NPS Form 10-900
(Rev. 10-90)

OMB No. 1024-0018

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

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1. Name of Property

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historic name **Parkfairfax Historic District**

other names/site number **VDHR File # 100-0151**

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2. Location

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street & number **Area bounded on the west by Quaker Lane and the Shirley Memorial Highway (Interstate 395), on the south by Beverley Drive, on the east by Wellington Road, Gunston Road, and Valley Drive, and on the north by Glebe Road and Four-Mile Run**

not for publication **N/A**

city or town **Alexandria** vicinity **N/A**

state **Virginia** code **VA** county **Alexandria (Independent City)** code **510**

zip code **22302-2030**

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3. State/Federal Agency Certification

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As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this _X_ nomination ____ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places

and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets ____ does not meet the National Register Criteria. I recommend that this property be considered significant ___ nationally ___ statewide X locally. (___ See continuation sheet for additional comments.)

12/14/98

Signature of certifying official Date

Virginia Department of Historic Resources
State or Federal agency and bureau

In my opinion, the property ____ meets ____ does not meet the National Register criteria. (___ See continuation sheet for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

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4. National Park Service Certification

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I, hereby certify that this property is:

____ entered in the National Register
___ See continuation sheet.
____ determined eligible for the National Register
___ See continuation sheet.
____ determined not eligible for the National Register
____ removed from the National Register

____ other (explain): _____

Signature of Keeper Date of Action

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5. Classification

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Ownership of Property (Check as many boxes as apply)

- _X_ private
- ___ public-local
- ___ public-State
- ___ public-Federal

Category of Property (Check only one box)

- ___ building(s)
- _X_ district
- ___ site
- ___ structure
- ___ object

Number of Resources within Property

Contributing	Noncontributing	
288	**2**	buildings
0	**3**	sites
0	**0**	structures
0	**0**	objects
288	**5**	**Total**

Number of contributing resources previously listed in the National Register **0**

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.) **N/A**

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6. Function or Use

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Historic Functions (Enter categories from instructions)

Cat: **DOMESTIC** Sub: **multiple dwelling**

_____ _____

_____ _____

_____ _____

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7. Description

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Architectural Classification (Enter categories from instructions)

Colonial Revival

_____

_____

Materials (Enter categories from instructions)

foundation **brick and concrete**
roof **terra cotta tile**
walls **brick**
other **exterior decorative trim - wood**
entry porches - **concrete**

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

See Continuation Sheets 7.1. - 7.31.

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8. Statement of Significance

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Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

_X_ A Property is associated with events that have made a significant contribution to the broad patterns of our history.

____ B Property is associated with the lives of persons significant in our past.

_X_ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

____ D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

____ A owned by a religious institution or used for religious purposes.

____ B removed from its original location.

____ C a birthplace or a grave.

____ D a cemetery.

____ E a reconstructed building, object, or structure.

____ F a commemorative property.

____ G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

Architecture
Community Planning and Development
Politics/Government

Period of Significance **1941-1943**

Significant Dates **N/A**

Significant Persons (Complete if Criterion B is marked above)

Cultural Affiliation **N/A**

Architect/Builder **Leonard Schultze and Associates - architect**
Clarke, Gilmore D., and Rapuano, Michael - site planners
Starrett Brothers and Eken, Inc. - builder

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

See Continuation Sheets 8.32 - 8.48.

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9. Major Bibliographical References

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(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

See Continuation Sheets 9.49 - 9.53.

Previous documentation on file (NPS)

___ preliminary determination of individual listing (36 CFR 67) has been requested.
___ previously listed in the National Register
___ previously determined eligible by the National Register
___ designated a National Historic Landmark
___ recorded by Historic American Buildings Survey # _____
___ recorded by Historic American Engineering Record # _____

Primary Location of Additional Data

___ State Historic Preservation Office
___ Other State agency
___ Federal agency
___ Local government
___ University
_X_ Other

Name of repository: **Parkfairfax Management Office**
3360 Gunston Road
Alexandria, VA 22302-2030

Historic photographs of the complex are located at the Historical Society of Washington, D.C., and in the Gottscho-Schleisner Collection at the Prints and Photographs Division of the Library of Congress, both of which are in the District of Columbia.

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10. Geographical Data

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Acreage of Property **132 acres**

UTM References (Place additional UTM references on a continuation sheet)
Alexandria, Virginia, DC, Maryland Quad

	Zone	Easting	Northing		Zone	Easting	Northing
1	**18**	**318975**	**4301100**	3	**18**	**319950**	**4299900**
2	**18**	**319875**	**4301100**	4	**18**	**319075**	**4299900**

___ See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

See Continuation Sheet 10.54.

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

See Continuation Sheet 10.54.

