Dear Council Members,

Due to an error at Fed-Ex I had only given you the first half of the Historic Structures report, so here is the second half. The Second half does include important chapters such as approaches to rehabilitation and possible uses. If you have any questions please feel free to call or email me. I am working on showing that there is deep support, especially in the African American community for the acquisition and rehabilitation of this building.

Boyd Walker

703-732-7269

Boydwalker2012@gmail.com

Exterior Materials

The detailing and finish materials are typical of the era, a time of several overlapping trends. People interested in historic architecture tend to associate buildings of this type and era with these trends, whether the connection is real or just coincidental. These are the same features often used in much more lavish designs for Bungalow style or Craftsman style houses. Rather than reflecting a single style, the Carver Nursery School building reflects a range of styles, although it has only a limited amount of stylistic detailing and is difficult to place it in the same category with the higher-style examples of one style or another. The most distinctive details found here, such as the canopies on knee braces, exposed rafter-ends, multi-paned wood sash windows, or thin-line drip moldings at the window lintels trim, are equally indicative of inexpensive construction in the 1940s. The buildings with the most modest budgets in this era, especially projects relying on government funds, sometimes had only a sparing use of any flourishes that might identify them with a specific style.

The less expensive examples of wood frame buildings in this range of styles are also often associated with companies that sold houses as ready-made building kits, often procured by mail order and delivered by rail car. The frame construction techniques found here are also associated with buildings built by the government in special programs, specifically ones that evolved during the Depression and World War II years,

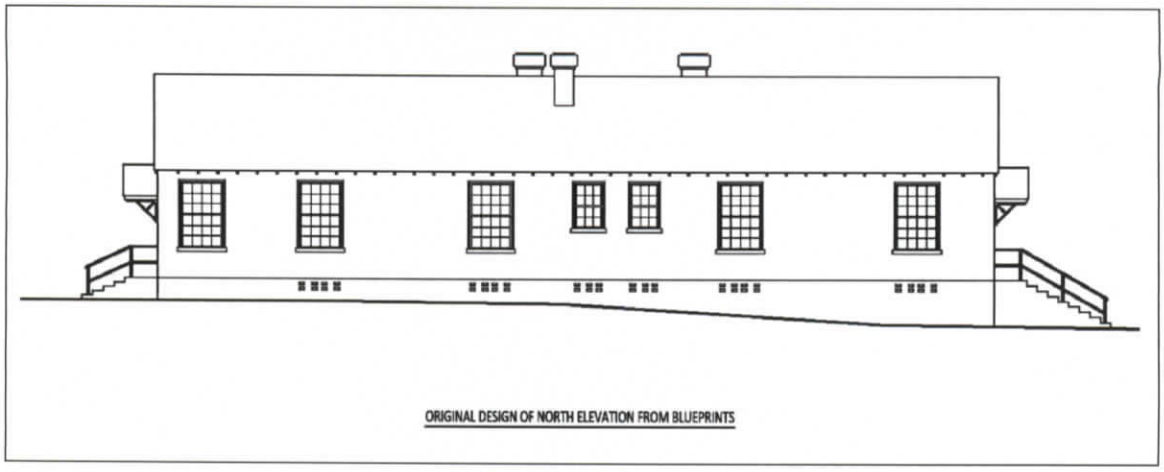
when very little privately funded construction was being done, such as the Works Progress Administration and the Lanham Community Facilities Act.

The gable roof and exposed rafter ends in the eaves of the two long elevations are typical of the simplest wood frame bungalows of the time. The entrances have gabled canopies supported on knee braces. The windows are classic 6/6 and 12/12 wood double hung wood sashes. The exterior doors are Colonial Revival in style. The other details, such as the brick base, simple gable roof, and plain siding are vaguely indicative of style, within the broader range of characteristics associated with the Colonial Revival.

The surface materials are simple, repetitious materials, used equally on all sides of the building. The walls are clad in cement-based asbestos siding. The roofing is asphalt shingles. The shingles in the majority of the surface areas are in very bad condition, and in some areas, there are signs that rectangular sections have been replaced with somewhat newer shingles of a slightly different design.

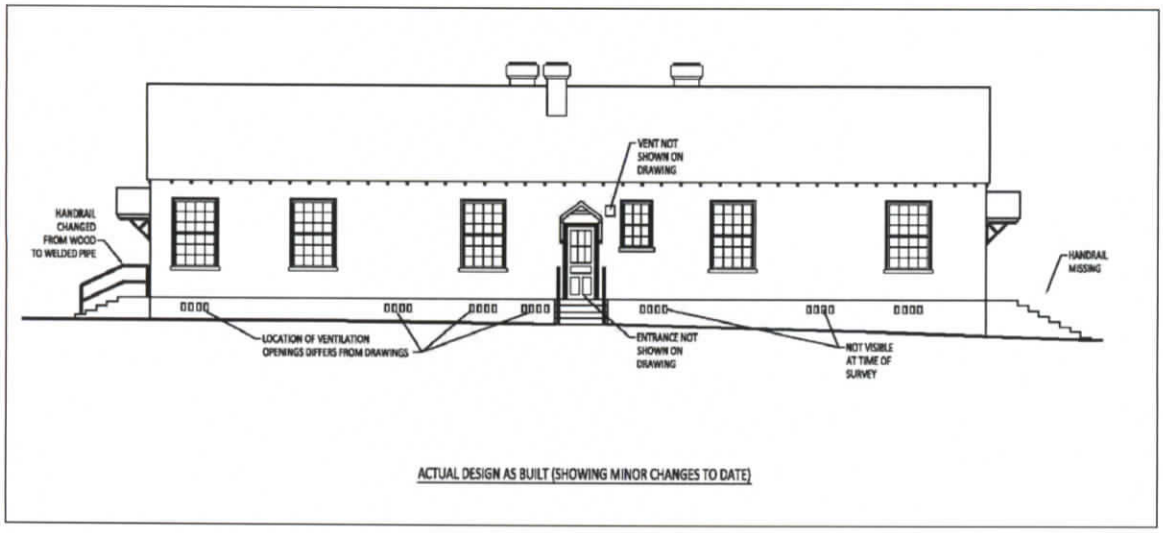
Most of the windows are 12/12 double-hung wood sash. In the center section of the building, the openings are smaller and 6/6 sash windows were used, where the openings fell within rest rooms or the original kitchen. The openings are trimmed in simple wood boards with very basic sills that only project slightly from the jamb. Across the top of each lintel board is a wood drip edge as typically found in frame construction from the 1930s and 1940s. Also in the lintel boards, near the 1/3 points, there are clips or ghosting from missing clips where wood-framed window screens were once attached, in the characteristic style of window screen construction in the era.

Each doorway is sheltered by a gabled canopy on Craftsman-style knee braces. Trim boards form a modest pediment shape (or, more precisely, a capital "A" shape) in the upper half of the gable end of each canopy, and the wood pieces of the knee braces are ornamentally cut at the front and bottom edges where end grain is exposed. The three canopies match, although the doorway and canopy ensemble in the north elevation (facing Queen Street) was apparently added while the building was under construction as this entrance was not indicated in the construction drawings for the project. Also, this doorway is not as wide at the openings in the east and west gable ends.



ORIGINAL DESIGN OF NORTH ELEVATION FROM BLUEPRINTS

The elevation above was redrafted from the surviving blueprint of the original drawings. It shows that the intention was to place basement ventilators under all the windows except the ones at the east end, emphasizing the bilateral symmetry that was centered on the center line between the two small kitchen windows, also reflected in the two south wall chimneys (ignoring the one extra window bay at the east end and the off-center kitchen chimney). Also, the stairs at the two gable end entrances are shown with wood handrails rather than the welded pipe railing now in place.



ACTUAL DESIGN AS BUILT (SHOWING MINOR CHANGES TO DATE)

The design was changed at the time of construction, adding a doorway from the kitchen to the playground. At the same time, the designers appear to have added approximately 12" to the height of the walls, maybe in consideration of the gabled canopy over the added doorway. Also in construction, the basement ventilator design was changed to place one under every other one of the five large window openings.

In the process of adding a door in the north elevation, the decision may have been made to build the building with a slightly higher ceiling (approximately 12 inches taller than what was shown on the drawings). This change allowed enough space below the exposed rafter ends to allow for the canopy without altering the canopy design or having it intersect with the roof line.

Each doorway is accessed by a set of poured-in-place concrete steps. The steps on the North Fayette Street side are five risers tall, as is also the case with the steps on the north side of the building (facing Queen Street). The steps on the side opposite North Fayette Street are, as mentioned above, at least eight risers tall, dropping off with the terrain into a low spot that has recently become overgrown with weeds and trees.

Orientation

The ambiguity of which side of the building is the façade (the wall intended to, and articulated to present a front on the street) relates in discernible ways to the design and history of the facility. The windows are spaced and sized according to interior functions, rather than to the creation of a particular exterior appearance. In keeping with the original design, as drawn in 1943, the building consisted of two large classrooms with two rest rooms and a kitchen clustered at the center, plus two smaller rooms (approximately 9' by 9' each) at the east end. The east and west gable ends were treated almost identically, with no special attention to there being a street to the east and not to the west. The exceptions to the equal treatment were at the bottom where the drop in the terrain made the stairs to the stoop longer and also accommodated an access door to the crawlspace.

The small rooms at the east end were the main exception to the interior layout of the building being perfectly symmetrical. There is an entrance at each gable end. At the east end, this arrangement requires a short corridor passing between the two small rooms to connect the entrance on the North Fayette Street side to one of the classrooms (the two small rooms open into the corridor). The corridor doubles as a vestibule and gives the east (North Fayette Street) doorway a different feeling when exiting to that side from the

interior, by contrast to the west doorway, where there is no vestibule. Formerly, another short corridor led east-west from one classroom to the other by passing between the kitchen and rest rooms. It doubled as a cloakroom. However, this part of the floor plan has been altered in the process of making the majority of the space into one large room.

Thus, the building was highly symmetrical in its original layout, with one or two key exceptions, and the symmetry was carried through to individual rooms. Each classroom was built with four large double-hung windows, one near each corner in the north and south walls. Apart from the two small rooms at the east end and the short corridor between them, the layout and functions of the interior exhibited nearly perfect bilateral symmetry along a north-south axis passing through the building near the center. The two equal-sized rest rooms, the two exterior chimneys at the south wall, and the two windows that were originally designed to be in the kitchen (before one was changed to a door, apparently during construction) reinforced this symmetry. Minor exceptions to the symmetry were the layout of kitchen features and the placement of a third chimney at the southeast corner of the kitchen; today, this chimney remains, appearing like a column within the large open space.

The implication of the original design was that students, teachers, and parents might enter or exit the classroom to which a given student was assigned at the appropriate gable end. An important aspect of the design was to have an adjoining playground. This was indicated in the drawings which included designs for playground equipment, namely a swing set and a sandbox. A picket fence was also detailed for the perimeter of the site including an equal border of land on each of three sides of the building plus the larger open area of the playground in the north half of the parcel. The fence extended around the building and playground to the corner of Queen and North Fayette Streets. The playground was placed on the Queen Street side of the building (where notably the design did not originally have an entrance) as if presenting the children at play to the pedestrians passing by. Across North Fayette Street was a large movie house built at approximately the same time as the nursery school, and beyond it, extending for 2-4 blocks to the east, was the Queen Street Business District. On the west side of the site, framing the playground, was the busy Alexandria Laundry facility which resembles a store (though one Sanborn Map indicates was used as a storage building before it was a laundry).

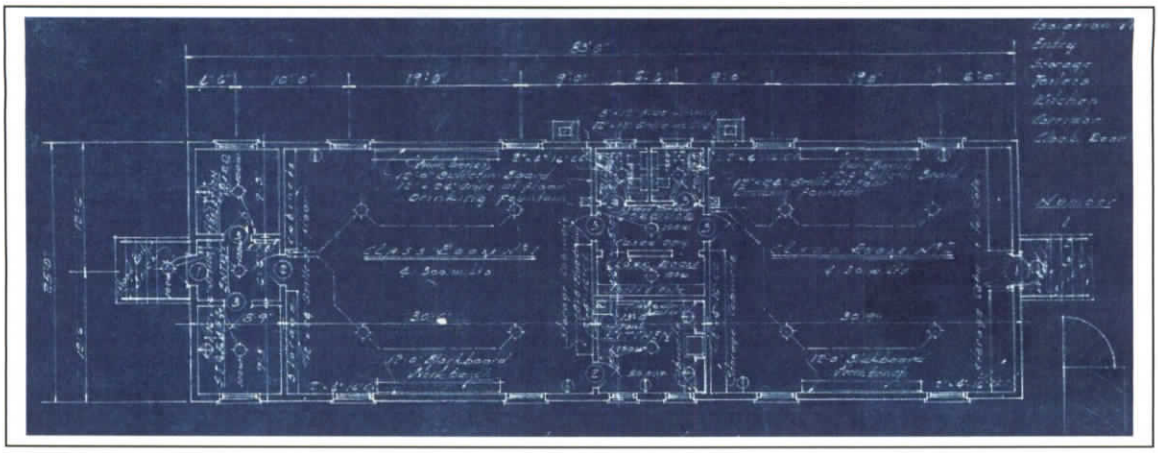
The site plan clearly shows, though, that the two gable end entrances provided equal access to both of the classrooms and the playground, with no site barrier, even though the steps project east and west, pointing toward the east and west edges of the site rather than north toward the playground. A last minute change to the design was the addition of a doorway in place of a window near the center of the elevation that parallels Queen Street. Although this change reinforces the idea that the building faces Queen Street, it was less than ideal in the way it affected the building's floor plan as it required passing through the kitchen to go back and forth between the classrooms and the playground. The kitchen also connected only to the east classroom, as a wall of cupboards around the sink precluded having a direct door from the kitchen to the west classroom.

Early newspaper coverage suggests that the building was thought of as facing Queen Street. The building was built at a time when Queen Street was an important retail business corridor serving the African American community not only of the Uptown neighborhood, but also the rest of Alexandria. Built at a time when movie theaters were among the busiest businesses in any business district, the nursery school was within view of the two theaters that served Alexandria's segregation-era African American community.

Another clue to the intended orientation was the way that the building is oriented on the drawings. The drawings show the plan with north down toward the bottom of the page. When north is not at the top of the page on drawings, the bottom horizontal line tends to be an indication of what the designer intended to be the façade, entrance, or front wall of the design. The orientation places Queen Street at the bottom of the page. However, the elevation drawing of the North Fayette Street gable end wall labels it as "Front Elevation," and the term "Rear Elevation" is also used in reference to the opposite gable end.

The orientation and key elements of the interior floor plan changed at approximately the point when the American Legion post purchased the building. The rest rooms were left in place, but the cloak room area and the kitchen were dismantled to make the facility seem more like one large room. This reinforced the building's east-west linearity and made the North Fayette Street side function as the building's entrance façade, with a sign placed above the door. The American Legion Post's photo archives almost all show the interior with only minimal remodeling, namely that the blackboards and wall cupboards had been removed. One can presume that few changes were made prior to 1987 when the post purchased the building from the city after 37 years of renting it. However, beyond these indications, there is little evidence to trace how the interior changes evolved. The removal of the kitchen and cloak room area and the relocation of the kitchen may represent a series of alterations, removing center partition walls and moving the kitchen functions to other parts of the larger space as the lodge was able to do so. An enclosure was created along the south wall, just west of and adjoining the rest rooms. Another enclosure, apparently for storage, was built at the southwest corner of the space serving as a mechanical room, storage area, and apparently a pantry. There are also remnants of counters or bars that existed at various times at the two ends of the current long open space. The lodge's photo archives show bars in two locations in the large room, and remnants are still in place in both locations (the west end of the space and the southeast corner).

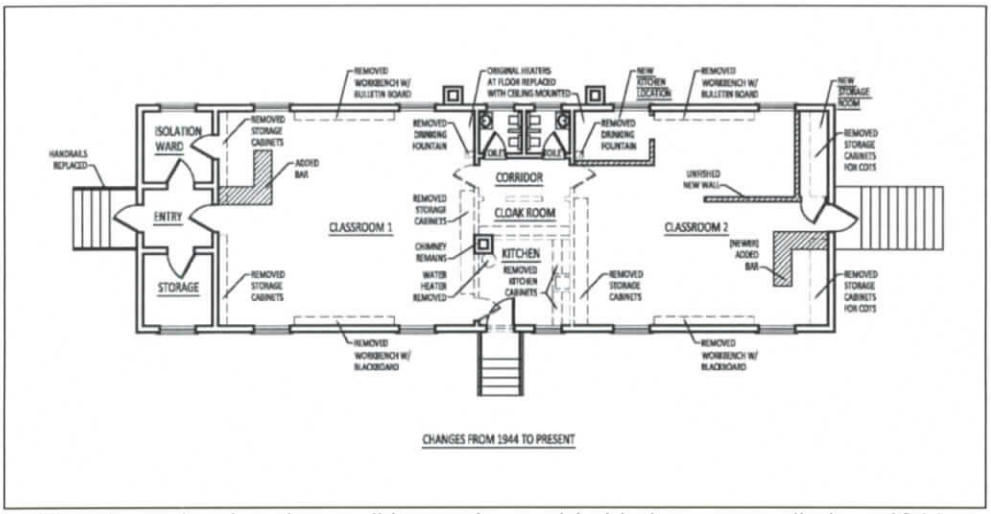
These enclosures and counters were not well built and do not represent major or irreversible changes to the floor plan. However, the placement of kitchen and mechanical functions at the building's southwest corner with plumbing lines passing through the walls and floor represent more serious changes. They vent through the roof and may be a large part of why the roof and other materials are in worse condition in this corner of the building.



