## Jackie Henderson

**From:** donnawiesn@aol.com
**Sent:** Saturday, September 12, 2015 6:23 PM
**To:** City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
**Subject:** Call.Click.Connect. #81032: Mayor, Vice Mayor, City Council Let Ramsey Homes be demolished, they hav

Dear ***Call.Click.Connect.*** User

A request was just created using ***Call.Click.Connect.*** The request ID is 81032.

**Request Details:**

- Name: Donna Wiesner, Trustee, Old Town Braddock Place townhouse
- Approximate Address: No Address Specified
- Phone Number: 7036715602
- Email: donnawiesn@aol.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Let Ramsey Homes be demolished, they have been renovated already and are not significant historically.
- Expected Response Date: Monday, September 21

Please take the necessary actions in responding, handling and/or updating this request at the ***Call.Click.Connect.*** staff interface.

If you need assistance with handling this request, please contact CallClickConnect@alexandriava.gov or call 703.746.HELP.

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## Jackie Henderson

**From:** michellekrocker@gmail.com
**Sent:** Sunday, September 13, 2015 1:44 PM
**To:** City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
**Subject:** Call.Click.Connect. #81049: Mayor, Vice Mayor, City Council Mayor Euille and members of City Council

Dear ***Call.Click.Connect.*** User

A request was just created using ***Call.Click.Connect.*** The request ID is 81049.

**Request Details:**

- Name: Michelle Krocker
- Approximate Address: No Address Specified
- Phone Number: 703-919-0049
- Email: michellekrocker@gmail.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Mayor Euille and members of City Council, On behalf of housing advocates in Alexandria, we want to thank you for the decision to allow Ramsay Homes to be demolished so that new affordable housing and much needed additional units can eventually be developed there. We understand how difficult the decision was given the constraints in which you had to operate, and we appreciate the thoughtful and deliberate way you made your choices.

  We know that all of you want what's best for the residents in the City and that housing that is affordable is a priority for all. Please know that we pledge to work with the neighboring community surrounding Ramsay to build a better knowledge base about housing, and to work to advance an economically viable development proposal that garners consensus from the community, both Ramsay residents and their neighbors.

  Thank you again, for your dedication and service to all of us in the City.
- Expected Response Date: Monday, September 21

Please take the necessary actions in responding, handling and/or updating this request at the ***Call.Click.Connect.*** staff interface.

If you need assistance with handling this request, please contact CallClickConnect@alexandriava.gov or call 703.746.HELP.

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16
9-12-15

## Jackie Henderson

**From:** bgranfield@yahoo.com
**Sent:** Friday, September 11, 2015 3:56 PM
**To:** City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
**Subject:** Call.Click.Connect. #80988: Mayor, Vice Mayor, City Council Reference Docket 14-4280, ARHA BAR Appea

Dear ***Call.Click.Connect.*** User

A request was just created using ***Call.Click.Connect.*** The request ID is 80988.

**Request Details:**

- Name: Barbara Granfield
- Approximate Address: No Address Specified
- Phone Number: 908-391-4087
- Email: bgranfield@yahoo.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Reference Docket 14-4280, ARHA BAR Appeal – Ramsey Homes Demolition
  Request to approve AHRA's appeal of the Parker Gray BAR decision to deny demolition of the Ramsey Homes on North Patrick Street
- Attachment: Appeal Braddock Metro neighborhood.docx
- Expected Response Date: Friday, September 18

Please take the necessary actions in responding, handling and/or updating this request at the ***Call.Click.Connect.*** staff interface.

If you need assistance with handling this request, please contact CallClickConnect@alexandriava.gov or call 703.746.HELP.

This is an automated email notification of a ***Call.Click.Connect.*** request. Please do not reply to this email.

As a resident of the Braddock Metro neighborhood, I respectfully ask for you to approve AHRA's appeal of the Parker Gray BAR decision to deny demolition of the Ramsey Homes on North Patrick Street. A review of the P&Z Staff report shows that City Staff are also recommending approval of the appeal. It is clear from the Staff report and the Historic Context Report and Significance Statement, which the Parker Gray BAR did not have when they made their decision, that the Ramsey Homes do not meet any of the criteria to deny demolition.

In 2013, Council changed the zoning code for the Parker Gray District by adopting a Local Period of Architectural Significance in order to prioritize buildings. Each property is now evaluated based on its original construction date. Buildings constructed before 1932 are considered "Earlier" buildings. Buildings constructed after 1931 are considered "Later" buildings. The BAR expressed a preference for preservation or reproduction of the exterior building materials, especially on their street facing elevations, for "Earlier" buildings.

Ramsey Homes were built in 1942. "Later" buildings, such as Ramsey, have a more limited BAR review. The BAR generally considers these "background" buildings and recommends much greater flexibility for alterations and new construction. As documented in the Staff report, the Ramsey homes have already been significantly modified, with BAR approval, several times since ARHA bought the property, making them much different than they were when initially built.

In addition to not being built during Parker Gray's Period of Significance, Staff clearly documents that the Ramsey Homes do not meet the City of Alexandria BAR criteria for protection. These are listed below directly from the Staff report.

Based on the fact that the Ramsey Homes do not meet the City of Alexandria BAR criteria for protection and the fact that Ramsey Homes were built after the Parker Gray Period of Significance, I ask that you grant the ARHA appeal to allow demolition.

***Planning and Zoning Staff Report page 45:***

The integrity and Project's ability to convey the depth of their history is not evident and does not meet the City of Alexandria Board of Architectural Review (BAR) six criteria for protection as outlined here:

1) **Is the building or structure of such architectural or historical interest that its removal would be to the detriment of the public interest?**
The buildings are not of such architectural or historic interest that their removal will be a detriment of the public interest. The buildings and landscape were altered so dramatically after 1964 that they do not reflect their period of significance (1941-1942), the Modernist economy with which they were built, or for what they were built.

2) **Is the building or structure of such interest that it could be made into an historic shrine?**

The buildings do not merit becoming a shrine because as stated, they have lost integrity of design, do not reflect their period of significance, nor do they convey the original purpose as wartime housing.

3) **Is the building or structure of such old and unusual or uncommon design, texture, and material that it could not be reproduced or be reproduced only with great difficulty?**
The American foursquare with Prairie features is ubiquitous in American cities from the 1910s through the 1940s. Adapted to this style after 1964, this is a very late example and not original to the site and therefore not worthy of reproduction as they now stand.

4) **Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?**
Retention of the property does not protect an historic place as defined by the local Zoning Ordinance because as noted the Period of Significance for the "Parker-Gray District" ends in the "early twentieth century" before the Franklin D. Roosevelt's New Deal and World War II. The Period of Significance of the "Uptown/Parker-Gray Historic District" is not relevant to decisions made by the BAR. In consideration of the NRHP district, their retention is not essential to the viability of the district's listing because it represents less than one percent of the contributing resources. The NRHP nomination form incorrectly states that architectural significance is related to the Prairie style, which is not original to the building and is not listed among significant styles under the architectural classification section of the nomination form on page two.

5) **Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists, and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage and making the city a more attractive and desirable place to live?**
Retention of the building will not promote general welfare because its declining condition may decrease real estate values. Retention will generate less business because there will be fewer residents to patronize local venues and learn, live, and work in the area. The buildings do not convey what they were or teach non-professional historians by just looking at them. The introduction of more housing units next to the history museum and community center will expose more residents to local American history. Their removal will result in a more attractive block, a more desirable place to live, and a higher quality of life for current residents.

6) **Would retention of the building or structure help maintain the scale and character of the neighborhood?**
The Project and associated landscape are out-of-scale in the neighborhood as they lack the density of their neighbors. Their demolition would allow for buildings more consistent with the BAR Historic District guidelines and the neighborhood in design, height, and setback.

Regards,

Barbara J. Granfield
1207 Madison St.

## Jackie Henderson

**From:** c.trozzo@att.net
**Sent:** Friday, September 11, 2015 2:52 PM
**To:** City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
**Subject:** Call.Click.Connect. #80984: Mayor, Vice Mayor, City Council Item 16 of the September 12 docket is a

Dear ***Call.Click.Connect.*** User

A request was just created using ***Call.Click.Connect.*** The request ID is 80984.

**Request Details:**

- Name: Charles Trozzo
- Approximate Address: No Address Specified
- Phone Number: 7035495176
- Email: c.trozzo@att.net
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Item 16 of the September 12 docket is a hearing on the application of ARHA to overturn the Parker-Gray BAR denial of its demolition of the Ramsey Homes. I oppose the ARHA petition and have attached a memorandum on the City Manager Memorandum of September 4 giving the reasons for my opposition.
- Attachment: 20150911 CLT memo to CC re CM memo (2).docx
- Expected Response Date: Friday, September 18

Please take the necessary actions in responding, handling and/or updating this request at the ***Call.Click.Connect.*** staff interface.

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MEMORANDUM

TO: The Honorable Bill Euille, Mayor and members of the City Council

FROM: Charles Trozzo, 209 Duke Street, telephone 703-549-5176

RE: Item 16 of the agenda for the September 12, 2015 City Council meeting,

THE CITY MANAGER'S MEMORANDUM OF SEPTEMBER 4, 2015

In his Memorandum, titled ALTERNATIVE DEVELOPMENT AND RENOVATION OPOTIONS FOR ARHA'S RAMSEY HOMES, the City Manager sets out three alternatives:

- The ARHA preferred program (Option A) to demolish all of the Ramsey Homes structures and proceed with constructing 53 new units, which is considered to be the "Recommended Proposal."
- Option B, a partial preservation and redevelopment program which would demolish some of the Ramsey Homes and construct 30-32 units and
- Option C, which would preserve the Ramsey Homes and substantially renovate the existing property

The attachments to the memo depict the physical aspects of the three plans but the City Manager cautions that "much more work remains to be done to determine whether or not Option B or Option C is financially feasible. And, he sets out several considerations, such as available tax credits,that will be examined in assessing the financial feasibilities. The cost analysis is not sufficiently complete for comment at this time.

However, the memo primarily carries out the assessment in terms of ARHA's vision and objectives. The problem is that ARHA's programs must be assessed in a much broader context. The City trumpets its pride and commitment to the history of the City and the preservation of those features that are part of Alexandria's heritage.

In this broader perspective, Option A, the recommended proposal, would destroy an important "contributing resource," of the Parker-Gray Historic District (a contributing resource being a structure or site that embodies features that help give the district its particular historic nature). Such a destructive move would not only do away with a significant component of Parker-Gray but it would detract from the value that the presence of Ramsey Homes imparts to the properties adjacent to them and to the whole of the Parker-Gray Historic District. I would also venture that such an undertaking by the City government would also detract severely from the general impression held by others, such as potential property buyers, and the general public, that Alexandria is committed to preserving its important historic resources from commercially driven development.

Option B suffers almost equally from such undesirable consequences. It immediately sends the signal that the City can be had, trying to be half-way committed to its historic resources. It starts with being a black mark on the integrity of the District as well as on the City's apparent concern for the authenticity of its historic resources. It ends up demonstrating that trying to give a half loaf to both the ARHA program and the City's historic preservation efforts results in a disappointed ARHA and a badly compromised City historic character.

**Option C offers a strategically superior alternative**. It avoids the high costs that both Options A and B inflict on the integrity of the Parker-Gray Historic District and the City's general standing as a robust protector of important and contributing resources in its historic district. While ARHA may be denied its "preferred program" in this particular case, this only returns it to achieving its goals in the situation at which it should have started. **That is, ARHA is an agency in a context wherein it is custodian of historic resources in Alexandria and in carrying out its legislated mission must take into account appropriate historic preservation objectives, as set out in section 10-200 of the Zoning Ordinance.**

## Jackie Henderson

**From:** mlmealing@gmail.com
**Sent:** Friday, September 11, 2015 12:20 PM
**To:** City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
**Subject:** Call.Click.Connect. #80961: Mayor, Vice Mayor, City Council The demolition of the Ramsey Holmes affo

Dear ***Call.Click.Connect.*** User

A request was just created using ***Call.Click.Connect.*** The request ID is 80961.

**Request Details:**

- Name: Marion Mealing
- Approximate Address: No Address Specified
- Phone Number: 7035776857
- Email: mlmealing@gmail.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: The demolition of the Ramsey Holmes affordable housing.
- Attachment: Letter to Mayor and Council from Ms. Mealing 2.doc
- Expected Response Date: Friday, September 18

Please take the necessary actions in responding, handling and/or updating this request at the ***Call.Click.Connect.*** staff interface.

If you need assistance with handling this request, please contact CallClickConnect@alexandriava.gov or call 703.746.HELP.

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September 12, 2015

Honorable Mayor Euille and City Council Members
301 King Street
Alexandria, VA 22314

RE: Ramsey Homes Redevelopment

Honorable Mayor Euille and Members of the City Council:

My husband and I are writing to you as one of the affected residents of Ramsey Homes, respectfully asking that the Alexandria City Council approve them anad redevelopment of the Ramsey Homes. We have a profound love for our community, and social and family bonds, some going back several generations. We desire to remain and thrive, as well contribute to, the City of Alexandria. We are workers, tax-payers, friends, voters and neighbors. We want what every parent and citizen of Alexandria wants; self-sufficiency, respect and opportunities for our children. Further, we do not believe our homes are historic in character and we simply would like to have the same amenities afforded to our neighbors at the Berg, and James Bland in the course of those redevelopment efforts.

On a personal note, it is imperative that my husband I remain in this area due to our health issues. He in particular suffers from Renal Kidney Failure Disease and receives dialysis three times a week; and he is also a diabetic that often goes into hypoglycemia and uses a companion five days a week for appointments or in case he goes into hypoglycemia mode. Both our doctors are conveniently located in the area so that we can have easy access to them. Additionally, we do not drive therefore, we depend on public transportation and support of family members who also reside in the area. Further, as a native Alexandrian I too deserve to live in a nicely built new home.

The redevelopment of the Ramsey Homes will enable us to make important strides towards our objectives and allow us to continue being productive members of the Alexandria community. The current state of the Ramsey Homes is an impediment to our advancement and productivity. This is not due to the inability of ARHA to manage and maintain the property but because of a lack of adequate federal, state and local funding for capital improvements as well as operations.

Despite the City's declared goals of preserving and developing affordable housing, in recent years the East Braddock community in which we live has become unaffordable to low- and moderate-income families. Redevelopment of the Ramsey Homes will allow us to sustain essential community and family bonds, access to public transit and therefore our employment, and keep our children enrolled in their current schools and extra-curricular activities. Redeveloping the Ramsey Homes into a new, healthy and mixed-income community will improve our quality of life, as well as benefit our neighbors and the larger Alexandria community.

We respectfully ask that you support the redevelopment of the Ramsey Homes and vote on September 12, 2015 to overturn the Board of Architectural Review's decision to deny the Alexandria Redevelopment and Housing Authority's Permit to Demolish the Ramsey Homes. We further ask that,

should you allow the demolition, that you approve the zoning request that will come before you in November of this year. We have met with ARHA on a regular basis regarding this matter and are excited about the plans for the redevelopment. It is up to you as the City leadership to make these plans come to fruition.

Thank you for your indulgence and we look forward to hearing your decision on the 12th of September.

Sincerely,

Freddie and Marion Mealing

THE ALEXANDRIA SOCIETY FOR THE PRESERVATION OF BLACK

HERITAGE, INC.