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11. Form Prepared By

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name/title **Laura L. Bobeczko, Architectural Historian**

organization **Parkfairfax Architecture and Planning Board**

date **September 14, 1998**

street & number **868 North Larrimore Drive** telephone **(703) 241-0626**

city or town **Arlington** state **VA** zip code **22205-1409**

Building Descriptions, Additional Section 7 Text, and Architectural Details Section
Prepared by: **Lisa Phinney**
1627 Preston Road
Alexandria, VA 22302
(703) 671-8948

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Additional Documentation

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Submit the following items with the completed form:

Continuation Sheets

Maps - A USGS map (7.5 or 15 minute series) indicating the property's location.
A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs - Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

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Property Owner

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(Complete this item at the request of the SHPO or FPO.)

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.)..

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service. P.0. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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DESCRIPTION SUMMARY

The Parkfairfax Historic District is comprised of 285 detached two- and three-story garden apartment buildings located on 132 acres of land in Alexandria, Virginia. The Colonial Revival style buildings, constructed between 1941 and 1943, are set into the gently rolling hills of the North Ridge section of northwest Alexandria. Although there are only 25 distinct building types in the development, there is a wealth of architectural detail to give the buildings variety and interest. The buildings feature brick masonry and reinforced concrete foundations and brick masonry walls. Originally, all of the interior structures were designed to have floors resting on steel reinforced concrete, although some of the buildings were constructed instead with wooden flooring members. Interior walls are plaster on metal lath, and roofs are predominantly gabled with shingle tile roofs. The Parkfairfax Historic District has excellent integrity, as all of the development's original apartment buildings are extant, contribute to the district, and show little physical change from their original design. The mature, open landscape of Parkfairfax also adds to the distinctive character of the neighborhood. The district also contains 3 contributing non-residential buildings (a utility building, and a storage building and an office at the neighborhood's maintenance yard), 2 noncontributing non-residential buildings (both garages at the maintenance yard), and 3 non-contributing sites (all swimming pool complexes).

PLAN OF PARKFAIRFAX

The informal and simple plan of the Parkfairfax Historic District features asymmetrical winding streets designed to limit traffic to 25 miles per hour. The four major arteries that run through the community are Preston Road, Gunston Road, Martha Custis Drive, and Valley Drive. Most of the neighborhood's roads are controlled by the City of Alexandria; however, approximately .8 mile is privately controlled by the Parkfairfax Condominium Unit Owners Association, including Coryell Lane, Lyons Lane, Fitzpatrick Lane, and Holmes Lane. There are four large cul-de-sacs including Ravensworth Place on the south and north sides of Martha Custis Drive, Ripon Place also off Martha Custis Drive, Mount Eagle Place off Martha Custis Drive, and Greenway Place off Gunston Road. Small off-street parking areas are distributed throughout the development.

Parkfairfax was named for the Fairfax family, prominent eighteenth-century Virginia

landowners, and all of the street names have historical associations with eighteenth-century Virginia and with George Washington. A partial list of street names and associations follows:

Martha Custis Drive - named after the wife of George Washington.
Gunston Road - named after George Mason's 1758 plantation, Gunston Hall.
Preston Road - named after William Preston, commander of American forces in western Virginia during the American Revolution.
Wellington Road - named after George Washington's farm which was adjacent to Mount Vernon.
Mount Eagle Place -named after the house of Rev. Bryan Fairfax, eighth Lord of Fairfax.
Ravensworth Place - named after the plantation of William Fitzhugh, whose daughter married into the Washington family.
Greenway Place - named after Greenway Court, the house of Thomas, the sixth Lord of Fairfax, in the Shenandoah Valley.
Ripon Place - named after Rippon Lodge, the house of Richard Blackburn, in Prince William County, Virginia.
Coryell Lane - named after Cornelius Coryell, owner of the ferry in which George Washington crossed the Delaware River at the Battle of Trenton in 1776.
Fitzgerald Lane - named after John Fitzgerald, Alexandria merchant and aid-de-camp to George Washington.[1]

Along the city sidewalks that flank all the roads in the community, there are also sidewalks maintained by Parkfairfax that give access to those building situated away from the roads, or those buildings along Preston Road and Valley Drive that were built with their front doors facing away from the road into the hillsides. These "reverse-facing" buildings have a series of sidewalks above the street that are connected by stairways as the topography dictates. Site planners also purposely maintained quite large tracts of woodlands, and the community has developed unpaved walking paths throughout these glens.

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[1]Ruth Ewing, "Parkfairfax: Facts and Figures," Parkfairfax Management Office, Alexandria, Virginia, January 1989, 6-7.

