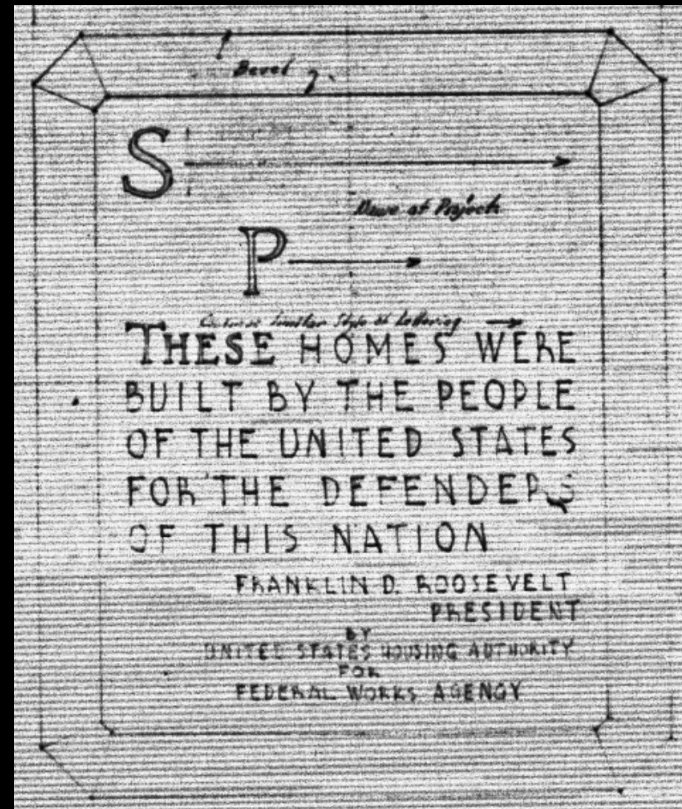
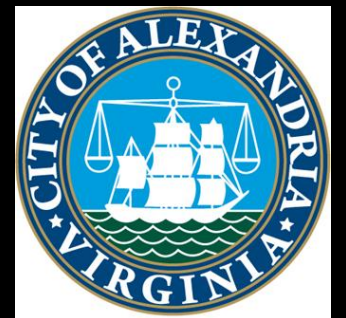


# Ramsey Homes Open House and Deconstruction Tour



*As part of the Section 106 Mitigation*  
February 9 & 10, 2018



# Ramsey Homes

## Alexandria Defense Housing Project VA 44133

- Built under the Lanham Act
  - Construction of various housing forms in early 1940s including slum clearance housing, temporary war housing and permanent war housing to address housing shortage
  - Construction of wartime nursery schools including the Carver Nursery (224 North Fayette Street)

### Permanent Projects

Permanent war housing family projects amount to \$15,912,000 in value and consist of 3646 units. In the District these are known as Stoddert, Knox, Hill and Highland Dwellings; in Maryland, Glen Haven, Seven Locks and Greenbelt Defense Homes; in Virginia, Chinguanin Village, Cameron Valley, **Ramsey Homes**, Hillwood Square and Memorial View Apartments.

“Scheme of NHA Involves 26,206 Units in 6 Groups in Metropolitan Area,” *The Washington Post*: Sep 12, 1943: R4

## Scheme of NHA Involves 26,206 Units In 6 Groups In Metropolitan Area

An orderly, Congressionally regulated disposal of more than 98 million dollars of publicly financed housing in Washington's metropolitan area at close of the war was forecast yesterday by the National Housing Agency.

The plan takes cognizance of six categories of this type of housing and is calculated to dispose of 26,206 permanent and temporary units in a manner reducing to a minimum any possible harmful effects on the real estate or business markets.

First of the six classifications are permanent projects built under the slum clearance and low rent programs. While some of these are now being used for war housing, all of them, after the war, will revert to uses originally planned for.

### Lanham Act Restriction

Next are permanent projects erected as war housing. Disposition of these will be controlled by

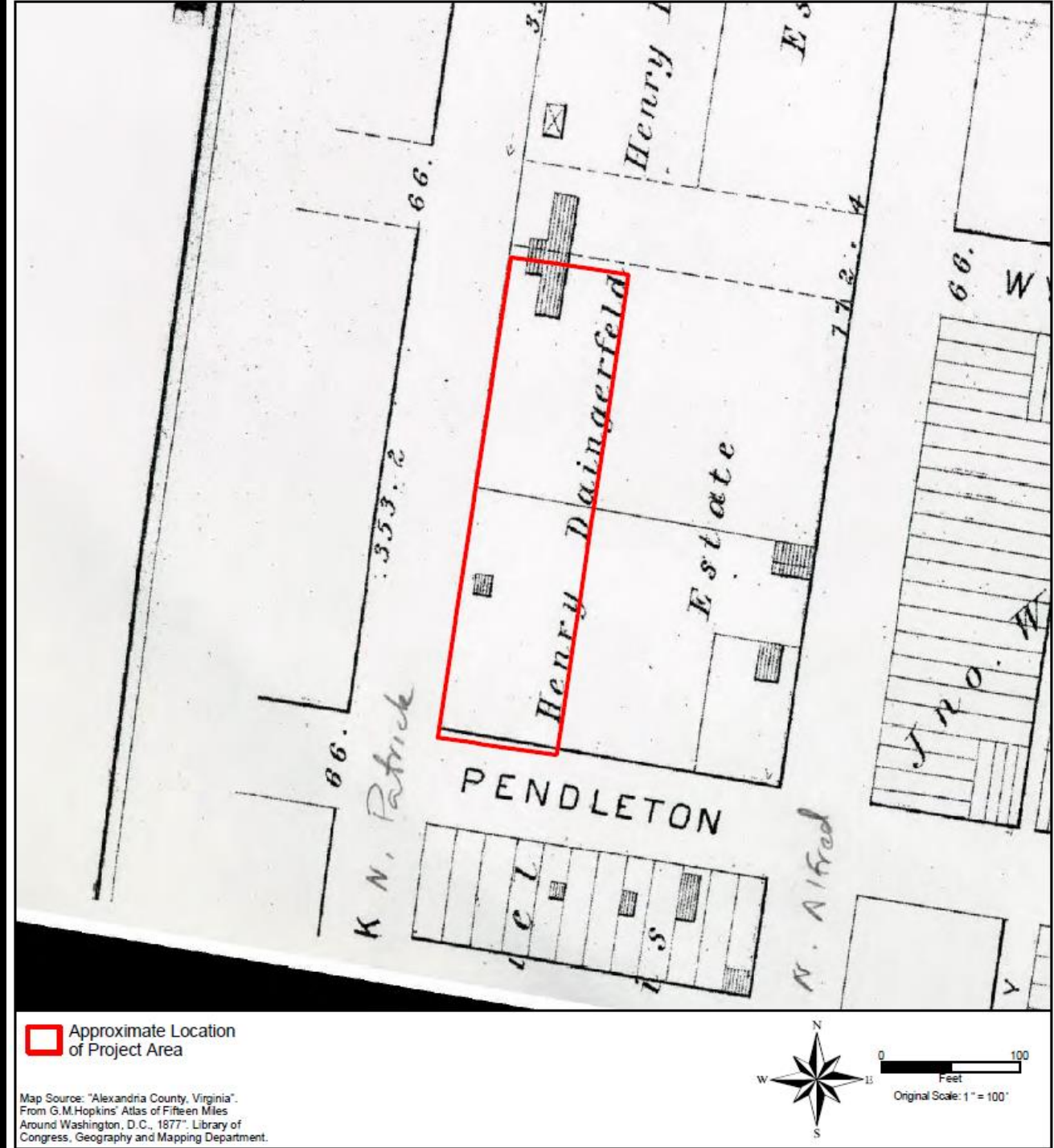
Regarding demountable and temporary war housing, the National Housing Agency consistently has taken the position that such housing must be demolished when emergency needs for which it was

# Site History and Context

# Site History - 19<sup>th</sup>-c.

- Largely undeveloped area
- Possibly used as market garden by George Blish, 1836-1849
- Henry Daingerfield's Estate

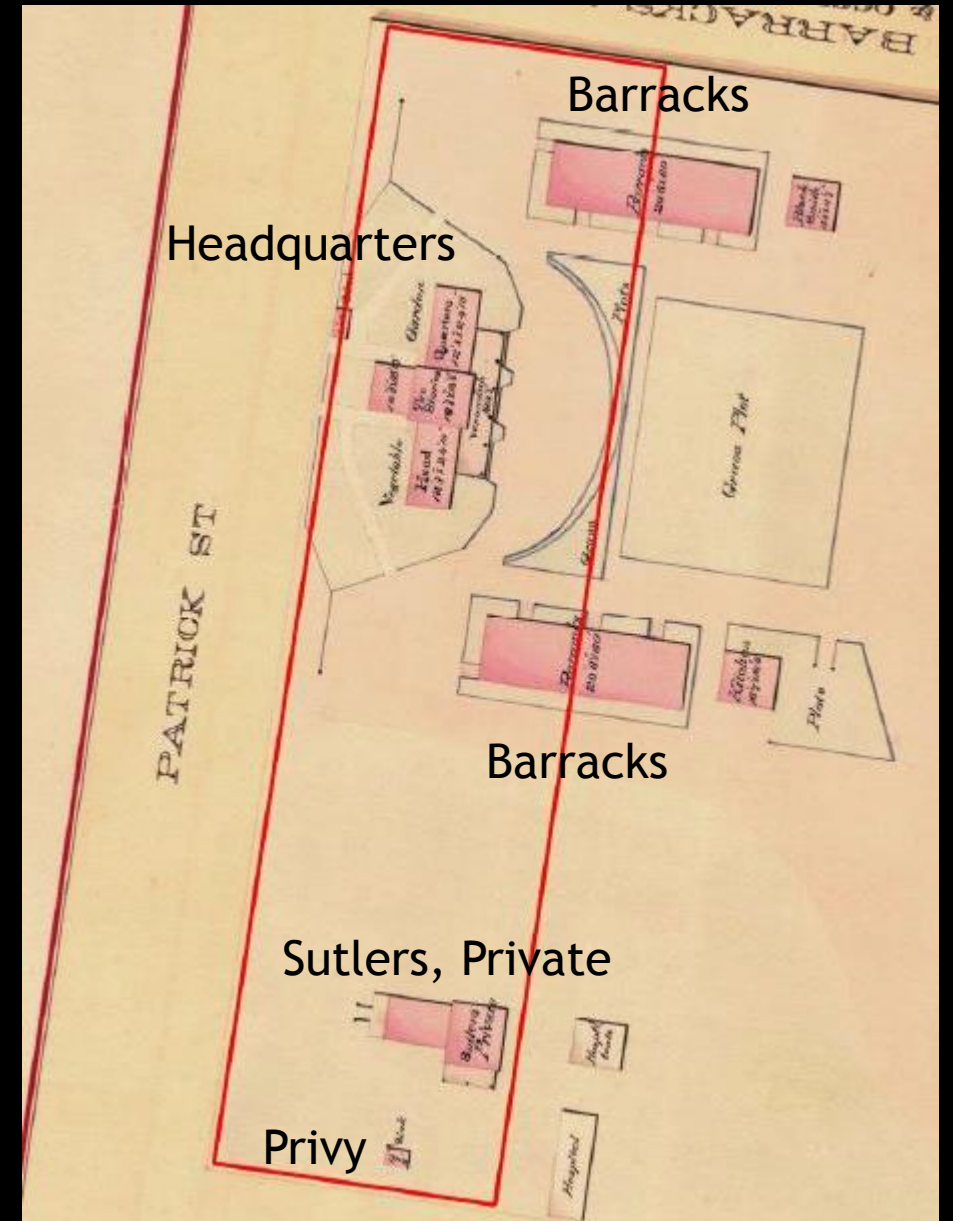
1877 G.M. Hopkins  
Map





# Site History - Civil War

- Battery H headquarters on the US Quarter Master's map (Project Area in red)
- Structures include a Sutler's Building, a civilian merchant licensed by the US military to supply goods and services



