DEPARTMENT OF HISTORIC RESOURCES

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PRELIMINARY INFORMATION FORM

HISTORIC DISTRICT

An historic district is defined as a significant concentration of buildings, structures, or sites that are united historically and aesthetically by plan or physical development. The following constitutes an application for preliminary consideration of eligibility for the nomination potential of a historic district to the Virginia Landmarks Register and the National Register of Historic Places. This does **not** mean that the district is being nominated to the registers at this time. Rather, it is being evaluated to determine if it qualifies for such listings. Applicants will be notified of the staff's and the State Review Board's recommendations.

Contact the Virginia Department of Historic Resources Archivist to determine if previous survey material for this proposed district is on file, and if the district has been previously evaluated by DHR. Obtaining previously recorded information could save a significant amount of time in preparing this Preliminary Information Form (PIF). The archivist may be reached by phone at (804) 367-2323, ext. 124, or by email at Quatro.Hubbard@dhr.virginia.gov. The archivist will also give you the address of the regional office to which you should send your completed PIF materials.

Please type this form and, if additional space is needed, use 8½" x 11" paper. If an electronic version of this PIF is available, it would be helpful if it could be submitted on a disc, or via email to the archivist. Note: All submitted materials become the property of the Virginia Department of Historic Resources and will not be returned.

Photographs: Please provide at least four (4) black and white (B&W) photographs of general streetscapes and four (4) B&W photographs showing a sample of individual buildings within the proposed district. The inclusion of photographs is essential to the completion of this application. **Without photographs, the application cannot be evaluated.** Photographs should be labeled on the reverse side in soft pencil or china marker (not with adhesive labels), and are not to be mounted or affixed in any way.

Digital Images: We cannot accept digital photographs in lieu of 35 mm B&W prints, however we welcome them as supplements.

Maps: Please include two (2) maps showing the location of the proposed district:
- A copy of a USGS Quad map with name of county/city printed on the map and with the name of the proposed district indicating its location (USGS Quadrangle maps can be printed free of charge from www.topozone.com or can be bought from many surveying or engineering supply stores), and
- A map showing a closer picture of the proposed boundaries with street names and/or routes and possible building footprints would also be helpful. Please include a "North" arrow on this map.

Before submitting this form, please make sure that you have included the following:
- Labeled USGS Quadrangle map
- Proposed district boundary map
- 4 labeled B&W general photos
- 4 labeled B&W individual building photos
- Completed Resource Information Sheet, including
    - Applicant contact information and signature
    - City or county official's contact information

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 district 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 district 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

For Staff Use Only
DHR ID #:

District Name(s): Uptown/Parker-Gray Alexandria Historic District

District or Selected Building Date(s): 1870-1956 ☒Circa ☐Pre ☐Post   Open to the Public? ☒Yes ☐No

Main District Streets and/or Routes: Columbus St., Alfred St., Patrick St., Henry St., Fayette St., Payne St., West St., Cameron St., Queen St., Princess St., Oronoco St., Pendleton St., Wythe St., Madison St., Montgomery St.   City: Alexandria   Zip: 22314

County or Ind. City: Alexandria (Independent City)   USGS Quad(s): Alexandria

Physical Character of General Surroundings

Acreage: 201.6   Setting (choose one): ☐City ☒Urban ☐Town ☐Suburban ☐Rural ☐Transportation Corridor

Site Description Notes/Notable Landscape Features/Streetscapes: The district is mainly in the area north of King Street, which is Alexandria's principal commercial "main street," and Washington Street, which is the path of the NR-listed George Washington Parkway. Most of King Street is NR listed as part of the Alexandria Historic District. King Street and Washington Street are just outside the proposed boundaries. Route 1 passes through the Parker-Gray/Uptown Alexandria Historic District

Ownership Categories: ☒Private   ☒Public-Local   ☐Public-State   ☒Public-Federal

General District Information

What were the historical uses of the resources within the proposed district? Examples include: Dwelling, Store, Barn, etc…

Residential Neighborhood with Residential Neighborhood with Dwellings and some Stores, Offices, Churches, and Schools. Several Light Industry or former Industrial Sites, but few or no major Manufacturing Facilities within boundaries at present.

What are the current uses? (if other than the historical use)   (same as historical use: Residential Neighborhood with Dwellings and some Stores, Offices, Churches, and Schools. Several Light Industry or former Industrial Sites, but few or no Manufacturing Facilities of any notable size within boundaries at present.)

Architectural styles or elements of buildings within the proposed district: Greek Revival, Italianate, Queen Anne, Classical Revival, Art Deco/Moderne

Architects, builders, or original owners of buildings within the proposed district: George Seaton (sp?),_____ Saunders,

General Description of District: (Please describe building patterns, types, features, and the general architectural quality of the proposed district. Include prominent materials and noteworthy building details within the district and a general setting and/or streetscape description.)

Summary Paragraph

The Uptown/Parker-Gray Historic District is a large, level area comprising most of the northwestern quadrant of the Old Town Alexandria street grid as it was laid out in 1797. Although the street pattern was shown on maps by 1798, most of the land remained vacant until the 1860s, and nearly all the built resources currently in the district date from after 1870. Approximately five and a half blocks (east-west) by seven and a half blocks (north-south), it contains 1,370 primary resources (buildings with addresses) and 173 secondary resources. Of the total number of resources, 1170 are contributing. There are 373 non-contributing resources, 3 of which are structures and 370 of which are buildings. Most of the resources are small rowhouses and town houses, but there are also many commercial buildings. The oldest houses are in the southernmost blocks and along the district's southeastern edge. Nineteenth century architectural styles are found in restrained and simplified forms. The district's core area consists of a concentration of frame houses with details from late nineteenth century styles, mainly the Italianate and Queen Anne styles. In the southwestern corner and throughout most of the western half of the district in general, whole blocks are occupied by brick Colonial Revival style rowhouses built by developers in three or four major campaigns in the twentieth century. The commercial buildings are nearly all brick. Buildings built for neighborhood-oriented businesses are found on street corners in the southern half of the district and in a small concentration of contiguous commercial buildings along Queen Street. The Queen Street business corridor was once the city's primary African American business district. Nearly a fifth of the district's land area consists of warehouses and other large commercial buildings. The warehouses are concentrated in the northern blocks along two north-south streets (North Henry and North Fayette) that were formerly the routes of railroads. Smaller highway-oriented buildings, such as gas stations, are found along U.S. Rt. 1, which also passes through the district north-south along North Henry Street and North Patrick Street. More than 200 units of public housing, built between the early 1940s and 1959 as Colonial Revival style rowhouses, are found in a seven-block area at the northeastern section of the nominated area (the district also contains a large non-contributing public housing development built in 1988). The eastern and southern boundaries of the district follow the existing line of the Alexandria Historic District [NR 1966, amended 1984, NHL 1969] and the George Washington Parkway [NR 1980]. Along the eastern and southern edges of the district, the architecture tends to blend in with that of the Alexandria Historic District.

Integrity

The Uptown/Parker-Gray Historic District has changed dramatically since the end of the period of significance. A large African American neighborhood in a city that was still effectively segregated in 1959, the area was in decline after 1960, saw some new construction in the 1970s, and then experienced an acceleration of growth as evidenced in a substantial wave of construction from the mid-1980s to the present. The district's non-contributing resources include many small houses, a few small commercial buildings, and several visually dominant large buildings and complexes built since the mid-1970s. The smaller buildings built since the mid-1980s are generally in historic styles that blend in so well that it is often difficult to distinguish between recently restored historic houses and new infill ones. However, the concern for historic preservation, reflected in the large number of historic houses from within the period of significance that have been restored in the last twenty years, has enhanced the district's architectural coherence and in so doing has kept it from losing the integrity of the numerous original buildings that have never been greatly altered.

Developmental History

Although the Uptown/Parker-Gray Historic District lies entirely northwest of the original 1749 plat of the city, the part of Alexandria occupied by the present historic district was incorporated into the Alexandria street system as early as the 1790s. At that time, the city's plat was greatly expanded to about eight times its original size. The expansion of the grid occurred just as the city became part of the District of Columbia, a decision that was reversed in 1846.

Between 1798 and the 1860s, the northwest quadrant of the city remained largely vacant, despite the grid of streets and the construction of a few large residences. Even after 1860, the development of the area was uneven and included several temporary land uses, such as Civil War military installations that occupied numerous blocks of previously vacant land. The majority of the Uptown/Parker-Gray area did not begin to develop more coherently as a unified neighborhood until after 1870. Historic maps show that by the 1860s contiguous houses had been built in the areas

that lie within two blocks of King Street (along Cameron and Princess Streets and between the two), and in isolated areas north of Princess Street along Oronoco Street and Columbus Street. While some of the earliest houses were brick, the main building form used in the district before the twentieth century consisted of frame town houses built in rows, often with either side-gable roofs or shed roofs and shared party-walls. The facades of the houses incorporated the characteristic details of the local versions of mid-nineteenth century architectural styles, such as the Greek Revival and the Italianate. However, where open areas remained between houses, exposed side elevations were most often left plain with no windows or ornamental details, possibly an indication that future infill developments were anticipated with the construction of each freestanding house. Within the limited areas of dense development that had appeared by the 1860s, a few brick houses from the early nineteenth century are still extant, sometimes found in pairs, as two-story side-gable Greek Revival style forms. However, of the remaining buildings that were built between 1863 and 1877, the majority are wood frame town houses with nearly flat shed roofs.

Beyond the southern and southeastern blocks of the current district, only a few other buildings had been constructed by the 1870s, and most of them have been subsequently demolished. While approximately 80-90% of the platted land north of Princess Street remained unoccupied by any permanent buildings until at least a decade after the Civil War, there were a few instances where an individual block contained one large residence or a few smaller ones. Prior to the 1870s, rows of modest-sized dwellings that filled one side of a street, from intersection to intersection, were the norm in other parts of Old Town; however, rows of this kind appeared in only in a couple of locations in the Uptown/Parker-Gray area in the first 75 years of the street grid's existence. There were a few cases where a city block contained one large residence surrounded by outbuildings. The grounds of one or two of the large houses appear on maps to have occupied two or three contiguous blocks. In other blocks, found in between those that contained the larger properties, small houses were found on scattered parcels so that they were somewhat isolated from one another. Of the large houses, not a single example remains extant. The first houses to appear in any given block were almost always built on confined parcels, and the house was usually placed near the front edge of the property in a way that anticipated development of other houses on the neighboring lots. Only a few of these smaller houses survived to the present. In general, they are found within contiguous rows that developed as new rowhouse forms were aggregated around them. There were very few institutional buildings in what is now the Uptown/Parker-Gray area prior to 1880. In one or two instances, institutions (such as churches) are still found at the same location in the neighborhood; however, the current buildings at these locations were all built or substantially re-built after 1880.

Uses of Land that Remained Undivided Contrasting with Subdivided Residential Areas
Blocks of land that remained undivided in the core of the district until the late nineteenth century lent themselves to uses that differed greatly in character from the subdivided residential parcels found in the district's eastern and southern blocks. Some of these "open land" uses were temporary, and consequently, portions of the neighborhood changed in character several times before the current historic resources were built. However, the open land resulted from neighborhood's slow, uneven growth, and simultaneously, the variety of land uses reinforced the unevenness. One of the earliest examples of a military-related low-density land use was a powder house that was built near the southwest corner of the neighborhood in the late eighteenth century. Sparse development made this corner of the district an ideal location for this kind of a land use. The building was sold and demolished about 1818 before there were more than a few residences on the adjoining blocks. Another block of land, toward the northeastern corner of the neighborhood, was used as a parade ground for military exercises from the War of 1812 to the Civil War. Maps showed it as a grove of catalpa trees as late as the 1870s. By the Civil War, railroad tracks had been laid through the neighborhood's core along the center lines of two of the north-south streets. During the war, the Union Army made extensive use of the vacant areas as sites for encampments, hospitals, stables, and several large food-production facilities from which bread and other items were shipped to soldiers in various battlefields. (No known above-ground resources from any of these military uses remain in place, but the sites may have archeological potential.)

Large Estates by the 1870s
Two or three substantial houses occupied large sites within the district's boundaries beginning in the early 1800s. One of them (Bell Aire, later named Colross) was the home first of a prominent city councilman,

followed by an important early mayor of the city. The house later became the home of the city's leading planing-mill owner. By about 1880, the neighborhood's largest houses had been converted to non-residential uses, and Colross, in particular, had become a storage facility within a lumber yard operated by another planing-mill owner. (Colross was moved in 1929 to Princeton, N.J., where it was used to house the Princeton Day School; no other resources from large estates that occupied the nominated area are known to be still in existence, but the sites may have archeological potential.)

Several whole blocks of the Uptown/Parker-Gray Historic District were owned by prominent individuals or families by 1877. A large tract covering at least two city blocks along North Patrick Street within the district was part of the estate of Henry Daingerfield, a wealthy Alexandria merchant. One of these blocks was cleared for the construction of Parker-Gray Elementary School in the twentieth century.   The Daingerfield Estate also included a block of land at Pendleton and Washington Streets (a block east of, and outside, the Uptown/Parker-Gray district boundary). In 1877, Belle Aire (which had been renamed Colross, as mentioned above) was also known as the Mason Estate. The land associated with the Mason Estate occupied the two-block area bounded by Oronoco, Wythe, Henry, and Fayette Streets. The Samuel Miller estate occupied the block bounded by Oronoco, Pendleton, Payne, and Fayette Streets. (No buildings associated with any of these large estates are known to be still standing.) Townsend Baggett owned a large tract west of North West Street, between Cameron and Princess Streets, including the present location of the Jefferson-Houston Elementary School complex. In 1877, other owners of larger tracts in what is now the Uptown/Parker-Gray Historic District included Thomas W. Swann, John W. Green, George and John Seaton, William C. Yeaton, William Gray, a Mrs. Jacobs, and a family named Smith. One or two of these owners may have been investors speculating on future development of the neighborhood. The Yeaton, Jacobs, and Green properties contained some of the first small houses erected on subdivided building lots in the district. One of the owners, George Seaton, was an accomplished master builder and one of the wealthiest African American citizens of Alexandria at the time.

Residential Blocks with Smaller Parcels Developed One at a Time
By the 1860s, developers had begun to build a few rows of frame townhouses on other blocks, creating an urban residential neighborhood block by block. One of the district's oldest extant examples of row houses where the same design was repeated across several units can be found at 722-726 Columbus Street. The three units are part of what was originally a slightly longer row built by local grocer Joseph Laphen in 1861 or 1862 (the row was a couple of units longer until at least the 1950s, but the northernmost parcels in Laphen's project are now occupied by new buildings). Among the other locations where row developments were in place by 1863 are the 500 block of North Columbus Street and the 200 block of North Henry Street. Thomas Downey owned a row of houses in the 800 block of Oronoco Street in 1877, some sections of which may have been built at one time in a unified design. Queen Anne style row buildings began to appear in the district by the end of the nineteenth century. The frame rows with bay windows at 513-531 Alfred Street and 700-720 Columbus are examples. Along some other streets, rows were formed slowly as the new individually built houses were inserted on vacant parcels using the side walls of existing houses as party walls. These aggregated rows are discussed in further detail in the section on Architectural Significance in the Statement of Significance (Section 8).

Uneven Growth Spilling over from Neighboring Areas
While a few examples survive from the earliest residential growth that spilled into the neighborhood along the district's eastern and southern edges, almost nothing remains above ground today of the factory buildings that developed at the district's corners. Activities that began before 1870 outside the present boundaries led to waves of development in the district in several generations. The factory sites evolved into other uses by the mid-twentieth century, and most of the industrial buildings were replaced by large-scale buildings built for non-industrial or light industry uses. Eventually the larger factory buildings along the corridors that formerly contained railroad lines had been replaced with new industrial buildings and warehouses, and these were replaced by newer warehouses and other large-scale commercial

buildings, some constructed after the railroad lines were removed. Among the most recent contributing examples are a large brick warehouse built in two phases, in 1951 and 1958, filling the block between Pendleton, Wythe, N. Fayette, and N. Payne Streets. It has served through most of its history as a warehouse facility for the Federal government's Printing Office. Another example is the large building that the R.C.A. Company built in the block between Madison, Montgomery, N. Fayette, and N. Henry Streets in 1955. It contained a research laboratory, although a small portion of it was occupied by a frozen food warehouse in 1958. By the 1960s and 1970s, the sites of large-scale buildings on about half of the blocks west of North Henry Street and north of Oronoco Street were seen as logical places to build new buildings of the same scale because the real estate in each case was already assembled under a single ownership. As a result, two or three blocks of mid-rise apartment buildings and office buildings have been built in this quadrant of the Parker-Gray area since then, as well as a large post office built in 1985 at 650 North Henry Street (occupying most of the block between North Henry, North Fayette, Wythe, and Pendleton Streets).

While some blocks of the district at the eastern and southern edges have a few pre-Civil War houses or commercial buildings, most of the extant historic residences within the district's boundaries were built after 1870. By the 1870s, the Uptown/Parker-Gray area had become a patchwork of different kinds of buildings and structures, with open land at the center and smaller residential enclaves at the fringes. What began as a few tiny residential enclaves along the southern and eastern edges of the district in the nineteenth century gradually came to be considered part of the larger neighborhood of Uptown/Parker-Gray, especially after the city built a segregated school for African American citizens in the neighborhood in 1920.

