

Thank you for taking the time to submit this Preliminary Information Form. Your interest in Virginia's historic resources is helping to provide better stewardship of our cultural past.

Virginia Department of Historic Resources PIF Resource Information Sheet

This information sheet is designed to provide the Virginia Department of Historic Resources with the necessary data to be able to evaluate the significance of the property for possible listing in the Virginia Landmarks Register and the National Register of Historic Places. This is not a formal nomination, but a necessary step in determining whether or not the property could be considered eligible for listing. Please take the time to fill in as many fields as possible. A greater number of completed fields will result in a more timely and accurate assessment. Staff assistance is available to answer any questions you have in regards to this form.

General Property Information	<small>For Staff Use Only</small> DHR ID #:
Property Name(s): <u>Leslie Avenue warehouse #1</u>	
Property Date(s): <u>1952</u> <input type="checkbox"/> Circa <input type="checkbox"/> Pre <input type="checkbox"/> Post Open to Public? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Limited <input type="checkbox"/> No	
Property Address: <u>1509 Leslie Avenue</u> City: <u>Alexandria</u> Zip: <u>22301</u>	
County or Ind. City: <u>Ind. City of Alexandria</u> USGS Quad(s): <u>Alexandria, VA-DC-MD</u>	

Physical Character of General Surroundings
Acreage: <u>0.742</u> Setting (choose one): <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Town <input type="checkbox"/> Village <input type="checkbox"/> Suburban <input type="checkbox"/> Rural <input type="checkbox"/> Transportation Corridor
Site Description Notes/Notable Landscape Features: The building is situated on level ground within a rectangular, 32,328 square-foot lot on the southeast corner of E. Monroe and Leslie avenues. Lot 501 has 290-foot frontage on Leslie Avenue and extends 114-feet deep.¹ It lies immediately south of the Eugene Simpson Stadium Park, just west of U.S. Route 1, and northwest of present-day CSX railroad and WMATA metro tracks which are remnants of Potomac Yards.
Secondary Resource Description (Briefly describe any other structures (or archaeological sites) that may contribute to the significance of the property:
Ownership Category: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public-Local <input type="checkbox"/> Public-State <input type="checkbox"/> Public-Federal

Individual Resource Information
What was the historical use of this resource? Examples include: Dwelling, Grist Mill, Bridge, Store, Tobacco Barn, etc...
Light industrial/warehouse
What is the current use? (if other than the historical use) <u>Commercial/office</u>
Architectural style or elements of styles: <u>Art Deco</u>
Architect, builder, or original owner: <u>James N. Juliano, builder; US Drafting & Developing Co., architect</u>
of stories <u>1</u> Condition: <input type="checkbox"/> Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Deteriorated <input type="checkbox"/> Poor <input type="checkbox"/> Ruins <input type="checkbox"/> Rebuilt <input type="checkbox"/> Renovated

Are there any known threats to this property? **None known**

Resource Component Information

Please answer the following questions regarding the individual components of the resource. If the component does not exist, answer "n/a." If you feel uncomfortable in answering the question, please leave the space blank. Photographs of the features can also help our staff identify specific feature components. Usually, priority is given to describing features on the primary (front) facade of the structure.

Foundation: Describe the foundation that supports the structure. Examples include piers, continuous brick, poured concrete.
Concrete (continuous brick visible)

Structure: Describe the primary structural component of the resource. Include primary material used. Examples include log, frame (sawn lumber), and brick. Also include the treatment, such as a particular brick bond or type of framing, if known.
Steel frame, cinder-block, brick

Walls: Describe the exterior wall covering such as beaded weatherboard or asbestos shingles.
Brick laid in a 5:1 common bond, stone trim

Windows: Describe the number, material, and form of the primary windows. This includes the number of panes per sash, what the sashes are made of, and how the sashes operate (are they hinged or do they slide vertically) Have the windows been replaced?
10 full-height, fixed-pane windows with 15 lights in metal frames; 1 large, multi-light, fixed-pane window that replaced a garage door. Yes, the windows have been replaced.

Porch: Briefly describe the primary (front) porch. List the primary material, shape of the porch roof, and other defining details.
N/A

Roof: Describe the roof, listing the shape and the covering material.
Flat

Chimney(s): List the number of chimneys and the materials used. Include the brick bond pattern if possible.
N/A

Architectural Description of Individual Resource: *(Please describe architectural patterns, types, features, additions, remodelings, or other alterations. A sketch of the current floor plan would be appreciated.)*

The Art Deco building at **1509 Leslie Avenue**¹ was constructed in 1952 by builder James Juliano, who co-owned the property with Mildred E. Koplín, the wife of his business partner, Frank Koplín. It is one of five Art Deco warehouses developed by Juliano and Koplín along Leslie Avenue between 1952 and 1953. It was designed by the U.S. Drafting & Developing Company, but likely according to the elevations created by Washington, D.C.-based architect William St. Cyr Barrington, who designed the neighboring structure at 501 E. Monroe Avenue the same year.ⁱⁱ The structure shares its north (cinder-block, interior) wall with the aforementioned warehouse fronting Monroe Avenue.

