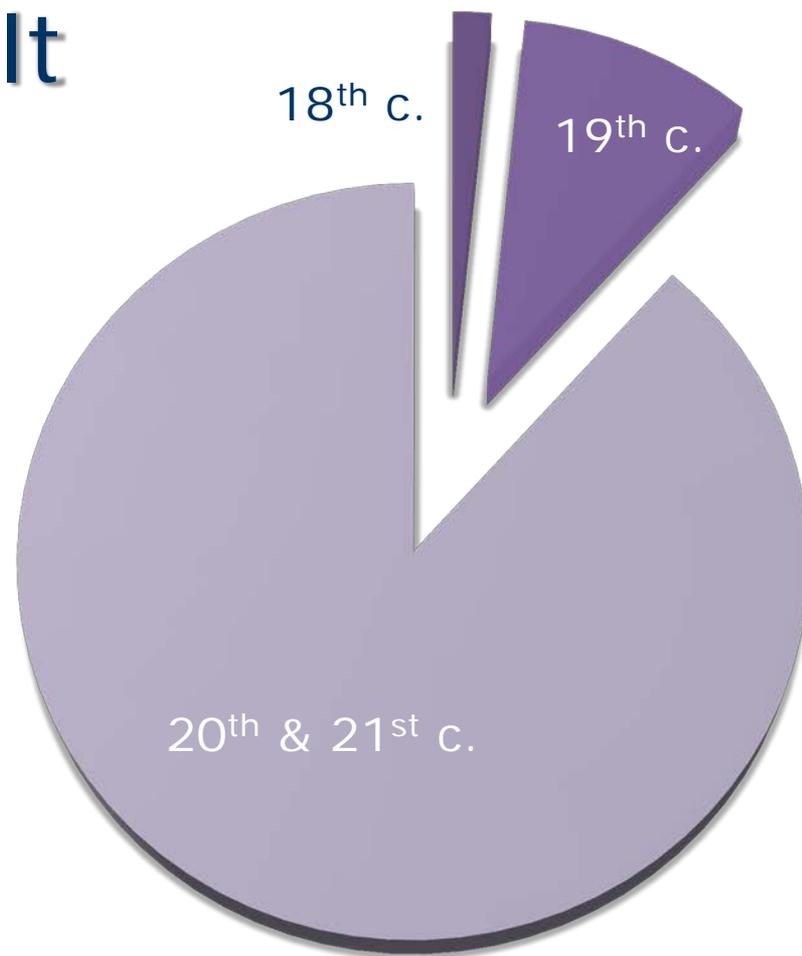


18th, 19th and early 20th-c. Buildings on Washington Street





Buildings on Washington Street by Year Built



20th-c: Pre-1932





20th-c: Pre-1932