Differing Architectural Styles Correspond to Growth Patterns within the District
The most common architectural styles and building types are found in patterns that correspond to the development of the neighborhood. The blocks closest to King Street developed first, and thus the area south of Cameron Street contains the district's oldest buildings. The 100 block of North Patrick Street contains the only concentration of pre-1830 buildings in the district, including a contiguous row of brick buildings with Federal era stylistic details such as flared lintels. There may have been other similar houses in 100 blocks of the other north-south streets at one time, but the buildings were replaced by later generations of development, and these areas are now occupied by large buildings from the 1970s through the 1990s. The 200 and 300 blocks of North Patrick Street, from Cameron to North Princess Street, contains the district's largest concentration of buildings with Greek Revival style characteristics, including a series of side-gabled frame houses lined up along the west side of the street without interruption. This is one of the only places in the district where houses from this period (1830s-1860s) and style occur in a group of more than three residences without any buildings of later styles intermixed.

The Greek Revival style houses have been greatly altered over the years, so that several of them now have twentieth century replacement siding and replacement windows, but the style is still apparent in their boxy side-gabled forms and in the proportions of the window openings. Other Greek Revival style examples are found in both freestanding and paired houses on scattered sites throughout the district, consistent with the distribution pattern that is apparent on maps of the district made during and shortly after the Civil War. Beyond these limited areas, frame town houses with Italianate style or Queen Anne style details represent the most common category of buildings in the southern half of the district (i.e., the 200-600 blocks of North Payne, North Fayette, and North Henry Streets, on the east side of North West Street, in the 300 through 600 blocks of North Patrick Street, and along the east-west cross streets in the same area, including Queen, Princess, Oronoco, and Pendleton Streets; this area comprises the district's residential core area, an area of approximately twenty city blocks.)

Orientation of Building Lots and Townhouses
Generally, while most of the frame town houses are found aligned in rows along the north-south streets, town houses were also built facing the east-west streets. With some key exceptions, there are far fewer houses facing east-west street in the typical block than those facing north-south streets. The pre-1900 residential parcels were laid out with a narrow frontage on whichever street the future building was presumed to face, so that the subdivision plans for each block set the pattern for orientation. The orientation of the parcels tends to alternate from block to block. In the majority of the blocks, almost all the narrow street frontages face onto the north-south streets, while in the remaining of the blocks they face the east-west streets. An example of a city block with the houses mainly oriented to the north south-streets is the block bounded by North West Street, Queen Street, North Payne Street, and Cameron Street (almost all the houses in this block face either North West Street or North Payne Street and have addresses in the 200s). An example where nearly all of the parcels face the east-west streets is found in the block bounded by North Henry Street, Princess Street, North Fayette Street, and Queen Street (addresses in the 300's along Queen Street and Princess Street). The alternation does not appear to have been set according any logical pattern, at least in the older blocks at the center of the district. However, although it is not perfectly consistent, the alternation does make some east-west streets (such as Queen Street) more prominent than some of the others. The result is both a sense of urban continuity as streets in both directions appear to be uniformly urbanized, because houses appear to be facing in all directions at some intersections, and a sense of discontinuity in those areas where the development is less dense and where the side or rear elevations and backyards of some of the buildings are visible from major thoroughfares.

In most areas of the district, the choices of which blocks would have building lots oriented to the east-west streets and which would have parcels oriented to the north-south streets apparently came about as the city blocks were subdivided, or partially subdivided, by private owners one block at a time for the district's earliest residential developments. Many of the blocks where building lots were oriented to have the buildings facing east-west streets were surveyed with east-west alleys behind the houses. It is possible that some of the alleys predated the division of the smaller parcels. The location of alleys running parallel to Queen Street, on both sides, reinforced the street's importance as one of the neighborhood's major east-west streets (since placing the alleys with an east-west orientation made it easier to build buildings facing Queen Street and cut down on the number of alleys that cross Queen Street). These characteristics, in turn, made Queen Street a logical place for neighborhood commerce.

Pre-1830s Architecture
The urbanization of the neighborhood, by way of construction of small buildings, clearly occurred in a pattern that grew from south to north. The neighborhood's earliest buildings are in the 100 block of Patrick Street where some of the buildings exhibit architectural flourishes of the Federal era. However, the next earliest concentration of buildings is found one block farther north on Patrick Street in the 200 and 300 blocks, essentially the same area where the neighborhood's earliest African American families had settled by the 1810s.

Greek Revival Style Buildings
The Greek Revival style buildings, though scattered on various sites in the district, are mainly found in areas within three blocks of King Street. Usually two or three bays in width, they frequently appear as two or three co-joined units. In a few instances, shared first-story alleyways are found passing between two paired units (or sometimes to the side of a single unit). The alley passages are narrow and almost go unnoticed. In general, the houses are two stories in height with no evidence of living space at the attic level, although two or three of the houses in the blocks closest to King Street have dormers of a size that appears to indicate a usable half story. A few of the Greek Revival style houses near the intersection of Patrick Street and Cameron Street are brick, and one or two have contained neighborhood stores at

various times in their history, as evidenced by extant storefront details even in the buildings that have found other uses and no longer have the glass in place.

Apart from this small area, the Greek Revival style buildings north of Cameron Street are almost all frame. Although a large proportion of the frame buildings have ornamental wood details in the cornice lines and in the door and window surrounds, in many cases the details are consistent with remodeling campaigns that occurred the 1870s or 1880s when the Italianate, Second Empire, and Queen Anne styles were popular. About half of the Greek Revival style houses still have 6/6 windows, though many have 2/2 wood replacement windows dating from 1870s or a little later. Chimneys are found in a variety of locations, including ones that are centered in the ridge of the roof and shared by two residences, ones that are centered in the ridge of the roof and shared by front and back rooms in the same unit, and ones in the outside walls that are centered in the slope of the roof above a single room in each story. There are only one or two examples of bridged chimneys or any other firewall details among the Greek Revival examples. Only a handful of the oldest houses have gauged-brick lintels or ornamental brickwork in the cornice line. All the brick examples are in common bond except for two or three that are in Flemish bond.

Frame Townhouses with details of the Italianate, Queen Anne, Related Styles
Beyond these early Greek Revival examples, the dominant form for both houses and store buildings in the core area is that of a town house with a nearly flat shed roof. The houses are most often frame, although a few are brick. Almost all of them have some details derived from the Italianate style or from related styles that were popular in the 1870s and 1880s. About a third of the townhouses have a false mansard across the top of each house's facade. Nearly all have bracketed cornices at the top of the façade, whether incorporated into a false mansard or serving in place of the detail. Most of the frame houses have covelap siding, although many of them have modern siding over the original wood. A very small number of the frame houses have been re-faced in either brick or stone in the twentieth century. The houses are usually two bays wide, but some are three bays or more. The windows appear to have been 2/2's in most instances, although 6-pane sashes are also common, as are all the different twentieth century replacement styles, from bungalow windows (3/1's, 4/1's, etc.) to vinyl or aluminum 1/1's.

In the majority of the façades, the doorway has a decorative architrave, sometimes incorporating a door hood or canopy. In general, the decorative trim is almost entirely confined to three façade elements: the cornice or false mansard, the doorway, and to a much lesser degree, the window surrounds. A common detail in the houses that have false mansards is a triangular ventilator with louvers, centered in the mansard area. In general, the houses have very little exposed foundation material, often confined to three or four courses of brick. Nearly all of the doorways have either a stoop or at least a small set of steps, two or three risers in height. The stoops exhibit very few flourishes because the floor line is typically so close to grade. Porches are found on only a few of the district's nineteenth century houses. In some confined areas of the district, much more ornamentation is found, including porches, bay windows, and decorative surface materials. The more decorative examples tend to be located on North Columbus Street, along Cameron Street, west of North Fayette Street, and in other areas at the outer edges of the neighborhood. These may have been areas where housing developments were geared to the city's white residents in the 1870s, before the African American community had grown out that far from the neighborhood's core area. They appear to be areas where the residents or builders were wealthier than those in the district's core area.

Commercial Buildings that Take the Same Overall Form as the Townhouses
The neighborhood commercial buildings that served the core area of the district where the concentration of frame houses are appear to have originally been built in the same architectural form and style, on scattered sites, often at street corners. Some of these were built as houses and converted to commercial uses over time. The ones that were built to have stores in them but are now houses or offices often have features that give away this former use such as remnants of storefront cornices or sign bands above a large

recently closed-in opening. Two good examples are the commercial building at 1000 Pendleton Street and the former bakery building at 1022 Pendleton Street. The building at 1000 Pendleton has been clad in stone and a large office wing (treated in the inventory as a separate building) was added at the rear of the building, facing North Patrick Street (520-524 North Patrick Street). In spite of the stone veneer and other twentieth century alterations, the building at 1000 Pendleton retains enough of its original form to convey the feeling of a frame commercial building built on the model of an Italianate style town house. The commercial building at 1022 Pendleton Street was the long time home of a successful African American baker whose was a well-known institution in the neighborhood. The part of the building on Pendleton Street was the baker's home, but the first story became a commercial space as the owner's enterprise grew. The bakery itself was in the rear part of the building, in what had begun as a separate frame townhouse with the address of 521 North Henry Street. In time, the two buildings, both of which are frame town houses in form, grew together into one commercial and residential complex.

Corner Store Buildings and Commercial Activities in the District
In addition to the commercial buildings that had a town house form, by the 1880s and 1890s, some brick commercial buildings which were more typical in character of commercial buildings of the era had appeared in the district. However, the standard "Main Street" ensemble of storefront forms on contiguous parcels is notably absent in the district. Several variations on corner store buildings can be found at the intersections of Queen Street as it crosses North Patrick and North Henry Streets. Eventually, Queen Street became like a Main Street and served as the city's most important African American Commercial area, but architecturally it was composed of corner buildings, converted homes, two large twentieth century theater buildings, and a row of small shops that were built as part of one of the theater developments. Therefore, small corner store buildings, designed for local neighborhood use, were important in the establishment of the neighborhood's one Main-Street-like business corridor.

One of the oldest commercial buildings in the Queen Street area is found at 300 North Patrick Street in a Greek Revival style building with some Italianate style details. The building has been modified several times, including by the insertion of storefront windows and the reduction of these windows after the building's use changed. The building housed the Royal Meat Market before it relocated to a new Art Deco style building across Patrick Street (301-305 North Patrick Street) built for the meat market in 1941. Diagonally across the street is a two story, brick, commercial building (924 Queen Street) built about 1900 with a corner entrance. This building served for many years as a neighborhood drug store. Modestly Colonial Revival in style, it is a good example of the stylistic detailing found on a somewhat plain commercial building at the end of the brief period when the Queen Anne style had been popular.

Nineteenth Century Church Buildings in the District
The district contains several examples of late nineteenth century churches. The two most outstanding architecturally are Third Baptist at 919-921 Princess Street and Ebenezer Baptist at 907-909 Queen Street. Both were essentially constructed in the 1890s, using details from the Richardsonian Romanesque Revival that was popular across the country at the time, although Third Baptist was apparently in part a rebuilding of an older edifice that suffered substantial damage in a hurricane in the mid-1890s. Both churches are mainly constructed of brick, with round-arched openings, heavy massing in the design of the façade and exterior form of the narthex, and rock-faced ashlar arches, belt-courses, and other details of the Richardsonian Romanesque Revival.

Brick Rowhouses in the Outer Blocks of the District
By the first half of the twentieth century, the character and style of the core area of the nominated district had essentially been established. Based on the physical evidence, this part of the district appears to have remained relatively unchanged for several decades, perhaps because it was home to an ethnic community of families who were both socially stable and of limited means. However, in the blocks surrounding the core area, to the east, south, and west, new brick row houses were constructed in development projects

that often entailed the construction of ten or more units at one time. One of the earliest examples of a twentieth century brick row house development in the district is found in the 600 block of North Alfred Street. Here a version of the Colonial Revival that was typical of construction about 1910 was used to build eight identical houses (604-618 North Alfred Street) and a corner store building in the same style (at 600 North Alfred Street). Each house had its own one story porch with Tuscan columns made of lathe-turned wood. In time, the row was extended with similar (but not exactly matching) houses, found between 620 and 636 North Alfred Street. Several of the houses at the center of the second segment of the row were built using concrete block, sometimes with rock-face details or rustication. These row houses were perhaps a harbinger of what was to come in the southern and eastern parts of the district.

About 1915, Colonial Revival style brick row houses were built in several different construction campaigns, in the 100 blocks of North Peyton Street, Baggett Place, and Harvard Street, and in the 1400 block of Cameron Street. Almost all the houses in the above-described blocks were constructed around 1915 as part of rowhouse projects. The rows vary from six to 13 contiguous units, although most are between seven and eight in length. The only row with more than eight, the 100 block on the eastern side of Harvard Street actually consists of two different styles of houses constructed in two different campaigns at slightly different times. With the exception of the houses at Baggett Place, which were built later, all the units in these blocks built in the 1910s have Colonial Revival style porches with turned Tuscan columns or similar details.

By the 1940s, at least one larger rowhouse development had been established in the area along Buchanan Street, in the western-most blocks within the nominated boundary. Most of the rowhouses along Buchanan Street and within several blocks of it were built as part of one project known as Alexandria Village. Alexandria Village was created to make affordable rental units available in the area, and the units were initially limited by lease to white residents only. The Alexandria Village houses, which are set back on a gently sloped terrace, have a simple design of brick walls rising as parapets with diapered brick and other decorative details in the face of the parapets. In some places, the parapets are stepped to give special emphasis to the end units. Each unit had its own stoop with a wrought-metal railing. The windows were originally metal casements. The Alexandria Village plan continued across the railroad tracks into what is now the neighborhood of Rosemont [Rosemont Historic District, NR 1992]. When the railroad tracks were raised around 1980, the effect was to divide the neighborhoods along a new line, as the tracks had not previously been seen as separating the Buchanan Street houses from Rosemont.

Within the area just northeast of Buchanan Street, there are several short streets with brick houses that resemble those of Alexandria Village, although they were built in two or three variations including side-by-side duplexes and four-units buildings. These houses have the brick parapet details and some of the same ornaments found on the Buchanan Street rowhouses. The side-by-side duplexes are found along Boyle Street and on the south side of Princess Street, the houses. Along the north side of Princess Street and along Earle Street, which extends a block or two further north from Princess Street, the houses were built in rows of four to six units with creatively designed cast concrete architraves at the doorways. Some of the units have built-in cast concrete flower boxes doubling as window sills.

Brick rowhouses that were similar in character to those in the Alexandria Village area were also built in the 500 blocks of North West and North Payne Streets and on the side streets, Pendleton and Oronoco Streets, so that the entire city block and some of the areas facing into the block from across Oronoco, Pendleton, and North Payne Streets all have matching, or nearly matching architecture. In general, the houses of this type found north of Pendleton Street were built in contiguous rows, set back behind front yard garden spaces, sometimes on slightly terraced sites. Other brick rowhouses that are similar in style and character are found in a few other blocks in the district, such as the 400 block of North Henry Street. The houses in the 400 block of North Henry Street are the only ones were the English Garden Apartment

model was followed in the front yard landscaping, with a series of brick piers and fences defining a separate garden space in front of each unit.

Lodge Buildings and Recreation Facilities
The buildings built in the district to provide locations for fraternal societies and other recreational facilities were nearly all constructed for the African American citizens in the era of segregation. Most are brick and constructed in the Colonial Revival style between 1900 and 1950. A good example is the building built for the Improved Beneficial and Protective Order of Elks (IBPOE) in 1904. The building was designed to resemble a five-bay, side gabled Greek Revival style or Georgian style house, with a large front porch. An addition was constructed in 1932 more than tripling the size of the facilities. As a fraternal organization, the IBPOE was created nationally in 1897 for African Americans interested in participating in the organization of Elks lodges, after the older national lodge organization, the Beneficial and Protective Order of Elks (BPOE) decided to bar African Americans from membership. Nationally, the all-white organization took the new African American organization to court over the similarity of the name, but eventually the lawsuit was dropped and the two organizations decided to coexist peacefully. It appears to be an indication of the strength of the African American community in Alexandria that the community built such a large Elks club building only a few years after the African American organization came into existence nationally. Over the years, the building was the scene of performances by a number of nationally known African American entertainers. Several other fraternal lodges and other kinds of community-based built or owned buildings in the district in the first half of the twentieth century, but no other organization had facilities as substantial, architecturally distinguished, or long-lasting as the Elks lodge.

By the late 1930s, the city and various philanthropists were building Colonial Revival style buildings in the district to provide educational and recreational facilities, mostly for the African American Community. These included the construction of the Colonial Revival style Alexandria Boys Club built at 401 North Payne Street in 1936, the small Colonial Revival Style building built for the Robinson Library at 638 North Alfred Street in 1940, and the two recreation center buildings built to serve as USO clubs during World War II. Unlike the Robinson Library Building, which is architecturally restrained and looks too small to be a library in part because of its remarkably small windows, the Boys Club Building has many large windows, including in a raised basement story and in the two stories above it. The window and door openings all have gauged brick lintels accented by a keystone in granite or limestone above the center of each opening, and the bricks walls are worked into reverse quoins at the corners. The USO building built for the African Community at 1005 Pendleton Street was demolished by the 1980s, but another USO building is still in existence as part of Jefferson-Houston School at 1605 Cameron Street. Like the Boys Club Building, it is a rich Colonial Revival design showing attention to detail, with round-arched windows and massing that is organized as a cluster of nested pavilions with an inset porch. While there are considerable differences in the variations on the Colonial Revival style used in these three examples, they are all good examples of how the style was used for civic buildings at the time.