P.O. BOX 3527,

ALEXANDRIA, VIRGINIA, 22303

September 11, 2015

To the Mayor and City Council:

The Alexandria Society for the Preservation of Black Heritage (ASPBH) is writing to express its concern about the proposed demolition of the Ramsay Homes. Founded in 1980 to preserve and educate the overall Alexandria community of its illustrious black heritage, the ASPBH opposes measures that would fail to preserve structures that represent the vibrant historic landscape - as in this example of the Parker-Gray Historic District. We express our support for the denial of the Alexandria Redevelopment and Housing Authority (ARHA) request to demolish the Ramsey Homes. Additionally, we implore the ARHA to evaluate the strong interests of the community and its residents to maintain this Historic Landmark and to examine other solutions for consideration.

The ASPBH, as part of its mission to preserve, collect and promote the early history and impressive contributions of the black community, respectfully submits this statement for consideration as part of the discussion and debate regarding this project.

ASPBH
President
Leroy Baker

Cc: City Manager

## Jackie Henderson

**From:** maggiewinzeler@gmail.com
**Sent:** Friday, September 11, 2015 9:55 AM
**To:** City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
**Subject:** Call.Click.Connect. #80939: Mayor, Vice Mayor, City Council Dear Mayor, Vice Mayor and City Council,

Dear ***Call.Click.Connect.*** User

A request was just created using ***Call.Click.Connect.*** The request ID is 80939.

**Request Details:**

- Name: Maggie and Casey Winzeler
- Approximate Address: No Address Specified
- Phone Number: 4348822574
- Email: maggiewinzeler@gmail.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Dear Mayor, Vice Mayor and City Council,

  As residents of the Braddock Metro neighborhood, we respectfully ask for you to approve AHRA's appeal of the Parker Gray BAR decision to deny demolition of the Ramsey Homes on North Patrick Street. A review of the P&Z Staff report shows that City Staff are also recommending approval of the appeal. It is clear from the Staff report and the Historic Context Report and Significance Statement, which the Parker Gray BAR did not have when they made their decision, that the Ramsey Homes do not meet any of the criteria to deny demolition.

  In 2013, Council changed the zoning code for the Parker Gray District by adopting a Local Period of Architectural Significance in order to prioritize buildings. Each property is now evaluated based on its original construction date. Buildings constructed before 1932 are considered "Earlier" buildings. Buildings constructed after 1931 are considered "Later" buildings. The BAR expressed a preference for preservation or reproduction of the exterior building materials, especially on their street facing elevations, for "Earlier" buildings.

  Ramsey Homes were built in 1942. "Later" buildings, such as Ramsey, have a more limited BAR review. The BAR generally considers these "background" buildings and recommends much greater flexibility for alterations and new construction. As documented in the Staff report, the Ramsey homes have already been significantly modified, with BAR approval, several times since ARHA bought the property, making them much different than they were when initially built.

  In addition to not being built during Parker Gray's Period of Significance, Staff clearly documents that the Ramsey Homes do not meet the City of Alexandria BAR criteria for protection. These are listed below directly from the Staff report.

  Based on the fact that the Ramsey Homes do not meet the City of Alexandria BAR criteria for protection and the fact that Ramsey Homes were built after the Parker Gray Period of Significance, we ask that you grant the ARHA appeal to allow demolition.

  Most Sincerely,

  Maggie and Casey Winzeler
- Expected Response Date: Friday, September 18

Please take the necessary actions in responding, handling and/or updating this request at the ***Call.Click.Connect.*** staff interface.

## Jackie Henderson

**From:** kmjkelly@verizon.net
**Sent:** Friday, September 11, 2015 9:59 AM
**To:** City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
**Subject:** Call.Click.Connect. #80940: Mayor, Vice Mayor, City Council I urge the Mayor and all members of the

Dear ***Call.Click.Connect.*** User

A request was just created using ***Call.Click.Connect.*** The request ID is 80940.

**Request Details:**

- Name: Kathleen Kelly
- Approximate Address: No Address Specified
- Phone Number: 7036830215
- Email: kmjkelly@verizon.net
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: I urge the Mayor and all members of the City Council to reject the proposal to demolish Ramsey Homes. I also urge that you reject any option that will substantially alter the site of those homes.

  Demolishing or dramatically altering the homes and their context will further erode the essential fabric of the Parker-Gray Historic District. Demolition or alteration will open to question the integrity and continuing validity of a nationally recognized historic district where very little history survives.

  Alexandria is a vibrant city with a large and creative population served by a resourceful staff. Surely among us and working together we can find solutions to whatever challenges prompted the proposal to demolish Ramsey Homes while preserving a unique chapter in local and American history.
- Expected Response Date: Friday, September 18

Please take the necessary actions in responding, handling and/or updating this request at the ***Call.Click.Connect.*** staff interface.

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16
9-12-15

**Jackie Henderson**

**From:** michaelsoliver@gmail.com
**Sent:** Friday, September 11, 2015 7:32 AM
**To:** City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
**Subject:** Call.Click.Connect. #80924: Mayor, Vice Mayor, City Council As a resident of the Braddock Metro neig

Dear ***Call.Click.Connect.*** User

A request was just created using ***Call.Click.Connect.*** The request ID is 80924.

**Request Details:**

- Name: Mike Oliver
- Approximate Address: No Address Specified
- Phone Number: 7038382810
- Email: michaelsoliver@gmail.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: As a resident of the Braddock Metro neighborhood, I respectfully ask for you to approve AHRA's appeal of the Parker Gray BAR decision to deny demolition of the Ramsey Homes on North Patrick Street. A review of the P&Z Staff report shows that City Staff are also recommending approval of the appeal. It is clear from the Staff report and the Historic Context Report and Significance Statement, which the Parker Gray BAR did not have when they made their decision, that the Ramsey Homes do not meet any of the criteria to deny demolition.

  In 2013, Council changed the zoning code for the Parker Gray District by adopting a Local Period of Architectural Significance in order to prioritize buildings. Each property is now evaluated based on its original construction date. Buildings constructed before 1932 are considered "Earlier" buildings. Buildings constructed after 1931 are considered "Later" buildings. The BAR expressed a preference for preservation or reproduction of the exterior building materials, especially on their street facing elevations, for "Earlier" buildings.

  Ramsey Homes were built in 1942. "Later" buildings, such as Ramsey, have a more limited BAR review. The BAR generally considers these "background" buildings and recommends much greater flexibility for alterations and new construction. As documented in the Staff report, the Ramsey homes have already been significantly modified, with BAR approval, several times since ARHA bought the property, making them much different than they were when initially built.

  In addition to not being built during Parker Gray's Period of Significance, Staff clearly documents that the Ramsey Homes do not meet the City of Alexandria BAR criteria for protection. These are listed below directly from the Staff report.

  Based on the fact that the Ramsey Homes do not meet the City of Alexandria BAR criteria for protection and the fact that Ramsey Homes were built after the Parker Gray Period of Significance, I ask that you grant the ARHA appeal to allow demolition.

  Planning and Zoning Staff Report page 45:

  The integrity and Project's ability to convey the depth of their history is not evident and does not meet the City of Alexandria Board of Architectural Review (BAR) six criteria for protection as outlined here:

  1) Is the building or structure of such architectural or historical interest that its removal would be to the detriment of the public interest?
  The buildings are not of such architectural or historic interest that their removal will be a detriment of the public interest. The buildings and landscape were altered so dramatically after 1964 that they do not reflect their period of significance (1941-1942), the Modernist economy with which they were built, or for what they were built.

2) Is the building or structure of such interest that it could be made into an historic shrine?
The buildings do not merit becoming a shrine because as stated, they have lost integrity of design, do not reflect their period of significance, nor do they convey the original purpose as wartime housing.

3) Is the building or structure of such old and unusual or uncommon design, texture, and material that it could not be reproduced or be reproduced only with great difficulty?
The American foursquare with Prairie features is ubiquitous in American cities from the 1910s through the 1940s. Adapted to this style after 1964, this is a very late example and not original to the site and therefore not worthy of reproduction as they now stand.

4) Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?
Retention of the property does not protect an historic place as defined by the local Zoning Ordinance because as noted the Period of Significance for the "Parker-Gray District" ends in the "early twentieth century" before the Franklin D. Roosevelt's New Deal and World War II. The Period of Significance of the "Uptown/Parker-Gray Historic District" is not relevant to decisions made by the BAR. In consideration of the NRHP district, their retention is not essential to the viability of the district's listing because it represents less than one percent of the contributing resources. The NRHP nomination form incorrectly states that architectural significance is related to the Prairie style, which is not original to the building and is not listed among significant styles under the architectural classification section of the nomination form on page two.

5) Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists, and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage and making the city a more attractive and desirable place to live?
Retention of the building will not promote general welfare because its declining condition may decrease real estate values. Retention will generate less business because there will be fewer residents to patronize local venues and learn, live, and work in the area. The buildings do not convey what they were or teach non-professional historians by just looking at them. The introduction of more housing units next to the history museum and community center will expose more residents to local American history. Their removal will result in a more attractive block, a more desirable place to live, and a higher quality of life for current residents.

6) Would retention of the building or structure help maintain the scale and character of the neighborhood?
The Project and associated landscape are out-of-scale in the neighborhood as they lack the density of their neighbors. Their demolition would allow for buildings more consistent with the BAR Historic District guidelines and the neighborhood in design, height, and setback

- Expected Response Date: Friday, September 18

Please take the necessary actions in responding, handling and/or updating this request at the ***Call.Click.Connect.*** staff interface.

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## Jackie Henderson

**From:** mdigges@bushcos.com
**Sent:** Thursday, September 10, 2015 1:52 PM
**To:** City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
**Subject:** Call.Click.Connect. #80874: Mayor, Vice Mayor, City Council at 806 N FAYETTE ST Docket 14-4280My name is Mary Digges a

Dear ***Call.Click.Connect.*** User

A request was just created using ***Call.Click.Connect.*** The request ID is 80874.

**Request Details:**

- Name: Mary Digges
- Approximate Address: 806 N FAYETTE ST (See map below)
- Phone Number: 757-220-2874
- Email: mdigges@bushcos.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Docket 14-4280
  My name is Mary Digges and I am the owner of 804 and 806 N Fayette Street in Alexandria. I respectfully ask that you approve ARHA's appeal of the Parker Gray BAR decision to deny demolition of the Ramsey Homes on North Patrick Street.
  Thank you.
- Expected Response Date: Thursday, September 17

Please take the necessary actions in responding, handling and/or updating this request at the ***Call.Click.Connect.*** staff interface.

If you need assistance with handling this request, please contact CallClickConnect@alexandriava.gov or call 703.746.HELP.

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## Jackie Henderson

**From:** kd@rebuildingtogetheralex.org
**Sent:** Thursday, September 10, 2015 5:09 PM
**To:** City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
**Subject:** Call.Click.Connect. #80899: Mayor, Vice Mayor, City Council Dear Mayor Euille and Council members,

Dear ***Call.Click.Connect.*** User

A request was just created using ***Call.Click.Connect.*** The request ID is 80899.

**Request Details:**

- Name: Katharine Dixon
- Approximate Address: No Address Specified
- Phone Number: 7038361021
- Email: kd@rebuildingtogetheralex.org
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Dear Mayor Euille and Council members,

At the August 3, 2015 Boards and Commissions Chairs meeting, the need for affordable housing was a key priority for most of the groups represented. From the Alexandria Housing Affordability Advisory Commission to the Economics Opportunities Commission to the Children, Youth, and Family Collaborative Commission to the Commission on Aging and the Social Services Advisory Board, the need to increase housing options for low-income residents throughout the City was overwhelming – Ramsey Homes provides such an opportunity.

Ramsey Homes, a 15 unit ARHA property located on N. Patrick St between Wythe and Pendleton, could provide an additional 38 affordable homes if redeveloped. The existing four building complex is in dire need of repair – repair that goes well beyond simply 'gutting' it. According to ARHA interviews, a majority of its current Ramsey Homes residents are in favor of new and improved housing.

Those in opposition of Ramsey Homes' redevelopment are citing its historical significance. The neighborhood BAR opposes the demolition, however the City's Planning and Zoning department (per a memo dated 4/22/15) determined Ramsey Homes:
1. Lacks individual architectural distinction as a public housing or defense worker housing complex,
2. Is not known to be associated with the active life of a person or group of people significant in our past,
3. Has had significant exterior alterations since its original construction in 1942, and
4. Demolition would not adversely affect the integrity or significance of this historic district.

P&Z's findings show Ramsey Homes does not meet the criteria required for historical preservation. Rather 'redevelopment of the Ramsey Homes site will allow for the fulfillment of several guiding principles of Alexandria's Housing Master Plan,' as well as the Strategic Plan on Aging and the Strategic Plan to Prevent and End Homelessness, all adopted recently by the sitting Council.

We encourage you to approve ARHA's request to demo Ramsey Homes, as it does not warrant historical preservation. By providing housing opportunities for 53 families and individuals (considering persons with disabilities and older adults), we can help these residents remain active members of the Parker Gray neighborhood and in turn help our city remain economically, socially and culturally diverse.

Sincerely,

Alexandria Commission on Persons with Disabilities
Alexandria Housing Affordability Advisory Committee
Commission on Aging

Economic Opportunities Commission
Social Services Advisory Board

- Expected Response Date: Thursday, September 17

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## Jackie Henderson

**From:** whendrick@aol.com
**Sent:** Thursday, September 10, 2015 5:05 PM
**To:** City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
**Subject:** Call.Click.Connect. #80898: Mayor, Vice Mayor, City Council Dear Mayor Euille and members of the Cit

Dear ***Call.Click.Connect.*** User

A request was just created using ***Call.Click.Connect.*** The request ID is 80898.

**Request Details:**

- Name: Bill Hendrickson
- Approximate Address: No Address Specified
- Phone Number: 703-519-9410
- Email: whendrick@aol.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Dear Mayor Euille and members of the City Council:

  The mission of the Historic Alexandria Resources Commission is to advise the city on the preservation of our historic and cultural resources. HARC is a large and diverse group comprised of representatives of history and cultural organizations, historic properties, and at-large members.

  HARC is deeply concerned with the proposal by the Alexandria Redevelopment and Housing Authority (ARHA) to demolish the historic Ramsey Homes public housing project and has voted unanimously to oppose it. We urge you to uphold the unanimous decision by the Parker-Gray Board of Architectural Review to deny demolition and begin the process of rehabilitating these historic buildings.

  In July, HARC and the Historic Alexandria Foundation jointly submitted a report nominating the Ramsey Homes for the endangered list being developed by the Alexandria Archeological Commission. I hope you have read this report. If not, I am attaching it here.

  Much of the debate about the future of the Ramsey Homes has centered on whether ARHA's proposal meets certain technical criteria, albeit subjective, for demolition. But there are larger and more important considerations.

  Originally developed by the federal government to provide housing for African-American workers during World War II, the Ramsey Homes became a key component of what remains of an exceptionally important center of African-American life in Alexandria. The buildings are also visible symbols of the history of segregation in the city.

  To be sure, there are ways other than buildings to tell the story of African-American life and of segregation. However, as the city staff report points out, although museums, photographs, oral histories, music, and folklore are means by which intangible aspects of cultural heritage can be preserved, "they do not have the same physical and visual presence as actual buildings."

  ARHA's proposal to demolish the Ramsey Homes and build a new modern pubic housing complex would fit in well with the shiny new luxury housing being built in the area, but it would obliterate key evidence of a once robust African-American community in Alexandria as well as the shameful period of segregation by race.

  Again, HARC urges you to deny demolition and begin the process of rehabilitating these historic structures. Thank you.