Early Parkway and OHAD Years





20th-c: Pre-1932



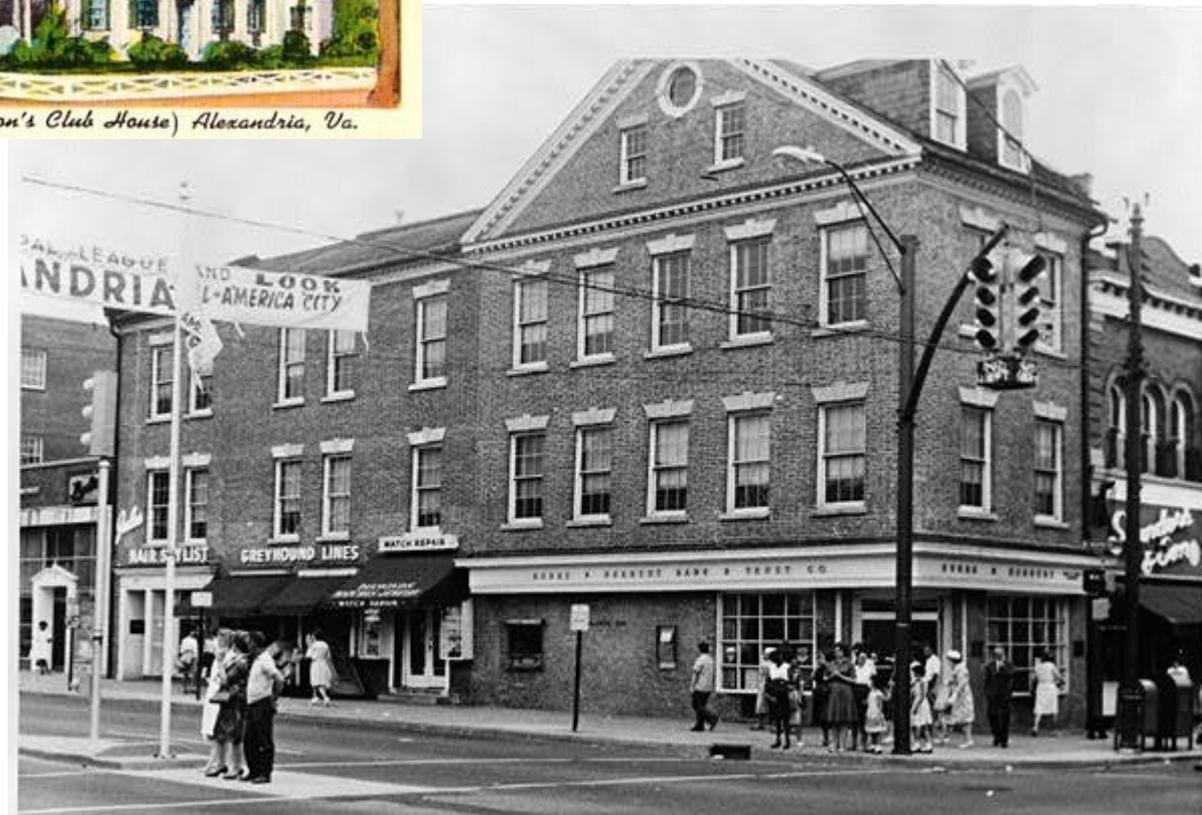
Source: Library of Congress





Old Club Teahouse (Once George Washington's Club House) Alexandria, Va.