Remarkably, despite the severe housing shortage in Washington in the early 1940s brought on by the expansion of the federal government and the outbreak of World War II, the Metropolitan Life Insurance Company was persuaded to develop Parkfairfax as a low-rise, low-density community retaining large areas of open space and woodlands. Working with architects Leonard Schultze and Associates, site planners Clarke and Rapuano used a number of configurations to give the experience of a series of small neighborhoods. One frequently used design sited buildings in a square around a large interior green space, creating an internal space away from the public road. An excellent example of this configuration is the group of buildings at the eastern corner of Preston Road and Martha Custis Drive. Another building configuration used the hilly topography of Parkfairfax to best advantage by creating parterres flanked by buildings on either side running down the hill in a series of small terraces. A variation on the parterres sited a large breezeway building at one end with smaller buildings flanking the parterre to the street, resulting in a pleasing sense of enclosure. Examples of these designs can be seen at 1669-1709 Preston Road (Buildings 954, 956, 969, and 971) or 1634-1662 Preston Road (Buildings 809, 811, and 813).

Many buildings were set facing one another, rather than facing the road, suggesting an intimate campus setting. A series of these buildings can be found along Martha Custis Drive between Preston Road and Valley Drive. The curvilinear streets and cul-de-sacs also create a feeling of intimacy, forming groupings of buildings around landscaped focal points suggesting a village green. Examples of this design can be found at Mount Eagle Place, Ravensworth Place, Ripon Place, and Greenway Place, or the triangular green in the center of Parkfairfax formed by the convergence of Preston Road and Valley Drive.

The 285 apartment buildings cover only one-tenth of the Parkfairfax's acreage, for a ratio of thirteen families per acre. All of the community's water, gas, electricity, sewage, and telephone lines have been placed below ground. This design feature was required as a concession by the City of Alexandria, so that the complex could be built.

EXTERIOR DESCRIPTION

The buildings of the Parkfairfax Historic District are of red brick masonry construction with brick and reinforced concrete foundations. All the buildings are either two or three stories in

height, and feature gable roofs with gable-end returns and wide, simple cornices. Roofs feature triangular or semicircular louvered vents, and a number of buildings have frame cupolas. Each unit has a separate outside entrance with a wooden, six-panel door. Some one- and two-bedroom units and all three-bedroom units have both a front entrance and a rear door leading to a patio. The front doors are painted a variety of hues, as the colors are selected by individual unit owners from a palette approved by the condominium association. The current palette is based on historic paint colors taken from Colonial Williamsburg. The doors originally had frame screen doors which were painted black; a number of these doors remain throughout the neighborhood. The fenestration of each building is spare and symmetrical in the front elevations and asymmetrical in the rear elevations, and the window openings are rather small for the dimensions of the wall planes. Only the buildings containing two-bedroom units clustered around the intersection of Valley Drive and Preston Road and along the eastern edge of Valley Drive have two-story bay windows.

The five-course American bond, non-standard sized, red brick is treated one of three ways: left unpainted, painted a striking bright white, or painted a white that now appears mottled and weathered. Many buildings' exteriors are treated entirely one way, while other buildings have sections of both red and white painted brick. The buildings' exteriors feature a variety of wooden decorative trim, including door surrounds and architraves, columns, balcony supports, and Chippendale-inspired porch and stair railings, and trellises, painted white or a rich cream. Many units have brick and concrete entry porches, some with simple iron railings, or red, black, or white vinyl shutters, surrounding either the front door or windows.

The basic construction of the buildings shows variation in certain areas, and is likely due to the fact that Parkfairfax was built during the materials shortages and defense housing construction constraints of World War II. One example of this is that approximately two-thirds of the buildings have reinforced concrete floors between the first- and second-story living areas, while the remaining third has wooden-framed floors. Again, while all of the buildings are constructed of brick, a variation appears in the type of brick which was used. Most buildings feature red clay fired brick, while approximately 25 buildings use concrete sand brick. These sand-brick buildings are the ones that appear to be painted a weathered white color. As the construction of Parkfairfax began prior to the United States' entry into World War II and continued after the country had joined the war, it is likely that the builders ran out of certain

materials, or were not allowed to use others once the focus of the nation's construction turned to war. As concrete was more difficult to procure for private construction once World War II began, it is likely that the concrete-floored buildings were built first, and the wooden-frame floored buildings constructed later. It is harder to state definitively which type of brick was used first, as the various types of brick are used evenly throughout the neighborhood.[2]

The 285 residential buildings that comprise the Parkfairfax Historic District are either I-shaped or H-shaped. Although their general shape and architectural details suggest the Colonial Revival style, the buildings also show a modern architectural influence in that they were clearly planned from the inside out, as the arrangement of apartments inside dictates the buildings' exterior forms. This is most clearly evident in the asymmetrical arrangement and variety of sizes of the windows. There are 25 residential building types, 19 variants of the I-shaped plan and 6 variants of the H-shaped plan. The I-shaped buildings contain either all one- or two-bedroom units. The H-shaped buildings contain two three-bedroom units separated by a breezeway, and four one-bedroom units (or this same arrangement minus one ground-floor one-bedroom apartment, which is instead a laundry room and storage area). There is also one original four-bedroom unit on Mount Eagle Place, which was built for the community's first resident manager. Each building has four to ten units. The building's exteriors are remarkably unchanged from the 1940s. One exception are the vinyl replacement windows that have been installed on an individual basis by unit owners. Also, in-wall air conditioners were installed in the 1970s when the apartments were converted to condominiums.