On 29 March 1952, owners Koplín and Juliano filed for a new construction permit to erect a building meant for industrial, light manufacturing or storage purposes on Leslie Avenue. The building would be constructed by James Juliano, Builders & Realty Corporation and would comprise brick, cinder block, steel, and concrete. The one-story warehouse would measure 180 feet in the front and rear, with a depth of 100 feet.ⁱⁱⁱ The rectangular footprint of the building first appears on the 1958 Sanborn Fire Insurance Map of Alexandria, Virginia, in which it is listed as a building comprising concrete floors, steel beams and columns, brick-faced cinder-block exterior walls decorated with stone, and a metal deck roof on steel joists; the occupants are listed as Whole Auto Parts and Auto Sales.^{iv} [Figure 1]

¹ The Sanborn Fire Insurance Map of Alexandria, Virginia, lists the address as 1501, yet the new construction permit #5385 from 29 March 1952 lists the present address as 1509, which the building bears today.

From the outset, the industrial structure was intended to either house light manufacturing or to function as a storage or commercial space, and it has served all these purposes over the last six decades. Since 1952, the building has housed Hudson Sales Corp., American Motors auto sales office, Lanman's engraving shop, Canterbury Tales Inc., Britches of Georgetown, Houghton Elevator Corp., the Alexandria Center for Wood Making (a furniture shop), the Gold Crust Baking Company's facilities, and currently the Discovery Time Learning Center. This flexibility of use has necessitated repeated alterations to the interior organization. The first alteration/repair permit, filed only two years after the building's completion, signified interior partitioning to meet the tenant's needs, costing \$900.^v Four years later, another tenant applied for a permit to lay brick work along the north (cinder-block) wall, costing \$1,000.^{vi} In 1963 and 1965, a poured concrete slab was added to a "commercial building," while the original slag roof was reroofed at the cost of \$6,377.^{vii} In 1967 and 1968, the Lanman Engraving shop owners paid contractor Paul J. Lawter a total of \$4,500 to erect non-bearing partitions to the ceiling in four or five rooms.^{viii} Canterbury Tales, Inc. used the warehouse as office space and installed acoustic panel ceiling to the entire interior while altering the interior partitioning in the open warehouse space.^{ix} In 1985, building owner Louis Grossberg had the existing roof removed and installed a new built-up roof.^x

The one-story masonry edifice is 12 bays wide by five bays deep, measuring 182-feet in the front, 182-feet in the rear, with a depth of 112 feet,^{xi} encompassing approximately 20,384 square feet.² The exterior walls are brick, laid in a five-to-one common bond, with stone trim. The long facade (west elevation) is flanked by two "pavilions" which are demarcated by full-height, fluted, stone pilasters with decorative capitals, between which run a plain stone frieze and cornice. The pavilions' parapet roof with stone cornice rise several feet above the building's flat built-up roof. The facade is fenestrated with ten metal-frame, full-height, fixed-pane windows with 15 lights and one multi-light, fixed-pane, metal frame window that replaces a garage door. The latter rests atop a large concrete panel that rises from the ground plane, and is surrounded by decorative stone trim. All of the windows have simple stone surrounds and are divided by fluted stone pilasters with decorative capitals. Half-height pilasters rise above the doors, four of which punctuate the surface. The main entrance, at the southern end, comprises its own bay and is flanked by pilasters topped with a sunburst motif. The metal-frame, single-light, full-glass door is flanked by single-light sidelights and surrounded by stone trim. A large, decorative stone panel bearing geometric shapes and spirals is inset above the doorway and is part of the entrance surround. All of the carved stone appliqué bears characteristic Art Deco designs. The south elevation is fenestrated with three large windows, similar to those on the facade but lacking stone surrounds, which are grouped on the western end. The central bay holds a metal frame, single-light, full glass door accessed by temporary wooden steps and a platform, while the eastern bays are punctuated by large, garage-door-sized openings that have been filled in with metal-frame, full-glass doors with single-light sidelights and transoms. The rear (east) elevation abuts a construction site and is currently inaccessible. The flat roof is coped in metal.

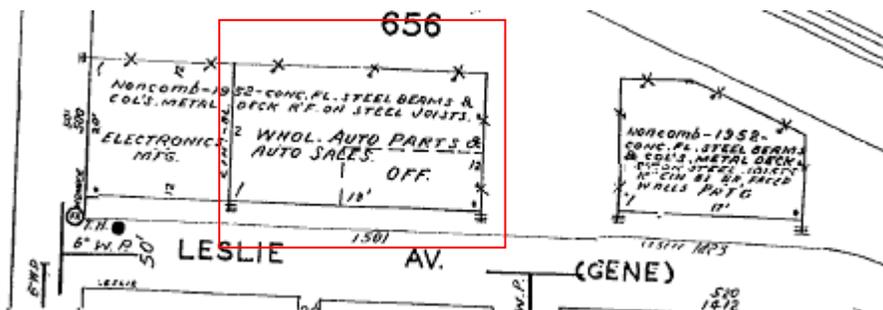


Figure 1: Sanborn Fire Insurance Map of Alexandria, Virginia, 1958, Vol. 1, Sheet 46.