Large Warehouse Buildings
Since at least as early as the Civil War, the district has had large warehouse-type buildings and some manufacturing buildings in the blocks closest to the former railroad lines (along North Fayette and North Henry Streets). Many of the buildings on sites that became warehouses or manufacturing locations have been rebuilt several times, so that some contain buildings from the 1950s and some contain much more recent buildings, built since the mid-1980s. Part of the site of the current post office along Pendleton Street between North Fayette and North Henry Streets (530 North Henry) was a tire and furniture warehouse at the end of a railroad spur in 1958. The building had previously been a

hay and feed warehouse. On the opposite side of Fayette Street, at 512-516 Fayette, a row of warehouse facilities that serve as furniture storage in the 1940s is still standing, now part of 500 North Fayette, where the corner unit was built as an automobile dealership. Part of this row was under construction in 1941 according to the Sanborn map of that year. At some point between 1912 and 1921, a warehouse was built at the corner of North Henry Street and Cameron Street (1019 Cameron Street) as a location for Armour and Company Wholesale Meats. The building is still in place and has a commercial use. It retains a linear porch-like shed and loading dock, similar to a railroad station platform, on the North Henry Street side where a railroad spur once ran along side of the building to a terminus at Cameron Street. Across North Henry Street at the same intersection a large new building is currently under construction at the long time location of the freight depot and passenger depot buildings of the Washington Southern Railroad (known in 1877 as the Alexandria & Washington Railroad).

The RCA Building at the intersection of Montgomery and North Henry Streets (800-840 North Henry Street) was built on the site of the Belle Pre Bottle Company. Several large new buildings to the north and northwest of the RCA Building occupy city blocks that once had industrial uses. These buildings, which are recent developments in the evolution of this industrial and railroad-related corner of the district, are outside the nominated district boundary because they were built after the period of significance.

Some other large warehouses appeared in the district at various times near the railroad tracks on city blocks that had remained undeveloped for many years, perhaps because of the industrial character of the northwest corner of the neighborhood when the railroad tracks were still in place. The United States Government Printing Warehouse, for instance, occupies the block defined by North Fayette, North Payne, Pendleton, and Wythe Streets. It was built in two "C"-shaped phases, in 1951 and 1958, on a city block that contained only one small house as late as 1941. Like the Government Printing Warehouse building, the larger warehouse buildings in the district tend to be flat-roofed single-mass brick buildings with almost completely unembellished exterior walls rising as parapets that conceal the roofs. The buildings often fill the entire parcel to the edge of the sidewalk and have undistinguished windows and doors, making it difficult to tell which side is intended to be the front and where the main entrance is.

Smaller Warehouses
The district contains a number of smaller warehouse buildings, generally of makeshift design, incorporating buildings built at different times for differing purposes. An example is the Comico Milk Products Building at 727 North Henry Street. The building housed a dairy products distribution company at least as early as the 1940s. The part of the building facing North Henry is a commercial building oriented toward North Henry Street, although set back from the street a few feet. It has a diapered brick parapet facing North Henry. At the rear of the building, facing Madison Street, a section of the building has been expanded to three stories in height by the erection of a metal frame structure over the last two bays of the brick building. The metal-frame section is clad in corrugated metal siding from the 1930s or earlier. It has an overhanging steel hoist and a third story door for loading materials. Adjoining the three story section, one or two smaller shed-roofed frame commercial buildings along Madison Street appear to have been incorporated into the Comico complex in the 1940s. They have subsequently been covered with siding so that they no longer appear to be separate buildings (although the two siding-covered shed-roofed frame sections now contain a small grocery story and a carry-out food business that is separate from the three-story metal section of the Comico complex). A similar complex had evolved by 1941 for the Check Soda Company, at 223 North Payne Street, incorporating several different pre-existing buildings, which are all covered now in matching siding.

Art Deco Style and Moderne style Commercial Buildings
While the district's warehouse buildings are generally very plain flat-roofed brick buildings, about a dozen commercial buildings were built in the district with more ornamental detail in the Art Deco and Moderne styles between the 1930s and 1950s. Most of these buildings were either built for retail

establishments or as motion picture theaters. The two theater buildings on corner sites along Queen Street (1120 Queen Street and 300 North Henry Street) are among the most notable examples. Although the older and smaller of the two theaters, the Capitol Theatre, built in 1939 at 300 North Henry Street is plain in comparison to the Carver Theater, which was built in 1948. However, both buildings incorporate curved brick walls at the street corner. While the Capitol Theatre building is a simple flat-roofed cubic form with a curved corner, the Carver Theater (later called the King's Palace) uses the curved brick forms to create an undulated façade that appears to be layered with curved walls placed symmetrically around a corner entrance. A block or two east of the theater buildings, at 301-305 North Patrick Street, architect Paul S. Lubienski designed a new building for the Royal Meat Market in 1941. Instead of curved forms, here the Art Deco style is expressed by way of rocket-like buttresses with stone-capped stepped tops. Although all three buildings have been modified to retrofit them to new uses, the Carver Theater retains more integrity than the Capitol Theatre and Royal Meat Market buildings. At the Royal Meat Market building, the commercial display windows have been greatly reduced in size to retrofit the building for use as an educational annex to Ebenezer Baptist Church. On the other hand, the Capitol Theatre building has been altered (while this nomination was in preparation) by the insertion of commercial display windows along what had been blank brick elevations. An good example of the stone decorative features used on steel frame buildings in the Art Deco style is found in the form of a one-story retail building at 601-603 North Columbus Street. Under construction when the in 1941 Sanborn map was prepared, it was later converted to offices by reduction of the display windows and insertion of Colonial Revival details in their place. However, it still has stone pilasters with bas-relief fluting that define the building's structural bays. Other Art Deco or Moderne style buildings include a building apparently built in the 1950s to house an established tin shop at 600 North Henry Street, the 1931 St. Joseph's School building at 721 North Columbus Street, and six or seven less prominent examples distributed throughout the district

Highway-Oriented buildings
A number of highway-oriented buildings had been built by the 1950s, especially along North Henry Street (the south-bound lanes of Rt. 1). These include a gas station at 434 North Henry Street, auto repair shops at 216, 226-228, 701, and 725 North Henry Street, a battery repair and/or recapping shops at 516 and 722 North Henry Street, and a number of restaurants along the same corridor. Within a block east or west, other auto repair businesses were found along side streets, alleys, and notably around the 500 block of North Fayette Street where there was an automobile dealership (500-508 North Fayette Street), a truck repair shop (510 North Fayette Street), and an auto repair shop (519 North Fayette Street), all by 1958. Several other buildings that housed filling stations or auto repair shops in 1958 have been demolished recently to make way for large development projects.

Among the restaurants that cropped up along North Henry Street by the 1950s, a notable example is the Blue Silver Diner building (now the Blue and White Carry Out), a prefabricated metal frame building placed at the corner of North Henry and Wythe Streets (631 North Henry Street) in 1951. The building was manufactured by the Silver Coach Company of Orlando, Florida. Still in place, it has had numerous owners and has changed names several times since the 1950s. The building is largely intact behind an exterior wall of aluminum siding that was added to enclose what had previously-been a 5-sided canopy. With the enclosure, the building now looks unnaturally short.

Public Housing
The district contains more than 200 units of public housing, built in several different projects. Within the nominated district boundaries, public housing occupies three distinct areas: 1. an area of approximately six and a half blocks, including five and a half blocks at the northern end of the district bounded by First Street, Wythe Street, North Columbus Street, and North Henry Street and extending south of Wythe for three-quarters of a block bounded by North Columbus, North Alfred, and Oronoco Street; 2. half of a city block along North Patrick Street south of Oronoco Street; and 3. a block of land along the south side of Princess Street between North West Street and North Earle Street. The largest of these, the five and a half

block area at the north end of the district, consists of two projects by name: part of Samuel Madden Homes (the main part of this project was several blocks east of the district boundary) and James Bland Homes. The James Bland Homes project was built in two different phases, with a four-block area constructed in 1954 and a final block (known as the James Bland Addition) constructed in 1959.

The Samuel Madden Homes and the two parts of the James Bland project were all the work of the same architect, Joseph Saunders, and roughly follow the same design. The design involves side-gabled rowhouses, sometimes with six or more repeated in a row, placed around landscaped garden areas that are oriented to face into the north-south streets. The individual units have very little ornamentation, but the detailing is all consistent with the Colonial Revival, incorporating brick walls, side-gabled forms, pedimented architraves at main entrances to the units, and multi-pane double hung window sashes. Although the units are notably repetitious, the longest rows are along east-west streets that pass through the projects. Some units with wood siding and inset porches were placed in the centers of rows facing the north-south streets to accentuate the character and symmetry of the houses with respect to the garden spaces.

The public housing along North Patrick Street between Oronoco and Pendleton Streets is very different in style and character from the units just north of it. The units, which are in the 900 block of North Patrick Street, were constructed with three or four units clustered together back-to-back so that they form four-unit symmetrical and cubic buildings with hipped roofs. They have stuccoed walls and are detailed to resemble Prairie style houses. Known as Ramsey Houses, this area of public housing was constructed in 1942.

The third group of public housing is a large complex with no streets passing through it, built in 1988 and known as Jefferson Village. These units are constructed of brick, but the brick is a deep fray color and the units are detailed with late Modern Movement style features, such as mill-finished aluminum hopper windows, round-arched transoms in mill-finished aluminum, and white glass globe lights hanging just over each entrance doorway. The Jefferson Village units consist of two types, rowhouses that step back and forth as the form rows, and apartment flats arranged in three-story buildings with center entrances and stairs so that there are three units on each side of each stairway, one for each floor. The apartment buildings are located at the southern edge of Jefferson Village, where it backs up to the Jefferson-Houston School site, while the rowhouses nearly all face onto Princess, North West, or North Earle Street.

Integrity: Visually Intrusive Buildings from the 1960s, 1970s, etc. (Schools, Veterinarian Building, Jefferson Village)
In general, the highway-oriented buildings from the 1950s were the last architectural trend to impact the district within the period of significance. In the 1960s, very few buildings were constructed that are still evident in the district. By the 1970s and 1980s, however, the district was postured to begin an extended period of growth, and several different waves of architectural fashion affected it in a short period of time. The first of these included the construction of a
number of late-Modern Movement buildings that are visually intrusive. Some examples include: the Old Town Veterinary Clinic building at 423-425 North Henry Street, the Jefferson-Houston School building built in 1970 at the corner of Cameron and North West Streets, the Jefferson Village public housing complex built in 1988 along Princess Street between North West Street and North Earle Street, the Hopkins House building built in 1975 at 1224 Princess Street, an office building at 403 North Henry Street, and a modern commercial building built in 1977-1979 at 214 North Fayette Street. Remodeling projects between 1980 and 2000 had a similar affect on a large portion of the commercial buildings, including a large percentage of the highway-oriented businesses in the North Henry Street corridor, making them more visually intrusive than they were originally. Examples include building at 701 North Henry Street, the Esmeralda's Restaurant building at 728 North Henry Street, the United House of Prayer for All People Church at 324 North Henry Street (formerly a convenience store), Community Presbyterian

Church at 1122 Oronoco Street, the commercial building at 1108 Oronoco Street, the filling station at 434 North Henry Street, and the community center building recently converted from an auto repair garage at 413-415 North Alfred Street (at the former site of Hallowell School, a historically-significant African American school demolished before the present building was built).

The second wave of new buildings to appear in the 1970s and 1980s are buildings that clearly an attempt to copy or derive inspiration from Alexandria's historic architectural styles. These include the construction of a few houses in the flounder house form (with a shed roof shedding to the side, as was often the case when the rear wing of a house was built before the owners could afford to build the more formal front rooms; some historic flounder houses survive in the Alexandria Historic District, east and south of the current nominated area). Examples also include variations on, and modern interpretations of false mansards, Queen Anne style bay windows, gabled attic dormers, and other details. The details are caricatured in a creative way, sometimes with humorous results. In two or three locations, for instance, an oversized mansard form is used in the top story of a new house, designed with sloped glass separated by mullions that resemble at first glance the seams in a standing seam roof, although in reality the design is actually more of a top-story greenhouse. One of the largest quasi-historic buildings to be built in the 1980s was the office building and parking garage built in 1983, filling most of the city block between Cameron and King Streets in the 100 blocks of Henry and Fayette Streets.

Historic Style Infill Houses
By the late 1980s, in a third wave of construction, the design of new buildings in the district began to be more sophisticated, most often copying historic styles in a stricter way. This is largely attributable to the passage of an ordinance protecting most of the nominated area as a city historic district in 1984. Since the 1980s, many historic houses have been restored to remove non-historic remodeling materials, and many new houses have been built between existing ones. The end result is that it is very frequently difficult to tell the recent authentic restorations of pre-existing houses from the new houses copying historic styles found intermixed with them. On the other hand, the attention to maintaining the historic appearance of the district has resulted in less intrusive development and more preservation of authentic historic resources than would have happened had the city ordinance not been there.

Integrity Still in a State of Flux
The growth within the district has accelerated in the last few years, placing the district's integrity in a state of flux, even though most of the historic resources are protected by city ordinance (because the city-protected area has slightly smaller boundaries than the nominated area). One of the most visually intrusive Modern Movement buildings in the district has been removed during the preparation of this nomination: the Charles Houston Recreation Center, built in 1976 on the former site of the Parker-Gray Elementary School, was demolished in 2007 to make way for a new building. Several large new buildings that are visually intrusive have been built with the district's boundaries in the last few years. These include a large apartment building currently under construction in the 500 block of North Henry Street and another under construction in the 1100 block of Cameron Street, as well as several new developments near the northwestern corner of the district. In spite of all these changes, however, a large portion of the core area of the district retains integrity and most of the brick rowhouses that occupy the outermost blocks of the nominated area have remained almost unchanged since they were built.

Significance Statement: Briefly note any significant events, personages, and/or families associated with the proposed district. It is not necessary to attach lengthy articles or genealogies to this form. Please list all sources of information. Normally, only information contained on this form is forwarded to the State Review Board.

Statement of Significance

The Uptown/Parker-Gray Historic District meets National Register Criterion A for both Social History and African American Ethnic Heritage and Criterion C for Architecture. The district contains a neighborhood known as Uptown, the largest of several Alexandria neighborhoods associated historically with the city's African American community (the African American district was slightly smaller than the area of the nominated boundary, at the end of the Period of Significance). Uptown/Parker-Gray is a good example of an urban historic district with a mixture of building types and architectural styles. It contains an important collection of churches, lodges, and other properties associated with the social life of the neighborhood and the ethnic heritage of the city as a whole. Most of the architecturally significant resources are townhouses and row buildings. The vernacular frame townhouses from the late nineteenth century represent historic styles of the era as they manifested themselves locally; they also reflect the racial segregation of the core area of the neighborhood and the related economic stratification, differing in size, materials, details, and design from houses of the same age a few blocks away in historically white neighborhoods. By contrast to these older houses, nearly all the twentieth-century residential buildings in the district are brick and most were constructed in rows of three to twelve units, often as part of development projects of 20 or more units. The twentieth century brick houses, whether individual or in rows, are nearly all in the Colonial Revival style, an apparent effort to emphasize Alexandria's early architectural heritage even when several whole blocks of new buildings were being built at once. In addition to privately built row houses, there are over 200 units of public housing constructed in several different projects. Like their privately built contemporaries, the public housing dating from the Period of Significance consists mainly of brick row buildings in the Colonial Revival style. The district is additionally significant under Criterion A in the Area of Social History for its association with institutionalized segregation during the Period of Significance, most notably the establishment of segregated schools, libraries, and public housing by the City of Alexandria. The public housing, initiated at the beginning of World War II to create better homes for defense workers, had a negative impact on an existing African American community; it displaced several blocks of private residences on the justification that they were old and inferior in design. Exclusively occupied by African Americans as a matter of legal policy until the 1960s, the housing projects reflect the Social History of the segregation era. The Period of Significance extends from 1820 to 1959, roughly following the National Register's 50-year rule, but extended forward to include the completion of the last phase of a public housing project built in phases in the 1940s and 1950s.

Criteria Consideration G

The resources listed as contributing in the district are all approximately fifty or more years of age, as determined in large part by comparing current data to the 1958 Sanborn Insurance Map for Alexandria. The public housing projects in the district that were initiated in the 1940s (e.g., Ramsey Houses in 1942 and the two blocks of Samuel Madden Homes along Patrick and Henry Streets in 1945) led to the construction of the James Bland Homes project in four blocks at the northeast corner of the district in 1954. The design of the James Bland Homes project closely resembles the neighboring Samuel Madden Homes, in part because they were designed by the same architect, Joseph Saunders. Saunders designed one final block, filling in a gap between the Samuel Madden Homes and the James Bland Homes. This block, between North Alfred, North Patrick, Montgomery, and First Streets was not completed until 1959. Therefore, this date, though less than fifty years ago, was used as the end of the Period of Significance.