The community has 58 storage rooms, 53 laundry rooms, and 38 boiler rooms. Parkfairfax also has a fenced maintenance yard containing four buildings, a four-bay outdoor car wash, two outdoor car vacuums, and an attached greenhouse. Recreational amenities include an exercise room, three swimming pools, eight tennis courts, two volleyball courts, and numerous "tot lots" distributed throughout the community.

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[2]Telephone interview with Mike Fields, Parkfairfax Maintenance Director, conducted by Laura L. Bobeczko, February 27, 1997.

INTERIOR DESCRIPTION

The Parkfairfax Historic District has a total of 1,684 apartments divided between 285 separate buildings. There are 720 one-bedroom units, 862 two-bedroom units, 101 three-bedroom units, and one four-bedroom unit. Slightly more than half, or 966 of the units have patios. The units vary in size and are named after United States presidents. A complete list of unit types with presidential names, square footage, and distribution follows.

One-bedroom units:

1-A	Jackson	760 square feet	88 units with patio
1-B	Jefferson	824 square feet	106 units with no patio
1-C	Monroe	805 square feet	168 units with no patio
1-D	Adams	750 square feet	239 units with patio
1-E	Garfield	780 square feet	119 units with patio

Two-bedroom units:

2-A	Lincoln	900 square feet	169 units with patio
2-A1	Lincoln	935 square feet (w/ bay window)	19 units with patio
2-B	Madison	930 square feet	425 units with no patio
2-B1	Madison	958 square feet (w/ bay window)	19 units with no patio
2-C	Washington	930 square feet	226 units with patio
2-D	Cleveland	1060 square feet (w/ 2 bathrooms)	4 units with patio

Three-bedroom units:

3-A	Van Buren	1114 square feet	48 units with patio
3-B	Harrison	1170 square feet	48 units with patio
3-C	Coolidge	1240 square feet (w/ 2 bathrooms)	5 units with patio

Four-bedroom unit:

4-A	Not named	1496 square feet (w/ 2 bathrooms)	1 unit with patio[3]

[3] "Parkfairfax Public Offering Statement," Parkfairfax Management Office, Alexandria, Virginia, September 15, 1978, 7.

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Several patterns emerge when examining the individual units as a whole. All three-bedroom units are two levels. In general, kitchens and baths are located in the fronts of the buildings, and bedrooms and living rooms are located in the rear. The units have no basements, but many have attics under their gable roofs. All but ten units have one bathroom; the remaining ten units were designed with two bathrooms. Units have wood parquet floors in living areas and ceramic-tiled bathrooms.

LANDSCAPE FEATURES DESCRIPTION

Parkfairfax's 132 acres is defined by hills, some quite steep, and others gently rolling. The community's development is spread over the hilltops to the south. The buildings and roads flow down between the hills and along the ridges to the north where it narrows to a wedge of land ending just before East Glebe Road. Here the hills converge and give way to river bottom land along Four Mile Run to the northwest.

As a low-rise, low-density development, the landscape of Parkfairfax is remarkably bucolic, especially given its proximity to the surrounding urban environments of the District of Columbia and Arlington County. Open spaces and woodlands provide pastoral vistas in the areas between or behind groups of buildings out of sight of the roads. The woodland areas were intentionally reserved by the community's planners to attract birds. The neighborhood's curvilinear streets, landscaped focal areas that define traffic flow, and deep cul-de-sacs were designed to further enhance the feeling of space and privacy.

The most striking aspect of the Parkfairfax Historic District's landscape is its trees. Although many native species of trees were initially removed to facilitate construction, the community's landscape plan called for the planting of numerous specimen trees. Two recent surveys catalogued nearly 3,000 trees within the community, comprised of 98 different species. Red maple, pin oaks, and white oaks are the most common species of trees, and the neighborhood also contains willow oaks, crape myrtles, honey and black locusts, crab apples, dogwoods, tulip poplars, and a few cherry trees. These trees help to define the bucolic and mature

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character of the community.[4]

The maturing of the landscape has transformed the appearance of Parkfairfax. It is clear from the historic photographs that there are more trees in the neighborhood than was originally planned. Aerial photographs from the 1950s show large grassy, open areas throughout the neighborhood with small clusters of trees, which are now filled with numerous mature trees.[5] It is a constant challenge to maintain the health of these character-defining trees.

Focal area gardens are located at both the entrances to Parkfairfax and the intersections of major roads within the community. For example, focal area gardens at neighborhood entrances are located at the convergence of Preston Road and Quaker Lane, Martha Custis Drive and Gunston Road, and at the traffic triangle at the intersection of Valley Drive and Martha Custis Drive. Focal area gardens located at the intersections of major roads include those at Preston Road and Martha Custis Drive, and at Gunston Road and Valley Drive.

