

**Ramsey Homes Redevelopment  
Deconstruction and Exploratory  
Demolition Plan**

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| Sponsor:            | Alexandria Redevelopment & Housing Authority   |
| Developer:          | Virginia Housing Development LLC (VHDLLC)  |
| General Contractor: | Carlson Construction   |
| Consultant:         | Wetlands Studies and Solutions, Inc. (WSSI)  |
| Subject:            | Smithsonian trinomial 44AX0160, Building IV, DHR No. 100-0133-0745, 605 N Patrick Street   |
| Governing Document: | <u>Memorandum of agreement among the Alexandria Redevelopment and Housing Authority (ARHA), the Virginia State Historic Preservation Office, the Advisory Council on Historic Preservation, and the City of Alexandria, Virginia, Regarding the Ramsey Homes Redevelopment Project in the City of Alexandria, Virginia</u> |
| Goal:               | The goal of the exploratory demolition will be to provide additional information and understanding about the materials, building methods, and phases of construction and alteration.   |
| Result:             | All resulting technical reports and other documentation will be incorporated into the final report of the results of the Archeological Data Recovery Plan investigations   |

The **Scope of Work** for deconstruction and exploratory demolition shall generally include, at a minimum, the following items:

1. **December 21, 2017.** City shall circulate Deconstruction and Exploratory Demolition Plan to solicit comments from the City, SHPO and other Concurring Parties in accordance with Stipulation II and VII of the MOA.
2. **January 29, 2018.** At 605 N Patrick Street, the General Contractor shall expose the interior structural concrete shell at 3 locations as identified by the City's Historic Preservation staff. The northwest corners of the buildings on both levels will be exposed from floor to ceiling and approximately 4 feet in each direction. A 4 by 4 foot section of the ceiling above the upstairs bathroom will also be exposed to reveal any remnants of the original skylight at this location.
3. **January 31, 2018.** As coordinated by the City's Historic Preservation staff, 605 N Patrick Street will be surveyed by an aerial drone, and interior photographs will be taken. These materials will be used to produce a 3D photogrammetric model of the building and a walk-thru video of the interior of the unit.
4. **February 09 – 10, 2018.** An open house will be held for self-guided tours to study and examine the building for one weekday afternoon and one weekend morning. City's Historic Preservation staff will be on-site during the tour to explain the exposed precast concrete structural system. Check-in for the tour will be at the Black History Museum

and ARHA will send out and publish a “Save the Date” for the Consulting Parties and the public at large. Continuing education credits have been obtained for participating architects. The original construction blueprints from ARHA will be on display at the museum as well as a PowerPoint presentation.

All visitors to the site will be required to wear and provide their own personal protective equipment (PPE) while visiting the site and will also be required to execute a waiver of any liability due to injury and hold harmless agreement while on site. Visitors must check in with the ARHA staff at the base location before being escorted onto the site for the tour.

5. City’s Historic Preservation staff will prepare sketches of architectural details discovered in the discovery phase and a detailed narrative description and details of the precast concrete construction technology and address how the panel system was joined, reinforced and supported, as well as any other pertinent information identified and uncovered as part of this discovery process. Special attention will be given to the connections of the wall panel to wall panel, corner panels as well as the floor and roof construction interaction with the exterior bearing walls and connections between floor panels.

Subsequently, City’s Historic Preservation staff will observe the building demolition at the end of February with structural engineer John Dumsick from the Historic Alexandria Resources Commission (HARC) and will photograph and sketch the precast concrete floor/wall/ceiling connection details as they are exposed. Localized concrete will be removed to expose the steel reinforcement in the precast wall and floor panels to document the sizes of these elements and their location with the concrete element. The connections between all exposed elements will also be documented with sketches.

All archeological and/or architectural work carried out pursuant to this Agreement is being conducted by or under the direct supervision of an individual or individuals who meets, at a minimum, the Secretary of the Interior's Professional Qualifications Standards (48 FR 44738-9, September 29, 1983) in the appropriate discipline. Please see attached for statement of qualifications.

The work in this Plan as approved complies with the Stipulations included in II and VII of the MOA.

Respectfully submitted, VHDLLC.

## **Al Cox, FAIA, LEED AP**

### **Education**

1971-1976 Texas Tech University, Lubbock, Texas. Bachelor of Architecture

1989-1991 University of Virginia, Masters in Urban Design with Certificate in Preservation  
Licensed Architect, Commonwealth of Virginia

### **Work History**

City Architect for the City of Alexandria, Virginia

2010—present Historic Preservation Manager, Department of Planning & Zoning

2002—2010 Code Enforcement Architect

1991—2002 BAR staff and City Architect, City of Alexandria, Virginia

1989—1991 Intern, Preservation Alliance of Virginia

1988—1989 Executive Director, Dallas Historic Preservation League

1983—1989 Vice President, Burson & Cox, Architects, Inc.

1978—1983 Associate, Burson, Hendricks and Walls, Architects, Inc.

1978—Archaeological drafting, Environment Consultants, Inc., Salamanca, New York

1977—Historic Core Preservation Plan team member, Ministry of Culture, Isfahan, Iran

### **Professional Associations**

2000—2014, Board of Directors, AIA Northern Virginia Chapter, 2009 President

2014—2016 AIA Virginia Board of Directors

2002—AIA Virginia, Mary Wingfield Scott Award for Preservation

2005—Elected to the AIA College of Fellows

### **Sample of Technical Reports & Surveys**

Survey of 100 Year Old Buildings Outside of the Two Existing Locally Designated Historic Districts in Alexandria, Virginia. City of Alexandria through a grant from the Virginia Department of Historic Resources, 1996.

An Analysis of the Alexandria Union Station. An Historic Structure Report. Prepared for the City of Alexandria Department of Transportation and Environmental Services, 1995.

An Analysis of the Mortar Used at Gadsby's Tavern. Report for the Department of General Services, City of Alexandria, July 19, 1994.

A Handbook for Virginia Architectural Review Boards, Preservation Alliance of Virginia, 1991. A National Endowment for the Arts grant project. Cox, Al and David J. Brown, ed.

F.A. Brown Farmstead Historic Structure Report. Dallas Historic Preservation League, 1991.

## **Purvi Gandhi Irwin, AIA**

Purvi Gandhi Irwin, AIA is a Senior Applications Specialist at CADD Microsystems, in Alexandria, VA, where she supports the integration of software and technology in the building trades. Previously, she was a preservation project architect, where she specialized in using innovative technology to facilitate the documentation and rehabilitation of institutional buildings. She has 10+ years of experience in a preservation architecture firm and 10+ years of Revit experience working with existing buildings (most of them also historic), and has used Revit from conceptual design, through construction administration and project close-out. She has a Bachelors of Architecture from The Cooper Union and a MS in Historic Preservation from the University of Pennsylvania. Ms. Irwin is a licensed architect in the state of Virginia and is currently the Vice Chair of the Parker Gray Historic District Board of Architectural Review in Alexandria, VA. She is also a member of the Association for Preservation Technology International Technical Committee on Documentation.