Potential under Criterion D
Criterion D is not being argued at this time as an Area of Significance for the Uptown/Parker-Gray Historic District. However, the district has numerous sites with archeological potential. The city's archeology program, Alexandria Archeology, has spearheaded several below-ground investigations in the district, and has also developed maps that show sites of historic institutions, African American heritage sites, Civil War sites, disturbed and undisturbed areas, and similar characteristics.

Boundaries and Previously Listed Alexandria Historic District
The district's boundaries were set to meet the boundaries of previously listed areas to the south and east. The western boundary lines were drawn to include architecturally related buildings up to topographic barriers such as the raised railroad tracks at the district's western edge, and to exclude new buildings in some of the outermost blocks. The Uptown Parker-Gray Historic District abuts the existing National Register-listed Alexandria Historic District along the eastern and southern boundaries. As such, the boundaries include a few blocks of architecturally related residences at the district's outer fringes that were not associated with the African American community and may not have been associated with the neighborhood name "Uptown."

The listed district to the east and south, the Alexandria Historic District, is roughly the same area as Alexandria's city-protected "Old and Historic District." It was listed in the National Register in three separate actions, including an original nomination in 1966, a separate filing of a National Historic Landmark District covering most of the same area in 1969, and an amendment in 1984 to change the boundaries of the listed area. (The National Register listed district was originally the same area as the city's "Old and Historic District," which Alexandria has been protecting by ordinance since 1946; however, the city district's boundaries appear to have been modified since then.) Superimposed on these is a linear resource, the George Washington Parkway, which was listed in 1980. The eastern boundary of the Uptown/Parker-Gray Historic District shares the line of the western boundary of the National Register listed area, based on the superimposed districts above, as amended. (The city created its own local ordinance district for the Parker-Gray area in 1984. The proposed Uptown/Parker-Gray Historic District is slightly larger than the city's Parker-Gray Historic District, extending approximately one block further to the south, the north, and the northwest.)

Activities and Forces that Shaped the Uptown Parker-Gray Neighborhood
The Uptown/Parker-Gray Historic District reflects the latter stages in an urbanization process that began with the founding of Alexandria in the first half of the eighteenth century. The city as whole, originally a tobacco port from 1730s, developed into a waterfront-oriented 21-block street grid by 1749. The grid was extended by 1797-98 to cover an area ten times as large as the 1749 plat. The nominated district occupies most of the northwest quadrant of the enlarged area. The majority of land in this quadrant was known historically by the City of Alexandria as Ward III. The most landlocked part of enlarged grid, the northwest quadrant developed more slowly than the other three quadrants. Large areas north of Cameron Street and west of Columbus Street remained only sparsely developed for three-quarters of a century.

An African American Enclave by 1810
Three or four small enclaves of houses developed within the nominated area by the mid-nineteenth century. One of these, around the intersection of Cameron and Patrick Streets, was home to a group of free African American families by 1810. Although some of the enclaves like this one within what is now the Uptown/Parker-Gray area developed separate neighborhood identities for short periods of time, they eventually grew together into one larger neighborhood.

Vacant Land and Military Uses
Throughout the first six decades after the area in the Uptown/Parker-Gray Historic District had been platted, most of the land remained vacant. Three or four large houses were built for prominent Alexandria

families within what is now the historic district area. Some of them had grounds covering more than one city block. A few small houses were also built within the plat in this time period, but generally on scattered sites with any one house barely within view of its neighbors. None of the large houses is still extant, and only a few of the small houses have survived, tucked into later rows that aggregated around them. Some blocks of land may have contained gardens or farm crops until the 1860s, and at least one was a grove of trees. The sparse development led to a powder house being built before 1791 near the southwest corner of the district and another block within the district being used as a military parade ground beginning with the War of 1812. The powder house remained in place until 1818, and the parade ground continued to be used until the Civil War. When Union troops occupied Alexandria during the Civil War, they developed numerous installations on what had, until that time, been open land. Some of these installations were completely temporary uses such as encampments. Others included a large military-run bakery that occupied an entire city block and was believed to be the largest in the world at the time. Most of the military uses disappeared at the end of the war, and all the parcels had found other uses by 1900.

Railroad Lines, Manufacturing, and Early Rows of Rental Houses
By the 1860s, two mainline railroads and numerous railroad spurs occupied two or three of the neighborhood's most central north-south streets. The railroad lines connected the city to other parts of Virginia and to Maryland during and after the Civil War. Their location made the neighborhood attractive for manufacturing; however, the largest manufacturing operations were built just outside the district boundaries. By 1900, as the district came to be surrounded by large employers, the residential blocks of the Uptown/Parker-Gray neighborhood, particularly east of Henry Street and south of Oronoco Street, became attractive to developers who built rental housing. Numerous individual houses were built in the neighborhood at the same time, many of them for private home owners.   The places of employment and other means through which various families were able to rent or construct houses may not be well enough documented to draw firm conclusions. However, it appears that a number of African American families found the means to construct modest homes in the district in this period. Also, by contrast to the limited means of the majority of the city's African American community, at least a few of the city's African American citizens were amassing wealth by the late nineteenth century through successful business ventures. The growth of the African American community and other smaller ethnic communities was not the only force shaping the district in this period.

Development Forces from Outside the Boundary
Throughout the nineteenth and early twentieth centuries, development in the Uptown/Parker-Gray area appears to have been generated, at least indirectly, by activities that occurred just outside the boundaries of the nominated area. Between 1800 and about 1890, Alexandria's business district along King Street (a block south of the nominated area, in the Alexandria Historic District) grew to encompass over 14 blocks of contiguous storefront buildings. The city's main north-south corridor, Washington Street (one block east of the district), also became heavily developed with businesses, residences, and a variety of important institutions, such as churches and schools. As King Street and Washington Street became more intensely developed, houses also began to crop up a block or two north of King Street and west of Washington Street within the boundary of the nominated district. Just beyond the northeast corner of the nominated area, the Alexandria Canal was built in the 1840s, from Alexandria to Georgetown. At the time,

Georgetown was the more successful of the two river ports, and it had been chosen to be the southern terminus of the Chesapeake and Ohio (C&O) Canal. This decision forced Alexandria interests to build a separate canal connecting the city to Georgetown. The canal not only connected the two towns but also connected Alexandria to the longer (C&O) canal by which coal was shipped from Western Maryland. It also made it easier to ship Alexandria goods to markets in the upper Potomac watershed. The canal later gave its name to at least two new neighborhoods. The older of the two neighborhoods, located just outside the nominated boundary, was called Cross Canal. It apparently came into being shortly after the

Civil War. Later, a related neighborhood called "The Hump" developed within the nominated boundary as an extension of Cross Canal (The Hump comprised most of the area that was later demolished to build the James Bland Public Housing projects). Another center of activity at the edge of the district, the Alexandria County Courthouse was also located, throughout most of the nineteenth century, just outside the nominated boundary, on N. Columbus between Queen and Princess Street. Activities at the courthouse may have created a need for buildings on adjoining blocks in the southeast corner of the district.

The City's Largest Employers were Just outside the District Boundary
In the last quarter of the nineteenth century, Alexandria's largest employers were concentrated just outside the corners of the nominated area. As manufacturing increased at factories located a block or two beyond the district boundary, the number of houses and neighborhood-related facilities in the eastern and southern blocks of the nominated district increased as well. Two blocks east of the district boundary, Portner's Brewery grew incrementally from a small business to a large facility with a large work force between the 1860s and 1890s. Founded in 1862 in response to the Union Army's occupation of the city, the brewery business grew rapidly during the war because of the demand for beer among the soldiers. After the war, however, Portner's became one of Alexandria's most important manufacturing concerns. By about 1880, the brewery complex covered an entire city block and was still growing. Before the brewery became a major employer, some of the Uptown/Parker-Gray area's residents may have been textile mill workers. A large textile mill was built one block south of the brewery (two or three blocks east of the district's southeast corner) in the 1840s. It primarily operated before the Civil War, and although it sat idle for decades in the latter part of the nineteenth century, it may have employed Uptown residents in years when it was functioning. It is not known for certain that the employees of either the textile mill or the brewery lived or built buildings within the district, but the presence of the city's largest employers so close to the district's edge appears to have been a factor in the district's growth.

The Union Army Occupation and Food Processing Plants
Several facilities for developing and processing food were built in Alexandria when the Union Army occupied the city during the Civil War. The army's need for provisions led the United States government to locate slaughterhouses and similar processing plants in the city. Military activities also created a new market for the fishing and fish-packing operations that had already developed at the Alexandria waterfront. The only large building built to process food for the military at a location within the Uptown/Parker-Gray Historic District boundaries was a bakery, at Princess and Fayette Streets along what were then railroad tracks. Known as the Government Bakehouse, it was said be the largest of its type in the world at the time. It consumed 400-500 barrels of flour a day and had 200 employees producing 90,000 loaves of bread a day. (Nothing remains today of this factory complex, the land having had been occupied by a couple of generations of other buildings since the demise of the bakery.)

Three Glass Factories built to meet the Demand for Bottles
As Portner's Brewery continued to grow after the Civil War, it created a large demand for bottles. Three glass factories were built in Alexandria between 1890 and World War I. The factories were located just beyond the northeast, northwest, and southwest corners of the nominated district. All three plants suffered devastating fires by the end of World War I. Two of the companies consolidated as a result of one of the fires, but all three had closed by 1918. Alexandria's main planing mill and lumber company, Smoot Lumber, also suffered a fire in 1909, at its waterfront plant. It relocated by 1912 to a site just outside the northeast corner of the boundary of the nominated district. At the end of World War I, Alexandria became home to a torpedo-manufacturing plant and, within a few more years, had a large Ford Motor Company plant. Although these operations were further from the Uptown/Parker-Gray Historic District, they became the city's main industries for a period, employing the area's blue collar workforce and sustaining the city in general in the same decades that many new houses were being constructed in Uptown/Parker-Gray and several other neighborhoods at the corners of the city.

Regional Dairy Farming and its Impact on the District
In the first half of the twentieth century, the rural parts of Northern Virginia became the most productive dairy farming region in the state. In this period, a number of dairy processing and distribution plants made Alexandria their home. One or two modest-sized dairy processing plants were located within the bounds of the Uptown/Parker-Gray area. An example was the Comico Products Corporation's "Milk Products" facility, which was located in 1941 in a building still standing at the southwest corner of Henry and Madison Streets (1008 Madison Street). The dairy industry represented a second market for bottles manufactured by Alexandria's glass factories and also used other materials manufactured in the city. In the same era, the Uptown/Parker-Gray neighborhood contained at least one large hay and feed warehouse serving farmers who came in to town for supplies (the ca.1918 building of the Hooge Grain and Feed Company at 500 N. Henry Street has recently been torn down for a new development). In the first quarter of the twentieth century, the neighborhood had a number of other businesses closely connected to agriculture, including a vinegar-processing plant, several horse-related businesses (including livery stables), and at least one meat-packing plant (Armour and Company Wholesale Meats, located at 1019 Cameron Street, a contributing building in the district).

Row Houses and Growth of Nearby Factories
The waves of residential growth that coincided with the industrial and residential developments of the latter decades of the nineteenth century produced the unique mixture of buildings in the architectural fabric that characterizes about half of the Uptown/Parker-Gray Historic District. The earliest growth is represented by the oldest residences at the eastern and southern edges of the district, while the houses that coincide with the era of food production and glass manufacturing in the last quarter of the nineteenth century are found in the numerous blocks of the neighborhood dominated by small frame row houses. The much larger waves of growth that came in the twentieth century are reflected in large residential development projects that appeared in the neighborhood in the 1940s and 1950s.

Architectural Significance
The Uptown/Parker-Gray Historic District is significant in the area of architecture in two ways: for its nineteenth-century townhouses and row houses, most of which are simple in design but are also good examples of architectural styles that were popular in Alexandria at the time, and for its twentieth-century Colonial Revival style houses, including some large row house developments that sometimes consist of two or three blocks of matching units. It also has a few individual buildings of architectural significance, such as churches and other institutional buildings that serve as focal points in the urban fabric of the neighborhood; however, these properties derive their primary significance from being centers of community and ethnic cultural activity during the segregation era.

Architectural Differences from the Remainder of Old Town
The architectural characteristics of the district's nineteenth-century buildings distinguish it from the neighboring parts of Old Town Alexandria. The majority of the nineteenth-century buildings in the nominated area are frame and simpler in design than those found just across the district boundary in the Alexandria Historic District. The contrast in construction materials reflects the more limited means of people who built houses north of Cameron Street and west of Columbus Street before 1900. Differing in ways that are sometimes subtle in character, style, and to some degree integrity from the majority of Old Town's historic buildings, the buildings were excluded from the previously listed Alexandria Historic District where the historic resources are predominantly older, higher-style buildings almost uniformly constructed of brick. In fact, the Alexandria Historic District boundary steps to the northwest along Columbus, Alfred, Cameron, and Queen Streets (the blocks closest to the intersection of King and Washington Streets) to include a few blocks north of Cameron Street and west of Columbus Street where the buildings are of a more formal style and are constructed of brick. (While some of the resources in these blocks have been historically associated with the Uptown/Parker-Gray neighborhood, these areas

are not included in the present nomination because the resources are already listed.) Though simpler in design from those in the neighboring blocks of the Alexandria Historic District, the Uptown/Parker-Gray Historic District's late nineteenth-century buildings are architecturally significant for the way in which they illustrate the distinct and separate status of the neighborhood, a poignant reminder of the socio-economic contrasts of the segregation era.

The majority of the nineteenth-century houses in the Uptown/Parker-Gray Historic District are architecturally significant for their modest use of architectural styles with townhouse forms, usually boxlike frame buildings with nearly flat shed roofs and scaled-down ornamental features following the architectural trends of the era. Some of the oldest houses (a small percentage of the district's resources) conform more to pre-Civil War Greek Revival style models or even earlier styles, with side-gable roofs and ell-shaped floor plans. A few other early buildings have gables hidden behind parapets. Most of the pre-Civil War brick buildings in the district are found in the 100, 200, and 300 blocks of Patrick Street, or within a block or two of these streets on the cross streets.

In the oldest sections of the neighborhood, the houses appear to have been built individually, becoming aggregated over time into contiguous rows as other houses were built next to them. The slowly built rows along Cameron, Columbus, and Patrick Streets are the result of the gradual development of residential areas in the eastern and southern blocks of the district in response to activities along the King Street and Washington Street. In the blocks where the houses were built one at a time, there is always some variation in design from house to house. Early examples of aggregated rows near the intersection of Cameron and Patrick Streets (near the part of the neighborhood documented to have been an enclave of free African Americans as early as 1810) include some side-gabled brick buildings. These are among the few examples in the nominated area that are brick and have massing and window details that are more typical of Greek Revival style houses or Federal era houses than of later nineteenth-century styles. A few pre-Civil War houses in the district have radial-brick jack arches at the window and door openings and a few have Flemish bond façades. An example is the two-bay ca.1830 brick house at 534 Columbus, which is most likely the oldest extant house north of Cameron Street in the district. Most of the houses with these details are found in the parts of the district closest to King Street.

The Neighborhood's Oldest Developer-Built Row Houses
A block or two from the oldest houses are some rows with repeated designs built between the 1870s and 1920s. These were constructed as block-long repetitions, an indication that the whole row was built by a single developer. Marked by their repetition, they are thought to have been built either as rental properties or as speculative developments where the houses would be sold individually. The row built by Joseph Laphen at 722-726 Columbus Street is an example, as is the ca.1900 Queen Anne style row next to it. The Queen Anne style row (at 700-720 Columbus Street) has two-story bay windows that are square in plan, while the ca.1900 Queen Anne style row at 513-531 Alfred Street has the more typical semi-hexagonal type of two-story bay windows.   Historic maps indicate that two or three of the rows were the first developments in their respective blocks and were built at a time when they were surrounded by open fields. The row that Joseph Laphen built was an example of this (as seen in the 1877 Hopkins map of the city) until more houses were built next to it around1900.

Modest Versions of Late Nineteenth-Century Styles
In contrast to the earlier, predominantly Greek Revival style houses, the frame houses represent styles from shortly after the Civil War, from the Italianate and Second Empire styles to the Stick style and Queen Anne style, often with two or more styles blended. Many have either a false mansard or an ornamental cornice at the top of the façade. The cornices and false mansards are found in combination with ornamental window hoods and other characteristics of styles from the 1870s through the 1890s. In general, however, they were built with only modest ornamentation, a reflection of the modest means of most people in the neighborhood. For instance, there are almost no segmental window openings, heavy

drip mouldings, or oversized keystone details in the district, typical characteristics of Italianate style houses that were popular even with frame houses when the Italianate style was in vogue. Instead, simpler window mouldings around square openings are common in the district, and the district's cornices and doorways often sport incised brackets, dentils, and other details. Transom lights are also commonly found over main entrances in the district, and some ornamental doorways have sidelights, decorative panels, lathe-turned elements, and other examples of decorative woodwork from the era packed into tidy architectural entrance ensembles. Some of the houses have elements of older styles, such as side gable roofs. In a number of cases, the side-gabled forms appear to have been built at an earlier date and then updated with new ornamental features such as incised brackets as styles changed. In several cases, these older style elements may have been present as a result of residents being more familiar with details that were passing out of fashion or chosen for practical reasons, since gable roofs may have been easier to construct under certain circumstances than flat roofs would have been. In general, the houses are significant in the area of architecture as examples of mid-nineteenth-century and late-nineteenth-century styles that were popular and characteristic of their era in Alexandria, and as the simplest form these styles took in this area.