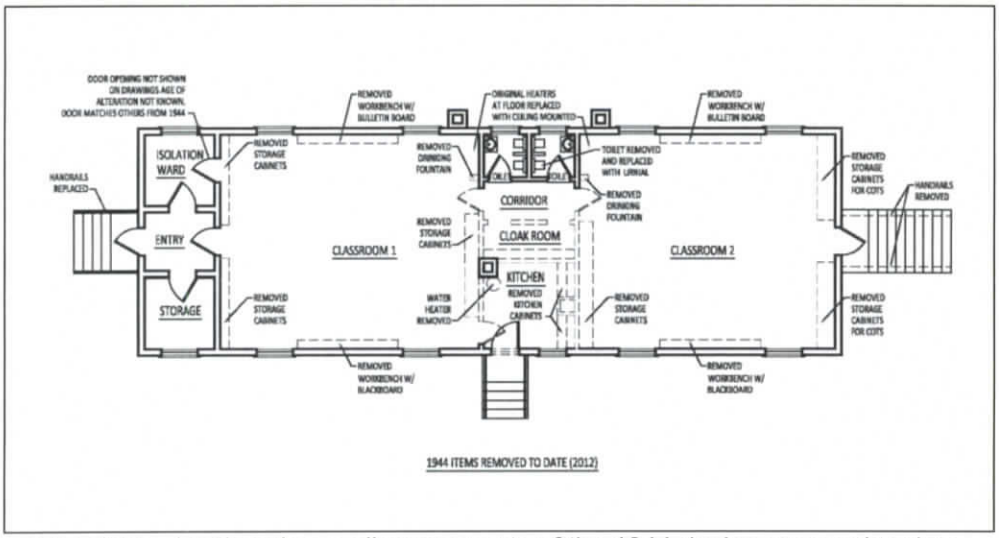
Interior Layout

The interior currently consists of one large room and five smaller rooms including the bathrooms and vestibule/corridor. The small corridor inside the North Fayette Street entrance is flanked by the two nearly square rooms (both 8'-9" by 9'-3") at the east end, as called for in the original plan. The two rest rooms (approximately 6' by 6') are in their original location, and the remaining area is one large room, as occupied originally by the two classrooms, kitchen, and cloakroom. A small area for a new kitchen was created, probably after 1987, by two incomplete partitions just west of the rest rooms (as discussed above) and a small mechanical room/pantry at the building's southwest corner was also closed-in with partitions that are only finished on one side. One additional partition was added between these two spaces in a more recent remodeling project that was never completed.

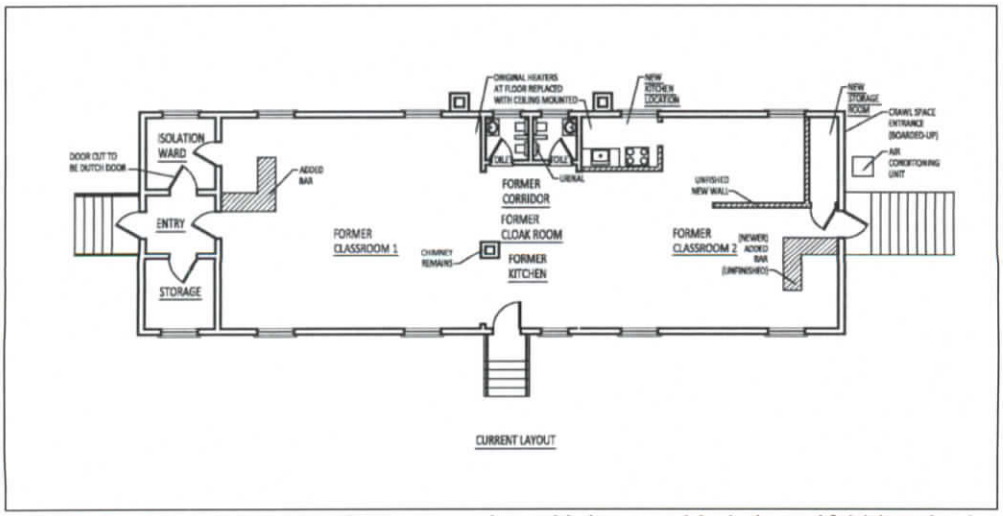
The main historic features of the interior are the building materials that remain from the 1944 construction: doors, windows, trim, and other materials such as dimensional lumber and gypsum wallboard. As alterations were made by the American Legion lodge, about half of the interior details and surface materials were replaced or covered over. In the areas where the original surfaces are concealed, the new surfaces mainly consist of simulated wood paneling and related trim details, generally remodeling products that were commonly available by the 1970s. Some of the doors have been replaced, and two or three doors that match the original style are currently found in locations not shown in the original plans; it is not clear how many changes were made while the building was under construction, as one or two door ensembles (jamb, trim, etc.) appear in locations not indicated on the plans but match those of other locations closely enough to suggest they may date from the 1940s. It is also possible that some doors may have been relocated more recently from their original locations, to reuse materials that became available when the kitchen, partitions, and other details were removed from the center of the plan. A few other kinds of alterations have also occurred, such as splitting a door into two halves to serve (in the form of a dutch door) as a ticket window or coat check counter. Another door at one side of the entrance corridor on the North Fayette Street side was replaced with a flush door leaf, but the new door was placed in an original jamb.



The above drawing shows all items changed (added or removed) since 1944.



The above drawing shows all components of the 1944 design removed to date.



The above drawing shows the current plan with items added since 1944 hatched.

Original Materials

The building was constructed of dimensional lumber, gypsum wallboard, pressed red brick (foundation and chimneys), wood sash windows, and two-panel doors with wood trim at doors, windows, and along ceilings. The original finish material of the floor is no longer apparent. The materials used were typical of their time, representing inexpensive construction techniques, and in general, they reflect innovations that were recent at the time in the factory production of construction materials. Each innovation was generally a move toward maximizing the role of factories in manufacturing generic building components and marketable products while minimizing the need for hand-crafted detailing in finishing a given project.

Dimensional lumber, for instance, was milled to have smooth surfaces and rounded edges for easy handling. It had slightly smaller dimensions than what had previously been used, but had been engineered to minimize weight and production waste while maintaining the strength needed for typical frame construction. It was sold in fixed widths but varying lengths, so that it required as little rip-sawing (cutting linearly, in line with the direction of the grain) as possible. Generally, only cross-cutting was needed to determine the final length of each piece (rip sawing and cross-cutting required different kinds of saw blades, especially when sawing by hand, and rip-sawing long pieces of lumber was much more time intensive; this consideration led to the use of sawmills more than a century before the building was built, but dimensional lumber represented several advancements in what the mill could do to facilitate construction). The uniform dimensions also accommodated more uniform fasteners and made the engineering somewhat more predictable.

The roof was framed using a standard king-post or Howe truss configuration. The truss design is not only standard, but simple and effective. In addition to the king-post, it has two intermediate tension members and two diagonals in compression, one connecting the bottom of the king-post to the top of each intermediate member. Thus, the ceiling and roof are both supported from the three points, each corresponding to one-fourth of the width of the building. The truss is built from 2x6 members where the members are in compression and 1x6's where they are in tension. The sheathing is 13/16" boards with a layer of roofing felt between it and the shingles The gypsum wallboard ceiling is fastened to the bottom chord of the trusses.

Instead of wet-applied plaster, gypsum board was used. In making gypsum board, gypsum-based plaster was rolled into uniform, paper-clad sheets that could be nailed into place, usually without using any kind of lath or subsurface. Although this kind of plaster finish has subsequently become nearly universal, it was new technology at the time, and the people who constructed the building were not likely to have had much experience with this particular material prior to this time. It was relatively easy to cut and assemble gypsum board, but the methods for hiding fasteners and seams had not yet been perfected. Many edges did not require special attention because, at the time, casings were typically placed over the plaster at all door and window openings, and chalk boards, bulletin boards, book cases, cubby holes, and other school furnishings covered many of

the vertical surfaces. A narrow band of wood trim, effectively a picture rail, placed at the upper edges of the walls, eliminated the need for skilled work at the wall-to-ceiling joints. The ceiling itself, in the large open space, has lattice strips over many of the joints between sheets of gypsum board. This was inexpensive way to finish the edges before the current practice of feathering joint compound over the joints had been developed (paper tape was also a common alternative to finish gypsum board joints in this era).

Two-panel doors appear to have been used throughout the building. Most are proportionally wide, though not as wide as modern code-compliant doors are today. Prior to the 1920s, the manufacture of doors required more parts and more assembly steps because the size of the panels was limited by the kinds of wood available, the desired weight of the door, and the mechanics of how doors behave in expansion and contraction. The thin wood panels used in the stile-and-rail frames of earlier doors were prone to split if not proportioned correctly. In the 1920s, plywood became very common as a material for door panels, and suddenly more than half of the mechanical problems had been solved, as the design of plywood eliminates directional splitting. This made large panels possible and reduced the number of door parts, so that two-panel doors were common. One-panel doors were also available at the time, thanks to plywood, but were probably more expensive. The one-panel construction led to the name "miracle door," given by door manufacturers because it seemed miraculous to them that they could make a door with so few parts and so few assembly steps. Two-panel doors remained common, because the center rail, or lock rail, made the door more sturdy and secure from theft at a common weak spot. Its name comes from the fact that the box lock was typically morticed into the doors edge at this point, overlapping with a mortise and tenon joint. The height of the center rail and the proportion of the panels was driven as much as anything by ergonomics of the ideal height for doorknobs.

The original hardware in the building appears to have been stylistically consistent details using pressed metal where possible. Each original door appears to have been hung with two five-knuckle hinges with concealed pins. The doorknobs had beveled metal escutcheons and keyholes. Some of the knobs are now glass, another type of doorknob that was used at the time. However, the metal knobs were made cheaply by assembling two pressed-metal parts, one of which was an outer dome. In at least two locations, the metal dome is missing. This weakness may have led to original metal knobs breaking and, in a few places, being replaced with the glass knobs. The metal knobs and escutcheons are painted. Typically, the original finish would have been a brass or bronze colored coating. On hardware from this time period, this kind of coating sometimes had a decorative bronze streak in the surface to approximate an aged or worn appearance. However, the finish that remains in those locations where it was not later painted with the door appears to indicate a solid monotone brass-colored coating. Pressed metal hardware from this time period typically had a chrome finished alternative, especially used in doorknob assemblies on the interior side of bathroom and kitchen doors.

The windows are wood sash with 6-12 panes per sash. They are typical sash construction from the era. The jambs contain weight boxes, as was typical in the era, and the counter

weights were rigged with cotton ropes that passed over pulleys. Most of the ropes are now broken.

The window and door casings are "sanitary casing" with a round-edged backband. In all the locations in this building, both the casing and backband appear to have been mitered in place (an exception may be the inside frame of the door on the North Fayette Street side where the current casing is plain wood boards with all square-end components and the lintel trim passing over the side pieces). Sanitary casing was an innovation in the 1920s to move away from deeply molded and decoratively grooved boards with complex profiles, sometimes using built-up layers of more than two parallel pieces of wood. The name comes from the idea that, by contrast to the earlier built-up casings, a smooth, flat casing of 4-6 inches wide would be easier to clean and keep sanitary. The modest, rounded backband gives the trim a little more "punch" and hierarchy. Yet, with relieved edges, it is also easy to clean and likely to remain relatively sanitary. The baseboards consist similarly of a plain band of wood, though with a slightly thinner applied quarter round at the top edge of each board (this detail is likely to collect dirt, and is in fact encrusted with dust and grime in many parts of the building presently). The drawings indicate that both the sanitary casing boards and the baseboard were back-milled, another innovation of the era. Back-milling, or removing part of the wood to create a shallow impression running the length of the wood made the wood lighter and less prone to warping or cupping. The drawings also call for a cyma-recta line of shoe molding (a complex profile, with an "S" curve in section, in place of the more typical quarter-round shoe molding). This molding is missing in most areas.

The rail at the ceiling appears to be ordinary picture molding, or at least a profile that looks the same from the floor (i.e., it may or may not have the rounded top edge needed for fastening chains to hang picture frames). The rail is modest in size and is mitered at the corners.

The chain hung fixture on the left may be original to the construction, or something remade from lamp parts that have always been in the building. The center image shows a fixture that appears to be a remake of an original schoolhouse fixture, altered by removing the vertical rod that would have originally been found been the escutcheon and the shade holder. The ceiling fan and chandelier fixture on the right are post 1980.

Only a few original electrical or plumbing fixtures are still place. The lighting in the classrooms was originally provided by four "schoolhouse" fixtures in each room. Some of them appear in photographs in the American Legion Post archives, which provide enough evidence to match the design. Only fragments of two or three of these remain, modified or retrofitted in each case with parts from other lighting styles. However, the original locations are marked on the electrical diagram in the drawings. Less is known about the ceiling fixtures in the smaller rooms. In the current large open space (the combined space formed from the two classrooms, plus the dismantled former kitchen and cloak room area), most were replaced in the 1980s with light fixtures containing ceiling fans.

These images from the American Legion Post archives show one of the original "schoolhouse" style light fixtures. The women participating in the fashion show are apparently standing on a table (as indicated in other photographs from the same event). The table used as a stage placed the women close to the fixtures. This kind of activity may have been a reason for altering the fixtures by removing the vertical rods.

Most of the original plumbing fixtures, as shown on the drawings, are now missing. This included the toilet and sink fixtures in the rest rooms, where the originals have been replaced. Replacing the fixtures not only represents a maintenance consideration in the rest rooms. It may have also made the rest rooms slightly less crowded, as the plans called for two side-by-side toilets in each of the two small spaces (approximately 6' x 6'). One of the toilet spaces in the men's room now contains a urinal. The original fixtures also included a drinking fountain in each classroom. The fountains are visible in the photos in the American Legion Post's archives.

Although it is possible that the above left image is of another building, it may be the only photograph remaining of the building's original oil-fired heaters, as enlarged in the center image. The blinds, trim, door locations, and transfer frill are all consistent with the southeast corner of the west classroom in the Carver Nursery School. By the time the upper right image was made, the original heaters had been replaced by ceiling-mounted ones. This image appears to be the southwest corner of the east classroom. The transfer grill and the drinking fountain are both shown where they also appeared on the original drawings.

Another kind of fixture was the original oil-fired heaters. The drawings show one in each classroom in the corner closest to the rest rooms. The fixtures were at the center of the controversy when the janitor was transferred and the teachers were told to carry in the oil and fire the furnaces themselves. The original heaters may have still been in place for a number of years during the American Legion's use of the building. Large heating units appear in corners of rooms in one or two of the photos in the American Legion archives (it remains possible that these could be of a different building). The current fixtures are in the same corners, but are ceiling-mounted replacements. Next to the originals, a custom "transfer grill" was detailed on the drawings. These grills were intended to transfer the heat from the units into the adjoining rest rooms. The photographs show that the design of the transfer grills was changed slightly in constructing them, as the drawings call for horizontal grill work and the photographs show a similar design but with vertical lines. Grills are still found at the partition walls of the small corner rooms.

The main change to the building's design over the years, as explained further elsewhere, was the removal of partitions around the former kitchen and cloakroom to make the two classrooms and space between them into one large room, probably in the 1970s or 1980s. The only change that appears to have occurred between 1950 and the ca.1980 changes was the removal of blackboards, shelving, and other built-in school-related furnishings.

The remodeling materials date from two main campaigns and some work that may have been later or earlier, but the most recent alterations appear to have never been finished

(e.g., the bar at the west end of the large room and the partially built partition southeast of it). The alterations include the resilient tile flooring, the simulated wood paneling on all the walls of the large center room and in the vestibule inside the North Fayette Street entrance, the relocated kitchen, the replacement of rest room fixtures, and the replacement of most of the light fixtures.