# Archaeology

- Development plans will impact below-ground resources
- Archaeological Evaluation is completed
- Data Recovery phase to be completed prior to construction

# Archaeology

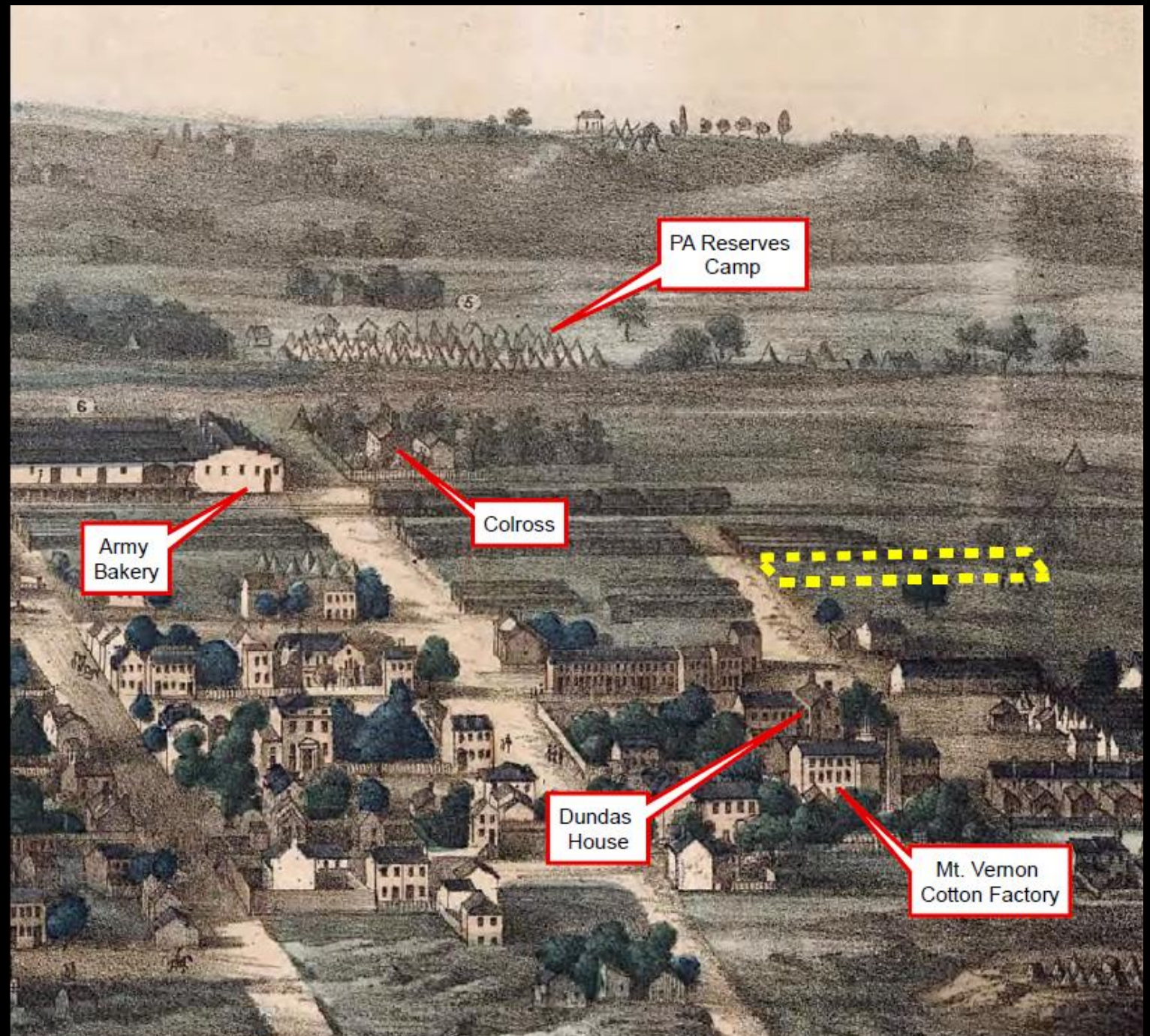
- Initial testing of the site



Photos: Thunderbird Archeology



1863 *Bird's Eye View of Alexandria*  
by Charles Magnus

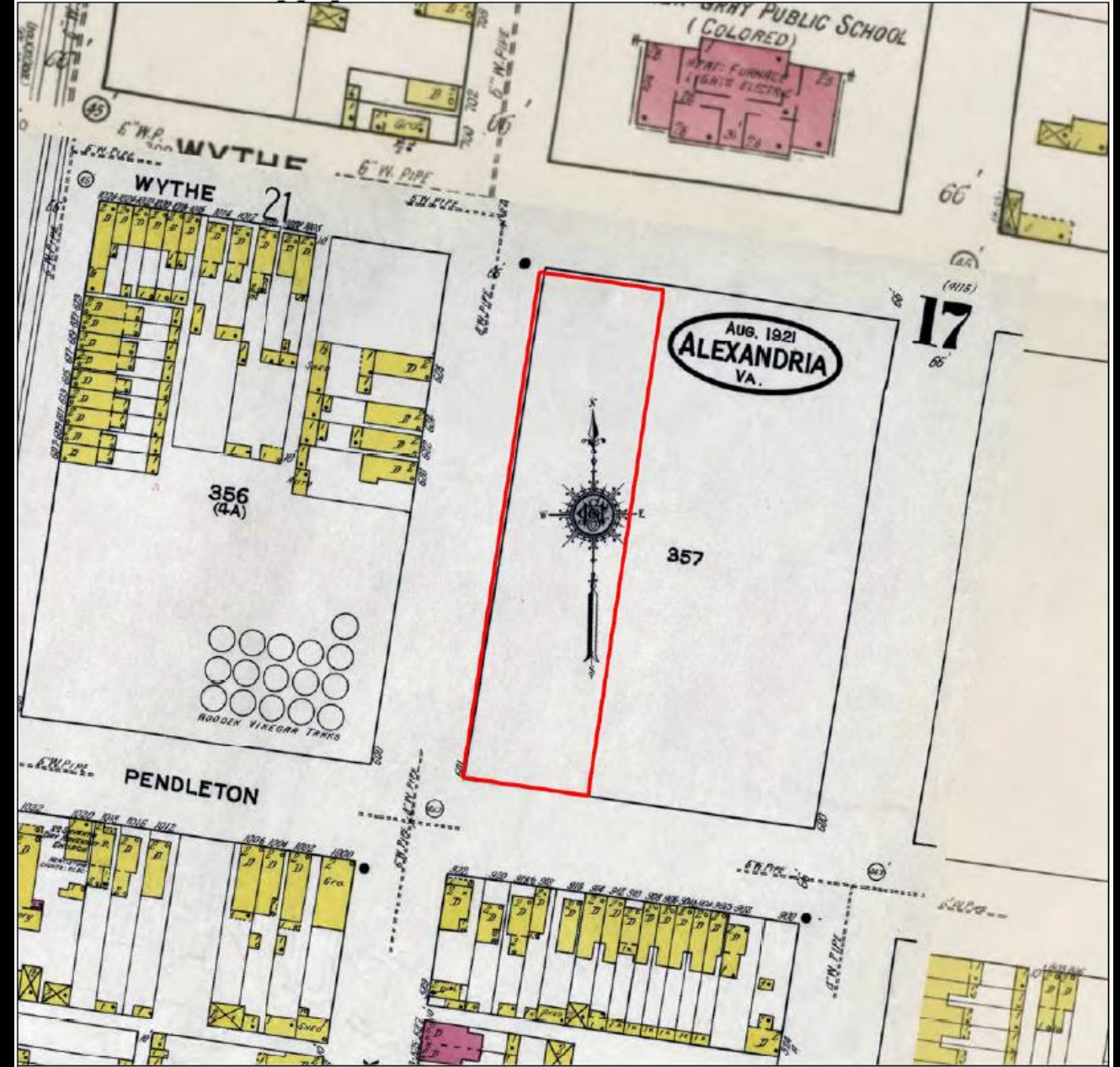





# Site History - 20<sup>th</sup>-c.

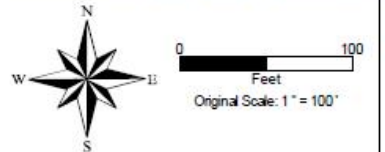
- 1941 - Land acquired by US government for defense housing
- 1941-42 - Design and Construction of Ramsey Homes (permanent war housing) for US Housing Authority
- 1953 - Federal Public Housing Authority divested many properties and Alexandria Redevelopment and Housing Authority acquired property
- 1984 - Creation of Parker-Gray District and BAR
- 2009 - Creation of Uptown/Parker-Gray National Register District