Twentieth Century Houses are Consistent in Quality, Mostly Colonial Revival in Style
Most of the twentieth-century houses in the neighborhood, on the other hand, are brick and are detailed in the Colonial Revival style. They are significant as a large and stylistically consistent collection of interpretations on this important revival style. The neighborhood contains a wide spectrum of interpretations of Colonial era architecture, from earlier examples where row house projects incorporated Craftsman style details into otherwise Colonial Revival designs or where innovative new materials were introduced such as rock-faced concrete block, to later examples where the Colonial Revival style details are subtle and part of a Spartan and crisp appearance consistent with the Modern Movement. Some of the larger Colonial Revival style developments were built in rows of six to twelve contiguous units, where the houses were distinguished from one another by varying the door surrounds, parapets, porches, or other details. In a concentration of examples found in the southwestern part of the district, cast-stone components were incorporated, including ornamental balcony-like window boxes and elaborate door architraves, as well as more typical decorative lintels and parapet ornaments. Most of the parapets also have panels of diapered brick. In several parts of the district, cast-stone architraves were used at doorways incorporating designs derived from Classical sources but with bas relief detailing and unusual proportions that shows the influence of the Art Nouveau and Art Deco movements. (Some examples of the door surrounds with bas relief detailing are found in the 1600 block of Princess Street and in almost all the row house units facing Earl and Suter Streets, apparently all part of the same development.) The cast-stone architraves were apparently manufactured in several variations, and the differing forms were used in alternating sequences to distinguish one house from another. The architrave designs may have been manufactured locally and used by more than one developer. They are found on scattered sites outside the district and in adjoining sections of other Alexandria neighborhoods where freestanding homes on larger lots were constructed at about the same time as well as row house projects. The similar row house projects include contemporaneous rows in the nearby neighborhoods of Rosemont and Del Ray.

Freestanding Colonial Revival Houses
Some of the Colonial Revival buildings were designed and built individually as freestanding residences or commercial buildings. Among the residential examples, however, there are only a few cases where a given design appears only once. In most cases, the houses follow patterns that are repeated on single-parcel sites around the neighborhood. Cape Cod type houses with repeated designs are found in the 400 block of N. Peyton Street. Very modest references to the Colonial Revival style are evident in a few concrete blocks found in the 400 block of N. Fayette Street. In nearly all individually built twentieth-century houses, though, the effort to revive the appearance and feeling of the Colonial era is apparent, and the absence of other styles that were popular across the country at the time suggests an interest on the part

of the builder to build something consistent with Alexandria's real Colonial era homes found a few blocks to the east and south of the district.

Developments Reflected Influence of Garden Apartments and Garden City Movements
Part of the significance of the collection of Colonial Revival style row house developments in the nominated area derives from its relationship to architectural movements of the time that stressed the role of garden space in the siting of row houses. Some of the development projects in the district show the influence of the British garden apartment and garden city movements of the same era. With the exception of the public housing units, the row building projects in the Uptown Parker-Gray Historic District were not designed with the entrance facades of units facing into large, shared, rectangular garden spaces. However, some of the rows were set back from the street far enough that each unit has a square garden of its own in front, sometimes delineated as a private space for that unit with ornamental fences and occasionally brick corner posts. An example is found at 404-432 Henry Street. Although some fence enclosures are of a more recent date, the ones that were intended to define a designed garden space from the beginning are indicated by identical ornamental features such as regularly spaced brick piers that continue for the length of the matching row of houses; sometimes, some elements of the original fences still connect the piers. Garden apartment complexes and townhouses built in the garden apartment model appeared in a variety of locations in and around the City of Alexandria in the first half of the twentieth century. These developments include notable large-scale examples like Fairlington [NR 1999], built 1942-1947, and the adjoining 1941-1943 Parkfairfax development [NR 1999], both located at Alexandria's edge but about a mile north of Old Town, as well as Gunston Hall Apartments in the southwest quadrant of Old Town. The city also has several other large garden apartment developments that are considered stand-alone neighborhoods and a number of smaller developments on scattered sites in various parts of the city. The majority of garden apartment complexes in Alexandria are constructed of brick and detailed in the Colonial Revival style. The row house developments in the Uptown/Parker-Gray area, however, are notable as a large collection of Colonial Revival style brick row houses that help to complete the fabric of an older neighborhood rather than focusing inward and emphasizing their separateness.

Porches Became More Common in the District with Colonial Revival Style
Some elements came late to the Uptown/Parker-Gray Historic District's collection of architectural styles. Just as front yard set-backs were not found in Uptown/Parker-Gray until twentieth-century styles arrived in the neighborhood, the same delay is seen in other design trends such as porches and other entry features. Beyond a few remarkable simple examples of small-scale stoops, porches appear to have been quite rare in the Uptown/Parker-Gray Historic District before the 1890s. Most of the frame houses do not have excavated basements. The houses were built with the wooden elements unusually close to the ground, so that siding and structural framing are separated from the soil line only by a barely visible band of foundation wall, in brick or occasionally stone, often as little as a single course of brick. Porches became more common by the beginning of the twentieth century when builders began building houses with basements. Another reason was lack of space: many of the rows of nineteenth-century houses were built with no setback, so that there was no room for a porch. In the district, houses from this era often have small stoops of just a step or two built over the sidewalk. This pattern changed with the introduction of front garden spaces in the neighborhood beginning about 1910. In the rows of houses built in the 1910s and 1920s, each unit usually has a Classical Revival style porch on simple Tuscan columns. Later Colonial Revival style houses used wrought metal railings and metal posts in place of the more traditional wood porch designs. By the 1950s, metal awnings became a common substitute in the district for traditional wood-frame porch roofs.

Apparent Effort to Build in Colonial Revival because Alexandria is a Colonial Era City
The brick residences and row houses that were constructed after 1920, largely on the west side of the Uptown/Parker-Gray Historic District, reflect a conscious effort to mimic the Colonial era architecture of

the older parts of the city. While the parts of the neighborhood along the eastern and southern streets tend to be dominated by frame row houses from the nineteenth century, the larger Colonial Revival style development projects in the western fringe of the district provide some of the qualities of the pre-Civil War blocks in Alexandria's older neighborhoods beyond the district boundary. However, at the same time that their almost universal use of brick walls produces a consistency in color and texture, the units are also repetitious, barely distinguished from one another by Colonial Revival style decorative elements that usually appear in alternating patterns where some details are repeated on every other house. The repetition and uniformity in these areas, and the use of some more modern details such as flat roofs concealed by stylized parapets, create a different feeling in the Uptown/Parker-Gray Historic District's brick row houses from what one finds in the much older parts of Alexandria.

Alexandria Village
A large percentage of the units at the western end of Cameron Street, along Buchanan Street, were built as a single development project called "Alexandria Village." The development was built in 1940-1941 by the Economy Housing Corporation. The newly built units were available only to whites, a typical restriction in privately built housing developments throughout the city in the era. The same design was used for portions of the development sited on the opposite side of the railroad tracks, areas that are now clearly separated from the district by the raised railroad tracks. When the Alexandria Village development was constructed, the tracks passed through it but did not separate the development into two neighborhoods, as is the case today. When the tracks were raised, the project involved demolishing all the houses along the west side of Buchanan Street, which had been built to match those still extant on the east side.

Public Housing as Last Major Expression of Colonial Revival Style in the District
The evolution of Colonial Revival designs in the district culminates with Joseph Saunders's designs for public housing at the north end of the district, as built between ca.1945 and 1959. The housing was developed in several phases. The oldest phase, in the 900 blocks Patrick and Henry Streets and the 1000 block of Montgomery Street, was actually built as part of Samuel Madden Homes. The majority of Samuel Madden Homes project was a complex located several blocks east of the Uptown/Parker-Gray Historic District boundary, close to the Potomac River. Although a government initiative mainly to build houses on a multi-block site east of the district, the project was justified as blight-clearance. The "blighted" area cleared as part of Samuel Madden Homes, beginning about 1942, extended well beyond the site of the new public housing units. It included most of the land north of Madison Street within the boundary of the nominated district, generally the same area that had been the neighborhood known as The Hump. After it was cleared, some of the land became the location of temporary houses built to provide displaced families a place to live while the Samuel Madden Homes were under construction. Beginning in 1954, the three-block area from Wythe Street to First Street between Alfred and Columbus Streets and the adjoining blocks between Madison, Montgomery, Alfred, and Patrick Streets became the site of the first phase of James Bland Homes. In 1959, the block bounded by Montgomery, First, Patrick, and Alfred Streets became the final phase of construction for the James Bland Homes project. Between the five blocks covered by the James Bland Homes project and the two adjoining blocks containing the Uptown/Parker-Gary portion of the Samuel Madden Homes there was little variation in the design of the units. The design was adjusted to meet angled streets in both the earliest and the last phases of construction. Where the street pattern allowed for longer buildings, some were constructed on an apartment building model, with flats on each of two stories, as opposed to the townhouse design used for the majority of the units. The middle phases of the projects had the least variations in both the dimensions of the block-sized sites and in the units and garden spaces developed on the sites. However, one variable in the 1954 phase of the project is that the portion of the site along Columbus Street stepped around pre-existing houses, so that the public houses only occupy half of each block on that side of the site.

Saunders used the same basic design for all the public housing units north of Oronoco Street (Samuel Madden Homes and James Bland Homes) in the nominated area. The design combines sterile aspects of function-based modern architecture with the aesthetics of garden apartment siting, all with a modest sprinkling of Colonial Revival style details. In the longer rows within the public housing area, the repeated townhouse forms create undifferentiated street walls that are as many as eight units long per block on the east-west streets. The longest rows appear across from one another for two or three blocks in a row along the same street. These characteristics of the design, combined with an almost complete absence of decorative details in the same elevations, give it the alienating architectural feeling often associated with public housing projects that were designed as part of the Modern Movement. This aspect of the design is especially apparent to people driving through the neighborhood. However, the housing projects have a totally different appearance to pedestrians, especially those using the north-south streets. About 60 percent of the houses were placed in "C-shaped" arrangements to form rectangular shared gardens; the garden areas have been carefully landscaped with trees and shrubbery. Although the units to the right and left of each garden space have a uniform design in brick, the use of a few Colonial Revival style details, such as decorative wood lintels at the doorways, gives the houses that face into the garden areas a traditional appearance and human scale. At the far side of each garden space in four blocks out of the seven-block area (the side opposite the north-south street), the houses are arranged in sets of four with wood siding in a center second-story section. The wood-sided section has an inset first-story porch beneath it, shared by the two center units. Even these details lose some of their effectiveness when repeated as they are in five or six different garden spaces in a complex that occupies eight city blocks. However, the trees and other landscaping vary slightly from block to block, adding a little more variety to the design.

Other Public Housing in Uptown/Parker-Gray Area
The public housing units in the Uptown/Parker-Gray area include at least three other projects, two of which are within the bounds of the nominated area. The earliest public housing in the area is actually the Ramsey Houses, a set of four American Foursquare house forms built in 1942, containing multiple units (three contain four units and one has three units). The houses, which are located on the east side of Patrick Street between Pendleton and Wythe Streets, are constructed with a stucco exterior finish and low hipped roofs. Contributing resources, the Ramsey Houses present an attractive appearance and represent stylistic trends of the 1930s and 1940s, modestly detailed but reflecting the Craftsman and Prairie style characteristics that often appear in the American Foursquare type of house. The other public housing projects in the Uptown/Parker-Gray area are more recent. Jefferson Village, a Late Modern or Post-Modern style complex at West Street and Princess Street was built in 1988. The units of this complex are non-contributing resources. The Andrew Adkins housing project, located north of Wythe Street and west of Fayette Street was built in 1968. It has been excluded from the boundary of the district (although the boundary touches this complex on three sides).

Significance in the Area of African American Ethnic Heritage
While the district contained at least one small enclave of African American families by the early 1800s, a somewhat larger area within the Uptown/Parker-Gray neighborhood grew into a major center of African American ethnic heritage after 1870. It can be described as the largest and last in a series of historically African American neighborhoods to develop in the city.

The older enclaves that had existed within the current Uptown/Parker-Gray neighborhood before the Civil War apparently anchored the growing number of African American families that made their homes in the district after the war. By 1900, the African American community within the district comprised at least a fourth of the area within the nominated boundaries. After the city built the Parker-Gray Elementary School (1920) and later Parker-Gray High School (1950), two other small African American neighborhoods located partly within the boundaries, Colored Rosemont and The Hump, began to grow together with Uptown into one larger neighborhood around the schools. The neighborhood was of

increasing importance to the city's African American community after 1900 and through the 1960s. The single largest African American residential section of the city in the era of segregation, it also became home to many of the city's African American-owned businesses and institutions. In addition to African American-owned businesses, it was also home to several businesses owned by non-African Americans that served a predominantly African American clientele (the history of African American businesses is discussed in more detail as part of the discussion of significance in the area of social history and segregation, in the next section below). While half of the city's African American churches remained outside of the Parker-Gray/Uptown neighborhood at their historic locations in older neighborhoods, most of the Alexandria African American community's lodges and recreational facilities, as well as many of the city's segregated public facilities designated for African American citizens, were located within the nominated district.

Alexandria was a focal point of regionally and nationally important chapters in African American history throughout the nineteenth century. Some of these occurred just outside the boundaries of the nominated district, but still appear to have shaped the ethnic community within the Uptown/Parker-Gray neighborhood. For instance, the city was a major center of the antebellum slave trade with two or three slave-dealing establishments located just a block south of the district boundary prior to the Civil War. Mt. Jezebel Baptist Church (within the district, at 317 North Payne Street) traces its history to a split that occurred at Shiloh Baptist Church, two blocks south of the district (at 1401 Duke Street). Shiloh Baptist Church traces its history to a group of 50 African Americans, former slaves and possibly some soldiers, who organized as a congregation at L'Overture Hospital, a military hospital for African American soldiers operated during the war at what had been Price and Birch's slave prison. During the war, runaway slaves (known at the times as "contraband") were held at this location by the Union Army as a control measure until the end of slavery.

Segregated schools developed both near and within the district boundary in the nineteenth and early twentieth centuries. Segregation of the city's libraries occurred initially as the result of an event at what was then the city's only library, just east of the district boundary, and the issue was addressed by construction of a new segregated library for African Americans at the heart of the Uptown/Parker-Gray Historic District. The events that occurred within the Uptown/Parker-Gray Historic District relating to slavery and the development of free African American communities, segregated education, and segregated libraries were not only of local significance. Alexandria's various approaches to racial segregation and racial equality were important regionally as well as to Virginia and to the nation.

Alexandria was also home to one of Northern Virginia's most important communities of free African Americans at various times before the Civil War, with a portion of the community located in the Uptown/Parker-Gray area at least a half century before the war. Because the city was considered part of both Virginia and the District of Columbia for the first half of the nineteenth century, free African Americans from other parts of Virginia migrated to Alexandria to escape laws that made it difficult for them to remain in the commonwealth. Along with the former slaves who had been freed or had purchased their own freedom came recently escaped slaves, known in the Civil War era as "contrabands." The city also had some white citizens, including an active Quaker congregation, who assisted the African American community. In this era, the small community that developed at the intersection Cameron and Patrick Streets was one of the centers of Alexandria's community of free citizens of African descent. In time, the area around this enclave would come to be known as Uptown, perhaps because it was uphill from the older parts of Alexandria that had developed along the Potomac waterfront; it was the part of Old Town at the furthest distance from both the Potomac River and Hunting Creek.

Alexandria and the Slave Trade
The city's role in the slave trade grew as a result of the collapse of the local tobacco industry by the eighteenth century. Surrounded by vast tobacco plantations, the Alexandria area witnessed decreasing

tobacco production because the overworked soil became less and less fertile. Many large farms had gone out of production by the decades prior to the Civil War. Larger land holdings were subdivided and sold to farmers, often northerners, who converted them to other kinds of agriculture such as production of mixed grains. The newer types of farming occurred in more confined areas, where farm owners and their families could generally tend to their own fields. Acre for acre, the newer crops did not require as much manual labor as the expansive tobacco plantations had. The consequent movement of new farm families from northern states led to a society where public opinion was divided by the time the war began on issues relating to slavery, abolition, racial equality, and related issues, often running counter to those of the rest of the commonwealth. The production of wheat and other grains in the decades before the war also brought millers and others involved in processing and trading in grains into the area in the late eighteenth and early nineteenth century. After experiencing a recession in the post-tobacco era, the city saw an economic revival around wheat production by the 1820s. The result of these changes for the African American community was that large numbers of enslaved individuals were no longer needed in local agriculture. Rather than freeing them, many local plantation owners began either selling them to slave traders who sold them to other individuals in the deep south, where cotton farming was on the rise, or hiring them out to in-town employers. Being sent south usually meant, for the enslaved individual, being permanently separated from other family members.

The known buildings from which slave dealers operated are all just outside the boundary of the Uptown/Parker-Gray Historic District, in commercial areas to the south and southwest of the nominated district along Duke Street. On the other hand, the city's influential Quaker community was centered a few blocks southeast of the district with a meeting house at St. Asaph and Wolfe Streets from 1802 to 1882. Some of the Quakers made real estate available to the African Americans when other sectors of the community would not sell to them. Similar benevolence was extended by members of one or two other religious groups, such as the Baptists.