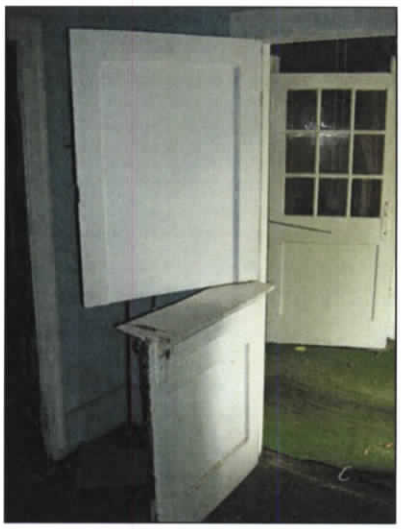
When the paneling was installed, the material came in sheets that were eight feet tall. In general, this material was designed to cover walls that were only eight-feet (or less) in height. However, the wall surfaces were closer to eleven feet in height. Since this left over a foot of exposed surface at the top of each wall (even after mounting it above the existing baseboard), a manufactured scalloped edge was used as a finish at the top line of the new material. This edge fell awkwardly a few inches below the top molding of the window openings. A scalloped valance was used at each window. Though the valances were taller than the trim on the paneling, they matched thematically. They replaced earlier valance drapes, made of velvet or a similar heavy cloth in a scalloped design, as seen in the American Legion Post's photo archives. As mentioned earlier, most of the paneling was later painted.

Only minor changes were made to other features after the center partitions were removed. The light fixture replacement is discussed above, but like the bar at the large center room's west end and an enclosure that appears near the room's southwest corner, these appear to be examples of unfinished projects. The light fixture alterations left several remnants of earlier fixtures. Taken together with the drawings and photographic information in the lodge's photo archives, these provide enough information to restore the original design. It is not known when the smaller, more-finished storage room was enclosed at the building's southwest corner. However, the fact that the lodge's photo archives show the doorway leading into it without casing (later added) suggests that this is a relocated 1940s door leaf for a room that was probably created no earlier than the 1970s. The resilient flooring is of at least two different colors, with the colors changing where the kitchen partitions were. Some of it may have been in place in the kitchen before the kitchen was relocated.

Room-by-Room Description

Small Rooms at the Building's East End

The two small rooms at the building's east end, as well as corridor between them, not only represent an intact area of the building's original floor plan, but also one of the more concentrated areas of unchanged construction materials including doors, trim, and surfaces.



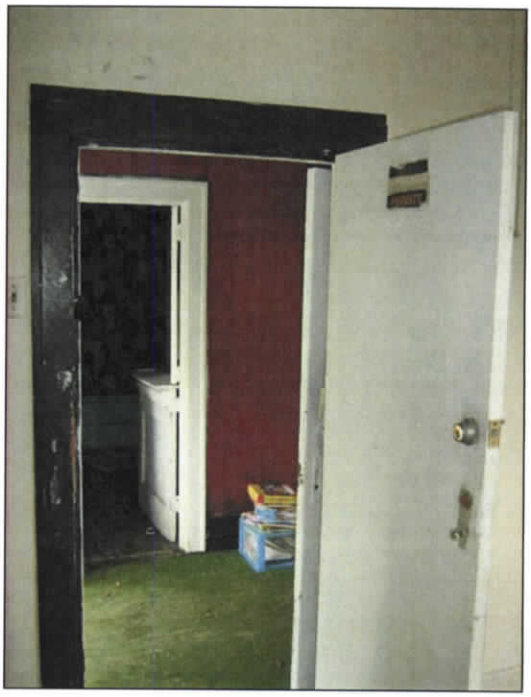
Southeast Room

The southeast room was labeled as an "Isolation Room" on the original plans. It is accessed from the center hall by what appears to be an original two-panel door; however, the door has been cut at the top edge of the lock-rail to make it a dutch door. A small shelf was added at the top of the lock-rail as part of this alteration. The bottom edge of the upper panel has no rail or other finish element as a result of the cut. In the west stile in line with the lock-rail is a doorknob set with escutcheon and box lock that appears to be original. A similar two-panel door, but without the cut, is found at the west side of this room. A door is not shown at this location on the plans (suggesting that this door was relocated after the American Legion post began using the building). Both doors are cased in sanitary casing with a rounded backband. The casing is mitered as is the backband. The room has simple baseboard with an applied quarter-round top edge. At the edge of the ceiling is picture rail trim used throughout the building. The room has the baseboard used elsewhere, a transfer grill in the wall, and the remnant of a ceiling fixture. A section of the gypsum wallboard ceiling is missing as a result of water damage; some mildew is present at the edges of the damaged area.



Vestibule

The vestibule is just a small hallway between the two eastern rooms, the North Fayette Street entrance, and the center space (originally with the eastern classroom at the west side). As a result, it has four doors, one centered in each wall. The east door, the North Fayette Street entrance, swings out over the stoop. The original door leaf in this location has been replaced with a flush hollow-core door, hung on three five-knuckle modern hinges with concealed pins. The door has a diamond-shaped vision light, a typical detail from the 1960s and early 1970s (the same design was used in replacing the west door as well). The interior door casing is plain boards without the miter, relieved edges, or backband of the sanitary casing used elsewhere in the interior. This is the only doorway in the building that deviates from the theme of having mitered sanitary casing, which could be an indication that the door opening was widened when the door leaf was replaced or otherwise altered at some other time. The door has a large brass-cased door closer that appears to date from at least the 1950s or earlier. The interior door leaf, leading into the current large center space has nine glass lights. It roughly matches the design on the drawings for exterior doors. It is possible that the original door from the North Fayette Street entrance was moved to this interior location when the current exterior door was installed.



Northeast Room

The northeast room is similar in plan and finish to the southeast room. However, it has a flush door leading in from the corridor. The door is cased in sanitary casing, as is the window in the room's north wall. Like the southeast room, it has original baseboard, picture rail, and sanitary casing at one door opening and one window opening, as well as a transfer grill to let heat in from the adjoining larger space. The gypsum wallboard is almost entirely intact in this room. The ceiling fixture is a ca.1990 fanlight.



Center Space

The building now has a large center space that represents about 75% of the interior area. The space was originally two classrooms with a small kitchen and cloakroom between them. Two rest rooms were placed to one side of the cloakroom, and they are still in place. A third similar-sized room was built next to them as a place to relocate the kitchen. A small storage was also built at the building's southwest corner at some point, and someone began adding another partition between the new kitchen and storage room in what appears to have been the most recent project started in the building, but the project remains unfinished. The large center space is the area between these smaller rooms.

The gypsum wallboard is covered at the walls in all areas, up to eight feet above the floor, by simulated wood paneling that has been painted or stained. At the top of the paneling is a narrow scalloped edge. Most of the paneling is in good condition, but it should be removed in any recommended treatment of the building. It covers areas where there were originally bookcases, blackboards, bulletin boards, work benches, and similar features. Although these were original, most were removed apparently when the city began renting the space to the American Legion, and the wall surfaces behind them were in suitable condition to be painted and serve as the interior finish, as is apparent in the

various photographs in the Legion's archives. Above the eight foot line, the gypsum wallboard of the remaining wall (approximately one foot to the ceiling) is in good condition in nearly all areas. The gypsum wallboard of the ceiling is also apparently in good condition across about 70% of its area; however, the remaining 30% represents serious damage from holes in the roof and possibly other kinds of problems. Where damage has occurred, the wallboard is damaged beyond repair or completely missing over 80%-90% of each problem area, with mildew and water-damaged wallboard in the edges of the hole. The main problem areas are the southeast corner of the center space (water-damaged wallboard), the southwest corner of the east classroom (hole above the ceiling-mounted heating unit), and the southwest corner of the center space (hole over the partially enclosed area in center part of west classroom, west of the current kitchen area, where the ceiling hole is the direct result of a hole in the roof). To repair the damage, following the original design, or a modified version thereof, new wallboard material will need to be patched into the current holes.

The resilient tile on the floor of the center space is heavily worn, splattered with paint, and other otherwise damaged in several areas. The drawings show that the nursery school was designed to have exposed wood floors, and it is clear in some American Legion photographs that the floor remained wood for a time after the bookcases and other wall units had been removed and after Legion began using the building. It is also apparent that the tile was installed when the kitchen was still located with partition walls between the two classrooms, as the kitchen area is now filled in with a newer patch using a different shade of green resilient tile. The condition of the current tile is too poor to plan to repair it, and, in any event, under virtually all scenarios, it would be more appropriate to restore the original exposed wood design at the floors.

The center space has a few fixtures, or remnants of fixtures, that appear to be original or at least from an early date. This includes two or three remnants of ceiling fixtures. Together with the photographic evidence, these can now be used as a basis for choosing replacement fixtures. Some of the other electrical fixtures, such as outlets and switches, also may be early and could be used as a basis for selecting new historic-style items. The ceiling-mounted heaters are from an early date, or may be replacements of similar ones installed to replace the original oil-fired heaters. It appears that both the original oil-fired heaters and the first ceiling-mounted units are visible in the photographs in the Legion archives. No remnant is still in place of the two drinking fountains, but they can be seen in the photographs. Minor fixtures not shown on the drawings are generally later changes and not known to be either of aesthetic or historical value at this writing. This would include things like the electrical circuit boxes and any remnants of the dictograph security system (including the sign). The historic door closers and spring-loaded hinges might be examples of minor but early (or original) fixtures that should be kept because they are part of the character of the space and appear in some of the Legion's photo archives. The historic doorknobs and escutcheons should be kept. Hasps and screen-door-type hook-and-eye latches should be removed and replaced with more appropriate hardware.

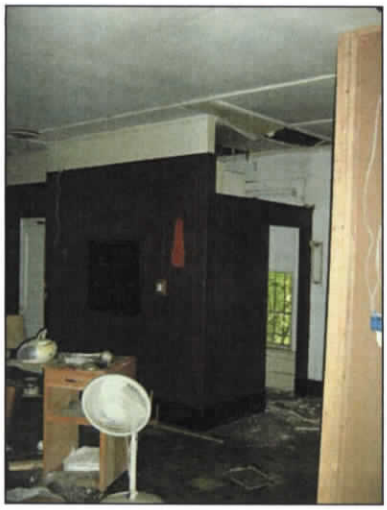
The windows are all original, and very little work is needed beyond replacement of missing panes and repair of some water-damaged wood where the paint has worn away.

The ropes need to be replaced at most openings to reattach the counterweights in the jambs. In some cases, the pulleys are likely to need replacement as well. The loss of the window ropes and some pulleys may be due to their having been painted over the years.

The chimney at the center of the central open space should be left in place even if the partition walls that originally abutted it are not restored. The brick should not be exposed on the east and south sides where there were always walls. The north and west sides, however, may have been exposed in the original design (this subject should be researched further before a decision to expose or cover the brick on these two sides, west and north, is finalized). This possibility should be investigated, and the bricks may be left exposed only on those two sides if they were exposed historically.

Rest Rooms — Men's and Women's

The two rest rooms are now labeled men and women. Both were designed to have two toilet fixtures. The men's room currently contains a urinal and a toilet. The fixtures are not the originals. There is some water damage in this area of the building, but their conditions were not surveyed in great detail because the rest rooms contain very little original material and because they are small enough that restoration of original wall and trim finishes would not be costly (they were also very difficult to photograph). Nearly everything in these two spaces can be assumed to be appropriate for removal and replacement in either a restoration or a rehabilitation project.



Current Kitchen
The current kitchen is an enclosed room, slightly larger than either of the rest rooms. It is located immediately west of the rest rooms. It contains kitchen appliances, plus a large ceiling mounted space heater (installed with the intention of heating an entire classroom). The room seems incomplete as a result of the door opening, a large percentage of the wall area in such a small room, having been left open with no door leaf or traditional jamb. A vent from the space passes through a window pane in the south wall and another vent is located in the solid wall east of the window opening and below the space heater. The space is in poor condition. Trash was piled up around the appliances at the time that the survey was conducted.

Storage Room

The storage room in the building's southwest corner is not believed to be original. The two partition walls that define it, constructed as gypsum wallboard on wood studs, were erected with wallboard on only one side of the studs. The room is not part of the original plan and is not believed at this writing to be of an early date. It is expected that the room would be removed and the original surfaces of the older walls (south and west sides) would be restored in virtually any new use of the building. Adjoining this room, to the east, is an unfinished project of erecting one more partition of wallboard on studs in line with the north wall of the storage space and extending toward the location of the current kitchen. This wall likewise is only finished on one side and is likely to be removed in any restoration or rehabilitation of the building. Over these two adjoining spaces is the section of the roof that has failed the most. The roofing has developed holes. It has also been patched, but the patch now appears to be failing, and the surface of the roof has become concave under the new shingles, suggesting that the sheathing and some of the truss members have rotted in this area. As a result, a sizable section of the ceiling is missing. These materials will need to be replaced, and some adjoining studs and wallboard may need to be replaced, reinforced, or otherwise repaired.

Other historic materials consistent with either the era or the drawings include the door hardware including hinges, doorknobs, locks, etc.

For some items on the drawings, items that are now missing, it has not been confirmed by photographic evidence that they were ever installed or finished. This includes the built-in shelving and/or bookcases on the walls, cloak roam components, and some aspects of the kitchen. It is possible that some of these were never installed, or that some other areas of the building were not built as shown on the plans.

Condition Assessment

Structural System Conditions

Foundation

The foundation is constructed using a solid and reliable method, appropriate to providing support for a frame building over a crawlspace. Four brick walls erected on spread footings enclose the space, which varies in height between 16 and a little under 48 inches. The walls are solid except for small ventilation openings. Mid-span support (for the joists, which run north-south) is provided by a row of brick piers on the center line of the building (the building's longer center axis). The outside perimeter areas of the foundation walls were screened by plants when the property was surveyed, and the interior of the crawl space was not open at the time for inspection. However, the construction type is relatively simple, and there were few signs of problems. In general, the building appeared to be level, plumb, and stable, as reflected in the floors and the walls. Overall, the signs pointed to a stable foundation that is in good condition. An exception is at the southeast corner, where a relatively minor problem has developed and some bricks have broken free from the mortar and come out of alignment. All perimeter areas of the building's southwest quadrant should be checked in more detail, especially along the south wall, because of deterioration problems, as noted elsewhere, which began when holes in the roof developed at different times. The ongoing moisture infiltration into the upper surfaces and framing is likely to have let moisture into the less visible lower wood framing members, and this could have indirectly affected the condition of the foundation.

The drawings indicate that modern spread footings were used. The bottom of the concrete spread footing is shown at 2'- 6" below grade, which is deep enough to be below the frost line in this area and prevent heaving. The concrete used in the footings is shown as 12" tall and approximately 20" wide, supporting an 8" thick brick foundation wall that is shown as rising from the center of the footing. Unlike most footings used today, the concrete is not shown as reinforced with steel rods. The top edge of the brick wall is shown as fastened to a sill plate at the bottom of the frame exterior walls with ½" anchor bolts, one every 4' on center. The bolts extend 12" down from the top of the brick wall and, as is typically done in modern construction, they are bent to an "L" (or, as it is often referred to, a "J") shape so that they anchor to bricks at that point. The anchor bolts sliding off the walls in the event of any kind of movement in the soils below.

The bricks are slightly out of slightly alignment at the building's southeast corner. They have broken free of the mortar, which resulted in only a few individual bricks breaking. Breaks appear near the center line of two or three bricks, and the alignment is out of plane only about 1/4" in the spot where it is most apparent. The siding is also broken in the same area, exposing a small portion of the sheathing at the edge. The sheathing has begun to deteriorate as a result. The problem most likely began as a minor shift in the alignment of the overall building, but became localized at a weak spot as a result of the "J" bolt fasteners holding the assembly tight in most other locations.

The building has moved slightly out of alignment at the southeast corner, resulting in a crack that runs through several courses of brick, mostly at mortar joints, but also cutting through at least two or three bricks that have broken at their centers. The bricks along this crack are out of plane, at the worst spot, by about 1/4" (or less). The movement may have occurred in the soils beneath the building, and/or it could be a sign of moisture problems. However, the movement appears to be limited, is probably not a sign of greater structural problems, and it is something that could be easily repaired, to return the wall to plumb and structural uniformity, as well as to correct the aesthetic aspect of the defect. The structural engineering report prepared for the current owner (see copy in the appendix to the current report) makes reference to cracks in the west end of the foundation, but not the southeast corner. Since cracks in the west end of the foundation were not observed in the survey for the current report, this is taken as possibly a compass direction error. The structural engineering report also raises concerns about the chimneys leaning. This may be the case, but, once again, the brick of this era behaves monolithically. The chimneys were not felt to be dangerously out of plumb when the survey for the present report was undertaken (the survey was conducted several days after an earthquake struck the Alexandria area, causing dozens of other chimneys to fall; repairs were underway at many locations in the city the day of the survey in anticipation of a hurricane that occurred the day after the survey was conducted; neither these events nor the hurricane that occurred in October 2012 caused the chimneys to fall).