  Bill Hendrickson
  Chair, HARC
- Attachment: Ramsey Homes HARC and HAF 7.15.15.docx

## Jackie Henderson

**From:** rawleyvaughan@yahoo.com
**Sent:** Thursday, September 10, 2015 12:09 PM
**To:** City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
**Subject:** Call.Click.Connect. #80861: Mayor, Vice Mayor, City Council I write to ask you to approve ARHA's app

Dear ***Call.Click.Connect.*** User

A request was just created using ***Call.Click.Connect.*** The request ID is 80861.

**Request Details:**

- Name: Rawley Vaughan
- Approximate Address: No Address Specified
- Phone Number: 919-428-0442
- Email: rawleyvaughan@yahoo.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: I write to ask you to approve ARHA's appeal of the BAR's decision concerning the Ramsey Homes. I live at and own 1237 Madison St, not far from Ramsey. I am sure you have received many comments on both sides of this issue, so let me present what may be a new perspective:
  ARHA's ongoing redevelopment of its properties in North Old Town is what is of historic significance. It has been an exemplary way to improve an urban, transit-accessible neighborhood. ARHA's solicitation process and P&Z's related work compose a deliberate, purposeful practice of urban planning. As a result, a new neighborhood east of the Braddock Road metro station is being born. My neighborhood.
  Yes, this program of redevelopment is what is worth preserving. Our City can be known not only as the custodian of Old Town but also as the regenerator of North Old Town. Please vote to approve ARHA's appeal.
  Sincerely,
  Rawley Vaughan
- Expected Response Date: Thursday, September 17

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## Jackie Henderson

**From:** aruna_48324@yahoo.com
**Sent:** Wednesday, September 09, 2015 8:10 PM
**To:** City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
**Subject:** Call.Click.Connect. #80825: Mayor, Vice Mayor, City Council Reference Docket 14-4280, ARHA BAR Appea

Dear ***Call.Click.Connect.*** User

A request was just created using ***Call.Click.Connect.*** The request ID is 80825.

**Request Details:**

- Name: Aruna Ari
- Approximate Address: No Address Specified
- Phone Number: 202-904-9028
- Email: aruna_48324@yahoo.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Reference Docket 14-4280, ARHA BAR Appeal – Ramsey Homes Demolition

  For the well-being of our community and in accordance with established criteria for historical preservation, I respectfully ask for you to approve AHRA's appeal of the Parker Gray BAR decision to deny demolition of the Ramsey Homes on North Patrick Street.

  It is sad to see that Alexandria City can't get out of its own way and finds creative ways to make desperately needed development, even more difficult.

  To deny approval for the demolition of Ramsey House based on a flimsy claim that it is a historic property, against the recommendations of the City's own Department of Planning and Zoning, seems like a desperate attempt to throw up more obstacles by those with their own agendas.

  Let us please stop this nonsense and start moving forward with desperately needed development.

  I ask that you grant the ARHA appeal to allow demolition.

  Aruna Ari
  712 N. Henry
  202-904-9028
- Expected Response Date: Wednesday, September 16

Please take the necessary actions in responding, handling and/or updating this request at the ***Call.Click.Connect.*** staff interface.

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## Jackie Henderson

**From:** sarahhhh@aol.com
**Sent:** Thursday, September 10, 2015 1:02 AM
**To:** City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
**Subject:** Call.Click.Connect. #80832: Mayor, Vice Mayor, City Council As a resident of the Braddock Metro neig

Dear ***Call.Click.Connect.*** User

A request was just created using ***Call.Click.Connect.*** The request ID is 80832.

**Request Details:**

- Name: Sarah Bueter
- Approximate Address: No Address Specified
- Phone Number: No Phone
- Email: sarahhhh@aol.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: As a resident of the Braddock Metro neighborhood, I respectfully ask for you to approve AHRA's appeal of the Parker Gray BAR decision to deny demolition of the Ramsey Homes on North Patrick Street. A review of the P&Z Staff report shows that City Staff are also recommending approval of the appeal. It is clear from the Staff report and the Historic Context Report and Significance Statement, which the Parker Gray BAR did not have when they made their decision, that the Ramsey Homes do not meet any of the criteria to deny demolition.

  In 2013, Council changed the zoning code for the Parker Gray District by adopting a Local Period of Architectural Significance in order to prioritize buildings. Each property is now evaluated based on its original construction date. Buildings constructed before 1932 are considered "Earlier" buildings. Buildings constructed after 1931 are considered "Later" buildings. The BAR expressed a preference for preservation or reproduction of the exterior building materials, especially on their street facing elevations, for "Earlier" buildings.

  Ramsey Homes were built in 1942. "Later" buildings, such as Ramsey, have a more limited BAR review. The BAR generally considers these "background" buildings and recommends much greater flexibility for alterations and new construction. As documented in the Staff report, the Ramsey homes have already been significantly modified, with BAR approval, several times since ARHA bought the property, making them much different than they were when initially built.

  In addition to not being built during Parker Gray's Period of Significance, Staff clearly documents that the Ramsey Homes do not meet the City of Alexandria BAR criteria for protection. These are listed below directly from the Staff report.

  Based on the fact that the Ramsey Homes do not meet the City of Alexandria BAR criteria for protection and the fact that Ramsey Homes were built after the Parker Gray Period of Significance, I ask that you grant the ARHA appeal to allow demolition.

  Planning and Zoning Staff Report page 45:

  The integrity and Project's ability to convey the depth of their history is not evident and does not meet the City of Alexandria Board of Architectural Review (BAR) six criteria for protection as outlined here:

  1) Is the building or structure of such architectural or historical interest that its removal would be to the detriment of the public interest?
  The buildings are not of such architectural or historic interest that their removal will be a detriment of the public interest. The buildings and landscape were altered so dramatically after 1964 that they do not reflect their period of significance (1941-1942), the Modernist economy with which they were built, or for what they were built.

2) Is the building or structure of such interest that it could be made into an historic shrine?
The buildings do not merit becoming a shrine because as stated, they have lost integrity of design, do not reflect their period of significance, nor do they convey the original purpose as wartime housing.

3) Is the building or structure of such old and unusual or uncommon design, texture, and material that it could not be reproduced or be reproduced only with great difficulty?
The American foursquare with Prairie features is ubiquitous in American cities from the 1910s through the 1940s. Adapted to this style after 1964, this is a very late example and not original to the site and therefore not worthy of reproduction as they now stand.

4) Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?
Retention of the property does not protect an historic place as defined by the local Zoning Ordinance because as noted the Period of Significance for the "Parker-Gray District" ends in the "early twentieth century" before the Franklin D. Roosevelt's New Deal and World War II . The Period of Significance of the "Uptown/Parker-Gray Historic District" is not relevant to decisions made by the BAR. In consideration of the NRHP district, their retention is not essential to the viability of the district's listing because it represents less than one percent of the contributing resources. The NRHP nomination form incorrectly states that architectural significance is related to the Prairie style, which is not original to the building and is not listed among significant styles under the architectural classification section of the nomination form on page two.

5) Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists, and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage and making the city a more attractive and desirable place to live?
Retention of the building will not promote general welfare because its declining condition may decrease real estate values. Retention will generate less business because there will be fewer residents to patronize local venues and learn, live, and work in the area. The buildings do not convey what they were or teach non-professional historians by just looking at them. The introduction of more housing units next to the history museum and community center will expose more residents to local American history. Their removal will result in a more attractive block, a more desirable place to live, and a higher quality of life for current residents.

6) Would retention of the building or structure help maintain the scale and character of the neighborhood?
The Project and associated landscape are out-of-scale in the neighborhood as they lack the density of their neighbors. Their demolition would allow for buildings more consistent with the BAR Historic District guidelines and the neighborhood in design, height, and setback.

- Expected Response Date: Thursday, September 17

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## Jackie Henderson

**From:** Bill <wpharris@comcast.net>
**Sent:** Wednesday, September 09, 2015 4:29 PM
**To:** Jackie Henderson
**Subject:** Letter to Mayor & City Council re Ramsey Homes
**Attachments:** Mayor Euille & Members of City Council 909.Lt15.pdf

Jackie,
Please distribute my attached letter to Mayor Euille and each member of the City Council.
Thanks,
Bill Harris
1106 Tuckahoe Lane
Alexandria, VA 22302
73-684-1106

**WILLIAM P. HARRIS**

1106 Tuckahoe Lane • Alexandria, VA 22303-3515
Phone: (703) 684-1106
Email: wpharris@comcast.net

September 9, 2015

Mayor William Euille and Members of City Council
City of Alexandria
301 King Street
Alexandria, VA 22314

Re: Support for ARHA's Request to Demolish Ramsey Homes

Greetings:

To think the rundown and Ramsey Homes are somehow "historical" and should be saved is laughable.

As you are all aware, Alexandria has lost way too much affordable housing. We need more, not less.

I urge you to vote in support of the ARHA request to demolish and replace them with decent and affordable housing.

With appreciation for your support,

Bill Harris

## Jackie Henderson

**From:** anharchy@gmail.com
**Sent:** Wednesday, September 09, 2015 3:02 PM
**To:** City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
**Subject:** Call.Click.Connect. #80809: Mayor, Vice Mayor, City Council Re: ARHA Ramsey Homes - Item # 16, #14-

Dear ***Call.Click.Connect.*** User

A request was just created using ***Call.Click.Connect.*** The request ID is 80809.

**Request Details:**

- Name: Anh Tran
- Approximate Address: No Address Specified
- Phone Number: No Phone
- Email: anharchy@gmail.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Re: ARHA Ramsey Homes - Item # 16, #14-4280 | September 12, 2015

  Dear Mayor Euille and Council Members:

  I am writing to express my support for the demolition of the Ramsey Homes at Wythe and North Patrick. I live less than two blocks away, and pass by the site on a daily basis on my way to the grocery store, while walking the dogs, etc.

  My understanding is that there are several considerations that led to the original decision to deny the demolition permit, including the question of whether or not the Ramsey Homes have historical merit to the City's context and architectural fabric. While their historical merit is debatable, there is no doubt in my mind that the site itself is incredibly important: as affordable housing for the City's residents.

  I am sympathetic to the opponents of the demolition who believe there to be a historic value to the buildings on the site. I understand their desire to commemorate its significance. I simply do not agree that this trumps our duty to our communities and our people to provide safe, habitable dwellings that do not force them to leave neighborhoods that have been their homes for decades.

  That idea is also an major principle for creating greater good in an increasingly expensive City, especially given our current conditions. When median income is approximately $100K for most households, and market rents within Old Town and its surrounds near $2600 for a 2-bedroom apartment, we are pricing out economic, cultural, and social diversity in our communities when we fail to plan for affordability. A household at 60% AMI - the threshold for housing - makes $60,000 a year. And still, that figure is well above the wage of many white and blue-collar workers, from new graduates in their first jobs to administrative staff, educators, fire and safety personnel, and the service workers who help the City earn millions of dollars each year in commercial tax revenue. In addition, the Ramsey Homes' site proximity to transportation and community-supportive amenities like the Charles E. Houston Recreation Center allows opportunities for social equity and mobility that should be available to more members of our community.

  I understand that ARHA has proposed demolition of the existing housing and replacement with 53 units of affordable housing with modern amenities and conditions that cannot be produced at reasonable cost and efficiency by simply renovating the 15 units in the existing buildings.

  After attending the public presentations and examining some of the plans for the buildings and their relationship to the surrounding context, I am also in firm support of this plan, as I believe increasing the stock of affordable housing within the City's urban and walkable cores reduces socio-economic disparity, eases access to work and services, and encourages welcoming communities.

With that in mind, I once again support the demolition permit for the Ramsey Homes, and hope that you will as well.

Thank you for your consideration,
Anh Tran

- Expected Response Date: Wednesday, September 16

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## Jackie Henderson

**From:** rob@krupicka.com
**Sent:** Wednesday, September 09, 2015 11:28 AM
**To:** City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
**Subject:** Call.Click.Connect. #80781: Mayor, Vice Mayor, City Council Dear Mayor, Vice-Mayor and City Council-

Dear ***Call.Click.Connect.*** User

A request was just created using ***Call.Click.Connect.*** The request ID is 80781.

**Request Details:**

- Name: Rob Krupicka
- Approximate Address: No Address Specified
- Phone Number: 703-585-9428
- Email: rob@krupicka.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Dear Mayor, Vice-Mayor and City Council-members,

I'd like to be there on Saturday to talk about the Ramsey Homes project, but I have an engagement with my daughters that may prevent me from making it. So, I wanted to share my thoughts with you now and I'll add more on Saturday if I can be there.

I was on the Council when we worked with the community to create and pass the Braddock Road small area plan.

Over the last two years, I've worked around the United States to help communities address the loss of affordable housing that is happening all over our country and the challenges to preserving and building affordable housing when all market forces and many government policies are working against it.

Recently I've been working in Charleston, SC where local historic preservation experts are facing the reality that historic preservation, by definition and fact, increases the desirability of communities, increases property values and drives out lower and middle income residents. Charleston is a stark example as not only has the income level changed significantly with historic preservation, but the ethnicity of the city has changed as well, going from majority African American to now majority white.

Alexandria faces the same affordable housing challenges that many cities in America are facing. Rising interest in urban living, and rising quality of life in urban areas are driving up home values and creating very wealthy enclaves. Alexandria is not unique in this regard. It is unique, though, in the fact that it has in place proactive and long standing commitments to affordable housing like its firm commitment to work with the Public Housing Authority to maintain workforce housing in the city. The city has done this in two primary ways. By using its zoning and land-use powers, as you are being asked to do now, and also by providing loans and funds, which ARHA has a great history of paying back.

It is in this context, along with the fact that I own a business in the neighborhood in question, that I'd like to make six points about the Ramsey project.

The Braddock Road small area plan contemplated more density on Ramsey. That is without question. If preservation was the plan for this site, the plan would have said that. Instead it contemplates new structures and density. That plan has also brought new businesses, like mine to the neighborhood. We came here because the Braddock Road Plan has great promise. We want to see it implemented. But, the question before you isn't a discussion about what gets built next, it is just a question of whether we'll move forward with the plan. There are times and places and process to make sure what is built is appropriate for the neighborhood and consistent with the plan. That is important. It is also important that city staff hear from Council that continuing to make

redevelopment more and more expensive will force ARHA to try to figure out ways to pay for that expense through density. The community wants appropriate scale. Staff needs to work with ARHA to figure out an affordable way to do that. There are hard trade-offs to make with that, but that is why we have public processes for development.

The open space needed in the Parker Gray neighborhood are and should be addressed with public parks and public spaces. This was discussed and contemplated in the Braddock Plan and this work is underway with new parks. The city has an obligation to follow its plan and not use this one project as a reason to re-litigate a plan created by the community. Ramsey's open space is currently private to the residents of that area. Instead, as contemplated in the Braddock plan, we have planned for public open spaces that are available to the entire community. We have made good progress on that count, though there is more to. As an aside, my kids and I regularly use the new park by the Post Office and we love it.

Ramsey was sub-standard housing when it was built. It is sub-standard housing now. Its history is not the structures, it is the people that have lived in it and are able to live in our city today because of it. We should all be embarrassed to make families live in this housing, especially in a city as prosperous as ours. And it is embarrassing to argue that we should push ARHA to continue to provide low quality housing. Preservation at a level of quality that HUD, the residents and our city deserves is not a reasonable option without enormous city subsidy. Historic preservation tax credits and other tools do not have the capacity to make up the financial costs inherent in preserving these buildings.