² The City of Alexandria Real Estate database record for 1509 Leslie Avenue (Account No. 13530500, Assessment Map 044.01-05-03) gives the gross building area as 19,500 square feet.

Significance Statement: Briefly note any significant events, personages, and/or families associated with the property. (Detailed family genealogies are not necessary.) Please list all sources of information. It is not necessary to attach lengthy articles or genealogies to this form. Normally, only information contained on this form will be posted for consideration by the State Review Board.

The Leslie Avenue warehouse #1 occupies Lot 501, a division of Parcel 1 of the Richmond, Fredericksburg and Potomac Railroad (RF&P RR) land, Map 204. [Figure 2] In the 19th-century, this land was situated within the Jefferson Magisterial District of Alexandria County, in an area known as East Braddock. Along with the Town of Potomac, East Braddock was annexed by the City of Alexandria in 1930. [Figure 3] The area remained under-developed for the next two decades after annexation: the 1941 Sanborn Fire Insurance Map of Alexandria, Virginia shows the large parcel fronting Gene alley (later renamed Leslie Avenue), on which the warehouse would be erected 11 years later, as empty. [Figure 4]

This parcel remained undeveloped until 1952, despite the fact that the Richmond, Fredericksburg and Potomac Railroad company opened "the Potomac Yards, a major railroad switching facility located [just east of] the Washington-Alexandria Turnpike (now Route 1)" in 1906.^{xii} Encompassing 450 acres, the vast Yards "was built for the joint use of a number of railroads to classify and interchange their freight traffic,"^{xiii} including the RF&P, the C&O, Conrail, the Delaware and Hudson, and the Norfolk Southern railroad companies. During the first half of the last century, the switching point was one of the busiest on the east coast, containing 50 miles of tracks which stored as many as 3,130 cars.^{xiv}

The RF&P RR divested two parcels (Parcel 1 containing 88,252 square feet, and Parcel 2 containing 11,948 square feet) to Mildred E. Koplín and James Juliano in 1951.^{xv} James Nicholas Juliano (ca.1924-1997), a builder and real estate developer,³ began his career in residential development with his brothers, Joseph and John, but went into commercial development with partner Frank Koplín circa 1945. One of the partnership's earlier projects was Mason Hall Apartments (1951) in Alexandria, followed by the Virginia Plaza Shopping Center, Gem department stores, and the Bradlick Shopping Center (1964) in Annandale, Virginia.^{xvi} Before constructing the five Leslie Avenue warehouses, Juliano built well-appointed warehouses in the vicinity: in a letter dated 10 March 1952 and directed to the Alexandria Board of Zoning Appeals, Juliano states that the board should not "worry" about the quality of his warehouse designs, as he already had built "beautiful" warehouses on Reed Avenue and U.S. Route 1.^{xvii}

In fact, the warehouse was designed in a high-style Art Deco by the U.S. Drafting & Developing Co., most likely in accordance with the elevations for 501 E. Monroe Avenue, which local architect and native Washingtonian, William St. Cyr Barrington (ca. 1898-1976), prepared that same year.⁴ Between the ages of 13 and 25, Barrington apprenticed as a draftsman for architect Jules Henri de Sibour, whose embassy commissions and Beaux-Arts style greatly influenced Barrington's own work. Barrington established his independent practice in March 1920, and his earliest commissions included houses in Georgetown and Kalorama as well as the Classical Revival-style office building at 1332 Wisconsin Avenue, NW (1924). By 1925, Barrington began designing night club interiors, including the Spanish Village club at 1304 G. Street, NW, followed by the Lotus Restaurant, the Heigh-Ho Tap Room, the Press Grill, and the Lucky Strike Tap Room, among others. In these works, he began experimenting with modern idioms of architectural design, such as the Art Deco style he masterfully executed in the Bari-Arms (1939) near Dupont Circle. In 1951, he designed the addition to the Hebrew Home for the Aged in district, considered one of his better-known works.^{xviii}

Barrington's design for the Leslie Avenue warehouse monumentalized the structure and its banal purpose through the use of decoration and exquisite detailing. The significant use of stone, however, as an

3 Juliano was listed in Alexandria city directories between 1950 and 1957 as having the occupation "president and residential manager," presumably of James Juliano, Builders & Realty Corp., the firm listed on new construction permit #5385 from 29 March 1952 for 1509 Lelsie Avenue.

⁴ There is some confusion about Barrington's name; other scholars have written it Edward William, William E., and William C. The name on the drawings for 501 E. Monroe Avenue is "William St. Cyr Barrington."

appliqué building material can be attributed to Juliano, who was the son of an Italian stonemason who immigrated to Philadelphia at the turn of the last century. Juliano's signature aesthetic was the use of stacked stone in particular, and his buildings reflect a continued interest in stone masonry and Italian craft traditions.^{xxix} The warehouse is not only one of the finest examples of Art Deco in the area, but is perhaps a rare example of an industrial building in which so much attention has been paid to architectural quality.