The elevation drawings show that the brick stem wall rises to keep the wood construction adequately above grade. They show the exposed area of brick, between grade and the wood, at approximately 24" (as graphically indicated), but the wall section does not provide an exact dimension or minimum standard. (A last minute concern over the lack of dimensions in this area is reflected in the handwritten note added to the drawing to specify a minimum dimension of 2'-6" from the spread footing to grade.) The current distance from grade to wood could be less than what was originally built, because soils tend to silt up around buildings over extended periods of time, especially when there are plants growing at the building perimeter and when there are no gutters along the eaves. The current dimension from grade to wood is considered a minimum standard for keeping termites, rising damp, and other problems away from the wood. The drawings also show that the grade line varies visibly from one part of the perimeter to another. The high point of the grade, and thus the shortest part of the exposed wall, is on the east end of the building in the area of the North Fayette Street elevation, where the distance from soil to wood is currently less that 18", and the low point being at the building's west end, particularly at the southwest corner. However, only the north and east elevations are shown, with notes to indicate that the opposing elevations are similar. This makes it less obvious that the property drops off most toward the building's southwest corner. This condition made that corner a natural location for a low door into the crawl space, and the opening is shown on the drawings, but only in plan. Because the west elevation is not provided, the door to the crawl space is not shown in elevation. However, information on the door is provided verbally in a note on the basement plan, which calls it out as a 2'- 0" x 3'- 0" slat door "equipt" (as the drawings say) with a hasp and padlock. (At the time of survey, only a sheet of plywood nailed over the opening is shown in this area.)

Although the site appears to be nearly level in most areas, the slope in the grade is enough to indicate positive drainage away from the building. There are no immediately visible signs of accumulated moisture or of moisture wicking into the bricks, and the bricks are generally free of damage from water, insects, or impact. The vegetation around the building, however, blocked the view of many specific areas, and the vegetation itself is a sign of future problems. When plants larger than grass (including shrubbery) are either planted or allowed to accumulate around the perimeter of a building with brick basement walls, especially when built over a crawl space, the plants hold moisture in the soils closest to the building, leading to a greater possibility of moisture problems, mold, decay fungi, and other pests. Eventually, the roots will also find their way into mortar joints and damage the walls. This can be especially problematic when the building is frame and the distance from the soil line to the wood is minimal.

Under almost every window, the drawings indicate for ventilation openings to be constructed in the brick wall by omitting eight header bricks in two courses of an otherwise Flemish bond pattern. The design was for each opening to be no larger than a header; however, instead of appearing in two horizontal rows, the openings were built as four three-course-tall slots alternating with three columns of headers that are three courses in height. There is also some variance in the placement. The ventilators, for instance, were shown on the drawings as located symmetrically under key windows, but no ventilation openings were shown under the windows of the small rooms at the building's east end, as these windows have no west end counterparts. In the actual construction, however, the openings were placed under the easternmost windows instead of the next bay in, and the second set of openings was placed between window bays instead of under the window as the drawings show.

In the current condition, approximately 6 courses of brick remain exposed in the North Fayette Street side of the building, and 18 or more courses are exposed though somewhat shrouded by overgrowth on the building's southwest corner. Apart from the area where the ventilation gaps occur, the exposed foundation walls are laid in common bond with six or seven courses of stretchers between every two courses of headers.

In addition to the stem wall construction, the building's floor is also supported at mid-span by the series of brick piers. The piers support an east-west summer beam running along the longitudinal center line of the building, and the beam supports the joists. The piers are spaced to fall under walls in three locations: the east and west walls of the east classroom, and the west wall of the west classroom (the west classroom has an exterior wall at the west end). The east wall of the East Classroom is also the west wall of the small rooms at the east end of the building. The original west wall of the East Classroom and the east wall of the West Classroom also served as the east and west walls of the three original center core rooms, that is, the Rest Rooms, former Cloak Room, and Original Kitchen. Placing piers under these walls also placed one bay of the summer beam at the building's center (under the center core rooms) where the support piers are 13'- 0" apart, and one at the east end where the distance is only 8'- 9". Otherwise, the piers divide the space into equal-sized bays of slightly over 10'- 0". Three north-south

beams are also found under the walls that fell at the two sides of the 13' center bay and under the west wall of the small east-end rooms.

The drawings contain a handwritten note to correct an error. The center chimney, which served the kitchen, was initially drawn intersecting one of the latter beams, but the drawings say to shift the chimney rather than cutting the beam.

As the framing was placed on the stem wall and sill plate assembly, it appears from the drawings that the walls were raised first and then the floor joists were inserted, and apparently each joist was fastened to a neighboring stud, the normal way of erecting a wall frame in balloon framing, where the bottom of the wall frame typically served as the sill plate (as opposed to erecting a platform with joists, rim joists, and a floor surface first, as is the norm in the more modern technique of platform framing). The floors were added in above this sill plate after the walls had been erected (in this case, with the joists placed immediately above and resting on the sill plate and fastened in place, with each apparently toe-nailed to an adjoining stud, and with no other ledger or east-west rim joist). The joists run north-south, from each outer wall to the summer beam. The drawings show the flooring as extending only from inside wall surface to inside wall surface, thus leaving an opening from the crawl space leading up into the wall cavities. At the top of the wall, where the roof potentially places different spacing and diagonal forces on the assembly, a double wall plate was used to support the trusses that also serve as the rafters. The detail at the bottom of the walls has the disadvantage of making it easier for pests to come up into the wall cavities of the building by way of the crawlspace.

The method of assembly used at the bottom of the wall contrasts with most modern "platform" framing, in which the floor is typically completed first, and then the wall frames are made and then raised on top of the floor surface. Platform framing had become common in the early twentieth century, and by this time it was almost the universal method for erecting frame buildings in the United States. Balloon framing, on the other hand, had generally passed out of fashion by about 1920. In balloon framing, the walls are erected to the full height of the vertical exterior surfaces, even for buildings that are three or more stories tall, and then the floors are inserted. It had advantages, but it was also much less safe in fires because the space between any two studs drew air upward creating a multi-story chimney effect, with each cavity becoming a potential path for fires to spread. To lessen this hazard, boards were often inserted in the walls, at various points, bridging the space between the studs. When these boards are distributed at random in the walls, it can be very difficult to work around them or cut through them to add wiring or plumbing in new locations. Platform framing places almost all the barriers in the vertical cavities at the floor line (making it much easier for plumbers and electricians to predict where it will be necessary to cut through horizontal materials). In typical platform framing, each set of joists is assembled as a frame with a rim joist at each end with the floor fastened to the top of the horizontal frame. A one-story high wall assembly is made for each wall in that story, and these are then raised on top of the platform (i.e., the floor). When that story's walls are all in place, a new set of joists is assembled into a frame with a solid floor covering it and added above them.

Although platform framing had generally replaced balloon framing by ca.1920, the older method would have still been known to builders. Building materials were evolving quickly at the time, but construction work had been slow, and cost was a major factor. The result was that some older techniques were still relevant as architects and builders tried out new ideas and looked for ways to build affordably. The framing of the walls only needed to be an assembly of lightweight, inexpensive materials: gypsum wallboard, asbestos siding, and a series of asphalt-clad Howe trusses in the roof structure. The use of the older technique in raising walls at the Carver Nursery School may have been to save the lumber and labor cost of the rim joists and a few extra square feet of flooring. It also made it easier to install and/or change electrical outlets (or potentially other items, like plumbing lines or heating ducts) in the baseboard area, as the bottom of each of the hidden wall cavities had been left open to the crawl space. Because the building is only one story tall, there would be less worry about fires spreading in these cavities than would be the case in a multi-story edifice. The technique may have also made the building somewhat cooler in the summers, but also harder to heat in winter and harder to keep pests out.

At present, this kind of framing represents a disadvantage because it places fewer framing members than what is now usual in a hidden location, where it is possibly more subject than usual to rotting. Platform framing, by contrast, has more members and typically more fasteners, making it much more redundant, in the event that some members might be compromised by rotting. In this location, any sections of the sill plate that have been subject to wood rot will be difficult to access, assess, repair, and/or replace. Rotting, where it could occur under these circumstances, is likely to involve not only the sill itself, but also the bottom end grain of the studs and the end grain of the floor joists, as well as affecting the fasteners that connect these elements. From each intersection at the base of a wall cavity, the wood members thus extend in three dimensions from any point of infiltration by water. The potential for moisture problems at sill assemblies is particularly a concern in balloon frame houses (but more so with multistory ones). The problems are less complicated in typical twentieth century platform frame construction because the floor surface (and usually also a bottom plate in the wall frame) isolates the wall studs and the end grain of any other vertical wood members from potential moisture sources by placing them above the horizontally oriented members, both floor joists and sill plate.

Rotting is most likely to occur in end grain (typically in hidden locations), often where end grain at the bottom of a member meets another surface at a horizontal line. It is most likely to be a problem in the bottom portions of a given member, where the open grain from one member placed vertically touches an unbroken horizontal surface. Rotting also only occurs under specific conditions where there is enough water, air, and wood to support the growth of decay fungi. Anytime, however, that wood is exposed to ideal conditions for decay fungi (i.e., remaining moist while also exposed to air), it is likely to decay and to become structurally unreliable. Fortunately, most wood frame construction is redundant from an engineering point of view, and not all wood members, therefore, are critical to the building's structural survival.

The conditions of the sill plate were not checked in the site visit because of the difficulty of accessing the crawlspace, which was sealed at the time of the visit. There are areas,

though, (most notably at the edge of the south wall, in the building's southwest quadrant) where roof failure has caused water infiltration. In these areas, the moisture is likely to have affected the bottom framing members of the wall. On the other hand, no serious deterioration or instability in the floor structure was observed at the site. If the sill plate were decayed, the floor would eventually be less stable in the vicinity of the open areas of the roof.

Frame Walls and Exterior Asbestos-Cement Siding

The frame walls are composed of typical wood studs on 16" centers. There is no indication of problems in the wall framing/construction over approximately 80-90% of the exterior. The main potential exception, though, is the area below where the roof has failed along the south wall near the southwest corner (see the bottom left photo on page 68, above, and the photo on page 92, below), where chronic moisture infiltration over an extended period of time may have compromised a small portion of the stud wall framing. This was the least visible part of the building during the survey, both one of the most overgrown parts of the exterior and an area where the interior walls were not fully accessible because of an incomplete remodeling project, floor problems, and material stored there. Otherwise, the exterior surface of the walls appears to be reasonably watertight, despite a few broken tiles in the asbestos cement siding.

Roof Frame Trusses and Other Elements

The roof is appropriately designed for a building of this size, shape, and open span width, with a series of Howe Trusses on 16" centers. The trusses are constructed of 2x6 and 1x6 lumber (2x6's in the members that experience compression and/or shear, or need to serve as nailing surfaces, and 1x6's where the members are only in tension). The bottom chords of the roof trusses also carry the ceiling materials and ceiling-mounted fixtures such as light fixtures and heating units. The only problem in the roof trusses appears to be damage from the roof surface failing in several small areas as well as the one large area mentioned above near the building's southwest corner. The roof truss members were moist in the southwest corner when the building was surveyed, and these members are expected to need either reinforcement or replacement.

Site Conditions

The site is overgrown, especially at the edges of the building where the roof surfaces (without gutters) channel water into the soil, but no other problems were noted. The site is relatively level, appears to have adequately positive drainage away from the building, only extends approximately 20 feet (17' to 22') in each direction from the building, and is closed off on three sides of the building by chain link fencing. The vegetation is an indication that the soil is rich enough to support grass. The other plants that have grown up are concentrated in areas that are being fed disproportionately by roof drainage, especially as grass cutting and similar maintenance has been minimal for a number of years.

Exterior Materials Conditions

General Statements on Exterior Materials

The exterior has an unusual degree of integrity to the original design. The original windows and siding are still in place, the stoops and canopies have not been changed (except for the railings), the brick foundation is original, and the asphalt shingle roof follows the original design as the drawings attest. While the integrity is excellent, the materials vary in condition from one to another. The brick foundation walls and chimneys are in good condition except for one small area where the foundation bricks have shifted. The roof is in very poor and precarious condition. The frame walls appear to be plumb and generally in good condition as are the roof trusses, except in the building's southwest corner. The siding is in fair condition. The majority of it is in good condition, but some tiles are missing and about 15% are broken. The number of broken tiles, however, may point to the need for complete replacement, as addressed in the Treatment Plan, below.

Notably, almost all the exterior materials are original to the 1944 construction and therefore historically appropriate. No exterior "cover-up" materials have been installed throughout the building's history. The alterations that have been made consisted of adding electrical features such as outlets and light fixtures, signs that have since been removed, and replacement of handrails at the stoops with a different but suitable design.

Roof and Drainage System

The roof surface is asphalt shingles. The shingles were installed in 1960, according to a statement made to the city by current owner William Cromley (see footnote #73 on page 57, above). Asphalt shingles are called for on the original drawings, but this kind of roofing does not typically last for more than 30 years, so the roof was probably replaced only once since the building was constructed 68 years ago. The roofing has failed in several places. The greatest area of failure is near the building's southwest corner. This area was patched at one point with new shingles covering about 150 square feet near the western edge of the south slope of the roof. The patch may have been needed in this area first because of wear and tear from the elements in the south-facing slope which would be exposed to more severe sun and weather than other areas. It is also where plumbing vents were located and directly above the relocated kitchen. The area immediately east of the patch continued to deteriorate until water and rotting caused the roof sheathing to

fail. It currently has an indentation in the surface, an indication that the sheathing has rotted and that the framing beneath it has also experienced enough dampness and decay in adjoining elements that truss members are also likely rotting. From the interior, the failure in this area looks much worse because the wallboard ceiling and other finishes have been destroyed across about 200 square feet. The shingles on the remaining areas of the roof are uniformly worn. They may be keeping water out of large areas of the building for now, but they are well past their useful life, have lost most of their gravel surface coatings, and are likely to lead to failure in many other places. The interior has several small areas where water appears to have come in, damaging the wallboard ceiling.

The smaller leaks appear to be located around chimneys and similar penetrations, such as plumbing vents. The chimneys, however, are flashed with stepped flashing, and they are not directly above the ceiling damage.

The roof has always drained directly to the ground from the overhanging eaves, with no gutters at the eaves. The building appears to have been well-designed for this kind of drainage, as the brick base is high enough to separate ground water from wood framing, the asbestos shingle walls were adequately watertight, and the overhang was sufficient to keep the bulk of the water away from more delicate materials.

Asbestos Cement Siding

The asbestos siding is in good condition across about 75-80% of the surface areas. Most of the wood sheathing remains covered as a result. However, in those remaining areas where the asbestos shingles are broken, the damage is bad enough that the individual units need to be replaced. This is largely because the rows overlap and the damage in each area tends to be confined to one row. In light of the fact that it is an asbestos-based material, and the fact that it is difficult to replace individual shingles without removing the rows above them, the 20-25% of the surface area showing damage is adequate to consider replacing all the siding. The fact that the building has a high degree of integrity in general, and the availability of a visually identical siding material, supports replacing the siding at this point. In other words, since the current material provides information on the design, but is difficult to repair due to the hazardous nature of asbestos when disturbed, careful consideration should be give to replacing it with a new material that duplicates the original appearance and does not contain substances known to be of such a great hazard.

Doors, Windows, and Exterior Trim

The doors in the front (North Fayette Street) and rear (opposite North Fayette Street) gable ends are non-historic replacements. They are in fair condition, but not appropriate to the design, and they should be replaced in any future project, preferably with a copy of the original design. The door on the Queen Street side is believed to be original. It is similar to what is shown on the drawings for the North Fayette Street side except that it has three horizontally placed raised panels where the drawings show two side-by-side vertical panels. On the exterior side, this door is in good condition, although the stiles have separated enough from the rails to leave visible vertical cracks. Since the door is blocked from the interior, it was not possible to check its interior surface conditions, its operability, or its structural stability.

The windows are all intact to the original design. In some openings, the paint has failed and the exposed wood of the sash components appears to be badly weathered. On the building's north side, some openings show that the paint has just begun to fail, with large pieces flaking off here and there, but not a great amount of exposed wood at present. The coatings are in much worse condition on the south side of the building than on the north. In some openings in the south side, as much as 90% of the wood sash members are exposed. Some panes are also missing on this side. From the interior side, the condition is similar although the paint is more intact. Most of the ropes have broken, disconnecting the counter weights. However, most of the panes are still in place, the design is intact, and the material that remains appears to be well within the range of condition to allow for restoration/repair, replacing some components in kind where necessary, without wholesale replacement of sashes.

The exterior trim around each opening is in relatively good condition. The paint has faired better on the trim, even around openings where most of the wood sash components are exposed. The wood drip molding strips remain in place at the top of the openings, and all the window sills are still in place, although some have open grain in those areas where the paint has failed and exposed the wood.

Exterior Fixtures

The building has a number of exterior spotlights, porch light fixtures at the entrance canopies, an outlet or two, and similar fixtures. It also has one exhaust fan on the north wall, and a more recent exhaust vent located in a window pane. Other than the north wall exhaust fan and some of the porch light fixtures, none of these fixtures are from an early date. They appear to be in poor condition. They also do not appear to have been of a high quality when installed. They can be removed and replaced as appropriate to a new design, and any inappropriate openings should be eliminated in combination with replacing or repairing the siding.