African Americans in Alexandria in the Mid-Nineteenth Century
Although Alexandria had a well-established reputation as a slave-trading center by the mid-nineteenth century, it also had an important community of free African Americans. As the enslaved individuals were in less demand on local tobacco farms, owners who did not sell them through the slave markets began sending some of them to live in urban areas where they were hired out to various employers. This made it possible for some of them to find second jobs, working in the off hours to earn money for themselves to buy their freedom. The recently freed individuals, however, were caught in a rapidly evolving political dilemma prior to the Civil War. Over several decades from about 1789, when it became part of the District of Columbia, to the mid-1840s, when the federal government retroceded the city to Virginia, Alexandria was, as part of the federal district, a refuge for African Americans, including some individuals who had recently escaped slavery. However, in this period, the degree to which Virginia laws applied or could be enforced in the city was not clear. Virginia passed a law, for instance, in 1805, making it illegal for freed slaves to live anywhere in the state. Attempts were apparently made from time to time to enforce this law in Alexandria, however, not with any consistency. Other factors complicated the situation. For instance, while being hired out to city employers could make it possible for an enslaved individual to earn money in the off hours to purchase his freedom, the Quaker community pressured its members to avoid business dealings with slave owners, which in turn made it more difficult for the "bondsmen," as they were called, to find themselves in a position to achieve freedom this way.

The question of whether Virginia's or the District of Columbia's laws applied to African Americans in Alexandria was one of the issues that led to an appeal to the federal government to remove Alexandria from the district, which they did by passing special legislation in 1846. Only a few short years later, in 1850, the federal government passed the second "Fugitive Slave Act" (the first was in 1793). From the late 1840s until the beginning of the war, Alexandria's Free Black citizens who remained in the city lived a precarious existence. As an example of the problems that occurred with the retrocession, a school that

had existed since 1812 to educate the children within the African American community ceased operation in 1847 because suddenly it was no longer a matter of interpretation whether Virginia laws against educating black residents applied in Alexandria. During the war, however, Alexandria once again began to develop a growing African American community, comprised largely of individuals who had formerly been enslaved and had begun to move either into the city from surrounding plantations or north from areas where slavery had been increasing until the war broke out.

Other African American Neighborhoods and their Relationship to Uptown
The other African American neighborhoods that developed around the predominantly white core area of Old Town were related to the Uptown area in several ways. Some families and institutions moved into the Uptown/Parker-Gray area as a result of events in the other neighborhoods. For instance, Mt. Jezreel Baptist Church was created when (as noted above) the older Shiloh Baptist congregation located just outside the district divided over a contentious issue; the new offshoot congregation made Uptown its home. Meade Chapel Episcopal Church, on the other hand, moved into the Uptown/Parker-Gray area from Cross Canal, another predominantly African American neighborhood. The move appears to have been an effort on the part of a white congregation to achieve segregation quietly. By the early twentieth century, the Uptown/Parker-Gray Historic District became home to African American institutions that served African Americans from across the city, including private clubs and segregated schools and libraries.

The city's first African American neighborhood was in a low-lying area of the Old Town street grid, west of Washington Street and south of Prince Street (several blocks southeast of the Uptown/Parker-Gray Historic District's boundaries). Because of its topography, the neighborhood was called "The Bottoms" (and later, "The Dip"). The cultural anchor of the Bottoms neighborhood was Alfred Street Baptist Church, an institution founded as early as 1803. The church still occupies its 1855 building [NR 2004] at the neighborhood's center, although the building has been altered and is now part of a larger modern complex. It is likely that African Americans living along Cameron and Patrick Streets in the Uptown area attended Alfred Street Baptist Church at the time. Another African American neighborhood developed in the early 1800s several blocks east of Washington Street, in the 400 block of South Royal Street. Known as "Hayti" (pronounced "hay-tie"), its residents rebelled against their owners in what is regarded as the first successful uprising of enslaved persons in the Western Hemisphere. A seasonal community called "Fishtown" developed by the 1850s along the Potomac near Oronoco Street (directly east of the center of the Uptown/Parker-Gray Historic District) consisting of African American workers who cleaned the shad and herring caught by local fishermen. During the Civil War, when the city's African American population began to grow again, two new neighborhoods cropped up north of Princess Street and east of Washington, known as "The Berg" and "Cross Canal." The Berg traced its name from a group of African Americans who had moved to Alexandria from Petersburg, Virginia, and Cross Canal was so named because it was across the Alexandria Canal from the rest of the city. Located just outside the Uptown/Parker-Gray boundary, to the northeast, Cross Canal's families included some of the workers at the Dominion Glass Factory. When the Cross Canal neighborhood grew into residential blocks further west, the new area, known as The Hump, was within the boundary of the nominated district. As the nineteenth century drew to a close, the city's African American community began to expand from these smaller and earlier neighborhoods into two newer and larger neighborhoods: a section called "The Hill" in the southern half of the Alexandria street grid and "Uptown" (within the nominated historic district) in the northwest quadrant. One of the last African American neighborhoods to develop was the section known as "Colored Rosemont," in the 600 and 700 blocks of West and Payne Streets (and adjoining areas). Colored Rosemont became united with the Uptown/Parker-Gray area when the Parker-Gray high school was built there, replacing the older Parker Gray school that had been on a site near the center of the northern half of the nominated area.

By the second quarter of the twentieth century, the African American residential area contained within the Uptown/Parker-Gray Historic District became the city's largest African American neighborhood. Cultural attitudes toward race and official policies about segregation sharpened over time drawing more rigid lines separating Alexandria's white and black neighborhoods. Southern society became more segregated in a way as new institutions were built for African American citizens by government entities, and as the African American community began to build its own private institutions, as well. The Uptown neighborhood gradually became the most logical location for almost all the new institutional buildings, from fraternal lodges to recreational facilities. Other than churches, the institutions with the longest history as segregated facilities were schools.

African American Schools and Uptown
Although there are no extant historic school buildings in the Uptown/Parker-Gray Historic District, the development of segregated schools in the neighborhood shaped the district and even gave it the name "Parker-Gray," the most common name currently used for the entire northwest quadrant of Old Town Alexandria. At least three important school buildings helped to shape the district: the Hallowell School for Girls, Parker-Gray Elementary School, and Parker-Gray High School. All were demolished by the 1970s.

Schools were the earliest known African American institutions to develop within the Uptown/Parker-Gray neighborhood. Although the state of Virginia passed laws against educating African Americans, there were opportunities to provide education both before the laws went into effect and at times when enforcement was lax. However, the changing situation gave the schools a precarious existence until after the Civil War. The earliest schools were held in private homes in various parts of the city at least as early as 1809. Schools were conducted by African Americans in some cases and by whites in others, sometimes on a pay basis and sometimes on a free basis. In some cases, the schools primarily conducted evening classes and may have been designed to teach reading and writing to adults rather than children. At the end of the War of 1812, the African American community created its own parallel to the Washington Free School, a school that had been endowed by George Washington and operated from the city's Academy Building. The classes for African Americans were held on the third floor of the Alexandria Academy Building at 604 Wolfe Street, about five blocks southeast of the Uptown/Parker-Gray Historic District. That same year, the academy purchased land at 218 North Columbus Street to start a "Lancastrian" school for girls in the white community. The location of the new building built in 1812 was just outside the boundary of the district. The shell of the building is still standing, incorporated later in the nineteenth century into an Italianate design for a lodge facility (218 N. Columbus Street; it is within the boundary of the Alexandria Old and Historic District). The school at the old Academy Building went out of operation in 1847, as did any other small schools that had apparently been operating until that time in other locations in the city, casualties of the city's retrocession to Virginia.

Hallowell and Snowden Schools
After the Civil War, with the help of the Freedman's Bureau, two new school buildings were built for the education of the Alexandria's African American citizens. Both school buildings were built by noted African American master carpenter George Seaton. The Seaton School, which was later known as Snowden School for Boys, was built by April 1867. Hallowell School for Girls was opened in November 1867 (originally just called the Alfred Street School, it was renamed the Lee School when Robert E. Lee died; it was later renamed for Benjamin Hallowell, a Quaker who had taught school in the city). The latter school was funded directly by the Freedmen's Bureau. Each school was set up with a board of trustees. In the case of the Snowden School, it is known that all members of the board of trustees were African American. Hallowell School was located on Alfred Street between Princess and Oronoco Streets (407-415 Alfred Street) within the boundaries of the Uptown/Parker-Gray Historic District, near the southeast corner of the district. (The building is no longer standing, but the site may have archeological potential.) Snowden School was located on South Pitt between Gibbon and Franklin Streets in the

southeast quadrant of the city, the area known as Vinegar Hill. In 1870, the two schools officially became part of the city's public school system.

Parker-Gray Elementary School
While the location of Hallowell School at the corner of the Uptown/Parker-Gray Historic District may have been an indication that the Uptown neighborhood was postured to grow into an important center of African American community, the role of the neighborhood in the greater community was secured in 1920 when the city consolidated the two 1867 schools into a new city elementary school and built a new building for it within the neighborhood area. Known as "Parker-Gray Elementary School," the school was built on Wythe Street in the northern half of the Uptown/Parker-Gray neighborhood. The location placed it at a distance from other, older African American neighborhoods, some of which had already begun to shrink in size or importance, and it made the less dense areas of the Uptown/Parker-Gray area more desirable for African American families seeking to relocate into one larger neighborhood. The name was created by combining the surname of the principal at Hallowell School, Sarah Gray, with that of John Parker, principal at Snowden School for Boys. By selecting this name, the school district established a sense that the school would continue some of the traditions and heritage of the two older schools. The school was overcrowded from the time it opened, and the city's African American residents generously subsidized it by helping to pay for furniture and books. It was built to be an elementary school, but in time, some high school classes were offered there. Although the older building was referred to as "Parker-Gray High School" on the city's 1941 Sanborn map, a full high school program through grade 12 was never provided at that location.

Parker-Gray High School
By the 1940s, Parker-Gray Elementary School had older students taking high school classes. The situation was not ideal, because the school was crowded and because students had to find creative ways to get a complete high school education, since the school did not offer a full program. Some students found ways to relocate to Washington, D.C. after completing their Parker-Gray coursework to earn a high school diploma, since neither the Alexandria city schools nor any of the nearby white high schools on the Virginia side of the Potomac allowed African Americans access as students in the other high school facilities that were reserved for whites. In 1950, recognizing that the education of the African American community should include more than elementary instruction, the city built a new high school several blocks west on Madison Street in the "Colored Rosemont" neighborhood. Colored Rosemont is now considered a sub-section of the Uptown/Parker-Gray neighborhood, and two blocks of it are included in the district boundary; however, the site of the school is excluded by the current historic district boundary because the building is no longer extant and the parcel contains a new building. The name "Parker-Gray" was transferred to the new all-black high school facility. To avoid confusion, the city renamed the elementary school building Charles Houston Elementary School. The city schools remained segregated by law until the law was overturned in 1965. Up to that time, Parker-Gray High School was the only school offered for African Americans wishing to complete the higher grades. After the end of segregation, the Parker-Gray High School building was used as a middle school facility, but only for a few years. Both the elementary school and high school buildings were demolished in the 1970s, and other buildings now occupy the sites.

Although the Hallowell School Building and the two Parker-Gray school buildings are no longer standing, the fact that they were located in the Uptown/Parker-Gray area secured the African American identity of the neighborhood through the last years of legally enforced segregation policies. The historic district derives significance from the African American institutions that were located there during the segregation era. Even though Alexandria had several older African American neighborhoods, the Uptown neighborhood became the center of the city's minority community and home to numerous institutions including churches, fraternal lodges, recreational facilities, and commercial businesses oriented to the minority community. New institutions, such as churches, were founded to serve the neighborhood's new

residents, while most of the other African American institutions created between 1900 and 1965 to serve the city's African American community as a whole were located in the Uptown neighborhood. The institutions in the Uptown/Parker-Gray area that served the larger area included segregated schools, a youth center, and several fraternal organizations.

Religious Institutions of the Uptown/Parker-Gray Neighborhood
The historic development of some of the oldest African American religious institutions in the Uptown/Parker-Gray neighborhood illustrates how the neighborhood developed as an outgrowth of other African American neighborhoods near it, with strong ties to older enclaves. Several of the churches that served as early anchors of the community came into the neighborhood as either relocations or extensions of older congregations just outside the Uptown/Parker-Gray area. The churches are significant as centers of African American activity within the neighborhood, as a reflection both of the community's growth as a self-contained residential neighborhood and of the neighborhood's increasing importance as the city's largest center of activity for African Americans in the segregation era. Some of the buildings reflect important trends in local architectural styles and are part of the district's architectural significance; however, on an individual basis, these buildings derive most of their significant for their part in the district's ethnic and social history under Criterion A.

Meade Chapel Protestant Episcopal Church
Meade Chapel is probably the second oldest African American institution to be housed in an extant historic building in the Uptown/Parker-Gray Historic District. It was originally created in 1869 to serve the Cross Canal neighborhood, northeast of the Uptown/Parker-Gray Historic District. The congregation was founded as a mission of Christ Church, whose 1767 building remains a prominent landmark near the southeast corner of the Uptown/Parker-Gray Historic District. The mission was created not specifically to serve African Americans, but to serve the Cross Canal neighborhood, then a mixed race neighborhood which Christ Church considered to be at a far enough distance to merit a new church. A history of the congregation says: "Although early accounts…do not mention the race of its congregation, it is safe to assume that the congregation was either white or of mixed races under white leadership."

In 1871-72, the congregation set out to create a "colored Sunday School," apparently in recognition of the need for such an institution among African Americans living in the area. In a November 1872 report, parishioner John Janney Lloyd, a member of Alexandria's prominent Lloyd family, reported to the vestry "that quite a number of colored persons had expressed a desire that we would furnish a suitable place to be used as an Episcopal Church for colored persons." The vestry responded to this request in the spring of 1873 by making the church building available to an all-black congregation.

In March 1873, Anna Maria Fitzhugh of Fairfax County (an aunt of Robert E. Lee) offered a parcel in the Uptown/Parker-Gray neighborhood, at the corner of Princess and Columbus Streets as a new location for the church. The move was announced in the Alexandria Gazette on 9 April 1873, but no reference was made to race. A week later, when the intention that the church serve an all-black congregation became public, the neighbors began objecting, apparently an indication that this was a deciding moment in the racial composition of that part of the neighborhood. Although an attempt was made to appease the neighbors by announcing that they were looking for another site, the church was relocated by the end of April 1870 to the parcel Mrs. Fitzhugh had provided. The actual 1870 building was jacked up and moved on rollers from the Cross Canal basin to the new site on Columbus Street. Christ Church used this series of developments to re-frame itself as an all-white congregation, transferring the membership of the African American congregants who attended church in Old Town to the new Meade Chapel location as well.

In 1907, the Meade Chapel congregation decided to build a new building. Their plans came to fruition in 1912, when the oldest part of the current brick building was built. Moving a block west from the site of

the older frame church, they chose their present location at the corner of Princess and Alfred Streets at that time. The building is a contributing resource in the nominated district.

Baptist Churches
The Baptist Churches that developed in the Uptown/Parker-Gray Historic District, all of which were historically African American, were a combination of offshoots of older congregations and one or two churches that may have been formed as entirely new congregations.

Third Baptist Church
Third Baptist Church, housed in a historic building at Princess and Patrick Streets, is probably the oldest African American institution to be located at its original location within the Uptown/Parker-Gray Historic District. The core part of the building is the oldest extant church edifice in the district. The church was founded in 1865-66, apparently as an entirely new congregation. Its construction, though near the small African American enclave that had existed since the 1810s, may have been a sign that the African American community of the Uptown neighborhood at that time was expecting to grow in upcoming years to include a larger area. The older part of the building may date from the 1860s; however, the church suffered almost complete destruction in an 1895 or 1896 hurricane and was rebuilt as an attractive design reflecting the Richardsonian Romanesque architectural details that were in fashion in the 1890s. In 1870, while serving as the pastor of Third Baptist Church, Rev. George Parker became the first African American to be elected to Alexandria City Council.

Mt. Jezreel Baptist Church
While Third Baptist Church may have developed independently, Mt. Jezreel Baptist Church, at 317 North Payne Street, grew out of Shiloh Baptist, a church located a few blocks south of the boundary of the nominated district. Although located outside the district boundary, Shiloh Baptist Church considers itself closely related to the Uptown/Parker-Gray Historic District both historically and geographically. Shiloh Baptist was founded in 1863-65 as an outgrowth of Alfred Street Baptist Church, Alexandria's oldest African American congregation (as discussed above, also located outside the district, several blocks to the south of the boundary). Started during the Union occupation of the city by an organization of fifty former slaves called the "Old Shiloh Society" (originally Contrabands who had been housed together at the old slave pen on Duke Street), Shiloh Baptist is still located just a few blocks from the Duke Street slave pen location. A dispute over use of funds led to a group of members leaving the church in 1890. Those who left were among the founders of Mt. Jezreel Baptist Church. (Mt. Jezreel Baptist Church is a contributing resource within the Uptown/Parker-Gray Historic District.) These historically related churches (Alfred Street, Shiloh, and Mt. Jezreel) are all members of the National Baptist Convention, one of several separate denominational frameworks within the African American wing of the Baptist movement.