Parkfairfax was intentionally landscaped to attract birds. Certain areas near Mount Eagle, Ravensworth, and Ripon Places have been maintained as woodlands since the neighborhood's construction. A number of minor variations have appeared in the landscape of Parkfairfax over the years. For example, individual owners have created patios, gardens, and seating areas in the community's common element. Variety can also be discerned in sidewalk paving materials, railings on outdoor stairs, fence styles and materials, retaining walls, street light fixtures, and signs.

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[4]Neal Howlett, "Trees," in Parkfairfax Forum, Volume 19, Number 3, March 1997.

[5]Telephone interview with Neal Howlett, Parkfairfax Landscape Manager, conducted by Laura L. Bobeczko, March 1997.

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PARKFAIRFAX HISTORIC DISTRICT INVENTORY

All 285 residential buildings contribute to the Parkfairfax Historic District. These buildings have historically been designated by the following 25 types. The origins of these designations are unclear, and most likely either originated with the community's architect, or with the developer when the rental apartments were turned into condominiums.

Building Number	Description
AC-17	Two-story five-course American-bond brick structure with a gabled shingle tile roof and a brick foundation. The building is divided by two internal construction walls into three sections forming a modified H and containing four one-bedroom and two three-bedroom units. The center section is 56'x25' and is bisected by a breezeway with entrance doors centered in the passageway facing one another. The two flanking sections are each 38'x23' and are turned at 90 degrees. There is a main entrance door at the inner corner of each front gable end. There are also main entrances set in the inner side walls of the outer sections facing one another. Each of these entrances is protected by a one-story, one-bay porch featuring a single Doric column at the outer corner and attached to the walls of the building. The porches support decorative trellis screens mounted parallel to the doors. The back elevation has four single-panel twelve-light doors with five-light sidelight allowing access to back patio areas. Attic ventilation is provided by large wooden louvers located in the apex of the gables. There are 56 windows of varying sizes. All original windows are steel casements. In building 738, where Parkfairfax management offices are located, the building type has been modified by enclosing the breezeway to connect the sides of the middle section at ground level and by installing a single leaf panelled wooden door with a 16-light window and sidelights. There are 44 AC-17 buildings.

Building 104 - 3233 - 3243 Gunston Road
Building 110 - 3201 - 3211 Gunston Road
Building 112 - 3101 - 3111 Valley Drive

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Building 201 - 1800 - 1810 Preston Road
Building 208 - 3116 - 3126 Martha Custis Drive
Building 302 - 1801 - 1811 Preston Road
Building 401 - 1401 - 1411 Martha Custis Drive
Building 402 - 1413 - 1423 Martha Custis Drive
Building 403 - 1425 - 1435 Martha Custis Drive
Building 404 - 1437 - 1447 Martha Custis Drive
Building 405 - 1449 - 1459 Martha Custis Drive
Building 501 - 3748 - 3758 Valley Drive
Building 508 - 3716 - 3726 Holmes Lane
Building 516 - 3700 - 3710 Valley Drive
Building 517 - 1244 - 1254 Martha Custis Drive
Building 518 - 3628 - 3638 Valley Drive
Building 525 - 1328 - 1338 Martha Custis Drive
Building 526 - 3613 - 3623 Gunston Road
Building 542 - 3701 - 3711 Gunston Road
Building 602 - 1000 - 1010 Valley Drive
Building 603 - 1012 - 1022 Valley Drive
Building 604 - 1024 - 1034 Valley Drive
Building 605 - 1100 - 1110 Valley Drive
Building 606 - 1112 - 1122 Valley Drive
Building 607 - 1124 - 1134 Valley Drive
Building 608 - 1136 - 1146 Valley Drive
Building 722 - 3236 - 3246 Gunston Road
Building 725 - 3456 - 3566 Gunston Road
Building 730 - 3310 - 3320 Gunston Road
Building 733 - 3412 - 3422 Gunston Road
Building 738 - 3356 - 3366 Gunston Road
Building 811 - 1644 - 1654 Preston Road
Building 812 - 3300 - 3310 Valley Drive
Building 819 - 1732 - 1742 Preston Road
Building 820 - 3228 - 3238 Valley Drive
Building 849 - 3223 - 3233 Martha Custis Drive
Building 850 - 3211 - 3221 Martha Custis Drive
Building 901 - 3768 - 3778 Gunston Road
Building 914 - 1616 - 1626 Fitzgerald Lane

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Building 917 - 1644 - 1654 Fitzgerald Lane
Building 918 - 3720 - 3730 Gunston Road
Building 924 - 3648 - 3658 Gunston Road
Building 930 - 3600 - 3610 Gunston Road
Building 934 - 3536 - 3546 Valley Drive