# 1921 Sanborn Fire Insurance Map

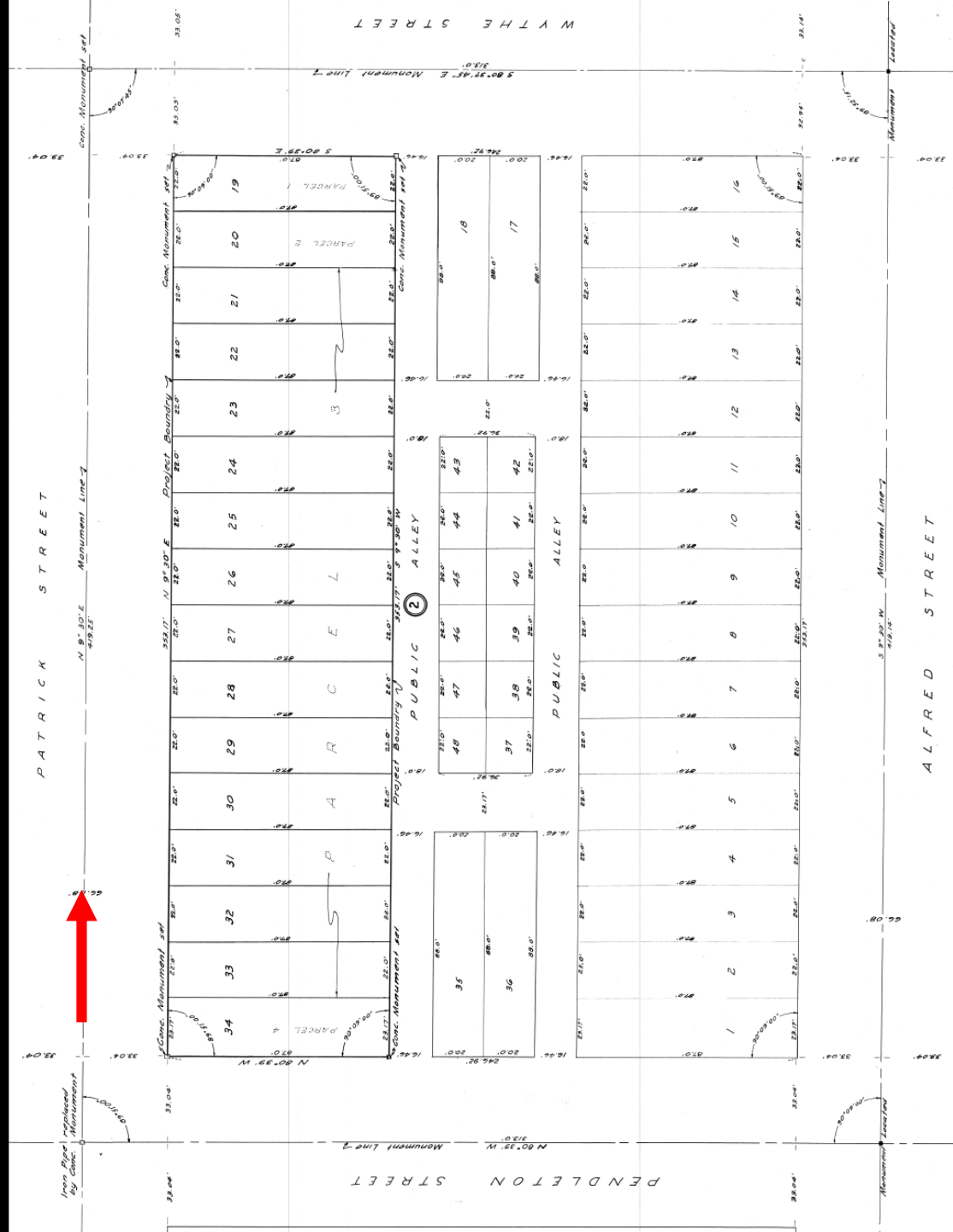


 Approximate Location of Study Area

Map Source: "Sanborn Fire Insurance Map from Alexandria, Independent Cities, Virginia." Sanborn Map Company, August 1921, Sheet 17. Library of Congress Geography and Map Division Washington, D.C.

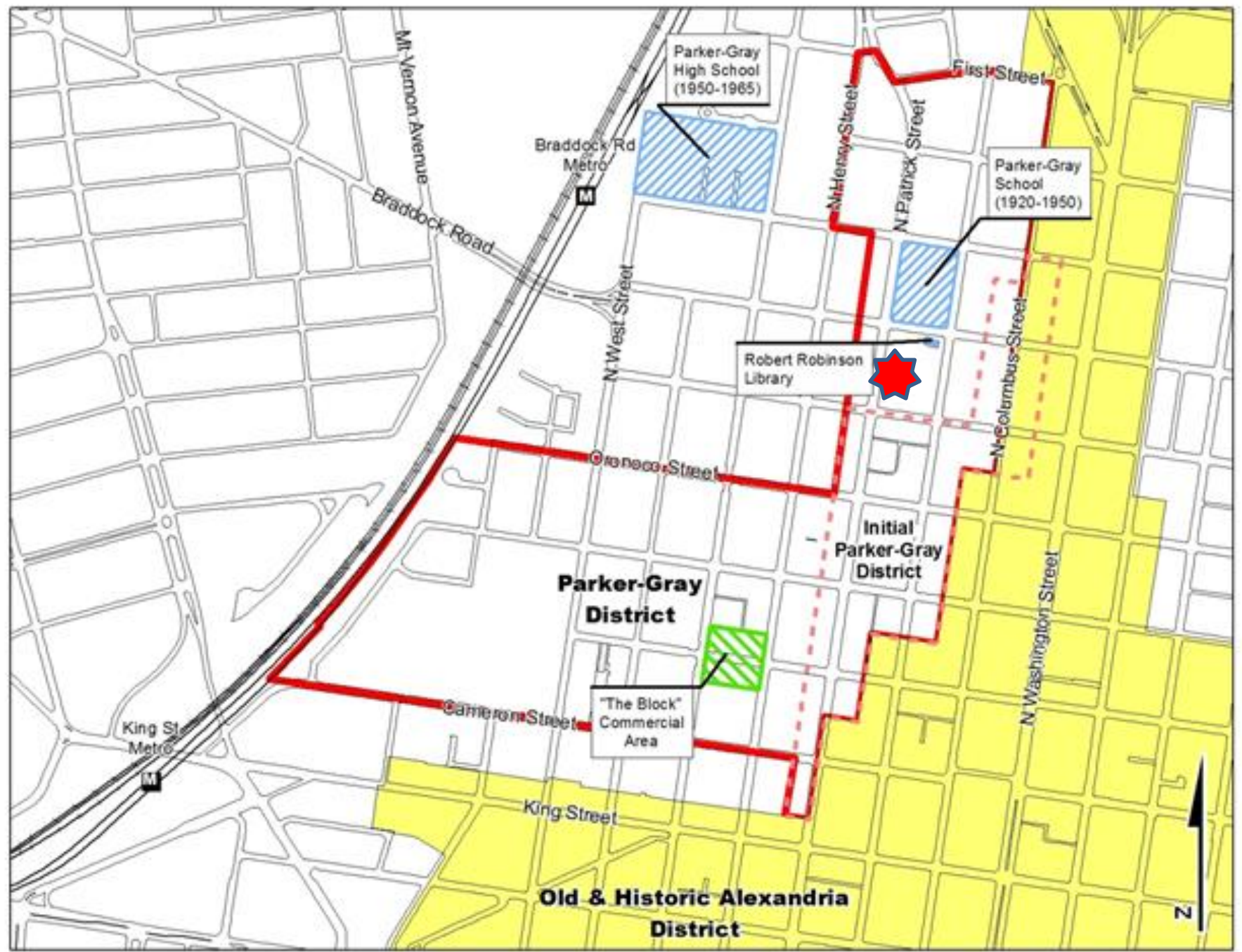


# Block Property Survey, April 16, 1941

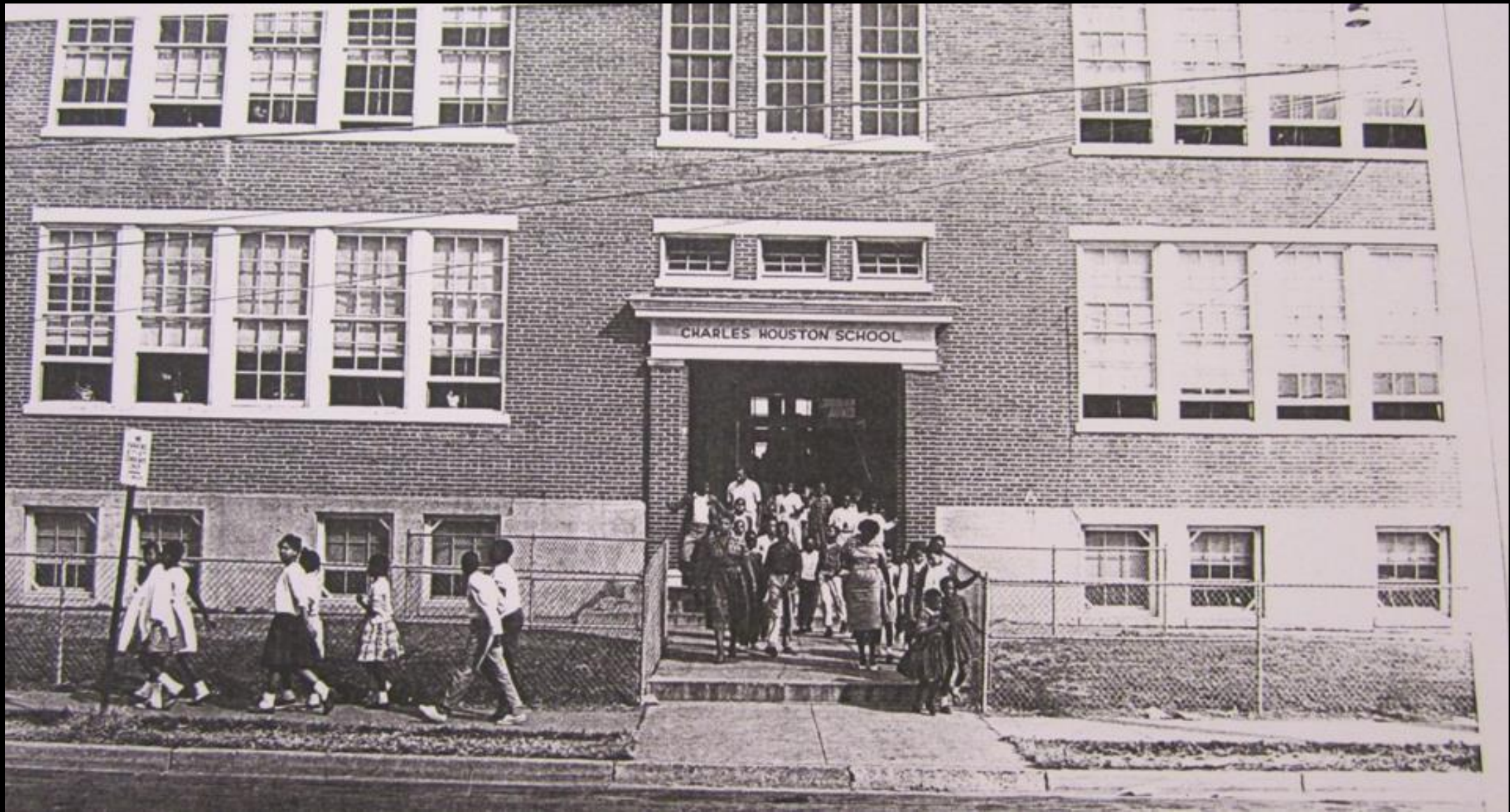




# Context







Directly north of Ramsey Homes site on Wythe Street was the Parker-Gray School (1920-1950) which later became the Charles Houston Elementary School until desegregation. It is the current site of the Charles Houston Recreation Center. *Source: Alexandria Library Special Collections.*