Historic Buildings 1950s and 1960s





Dining



900 blk of North
Washington Street,
built by **1940**

Source: Office of Historic
Alexandria





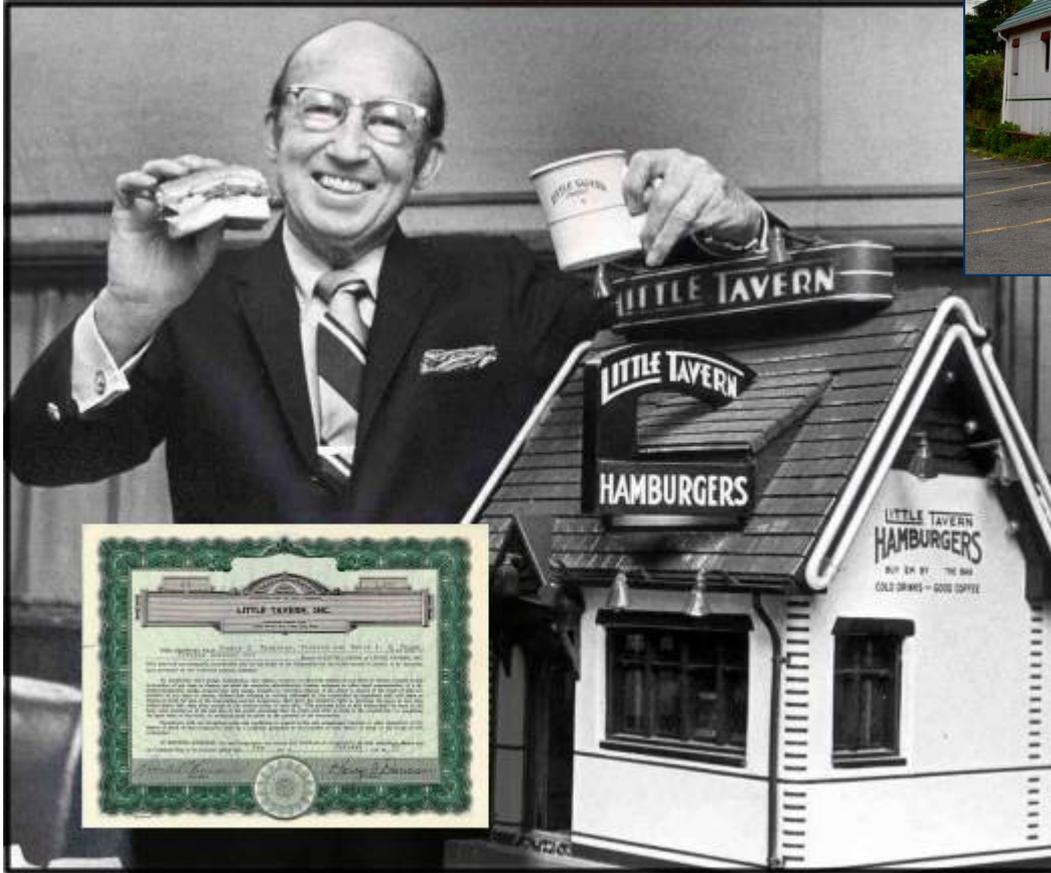
HOWARD JOHNSON'S

Top: 825 N Washington St,
built **1939**

Right: Standard VA model
found in Fredericksburg



Little Tavern



Famous for Hamburgers and Coffee!

for a tasty bite—
day or nite ...
stop at a
Little Tavern
Shop!



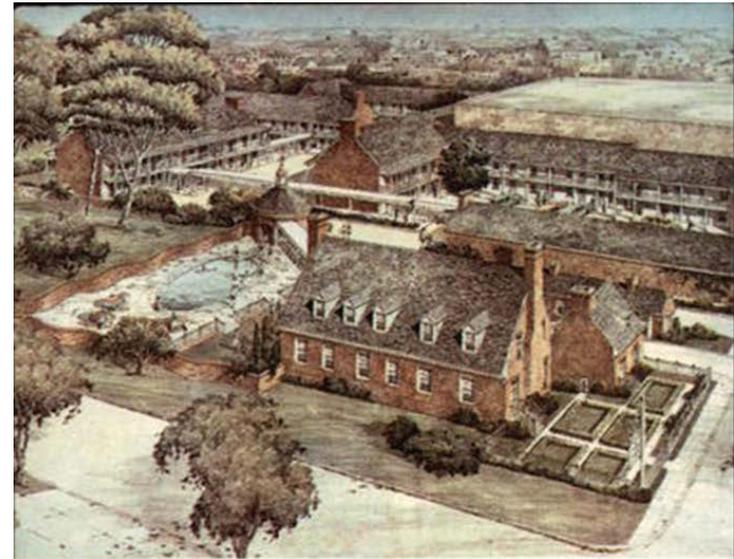
**LITTLE TAVERN
SHOPS**

"BUY 'EM BY THE BAG"

18 LOCATIONS IN AND AROUND BALTIMORE



Motels



OLDE COLONY MOTOR LODGE

On beautiful Mount Vernon Memorial Highway in Alexandria, is Virginia's most modern and luxurious motor court. With architecture and grounds designed to simulate a colonial estate, its pink brick buildings reflect the charm of 18th century manor house life. In the rich atmosphere of the traditional old South, guests enjoy every comfort of modern living, including radio, telephone, air-conditioning and television in every room. Convenient to the nation's capital, Olde Colony is ideal for families, businessmen and convention groups. 102 Rooms — 3 minutes South of National Airport, cor. N. Washington and First Sts., Alexandria, Va.

Telephone King 8-6300



Commercial



More Commercial





20th and 21st Century Buildings

- 1900-1931: Early 20th-c.
- 1932-1945: Early Parkway Years
- 1946-1965: Early OHAD Years
- 1965-2015: Later 20th-c.





1932-1945 901-915 S. Washington St: Gunston Hall Apts





1932-1945 1600 W. Abingdon Drive: Potowmack Crossing





1932-1945 1300 & 1400 blocks N. Washington St





1932-1945 825 and 828 N. Washington St.