Koplin and Juliano sold Lots 501 to Jack and Freda E. Rubin in September 1952, soon after the building's completion.^{xxx} Two years later, the Rubins divested the property to the Grossberg Family Trust, with various individuals with the surnames Andelman, Rendelman, Silberman, Tomach, Grossberg, and Freedman acting as trustees.^{xxxi} By 1967, the trust was composed of members Solomon Grossberg, Israel Grossberg, Miriam Freedman, Joseph and Marion Andelman, and David and Sarah Silberman, who retained it until 2004, divesting it that year to Leslie Properties LLC.^{xxxii} This entity sold the property to the Gold Crust Baking Company in 2012, which divested it in 2014 to the current owners, Del Ray Associates LLC.^{xxxiii}

The building lies outside the boundaries of the Town of Potomac Historic District, listed in the National Register of Historic Places in 1992. However, the building should be considered either individually or as one in an ensemble of five adjacent warehouses. It is significant on the local and state levels as characteristic of the Art Deco style (criterion C); for its association with local persons of significance, including area developer James Juliano (criterion B); and for its role in the development of the greater Del Ray neighborhood as an urban enclave (criterion A) concurrent with Northern Virginia's growing regional importance in the interwar years and the country's transformation from a predominantly rural to an urban character. It retains integrity in its setting, location, design, materials, and feeling.

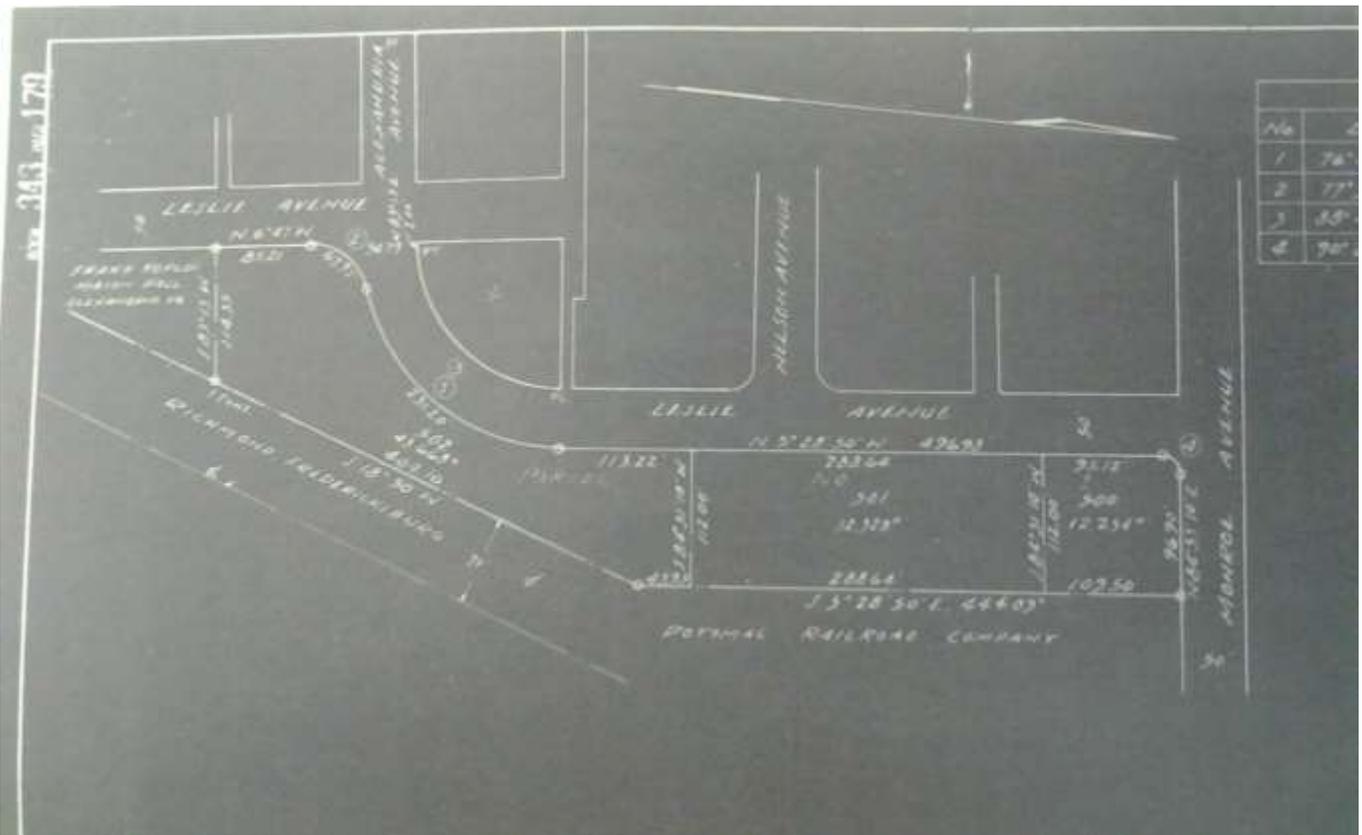


Figure 2: "Plat of R.F.&P. R.R. Land fronting Leslie Avenue," showing the re-division of railroad land into lots 500-502. From Alexandria City Deed Book 343, page 177, 31 July 1952: Mildred E. and Frank Koplin and James Juliano, Dedication. Repository: Alexandria Clerk of the Court - Court of Records