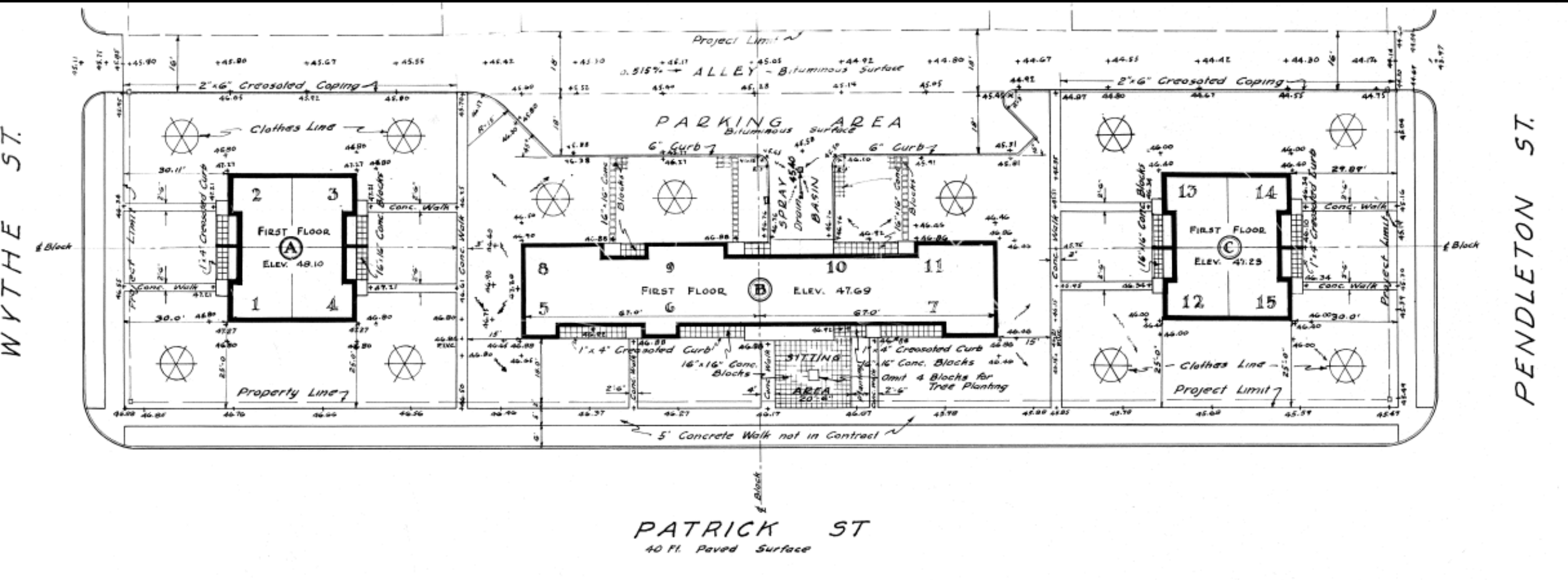


North side of 800 block of Wythe Street, adjacent to Ramsey Homes, circa 1950, with the school seen in the adjacent block. *Source: Alexandria Library Special Collections.*



# Proposed Designs for Ramsey Homes

# Original Plans by Delos Smith of Smith, Werner and Billings, July 15, 1941



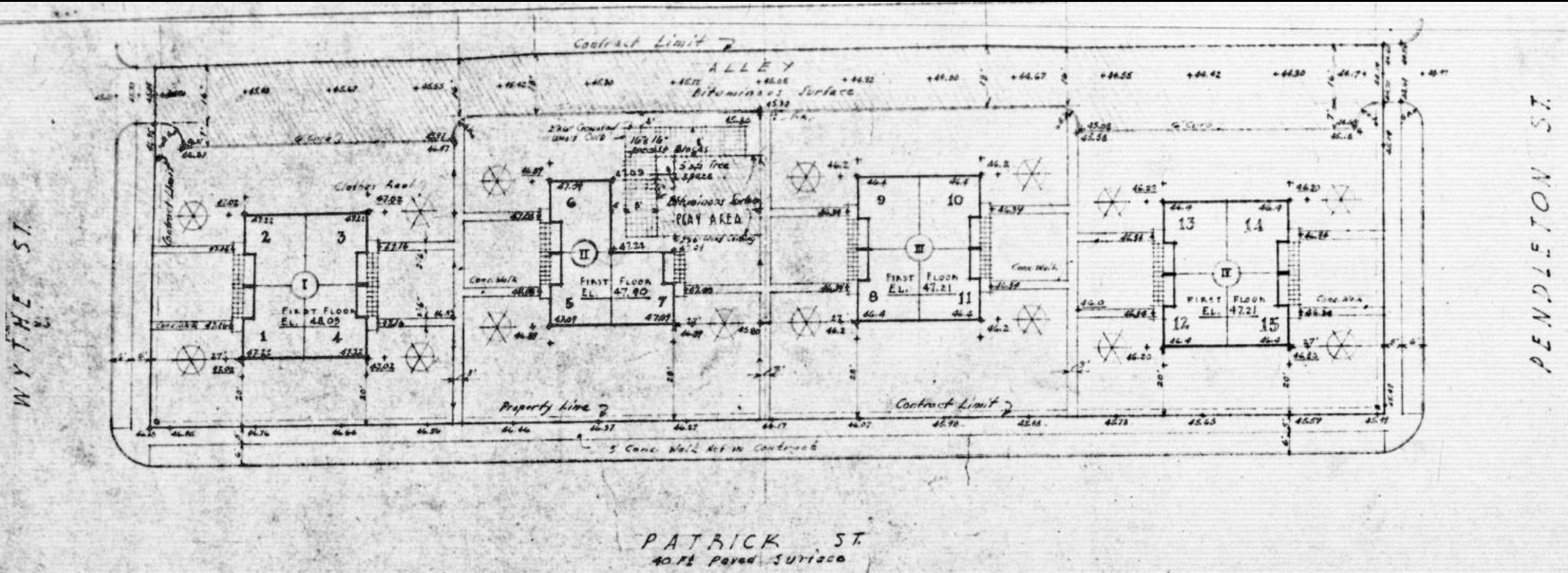
First proposed Site Plan with center larger apartment building and two quadplexes (not built to this plan)





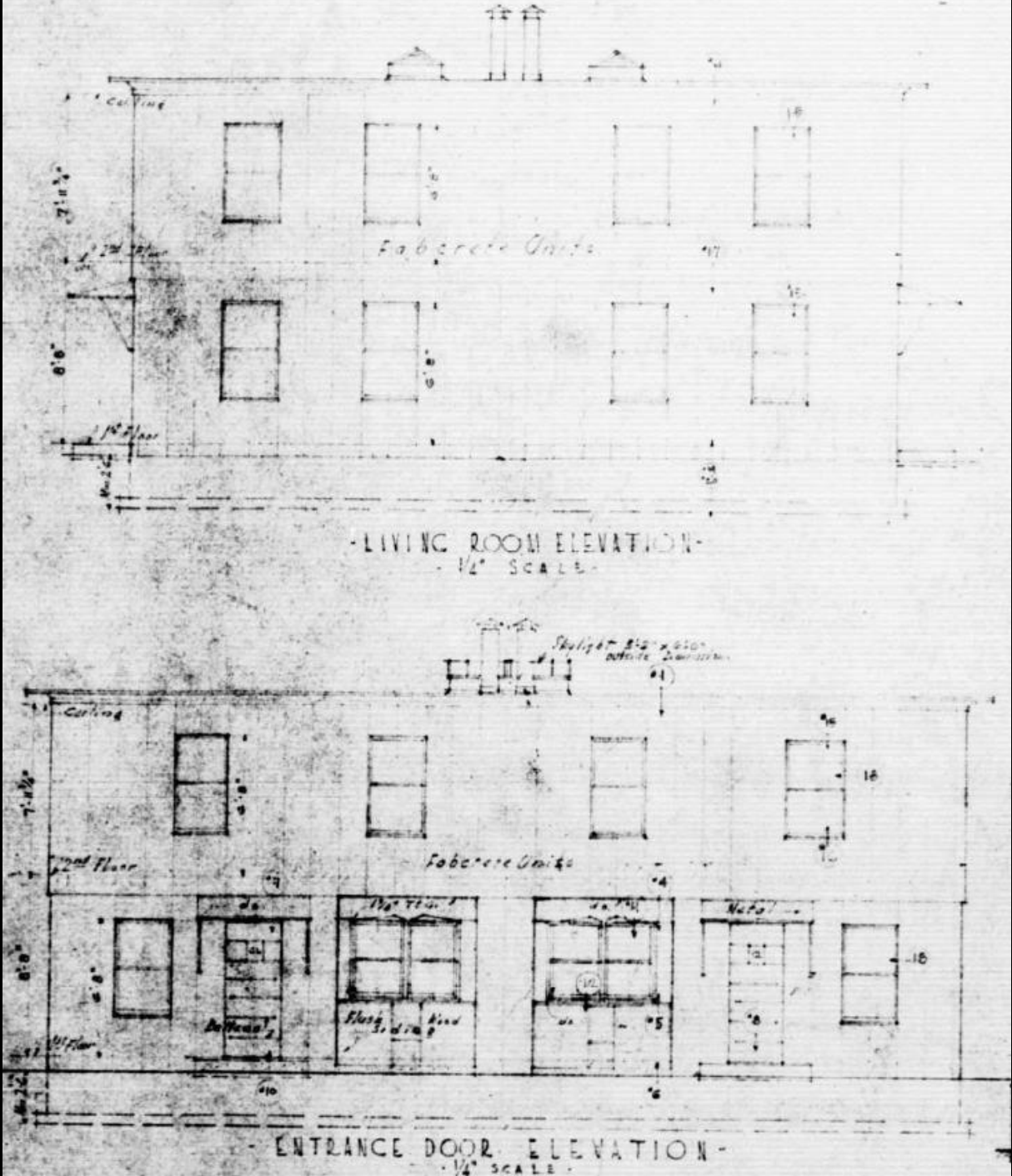


# Revised Plans by Delos Smith of Smith, Werner and Billings, Oct. 10, 1941



Revised Site Plan with four quadplexes (constructed)