Steps and Railings

The concrete steps are in good condition in most areas. There is broken concrete in the bottom step, at the northeast corner of the set of steps accessing the North Fayette Street entrance. The break passes through a hole drilled to install the current handrail. The welded pipe railings are in good condition. Although not the original design, it may be appropriate to keep them in place unless the building is strictly restored for a use such as a museum to the nursery school activities the building was built for, in which case the wood handrails should be restored to the original design. If the wood handrails are not restored, a decision will have to be made about whether to keep or remove the two half posts, one mounted to the west wall at the top landing of the west stairs and one mounted to the north wall at the top landing of the north stairs next to the kitchen door. The west steps have no handrail, and one would be needed if the building is restored or rehabilitated to any use involving this side of the building.

Sidewalks

The sidewalks at various locations in perimeter areas of the building are in weathered and fair-to-poor condition, although most of the concrete probably dates to the time when the building was first constructed. They currently connect the east entrance to the sidewalks along North Fayette Street. Beyond that, they do not do a good job of defining appropriate paths around the building. New (and consistent) sidewalks will probably be needed or at least appropriate as a component of any rehabilitation or restoration of the building.

Interior Conditions

General Statements on Interior Materials

Although the exterior materials have been less altered and more weathered, the interior materials have been heavily impacted by human use, alteration, moisture infiltration (roof leaks), and other causes. The interior was altered in at least two campaigns, the removal of blackboards, bulletin boards, shelving, and other interior wall-mounted features apparently when the building became an American Legion post, and the removal of walls and addition of paneling, apparently around the time that the Legion post purchased the building from the city in 1987. Subsequent to these two campaigns, at least one other remodeling project was started and not finished, and the roof leaks developed damaging gypsum wallboard ceilings, some wall areas, and other materials. The floor was covered with resilient tile early in this cyclical pattern of changes, the tile was altered when the interior partitions were removed, and it has subsequently begun to show an irreparable level of wear. Other problems include a level of grime from unattended missing window panes and openings in the walls and roof, and the impact of building materials which have been stored in the building recently.

General Statement on Condition of Historic Materials

Gypsum Wallboard — The gypsum wallboard is water-damaged in several areas, especially in ceilings near plumbing vents, where heaters are mounted, and where the roof has failed in the building's southwest quadrant. In these areas, the material is damaged to the point of needing to be replaced. In other areas, it is in good enough condition to repaint it and use it as is, depending upon the building's next use.

Sanitary Casing Trim — The trim is intact in most areas, despite damage from hasps and other non-historic hardware. In some of the earliest American Legion Post photos, it appears to have had a light natural finish rather than being painted. It could be stripped to return it to this appearance. Some of the doorway casings have plinths, but not all.

Resilient Tile Floors — The building has resilient tile flooring added over natural finish floors shortly after the American Legion Post began using the building. The Nursery School drawings call for natural-finished wood floors. The Nursery School photos and the earliest American Legion Post photos show it as natural finished wood. The resilient tile was patched when the kitchen was moved, probably in the 1980s. New flooring was added, apparently later, in a campaign that included some small areas such as rest rooms. The oldest tile is heavily worn, beyond repair. The patched tile does not match. The rest room tile is loose. At this point, all the tile needs to be removed to restore wood floors or, in some areas, replaced in areas (such as kitchens and bathrooms) where new functions will make a resilient tile floor appropriate rather than wood.

Electrical Fixtures — The lighting fixtures are a mixture of replacement fixtures, some incorporating parts that may be from original fixtures. Generally, they are either completely inappropriate new fixtures, old fixtures that need repairs or rewiring, or hybrid fixtures that may be made from some original parts but are in poor condition. All the wiring associated with these fixtures is in poor condition and should be replaced. The remnants of original fixtures should be carefully analyzed, used as a basis for new fixtures, or restored and rewired for use where possible. The remnants that provide

useful information but are not used in kind should be stored for future reference, and all other fixtures should be discarded and replaced. This includes switches, emergency lights, alarm system components, and all other related fixtures.

Plumbing and Heating Fixtures — The toilets, sinks, space heaters, and similar items in the building are too new to be of value from a historical point of view. Although fairly new, they were not high quality fixtures, and at least one toilet is broken. They are unlikely to be of value in a future project, and they should be removed and discarded to be replaced by more appropriate fixtures. The original drinking fountains are missing. They are documented in the drawings and in one or two photographs in the American Legion Post archives. Depending upon the selected use of the building, they should be restored to the original design if a classroom appearance in recreated.

General Statement on Condition of Non-Historic Materials

Simulated Wood Paneling — The paneling is in fair condition, but is inappropriate and has been painted. It should be removed and discarded.

Wood Window Cornices — The cornices (wood valances) match the paneling. They also mimicked the appearance of earlier velvet cornices, which gave the interior a lodge-like appearance. However, the current design is inappropriate, missing in some areas, and part of the paneling system. They should be removed and discarded.

Scallop-edged trim — The scalloped band of trim along the top of the paneling does not remain in place in all locations. As part of the inappropriate paneling system, this thin band of trim should be removed and discarded.

Other Non-Historic Materials — Other materials that are not historic and do not thus need to be kept include: *Non-Historic Door Trim* (the simpler trim that appears at some doorways, where it is not mitered and the profile is not the Sanitary Casing detail as shown on the drawings); *Non-Historic Partitions* (these include the partitions added in the southwest quadrant to create the current kitchen, storage space, and unfinished wall between them); *Carpet* (anywhere that it appears); *Non-Historic Fixtures* for *Lighting*, *Plumbing*, and *Heating* (as listed an explained elsewhere, above).

Room-by-Room Summary/Notes

A note on dimensions: The building is built of dimensional lumber from the 1940s. This is lumber that is milled to fixed dimensions that are less than whole inches. It was the custom at the time to provide dimension from exterior surfaces to the center line of interior partitions. This results in approximate values for interior finished spaces. The finish dimensions of most of the interior spaces were not measured for this project. The dimensions given below are approximate finished dimensions for the spaces, since these sizes may be helpful in repairing surface materials or finding a new use for each historic space.

Room 1 — Northeast Room, labeled as "Storage" Room on original plans

Dimensions:	8'- 6" north-south x 8'- 3" east-west
Walls:	Painted Gypsum Wallboard in fair condition
Ceiling:	Painted Gypsum Wallboard in [fair??] condition
	Crown molding / picture rail remains
Floor:	Carpet
Window(s):	One wood sash (12/12) with ropes in place
Doors:	One door, flush hollow-core replacement
	Modern hardware, glass knob
Trim:	Mitered Sanitary Casing with Backband
	Baseboard with quarter-round cap, most of scotia shoe-mold appears to be missing
Fixtures:	1980s fanlight ceiling fixture,
	Transfer grill near floor
	Electrical switch next to door

Room 2 — East Center Room, Entry Vestibule

Dimensions:	6'- 0" north-south x 8'- 3" east-west
Walls:	Simulated wood paneling over Gypsum Wallboard
Ceiling:	Painted Gypsum Wallboard in fair condition
Floor:	Carpet (Astro-Turf)
Window(s):	N/A
Doors:	Four doors, as described in other rooms, except west wall / North Fayette Street entrance door
Trim:	Mitered Sanitary Casing with Backband, except plain boards (not mitered, lintel over sides) at front door
Fixtures:	Single original chain-hung bulb fixture with original Escutcheon at center of ceiling
	Electrical service box in wood enclosure by entrance
	Modern emergency light over entrance
	Exit signs and security dictograph sign

Room 3 — Southeast Room, labeled "Isolation Ward" on original plans

Dimensions:	8'- 6" north-south x 8'- 3" east-west

Walls:	Painted Gypsum Wallboard in fair condition Poor plaster repair next to light switch
Ceiling:	Painted Gypsum Wallboard in fair condition except where missing in southeast corner (about 6-8 square feet)
Floor:	Carpet
Window(s):	One wood sash (12/12) with ropes in place
Doors:	Two locations, two-Panel (plywood panels) Door to Vestibule has been cut in half (at top edge of lock rail, so upper half has no bottom rail) to become dutch door with sales shelf atop of lock rail. Second original door to east classroom area, appears to be a variation from plans, as the same door appears to have been shown at northeast room in plans.
Trim:	Mitered Sanitary Casing with Backband Baseboard with quarter-round cap, most of scotia shoe-mold appears to be missing Baseboard is split next to door
Fixtures:	Single light at center of ceiling Transfer grill above door to east classroom area Electrical switch next to door

Note: The east Classroom, Original Kitchen / Cloak Room, and West Classroom were built as separate rooms but now appear as one room as a result of the removal of partitions between the Cloak Room and Original Kitchen and between these two rooms and the two classrooms. To get a complete sense of the space requires looking at all of these four rooms as formerly separated and currently one large space. Also, the Modern Storage Space(s) and Modern Kitchen at the southwest corner of the building occupy what was originally the southern portion of the West Classroom.

Room 4 — East Classroom (now part of larger open space)

Dimensions:	24'- 0" north-south x 30'- 0" east-west
Walls:	Simulated wood paneling over Gypsum Wallboard (wallboard is exposed at top of wall, a band of about 10"-15")
Ceiling:	Gypsum Wallboard with Lattice-Wood Battens A large section (about 30-50 square feet) is missing and/or damaged, at southwest corner, next to East Rest Room)
Floor:	Resilient tile, in poor condition
Window(s):	Four wood sash openings (12/12) with ropes in place (Southeast window is boarded-up from inside side)
Doors:	[Door at Vestibule] [Doors to smaller spaces discussed with those spaces]
Trim:	Mitered Sanitary Casing with Backband
Fixtures:	Some original light fixture escutcheons with new fixtures Some light fixture escutcheons have chains and fixtures Some 1980s light fixtures, some fanlights

Room 5 — Original Kitchen Area (now part of larger open space)

Dimensions:	9'- 3" north-south (kitchen) + 9'- 0" (cloak room and former corridor) north-south x 12'- 6" east-west
Walls:	Simulated wood paneling over Gypsum Wallboard (wallboard is exposed at top of wall, a band of about 10"-15")
Ceiling:	Gypsum Wallboard with Lattice-Wood Battens
Floor:	Resilient tile, in poor condition
Window(s):	One wood sash opening (6/6) ropes not visible, window has louvered shutters on hinges and a plywood valance
Doors:	There is an exterior door in the wall at the former Kitchen, but it was blocked off from the interior side
Trim:	Mitered Sanitary Casing with Backband
Fixtures:	There's an exhaust pipe through the wall that passes through a window pane in this area

Room 6 — East Rest Room — Ladies Room

Dimensions:	Approximately 5'- 0" x 5'- 0"
Walls:	Gypsum Wallboard
Ceiling:	Gypsum Wallboard
Floor:	Resilient Tile, ca. 1980, coming loose
Window(s):	Gypsum Wallboard
Doors:	Two-Panel Door
Trim:	Sanitary Casing
Fixtures:	One sink, two toilets, all ca.1980

Room 7 — West Rest Room — Men's Room

Dimensions:	Approximately 5'- 0" x 5'- 0"
Walls:	Gypsum Wallboard
Ceiling:	Gypsum Wallboard
Floor:	Resilient Tile, ca. 1980, coming loose
Window(s):	One 6/6 wood double sash
Doors:	Two-Panel Door
Trim:	Sanitary Casing
Fixtures:	One sink, one toilet, one urinal, all ca.1980

Room 8 — West Classroom (now part of larger open space)

Dimensions:	24'- 0" north-south x 30'- 3" east-west
Walls:	Simulated wood paneling over Gypsum Wallboard (wallboard is exposed at top of wall, a band of about 10"-15")
Ceiling:	Gypsum Wallboard with Lattice-Wood Battens
Floor:	Resilient tile, in poor condition
Window(s):	12/12 wood sash, two on north wall [two on south wall in kitchen niche and adjoining half-built storage area]

Doors:	[Back Door]
Trim:	Sanitary Casing
Fixtures:	Ceiling fanlights, one ca.1980 chandelier, exit sign and emergency lights at west exterior door

Room 9 — Modern Kitchen Niche (Originally part of West Classroom)

Dimensions:	Approximately 6'- 0" x 7'- 0"
Walls:	Gypsum wallboard and paneling
Ceiling:	Gypsum wallboard
Floor:	Resilient Tile, ca. 1980, mostly hidden by trash at time of survey
Window(s):	One 12/12 wood sash
Doors:	(Jamb-like doorway opening was created when partition was built, but no door was installed
Trim:	Sanitary Casing
Fixtures:	Ceiling-mounted heater, light fixtures were not visible

Room 10 — Modern Storage space (Originally southwest corner of West Classroom)

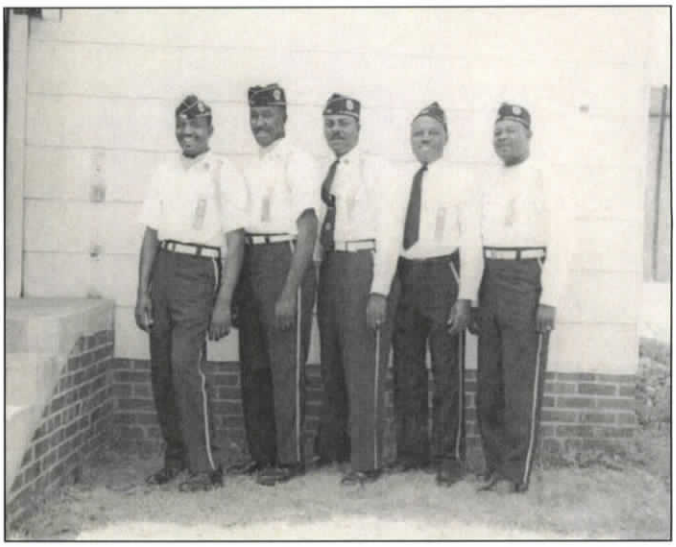
Dimensions:	Not measured, but approximately 4'- 0" x 10'- 0"
Walls:	Wood stud with gypsum wallboard & paneling (two new walls, with finish materials on one side of the studs only)
Ceiling:	Gypsum wallboard
Floor:	Resilient tile
Window(s):	(None)
Doors:	One 2-panel wood door
Trim:	Sanitary casing (missing in some ca.1985 photographs)
Fixtures:	(None noted)

Room 11 — Crawlspace Unfinished space with brick half walls, dirt floor, joists and flooring above, ventilation openings in the brick walls (filled in some places by insulation) and a plywood cover over the original access door opening

Room 12 — Attic Unfinished space between Howe trusses, sheathing of the roof, gypsum wallboard ceiling at bottom, and louvered vents at each end

Photographic Comparisons — Comparing Historic Images in the Legion Archives and the Present

The gable end facing North Fayette Street was painted white and had a simpler appearance in the image on the left. The post later added signs, which were removed when it relocated, leaving scars in the current yellow paint.

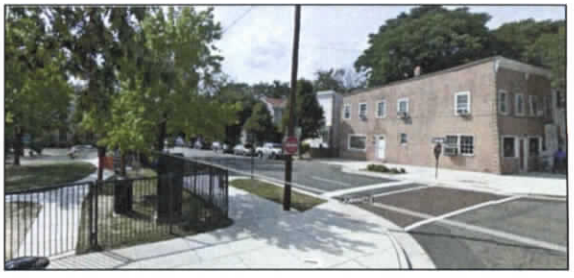


The canopy and door once had a dark paint scheme against the white asbestos shingles (above left). The brick base of the building, however, was not painted (above right). Note the scars in the asbestos shingles where the original wood handrail had been fastened. Though still present, these marks are now filled will a filler material and painted over.



The lodge used the space along the north side of the building for certain ceremonial events when the weather was good enough to hold them out-of-doors. A head table was placed next to the kitchen door stoop, using the blank wall between windows as part of the backdrop. The unpainted brick and the ventilation openings show in the center image, above.

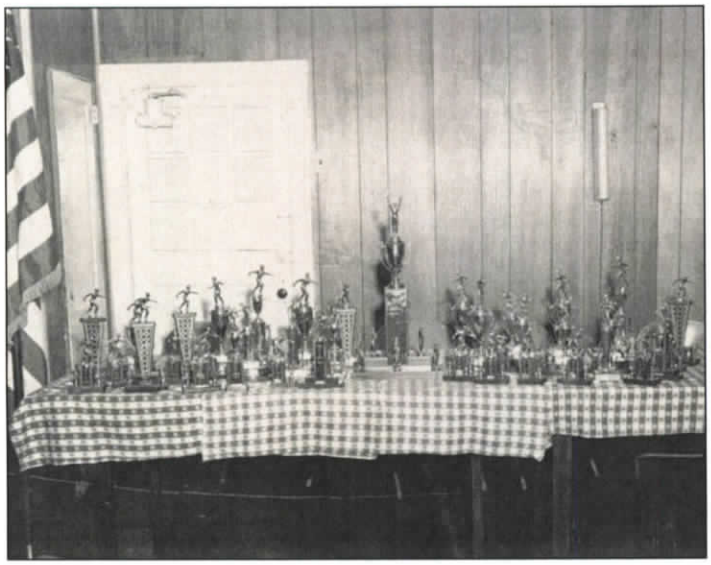

The above left image shows how the area used for outdoor events relates to the kitchen door. Having the door cocked open in this image suggests that the interior was used as well during some events. The original wood handrail design is visible in the above left image as well. The above right image shows that the current playground area was used as extension of the facility's exterior space, when there was no fence separating the two areas. Below is an image of the playground and buildings across Queen Street today.