I know some say money should not be a consideration, but if the city cares about affordable housing, it has to consider it. Affordable housing is a financial issue. Arguing we should ignore that fact is essentially saying don't do affordable housing. HUD is not handing out money to public housing authorities these days and it expects them to do more to be self-sufficient. I have been a past critic of the management of ARHA. That is very well documented. I also know we shouldn't punish today's improved management because they don't have a time machine to go back and fix mistakes in the past. Because HUD isn't handing out money, ARHA has to figure out ways to self-finance upgrades to its housing. Financing affordable housing projects is one of the most complicated and difficult development tasks. Places around the country struggle with how to finance affordable housing. Using the value of ARHA land, coupled with the City's land-use support is the most reasonable and least expensive way to do that here. Sure, it would be great if ARHA had the funds to do everything we'd like. But they don't. The question for the city is whether it cares enough about affordable housing to make it work, or if they want to use the fact it is hard as an excuse to move the workforce housing out of the city. I would also point out that the historic preservation community in Alexandria needs to step up with funding for more projects. Other cities have non-profits with large endowments of millions of dollars to help preserve and manage and support preservation projects. The fact that our long-standing historic preservation efforts don't have similar funds to give to projects like this is really unfortunate.

I don't think this project meets any of the criteria called for to prevent demolition, quite the opposite actually. The quality of life of our community and our history as a community, in order to continue, need to focus on the people who live in Ramsey and that means we have to allow for something else on this site. Forcing ARHA into a position of owning a property it can't use will harm the overall quality of our city by pushing working families out and causing the city to go back on a long-standing and unique commitment to support housing for a broad cross section of residents. One of the amazing things about the Braddock Road area is how many people from different backgrounds and incomes live there and that many don't realize the public housing that is there because of the quality of the new construction.

Lastly, when you look at the recent history of our city's land use patterns, there are two trends that are abundantly clear. First, historic preservation is winning, which is great. I, like many, moved to Alexandria for its character and history. As Alexandria has become more affluent, more people, in and outside BAR areas, are fixing up their homes and preserving them. This is happening all over the city and no matter what happens today, this will continue. It is a proven fact that as places become wealthier, preservation increases.

The second pattern is, unfortunately, that Affordable housing and it is loosing in Alexandria. The same wealth trends that improve preservation drives affordable housing out of the city as housing becomes more and more expensive. This impacts the ability of businesses like mine to find workers. It impacts the ability of our city to provide services, to have nice restaurants, to house teachers, nurses, police officers, fire fighters and more.

Fighting against the strong economic forces that impact housing affordability has been a big deal for the city for the last decade. Recently you adopted new parking standards to help with affordability, probably one of the greatest policy steps you have taken in a long time for affordability and one copied by progressive cities around

the country. You have also used your land use power and planning powers to push developers to secure new affordable housing with re-development instead of wholesale eliminating affordable, market-rate housing as they legally could of. Today's decision is no different, but it is more meaningful as the city's partnership with ARHA is unique.

The question for you all is whether you will make it clear that you are willing to use your policy powers to preserve housing options for working families, or not. The history of Ramsey is the people that live there, not the buildings. By working with ARHA to continue to provide housing, you honor the history of the current residents and those that came before them by letting them and others after them keep living here.

Thank you for your consideration.

Rob Krupicka

- Expected Response Date: Wednesday, September 16

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## Jackie Henderson

**From:** michellekrocker@gmail.com
**Sent:** Wednesday, September 09, 2015 12:16 PM
**To:** City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
**Subject:** Call.Click.Connect. #80786: Mayor, Vice Mayor, City Council Mayor Euille, Vice Mayor Silberberg and

Dear ***Call.Click.Connect.*** User

A request was just created using ***Call.Click.Connect.*** The request ID is 80786.

**Request Details:**

- Name: Michelle Krocker
- Approximate Address: No Address Specified
- Phone Number: 703-919-0049
- Email: michellekrocker@gmail.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Mayor Euille, Vice Mayor Silberberg and members of City Council, attached is a letter from human service providers, nonprofit developers and housing advocates in support of granting a demolition permit for Ramsey Homes. Thank you for your attention to our concerns.
- Attachment: Letter to City on Ramsey Homes 4-1.pdf
- Expected Response Date: Wednesday, September 16

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September 9, 2015

Mayor William Euille and Members of City Council
City of Alexandria
301 King Street
Alexandria, VA 22314

Re: Request to Demolish Ramsey Homes

Mayor Euille and Members of City Council,

We are writing to you as members of a coalition of housing and human service organizations, and smart growth proponents who provide shelter, housing and supportive services and advocate for low-income residents in the City of Alexandria. We would like to take this opportunity to offer our support for overturning the decision of the Board of Architectural Review (BAR) denying permission for the Alexandria Redevelopment and Housing Authority (ARHA) to demolish the Ramsey Homes.

While we appreciate the need to consider the historical significance of the buildings, we understand that the existing Ramsey Homes do not meet the six criteria that must be considered when a permit to demolish is requested. Although the BAR for the Parker Gray Historic District determined that these buildings should be retained as historically significant, we note that the staff, in a report to the BAR, "supports the demolition request with the conditions stated above, noting that the current condition of the buildings is compromised and there in not enough information presently available to determine such cultural or social significance that would warrant preservation of these buildings."

In making a decision on the request for demolition, it was clear that the BAR could neither consider the current condition of the buildings nor what would replace the existing structures. ARHA has calculated that it would cost almost as much to bring these buildings into code compliance as it would to build new buildings, and that funding could not be obtained from federal or state sources to rehabilitate and properly maintain the properties going forward.

It also should be noted that the need for housing that is affordable has been well documented, most recently in the 2013 adopted Housing Master Plan. Given the loss of over 12,000 market affordable units in the last 15 years, the City of Alexandria needs additional affordable housing opportunities for both extremely low income and low income families, and there is little land available for this new housing. We support redevelopment of the Ramsey Homes property to leverage both its location near the Braddock metro station and its proximity to amenities. Zoning under the Braddock Area Plan allows increased density which could provide much needed housing at that site.

According to ARHA officials, the choice is either to retain the housing as is, in a substandard condition with little federal funding available for deferred maintenance which will precipitate

further deterioration; or to tear down the buildings and build new units that are both compatible with the neighborhood, and provide additional affordable housing. We believe that the needs of the current residents as well as the opportunity to provide additional housing should be a significant factor in weighing your decision. We note that the staff report characterizes the BAR ruling as involving "a certain degree of subjectivity on the part of the BAR and staff."

We urge you to agree with the staff recommendation to approve the request to demolish the buildings and require creative mitigation solutions to preserve the social history associated with the property. Additional affordable housing at that site would address a top priority and critical need for the city.

Sincerely,

Alexandria Probation and Parole (District 36), Alfreda M. Shinns, Deputy Chief
ALIVE!, Diane Charles, Executive Director
Bridges to Independence, Michael O'Rourke, Executive Director
Carpenter's Shelter, Shannon Steene, Executive Director
Coalition for Smarter Growth, Stewart Schwartz, Executive Director
Community Lodgings, Lynn Thomas, Executive Director
Friends of Guest House, Kari Galloway, Executive Director
Habitat for Humanity of Northern Virginia, Rev. Jon Smoot, Executive Director
New Hope Housing, Pam Michell, Executive Director
Rebuilding Together Alexandria, Katharine Dixon, President & CEO
The Arc of Northern Virginia, Rikki Epstein, Executive Director
The Northern Virginia Affordable Housing Alliance, Michelle Krocker, Executive Director
The Salvation Army, Nathan Bridges, Lieutenant Corps Officer
Wesley Housing Development Corporation, Shelley Murphy, President & CEO

## Jackie Henderson

**From:** abbey.l.oklak@gmail.com
**Sent:** Tuesday, September 08, 2015 3:54 PM
**To:** City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
**Subject:** Call.Click.Connect. #80716: Mayor, Vice Mayor, City Council Re: # 16, #14-4280Mayor Euille and

Dear ***Call.Click.Connect.*** User

A request was just created using ***Call.Click.Connect.*** The request ID is 80716.

**Request Details:**

- Name: Abbey Oklak
- Approximate Address: No Address Specified
- Phone Number: 3174782484
- Email: abbey.l.oklak@gmail.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Re: # 16, #14-4280

Mayor Euille and City Council,

As a resident of the Braddock Metro neighborhood in North Old Town who walks by the Ramsey homes daily on my commute to work, I believe ARHA is correct in planning to demolish these old buildings. They are not in good shape and do not contribute to the urban environment of the community. In fact, the open space round them is not usable, and they allow for places for people to hide to create an unsafe feeling along that portion of the street. I refuse to walk down that block at night as a young woman because I do not feel safe.

As a member of the board of the Braddock Metro Citizens Coalition, I have sat with Mr. Priest and the ARHA staff a few times about this project. I believe ARHA has worked diligently to determine the best result to do with the Ramsey property, and they are working with the Planning and Zoning staff and neighbors to create a good building for the community.

The opposition to save these buildings are out of a closed minded, NIMBY mindset. They do not see the value of change or realize that these properties are not of any architectural historical value, though they have general historical value in the sense that they are old and represent a long history of affordable housing in the community. It is in our community's greater value to create more affordable housing than to save some buildings that have no actual architectural value. They are simple, concrete buildings with no modern features that are falling apart.

The City of Alexandria, is a great place to live, and more people should be able to afford to find a house here near jobs and transit in our community. The Ramsey site is a great location to add more units, and implement the City's vision of affordable housing. As a young member of this community, I struggle to live in this neighborhood, but I make the effort due to the location of my office. I would qualify for these new units that would be built at Ramsey, and I believe that the lack of knowledge and fear of change prevents people from realizing the importance of having affordable units for the workforce, educated community. Teachers, nurses, and others such as architects (of which I am) do not fit in the high income brackets that many people in our community do. And it is not fair for these professions to be pushed farther from jobs and transit.

I strongly urge you to support ARHA's proposal and overturn the BAR's closed minded belief that Ramsey is a property worthy of historical preservation. The buildings were built for temporary housing, and there is no need to save something that was not built with any architectural integrity in the first place. The site is a historical location for affordable housing, and it is this memory that the new proposed building should preserve. The addition of affordable housing units does much more for the growth of the community than saving four poorly built and preserved buildings.

Thank you for your time and consideration.

Abbey Oklak, AICP
525 N Fayette Street #502
BMCC, Communications Director

- Expected Response Date: Tuesday, September 15

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# Alexandria Historical Restoration and Preservation Commission

Lloyd House
Office of Historic Alexandria
220 North Washington Street
Alexandria, VA 22314-2521
(703) 838-4554

Dear Mr. Mayor and Members of the City Council,

Thank you for the opportunity to comment on the appeal of the April 22,2015 decision of the Parker-Gray Historic District Board of Architectural Review to deny the Alexandria Redevelopment and Housing Authority (AHRA) application to demolish the four Ramsey Homes located at 699 North Patrick Street (BAR CASE # 2015-0088). The members of the Alexandria Historical Restoration and Preservation Commission recommend that you fully support the decision to deny the demolition request.

The Ramsey Homes are listed as contributing resources of the Parker-Gray National Register Historic District. They are an important example of the federal government's effort to provide housing for African-American war workers. Moreover, they were designed by a notable local architect, Delos H. Smith. He was one of the first appointees to the Board of Architectural Review. Smith was a noted ecclesiastical architect, whose work included two annex buildings at St. Paul's Church at 228 South Pitt Street, as well as the United States Capitol's Prayer Room. He specialized in the Colonial Revival and Federal Revival styles, making the design of the Ramsey Homes in the International style all the more interesting and unique.

From our understanding of the proposed undertaking, AHRA intends to use federal funding to complete this work, which would trigger compliance with both the National Historic Preservation Act (NHPA) and the National Environmental Policy Act (NEPA). Both procedural laws have provisions that require consideration of historic properties in project planning. This process will answer three important questions about this project:

1. Are the Ramsey Homes eligible for individual listing in the National Register of Historic Places?
2. Since the Ramsey Homes contribute to the Parker Gray Historic District, what impact would their demolition have on the overall integrity of the historic neighborhood?
3. If the decision is taken to demolish the homes, what is the appropriate mitigation of this adverse effect on the community and its history?

If the Council should overturn the decision of the Parker Gray Historic District Commission and approve the proposed demolition, the ability of AHRA to use federal funding on this project may be compromised because decisions about the ultimate fate of these historic properties were made outside of the appropriate compliance process for both NEPA and NHPA. We are certain that City Council would not want to hazard AHRA's ability to receive federal funding on this and future projects, thus placing a further burden on Alexandria's taxpayers.

Our recommendation to AHRA is to fulfill its commitment to complete the NHPA and NEPA compliance process, as required by the Department of Housing and Urban Development, before moving on to requesting permission to demolish the Ramsey Homes. City Council can support this goal by confirming the decision by the Parker Gray Historic District Board of Architectural Review to deny AHRA's premature request.

Sincerely,

John H. Sprinkle, Jr., Chair

Alexandria Historical and Restoration Commission

## Jackie Henderson

**From:** htfairfax@yahoo.com
**Sent:** Tuesday, September 08, 2015 9:13 AM
**To:** City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
**Subject:** Call.Click.Connect. #80622: Mayor, Vice Mayor, City Council The attached letter from the Alexandria

Dear ***Call.Click.Connect.*** User

A request was just created using ***Call.Click.Connect.*** The request ID is 80622.

**Request Details:**

- Name: Tal Day
- Approximate Address: No Address Specified
- Phone Number: 703-684-9849
- Email: htfairfax@yahoo.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: The attached letter from the Alexandria Historical Society expresses its concern about the threatened demolition of the Ramsay Homes and reasons why preservation of the structures is important. A resolution to this effect was adopted by the Board at its meeting on September 1, 2015.

  Thank you for your consideration.

  For the Board,

  H. Talmage Day
- Attachment: Alex Hist Socy Ltr re Ramsay Homes 150908.pdf
- Expected Response Date: Tuesday, September 15

Please take the necessary actions in responding, handling and/or updating this request at the ***Call.Click.Connect.*** staff interface.

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The
ALEXANDRIA HISTORICAL SOCIETY, INC.

201 South Washington Street • Alexandria, VA 22314
703-838-4994 • www.alexandriahistorical.org

September 8, 2015

**BY EMAIL AND HAND DELIVERY**

Mayor and City Council
City Hall
Alexandria, Virginia

To the Mayor and City Council:

The Alexandria Historical Society is writing to express its concern about the threatened demolition of the Ramsay Homes. On September 1, 2015, the Board of the Society adopted a resolution supporting denial of the appeal by the Alexandria Redevelopment and Housing Authority (ARHA) from the decision of the Board of Architectural Review denying ARHA's request for approval to demolish the Ramsay Homes. The BAR's decision denying approval of ARHA's demolition request should be sustained.

Support for denial of the ARHA request to demolish the Ramsay Homes was unanimous among all members of the Board attending who were eligible to vote on the resolution. The vote reflects the strong interest in the history of the Parker-Gray Historic District expressed by the Society in recent years. A history of the neighborhood was recently published in *The Alexandria Chronicle*, the Society's local history publication. A recent lecture on the history of this neighborhood attracted the largest attendance of any recent lecture sponsored by the Society.

The Society's specific concern is preservation of the Ramsay Homes structures. Like the adjacent library building, the homes mark a landmark on the African-American path to equal rights. Just as the library building was an endeavor to provide "separate but equal" library access, the Ramsay Homes were intended as "separate but equal" housing for "colored" defense workers and junior officers in the military. The structures, therefore, directly contribute to the character of this once segregated neighborhood and accordingly have increasing significance for Alexandria's growing appeal to African-American heritage tourists.

A failure to preserve the structures at a time when the Alexandria Convention and Visitors Association has identified African American heritage tourism as a significant growth opportunity with a broad economic impact would be particularly short-sighted.