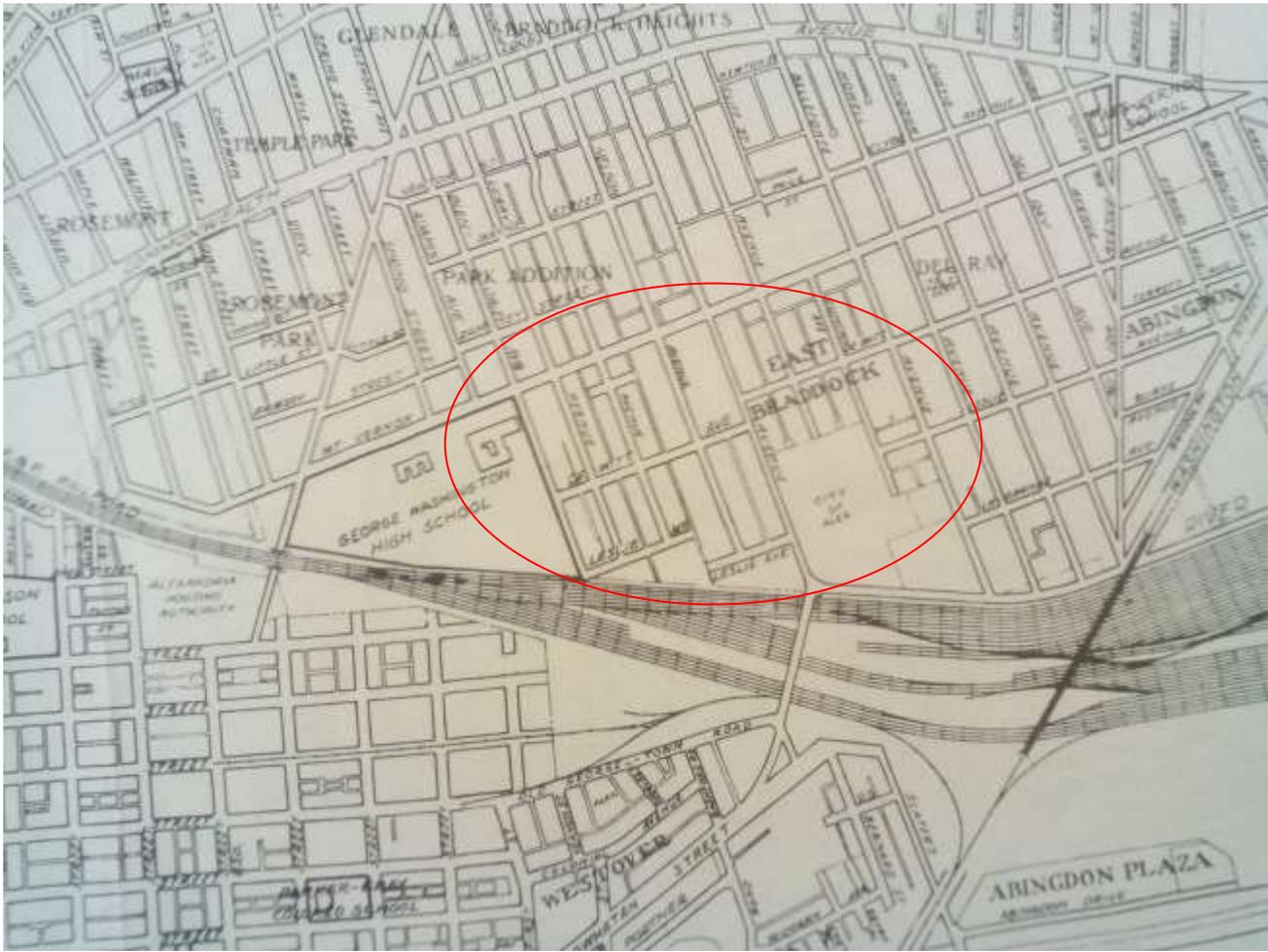


Figure 3: Map of the City of Alexandria, Office of City Engineers, 1948. Repository: Local History/Special Collections Division of the Alexandria Library, Barrett Branch: Map collection, drawer 8.