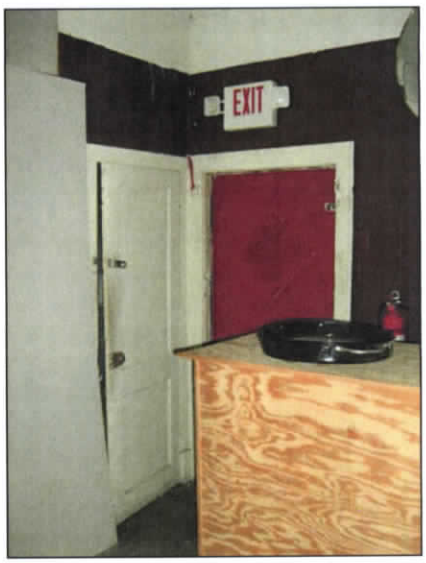




The wall in the background in the above left image has been removed. The doorway behind the flag in the image is next to the rest rooms. The light fixture appears to have been shortened in this image. The above right image shows the same area with the cloak rooms and kitchen removed. The paneling on the right (above right) encloses a chimney.


The east wall of the above space is essentially unchanged except for the paneling. The door on the right is not on the drawings, but it is consistent enough to have been original.

The image above on the left shows a classic "school house light fixture," most likely what the building had in the original construction. The fixture on the right may be the escutcheon and shade-holder of one of the original school house fixtures; if so, the fixture may have been shortened by removing the rod. This may have been done to create a higher open space, since the post archives indicate they held beauty contests in the space, with people standing on tables as impromptu stages (as is the case in the upper left image). The image also shows that a molding was used at the top of the wall, and a strip of lattice wood was used over a surface joint. These strips of wood were used to hide seams since plaster sheet goods had been developed by this time, but the current process of hiding seams with joint compound was not yet in use. The strip along the top of the wall is a variation on picture rail, a specially shaped molding designed to grip hooks used to hang photos with chains. This method of hanging pictures was typically used in houses in the late nineteenth and early twentieth century. It remain popular in schools even after it passed out of fashion in residential interiors.





The exterior door in the west gable end wall was still the original 9-light design as late as when the paneling first went in on the walls (ca.1987? The paneling on the left is the lighter, unpainted original color). The door was later replaced by the current flush / hollow-core design with the diamond-shaped vision light (the vision light is now painted-over and/or boarded-up). The door on the left leading into the narrow storage space at the building's southwest corner appears to be an original two-panel door from the 1940s. It may have been relocated to this area from another part of the building. It looks different in the image on the left because the casing has not yet been installed around it.

The above left image is believed to be the west classroom looking toward the southeast corner, where one of the two the oil heaters was originally installed. The heating unit in the image may be one of the two that led to the controversy shortly after the building opened. The middle image is an enlargement of it. The wall segment behind it would be the east wall of the classroom, also the west wall of the rest rooms. There appears to be a four-panel door to the left. This may have been moved here from another building. After ca.1987, the post removed this door and the walls just left of the image. They built a room in the corner in view to serve as a new kitchen. To maximize the space, they replaced the floor-model heaters with new ceiling mounted ones, in view in the top right image.

Recommendations and Treatment Plan

Treatment and the Secretary's Standards
By definition, the "Treatment Plan" section of a historic structure report should relate the treatment of the building to the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (NPS, 1995). The word "treatment" itself derives from the *Standards*, where it is used in reference to the four broad categories of work the *Standards* address. The lightest level of treatment anticipated in the *Standards* is "Preservation," which when used by itself (i.e., without specific reuse goals), means protecting the building from the elements, what people often call "mothballing." Since historic structure reports typically involve buildings either in use or where work needs to be done to retrofit the property to a real and anticipated use, "Preservation" without the anticipation of actively using the building is not normally reason enough to prepare such a report. Similarly, one of the four Treatments defined in the *Standards* is "Reconstruction," recreating a building that is not presently there. Like Preservation, Reconstruction is another Treatment not typically relevant to the kinds of properties for which historic structure reports are prepared, as the historic structure report is not the appropriate format when there are no current conditions to be assessed. The norm for historic structure reports is that they address one or the other of the two remaining Treatments: "Rehabilitation," which means retrofitting a building to a new use with changes that are as minor as possible, and "Restoration," which refers to putting a building back to its condition at some moment in time from the past, usually to be interpreted (as in a museum use) or because the building is worth preserving as an object of study without any other practical use for the main spaces at this time. In addition to museum uses, sometimes it is possible to restore a building to its original configuration for a purpose (and light-impact use) that can be accommodated without changes to the original design.

"Restoration" means restoring everything, or almost everything, to its appearance at some point in history. Based on the set of *Standards* that defines it, it is only rarely a treatment that could relate to placing a historic building in a new and practical use. The *Standards* for "Restoration" most often apply to the conversion of a building with many significant and intact features to a minimally invasive current use that involves studying and interpreting the building (such as to serve as a museum), more than using it for a practical purpose.

"Rehabilitation," on the other hand, typically refers to adapting a building to a use that calls for the insertion of modern amenities. It is usually an approach involving buildings where only half or less of the built fabric is intact or of such importance that it needs to be restored. However, "Rehabilitation" projects that meet the *Standards* almost always involve "Restoration" of some individual features. These features, or sometimes a large percentage of the building, are typically not only restored, but they become focal points of a new design built around functions but also showing off the historic character of the spaces, especially primary spaces, where historic materials are evident.

While the exterior of Carver Nursery School building reflects the original design, as it stood at the time of construction, the interior has seen a number of serious changes. Many of the changes are due to the early (ca.1950) removal of key nursery-school-related features such as blackboards, bulletin boards, shelving and cubby holes, and drinking fountains, and replacement of the original oil-fired heaters as well as (ca.1955) covering over of the original natural-finished wood floors with resilient tile. Later changes (ca.1987) involved removal of about five interior partition walls, removal of the original kitchen, and installation of new partition walls to create a new kitchen and storage area(s). Simulated wood paneling was applied over the original gypsum wallboard walls at that time. Other added features included construction of two bars (one early in the American Legion's use of the building and the other much later, toward the end of the building's active use), light fixtures, new plumbing fixtures in rest rooms, and items with lesser impact such as a security system. A door was cut in half to convert it to a dutch door at some point, the east and west exterior doors were replaced, the handrails were altered at two of the entrances, and a few other minor changes were made.

Sometimes a building retains its architectural integrity as it is attacked by age and the elements and falls into poor condition. This building has lost some components due to condition issues, such as gypsum wallboard ceiling areas that dissolved to form holes after being attached by water from roof leaks. There is likely to be lost sheathing (or areas of sheathing with substantial rot), and some need to reinforce rafters, studs, and other components in these areas. Also, some components are weathered away by age and need to be replaced whether substantially leaking or not, such as the asbestos siding and asphalt shingle roof. The building has integrity of design in its exterior walls, foundation, and roof system. The interior partitions, finishes, and fixtures are about half missing, but the essentials are still evident in the physical material of the building. Missing elements are also fairly well documented in the original drawings and in the American Legion's photographic archives. The remaining materials will need to be preserved, and the missing elements can be restored, depending upon the use that is determined and the exact treatment selected as the building is converted to that use.

Range of Uses

There are several possible uses for the Carver Nursery School/William Thomas American Legion Post Building. As a new use is selected, adapting the building to meet functional needs will affect the historic materials. The least disruptive use, from the point of view of the building's remaining historic details, would involve Restoration of the original design, either placing it back in the use it was originally built to serve (i.e., a nursery school, with roughly the same accommodations), or Restoration as an interpretive facility, such as a museum where a facsimile of the original nursery school furnishings and possibly activities would be displayed for the public to learn from them.

At the other extreme, it could be placed in a completely unrelated use, such as a private home or office. These uses would require some changes to the interior, to enlarge rest room facilities, possibly a larger kitchen, and create the appropriate level of public-to-private hierarchy of interior zones, from entrances to private, quiet, or service areas, as

needed for bedrooms, executive offices, or "back room" storage, utility, or support spaces.

Character-Defining Features

In any scenario, there are some character-defining features that would have to be retained, and there are some that could be changed. While the main essentials of what needs to be preserved are often clear, the exact line between the two is often a matter of judgment and discretion when it comes to smaller scale features, secondary spaces, and service functions (such as plumbing and mechanical systems, equipment, and fixtures, including those in toilet and bathing spaces). In this case, the exterior features, as humble as they are, represent remarkable integrity to the original design as executed. The interior features reflected simple and inexpensive ways of building for their time, and some, such as the gypsum wallboard, doors, and sanitary casing at openings, are largely intact (except where partition walls have been removed). Unfortunately, the features that would most reflect the building's original nursery school purposes and activities are almost all missing. Notably, they were removed around 1950 because they were not useful to the building's new occupants, purposes, and activities, namely those of the American Legion Post. This suggests that the building could, perhaps "almost appropriately," be restored or rehabilitated based on the early days of Legion activities here as to its original appearance as a nursery school. Missing elements would not be especially difficult to restore under either scenario.

Exterior Character-Defining Features

The majority of the exterior features of the original design (as executed, i.e., including the kitchen entrance) should be maintained.

- The asphalt roofing should be replaced with new roofing to match the original design.
- The asbestos siding is badly enough worn and damaged that it should be removed and replaced with reproduction siding that is an exact match except without the asbestos; this recommendation is made largely in consideration of the hazardous nature of the siding, because repairing so many pieces would likely be more hazardous at this point than wholesale replacement with a matching siding that has no known hazardous components. Materials containing asbestos will require special measures for disposal.
- The three stoops and entrance canopies should be maintained. The railings may be restored to wood railings if this is appropriate to the new use (i.e., if the building is to be used primarily for interpretation, such as serving as a museum), or in a less sensitive use, the current welded pipe railings could remain.
- The east and west doors should be restored to the original design, using either the drawings (two vertical panels) or the kitchen door (three horizontal raised panels) as a model.
- The window design should remain as it is. Individual sash elements may need to be replaced, but wholesale replacement of entire sashes is not recommended. If some entire sashes are determined in the future to be beyond repair, then it would be preferable to replace one or both sashes in only those openings where replacement is deemed necessary. The rigging of the counter weights at the sides

of the windows would be repaired. It would be appropriate to install removable screens in wood frames according to the typical design of the time at the window openings. These frames could be used for exterior storm windows if needed. Interior storm windows (the size of each opening, without muntins) may also be appropriate.

- Any structural damage at the foundation walls, roof trusses, roof sheathing, wall studs, sills where the floors and walls meet, wall sheathing, etc., would be restored in any scenario. The paint may be removed from the brick, or it could be painted all one color, depending upon the degree to which restoration is the goal in other parts of the building; if repainted, the color would preferably be brick red. The ventilation openings in the foundation wall would be restored to their design when the building was built, and they would be kept open for ventilation reasons. However, hidden screening should be added on the interior side of the foundation walls to keep out animals.

Interior Character-Defining Features

The interior features fall into several categories. Some will need either major repair or replacement across substantial areas. In this particular building, most questions about making changes to adapt the design to a new use will be interior questions.

- The gypsum wallboard represents an early example of a design where this material served as the plaster wall finish throughout the interior wall finish. Although it was defined by extensive use of wood trim, black boards, bulletin boards, and wall-mounted shelving units, the wallboard was the main interior finish, replacing traditional plaster. The percentage that is water-damaged or where there are unintended openings still amounts to less than 20% of the ceiling. The percentage of the vertical wall surfaces that may be damaged beyond repair appears to be much smaller, but it is difficult to say because about 70% of the interior wall surfaces are covered with paneling. Large sections of the wallboard are missing where leaks have occurred (about 10-20 square feet in certain areas) and the material is badly water-damaged at the edges of some of these openings, due to moisture infiltration at the roof leaks. It appears that the wallboard could be saved in many other areas, including some whole rooms where the roof has not leaked. If the majority of the wallboard is replaced, samples of the original material, including any labels that can be found, should be retained. Also, especially if the building is used for interpretation, any replacement should follow the original method of installation, including the methods used to hide seams such as the lattice wood strips and picture molding at the ceilings. The thickness of the wallboard was not measured in the survey phase of this project, but it is likely that it will differ from the current product and that measures will have to be taken to make up for this in inserting patches.
- The missing walls (where interior partitions have been removed) should be reinstalled to give a sense of the classroom layout, kitchen, cloak room, etc., in any use of the building. The exact design will depend upon whether the building is to be used for interpretation or some other, more practical use. New partitions walls should be constructed of gypsum wallboard on wood stud walls to match

the existing, and especially if the building is used for interpretation, the installation method should match the original.

- The resilient tile flooring should be removed. Materials containing asbestos will require special measures for disposal. The original wood flooring should be refinished to its original appearance. (New resilient tile flooring or linoleum-style sheet goods can be used in kitchen and bathroom spaces.) As an alternative strategy, the building could be restored to ca. 1960, based on later photographs in the American Legion collection, and new tile flooring could be installed. However, this strategy is not recommended at this time because restoring the floors to the original exposed wood would be appropriate to either restoring the building's original interior appearance as a nursery school or the appearance it had after nursery school furnishings were removed, early in its use as an American Legion Post (i.e., after the furnishings came out and before the tile flooring went in).
- The two-panel doors and sanitary casing will have to be retained where found now in original locations. New openings in new partition walls should match the original design. Hardware should be retained or restored at historic openings, and matching hardware should be used at any new interior doors.

The other aspects of the building, primarily in the interior, will relate more to options about Restoration and Rehabilitation. If a use is found that merits a Restoration approach, or even something close to Restoration, then the *Standards for Restoration* should be followed. If the building is to be used for a purpose that requires adding more amenities such as plumbing fixtures, kitchen space, closets, and additional small rooms, then the *Standards for Rehabilitation* should be followed.

A Restoration Approach to Remaining Areas

A project following the *Standards for Restoration* would put the original wall configuration back as shown on the drawings (incorporating any changes to the plans that one can demonstrate were made when the original construction project was completed and the building was set up as a nursery school, such as the exterior doorway at the kitchen, or changes made when it was initially converted to serve a new purpose around 1950). Two different scenarios would be possible: the building could be restored entirely to its condition and appearance when it was a nursery school, or it could be restored to its appearance when it first became the William Thomas American Legion Post 129 facility. The latter would not include restoring the shelving, cubby holes, work benches, black boards, bulletin boards, etc., as shown on the drawings. However, the partition walls would be put back in their original configuration, and the drinking fountains would be restored, etc. The exterior wood handrails would be restored in either case. The wood floors would be restored instead of the resilient tile. A Restoration scenario would include:

- Restoration of interior partition walls would be to the original locations. This would include restoration of all wall and ceiling surfaces.
- Restoration of all door and window trim, picture rail, baseboard, and similar millwork where walls, floors, and ceilings meet.

- Restoration of the exterior doors to the original design, as built.
- Restoration of wood exterior handrails.
- Restoration of associated hardware at windows and doors to the original design.
- Restoration of natural-finished wood floors.
- Restoration of kitchen to match original drawings.
- Restoration of drinking fountains.
- Restoration of the cloak room and corridor area.
- Restoration of shelving, cubby holes, work benches, black boards, bulletin boards, as well as oil heaters (and any similar items that were removed when the American Legion Post began using the building) WILL DEPEND upon whether the building is being restored to its 1944-1946 appearance as a school, or its 1950-ca.1955 appearance as a Legion meeting space.
- Depending upon the exact details of the intended use, some minor items may be needed to make the building accessible and useable. This may include providing a minimally intrusive ramp to one of the entrances, making at least one rest room functional making it meet accessibility and other codes, using accessible fixtures as needed.

A Rehabilitation Approach to Remaining Areas

A Rehabilitation strategy would be similar to restoring the building to its 1950-ca.1955 appearance as a Legion meeting space, but would involve adding amenities as needed, such as modern kitchen facilities, bathrooms that meet the needs of the intended use, a mechanical room as needed, closets, and other small spaces as needed for the particular use. Because so many of the interior features are missing now, a rehabilitation strategy would be relatively free to work within the open space of the plan. However, the walls of the small rooms at the east end, the rest room spaces, and the historic doors in these locations (the doorways that were in place in ca.1944) will have to remain in place. Also, the insertion of new walls should include placing at least a wall where it is now missing on the east side of the kitchen chimney, the wall that formerly separated the kitchen and cloak room from the east classroom. The following would be the components of a rehabilitation project:

- Keep the wall locations that are in place that date from 1944.
- Keep the existing exterior and interior doors that remain from 1944 in their current locations. Restore the east and west exterior doors to their original design.
- Keep as much of the intact gypsum wallboard in place as possible (replacing it where required due to holes or other problems). (Replacement of most of the gypsum wallboard may be negotiable if there are logical and compelling reasons to do so, but an evaluation of its restorability, according to objective criteria, in consideration of the intended use and design, should be the beginning point of the discussion, not an assumption that wholesale replacement is the appropriate first strategy.)
- Re-establish the west wall of the east classroom (between it and the original kitchen and former cloak room area). Preferably, restore the missing doors to the cloakroom and the kitchen, and preferably use the kitchen area to make a similar-sized kitchen. Avoid dividing the east classroom with walls, half-walls, or any other permanently affixed construction.