Howard Johnson's, 1939



Little Tavern, 1940





1946-1965 118 N Washington St: Christ Church Parish Hall





1946-1965 112 N. Washington St: J.C. Penney





1946-1965 115 South Washington Street



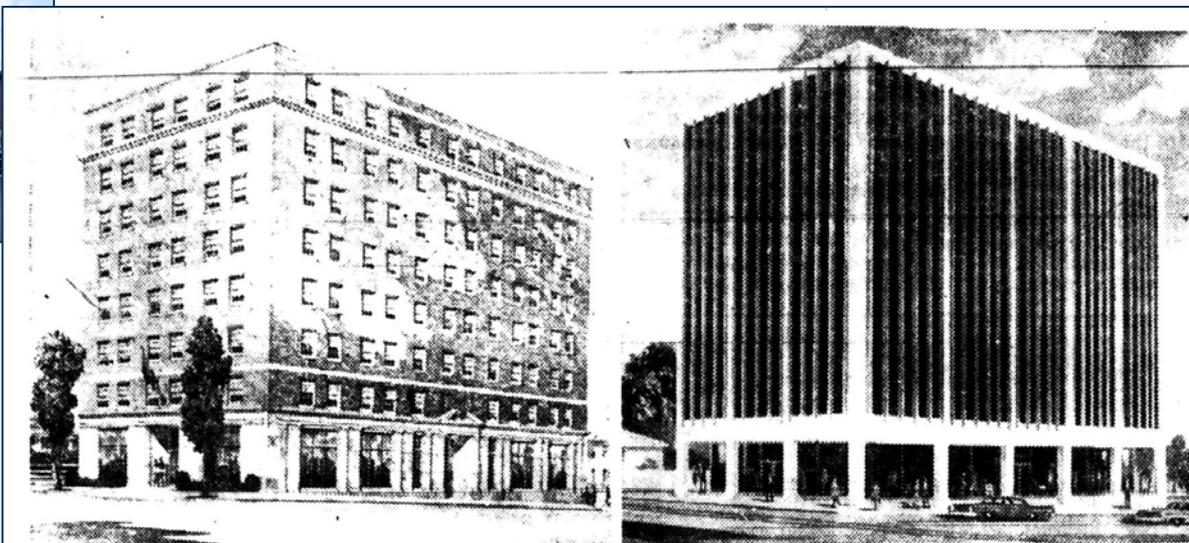


1946-1965 Towne Motel





1946-1965 901 N. Washington St: Jefferson Building



OLD ALEXANDRIA GOES MODERN

The Alexandria Architectural Board of Review, which was set up to preserve the city's historic atmosphere, didn't find the Colonial touches on this proposed office building appealing and turned down the plans.

Architects Saunders & Pearson re-worked their plans, and came back with this aluminum and glass design for the new structure at Washington and Montgomery streets which the architectural board approved.





1946-1965 300 and 330 N. Washington St



Washington Street

OHAD BAR

6.03.15

1946-1965 312 S. Washington St.: Alexandria Medical Bldg





1946-1965 1202-04 S. Washington St.: Hunting Towers





1966-2015 277 S. Washington St.: Time-Life Building





1966-2015 727 N. Washington St.: Red Peg





1966-2015 1250 S. Washington St: Porto Vecchio





1966-2015 700 S. Washington St.: Balducci's



1966-2015 950 N. Washington St.: Physician's Assistants Bldg





1966-2015 500 and 701 S. Washington St.