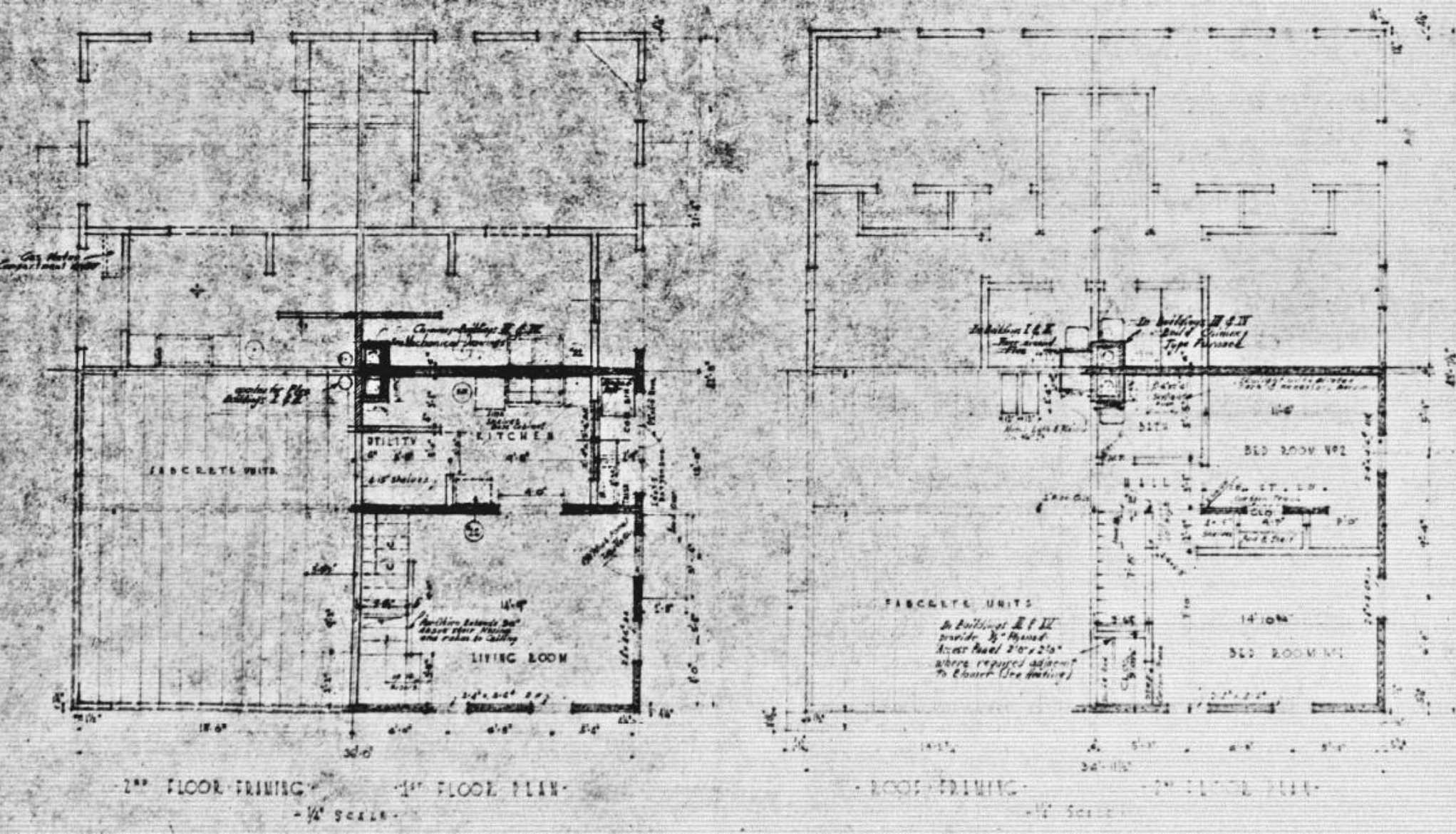
Revised Plans by Delos Smith of Smith,  
Werner and Billings, Oct. 10, 1941



Elevations with *Fabcrete*: Entrance Door Side and  
Living Room Side(*constructed*)

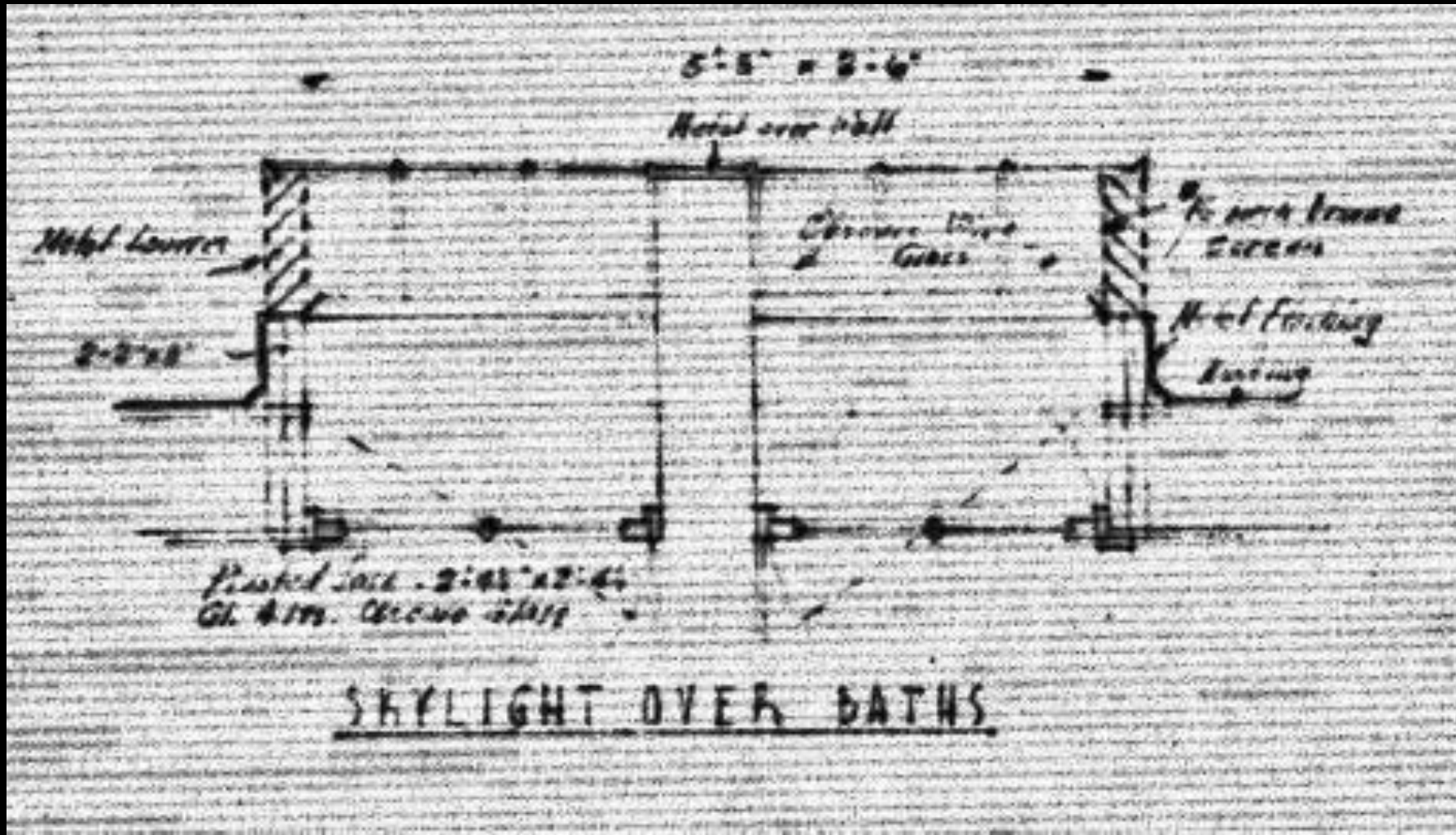


# Revised Plans by Delos Smith of Smith, Werner and Billings, Oct. 10, 1941

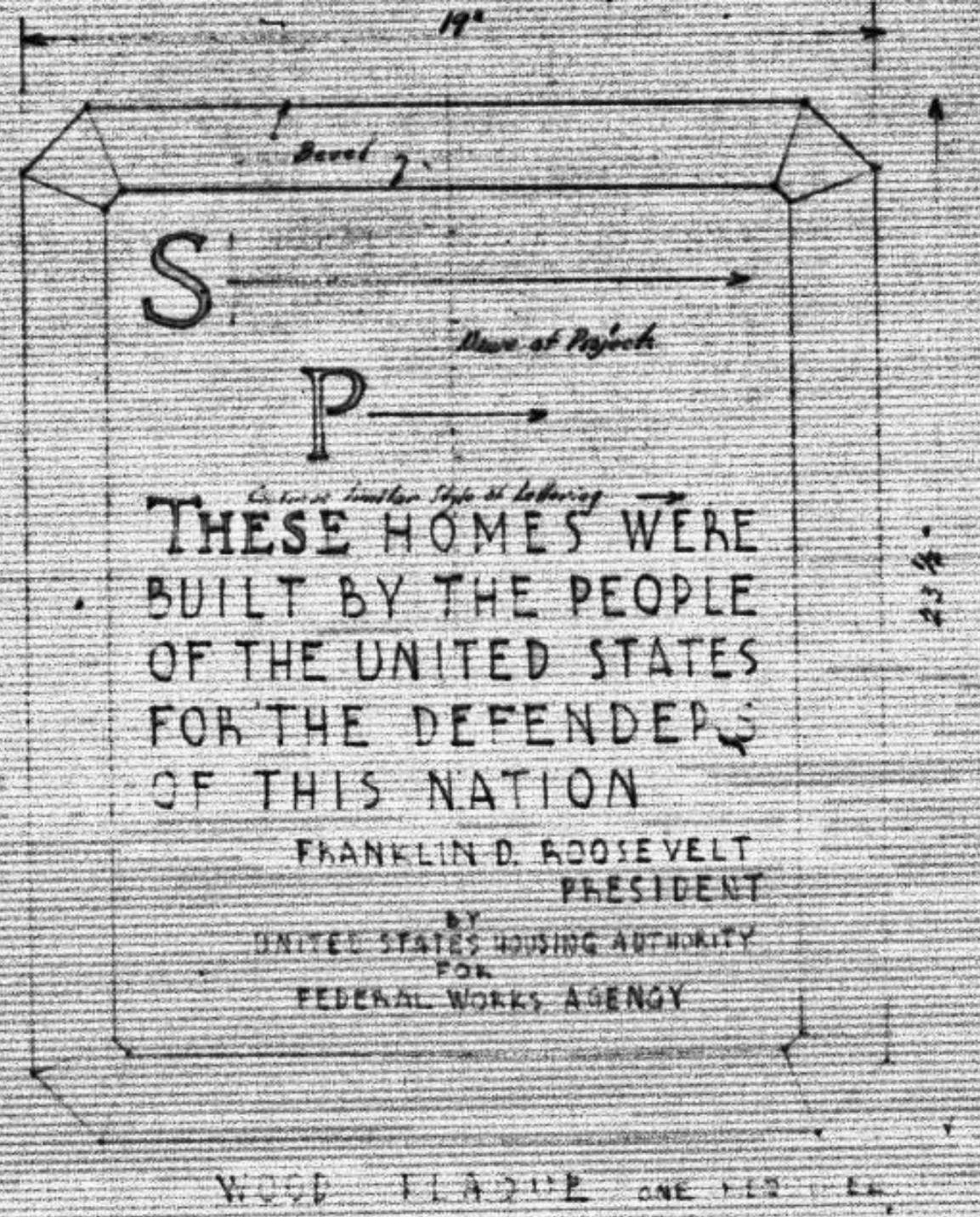


Floor plans of typical unit in quadplex with first floor on left and second floor on right

# Revised Plans by Delos Smith of Smith, Werner and Billings, Oct. 10, 1941



Detail of proposed skylights over bath since bath had no windows.