The physical traces of Alexandria's history once destroyed are gone. City staff have identified an option to complete demolition that would preserve the original structures facing Wythe and Pendleton Streets, so that new construction would only face on Patrick Street, an arterial, high-traffic street. Regrettably, ARHA to date has refused to countenance that option.

There have been many times in Alexandria's history when the fabric of its neighborhoods and its historic structures have been threatened by proposals that seemed like good ideas at the time. ARHA's appeal from the BAR's denial of its demolition request is another such occasion.

For reasons including the foregoing, the Society therefore urges the Council to deny the ARHA appeal.

For the Society

H. Talmage Day
Treasurer

Cc: City Manager

## Jackie Henderson

**From:** rglenroe@gmail.com
**Sent:** Sunday, September 06, 2015 3:01 PM
**To:** City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
**Subject:** Call.Click.Connect. #80564: Mayor, Vice Mayor, City Council Dear Mayor, Vice Mayor, and City Council

Dear ***Call.Click.Connect.*** User

A request was just created using ***Call.Click.Connect.*** The request ID is 80564.

**Request Details:**

- Name: Glen Roe
- Approximate Address: No Address Specified
- Phone Number: 917-597-7140
- Email: rglenroe@gmail.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Dear Mayor, Vice Mayor, and City Council:

  Please find the attached letter for your consideration.

  Regards,

  Glen Roe & Lila Lee
- Attachment: ARHA Council Letter Sept. 12 2015.pdf
- Expected Response Date: Tuesday, September 15

Please take the necessary actions in responding, handling and/or updating this request at the ***Call.Click.Connect.*** staff interface.

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"We'll be remembered more for what we destroy than what we create"
-- Chuck Palahniuk, Invisible Monsters

September 6, 2015

Dear Mayor Euille, Vice Mayor Silberberg, and members of City Council:

The Alexandria Redevelopment and Housing Authority (ARHA) is presenting a false choice to the City Council: preservation or affordable housing. In reality, this is simply a choice of preserving or demolishing the World War II-era Ramsey Homes.

ARHA contends there are no other options; this significant, contributing resource to the Parker-Gray Historical District must be demolished and rebuilt or will inevitably be closed. It is our contention ARHA has failed to consider all options. Ramsey Homes should be neither demolished nor kept in its current condition but rather preserved and rehabilitated.

Numerous local historic and community organizations have expressed their support to save the Ramsey Homes. The Parker-Gray Board of Architectural Review (BAR) has already voted, unanimously, to deny ARHA's request to demolish Ramsey Homes. When considering ARHA's appeal of that decision, Council's decision should rest entirely on whether or not Ramsey Homes should be preserved for its historical value based on the four criteria the BAR cited in its decision. Whether by purchase or grant, the stewardship of historical properties is a responsibility ARHA should not so readily dismiss in the name of financial gain.

Constructed in the early 1940s as one of the first public housing developments in the country, Ramsey Homes tell the story not just of African-American war workers but also the history of public housing, the culturally significant Parker-Gray district, segregation, and Alexandria itself. The Parker-Gray neighborhood and community feel this history and these homes should be preserved. This letter will address and rebut ARHA's justifications for demolition (Section A), defend each of the four criteria cited by the BAR (Section B), and put forth additional community concerns Council should be cognizant of as this debate moves forward (Section C).

This letter has been written and endorsed by neighbors of the Ramsey Homes who urge Council, in the strongest terms, to uphold the BAR's decision and deny ARHA's request to demolish the Ramsey Homes.

## A. ARHA's Justifications for Demolition

ARHA has put forth a number of reasons why the Ramsey Homes should be demolished, including but not limited to financial constraints, rehabilitation figures and assumptions, the ability to build community among its residents, the condition of the property, and increasing the affordable housing stock. We address each of these concerns below.

### 1. Financial Constraints

It is important to note that financial considerations cannot play a role in the Council's decision. Nevertheless, ARHA's justification for demolition lies largely in the financial numbers presented, yet

ARHA has either actively chosen not to explore, or lacks the creativity to consider, the following funding options:

- Pairing redevelopment of the Ramsey Homes and a non-historic property. Allow the other property to be developed on the condition that Ramsey Homes be brought up to appropriate code, HUD, and living standards.
- Federal Historic Preservation Tax Credits, Virginia State Tax Credits for Historic Preservation, Low Income Housing Tax Credits for Rehabilitation, Grants, etc.
- Leveraging ownership equity available at 401 Wythe Street.
- Redeveloping 401 Wythe Street. The property, which was purchased with unrestricted funds, is not in a historic district and is already surrounded by multi-story buildings. It could be redeveloped into a multi-use property with offices and market or non-market residential units. Future proceeds could be leveraged for liquidity today, which could be put towards the rehabilitation of the Ramsey Homes.

## 2. Project Assumptions, Rehabilitation Figures & Preference for New Construction

Mr. Roy Priest, ARHA's CEO, often states Ramsey would not be up to HUD standards, even if it were rehabilitated. Mr. Priest is correct that standards required per Section 504 of the Rehabilitation Act of 1973 ("Section 504") would not be met for all units, but in a rehabilitated development of 15 units, only one unit is required to be Section 504 compliant – not the entire development. Further, a liberal reading of Section 504 regulations arguably only requires five percent of ARHA's entire program be 504 compliant, so the undue financial hardship of rehabilitating Ramsey to Section 504 standards could be offset by compliance at other properties.[i]

ARHA's rehabilitation figures are based on unnecessary assumptions and conditions, including but not limited to creating of additional storage, adding a first-floor half bathroom, and reconfiguring five units for Section 504 compliance. If rehabilitation was being fully explored, ARHA could consider switching to tank-less water heaters, restoring the original roof line to create a green roof, relocating HVAC to the roof, adding solar panels, utilizing the undeveloped space in the second building from the north (building with only three units) to create a 504 compliant unit or community laundry facilities, or putting the rehabilitation out for a bid or RFP, rather than relying on a singular estimate.

At the expense of exploring all options, ARHA has a clear preference for new construction. This is evidenced in part by their failure to consider or evaluate rehabilitation as an alternative as required by Section 106 of the National Historic Preservation Act of 1966.[ii] Furthermore ARHA did not include rehabilitation estimates in their initial contract with the contractors and designers nor did they, as ARHA staff admitted at the July community meeting, consider Historic Preservation Tax Credits.

## 3. Build Community & Strengthen Resident Well Being

ARHA claims increasing the density on the property will increase a sense of community among residents and therefore increase their wellbeing. Numerous empirical studies indicate the significant increased density and resulting loss of green space will do more harm than good.

In *Urban green space, public health, and environmental justice: The challenge of making cities 'just green enough,'* authors Wolch, Bryne, and Newell (2014) identify a plethora of studies, research and

findings that point to the positive health effects of urban green space, a term which includes communal grounds of apartment buildings:[iii]

- Green cover has been shown to protect health.
- Psychological well-being is empirically linked to green space.
- Green space can afford urban residents opportunities to experience solitude.
- Green space buffers stress. Those with more green space near their homes were less affected by a stressful life event than those with low accessibility to green space.
- Children who lack access to green space can suffer from a wide range of behavioral problems.

The significant loss of green space, an over 15,000 square foot reduction by our estimates, as a result of the demolition of Ramsey will continue a pattern of environmental injustice against the low-income populations that ARHA strives to serve. Wolch, Bryne, and Newell also found:

- Green space access is often highly stratified based on multiple differences, including income.
- Over the past two decades, uneven accessibility to urban green space has become recognized as an environmental justice issue as its importance to public health has been recognized.

It is not, however, just the loss of green space that could affect residents and the neighborhood. In a study for the Federal Reserve Bank of Kansas City, author Kelly D. Edmiston cites a study of assisted housing developments in Denver. Galster et al. (2002) find that a higher incidence of crime was associated with the development of large (>53 units) assisted housing developments in Denver, but not for smaller developments.[iv] The authors conclude that the crime impact occurs not because of a significant criminal element within the subsidized housing, but rather because the larger-scale housing provides a "pool of potential victims" and/or makes it "difficult for the neighborhood to maintain collective efficacy" (311).[v]

The proposed redevelopment of the Ramsey Homes property consists of 53 units. If the current Ramsey Homes were refurbished with modern amenities and brought up to acceptable living conditions, the current residents could enjoy both the existing green space and the quality housing they deserve.

**4. Property Condition**

ARHA has offered the current condition of Ramsey as justification for demolition. Among some serious issues that need addressing, current conditions cited as reasons for destruction include simple problems, such as peeling paint, closets without doors, and easily replaceable electrical panels. In reality, Ramsey's current condition is not justification for demolition, but instead a glaring testament to ARHA's inability to maintain its properties. A case in point of ARHA's poor maintenance is the numerous birds that have nested in the buildings' attics. At the July community meeting, Mr. Priest acknowledged neither he nor ARHA took immediate action to address the issue even though it posed a significant structural and health hazard.

In general, lack of care and maintenance on behalf of the property owner is justification to change ownership, management, or direction and move forward with rehabilitation – not to demolish a historic property.

**5. Increase Affordable Housing Stock**

ARHA claims new construction will increase affordable housing units in the city by 38 units (53 constructed less the presently existing 15). Whether or not the construction would lead to a net gain of 38 units in the City of Alexandria, or Old Town, remains to be seen. ARHA has issued RFPs for a number of its properties that are currently either subsidized or public housing. The development of those properties could include any number of uses including market rate housing, hotels, retail, etc. Any one of those properties could be developed into a hotel and therefore negate any net increase.

## B. Defense of the Criteria Cited by BAR

Contrary to ARHA, we agree with the BAR decision and position of numerous historical organizations that Ramsey is worth saving. Our research has uncovered one paper in particular that warrants attention. Outlined below, we note the statistical study finds an 11% increase in green space leads to a 1.5% appreciation in the value of nearby properties. Redevelopment of the Ramsey Homes is estimated to result in an approximate 238% loss of green space and could reduce neighboring property values. Our defense of each BAR criteria is outlined below.

### *1. Criteria #5: Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists, and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage and making the city a more attractive and desirable place to live?*

*... maintaining and increasing real estate values, ...*

The architectural design of the Ramsey highlights the surrounding lawns, and as such, it stands to reason this green space is an integral element of the design. The green space is as much a part of Ramsey Homes as the housing structures and creates value in the neighboring properties. Numerous studies have shown a positive correlation between green space and property values.

Of particular interest, a 2002 statistical study by Delores Conway on an older region in central Los Angeles found an 11% increase in the amount of green space led to an approximate 1.5% increase in home values for properties within a radius of 200 to 500 feet.[vi] Aerial photographs were used to measure "areas of green cover," which embraced the street and private tree canopy, parks and private lawns, landscaped areas, and other type of green cover, such as sports fields and cemeteries.

| Ramsey Homes: | Current | Proposed |
|---|---|---|
| Lot Size | 30,798 | 30,798 |
| Total Building Footprint | 6,040 | 21,302 |
| Pavement Allowance | 3,079 | 3,079 |
| Green Space Available | 21,677 | 6,415 |
| Green Space Reduction | 0 | **- 238 %** |

We estimate Ramsey's redevelopment will result in the loss of over 15,000 square feet of green space, a 238% percent reduction. If the positive correlation holds in the inverse and the relationship is linear, with a total assessed value of $21,815,943, the resulting loss in value to properties within 200 to 500 feet (i.e., 900 blocks of Pendleton and Wythe Streets and the 600 block of N. Patrick Street) would be staggering. However, even assuming the relationship is not linear, a mere 1.5% reduction in home value would be equivalent to a $327,239.14 loss to these properties.

This calculation does not take into account surrounding properties located on the 500 and 700 blocks of N. Patrick St., 600 block of N. Alfred St., and 1000 blocks of Wythe and Pendleton Strets. In the aggregate, the assessed value of the immediate and surrounding blocks identified is $62,304,740. The loss of even a fraction of a percent in value to these properties owners would be real and significant and would place an undue burden on property owners.

It is not just green space that positively impacts property values. Historical Districts have been proven to increase the value of properties within their borders significantly more than properties that lie outside of their jurisdiction. In *The (Economic) Value of National Register Listing*, Donovan D. Rympkema found that property values in local historic districts appreciate significantly faster than the market as a whole in the vast majority of cases and appreciate at rates equivalent to the market in the worst case. He also found, anecdotally, that a district appreciates the greatest when four distinct variables are in place. One of the variables identified is "consistent and predictable decisions by the commission." The study also states that National Register listing in markets with, in regards to historic properties, knowledgeable and sophisticated buyers and sellers can add an economic premium to properties.

As evidenced by testimony before the BAR, the Ramsey Homes are clearly valued by many as an integral part of the Parker-Gray District. If the Ramsey Homes are demolished, the historic district of Parker-Gray loses a contributing resource specifically noted in the National Register application. If City Council overturns the BAR decision, they are reducing the asset base of the historic district, creating uncertainty and unpredictability regarding decision making, and risking – with additional demolitions – the loss of the National Register listing.

*... generating business, creating new positions ...*

The Greenfield Historical Commission, citing the Massachusetts Historical Commission, states that for every million dollars spent on preserving historic buildings 34 more jobs and $53,000 more dollars of household income are generated than the same million dollars on new construction. In addition, they found that heritage travelers spend 60 percent more than other overnight travelers.[vii] Preservation of Ramsey Homes could further welcome and encourage heritage tourism in Alexandria.

*...attracting tourists, students, writers, historians, artists, and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage and making the city a more attractive and desirable place to live?*

In light of the breadth of research by the many interested parties, it is clear the Ramsey Homes demonstrate for tourists, historians, and students, representation of:

- Results of the political struggle between progressives and conservatives for public housing
- War housing design, functionality, and constraints
- Work of local architects Delos Smith, Sheldon Werner, and J.M Billings
- Segregation in federal housing and Alexandria
- The transformation from war housing to public housing as we know it today
- Thriving Parker-Gray community
- African-American history in Alexandria

***2. Criteria #6: Would retention of the building or structure help maintain the scale and character of the neighborhood?***

The neighborhood presently consists primarily of small, two-story attached town homes. In addition to the two-story homes, there also are a handful of single-story and three-story homes, as well as some open lots. In fact, of the 108 structures in the immediate and surrounding vicinity within the Parker-Gray neighborhood, over 86 percent are single- or two-story homes. No more than 15 homes are three-stories tall. Of those, many are well hidden by ample tree cover and have gabled roofs – thus appearing as 2.5 stories versus three stories. Furthermore, of the 15 three-story homes in the area, all but one were constructed post-1977.

Ramsey Homes, with its green space and low stature, are a vital and integral part of the scale and character of the neighborhood and have been for nearly 75 years. Consisting of nearly three-quarters of an acre and occupying almost half a city block, the loss of the green space and two story structures would be significant. Modern three-story buildings are simply not consistent with the scale and character of the neighborhood.

***3. Criteria #1: Is the building or structure of such architectural or historical interest that its removal would be to the detriment of the public interest?***

These buildings tell a story not just of Parker-Gray, war workers, and public housing, but also of racial imbalances. Other housing developments in Alexandria for war workers, such as Chinquapin Village and Cameron Valley, were built for white workers and consisted of very different construction. A large development with pre-planned streets and courtyards, Chinquapin Village sported duplexes made of wood. In contrast, Ramsey Homes are multiple-family structures constructed of concrete or concrete-like materials, flat roofs, and spartan design.

Historic districts are created and properties preserved in part because our society has accepted and embraced its obligation to tell future generations about the past. Removal of these buildings will be a detriment to public interest because it will further relegate these lessons to the history books. Preserving these buildings helps tell the story about life during segregation in Alexandria and federal housing in the United States.