ABC-18 Two-story five-course American-bond brick structure with a gabled shingle tile roof and a brick foundation. The building is divided by two internal construction walls into three sections forming a modified H and containing two one-bedroom, one two-bedroom and two three-bedroom units. The center section is 56'x25' and is bisected by a breezeway with entrance doors centered in the passageway facing one another. The right flanking section is a 23'x23' and contains the single two-bedroom unit. The left flanking section measures 38'x23'. Both flanking sections are turned at 90 degrees. There is a main entrance door at the right corner of the left section's front elevation . Another entrance door is set in the inner wall of this projecting section. This entrance is protected by a one-story, one-bay porch featuring a single Doric column at the outer corner and attached to the walls of the building. The porch supports a decorative trellis screen mounted parallel to the door. The right section has a single entrance door centered in the front elevation. The back elevation has four single-panel twelve-light doors with five-light sidelight allowing access to back patio areas. The building has 49 windows of varying sizes. All original windows are steel casements. There are 2 ABC-18 buildings.

Building 956 - 1701 - 1709 Preston Road
Building 969 - 1616 - 1624 Mount Eagle Place

ABC-19 Two-story five-course American-bond brick structure with a gabled shingle tile roof and a brick foundation. The building is divided by two internal construction walls into three sections forming a modified H and containing two one-bedroom units, one two-bedroom unit and two three-bedroom units. The center section is 56'x25' and is bisected by a breezeway with entrance

doors centered in the passageway facing one another. The right flanking section is a 38'x23' and contains two one-bedroom units. The left flanking section is 23'x23' containing a single two-bedroom unit. Both flanking sections are turned at 90 degrees. There is a main entrance door at the left corner of the right section's front elevation. Another entrance door is set in the inner wall of this projecting section. This entrance is protected by a one-story, one-bay porch featuring a single Doric column at the outer corner and attached to the walls of the building. The porch supports a decorative trellis screen mounted parallel to the door The left section has a single entrance door centered in the front elevation. The back elevation has four single-panel twelve-light doors with five-light sidelights allowing access to back patio areas. Attic ventilation is provided by large wooden louvers located in the apex of the gables of the flanking sections.. The building has 49 windows of varying sizes. All original windows are steel casements. This building type is identical to ABC-18 but built as its mirror image. There are 2 ABC-19 buildings, each located across from an ABC-18 building type.

Building 954 - 1669 - 1677 Preston Road
Building 971 - 1626 - 1634 Mount Eagle Place

ACC-20 Five-course American-bond brick structure with gabled shingle tile roof and brick foundation. The banked building is divided by two internal construction walls into three sections forming a modified H and containing two three-bedroom units with two baths, and four one-bedroom units. Both end sections are turned at 90 degrees. The left section is three stories and measures 38'x25'. The right section is three stories and measures 38'x23'. The main entrances in the front elevations of the flanking sections are at the second story and are reached by brick and concrete stairs surmounted by Chinese Chippendale railings. The inner walls of the flanking sections also have entrance doors facing one another. The doors are reached by brick and concrete steps and are protected by identical one-story, one-bay porches. The roof of each porch is attached at two sides of the building and is

supported at its outer edge by two turned ball and block columns connected with Chinese Chippendale rails. These rails continue down the stairs and out to the garden forming an enclosure around the path to the center section. Directly below these doors at the ground level are two entrance doors. Attic ventilation is provided by large wooden louvers located in the apex of the gables of the flanking sections. The two story central section measures 56'x25' and is bisected by a breezeway. Entrance doors are centered in the passageway facing one another. There are dormered louvers located midway in the roof plane at the front and the back and centered on the breezeway ventilating the attic space. Four single-panel twelve-light doors with five-light sidelights in the back elevation offer access to patio areas. There are 71 windows of varying sizes. All original windows are steel casements. There are 3 ACC-20 buildings.

Building 947 - 1533 - 1547 Mount Eagle Place
Building 953 - 1501 - 1507 Mount Eagle Place
Building 959 - 1532 - 1546 Mount Eagle Place

ABCC-21 Five-course American-bond brick structure with gabled shingle tile roof and brick foundation. The banked building is divided by two internal construction walls into three sections forming a modified H and contains two one-bedroom units, two three-bedroom units, one two-bedroom unit, a storage room, and a laundry room with a boiler room beneath it. The two flanking sections are turned at 90 degrees. The left section is three stories and measures 38'x23'. A unit entrance in the front elevation at the second level is reached by concrete and bricks steps. There is also a unit entrance in the inner wall of the left section reached by concrete and brick steps and protected by a one-bay, one-story porch partially enclosed by a half height brick wall continuous with the stairs. The porch roof is supported on a series of six turned columns topping the half wall opposite the door. The roof is attached at its two inner sides to the building. A door to the laundry room is located directly below this door at ground level. Steps leading below grade and located on the outer side wall of the left section lead to the

boiler room. Both flanking sections have large wooden louvers located in the apex of the gables. The two-story center section measures 56'x25' and is bisected by a breezeway. Two unit entrances are centered in the passageway facing one another. An eight-sided cupola with finial centered on the breezeway tops the roof of the center section and ventilates the attic space. The three story right section measures 23'x23' and has a unit entrance in the front elevation at the second level reached by concrete and brick steps. Two single-panel twelve-light doors with five-light sidelights in the back elevation offer access to patio areas. There are 70 windows of varying sizes. All original windows are steel casements. There is 1 ABCC-21 building.