Wooden plaque to be installed once completed.



# Delos H. Smith, FAIA (1884-1963)

- Project Architect and Noted Architectural Historian
- Inaugural member of the OHAD Board of Architectural Review
- Worked for US Housing Authority and Alexandria Housing Board
- Noted ecclesiastical and civic architect
  - Rebuilding of St. Paul's Episcopal Church Rock Creek
  - US Capitol Prayer Room
  - New York Avenue Presbyterian Church
  - Montgomery County Court House in Rockville, MD



# Elements of Modern Design

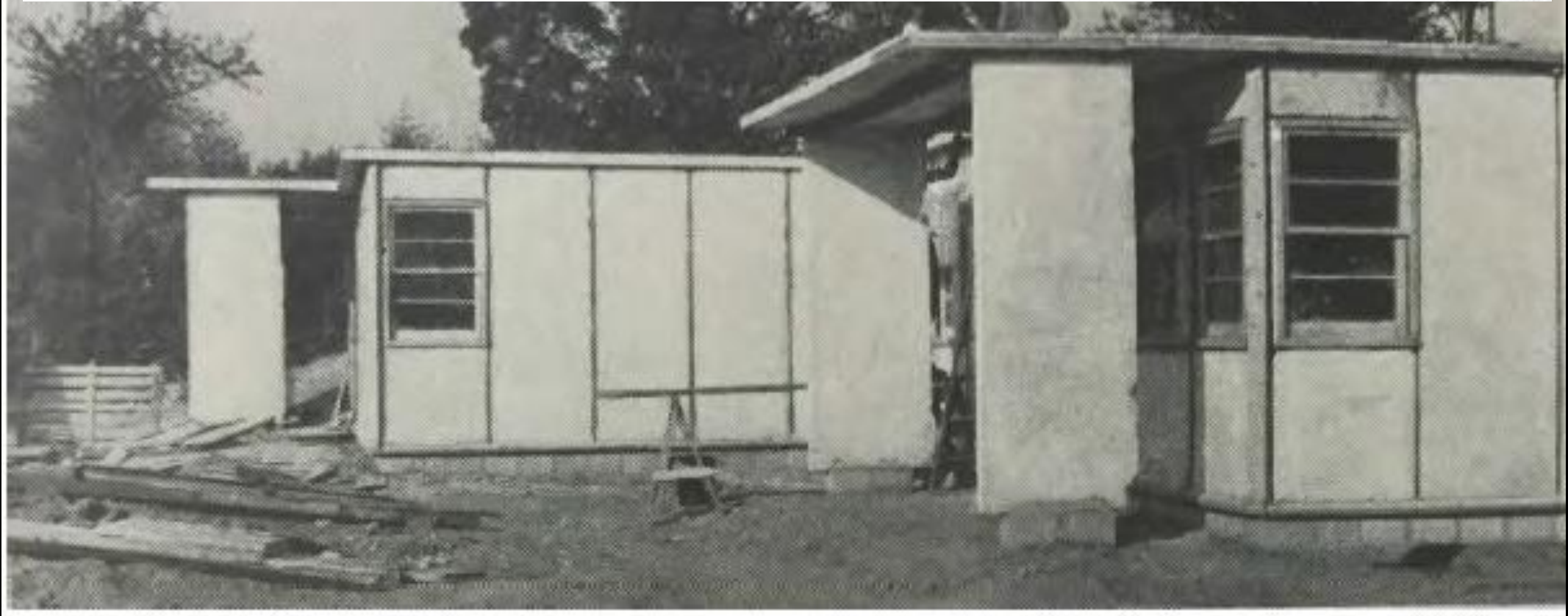
- Influenced by Bauhaus and International Style
- Underlying social purpose
- Overtly unornamented
- Use of experimental, industrial and durable materials (precast concrete panels, metal canopies)
- Structure informs design
- Rectilinear: Flat roofs, punched windows, flat façade
- Use of green space and courtyards to encourage health





# Concrete Panel Construction (Fabcrete or Vita Crete)

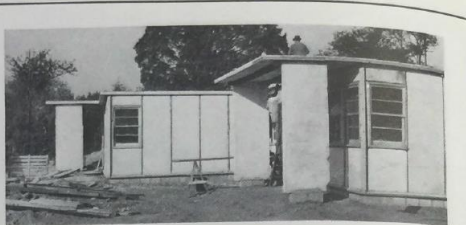
## PRECAST CONCRETE IN WARTIME BUILDING



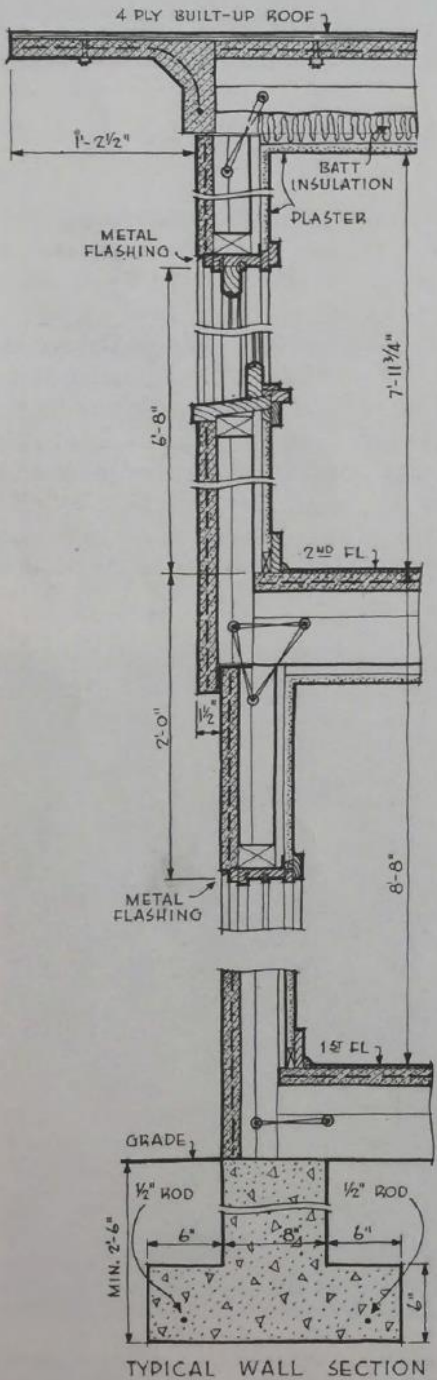
Cameron Valley Homes under Construction with Experimental Precast Concrete Slabs  
(Source: *The Architectural Record*, 1942)

### PRECAST SLABS FOR HOUSING

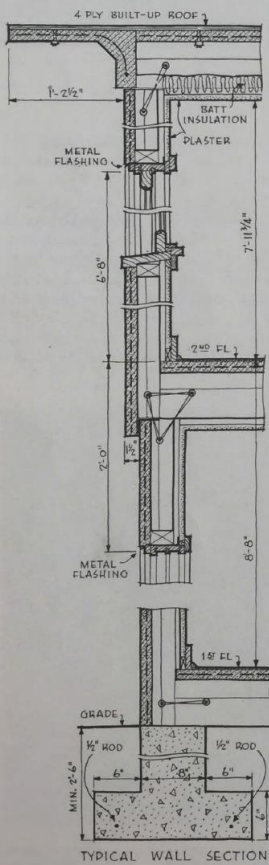
FOR MANY YEARS mass housing has been a fertile field for experimentation with all manner of materials and ideas, and in recent years precast concrete, latest of concrete developments, has begun to appear in new housing ideas. The two shown on this page are of more than passing interest, as they are experimental projects for federally financed war housing. The current call for demountable units, built in factory production and quickly erected and moved, coupled with present or expected shortages of certain materials, lends fresh interest to this use of concrete.



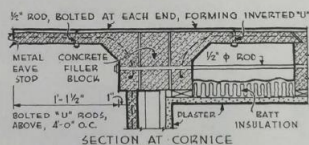
Built in an experimental housing project of the RSA at Alexandria, Va., these houses of precast concrete are now reaching completion, from plans by Kastner and Hibben, architects. Slabs are used for floors, walls and roof, with a board type insulation above the roof slabs. Houses of stabilized earth block and of rammed earth are also part of the project.



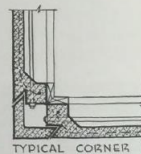
TYPICAL WALL SECTION



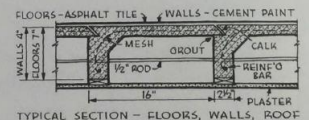
TYPICAL WALL SECTION



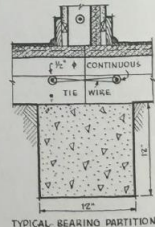
SECTION AT CORNICE



TYPICAL CORNER

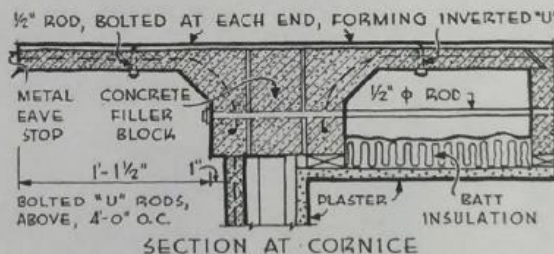


TYPICAL SECTION - FLOORS, WALLS, ROOF

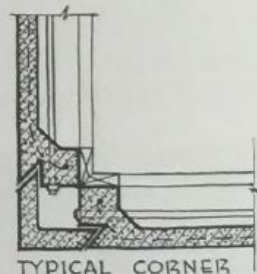


TYPICAL BEARING PARTITION

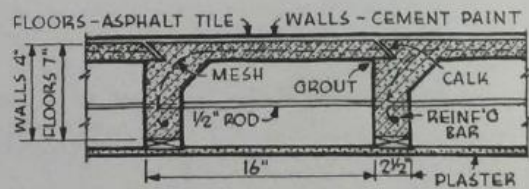
Still in the drawing stage is another experimental housing project, also for Alexandria, Va., done with precast concrete slabs, this one for USHA. The same typical slab unit is used for floors, walls and roof. The "returns" on the slabs form joists or studs as the case may be. Floor joists rest directly over the wall studs, transmitting the load directly to the foundation walls. The wall section (left) and the details above show how slabs are fitted together and are tied with rods and tie wires. Architects are Smith, Werner & Billings



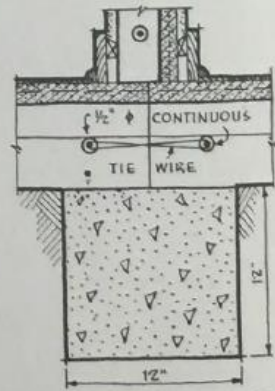
SECTION AT CORNICE



TYPICAL CORNER



TYPICAL SECTION - FLOORS, WALLS, ROOF



TYPICAL BEARING PARTITION



# Fabcrete Patent (1939)

The present invention is directed to improvements in building constructions, and more particularly to buildings that are formed from pre-cast units of cementitious material.