***4. Criteria #4: Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?***

BAR staff report (BAR Case #2105-0088) notes that Ramsey Homes are located in an area that was an institutional center for African Americans. Across from the Parker-Gray school (later Charles Houston Elementary School) and on the same block as the Robert Robinson Library, the Ramsey Homes are also located near the sites of several predominantly African-American churches. This African-American center of life reflects segregation patterns in Alexandria in the middle of the 20th century.

Retention of the Ramsey Homes helps preserve the historical elements of the Parker-Gray district and tell the story of the neighborhood's rich cultural history and Alexandria's involvement in the World War II effort. As the cultural history becomes less visible, through, for example, the demolition of the Parker Gray School and James Bland, preservation becomes increasingly important.

**Additional Neighborhood Concerns**

Although not germane to this appeal before City Council, the neighborhood has a number of concerns that will come to the forefront, if this debate moves forward. Chief among them are parking, density and zoning, and planning compliance. For example, the proposed redevelopment includes 53 housing units, but only 28 spaces for underground parking. The additional parking burden will be placed on the surrounding streets where parking is already constrained. Additionally, the property is currently zoned "RB/Townhouse," and as such, density shall not exceed 22 dwelling units per acre. The proposed density would be over 74 dwelling units per acre, which is well above the current regulations, and will consist of multi-family structures not permissible in an "RB/Townhouse" zone.

Lastly, neither the Braddock Metro Small Area Plan nor the Braddock East Small Area Plan, developed specifically for the public housing sites in the neighborhood, support ARHA's current proposal. For example, although the Braddock Metro Plan calls for redevelopment of Ramsey Homes, it also calls for redevelopment in Parker-Gray redevelopment to compliment the architecture and character of the district. The plan specifies that "new buildings east of Route 1 will remain as walk-ups or townhouses with backyards," not the large apartment buildings that ARHA is proposing (page 4). More directly, the Braddock East Plan recommends that the Ramsey Homes be considered for rehabilitation and that any redevelopment be consistent with the character and scale of adjacent residential buildings. This plan also recommends that any proposed redevelopment consist of 15 - 30 housing units and a maximum FAR of 1.4, far fewer than the 53 units and 2.0 FAR ARHA is currently seeking.

**Conclusion**

A significant number of the property owners in the area surrounding Ramsey Homes do not support overturning the BAR's denial of ARHA's request to demolish the structures. Demolition will place undue financial harm on surrounding property owners and could be at the detriment of current Ramsey residents' well being. Furthermore, we find ARHA's justifications for demolition to be unsubstantiated and raise a number of issues for Council's consideration.

We thank Council for your time and consideration of this important issue.

Sincerely,

R. Glen Roe & Lila Mei Lee
920 Pendleton Street

Endorsed By:

Tiffani Ferrantelli
527 North Patrick St.

Heidi Ford
1022 Oronoco St.

Ninette Sadusky & Christopher Jones
910 Pendleton St.

[i] U.S. Department of Housing and Urban Development (HUD) Section 504 Frequently Asked Questions;
[ii] Advisory Council on Historic Preservation. "Protecting Historic Properties: A Citizen's Guide to Section 106 Review", pages 4-5. http://www.achp.gov/docs/CitizenGuide.pdf

[iii] Wolch, Jennifer R.; Byrne, Jason; Newell, Joshua P. Urban green space, public health, and environmental justice: The challenge of making cities 'just green enough'.; Landscape and Urban Planning, 2 March 2014. http://urbansustainability.snre.umich.edu/wp-content/uploads/2014/06/Making-cities-just-green-enough.pdf

[iv] Galster, G. 2002. A Review of Existing Research on the Effects of Federally Assisted Housing Programs on Neighborhood Residential Property Values. Report to the National Association of Realtors, September.

[v] Edmiston, Kelly D. Low-Income Housing Tax Credit Developments and Neighborhood Property Conditions; The Federal Reserve Bank of Kansas City Economic Research Department. December 2011. Pages 4-5.

[vi] Conway, Dolores. The effects of green space on housing prices. Marshall Magazine. Spring 2002. Pages 32-37.

[vii] Greenfield Historical Commission. "FAQ: Is there a connection between historic preservation and economic development?". http://www.preservationgreenfieldma.org/faq

The
ALEXANDRIA HISTORICAL SOCIETY, INC.

201 South Washington Street • Alexandria, VA 22314
703-838-4994 • www.alexandriahistorical.org

September 8, 2015

**BY EMAIL AND HAND DELIVERY**

Mayor and City Council
City Hall
Alexandria, Virginia

To the Mayor and City Council:

The Alexandria Historical Society is writing to express its concern about the threatened demolition of the Ramsay Homes. On September 1, 2015, the Board of the Society adopted a resolution supporting denial of the appeal by the Alexandria Redevelopment and Housing Authority (ARHA) from the decision of the Board of Architectural Review denying ARHA's request for approval to demolish the Ramsay Homes. The BAR's decision denying approval of ARHA's demolition request should be sustained.

Support for denial of the ARHA request to demolish the Ramsay Homes was unanimous among all members of the Board attending who were eligible to vote on the resolution. The vote reflects the strong interest in the history of the Parker-Gray Historic District expressed by the Society in recent years. A history of the neighborhood was recently published in *The Alexandria Chronicle*, the Society's local history publication. A recent lecture on the history of this neighborhood attracted the largest attendance of any recent lecture sponsored by the Society.

The Society's specific concern is preservation of the Ramsay Homes structures. Like the adjacent library building, the homes mark a landmark on the African-American path to equal rights. Just as the library building was an endeavor to provide "separate but equal" library access, the Ramsay Homes were intended as "separate but equal" housing for "colored" defense workers and junior officers in the military. The structures, therefore, directly contribute to the character of this once segregated neighborhood and accordingly have increasing significance for Alexandria's growing appeal to African-American heritage tourists.

A failure to preserve the structures at a time when the Alexandria Convention and Visitors Association has identified African American heritage tourism as a significant growth opportunity with a broad economic impact would be particularly short-sighted.

The physical traces of Alexandria's history once destroyed are gone. City staff have identified an option to complete demolition that would preserve the original structures facing Wythe and Pendleton Streets, so that new construction would only face on Patrick Street, an arterial, high-traffic street. Regrettably, ARHA to date has refused to countenance that option.

There have been many times in Alexandria's history when the fabric of its neighborhoods and its historic structures have been threatened by proposals that seemed like good ideas at the time. ARHA's appeal from the BAR's denial of its demolition request is another such occasion.

For reasons including the foregoing, the Society therefore urges the Council to deny the ARHA appeal.

For the Society

H. Talmage Day
Treasurer

Cc: City Manager

## Jackie Henderson

**From:** vubehr@yahoo.com
**Sent:** Monday, August 31, 2015 3:19 PM
**To:** City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
**Subject:** Call.Click.Connect. #80179: Mayor, Vice Mayor, City Council Good day,As a resident of the Parker G

Dear ***Call.Click.Connect.*** User

A request was just created using ***Call.Click.Connect.*** The request ID is 80179.

**Request Details:**

- Name: Gabriel Behr
- Approximate Address: No Address Specified
- Phone Number: 830-734-5622
- Email: vubehr@yahoo.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Good day,
  As a resident of the Parker Grey district, i would like to voice my opposition to ARHA's demolition plans for the Ramsey Homes. They are a significant part of the historic section and their demolition would be a tangible negative impact to the neighborhood. Please do not overturn the Board of Architecture review decision.
  Thank you for your time.
- Expected Response Date: Tuesday, September 8

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## Jackie Henderson

**From:** ha.ford123@yahoo.com
**Sent:** Monday, August 31, 2015 3:03 PM
**To:** City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
**Subject:** Call.Click.Connect. #80177: Mayor, Vice Mayor, City Council Dear Mayor Euille, Vice Mayor Silberberg

Dear ***Call.Click.Connect.*** User

A request was just created using ***Call.Click.Connect.*** The request ID is 80177.

**Request Details:**

- Name: Heidi Ford
- Approximate Address: No Address Specified
- Phone Number: 703 283 8241
- Email: ha.ford123@yahoo.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Dear Mayor Euille, Vice Mayor Silberberg, and City Council,

  Next month, City Council will consider the Alexandria Redevelopment and Housing Authority appeal of the Parker Gray Board of Architectural Review's unanimous denial of its request to demolish the 15-unit scattered-site public housing complex in the Parker Gray historic district, known as Ramsey Homes. Some are framing this case as historic preservation versus affordable housing, implying it is a zero sum game. However, that is a false dichotomy as both aims can be achieved.

  The solution for Ramsey Homes is exactly the route the City took with regard to the old Health Department building at 509 North Saint Asaph St. In 2012 when the City sought to sell off unneeded property, it asked the Old and Historic District board of architectural review (OHAD BAR) to examine the property. The OHAD BAR concluded the building, which is composed of a central core that was built between 1944-1947 and two additions added in the 1970s, to be architecturally and historical significant, and recommended preservation. A June 2012 Memo from the City Manager to City Council argues that the building should be preserved and adaptively reused. Among the reasons City staff cited for preserving the building are fact that it remained remarkably intact, exemplified the City's institutional architecture program from the post war period, represented the work of a well-known regional architecture firm, and that the building was "in scale with the surrounding historic and more recent townhouses buildings." Today, the building's exterior walls remain but the interior has been completely gutted so that the building can be reconfigured into 9 luxury townhomes.

  Like the old Health Department building, Ramsey Homes were also built in the 1940s, but in this case they were built as housing for African American defense workers. As such, the Ramsey Homes are significant as an important example of the Federal Government's effort to provide housing for African-American war workers, as well as helping us to understand the role of African Americans and Alexandria played in the war effort. The City cited Ramsey Homes as a contributing resources in the Uptown/Parker-Gray Historic District listing in the National Register of Historic Places and the Virginia Landmarks Register.

  Like the old Health Department building, Ramsey Homes were also designed by a notable local architect, Delos H. Smith. Smith, a member of the original Alexandria BAR, was a noted ecclesiastical architect whose work included two annex buildings at St. Paul's Church, 228 S. Pitt St, as well as the US Capitol Building Prayer Room. Smith specialized in Colonial Revival and Federal Revival styles, making the design of Ramsey Homes in the International style all the more interesting and unique.

  Like the old Health Department building, City staff also emphasize among the reasons for preservation that Ramsey Homes help to "maintain the scale and character of this area of the district which is comprised of predominantly two-story buildings…"

Like the old Health Department building, City Council should opt for preservation and adaptive reuse of Ramsey Homes. Just as was done with the Health Department building, the exterior features of Ramsey Homes, its scale, green-space and mature trees, and character can be retained, while the interior of the buildings are completely gutted and remodeled to provide quality affordable housing. This is the environmentally friendly, win-win solution that Council should support.

Respectfully,
Heidi Ford

- Expected Response Date: Tuesday, September 8

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## Jackie Henderson

**From:** df90@verizon.net
**Sent:** Monday, August 31, 2015 12:42 PM
**To:** City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
**Subject:** Call.Click.Connect. #80151: Mayor, Vice Mayor, City Council Subject: Ramsey HomesI'm writing to

Dear ***Call.Click.Connect.*** User

A request was just created using ***Call.Click.Connect.*** The request ID is 80151.

**Request Details:**

- Name: Dan Koslov
- Approximate Address: No Address Specified
- Phone Number: No Phone
- Email: df90@verizon.net
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Subject: Ramsey Homes

  I'm writing to strongly urge you to disapprove ARHA's efforts to overturn the BAR decision and allow demolition of the Ramsey Homes in Old Town. ARHA should be prohibited from demolishing these historic structures and replacing them with 3-story buildings and woefully inadequate parking.

  Like the old Health Department building, City Council should opt for preservation and adaptive reuse of Ramsey Homes. Just as was done with the Health Department building, the exterior features of Ramsey Homes, its scale, green-space and mature trees, and character can be retained, while the interior of the buildings are completely gutted and remodeled to provide quality affordable housing. City Council should support this win-win solution.

  Thank you for your thoughtful consideration of this critical neighborhood issue.
- Expected Response Date: Tuesday, September 8

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## Jackie Henderson

**From:** pennyjones1@verizon.net
**Sent:** Saturday, August 29, 2015 11:18 AM
**To:** City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
**Subject:** Call.Click.Connect. #80061: Mayor, Vice Mayor, City Council Ramsey Homes should be saved and renovat

Dear ***Call.Click.Connect.*** User

A request was just created using ***Call.Click.Connect.*** The request ID is 80061.

**Request Details:**

- Name: Elizabeth Jones
- Approximate Address: No Address Specified
- Phone Number: (703) 379-4814
- Email: pennyjones1@verizon.net
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Ramsey Homes should be saved and renovated. They are an integral part of the Parker-Gray Historic District which was designated by City Council. They have historic significance to the African-American community. The homes afford a choice for residents in architectural styles, and the open space is unique in the neighborhood.

  Not everyone wants to live in a new townhouse. The Board of Architectural Review, which you appointed, indicated their desire to see the buildings remain. If you review the findings you will see that the homes meet the guidelines for preservation.The Housing Authority says they need too much work to save. They should not have let them deteriorate. The structures can be rehabbed appropriately and become a focal point in the district.

  Please vote to retain the Ramsey Homes. Alexandria should not be a cookie-cutter community but have an interesting diversity. Thank you!
- Expected Response Date: Tuesday, September 8

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## Jackie Henderson

**From:** CallClickConnect@alexandriava.gov
**Sent:** Wednesday, August 26, 2015 2:42 PM
**To:** City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
**Subject:** Call.Click.Connect. #79897: Mayor, Vice Mayor, City Council Please include in the Sept 12th docket f

Dear ***Call.Click.Connect.*** User

A request was just created using ***Call.Click.Connect.*** The request ID is 79897.

**Request Details:**

- Name: ***Call.Click.Connect.*** Customer
- Approximate Address: No Address Specified
- Phone Number: No Phone
- Email: No Email
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Please include in the Sept 12th docket file pertaining to appeal to demolition Ramsey Homes.
- Attachment: 2015 July 28_Times by Talmage Day.pdf
- Expected Response Date: Wednesday, September 2

Please take the necessary actions in responding, handling and/or updating this request at the ***Call.Click.Connect.*** staff interface.

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# MY VIEW: PRESERVING ALEXANDRIA'S HISTORY IMPLIES PRESERVING ITS HISTORIC FABRIC

Columns | Opinion — 28 July 2015

*By H. Talmage Day (Courtesy photo)*

Alexandria is particularly well situated to help our nation confront and interpret the complex history of slavery, the Civil War, its aftermath and the long struggle for equal rights. The Carlyle House museum was a pioneer among all historic house museums in the South in making slavery a feature of its interpretation; the slavery museum in Freedom House sits in

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a building that was active in the slave trade until the day Alexandria was occupied by Union troops at the start of the Civil War.

Similarly, while the Lee family connections with Alexandria are deep, no less notable is the fact that Alexandrians fought on both sides in the Civil War. And more recently, local black attorney and civil rights leader Samuel W. Tucker brought the first in the series of landmark desegregation cases following the Supreme Court decision in Brown v. Board of Education.

How well Alexandria can contribute to the national dialogue significantly depends on its vigilance in protecting every aspect of this history. At a time when a call for removal of the Appomattox monument from the intersection of Prince and South Washington streets is receiving wide publicity, there is no comparable cry to protect the historic but threatened Ramsay Homes project, housing originally constructed just before World War II and that served as quarters for "colored" defense workers, reportedly including junior U.S. Army officers, during the conflict.