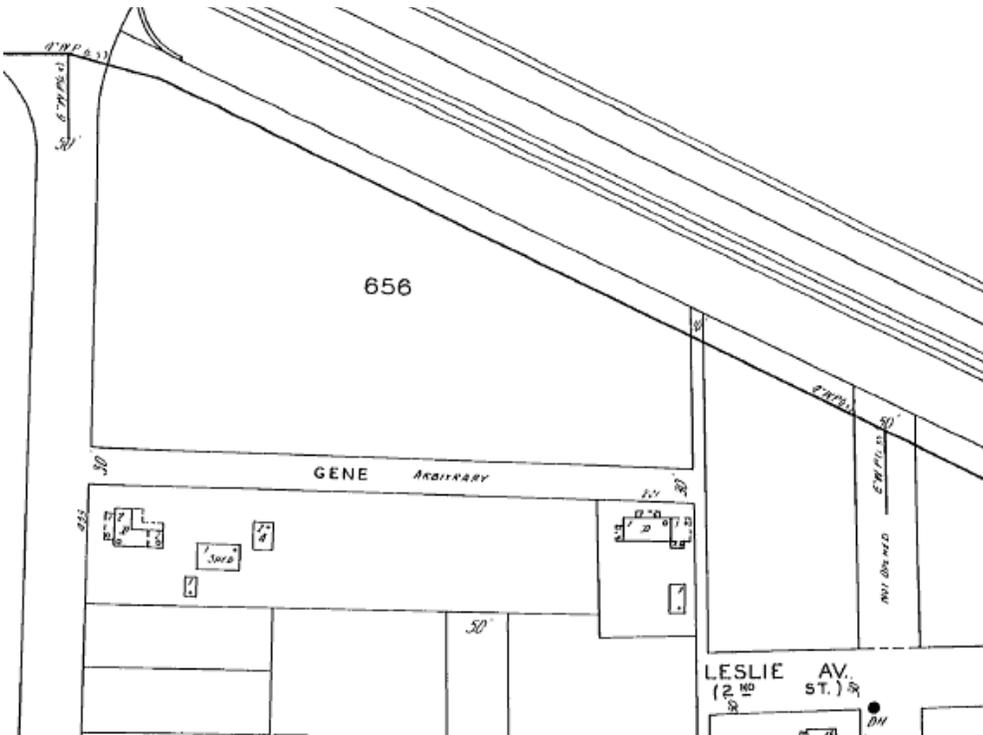


Figure 4: Sanborn Fire Insurance Map of Alexandria, Virginia, 1941, Vol. 1 Sheet 46.

Legal Owner(s) of the Property (For more than one owner, please use a separate sheet.)



1. 1509 Leslie Avenue. Facade (west) elevation (partial), oblique angle, facing 163° S. Photograph by Gwen White, 4/6/14.



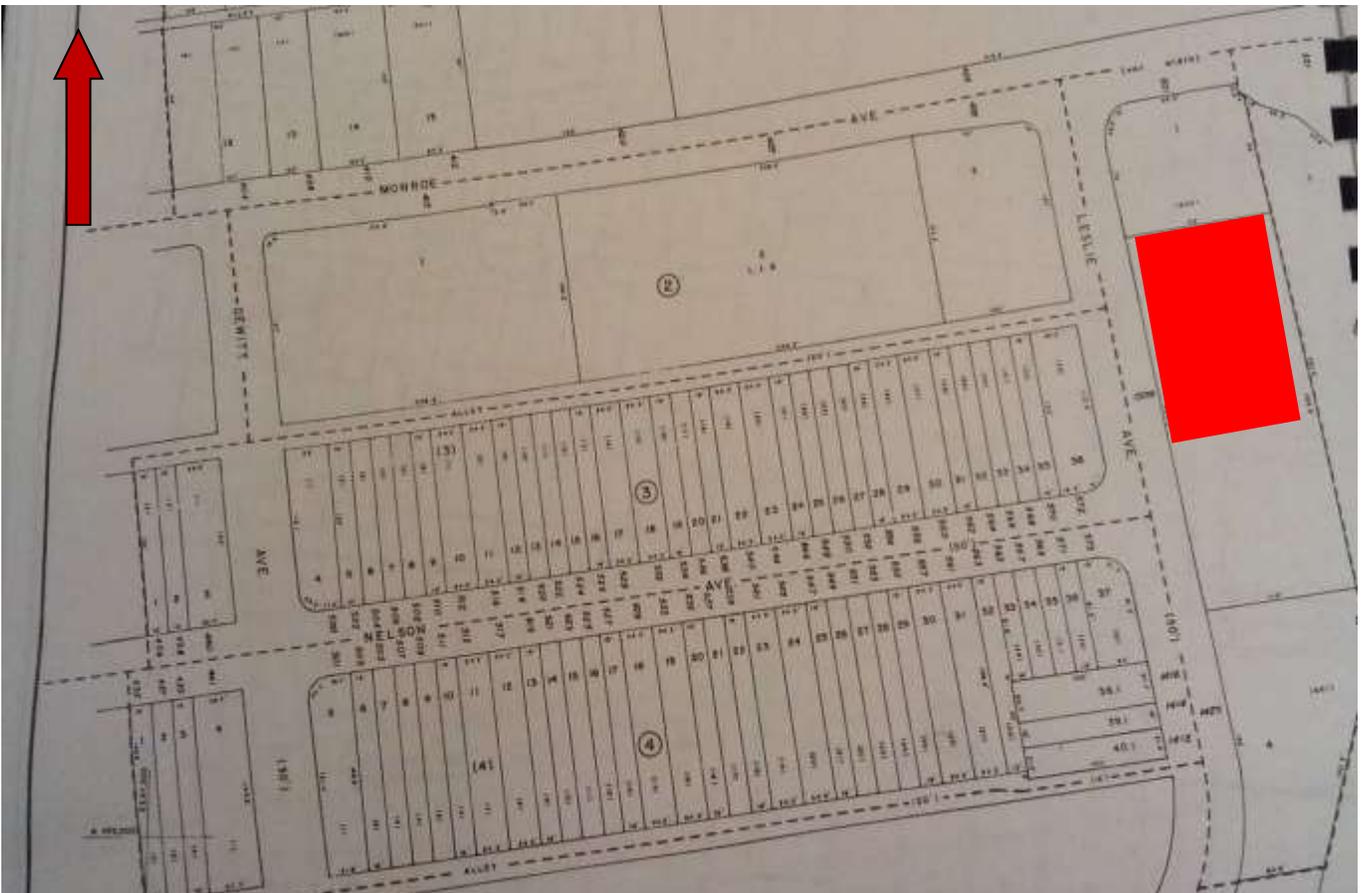
2. 1509 Leslie Avenue. Facade (west) elevation (partial, north end), oblique angle, facing 163° S. Photograph by Gwen White, 4/6/14.