The primary object of the invention is to produce a building employing units so constructed that they may be easily and quickly assembled and held in rigid relationship to provide walls, partitions, floors and roofs.

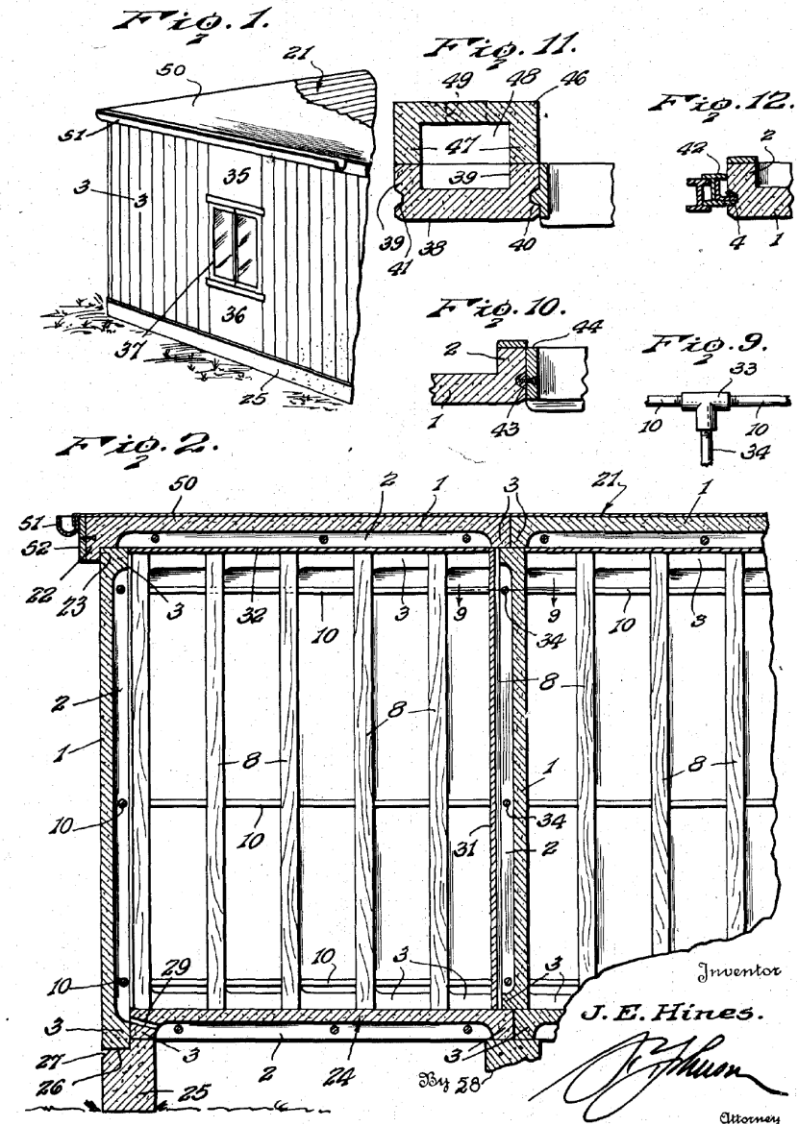
Another object of the invention is to provide a building unit which is light in weight, water and fire proof and so fashioned that the units when united can be used to produce a building of any desired size and shape, and at a minimum cost.

Jan. 27, 1942.

J. E. HINES  
BUILDING CONSTRUCTION  
Filed March 4, 1939

2,270,846

2 Sheets-Sheet 1



Inventor  
J. E. Hines.

*J. E. Hines*  
Attorney

# Public Housing

# Public Housing in the early 20<sup>th</sup>-c.

- National Housing Act of 1934 - created the Federal Housing Administration (FHA) to provide housing and for job creation through the Public Works Administration (PWA)
- Houser Movement (1920s and 1930s) for social and urban reform
- PWA Housing - oversaw all phases of public housing development except for style which was left to local architects
- US Housing Act of 1937
- Slum Clearance
- Lanham Act of 1940 - focus on housing shortages in defense work areas
- The Housing Act of 1949



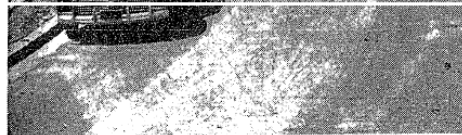
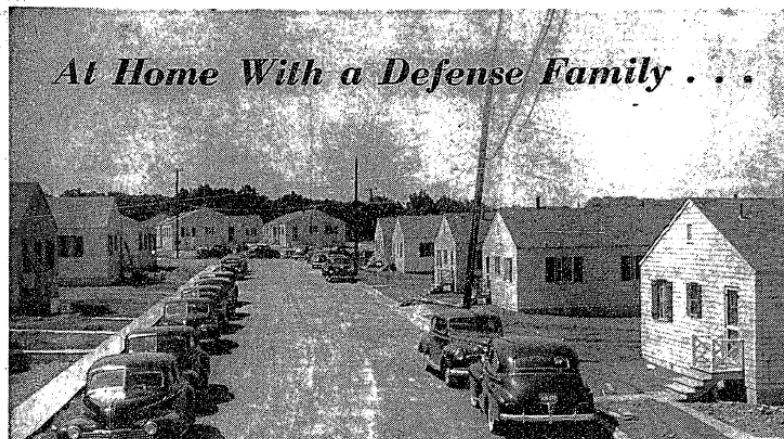
# Characteristics of Public Housing in 1930s and 1940s

- Multifamily and attached dwellings in an ordered site plan, often with courtyards and substantial open space
- Utilitarian design and high-quality, durable materials
- Units did not have hallways to minimize wasting space and units situated to take advantage of natural light and ventilation

# Public Housing in Alexandria

- 1939 - Alexandria Housing Authority formed
- 1956 - Alexandria Redevelopment and Housing Authority
- 1975 - Office of Housing established in City government

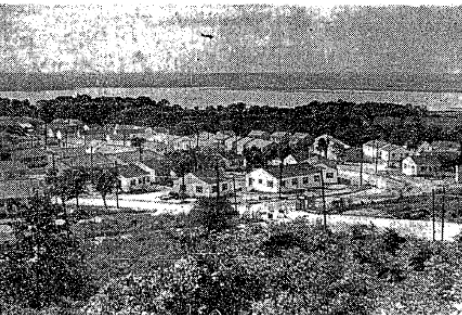
# Defense Worker Housing in Alexandria, 1941



1. This is a view of Chingquapin Village in Alexandria which provides homes for workers in the defense-swollen Naval Torpedo Plant. Uncle Sam is striving to provide adequate housing for defense workers brought to already overcrowded metropolitan areas. A typical family is that of ...



3. ... bedrooms, both large, light and airy. Shown is Mary Frances Ramsey, a visitor. Making herself ...



5. ... another defense housing project. This one is Bellvue, a 600-family development for enlisted men and civilian Navy Yard employees near Bolling Field. The ...

## At Home With a Defense Family . . .

### Uncle Sam Houses His Workers

FRANK EASKE, lathe operator at the Naval Torpedo Plant, used to be crowded into a Massachusetts Avenue flat with his wife and daughter. Now he can relax in the living room of a brand-new two-bedroom family "dwelling unit," out of the heat and rush of the city, for he lives in the Navy's new 300-family Chingquapin Village erected in Alexandria for torpedo plant workers.

The Easke family is only one example among the defense and Government workers that, it is estimated, have been pouring into Washington to a total of 60,000 since June, 1940. And Chingquapin Village is only one example of the efforts that the Government is making to provide adequate housing for them.

Statistics show that Government agencies have already provided new homes for 925 Government and defense workers, and have facilities projected for about 3000. But Chingquapin Village and the Easke family give a much more vivid picture of the enormity of the problem, and the way in which it is being handled, than do the statistics.

THE Village already has 290 of its 300 units occupied, although workmen are still grading and finishing off the lawns, courts and streets. The "units" are arranged two to a house, and the houses are blue or green-shuttered white frame buildings. Frank Easke and his neighbors all are machinists in the torpedo plant, and have an average income of about \$1800 a year each. They pay a monthly average rental of less than \$30, for houses that are unfurnished, heated by gas, and are equipped with electric refrigeration.

Instead of using city streets, 12-year-old Ruth May Easke may now play with other children of all ages in spacious courts around which the buildings are grouped. And Mrs. Easke can gossip cross-court with her neighbors, entertain, or simply relax after housework is done in the neat and tastefully furnished little home. When the grading is done, Frank Easke, who works on a 4-12 p. m. shift, will have time to work about the house and to fix up a lawn and flower beds.

"It's the first real home we've had here," he says, "and we're pretty proud of it."

ALTOGETHER Federal agencies are building or planning to build 20 such housing projects through the District and vicinity. The need for them has been surveyed by the Housing Coordination Office,



and its recommendations sent to the President for approval.

The Federal Works Administration, under the direction of John M. Carmody, is in charge of the public housing problem, and selects the construction agency for each project. Construction is done through such agencies as the United States Housing Authority, the Alley Dwelling Authority, the Public Buildings Administration, and the Farm Security Administration. The Navy Department is in direct charge of two projects, Chingquapin Village and Bellevue, the latter a 600-family settlement for enlisted men and civilian Navy Yard employees near Bolling Field.

Qualifications for residence in USHA-aided projects fix maximum incomes (not more than \$1320 for a family with two children and not more than \$1584 with three children), require a year of residence in the city before application and with six months of that time spent in substandard or over-crowded living quarters. It is necessary, also, to be an American citizen.

ALTHOUGH almost all of the projects are for married couples and families, the myriad of young and single girls flocking into the Government service have not been forgotten. Among the buildings is to be a 150-unit dormitory-hotel for single girls employed by the Government.

The houses are going up here, in Alexandria, in Arlington, Falls Church, Cabin John, Greenbelt and Cheltenham, Md. There are homes of brick and of frame construction, for enlisted personnel and for civilian workers, for white and for Negro families.

"We are going to help rid Washington of all substandard dwellings," says John Hilder, executive head of the Alley Dwelling Authority, speaking for his agency. "National defense housing fits into this program as it results in low-rent dwellings for defense workers who otherwise would overcrowd existing dwellers, and so cause rapid deterioration."

"We are in a very real sense contributing to the defense of the Nation," adds Administrator Carmody. "And we intend to do a first class job."

HILDER announced yesterday that the ADA has signed a \$1,286,892 contract for the construction of 350 houses at Highland Dwellings. The project will house civilian Navy Yard workers and will be on a tract bounded by Atlantic and Eighth Streets and Condon Terrace Southeast.