Identifying Buildings of Merit

- 18th-century
- 19th-century
- 1900-1931
- 1932-1945
- 1946-1965
- 1965-Today



**“The First Hundred Years
Are the Hardest, Son!”**



Permit to Demolish

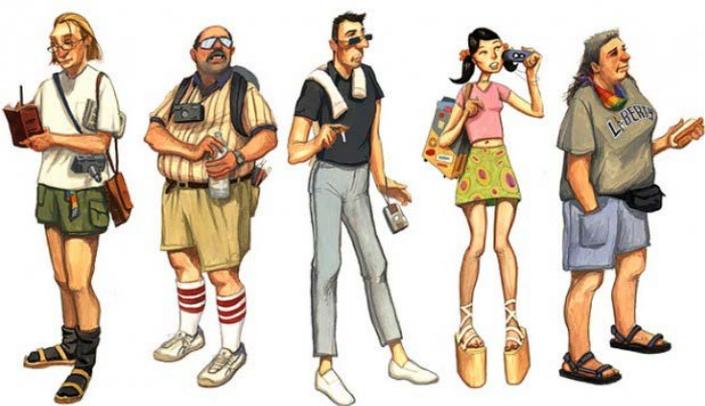
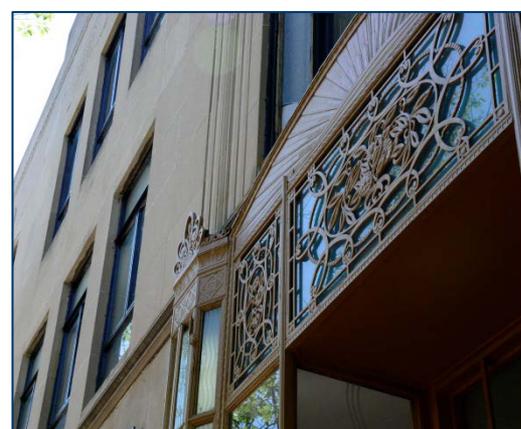
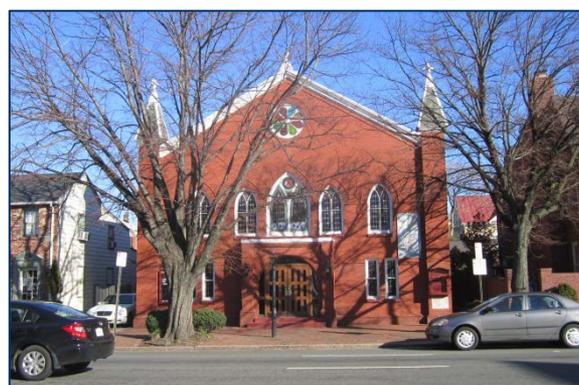
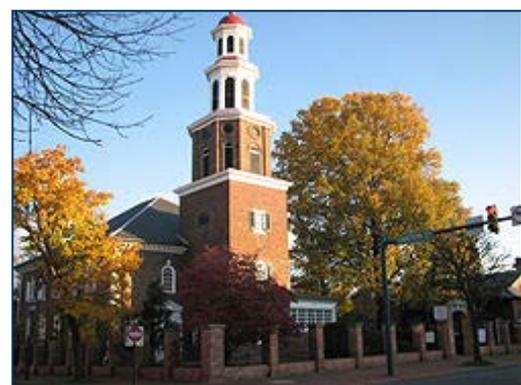
- (1) Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?
- (2) Is the building or structure of such interest that it could be made into a historic house?
- (3) Is the building or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

Memorial Character

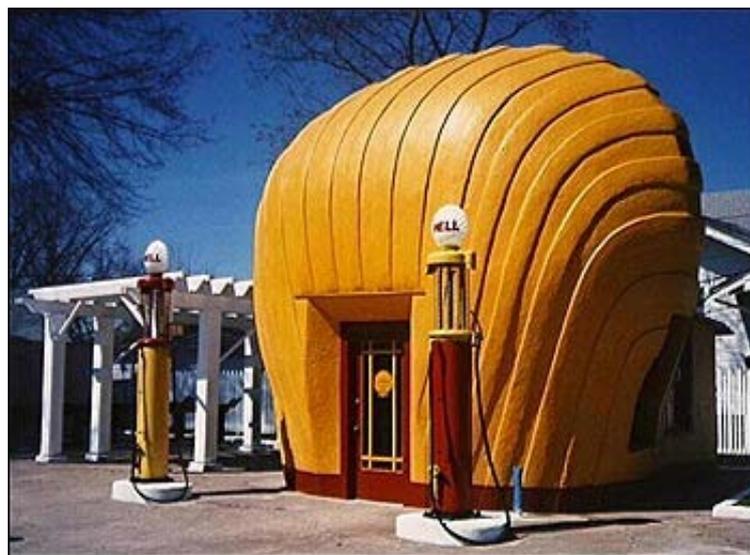




Promote tourism, study, history,



American Roadside Architecture

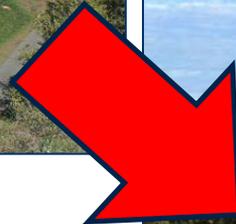




Adaptive Reuse of Mid-century Buildings



Redesign or Alter Later Buildings



Identifying Buildings of Merit

- Early Parkway Years: 1932-1945



- Early OHAD Years: 1946-1965





Next Steps

- Define “memorial character”
- Identify and develop working criteria for buildings of merit