- Be as cautious as possible in planning changes for the west classroom, rest rooms area, and any historic walls, ceilings, floors, and other surface features in these areas.
- Do not change the window or door openings or add any others, beyond restoring the exterior 1944 appearance.
- Depending upon the exact details of the intended use, some accommodations will be appropriate and necessary to making the building accessible and useable. This may include providing a minimally intrusive ramp to one of the entrances, making at least one rest room functional making it meet accessibility and other codes, using accessible fixtures as needed. Some aspects of accessibility may be negotiable in discussion with the state historic preservation office, in light of an exact use, to the degree that this is a possibility under the applicable building codes (involvement of the State Historic Preservation Office, or SHPO, would be necessary if state or federal funds are involved, including through tax credits or similar programs; however, the SHPO can also be the advocate for appropriate variances to provide accessibility using alternatives to the exact designs that may be prescribed by code, especially where such designs provide equal facilities and where the code-prescribed approach would conflict with the historic character of the rehabilitation project).

Possible Uses within These Parameters
The above parameters would allow the building to be restored and used as a museum or nursery school, or rehabilitated for a different purpose. Other purposes might include a small house, an office, or a coffee shop/restaurant.

A Note on Additions
Please note that excavation to add rooms beneath the current building is not recommended. Additions to the roof, including dormers, a second story, or skylights, are not recommended, nor would they likely be approved by the city in consideration of the building's historic status.

Tax Credit Considerations
As a Contributing Resource in the Uptown/Parker-Gray Historic District [NR2010], the building would qualify as a location where federal and state historic rehabilitation tax credits might be used. The federal credit allows an owner a credit against his or her taxes of 20% of construction costs, provided that the work meets the *Secretary's Standards*, that the building is a Contributing resource (as it is), and that it is being used as income-producing real estate. The total cost of the work also must meet a threshold that defines it as substantial rehabilitation (i.e., the cost of the work has to exceed the value of the building minus the value of the land, adjusted for depreciation, a consideration that typically favors long-term owners). The state program is similar, but provides a credit of 25% of construction costs, has a lower threshold for minimum project size under certain circumstances, and may be applied to one's private home (which is not considered income-producing real estate). For income-producing properties, the two credits can be combined in Virginia. This means that, under certain circumstances, tax credits can fund up to 45% of the cost of construction. Tax credits rarely (if ever) correspond closely to

what a given owner owes in taxes. In those cases where the federal credit is greater than what the owner owes in taxes in a given year, the credit can be spread across several years. For large projects, there is also a legal mechanism for selling the credits to investors. There are other means rectifying this difference with state tax credits.

The above recommendations are not likely to entail expensive construction. The problem with using historic rehabilitation tax credits in Alexandria is often the requirement to exceed the adjusted basis, because the value of the building minus the value of the land, for a small building in this particular market area, can easily be higher than the entire cost of construction.

Bibliography

African American Historic Sites Self-Guided Tour, Alexandria Black History Resource Center, undated brochure, posted at: http://www.alexandriava.gov/uploadedFiles/historic/info/brochures/OHABrochureAfricanAmericanSelfGuidedTour.pdf .

"Alexandria School Head Makes Annual Report," [Alexandria Bureau of] *The Washington Post*. Jul 14, 1944, pg. 6 [accessed at ProQuest Historical Newspapers].

"Alexandria Working Mothers Pay to Keep Child Centers," *The Washington Post*, 15 October 1945. [accessed at ProQuest Historical Newspapers].

"Alexandria Teachers' Job Sacrifice Held Useless," *Washington Afro American*, 9 February 1946. [accessed at ProQuest Historical Newspapers].

African American Resources of Alexandria, Multiple Property Documentation Form (prepared by Alexandria Archaeology, listed in the National Register of Historic Places, [NR 2004]).

Application for Permit to Build (at S.W. corner of Queen & Fayette) 11 January 1944.

Archives of William Thomas American Legion Post #129, including photography scans now at Black History Center.

A Remarkable Journey [Brochure on Alexandria African American neighborhood history], accessed online at: http://alexandriava.gov/uploadedFiles/historic/info/blackhistory/BHCourageousJourney.pdf .

Barber, Alicia, "Maritime Child Development Center" [Historic American Buildings Survey report], HABS No. CA-2718, summer 2001, accessed online at: http://www.loc.gov/pictures/item/CA3066/ .

Blair, Duncan W., Letter "Re: 224 North Fayette Street, Alexandria, Virginia," from Duncan W. Blair of Land, Clark, Carroll, Mendelson and Blair, P.C. to Lee Webb, Principal Planner, DPZ City of Alexandria, 25 June 2009.

Bock, Gordon, "Amazing Asphalt: How 1920s shingle types and designs created the golden age of composition roofing," Copyright 2007. Restore Media, LLC [Restore Media, LLC, is the producer of the Traditional Building Exhibition and Conference and the publisher of *Old-House Journal*]. Accessed online at: http://www.oldhousejournal.com/magazine/2005/jul/amazing.shtml

Braddock Metro Neighborhood Plan, 2008 (document issued by Alexandria Department of Planning and Zoning).

Chisley, Margaret A., et al, "Margaret A. Chisley et al., vs. City of Alexandria" [the Civil Rights lawsuit to save the Carver Nursery School / William Thomas Post 129 American Legion building] 14 February 2010.

"City to Pay for Aid of Needy Ill," *The Washington Post and Times Herald*, 14 August 1957 [about nursery school on Mount Vernon Avenue].

Cullinane, John, Associates, *Historic Resources Assessment of the Old Ford Plant*, John Cullinane Associates, Washington, D.C., 2007.

"Designed for 24 Hour Child Care." *Architectural Record* 95, no. 3 (1944): 84-88. [Cited in National Register nomination for Maritime Child Development Center, Contra Costa County, Richmond, California, NR 2004.]

Dr. W. Lewis Schafer, city health officer, will tomorrow inaugurate the first of the health clinics… 17 June 1930. [article in the collection of Amy Bertsch]

EHT Traceries, Inc., "Samuel Madden Homes, Section A…History and Building Documentation," Report prepared for the Alexandria Redevelopment and Housing Authority, July 2003.

Evans, Mary Elizabeth, "Nursery Lessons Learned in Wartime, *Journal of Home Economics*, Vol. 38, 1946, pages 257-260. [Courtesy American Association of Family and Consumer Services, 400 North Columbus Street, Alexandria, Virginia.]

"Five Nurseries in Alexandria Close Sept. 1," *The Washington Post*, 22 August 1945. [accessed at ProQuest Historical Newspapers].

"Five Teachers Assume Duties," *Alexandria Gazette*, 20 January 1944, page 2.

"[Four] 4 Nurseries Close Down as Funds Expire," *The Washington Post*, 30 September 1945. [accessed at ProQuest Historical Newspapers].

Frazier, Sharon J. and Linwood Smith, "Our Alexandria: African American Dollhouse Guide," illustrated typescript exhibit guide prepared for exhibit at the Alexandria Black History Museum, 9 February – 21 July 2012.

Funn, Carlton A., Sr., Letter from Carlton A. Funn, Sr., Chairman, The Alexandria Society for the Preservation of Black Heritage, Inc. to Members of Alexandria City Council, 13 October 2009.

Goughnour Engineering [asbestos report developed for William Cromley], 5 June 2009, [copy found in the 17 October 2009 BAR Docket report].

Jones, Penny, letter in 2009 to Alexandria Department of Planning and Zoning and Parker-Gray Board of Architectural Review.

"Kiddies in Many States Get Day Care through Uncle Sam's War Nurseries," [also, same page: Leave Care of Tots to Your Uncle Sam,"] *The Afro American*, 25 September 1943, page 20.

Lyles, Mable T., Caught Between Two Systems: Desegregating Alexandria's Schools, 1954-1973, Bloomington, Indiana: Xlibris Corporation, 2006.

National Register nomination for Maritime Child Development Center, Contra Costa County, Richmond, California [NR 2004].

Necciai, et al (John Milner Associates, Architects), National Register Nomination for Uptown/Parker-Gray Historic District [NR2010].

"Nurseries Have Guest from District," *Alexandria Gazette*, 21 January 1944, page 3.

"Nursery School for Alexandria" [drawings], Division of School Buildings, State Dept. of Education, Richmond, Virginia, August, 1943.

"Nursery School Scene," *The Afro American*, 12 June 1943. [accessed at ProQuest Historical Newspapers].

Ogden, F. A., "War-Time Nursery Schools" (article about British nursery schools), *Nature*, 23 January 1943, Vol. 151, pages 100-102. Accessed online at: http://www.nature.com/nature/journal/v151/n3821/abs/151100a0.html

"Out of the Attic": [article on] African American USO on Pendleton & North Patrick, *Alexandria Times*, 4 February 2010.

"Out of the Attic": "Health Crusaders on Mount Vernon Avenue," *Alexandria Times*, Office of Historic Alexandria, 22-28 October 2009.

"Out of the Attic": [no title; Out of the Attic article on Seminary School, a Rosenwald School on the T.C. Williams site], *Alexandria Times*, 10 April 2008.

"Out of the Attic": "War Village in Alexandria" (Out of the Attic article on Chinquapin Village), *Alexandria Times*, 15-21 January 2009

"Parents Start Own Nursery School," *The Washington Post*, 10 January 1943. [About the nursery school in the Beverly Hills section of Alexandria]. [accessed at ProQuest Historical Newspapers].

Parker-Gray (Alexandria) Board of Architectural Review, from City of Alexandria, Virginia, "Memorandum to: Parker-Gray Board of Architectural Review from: BAR Staff, subject: Supplemental Information for BAR Case 2009-0109," 15 October 2009.

Parker-Gray (Alexandria) Board of Architectural Review, "Memorandum from BAR Staff to Parker-Gray Board of Architectural Review, Subject: Consideration of a request for demolition at 224 North Fayette Street, American Legion Building," City of Alexandria, Virginia, 19 June 2009.

Parker-Gray (Alexandria) Board of Architectural Review, Report for Docket Item #5, 22 July 2009. Applicant William Cromley (BAR staff listing the requirements the current owner would have to meet before demolishing).

Parker-Gray (Alexandria) Board of Architectural Review, Report for Docket Item [unnumbered], 17 October 2009. Appeal of a Decision..., Applicant William Cromley, Appellant Boyd Walker, on behalf of petitioners & James K. Hartmann, City Manager.

Pope, Michael Lee, "Equal Protection Battle on Fayette: Lawsuit charges demolition of American Legion building would be a civil-rights violation," *Alexandria Gazette-Packet*, Alexandria, Virginia: Connection Newspapers, L.L.C., 22 April, 2010, accessed online at: http://connectionarchives.com/PDF/2010/042110/Alexandria.pdf .

Pope, Michael Lee, "Preserve or Demolish? Old American Legion Hall is at center of debate about future of neighborhood," *Alexandria Gazette-Packet*, Alexandria, Virginia: Connection Newspapers, L.L.C., 23 July, 2009, accessed online at: http://connectionarchives.com/PDF/2009/072209/Alexandria.pdf .

The Potomac Baby Clinic... 30 July 1930 [fragment of article in the collection of Amy Bertsch].

Read, Katherine H., "A Human Relationships Laboratory," *Journal of Home Economics*, Vol. 38, 1946, pages 634-636. [Courtesy American Association of Family and Consumer Services, 400 North Columbus Street, Alexandria, Virginia.]

Rosie the Riveter/ World War II Home Front National Historical Park, web site: http://www.nps.gov/rori/index.htm

Sanborn Insurance Maps for years: 1896, 1902, 1907, 1912, 1921, 1941, & 1958.

Siegel & Strain Architects, Web site: http://www.siegelstrain.com/ (architects for restoration of Maritime Child Development Center, Richmond, California, and information on the project).

Sobon, Jack A., *Build a Classic Timber-Framed House*, Adams, Massachusetts: Storey Communications, 1994, page 30.

Sunderland, Philip, Letter from Philip Sunderland, City Manager to Cordell Creditt, Sr., Commander, The American Legion William Thomas Post #129, Inc.

"Teachers Given Janitorial Duties in Alexandria, 2 Carver Nursery School Teachers Resign Jobs," *Washington Afro American*, 2 February 1946. [accessed at ProQuest Historical Newspapers].

Trieschmann, Laura V., letter of 16 July 2009 to Alexandria Department of Planning and Zoning and Parker-Gray Board of Architectural Review.

Walker, Boyd. "Carver Nursery School/William Thomas Post 129 Listed on Preservation Virginia's Most Endangered Historic Sites List" (Greater Alexandria Preservation Alliance, Press Release).

Walker, Boyd, Letter to Parker-Gray Board of Architectural Review, 20 July 2009.

Walker, Boyd, Application Form, Virginia's Most Endangered Historic Sites Nomination for Former Carver Nursery School & American Legion William Thomas Post 129, submitted to Preservation Virginia by Greater Alexandria Preservation Alliance (date not given).

Walker, Boyd, undated notes from conversation with Pam Cressey of Alexandria Archeology.

"Wartime Shipyard Child Care Centers Set Standards for Future" Accessed online at: http://www.kaiserpermanentehistory.org/latest/wartime-shipyard-child-care-centers-set-standards-for-future/

"Why the American Legion Building at 224 North Fayette Street should be Saved" (Greater Alexandria Preservation Alliance, Petition, seven points in favor, six points against, followed by signatures). Undated typescript prepared around the time of the court case.

"Ye Old Powder House," The Fireside Sentinel, (Lloyd House newsletter) the Alexandria Library, Vol. I, No. 2, April 1987.

List of Illustrations

Cover Page: Photo comes from Preservation Virginia article: "American Legion that Admitted Black Veterans During Segregation is Threatened"; See: http://blog.preservationnation.org/2009/11/11/american-legion-that-admitted-black-veterans-during-segregation-is-threatened/ .

Page 6: The Humpty Dumpty image comers from: http://publicdomainclip-art.blogspot.com/2007_08_01_archive.html .

Page 9: The image of teachers taking out trash comes from: "Alexandria Teachers' Job Sacrifice Held Useless," *Washington Afro American*, 9 February 1946 (see bibliography).

Page 15: See: "Two-Teacher Community School" at "Rosenwald School Plans" link on History South web site, http://www.historysouth.org/_ischools/twoteachew.html .

Page 16: Four images of Lanham Act schools are illustrations from Kaiser Permanente "pop quiz" at: http://www.irle.berkeley.edu/cscce/ece-policy-quiz/ .

Page 18: Image of sleeping child is from: http://www.kaiserpermanentehistory.org/tag/nursery-school/ .

Page 24: Two newspaper clippings showing African American students at nursery school. Collage of images of several children at top of page is from: "Kiddies in Many States Get Day Care through Uncle Sam's War Nurseries," *The Afro American*, 25 September 1943, page 20 (see bibliography);

Page 24: Second newspaper clipping, image of single child, is from: "Nursery School Scene," *The Afro American*, 12 June 1943 (see bibliography).

Page 26: Two images of Christmas event at Carver Nursery School, from the archives of the William Thomas Post of the American Legion. These specific images came from a family album of the family of Ferdinand day, showing Gwendolyn Day as a child.

Page 26: The rendering of the Maritime Child Development Center is from: http://richmondconfidential.org/2011/09/30/a-world-war-ii-preschool-rings-again-withchildren%E2%80%99s-shouts/ .

Pages 36 & 37: Sanborn Fire Insurance Company maps, as found on-file at Virginia Room, Alexandria Library, Queen Street (see Bibliography for full list)

(**Page 47:** Title matrix: compiled by author from deeds — see Bibliography for deeds)

(**Pages 48-50:** Original blueprints of drawings — see Bibliography)

Page 58: Comparison of blueprint of excerpt showing canopy to August 2011 photograph of the e feature. The blueprint excerpt is from the blueprint copy of the 1943 drawings of the school (see bibliography). The recent color image is by Terry A. Necciai, RA, August, 2011.

Page 67: The North Fayette Street gable end image is by Terry A. Necciai, RA, August, 2011.

Page 68: Images of canopy and eave-side windows / roof, all by Terry A. Necciai, RA, August, 2011.

Page 70: Redrawn elevations, prepared in CAD (computer aided drafting), by Joy Ellen Bunch.

Page 71: Images of east and west gable end entrance stairs, by Terry A. Necciai, RA, August, 2011.

Page 74: The floor plan excerpt are from the blueprint copy of the 1943 drawings of the school (see bibliography).

Page 75: Redrawn floor plans, prepared in CAD (computer aided drafting) by Joy Ellen Bunch and annotated by the team to show changes from original design.

Page 78: Image of ceiling and picture rail, by Terry A. Necciai, RA, August, 2011.

Page 79: Top of page, images of ceiling light fixtures, by Terry A. Necciai, RA, August, 2011.