The absence of balance is unfortunate. The Appomattox monument is protected by state law and has an actual physical connection with the site in Alexandria where it was dedicated. Its location at the intersection of Prince and South Washington streets is where some Alexandrians mustered to fight for the Confederacy. By contrast, the quarters that housed Colored junior officers and defense workers, which mark one milestone on the path to the Army's desegregation in 1948 in a then-segregated neighborhood, are wholly dependent on an exercise of sound judgment for their preservation.

Demolishing these historic homes and replacing them, perhaps, with a plaque in a high-density project would not only destroy a significant feature of Alexandria's historic fabric, but the character of a historic neighborhood as well. Further, at a time when the idea of concentrating affordable public housing is being questioned so compellingly as bad policy, the project being considered would have precisely that adverse consequence.

For all its limitations, the Appomattox monument, dedicated in 1889, marks an important step in the reconciliation of North and South, significant both for what it represented when dedicated and for what the dedication failed to consider. As a result, both the Appomattox statue and the Ramsay Homes are important markers of the complex history of the Civil War and its aftermath that Alexandria particularly illuminates. Inequality remains, but notwithstanding the killings in Charleston, Ferguson and Cleveland, both our nation's achievements and the path for progress are clear.

As we proceed, a better understanding of the complex history of the Civil War and its aftermath may today help inspire a spirit of humility to counteract the extremism and polarization that are too often a feature of politics in our own time as well. In an era when ad hominem attacks too commonly pass for political discourse, perhaps the ultimate lesson of the Confederacy for our time is that otherwise estimable people can make terrible decisions with enduring, tragic consequences. A better and more nuanced understanding of the history that Alexandria conveys perhaps can save us from doing likewise.

*The writer is the former vice chairman of the Historic Alexandria Resources Commission.*

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**(2) READERS COMMENTS**

POLL

Were you impressed by the gains made by Jefferson-Houston School on this year's Standards of Learning tests?

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- No.

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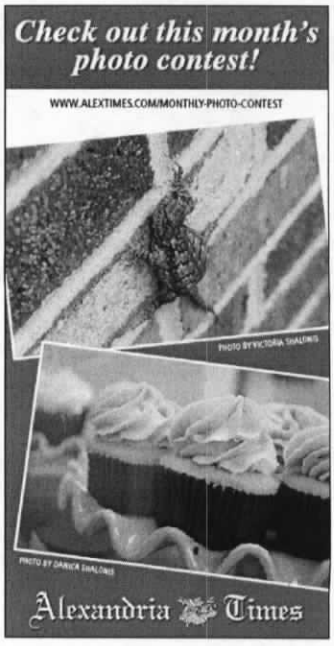

Bill Purdy

JULY 29, 2015 AT 8:15 AM

Thank you, Mr. Day, for a well-reasoned explanation of this topic.

Reply

Greg Thrasher

JULY 29, 2015 AT 1:45 PM

The continued presence of offensive Confederacy statutes ,monuments , city street names is not a theme which warrants convulted excuses and justifications. The reality is these contemptible memorials which give sanction and respect to slavery and treason do not belong in the public domain.

Alexandria City can be a national model by removing any and all Confederacy related memorials in our nation. I welcome with open arms the removal of toxic and visual images which remind Americans of our legacy of depravity and inhumanity arising out of slavery and the civil war.

I will be singing negro spirituals in my morning showers once these edifices of hate are banished to museums or land fill sites.

Greg Thrasher
Director
Plane Ideas
Alternative Think Tank
DC

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## COMMUNITY LINKS

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Carlyle Community
City of Alexandria
Del Ray Patch
Gazette Packet
Old Town Nights
Old Town Patch
Parker-Gray Growl

## Jackie Henderson

**From:** William Euille
**Sent:** Sunday, August 30, 2015 8:38 PM
**To:** Mark Jinks; Karl Moritz; Helen McIlvaine; rpriest@arha.us; City Council
**Subject:** Fwd: Call.Click.Connect. #80109: Alexandria Mayor William D. Euille I understand there is movement to demoli

FYI
Bill

Sent from my iPhone

Begin forwarded message:

**From:** <mbmonti@msn.com>
**Date:** August 30, 2015 at 8:22:35 PM EDT
**To:** <william.euille@alexandriava.gov>, <lillian.thompson@alexandriava.gov>
**Subject: Call.Click.Connect. #80109: Alexandria Mayor William D. Euille I understand there is movement to demoli**

Dear Call.Click.Connect. User

A request was just created using Call.Click.Connect. The request ID is 80109.

**Request Details:**

- Name: Call.Click.Connect. Customer
- Approximate Address: No Address Specified
- Phone Number: No Phone
- Email: mbmonti@msn.com
- Service Type: Alexandria Mayor William D. Euille
- Request Description: I understand there is movement to demolish the Ramsey Homes. From what I have seen these homes always appear to be well-tended. Another ugly building on par with the Henry is not an improvement. Conversely, why the Adkins housing still remains is a head scratcher. Please rethink your plans. I agree with the residents of Ramsey Homes that this is not a well-thought out plan. I am not sure what the city is trying to accomplish with this plan. It seems to me the focus should be on Adkins - a crime-ridden area.
- Expected Response Date: Tuesday, September 8

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## Jackie Henderson

**From:** Mark Jinks
**Sent:** Sunday, August 30, 2015 7:08 PM
**To:** City Council
**Cc:** Emily Baker; Karl Moritz; Helen McIlvaine; Roy Priest
**Subject:** Ramsey Homes Update

As you are aware, ARHA's appeal of the Parker Gray BAR denial of demolition of the 16 unit Ramsey Homes site is scheduled for Council's 9/12 docket. Over the past few months there has been continued community dialogue, debate, as well as staff work. For the 9/12 appeal, City P&Z staff after a thorough historic preservation review will be recommending full demolition of the existing 4 Ramsey Homes buildings.

ARHA's 53 unit mixed income full redevelopment proposal has been refined in the last few months. As part of its due diligence process, City P&Z staff and Housing staff have analyzed alternative redevelopment scenarios that some in the community have advocated for to determine land use and financial feasibility, as well as consequences.

Later this week the ARHA-City redevelopment subcommittee will meet (date/time being worked out) to review three scenarios:
1. 53 units / mixed income / with full demolition / ongoing net income for ARHA 2. 30 units / mixed income / rehab and keep two end buildings, demolish middle two buildings and replace with new construction 3. 16 units / no demolition and rehab / public housing incomes

Financial modeling undertaken to date indicates that all of the above options would require use of some significant portions of the $5.6 million (est) in Glebe Park loan repayment funds derived from James Bland redevelopment net proceeds.

When the staff materials are ready for the subcommittee meeting later this week, we will make sure that Council receives a copy.

As a reminder, in regard to approving/disapproving demolition, City Code establishes specific historic preservation criteria that are the only criteria that Council can use in its decision making. Subsequent use of a site is not one of those criteria.

Let me know if you have any questions.

Sent from my iPad

## Jackie Henderson

**From:** emilycchung@yahoo.com
**Sent:** Sunday, August 30, 2015 4:34 PM
**To:** City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
**Subject:** Call.Click.Connect. #80103: Mayor, Vice Mayor, City Council I am a resident at 525 N Columbus street

Dear ***Call.Click.Connect.*** User

A request was just created using ***Call.Click.Connect.*** The request ID is 80103.

**Request Details:**

- Name: Chiuchu Emily Chung
- Approximate Address: No Address Specified
- Phone Number: 7039460032
- Email: emilycchung@yahoo.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: I am a resident at 525 N Columbus street. I am against Ramsey House being torn down and replaced by 53 subsidized units with only 28 parking spots. Will you oppose this measure?
- Expected Response Date: Tuesday, September 8

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## Jackie Henderson

**From:** ninette.sadusky@gmail.com
**Sent:** Wednesday, September 02, 2015 7:53 PM
**To:** City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
**Subject:** Call.Click.Connect. #80407: Mayor, Vice Mayor, City Council Please include in the city council packa

Dear ***Call.Click.Connect.*** User

A request was just created using ***Call.Click.Connect.*** The request ID is 80407.

**Request Details:**

- Name: Ninette Sadusky
- Approximate Address: No Address Specified
- Phone Number: 703-622-0994
- Email: ninette.sadusky@gmail.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Please include in the city council package for the meeting Sept 12, 2015, docket item - appeal of PG-BAR decision NOT to demolish Ramsey Homes.
- Attachment: 08_27_2015-Alex_Times.pdf
- Expected Response Date: Thursday, September 10

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# City must respect its historic districts

*To the editor:*

Do Alexandria's historic districts mean anything? That is the question that city councilors will answer September 12 when they decide either to uphold or to overturn the Parker-Gray Board of Architectural Review's unanimous decision to reject the Alexandria Redevelopment and Housing Authority's request to demolish Ramsey Homes on the 600 block of N. Patrick St. Not only was the BAR's decision unanimous, they also agreed that Ramsey Homes met four of the six established criteria to merit preservation.

The 15-unit garden-style Ramsey Homes development was built in 1942 under the Lanham Act to provide permanent housing for defense workers during World War II, specifically African-Americans. The homes were the first public housing to be built in Parker Gray and remain today an example that small-scale scattered-site public housing works.

The City of Alexandria specifically designated Ramsey Homes as a contributing resource to the Uptown/Parker-Gray National Register Historic District whose period of significance runs through 1959. The city's nomination form highlights that the Ramsey Homes "present an attractive appearance and represent stylish trends of the 1930s and 1940s, modestly detailed but reflecting the Craftsman and Prairie-style characteristics."

Today, the Ramsey Homes is the only extant public housing of the modest International Modernist style in Parker-Gray. So how can the city on the one hand affirm the architectural and historic importance of Ramsey Homes, and on the other hand, authorize its destruction?

The Braddock Metro Small Area Plan warns, "There is a sense that this vital neighborhood, with its rich history and charming residential streets will become just an anonymous part of Alexandria's urban expanse and an afterthought to Old Town, unless steps are taken to affirm its individual character." It is scattered sites like Ramsey Homes that differentiate Parker-Gray from other parts of Old Town. The placement and architecture of Ramsey Homes is unique, as are the wide expanses of green space and the reason for their construction; together these features constitute an important chapter in the story of the Parker-Gray neighborhood.

If city council approves ARHA's appeal and permits the demolition of a unique site that the city continually describes as a contributing resource to the Parker-Gray historic district, then how can the city ever deny future requests to demolish any structure in the historic districts? If meeting four of six criteria for preservation isn't sufficient, then what is? We are on the precipice of a very slippery slope.

ARHA has not maintained the units, nor does it appear the organization has undertaken the typical upgrades that single-family homeowners routinely make to their historic properties. Now, ARHA is arguing that it is more cost effective to tear down the units rather than rehabilitate them. If expense and convenience are justifiable reasons for destroying historic properties, then we might as well say goodbye to our historic districts and the fabric of our historic neighborhoods.

*- Ninette Sadusky*
*Alexandria*

**SCHOOLS** FROM | 18

performance improves when parents understand what is going on in their child's classroom and feel empowered to have a voice in their child's education.

Third, we need to support our teachers. The growing teacher shortage in the country, which makes recruitment challenging, reflects flight from a profession that has become a scapegoat for poor student performance, the causes of which are far more complex. We must support our teachers by paying them competitively, providing additional help in the classroom, and giving them more time for planning, mentoring and professional development.

I was raised in a family of educators. I grew up in awe of teachers and was very appreciative of the education and other opportunities available to me as a child, teenager and young adult. In my career, I have had the opportunity to help shape national policies and programs that have a major impact on the ability of children to learn and flourish, including the school breakfast program and early intervention for infants and toddlers.

As a member of the school board, I would bring that experience, the insights gained from my work in Alexandria, along with a passionate belief in education, to serve our children and indeed our entire community.

*- Margaret Lorber*
*Alexandria City Student Board candidate*

## The Business Plan
### with Bill Reagan

# Economic development and the entrepreneur ecosystem

You may have seen the recent announcement that the U.S. Transportation Security Administration will relocate from Arlington to office space on Eisenhower Avenue. This win for the city highlights what we typically regard as a role of, and certainly an accomplishment of, the Alexandria Economic Development Partnership.

When corporations, government agencies or businesses of any size search for sites for a new venture, relocation or expansion, they often contact that jurisdiction's economic development organization. That is where they learn about current or upcoming vacancies, obtain demographics and other vital data to help with site selection, and are connected to brokers and government officials.

Bill Reagan

Governmental and corporate site selection experts are very familiar with the vital role of economic development and the importance of engaging with them at the earliest stage. Too many small businesses and nonprofits overlook that key step when they start their search for a location, and that can result in surprises and costly delays.

AEDP also plays an important day-to-day role in economic and business matters, assisting the city government in meeting its strategic goal for Alexandria to be a city with quality development and redevelopment, support for local businesses and a strong, diverse and growing local economy.

But AEDP realizes that it is not just the large businesses and federal agencies that play an important role in our city's economy. Small businesses, which comprise 90 percent of Alexandria's businesses, are a vital component of the city's economic development strategy. For small business support, AEDP relies on its partnership with the Alexandria Small Business Development Center and the services it provides. In fact, AEDP hosts the small business center because it sees small businesses as such a critical component of economic development.

Those wanting to start a business have access to the center's informative website and are given the opportunity to meet individually with experts who provide impartial feedback and guidance on concept viability, business planning, state and local requirements and advice on financing. The center has helped hundreds of businesses get started and has facilitated more than $70 million in loans, and all of its services are without cost.

The economic development partnership and its small business center also play an active role helping owners with day-to-day business issues, quickly responding to questions or requests for help. Both organizations make referrals to one another to ensure that businesses receive the best service. Representatives from both organizations participate in many business and civic meetings to hear first-hand about challenges or opportunities and to offer their support. They also convene representatives from different parts of the community and a variety of businesses and nonprofits to further these connections and keep an open dialogue.

Alexandria is respected for its collegial and collaborative relationships among economic development, small business, tourism, the chamber of commerce, business and nonprofit groups, city government and civic associations. The focus is much less on who gets credit and more on sustaining a supportive ecosystem where businesses can thrive.

*The writer is the executive director of the Alexandria Small Business Development Center.*

## Jackie Henderson

**From:** DBL230@nyu.edu
**Sent:** Wednesday, September 02, 2015 5:15 PM
**To:** City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
**Subject:** Call.Click.Connect. #80398: Mayor, Vice Mayor, City Council at 907 PENDLETON ST
Honorable Mayor, Vice-Mayor, and Council

Dear ***Call.Click.Connect.*** User

A request was just created using ***Call.Click.Connect.*** The request ID is 80398.

**Request Details:**

- Name: David Lawrence
- Approximate Address: 907 PENDLETON ST (See map below)
- Phone Number: (401)316-8580
- Email: DBL230@nyu.edu
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Honorable Mayor, Vice-Mayor, and Councilors,

  My wife and I bought one of the two houses right next to Ramsey homes last year. We like our neighborhood and like Ramsey homes, and are concerned the proposed new development would ruin the neighborhood we love. Whereas Ramsey fits the scale and historic character of our neighborhood, the proposed new buildings are enormous and would be totally out of place.

  ARHA's plan evades the historic district rules that are why we bought here. Of all the neighborhoods in the metro area, we wanted to live in Parker Gray because its historic and low density, and we paid a lot more for our house because of those qualities. We understood the BAR rules would stop us from doing a lot of upgrades, but felt protected by the fact that all our neighbors shared that compact. We bought into a mutual compact to sustain Parker gray for generations to come, and we liked that. ARHA is the steward for a property cited in the historic district application, and should be held to that compact just as we all are.