3. 1509 Leslie Avenue. Facade, detail: main entrance, straight angle, facing 83° E. Photograph by Gwen White, 4/6/14..
12/22/2015



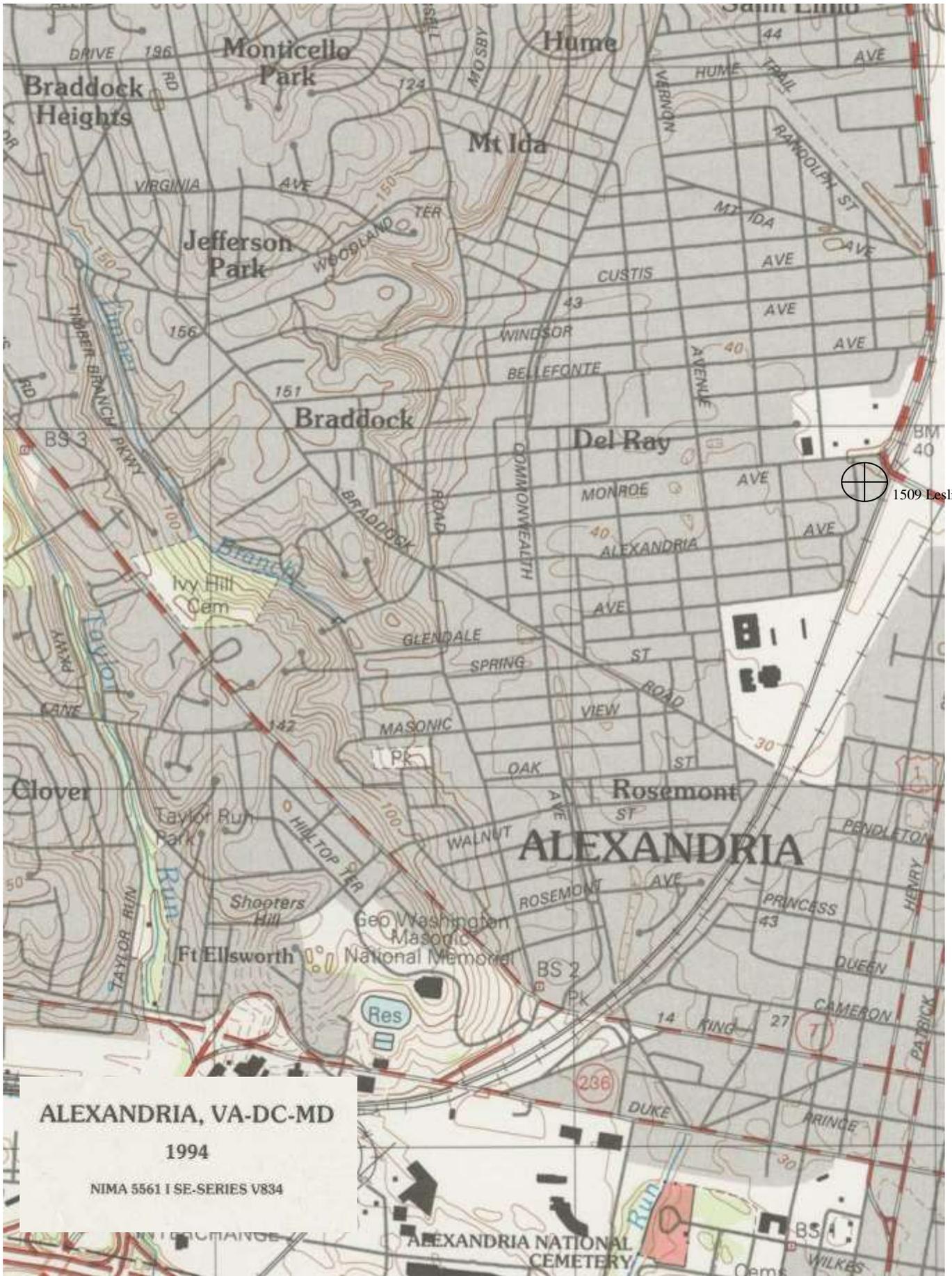
4. 1509 Leslie Avenue. South (rear) elevation, oblique angle, facing 336° NW. Photograph by Gwen White, 4/6/14.