St. John Baptist Church
Other Baptist churches developed in the neighborhood at a later date, often forming without any links to older congregations. St. John Baptist Church, for instance, began in 1926 when a group of men who had been congregating on the street to sing decided they'd like to form a church together. The church built its current building in 1947-48, with additions constructed in 1966-67 and 1983-84.

St. Joseph's Roman Catholic Church
St. Joseph's Roman Catholic Church, at 701 Columbus Street, was created by a group of African American members of the city's original Catholic parish, St. Mary's Roman Catholic Church. Located on Royal Street, about four blocks southeast of the boundary of the nominated district, it is the oldest Roman Catholic congregation in Virginia. The African American Roman Catholics had been worshipping together in the alcove of the church for a number of years. In the early 1900s, the group began meeting weekly with a visiting Josephite priest at St. Mary's Lyceum in addition to attending mass together. The Josephite Order of priests, largely comprised of white clergy, was created in 1893 at Baltimore with the

sole mission of evangelization to African Americans. Subsequently, the group held a meeting and drafted a letter to the bishop of Richmond asking to form themselves into a new congregation. The property at the corner of Columbus Street and Wythe Street was purchased in 1914. Father Charles F. Hannigan, the visiting Josephite who had been meeting with the group, persuaded Mother Katherine Drexel, founder of the Sisters of the Blessed Sacrament and a member of a wealthy Philadelphia family, to donate $8,000 toward the construction of a church in Alexandria. In 1915, a priest was assigned to the new congregation and construction on the new church began. The church building was designed by Murphy and Olmsted, Architects. The choice to build within the boundary of the Uptown/Parker-Gray area, like the decisions of other institutions in the same era, is an indication that the neighborhood was quickly becoming the center of the city's African American community. The parish grew large enough within a few years to build its own school. Although the school began operating within the church building in 1916, a new school was built at 721 N. Columbus Street. The architect of the school building, an Art Deco style building, is not known. The rectory, located between the church and school, was built in 1921 (a contributing Craftsman style house, the architect of the rectory, like that of the school building, is not known). In 1967, the Bishop of Richmond re-designated St. Joseph's from an ethnic (African American) mission church to territorial parish.

Russell Temple CME
The only Methodist church in the Uptown/Parker-Gray neighborhood is Russell Temple CME, located at 507 N. Alfred Street. The church was organized as a result of a meeting in a home on Gibbon Street (southeast of the district boundary) in March 1941. The initial meeting included Rev. Samuel Taylor and his wife, Rosie Taylor. The site of the current church was purchased in 1949. The building was built in 1952. The CME denomination (originally an acronym for "Colored Methodist Episcopal," but subsequently changed to "Christian Methodist Episcopal") is one of at least three denominations formed when African Americans left the Methodist Episcopal Church between the late eighteenth and mid-nineteenth centuries, one branch formed in Philadelphia, one in New York, and one in Charleston. One of the reasons that three separate denominations were created was the difficulty of traveling from one part of the country to another to maintain the denominational hierarchy. The CME denomination was organized in 1870 in Charleston, South Carolina. The denomination was closely based on the Methodist Episcopal South Church (a denomination formed by congregations in the south when northern and southern Methodist Episcopal churches could not agree on how to resolve conflicts over slavery in the antebellum era; the largest predominantly white branches of Methodist reunited in 1939), the CME church is the African American branch of Methodism most closely identified with the American South. It is likely that the presence of a CME church in the Uptown/Parker-Gray area reflects a migration of families from South Carolina or some other area where the denomination was strongly represented. Russell Temple is the only CME Church in Northern Virginia.

Other Churches
Several other religious institutions developed within the neighborhood. They include Community Presbyterian at 1122 Oronoco Street, Gethsemane Church of God at 110 N. Fayette Street, Sixteenth Temple at 636 Patrick Street, Antioch Church at 1120 Queen, New Pentecostal Church at 600 N. Columbus, United House of Prayer for All People at 324 N. Henry Street, Christ Church of Deliverance at 318 N. Henry Street, and Church of God and Saints of Christ at 634 N. Patrick St.. Most of these congregations occupy either new buildings or other non-contributing buildings converted from earlier uses. An exception is the Sixteenth Temple Church, which is located in a contributing resource, a frame building that was built 1927-1930 for Bethel Presbyterian, a congregation that subsequently moved to a site outside the district. Community Presbyterian, a more recently formed Presbyterian congregation, also occupies a contributing building, built about 1950. The modest-sized building, however, either was built as a house or built using a design that is more residential in character than ecclesiastical. The Community Presbyterian congregation was founded in 1933 in a small house in the 900 block of Wythe Street, several blocks away from its current location. Antioch Church occupies an important Art Deco style theater

building, the former Carver Theatre (built in 1948 to a design by architect John Zink,[i] later called the King's Palace, the theater closed in the 1960s). A Seventh Day Adventist Church existed at 1020 Pendleton Street from around 1900 through the 1950s, but the site of the church building is now a vacant lot (the building was demolished in the 1950s).

Other Institutions
The Uptown/Parker-Gray neighborhood has several other institutions either created by or for the African American community that occupy prominent buildings within the district. An example created by the African American community is the IBPOE Hall at 227-229 N. Henry. Nationally, the fraternal lodge known as the Improved Benevolent Protective Order of Elks in the World (IBPOE) was created about 1900 when African Americans attempted to join the Benevolent and Protective Order of Elks and were refused.[ii] They formed a parallel national organization and started chapters in many cities. Alexandria had a strong IBPOE lodge. (At the national level, the white BPOE order initial challenged the IBPOE in court for using the same ritual and some of the same graphics, but the case was later dropped, about 1910, and the groups agreed to coexist peacefully). By 1904, the lodge members had built their original building at 227-229 N. Henry; by 1932, they had greatly expanded and remodeled it. One of the largest social halls of any kind within the boundaries of the Uptown/Parker-Gray Historic District, the IBPOE Hall is an important center for African American community within the neighborhood and across the city and a focal point of the nominated historic district. (A historically white fraternal organization, the Fraternal Order of Eagles, also has a lodge facility in the district near the southern boundary, at 1015 Cameron Street, in a building built in 1958.)

Other African American Institutions
Other private institutions within the district established by African Americans include an American Legion Lodge (William Thomas Post 129) at 224 N. Fayette Street and a Masonic lodge (Lincoln Lodge #11) at 1356 Madison Street. Both are contributing buildings. The American Legion lodge occupies a frame building in somewhat deteriorating condition. It has features, such as exposed rafter ends, characteristic of mail-order buildings from ca.1910-1940. The building, however, dates from ca.1944 and was originally built to house a nursery school operated by the city school system. It has been an American Legion lodge since ca.1950. The lodge was chartered in 1931 and is named for the first African American from Alexandria killed in World War I. In the segregation era, it was the only American Legion lodge in the city open to African Americans. The Lincoln Masonic Lodge occupies a small house in the heart of the Colored Rosemont section of the nominated district. A bronze plaque on the building's façade says "Alfred S. Hamilton Building," with additional information on a past member by that name to whose memory the lodge dedicated the building in the 1980s. The Hamilton Building is part of a row of three freestanding shed-roofed, one-story brick houses notable for their small scale and simple design. However, the architecture of the front of 1356 Madison Street is currently masked by a front porch enclosed with scored plywood, and the building's contributing status is based on its significance under Criterion A. The city's 1958 Sanborn map also indicates that two or three small buildings within the district boundary had lodge, club, or community center uses at that time. None of the organizations housed at these locations is known to be still in existence, and the buildings have been demolished or incorporated into private houses since then.

Recreation Facilities
The Uptown/Parker-Gray neighborhood has at least two extant historic buildings that were built as recreation centers for organizations headquartered outside the district or by local benefactors from outside the neighborhood. One was a USO club house at 1605 Cameron Street, now incorporated as a wing of the Jefferson Houston School Building. The other is the Alexandria Boys and Girls Club building at 401 N. Payne Street.

The USO Club, built in 1942 and designed by architect Ward Brown, was one of three USO club houses built in Alexandria during the war. It was one of the first club houses of this kind constructed in the United States. Nationally, the USO (or United Service Organizations) is a private organization formed in 1941 and chartered by the United States Congress to bring entertainment to soldiers to boost troop morale. The organization continued to operate but the club houses that were built in places like Alexandria generally passed out of existence. There was also a USO club for African American citizens at Pendleton & Patrick Streets (the building is no longer standing and the site is occupied by non-contributing row houses). The Pendleton Street USO doubled as overflow space and cafeteria space for Parker-Gray School during the war. In 1945, one of the USO clubs in the Uptown/Parker-Gray area had closed, and the Hopkins House, a social service umbrella organization in the neighborhood (now located in a non-historic building at 1224 Princess Street), persuaded the city to allow the closed facility to become a recreation center for African American residents of the neighborhood. It became one of the first community centers and recreation centers available to Alexandria's African American citizens. The Cameron Street building was turned over to the city in 1946. Only the Cameron Street building is now standing, its design having been altered to make it part of a school complex. However, it is still used for community center and recreation functions. (The adjoining Jefferson Houston School site was formerly the location of the city's all-white high school, constructed in 1915, but now contains a school building from the 1980s.) The Cameron Street USO building has been renamed the "Dr. Oswald Durant Memorial Center for Visual/Performing Arts," in honor of an African American physician who came to the city from South Carolina in 1927 and who served in the military during World War II. The Durant Center building is a good reminder of the kinds of meeting places that developed in Alexandria during the World War II years.

The Alexandria Boys and Girls Club (originally known as the Alexandria Boys Club), at the corner of N. Payne Street and Princess Street, was created in 1936 as a philanthropic project of Dr. Robert South Barrett, Jr. Barrett, who is also credited with designing the Colonial Revival Style building, was the son of Robert South Barrett, Sr., a prominent Alexandria minister, and Kate Waller Barrett, a philanthropist and social worker.[iii] Robert South Barrett, Jr., also gave the city's Queen Street library (just outside the boundary of the nominated district) to the city as a memorial to his mother. One of the few individual focal points among the district's large collection of Colonial Revival style brick buildings, the site is most significant as a continuously operated recreational facility dedicated to the neighborhood's African American citizens.

Significance in the Area of Social History: The Uptown Parker-Gray Historic District and the Segregation Era

The Uptown/Parker-Gray Historic District reflects the separateness that was imposed upon the minority community from the outside during the segregation era in addition to representing the activities of the people who lived there as a culturally based ethnic neighborhood with institutions that reinforce communal identity. To a large degree, the lines that separated neighborhoods during the segregation era were created by the non-African American portion of the community, and they also may have been perceived more by outsiders than by the residents. However, as the city's population became larger and as the nominated district became the city's largest African American neighborhood, the neighborhood grew into an increasingly complex part of the city under the concept of "separate but equal" facilities. In time, it had its own institutions, recreation centers, gathering places, commercial establishments, and other facilities for various kinds of neighborhood functions. By the late 1930s, the Uptown/Parker Gray Historic District was the site an important chapter in the official segregation of city libraries. By the early 1940s, it was one of the first places in the United States where federal programs to provide housing for defense workers were used as a way to clear away an existing African American neighborhood and to build officially segregated public housing. A number of the buildings

in the district reflect segregation. These include both legally enforced segregation, such as the library facilities, schools, and public housing; and informally segregated properties, such as commercial establishments, movie theaters, and clubs, churches, and residences.

Character of the Neighborhood as it Gradually Became a Distinct Place
The Uptown/Parker-Gray neighborhood appears to have become a distinct and separate neighborhood gradually. Some of the small enclaves where African American families made their residences may have been regarded as exclusively African American real estate at various times, but the neighborhood also includes the sites of large homes built by prominent white citizens beginning in the early nineteenth century; tracts of land occupied by military activities in the mid-nineteenth century; and locations of factories beginning in the late nineteenth century. It also contains, especially in the outer blocks of the district, twentieth century row house developments built exclusively for white residents. By the early-twentieth century, however, most of the area within the nominated boundary was regarded as the city's main African American residential area. The book *Virginia: A Guide to the Old Dominion* (the WPA Writer's Guide for the commonwealth) describes the Uptown area about 1940 as a lively, interactive community in the following passage:

> "Alexandria's diurnal noises give way at night to a silence broken by puffing trains, the occasional whistling of steamers, and the drone of airplanes… On Saturday night the shops of King Street glitter and swarm with people… while down Washington Street passes a queue of automobiles. On Sunday a lethargy descends on Alexandria. In the principal Negro quarter, a section of nondescript row houses just north of King Street and West of Washington Street, groups sit chatting in doorways, on stoops, or in rocking chairs on the sidewalks, as they watch children at play and couples en promenade displaying their Sunday best."

Several things combined to make the Uptown/Parker-Gray the "principal Negro section" of the city. These included the choice to build the city's African American schools and recreation facilities in the neighborhood. However, as the neighborhood became the central location for the city's the African American public facilities, it also became home to leaders and educators of the African American community, as well as businesses owned by or primarily serving African American clientele.

Prominent African American Citizens
Among the leading citizens of the Uptown/Parker-Gray neighborhood in the late-nineteenth and early-twentieth centuries were educators, clergymen, business owners, and veterans. Some were former slaves or the children of former slaves, and some were among the first African Americans in the city to serve as elected officials. Prominent African Americans who made the Uptown/Parker Gray area their home by the early 1900s included educators like Henry T. White, the principal at Snowden School for Boys, who became the first principal of Parker-Gray Elementary School. Prior to the construction of Parker-Gray School, he was also the only man to serve as principal of Hallowell School for Girls. White lived at 511 Henry Street beginning about 1903, but moved 1012 Pendleton Street about 1910, where he lived until his death in 1950. Born a slave in Pittsylvania County, Virginia, in 1862, he taught at segregated schools in other parts of Virginia before coming to Alexandria. In his seven years as principal at Parker-Gray Elementary School, followed by seven more years of teaching there, he faced great challenges in a crowded facility that relied on charitable parents and neighbors within the African American community to provide supplies when the public school system did not always provide everything the facility needed. Thomas and Sarah Foster lived in 221 Patrick Street with their eight children in the 1870s and 1880s. Thomas was a former slave. The two oldest sons, George and Lorenzo Foster, were Buffalo Soldiers who served in the 10th U.S. Cavalry in the Great Plains and the Southwest. George had enlisted in the United States Colored Troops in 1863 and was one of the first African Americans recruits to serve in the Civil War. The Uptown Parker-Gray area was also home to people like Rev. George Parker, pastor of Third Baptist Church, who was the first African American to serve on Alexandria City Council.

The Smallest Houses and Tenement Rows in the District
The neighborhood also had many poorer families whose stories are less well recorded. Some of the smallest houses in the Uptown/Parker-Gray area were among the first to disappear when new developments occurred in the community. At least four rows of small houses are labeled on the city's Sanborn maps in various years as "Negro Tenements." These included a row in the 200 block of N. Payne Street, one in the 200 block of N. Henry Street, and another in the 1100 block of Princess Street. The fourth was in a section of alley known as Park Place, between the 200 block of N. Payne Street and the 200 block of N. Fayette Street. Similar rows were also found outside the nominated area, labeled not only as tenements, but sometimes "Negro Shanties" and sometimes "Negro Dwellings." A large group of small houses occupied a block or two of the neighborhood formerly known as The Hump, a section of the northern part of the nominated district that was cleared in the early 1940s for the construction of Samuel Madden Homes and James Bland Homes. The Hump neighborhood also included two small churches that may have passed out of existence when the area was cleared. Removal of small houses in other parts of the district may account for the fact that the district has very few alley buildings, apart from small garages built in the mid-twentieth century. All of the houses found on the neighborhood's alleys were constructed after 1980, and a large percentage of the garages and other buildings date from shortly after the end of the Period of Significance.

African American Businesses
In its life as the city's largest African American neighborhood of the segregation era, the Uptown/Parker-Gray Historic District became home to some of the most enterprising members of the African American community and to a number of businesses owned by and serving African Americans. The businesses included restaurants and bars, beauty shops and barber shops, grocery stores, drug stores, and similar commercial businesses. In the listings found in Hill's 1936 *Alexandria Directory*, the businesses in the Uptown/Parker-Gray area marked as "c" for "colored" included four restaurants, two bakeries, three groceries, two dressmakers, six barbers, three lawyers, three physicians, a dentist, a real estate office, an insurance company, an auto repair shop, and a theater.[iv] In advertisements that appeared in a 1942 brochure printed for the dedication of the new USO building, hair-care businesses gave lively descriptions of what they had to offer. L.E. Randolph had a "Modernistic Tonsorial Parlor" at 210 N. Payne Street, providing "face and scalp treatments" and "ladies' bobs" (women's short haircuts). J.M. Goins operated Mozelle's Deluxe Beauty Salon offering "the VIOLET RAY Treatment…Guaranteed to stimulate the scalp and promote hair growth." Grocery stores and pharmacies listed their products more directly in the same brochure. The Sunshine Market at 601 Columbus Street had a "complete line" of meats, groceries, and vegetables. A.H. Collins offered "drugs, refreshments, and sundries" at the Community Drug Store at Queen and Alfred Streets. Some businesses, such as laundries, were likely serving clientele beyond the neighborhood; Sanborn maps for the city show about a dozen laundries within the district boundary in the first half of the twentieth century.