Page 79: Bottom of page, black and white images of beauty pageant contestants with ceiling light fixtures in background, from the archives of the William Thomas Post of the American Legion.

Page 80: Black and white images of heaters in corners, from the archives of the William Thomas Post of the American Legion.

Pages 82-91: Room-by-Room Description, all images are by Terry A. Necciai, RA, August, 2011.

Pages 92-108: Condition Assessment, all images are by Terry A. Necciai, RA, August, 2011.

Page 109: Black and white "before" photos are from William Thomas Post archives Color image is from Preservation Virginia article.

Page 110: Black and white "before" photos are from William Thomas Post archives; Color image of north wall is by Terry A. Necciai, RA, August, 2011; Views of Queen Street are from Google StreetView.

Pages 111-113: Photographic Comparisons: The black & white "before" photos are from William Thomas Post archives, and the color images are by Terry A. Necciai, RA, August, 2011.

Appendices

Secretary of the Interior's Standards

http://www.cr.nps.gov/local-law/arch_stnds_8_2.htm
(see the above web site for additional information, including definitions of treatments, *Standards for Preservation, Standards for Reconstruction, Secretary of the Interior's Guidelines*, and related information)

Secretary's Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Secretary's Standards for Restoration

1. A property will be used as it was historically or be given a new use which reflects the property's restoration period.

2. Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces, and spatial relationships that characterize the period will not be undertaken.

3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.

4. Materials, features, spaces, and finishes that characterize other historical periods will be documented prior to their alteration or removal.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.

6. Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.

7. Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.

8. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

9. Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

10. Designs that were never executed historically will not be constructed.

Structural Engineering Report and Asbestos Study (Prepared for William Cromley, Building Owner, included here for reference)

GOUGHNOUR
ENGINEERING, PC

June 5, 2009

RECEIVED
JUN - 5 2009
PLANNING & ZONING

Mr. Bill Cromley
421 North Alfred Street
Alexandria, VA 22314

Re: 224 North Fayette Street
Alexandria, VA
09087

Dear Mr. Cromley;

At your request, a representative of Goughnour Engineering, PC was present at the referenced project on June 4, 2009. The purpose of this site visit was to observe and provide a report of the existing condition of the structure located at the referenced address

The existing structure is a one story, wood framed building. The building was constructed in 1944. The roof is supported by wood trusses that span form side to side and are supported by wood stud exterior walls. The floors are constructed of wood joists that span side to side and are supported by a center beam. The foundations are continuous concrete spread footings under the exterior walls and shallow spread footings supporting the piers supporting the center beam. The roof is clad with asphalt shingles on plywood sheathing. The exterior walls are clad with asbestos shingles with diagonal wood sheathing.

At the time of our site visit we made the following observations;

1. The roof shingles are approximately fifty years old. A portion of the roof is covered with tarps and there is evidence of extensive leaking through the roof in the interior of the building.
2. The extensive evidence of rot and damage to the roof framing and sheathing
3. Evidence of extensive rot and damage to the exterior wall framing and to wood window frames.
4. Evidence of extensive rot and damage to wood floor framing.

CONSULTING STRUCTURAL ENGINEERS
800 THIRD STREET, SUITE R 100-HERNDON, VA-20170-703 904 4115 703 689 8938 FAX

Figure 7. Letter from structural engineer.

5. There are cracks in the foundation at the West end of the building.
6. The chimneys at the South side of the building are leaning away from the building.
7. There is poor drainage and standing water at the North side of the building.

In our opinion the existing building has poor potential for renovation. The roof and exterior wall cladding need to be removed and replaced. The interior finishes need to be stripped to the framing and replaced. Most of the wood framing is exhibiting evidence of rot and will need to be replaced. The foundation needs to be underpinned and the site needs to be regarded to drain storm water from the site.

Thank you for this opportunity to be of service. If you have any further questions regarding this matter, please feel free to contact us.

Very truly yours,

Steven D. Goughnour, P.E.
President

Figure 8. Letter from structural engineer.

1909052 12

RECEIVED
JUN - 8 2009
PLANNING & ZONING

EMSL

Chain of Custody

Asbestos Lab Services

EMSL Analytical, Inc.
10768 Baltimore Avenue
Beltsville, MD 20705

Phone: (301) 937-5700
Fax: (301) 937-5701
http://www.emsl.com

Please print all information legibly.

Company:	Gormley Environmental Corp.	*Bill To:*	Gormley Environmental Corp.
Address1:	P.O. Box 28	*Address1:*	P.O. Box 28
Address2:		*Address2:*	
City, State:	Bryans Road, MD	*City, State:*	Bryans Road, MD
Zip/Post Code:	20616	*Zip/Post Code:*	20616
Country:	US	*Country:*	US
Contact Name:	Larry Gormley	*Attn:*	Larry Gormley
Phone:	301-753-5659	*Phone:*	301-753-5659
Fax:	301-753-6476	*Fax:*	301-753-6476
Email:	lgormley@gormleyenvironmental.com	*Email:*	lgormley@gormleyenvironmental.com
EMSL Rep:		*P.O. Number:*	
Project Name/Number: 224 N. Fayette Street			

MATRIX			TURNAROUND			
☐ Air	☐ Soil	☐ Micro-Vac	☑ 3 Hours	☐ 6 Hours		☐ 24 Hours (1 day)
☑ Bulk	☐ Drinking Water		☐ 48 Hours (2 days)	☐ 72 Hours (3 days)	☐ 96 Hours (4 days)	☐ 120 Hours (5 days)
☐ Wipe	☐ Wastewater		☐ 144+ hours (6-10 days)			

TEM AIR, 3 hours, 6 hours. Please call ahead to schedule. There is a premium charge for 3-hour tat, please call 1-800-220-3675 for price prior to sending samples. You will be asked to sign an authorization form for this service.

PCM - Air	TEM Air	TEM WATER
☐ NIOSH 7400(A) Issue 2 August 1994	☐ AHERA 40 CFR, Part 763 Subpart E	☐ EPA 100.1
☐ OSHA w/TWA	☐ NIOSH 7402	☐ EPA 100.2
☐ Other:	☐ EPA Level II	☐ NYS 198.2
PLM - Bulk	**TEM BULK**	**TEM Microvac/Wipe**
☑ EPA 600/R-93/116	☐ Drop Mount (Qualitative)	☐ ASTM D 5755-95 (quantative method)
☐ EPA Point Count	☐ Chatfield SOP - 1988-02	☐ Wipe Qualitative
☐ NY Stratified Point Count	☐ TEM NOB (Gravimetric) NYS 198.4	
☐ PLM NOB (Gravimetric) NYS 198 1	☐ EMSL Standard Addition:	**XRD**
☐ NIOSH 9002:		☐ Asbestos
☐ EMSL Standard Addition:	**PLM Soil**	☐ Silica NIOSH 7500
SEM Air or Bulk	☐ EPA Protocol Qualitative	
☐ Qualitative	☐ EPA Protocol Quantitative	**OTHER**
☐ Quantitative	☐ EMSL MSD 9000 Method fibers/gram	☐

Figure 9. Asbestos removal information.

EMSL Analytical, Inc.
10768 Baltimore Avenue, Beltsville, MD 20705
Phone: (301) 937-5700 Fax: (301) 937-5701 Email: beltsvillelab@emsl.com

Attn: **Larry Gormley**
Gormley Environmental
P.O. Box 28
Bryans Road, MD 20616

Fax: (301) 753-6476 Phone: (301) 753-9358
Project: **224 N. FAYETTE STREET**

Customer ID: GORM50
Customer PO:
Received: 06/05/09 12:50 PM
EMSL Order: 190905212
EMSL Proj:
Analysis Date: 6/5/2009

Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos % Fibrous	Non-Asbestos % Non-Fibrous	Asbestos % Type
F 1 *190905212-0001*	FLOOR TILE	Black Non-Fibrous Heterogeneous		90% Non-fibrous (other)	10% Chrysotile
F 2 *190905212-0002*	EXTERIOR SIDING	Beige Non-Fibrous Heterogeneous		70% Non-fibrous (other)	30% Chrysotile

RECEIVED
JUN - 8 2009
PLANNING & ZONING

Analyst(s)
Alexis Turner (2)

Joe Centifonti, Laboratory Manager
or other approved signatory

Due to magnification limitations inherent in PLM, asbestos fibers in dimensions below the resolution capability of PLM may not be detected. The limit of detection as stated in the method is 1%. The above test report relates only to the items tested and may not be reproduced in any form without the express written approval of EMSL Analytical, Inc. EMSL's liability is limited to the cost of analysis. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. Samples received in good condition unless otherwise noted. This report must not be used to claim product endorsement by NVLAP or any agency of the U.S. Government.
NVLAP Lab Code 200293-0

Test Report: PLM-7.12.0 Printed: 6/5/2009 1:18:43 PM

THIS IS THE LAST PAGE OF THE REPORT.

Figure 10. Asbestos removal information.

EMSL

Chain of Custody

Asbestos Lab Services

EMSL Analytical, Inc.
10768 Baltimore Avenue
Beltsville, MD 20705

Phone: (301) 937-5700
Fax: (301) 937-5701
http://www.emsl.com

Please print all information legibly.

Client Sample # (s): F1, F2 Total Samples #: 2

Relinquished: [signature] Date: 6/5/09 Time:

Received: [signature] Date: 6/5/09 Time: 1250pm W/N

Relinquished: Date: Time:

Received: Date: Time:

SAMPLE NUMBER	SAMPLE DESCRIPTION/LOCATION	VOLUME (if applicable)
F1	FLOOR TILE	BULK
F2	EXTERIOR SIDING	BULK

RECEIVED
JUN - 8 2009
PLANNING & ZONING

http://www.emsl.com/COC_Print.cfm?action=print&ServiceCatSelect=3&LabsSelect=Belts... 6/5/2009

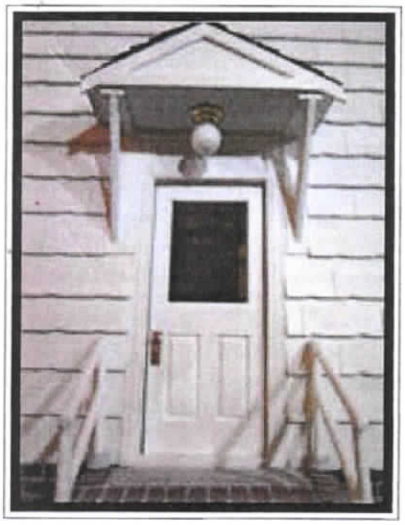
Figure 11. Asbestos removal information.

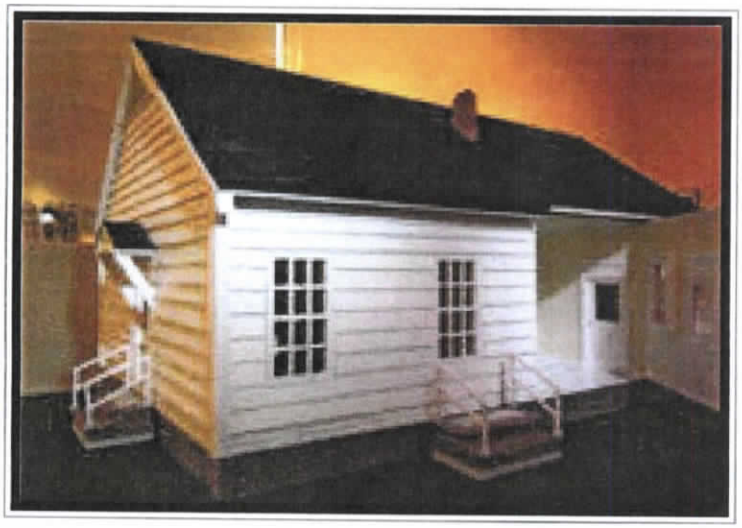
Black History Center Dollhouse Exhibit

The material that follows is from an exhibit displayed by the Alexandria Black History Center depicting the Carver Nursery School when it was still in use as a school. The exhibit reflects the original use of the building, and the decision to make a dollhouse model of this property as well as the decision to include it in this exhibit reflect the way the community that used the building now sees it.

Our Alexandria:
African American Dollhouse
Gallery Guide

by Sharon J. Frazier &
Linwood M. Smith





February 9 - July 21, 2012

Alexandria Black History Museum
902 Wythe Street
Alexandria, Virginia 22314
703.746.4356

Our Alexandria: African American Dollhouses
By Sharon J. Frazier and Linwood M. Smith

The Alexandria Black History Museum is pleased to host the return engagement of our very popular 2008 exhibition of African American dollhouses by Sharon J. Frazier and Linwood M. Smith. These beautiful miniature buildings with furnished rooms capture many of the forgotten businesses and people who were important to Alexandria's vitality and development in the last century. It also provides a look at African American culture and the important institutions that made African American families strong – family, church and school.

Sharon's and Linwood's first exhibition was the culmination of many years of my begging them to share their excellent creations with a wider audience. I am so pleased that both consented not only to the first exhibition in 2008, but to a second exhibition as well.

I feel very privileged that Sharon and Linwood are my friends. I also feel privileged to share their incredible talent with our patrons. Their miniatures appeal to all audiences, and they tell the story of African American life in Alexandria and in Virginia.

Sharon J. Frazier and Linwood M. Smith are both lifelong residents of Alexandria, Virginia. Their memories of the people and businesses they grew up with inspire the vision of Alexandria's Parker-Gray district that you see in the current exhibition.

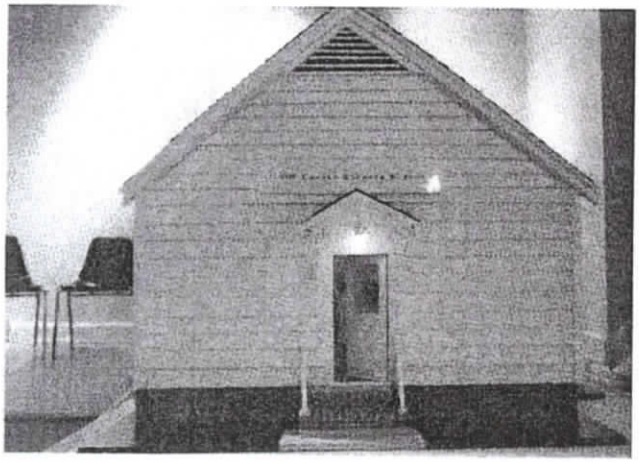
This year you will find several new creations. The new buildings highlight forgotten, endangered, and repurposed buildings that make up the fondly remembered fabric of Alexandria's African American community.

Take time to enjoy the detail in each creation and to discover surprises as you move from the past to the present. It is my hope Sharon's and Linwood's work inspires you to create your own memories. Whatever your method -- pen and paper or hammer and nails, using your creativity is one way to share the past with family and friends.

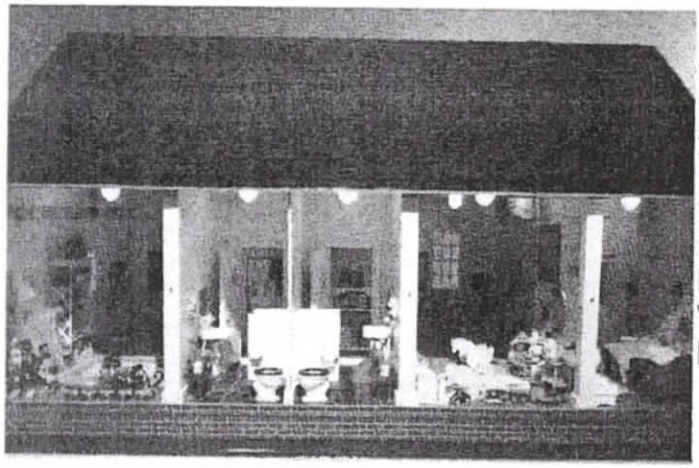
Please enjoy the exhibition.

Audrey P. Davis
Assistant Director / Curator
Alexandria Black History Museum
February 9, 2012

20. The Carver School



Built in August of 1944, under the auspices of the National Defense Housing Act of 1941, the Carver School educated African American children during World War II. Possibly named for the famous African American scientist and educator, George Washington Carver, the school served as a nursery school until 1950, when it was leased and eventually purchased by the William Thomas Branch (Post 129) of the American Legion. The Carver School is located at 224 North Fayette Street in Alexandria.



American Legion Post 129 was named in memory of William Thomas, the first African American from Alexandria to die in battle during World War I. For many years, Post 129 was one of the hubs of African American social life in Alexandria. Events at the site included patriotic celebrations, religious observances, weddings, educational programs, beauty pageants, and civil rights activism.

In 2010, the Carver School was on Preservation Virginia's list of Most Endangered Historic Sites. The site is currently for sale. Linwood Smith built this model of the Carver School from a copy of the original plans in the collection of the Library of Virginia.

Preservation Briefs

Copies of several "Preservation Briefs" on specific topics, as issued by the National Park Service, are intended to be included in the Master Copy of this report. The Briefs on over 40 topics are also available at the web site of the National Park Service.