Building outline not to scale.

2014.

12/22/2015



1509 Leslie Ave.

ALEXANDRIA, VA-DC-MD

1994

NIMA 5561 I SE-SERIES V834

ENDNOTES

ⁱ Special Use Permit #2008-0047 for 501 E. Monroe/1509 Leslie Avenue, applicant: Gold Crust Bakery. Accessed 8 May 2014 at: <http://dockets.alexandriava.gov/icons/pz/pc/fy09/060209/di15.pdf>

ⁱⁱ New construction permit #5385 from 29 March 1952 for 1509 Leslie Avenue. Builder: James Juliano, Builders & Realty Corp.; owner: Mildred E. Koplin and James Juliano (1420 Mt Vernon Memorial Blvd.); architect: U.S. Drafting & Developing Co. Plans and elevations are available on microfilm at the City of Alexandria Archives and Records Center.

ⁱⁱⁱ *ibid.*

^{iv} Sanborn Fire Insurance Map of Alexandria, Virginia, 1958, Vol. 1, Sheet 46.

^v Alteration/repair permit # 11742 from 30 September 1954. Builder: M.L. Whitlow; owner: Hudson Corp.; architect: Clyde E. Phillips. \$900 for a new partition. City of Alexandria Archives and Records Center.

^{vi} Alteration/repair permit #13838 from 25 February 1958. Owner: Joseph Andelman. \$1,000 for brickwork by John Dixon: proposed 4" addition wall ties & vertical course on north wall. City of Alexandria Archives and Records Center.

^{vii} Alteration/repair permits #2258 from 13 April 1965 and #19603 from 24 June 1963. City of Alexandria Archives and Records Center.

^{viii} Alteration/repair permits #24545 from 18 August 1967; #25063 from 13 February 1968; and #25756 from 26 September 1968. City of Alexandria Archives and Records Center.

^{ix} Alteration/repair permits #36934 from 25 March 1981 and #41017 from 13 May 1985. City of Alexandria Archives and Records Center.

^x Alteration/repair permit #40889 from 4 April 1985. City of Alexandria Archives and Records Center.

^{xi} Alteration/repair permit #36934 from 25 March 1981. City of Alexandria Archives and Records Center.

^{xii} Susan Escherich, "Town of Potomac Historic District," National Register of Historic Places, 1992, section 8: page 40.

^{xiii} Nan and Ross Netherton, *Arlington County in Virginia: A Pictorial History* (Norfolk: The Donning Co., 1987), 133. Also, Robert L. Crabill, "History of the Town of Potomac" 2nd Ed., June 1993.

^{xiv} *ibid.*

^{xv} City of Alexandria Deed Book 329, page 92, 29 March 1951: RF&P Railroad Co., Grantor to Mildred E. Koplin and James Juliano, Grantees. Alexandria Clerk of the Court - Court of Records. N.b., derivation notes only that the land was conveyed to Washington Southern Railway Co., the predecessor of the RF&P RR Co., n.d.

^{xvi} "Washington Area Builder, Developer," obit., *The Washington Post* (2 August 1997): C4.

^{xvii} New construction permit # 5385 from 29 March 1952 for 1509 Leslie Avenue. City of Alexandria Archives and Records Center.

^{xviii} Kent C. Boese, "Hebrew Home for the Aged & the Jewish Social Services Agency," Application for Historic Landmark or Historic District Designation, Government of the District of Columbia Historic Preservation Office, 2014. Accessed 8 May 2014 at:

<http://planning.dc.gov/DC/Planning/Planning%20Publication%20Files/OP/HP/Pending%20Landmarks/Hebrew%20Home%20nom%20complete.pdf>

^{xix} James Juliano, Jr. Telephone interview with Heather McMahan, 26 April 2014.

^{xx} City of Alexandria Deed Book 345, page 187, 19 September 1952: Mildred E. Koplin and James Juliano, Grantors to Jack and Freda E. Rubin, Grantees. Alexandria Clerk of the Court - Court of Records.

^{xxi} City of Alexandria Deed Book 373, page 327, 5 February 1954: Jack and Freda E. Rubin, Grantors to Andelman, Rendelman, Silberman, Tomach, Grossberg, and Freedman, Trustees of the Grossberg Family Trust, Grantees. Alexandria Clerk of the Court - Court of Records.

^{xxii} City of Alexandria Instrument Number 040047002, 15 November 2004: Andelman, Silberman, and Grossberg, Trustees, Grantors to Leslie Properties LLC, Grantee. Alexandria Clerk of the Court - Court of Records.

^{xxiii} City of Alexandria Instrument Number 120028061, 14 December 2012: Leslie Properties LLC, Grantor to Gold Crust Baking Co. Inc, Grantee. City of Alexandria Instrument Number 140003537, 19 March 2014: Gold Crust Baking Co. Inc, Grantor to Del Ray Associates LLC, Grantee. Alexandria Clerk of the Court - Court of Records.