The locations of bakeries and confectionery shops that existed in the district have been identified at various times as landmarks of the African American community. The Alexandria Home Bakery (as listed in *Hill's 1936 Directory*) was located at 521 Henry Street. An article from the Alexandria Gazette says that:

    "Jackson's Home Bakery was one of Alexandria's best known black-owned businesses during the 1920s and 30s. Old friends here can't remember Mr. Jackson's first name. He was simply Baker Jackson, a great salesman: 'You could just be talking to him, and he'd sell you something.'"

The Home Bakery building was actually a small, frame, Italianate style house immediately behind a similar frame house at 1022 Pendleton Street. The two buildings became connected as the business grew. Jackson continued to live upstairs after he retired. After his retirement, the first story became a

barbershop. By 1958, the Sanborn map shows it as a restaurant. Mills Bakery was located at 921 Oronoco Street from about 1888 to about 1910. An African American-owned confectionery shop called "Jimmie's Place" was located at 728 N. Patrick Street in 1936.

Highway Oriented Businesses
By the 1950s, the neighborhood had commercial businesses oriented to travelers passing through on U.S. Rt.1, including carry-out shops, gas stations, and automobile dealerships; however, it is not known how many of these had African American owners. The Blue Silver Diner at the corner of Henry and Wythe Streets (now Blue and White Take-Out, 1024 Wythe Street) came to Alexandria as a pre-fabricated metal building in 1951 from Orlando, Florida, where it was manufactured by the Silver Coach Company, Inc.[v] Initially owned by a Greek American family, it was later sold to African American owners as part of a long succession of owners. The gas station at 434 Henry Street, one of the neighborhood's only gas stations, was built about 1955. A large automobile dealership was built at 500 N. Fayette Street about 1945.[vi] The neighborhood also had numerous other auto repair shops and even a battery repair shop (400 N. Henry Street) by 1958.

Businesses Owned by White Merchants Serving an African American Clientele
At the core of the Uptown/Parker-Gray Historic District, a few commercial businesses were operated by white families, including several German, Jewish, and/or Eastern European families, who may have been recent immigrants. An early example was George Baier, a former employee of Portner's Brewery, who had a saloon at 300 N. Fayette Street in the late nineteenth century. A few decades later, Louis Rosen and Samuel Rubin ran the Royal Meat Market from a mid-nineteenth-century commercial building at 300 N. Patrick Street. In 1940-41, they built a new shop building across the street at 301 N. Patrick Street. It was designed in the Art Deco style by architect Paul S. Lubienski. The 1941 Royal Meat Market Building was purchased by Ebenezer Baptist Church in 1966 and is now used as an educational facility with the name "Collins Educational Building." A family named Shapiro had the Check Soda Company complex at 207-213 N. Payne Street. They also owned a store in the neighborhood. People who remembered Mrs. Shapiro later observed "she always made sure the neighbors had food."

Movie Houses
As is often the case in minority neighborhoods of the segregation era, among the most important commercial establishments in the Uptown/Parker-Gray Historic District were the community's movie theaters. The Capitol Theatre was built in 1939 by H.A. Wasserman at 300 N. Henry Street (the corner of N. Henry and Queen Streets) to serve the city's African American community. It replaced an earlier theater building called the Lincoln, which had been built about 1920 at the same site. The Capitol was designed by John Zink in a modest interpretation of the Art Deco and Moderne styles. Zink used a wall of curved brick at the street corner and a stainless steel canopy intersecting it to make the building eye-catching. A simple but sizable building erected by the construction firm of D.E. Bayliss, the Capitol had the unusual distinction of having been built in only twenty days. In 1947-1948, a second "blacks only" theater was built, just a block away at the corner of N. Fayette Street and Queen Street. Called the Carver Theater, the building was also designed by John Zink. In this case, with a much larger sized lot and a larger building program, Zink used curved walls again, but this time framing the entrance like two Romanesque castle towers, yet making it distinctively Moderne in style and detail. The Carver had seating for 700 in an auditorium that was decorated with murals. Along the Queen Street side of the building, the project included creating several small storefronts for barbers, grocers, and similar shops. The Capitol Theatre and the Carver Theater define prominent corners in the Queen Street business district, the core area for African American commerce in the city during segregation. The shops along Queen Street reinforced the commercial character of the block, even though most of the buildings on the opposite side of the street were modest residences.

Robert Robinson Library, now the Alexandria Black History Center
The most important African American heritage site within the Uptown/Parker-Gray Historic District is undoubtedly the former location of Robinson Library at 632 North Alfred Street, now the Alexandria Black History Center. Now serving as a community center, research center, and local history museum, but still symbolizing the inadequate results of the doctrine of "separate but equal" facilities, it was the direct result of a nationally publicized effort on the part of Uptown/Parker-Gray citizens to assert their rights to use the city's main public facilities.

Robinson Library came about as a result of what was probably the first use in the United States of a "sit-in" as a form of peaceful demonstration on the part of African Americans to protest segregation. More than two decades before the well-known 1960 Woolworth lunch counter sit-in occurred in Greensboro, North Carolina, the sit-in at Alexandria ironically resulted not in ending segregation, but in creating a separate library for African Americans. It occurred because the city's new public library did not offer African Americans the same library card and lending rights that it offered to white citizens. The library where the event actually took place was a new facility, the first free public library ever built in Alexandria, completed in 1937. Still in use, it is located on Queen Street between N. Washington and N. Columbus Streets, just east of the boundary near the southeast corner of the district.

Just as the construction of Robinson Library in 1940 was an ironic outcome of the 1939 sit-in, the earlier decision that the 1937 library would be for whites only was ironic for several other reasons, even though it occurred at a time when pro-segregation sentiment was strong throughout the South. The library had been built on the site of a Quaker burial ground, established by the same Quaker congregation that had encouraged African American families to settle in the Uptown/Parker-Gray area in the nineteenth century. The main benefactor of the library building was Robert South Barrett, Jr., who built it as a memorial for his mother, Kate Waller Barrett, a philanthropist and social worker. Robert South Barrett, Jr., had given the Boys Club facility to the Uptown/Parker-Gray neighborhood just a year or two earlier, and the city had apparently considered using the same initiative to build a library for African Americans instead of the recreation facility at that time, but the neighborhood apparently chose the recreation center. In spite of the ironies, though, segregation of public accommodations in the South was customary at the time and had been legal since the 1896 "Plessy vs. Ferguson" court case in which the term "separate but equal" had been made the central principal. When the city built its first public library, the white members of the library board and the other city leaders at the time began with the assumption that the new facilities would be exclusively for white members of the community.

On 17 March 1939, Samuel Wilbert Tucker, a local African American attorney, and George Wilson, a retired army sergeant went to the library and asked for an application to get a library card. They were told that African Americans were not to be issued library cards at this facility, as the two-year-old library had been created as a facility for "whites only."

Born in 1913 at 916 Queen Street, Samuel W. Tucker had firsthand knowledge of how segregation affected the education of African Americans. To complete his education, he had attended high school in Washington, D.C., claiming residency there although he was technically still a resident of Alexandria. In 1933, at age 20, he graduated from Harvard University and returned to Alexandria. Although he did not earn a law degree, he studied the law on his own and passed the law exam the same year that he graduated from Harvard. He was admitted to the bar in 1934.

In August of 1929, Attorney Tucker, who lived near the new Kate Waller Barrett Memorial Library and passed it every day (in fact, he had to pass it to go to Washington, D.C., where he regularly visited libraries as part of law practice), decided to take action toward integration. He trained five African American male youths to prepare them for an audacious defiance of library rules and regulations. On 21 August 1939, they entered the library peaceably, one at a time, and courteously asked for a library card.

Each was refused. Each then, according to Attorney Tucker's instruction, went to the stacks and selected a book to read. Taking the book to a table with no two people at the same table, each one read his book quietly as the library staff was thrown into a panic. The librarian, Miss Catherine Scoggin, asked them to leave, but the five stayed seated, remaining perfectly courteous as they had been prepared by Attorney Tucker to do. Miss Scoggin, unsure of how to handle the situation, left the library and went across the street to alert the city manager who, in turn, called the police. The five youths continued to read quietly until the police arrived and arrested them for disorderly conduct. After an initial hearing in which Attorney Tucker and the city attorney offered opposing arguments, the youths were released until they could be tried. The case was put off indefinitely, with a series of continuances, and was never actually resolved. However, it placed the white community on the defensive, as reflected in the press coverage that followed.

In one example of the press coverage, Mrs. Albert Smoot, the chair of the library board, attempted to explain the library's policy in a letter to the editor. She detailed earlier discussions that had occurred about building a separate library for African Americans. She pointed out, for instance, that the city had considered building a library for black citizens when the Boys Club was being planned, but that the African American community had apparently preferred to have a recreation center instead. The event got national publicity, but only briefly because international news was unfolding in Europe, as Hitler invaded Poland just a few days after the Alexandria story occurred.

Meanwhile, Attorney Tucker arranged for other African Americans to go to the library and ask for a library card at various times, and he filed a civil lawsuit on behalf of Sargeant Wilson over the original attempt at getting a library card. The case was heard on 10 January 1940. Although the judge refused the plaintiff's petition, he also admitted in his remarks that he could see that Alexandria had broken a state law regarding provision of equal facilities.

After the sit-in, the library board considered its options, including several different ways to provide separate library facilities for the African Americans citizens. Allowing African Americans equal access to the Barrett Library collections was not considered as an option. After considering adding a special wing to Barrett Library, or re-working the library space at Parker-Gray School, they decided that a new library building for specifically blacks was the best choice. They built Robinson Library quickly enough that some applicants that Attorney Tucker sent in later for library cards at Barrett Library were told that it wasn't necessary to give them cards because a new library was already under construction for their use. When Sargeant Wilson returned to ask again for a card, he was issued one for the new Robinson Library. City council voted to approve funding for Robinson Library on 12 January 1940, just two days after Attorney Tucker's suit on behalf of Sargeant Wilson was heard in court. The Robinson Library was built quickly, opening its doors by 22 April 1940. To Samuel W. Tucker, the construction of Robinson Library was a sign that his effort for integrated facilities had been defeated. He was outspoken in refusing to be issued a card for the new library. While separate, the new library was far from equal, at a smaller scale, with cast-off books, used furniture, and much lower budgets for construction and administration.

Samuel W. Tucker practiced law in the Uptown/Parker-Gray area for many years. After serving in the infantry in World War II, he participated in litigation over desegregation against more than 50 school boards in the 1950s and 1960s. He died in 1990.

Although the Kate Waller Barrett Memorial Library building, where the sequence of library card applications and the sit-in itself occurred, lies just outside the boundaries of the Uptown/Parker-Gray Historic District, the Robinson Library Building (now the Alexandria Black History Center, at 632 N. Alfred Street) and Samuel W. Tucker's House (916 Queen Street) are both located within the district. The three buildings together represent important dimensions of Attorney Tucker's efforts: the proximity of his home, the proximity of the two libraries to one another and to the Uptown/Parker-Gray

neighborhood, and the stark contrast between the two public buildings. Attorney Tucker had the foresight to apply principles to his desegregation efforts that became widely known and important in the Civil Rights movement a quarter century later. This included not only the sit-in itself, but also the peaceable and courteous manner in which it was undertaken and the legal actions that followed. He trained the youths involved in the sit-in on how to dress, what to say, and where to sit, to eliminate all reasons for their arrest other than race itself. Although he was disappointed with the results of his actions, the real results came more than two decades later when the same techniques proved more effective on a broader stage. By 1965, the Uptown/Parker-Gray neighborhood began to see these results as legal segregation was officially ended and as the neighborhood's schools and libraries became integrated.

The Robinson Library Story as a Sign of Things to Come
The library segregation story that unfolded in 1939-1940 was a sign of things to come in the Uptown/Parker-Gray Historic District. In fact, a number of far-reaching decisions were made with regard to segregation policies and construction of segregated facilities within just a few years following the library sit-in.

New and Existing Housing Programs Geared to Defense Workers as Well as the Poor
In 1940, Congress authorized the United States Housing Authority (USHA) to use funds that had been allocated to low-income housing projects in the United States Housing Act of 1937 for the construction of houses in neighborhoods where better quality housing was needed for defense workers. The mobilization to prepare for World the existing programs were transformed from an early goal of eradicating poverty to a focus on creating housing for defense workers, the areas containing small houses that were run down or appeared to be inadequately designed in cities like Alexandria became logical locations for new public housing. Because the projects displaced African Americans in most of these neighborhoods, including African American defense workers, and because society was both formally (legally) and informally segregated at the time, the programs were designed to build two kinds of projects, those designated for African Americans and those designated for whites.

The Impact of Public Housing on the Uptown/Parker-Gray Area in the 1940s and 1950s
By the end of 1940, public housing projects were under construction in several parts of Alexandria. The first project in the Uptown/Parker-Gray area was John Roberts Homes, completed by 1941 in the block bound by Oronoco Street, E. Braddock Road, N. West Street, and the RF&P Railroad Tracks, just outside the district boundary (the project in question was demolished in 1982 and replaced by new buildings). John Roberts Homes consisted of twenty-one wood-frame buildings each of which contained between four and ten units. Several blocks of houses and a few small church buildings were cleared away in The Hump neighborhood, north of Madison Street at about the same time to provide a place for temporary housing trailers and a future site for other public housing. By 1942, the USHA had constructed the four-building, fifteen-unit Ramsey Houses project in the 600 block of Patrick Street exclusively for African Americans. By 1944, a two-block public housing project for African Americans had been constructed between N. Patrick and N. Henry Streets in the area north of Madison Street as part of Samuel Madden Homes. In the 1940s, Parker-Gray Elementary School began offering some high-school-level classes, and in 1950, the city built the Parker-Gray High School Building. By 1954, the initial phase of James Bland Homes was completed for African Americans in a four-blocks area north of Madison Street, near the former Parker-Gray Elementary School building (by then, renamed Charles Houston Elementary School), and by 1959, the final block of the James Bland Homes project had been built north of Montgomery Street between N. Alfred and N. Patrick Streets.

In short, by 1959, publicly funded projects transformed about ten blocks of the Uptown/Parker-Gray area, or about 20% of the neighborhood, into new buildings nearly all in brick and in a consistent Colonial Revival style, designated exclusively for African Americans and owned or managed by the local government. The transformation occurred in a 19-year period, although more than half of it was

completed in about a two-year period, beginning just after the completion of Robinson Library. The impact of public projects upon the African American community of Uptown/Parker-Gray was immense and undeniable: in the four or five decades that followed, what began as segregation-era public initiatives determined much of the community's destiny long after formal segregation ended. It shaped the Uptown/Parker-Gray in many ways that continued beyond the 1959 end of the Period of Significance to the present.

Uptown/Parker-Gray Since the End of the Period of Significance
The evidence in the built environment suggests that the Uptown/Parker-Gray neighborhood never stopped transforming, but it may have slowed down by the 1960s, and the gradually gained momentum again in the 1980s. Public housing continued to be built, with the Andrew Adkins project (just outside the district boundary) between Wythe, Madison, N. West, and N. Fayette Streets in 1968 and the Jefferson Village project (within the boundaries but not contributing) between Queen, Princess, N. West, and Earl Streets. Commercial properties, especially along N. Patrick and N. Henry Streets (US Rt.1) continued to evolve with the times. Typical remodeling materials appeared on some of the district's frame houses, from inselbrick and inselstone to aluminum and vinyl siding. Metal replacements for porch columns became a common change, as did replacement windows in some areas. In general, Alexandria continued to grow, but mainly with new housing areas in what is now the western half of the city, until changing taste led to renewed interest in urban areas and a gradual increase in density in the city's older neighborhoods like Uptown/Parker-Gray. By the 1980s, the neighborhood's housing stock was attractive to people moving into the city from other parts of the country. The 1984 effort to list the district in the National Register of Historic Places was opposed by long-time African American residents as an avenue of gentrification. Instead, a compromise was struck and a local historic district was set up through the city. Block by block, many of the historic frame houses have been restored since then, and many infill buildings have been built on vacant parcels. Sometimes the new buildings occupy alley sites; sometimes they occupy whole city blocks, and sometimes they finish out aggregated historic rows where there had been gaps. In general, the new buildings have been increasing sympathetic in design to the older fabric. Denser mid-rise complexes have appeared since the year 2000 in a few whole-block sites, including one or two that are currently under construction.

Applicant Information (Individual completing form if other than legal owner of property)

Mr. ☒ Mrs. ☐
Ms. ☐ Miss ☐

Terry A. Necciai, R.A.

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Applicant's Signature: Date:

Notification

In some circumstances, it may be necessary for the department to confer with or notify local officials of proposed listings of properties within their jurisdiction. In the following space, please provide the contact information for the local County Administrator or City Manager.

Mr. ☒ Mrs. ☐ Dr. ☐
Miss ☐ Ms. ☐ Hon. ☐

Lee Webb

Manager, Historic Preservation Section, Department of City Planning

(Name)   (Position)

Alexandria   Department of Planning and Zoning, City Hall P.O. Box 178

(Locality)   (Address)

Alexandria   VA   22313   (703) 838-4666, ext. 394

(City)   (State)   (Zip Code)   (Daytime telephone including area code)

Please use the following space to explain why you are seeking an evaluation of this district.

This project was initiated by the City of Alexandria, and John Milner Associates, Inc., is seeking the listing as part of a contract that the city issued for this service.

Would you be interested in the State and/or the Federal Rehabilitation Tax Credits? Yes ☐ No ☐
Would you be interested in the easement program? Yes ☐ No ☐