Building 965 - 1572 - 1584 Mount Eagle Place

ABCC-22 Five-course American-bond brick structure with a gabled shingle tile roof and brick foundation. The banked building is built in a modified H and contains two one-bedroom units, one four- bedroom unit with three bathrooms, one two-bedroom unit with two bathrooms and a standard two bedroom unit, a storage room, and a laundry room with a boiler room beneath it. The two flanking sections are turned at 90 degrees. The left section is three stories and measures 23'x23'. A unit entrance in the front at the second level is reached by concrete and bricks stairs. The three-story right section measures 38'x28'. The unit entrance in the front elevation of this section is reached by concrete and brick steps. There is also a unit entrance on the inner wall of the section. It is protected by a one-bay, one-story porch partially enclosed by a half height brick wall continuous with the stairs. The porch roof is supported on a series of six turned columns topping the half wall opposite the door. The roof is attached at its two inner sides to the building. A door to the laundry room is located directly below this door at ground level. Steps leading below grade and located on the outer side wall of the left section lead to the boiler room. Both flanking sections have large wooden louvers located in the apex of the gables. The two-story center section measures 56'x25' and is bisected by a breezeway.

Two unit entrances are centered in the passageway facing one another. An eight-sided cupola with finial centered on the breezeway tops the roof of the center section to ventilate the attic space. The three-story right section measures 23'x23' and has a unit entrance in the front elevation at the second level reached by concrete and brick steps. Two single-panel twelve-light doors with five-light sidelights in the back elevation offer access to patio areas. There are 70 windows of varying sizes. All original windows are steel casements. There is 1 ABCC-22 building.

Building 941 - 1573 - 1583 Mount Eagle Place

BB-7

Five-course American-bond brick structure with a gabled shingle tile roof and brick foundation. The three-story banked I-shaped structure measures 90'x23' and is divided by an internal construction wall. The building appears to be two stories with a raised basement from the front elevation. There are four unit entrances in the front elevation and a unit entrance at each gable end for a total of six two-bedroom units. Unit entrances in the front elevation are reached by concrete and brick stoops. Two single-panel twelve-light doors with sidelights in the back elevation offer access to patio areas for the two gable-end ground floor units. Attic ventilation is provided by large wooden louvers located in the apex of the gables. There are 50 windows of varying sizes. All original windows are steel casements. There are 69 BB-7 buildings.

Building 101 - 3224 - 3234 Wellington Road
Building 105 - 3200 - 3210 Wellington Road
Building 107 - 3128 - 3138 Wellington Road
Building 108 - 3213 - 3223 Gunston Road
Building 113 - 3100 - 3110 Wellington Road
Building 114 - 1113 - 1123 Beverley Drive
Building 116 - 1101 - 1111 Beverley Drive
Building 202 - 3100 - 3110 Valley Drive
Building 211 - 1913 - 1923 Quaker Lane
Building 216 - 3100 - 3110 Ravensworth Place

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Building 504 - 3713 - 3723 Holmes Lane
Building 506 - 3701 - 3711 Holmes Lane
Building 511 - 3728 - 3738 Holmes Lane
Building 519 - 1256 - 1266 Martha Custis Drive
Building 522 - 3600 - 3610 Valley Drive
Building 523 - 1316 - 1326 Martha Custis Drive
Building 524 - 3601 - 3611 Gunston Road
Building 528 - 3625 - 3635 Gunston Road
Building 534 - 3617 - 3627 Greenway Place
Building 535 - 3729 - 3739 Lyons Lane
Building 541 - 3769 - 3779 Gunston Road
Building 543 - 3757 - 3767 Gunston Road
Building 545 - 3700 - 3710 Lyons Lane
Building 546 - 3721 - 3731 Gunston Road
Building 548 - 3733 - 3743 Gunston Road
Building 550 - 3745 - 3755 Gunston Road
Building 715 - 3524 - 3534 Gunston Road
Building 716 - 3200 - 3210 Gunston Road
Building 717 - 3512 - 3522 Gunston Road
Building 718 - 3212 - 3222 Gunston Road
Building 719 - 3500 - 3510 Gunston Road
Building 720 - 3224 - 3234 Gunston Road
Building 721 - 3480 - 3490 Gunston Road
Building 727 - 3444 - 3454 Gunston Road
Building 729 - 3432 - 3442 Gunston Road
Building 734 - 3332 - 3342 Gunston Road
Building 735 - 3400 - 3410 Gunston Road
Building 736 - 3344 - 3354 Gunston Road
Building 802 - 3344 - 3354 Valley Drive
Building 803 - 3313 - 3323 Coryell Lane
Building 809 - 1632 - 1642 Preston Road
Building 810 - 3312 - 3322 Valley Drive
Building 817 - 1720 - 1730 Preston Road
Building 818 - 3240 - 3250 Valley Drive
Building 828 - 3121 - 3131 Martha Custis Drive
Building 831 - 3301 - 3311 Martha Custis Drive