  I have an open mind but ARHA's reasoning so far makes no sense to me. They've allowed the homes to fall into disrepair, so that's a reason they should be excused from the historic district rules? Stewards of public housing are obligated to maintain the properties they manage--that's the basis for all the funding and tax relief they get from the citizens of the city, state, and federal governments. ARHA admits it has failed the citizens that help fund it, including those that live there, by failing to maintain Ramsey homes up to modern standards. They are now trying to use that failure as a sword to cut through their obligations to the historic district? Two wrongs don't make a right.

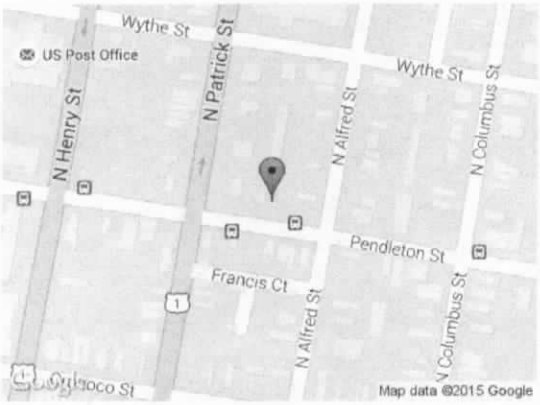
  Finally I don't want it to get lost here that my wife and I like Ramsey homes. We aren't the stereotypical residents saying "not in my back yard", we are saying "keep it in my back yard!" The reason for that, I think, is that Ramsey homes and its residents are an equal part of a great historic neighborhood. While so many public housing projects divide neighborhoods (one needn't look far for examples in Parker Gray), Ramsey is a model of how mixed income neighborhoods can work better than that. That's a great thing, but it only works because Ramsey's density and character fit in with the community. The BAR voted unanimously to keep it that way. Please affirm their wise decision.

  Thanks,
  -David Lawrence
  907 Pendleton St.

  Ps--I thought about these issues a lot before deciding to raise my concerns, and would be delighted to speak

further if you have any questions. My phone number is (401) 316-8580

- Expected Response Date: Thursday, September 10




Please take the necessary actions in responding, handling and/or updating this request at the ***Call.Click.Connect.*** staff interface.

If you need assistance with handling this request, please contact CallClickConnect@alexandriava.gov or call 703.746.HELP.

This is an automated email notification of a ***Call.Click.Connect.*** request. Please do not reply to this email.

## Jackie Henderson

**From:** gcrothrock@gmail.com
**Sent:** Wednesday, September 02, 2015 3:59 PM
**To:** City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
**Subject:** Call.Click.Connect. #80379: Mayor, Vice Mayor, City Council Position of Historic Alexandria Foundati

Dear ***Call.Click.Connect.*** User

A request was just created using ***Call.Click.Connect.*** The request ID is 80379.

**Request Details:**

- Name: Gail Rothrock
- Approximate Address: No Address Specified
- Phone Number: (703) 549-5176
- Email: gcrothrock@gmail.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Position of Historic Alexandria Foundation on Ramsey Homes demolition appeal for September 12 docket
- Attachment: HAF CC.Ramsey.ltr Ltrhead1.docx
- Expected Response Date: Thursday, September 10

Please take the necessary actions in responding, handling and/or updating this request at the ***Call.Click.Connect.*** staff interface.

If you need assistance with handling this request, please contact CallClickConnect@alexandriava.gov or call 703.746.HELP.

This is an automated email notification of a ***Call.Click.Connect.*** request. Please do not reply to this email.

Historic Alexandria Foundation
218 North Lee Street, Suite 310 • Alexandria, Virginia 22314
(703) 549-5811 • FAX (703) 548-4399
Email: h.a.f@erols.com • Website: HistoricAlexandriaFoundation.org

September 2, 2015

The Honorable Bill Euille, Mayor and
Members of the Alexandria City Council
City Hall, 301 King Street
Alexandria VA 22314

RE: ARHA Appeal of Parker Gray Case #2015-00088

Dear Mayor Euille and Council Members,

Since 1954, the Historic Alexandria Foundation has been a leading advocate for historic preservation in Alexandria. With members from across the city, from all walks of life and backgrounds, our mission is to educate, advocate, and help preserve Alexandria's heritage. We believe that historic buildings, their settings, and districts provide an essential link to the past, reminding us of who we are and where we came from.

Article X, Section 10-200 of the City's Zoning Ordinance lists 6 criteria to be considered for a permit to demolish. As your appointed experts in historic preservation for the Parker Gray Historic District – the Parker Gray Board of Architectural Review – found at its hearing on April 22nd, the Ramsey Homes meet four of the six criteria to deny demolition, Criteria 1, 4, 5, and 6. Members of the HAF Board have read the ARHA consultant's Historic Context and Significance Statement of August 2015 and disagree entirely with its conclusions and recommendations. This letter will address the consultant's comments regarding the four criteria the BAR listed for denying ARHA's permit to demolish.

**#1 – Is the building or structure of such architectural or historical interest that its removal would be to the detriment of the public interest?**

*The consultant argues (p ii and 51) that the buildings and landscape were altered so dramatically that they do not reflect their period of significance, the Modernist economy with which they were built or for what they were built.*

We find that the Ramsey Homes buildings and landscape complex are of unique architectural and historical interest. They are the only extant local example representing the Federal Government's effort and funding to provide housing for African-American war workers in the modest International/Modernist style remaining in Alexandria.

We believe that previous exterior alterations to the Homes are entirely reversible to return the buildings' exterior appearance to the modest International/Modernist style. For instance, the hipped roofs installed ca 1964 must be removed to clean out the bird infestations, and then the original modernist appearance will be presented through the installation of proper insulation and flat membrane roofs. Landscape settings evolve over time. However, the open character of this landscape still conveys its original intent and is an important asset to the Parker-Gray District.

In addition, the Ramsey Homes are associated with an important local architect, Delos H. Smith, who usually specialized in the Colonial Revival and Federal Revival styles, it is of significant architectural interest that he developed these quadruplexes and triplex in the International Style. Delos H. Smith was partner in the Alexandria firm of Smith, Werner and Billings, which had offices at 220 King Street. The three architects – Smith, Sheldon Werner and J. M. Billings – were selected to work for or by the City's Housing Authority to create plans for hundreds of wartime housing units. Smith had formerly worked for the United States Housing Authority before being selected as the local architect, working for the Executive Director of the Alexandria Housing Board, R. S. Marshall. Jr. In 1946, Smith became one of the inaugural members of the Alexandria Board of Architectural Review.

**#4 – Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the City?**

*The consultant states (p ii and 52) that the period of significance for the Parker Gray District ends in the early 20th century before the New Deal and World War II.*

The history and architecture of Parker Gray is a continuum – at the listing of the district in 1984 only 42 years had passed since the construction of Ramsey Homes. Now, 73 years later, we all have a much broader awareness and perspective on the

era of segregation, the significance of Alexandria's World War II war effort, and this period's architecture. Mid-twentieth century architecture is now an important component of a locale's history and architectural history.

The Ramsey Homes play a role in our understanding of the institutional core of Parker-Gray neighborhood, of which only the Carver Nursery, at 224 N. Fayette Street (also constructed through the Lanham Act, to provide subsidized childcare for African American children whose parents worked for the defense effort) and the Robert Robinson Library, at 902 Wythe Street, remain as civic landmarks. These buildings boost our understanding of Alexandria's involvement in the war effort.

**#5 – Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists, and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage and making the city a more attractive and desirable place to live?**

*The consultant states (p ii and 52) that retention of the buildings will decrease property values. The consultant states that retention will generate less business because there will be fewer residents to patronize local venues and learn, live and work in the area.*

The Ramsey Homes were constructed as permanent, affordable family houses. If these buildings are rehabilitated, they will help to maintain and increase real estate values, as cultural landmarks close to the Braddock Station Metro. They tell the story in three-dimensional terms of the era of segregation during the WWII period and beyond. Retaining them is a distinct benefit, helping us better understand both Alexandria's history of segregation and its war effort, as well as the architectural style chosen by the architect and the City to communicate the story.

Although now they need rehabilitation, once restored the Ramsey Homes will represent the commitment of the City to preserving the remaining landmark properties in the Parker-Gray District. Once rehabilitated, they will provide modern housing for the families who live there now, and set a standard that the City can be proud of, helping to make the city a more desirable place to live. Heritage tourism continues to grow in Alexandria and these buildings will become part of the City's promotion of African American heritage tourism.

#6 – **Would retention of the building or structure help maintain the scale and character of the neighborhood?**

*The consultant argues that the Ramsey Homes and landscape are out-of-scale in the neighborhood as they lack the density of their neighbors. The consultant states that their demolition would allow for buildings more consistent with the BAR Historic District guidelines and the neighborhood in design, height, and setback. (p. ii and 53)*

By the consultant's argument about density, all single-family houses in Parker-Gray should be demolished for higher density. The neighborhood chiefly consists of buildings set back from the street, with open front yards. The Parker Gray Historic District predominantly comprises two-story buildings, except for the increased density and height allowed when the James Bland housing was demolished and transformed into Old Town Commons. The Ramsey Homes area of the Parker Gray District retains a significant amount of open space, and it is this open setting that characterizes many of the 20th century residential buildings in the historic district. In contrast to the density allowed for Old Town Commons, retaining the Ramsey Homes protects the low-scale and open character of the Parker-Gray neighborhood.

In summary, it is the opinion of the Historic Alexandria Foundation that four of the six criteria considerations are met, when only one is necessary to deny demolition. We ask that you deny the appeal of ARHA and direct them to rehabilitate these buildings. The important fact remains that Ramsey Homes has been designated a contributing resource to the Uptown/Parker-Gray National Register Historic District and is located in the City's Parker-Gray Historic District. ARHA has refused to respect the significance of these buildings and develop a plan for their rehabilitation. The Carver Nursery success should remind us all of what can be done through partnerships and creative thinking.

Sincerely,

Gail C Rothrock

Gail C. Rothrock on behalf of Board of Trustees
Historic Alexandria Foundation

August 9, 2015

SEP 02 2015

Honorable Mayor Euille and City Council Members
301 King Street
Alexandria, VA 22314

RE: Ramsey Homes Redevelopment

Honorable Mayor Euille and Members of the City Council:

We are writing to you as the affected residents of Ramsey Homes, respectfully asking that the Alexandria City Council approve the demolition and redevelopment of the Ramsey Homes. We have a profound love for our community, and deep social and family bonds, some going back several generations. We desire to remain and thrive in, as well contribute to, the City of Alexandria. We are workers, tax-payers, friends, voters and neighbors. We want what every parent and citizen of Alexandria wants; self-sufficiency, respect and opportunities for our children. Further, we do not believe our homes are historic in character and we simply would like to have the same amenities afforded to our neighbors at the Berg, and James Bland in the course of those redevelopment efforts.

The redevelopment of the Ramsey Homes will enable us to make important strides towards our objectives and allow us to continue being productive members of the Alexandria community. The current state of the Ramsey Homes is an impediment to our advancement and productivity. This is not due to the inability of ARHA to manage and maintain the property but because of a lack of adequate federal, state and local funding for capital improvements as well as operations.

Despite the City's declared goals of preserving and developing affordable housing, in recent years the East Braddock community in which we live has become unaffordable to low- and moderate-income families. Redevelopment of the Ramsey Homes will allow us to sustain essential community and family bonds, access to public transit and therefore our employment, and keep our children enrolled in their current schools and extra-curricular activities. Redeveloping the Ramsey Homes into a new, healthy and mixed-income community will improve our quality of life, as well as benefit our neighbors and the larger Alexandria community.

We respectfully ask that you support the redevelopment of the Ramsey Homes and vote on September 12, 2015 to overturn the Board of Architectural Review's decision to deny the Alexandria Redevelopment and Housing Authority's Permit to Demolish the Ramsey Homes. We further ask that, should you allow the demolition, that you approve the zoning request that will come before you in November of this year. We have met with ARHA on a regular basis regarding this matter and are excited about the plans for the redevelopment. It is up to you as the City leadership to make these plans come to fruition.

Thank you for your indulgence and we look forward to hearing your decision on the 12th of September.

*[SIGNATURES ON NEXT PAGE]*

Land, Carroll & Blair PC
ATTORNEYS AT LAW, EST. 1978

H. Carter Land, III
F. Andrew Carroll, III
Richard S. Mendelson
Duncan Wardman Blair
Martin J.A. Yeager (VA, DC, & MD)

524 King Street
Alexandria, VA 22314-3104
703-836-1000
Fax 703-549-3335
www.landcarroll.com

April 29, 2015

**BY HAND DELIVERY**
Jackie Henderson
City Clerk & Clerk of Council
301 King Street, Room 2300
Alexandria, VA 22314

***Re: BAR 2015-0088 – ARHA (Ramsey Homes) – 699 N. Patrick St., Alexandria, VA***

Dear Ms. Henderson:

On behalf of our client, The Alexandria Redevelopment and Housing Authority (ARHA), we are enclosing a Record of Appeal of the Board of Architectural Review's April 22, 2015 decision to deny the application for a Permit to Demolish.

We would greatly appreciate if you would advise us as to when this appeal will be placed on the docket.

If you have any questions or require further information, please do not hesitate to contact me.

Best Regards,
LAND, CARROLL & BLAIR, P.C.

Duncan W. Blair, Esq.

cc: Roy Priest
Connie Staudinger
Brandon Mitchell
Smita Anand
Duncan Blair

**RECORD OF APPEAL**

**FROM A DECISION OF THE BOARD OF ARCHITECTURAL REVIEW**

Date Appeal Filed With City Clerk: 04/27/2015

B.A.R. Case #: BAR 2015-0088

Address of Project: 699 North Patrick Street

Appellant is: (Check One)

[✓] B.A.R. Applicant Alexandria Redevelopment and Housing Authority

[ ] Other party. State Relationship _____

Address of Appellant: 600 North Fairfax Street
Alexandria, Virginia 22314

Telephone Number: (703) 549-7115

State Basis of Appeal: The Alexandria Redevelopment and Housing Authority ("ARHA") appeals the April 22, 2015 decision of the Parker-Gray District Board of Architectural Review's ("BAR") denial of a Permit to Demolish the four (4) Ramsey Homes buildings based on the finding that Criteria 1, 4, 5 and 6 of Section 10-205 (B) of the Ordinance were satisfied and preservation of the buildings advances a significant public benefit. ARHA appeals to findings of the BAR that the preservation of the buildings is warranted under the criteria of Section 10-205 (B) of the Ordinance.

Attach additional sheets, if necessary

A Board of Architectural Review decision may be appealed to City Council either by the B.A.R. applicant or by 25 or more owners of real estate within the affected district who oppose the decision of the Board of Architectural Review. Sample petition on rear.

All appeals must be filed with the City Clerk on or before 14 days after the decision of the B.A.R.

All appeals require a $200.00 filing fee.

If an appeal is filed, the decision of the Board of Architectural Review is stayed pending the City Council decision on the matter. The decision of City Council is final subject to the provisions of Sections 10-107, 10-207 or 10-309 of the Zoning Ordinance.

Alexandria Redevelopment and Housing Authority

Signature of the Appellant

by _____ Duncan W. Blair, Esq.

We, the undersigned owners of real estate within the Old and Historic Alexandria District/Parker-Gray District [strike out as appropriate] appeal the decision of the Board of Architectural Review to the Alexandria City Council in B.A.R. Case # _____ regarding the property at _____ (street address)

| | Name | Signature | Owner of Real Property At: |
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