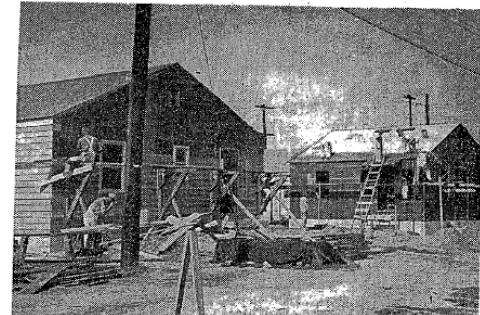
Blocked due to copyright. See full page image or microfilm.

2. . . . Frank Easke, a lathe operator, who has found a pleasant home in the midst of the defense furor. Shown in the streamlined kitchen of the Easke home are (from left) Ruth Easke, 12; Helen Cunningham, a guest, and Mrs. Easke. The home has two ...

Post Staff Photos



4. . . . comfortable in the living room is the master of the household himself, set for an evening with radio and paper. Being completed is ...



6. . . . last two houses of the Bellvue project are being rushed to completion. Both the Chingquapin and Bellvue projects are administered by the Navy. Meanwhile ...



**At Home With a Defense Family . . .**

1. This is a view of Chippewa Village in Alexandria, which provides homes for workers in the defense-making Ford-Terrace Plant. Uncle Sam is striving to provide adequate housing for defense workers brought to already overcrowded metropolitan areas. An typical family is that of . . .

2. . . bedroom, bath, range, light and sink. Shown is Mary Frances, showing a visitor. Making himself . . .

3. . . another defense housing project. This one is Bellevue, a 400-family development for selected war and civilian Navy-Terrace workers near Bolling Field. The . . .

**Uncle Sam Houses His Workers**

FRANK EASKE, late operator at the Ford-Terrace Plant, used to be crowded into a Massachusetts Avenue flat with his wife and daughter. Now he can relax in the living room of a brand-new two-bedroom family "apartment" built by the Navy's new 300-family Chippewa Village project in Alexandria for "defense plant workers."

The Easke family is only one example among the defense and Government workers that, it is estimated, have been housed into Washington in a total of 85,000 since June, 1942. And Chippewa Village is only one example of the efforts that the Government is making to provide adequate housing for them.

Statistics show that Government agencies have already provided new homes for 100 Government and defense workers, and have additional projects for about 200. But Chippewa Village and the Easke family give a much more vivid picture of the severity of the problem, and the way in which it is being handled, than the statistics.

The Village already has 100 of its 300 units built, and another 100 are under way. The units are arranged two to a house, and the houses are built on green-painted white frame buildings. Frank Easke and his neighbors all live in one of the two units in the terrace plant, and have an average income of about \$1,800 a year each. They pay a monthly average rental of less than \$50, for houses that are unfurnished, heated by gas, and are equipped with electric refrigerators.

Living city streets, 12-year-old Ruth May Easke may now play with other children of all ages in spacious courts around which the buildings are grouped. And Mrs. Easke can gossip cross-court with her neighbors, instead of simply seeing other households by the way and watching them hurriedly hurried into home. When the parking is done, Frank Easke, who works on a 4-12 p. m. shift, will have time to work about the house and to let up a back and flower bed.

"It's the first real home we've had here," he says, "and we're pretty proud of it."

ALTOGETHER, Federal agencies are building or planning to build 10 such housing projects through the District and vicinity. The need for them has been recognized by the Housing Construction Office, and its recommendations sent to the President for approval.

The Federal Works Administration, under the direction of John M. Connolly, is in charge of the public housing program, and advises the construction agency for each project. Construction is done through such agencies as the United States Housing Authority, the Army Housing Administration, the Public Buildings Administration, and the Farm Security Administration.

The Department is in direct charge of two projects, Chippewa Village and Bellevue, the latter a 400-family settlement for selected war and civilian Navy-Terrace workers near Bolling Field.

Specifications for residences in UNRA-aided projects for maximum income families are less than \$1,000 for a family with two children and not over than \$1,500 with three children, require a year of residence in the city before application and with six months of that time spent in unskilled or semi-skilled living quarters. It is necessary, also, to be an American citizen.

ALTHOUGH almost all of the projects are for married couples and families, the rental of single and single girls housing into the Government service have not been forgotten. Among the buildings to be built is a 100-unit dormitory-type for single girls operated by the Government.

The houses are going up here, in Alexandria, in Arlington, Fort Chisum, Cedar Lake, Greenbelt and Chantlawn, Md. There are homes of brick and of frame construction, for selected personnel and for civilian workers, for white and for Negro families.

"We are going to help rid Washington of all substandard dwellings," says John Ihlder, executive head of the Alley Dwelling Authority, operating for his agency. "The Government is going to take the same steps to help the defense workers who otherwise would be crowded into substandard housing, and all their rapid deterioration."

"We are in a very real sense contributing to the defense of the Nation," adds Administrator Connolly. "And we intend to do a first class job."

IHLDER announced yesterday that the ADA has signed a \$1,200,000 contract for the construction of 200 houses at Highland Dwellings. The project will house civilian Navy-Terrace workers and will be a first housed by Atlantic and Eighth Streets and Condon Terrace Southwest.

Blocked due to copyright. See full page image or caption.

4. . . comfortable in the living room in the center of the household himself, set for an evening with radio and paper. Being completed . . .

5. . . last two houses of the Bellvue project are being pushed to completion. Both the Chippewa and Bellevue projects are administered by the Navy. Meanwhile . . .

“We are going to help rid Washington of all substandard dwellings,” says John Ihlder, executive head of the Alley Dwelling Authority, speaking for his agency.

“National defense housing fits into this program as it results in low-rent dwellings for defense workers who otherwise would overcrowd existing dwellers.”

“Instead of using city streets, 12-year-old Ruth May Easke may now play with other children of all ages in spacious courts around which the buildings are grouped. And Mrs. Easke can gossip cross-court with her neighbors...”

# Site Redevelopment

# Preservation Alternative *(retain one building)*





# Preservation Alternative *(retain one building)*

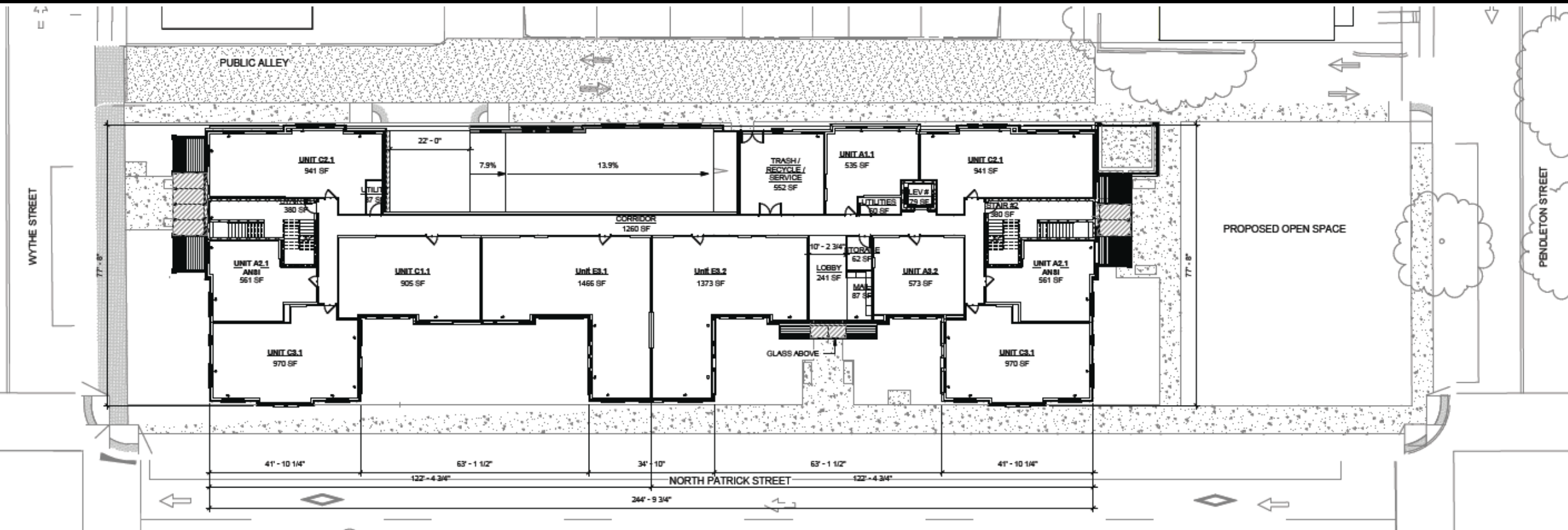


# Redevelopment Time Line

RAMSEY HOMES ABBREVIATED SCHEDULE	
TASK	DATE
Site Vacated	2/28/2018
Demolition Start	2/29/2018
Archeology Start	4/1/2018
Construction Start	5/1/2018
Placed in Service	7/1/2019



# Redevelopment Proposal





# Redevelopment Proposal



1 NORTH PATRICK STREET ELEVATION  
15 1/8" = 1'-0"

# Redevelopment Proposal



PENDLETON STREET  
1/8" = 1'-0"



WYTHE STREET  
1/8" = 1'-0"



# Redevelopment Proposal



1 PERSPECTIVE - WYTHE STREET LOOKING WEST



3 PERSPECTIVE - WYTHE STREET LOOKING SOUTH



2 PERSPECTIVE - WYTHE STREET ENTRANCE



4 PERSPECTIVE - WYTHE STREET LOOKING EAST



# Section 106

# What is Section 106?

Section 106 of the [National Historic Preservation Act of 1966 \(NHPA\)](#) requires Federal agencies to take into account the effects of their undertakings on historic properties, and afford the [Advisory Council on Historic Preservation](#) a reasonable opportunity to comment.

# Section 106 at Ramsey Homes

- Redevelopment of site is a federal undertaking
- US Department of Housing and Urban Development (HUD) is federal agency and they delegate authority to localities to carry out (Alexandria Office of Housing is agent)

## 4 steps of 106 Process

1. Initiate Section 106 Review
2. Identify eligible, or potentially eligible, historic resources
3. Assess project effects (i.e., any adverse effects or no effects)
4. Mitigate or resolve adverse effects



# Section 106 Timeline

- February 2016: Office of Housing initiated Section 106 coordination with ARHA and Virginia Dept. of Historic Resources (VDHR)
- Spring 2016: Invitation to Consulting Parties to Participate
- June, September and November 2016: Consulting Parties Meetings and Determination of Adverse Effects
- Winter/Spring 2017: Mitigation Options Discussed; Advisory Council on Historic Preservation becomes Consulting Party
- July 2017: Memorandum of Agreement (MOA) executed

# Section 106 Mitigation

- Documentation
- Deconstruction Tour prior to Demolition and 3D documentation
- Interpretive signage
- Genealogical Research and Oral Histories
- Symposium on Ramsey Homes and context of public housing in Alexandria
- Information on City website

# Resources

- *All history reports, measured drawings, and approved redevelopment plans can be found at VHDLLC's website - [www.vhdllc.us](http://www.vhdllc.us)*