Building 834 - 3201 - 3211 Ravensworth Place
Building 835 - 1619 - 1629 Ripon Place
Building 836 - 3213 - 3223 Ravensworth Place
Building 839 - 1601 - 1605 Ripon Place
Building 840 - 3237 - 3241 Ravensworth Place
Building 843 - 1618 - 1628 Ripon Place
Building 903 - 3565 - 3575 Martha Custis Drive
Building 906 - 1621 - 1631 Fitzgerald Lane
Building 907 - 1633 - 1643 Fitzgerald Lane
Building 911 - 3533 - 3543 Martha Custis Drive
Building 935 - 1621 - 1631 Mount Eagle Place
Building 936 - 3524 - 3534 Valley Drive
Building 943 - 1561 - 1571 Mount Eagle Place
Building 945 - 1549 - 1559 Mount Eagle Place
Building 949 - 1521 - 1531 Mount Eagle Place
Building 951 - 1509 - 1519 Mount Eagle Place
Building 955 - 1508 - 1518 Mount Eagle Place
Building 957 - 1520 - 1530 Mount Eagle Place
Building 961 - 1548 - 1558 Mount Eagle Place
Building 963 - 1560 - 1570 Mount Eagle Place
Building 964 - 1755 - 1765 Preston Road
Building 968 - 3413 - 3423 Martha Custis Drive
Building 972 - 1636 - 1646 Mount Eagle Place

BB-8 Five-course American-bond brick structure with gabled shingle tile roof and brick foundation. The three-story banked I-shaped building measures 90'x23' and is divided by an internal construction wall. The building appears to be two stories with a raised basement from the front elevation. There are four unit entrances in the front elevation and a unit entrance at each gable end for a total of six two-bedroom units. Unit entrances in the front elevation are reached by concrete and brick stoops. Two single-panel twelve-light doors with sidelights in the back elevation offer access to patio areas for the two gable-end ground floor units. Additional attic ventilation is provided by large wooden louvers located in the apex of the gables. There are 50 windows of varying sizes. All original windows are steel

casements. There are 5 BB-8 buildings.

Building 515 - 1232 - 1242 Martha Custis Drive
Building 706 - 3301 - 3311 Valley Drive
Building 710 - 3225 - 3235 Valley Drive
Building 714 - 3201 - 3211 Valley Drive
Building 804 - 3301 - 3311 Coryell Lane

BB-8a

Five-course American-bond brick structure with gabled shingle tile roof and brick foundation. The three-story banked I-shaped building measures 90'x23' and is divided by an internal construction wall. The building appears to be two stories with a raised basement from the front elevation. There are four unit entrances in the front elevation and a unit entrance at each gable end for a total of six two-bedroom units. Unit entrances in the front elevation are reached by concrete and brick stoops. Centered in the back elevation there is a slightly projecting pediment flanked by brick pilasters built contiguous with the building's masonry. A large wooden louver in the apex of the pediment ventilates the attic space. Two single-panel twelve-light doors with sidelights in the back elevation offer access to patio areas for the two gable-end ground floor units. Additional attic ventilation is provided by large wooden louvers located in the apex of the gables. There are 50 windows of varying sizes. All original windows are steel casements. There are 24 BB-8a buildings.

Building 103 - 3212 - 3222 Wellington Road
Building 203 - 1925 - 1935 Quaker Lane
Building 219 - 1901 - 1911 Quaker Lane
Building 533 - 3717 - 3727 Lyons Lane
Building 536 - 3616 - 3626 Greenway Place
Building 702 - 3325 - 3335 Valley Drive
Building 709 - 3513 - 3523 Valley Drive
Building 713 - 3536 - 3546 Gunston Road
Building 723 - 3468 - 3478 Gunston Road
Building 726 - 3258 - 3268 Gunston Road

Building 737 - 3376 - 3386 Gunston Road
Building 801 - 1600 - 1610 Preston Road
Building 829 - 3313 - 3323 Martha Custis Drive
Building 837 - 1607 - 1617 Ripon Place
Building 838 - 3225 - 3235 Ravensworth Place
Building 841 - 1606 - 1616 Ripon Place
Building 842 - 3216 - 3226 Ravensworth Place
Building 904 - 3748 - 3758 Gunston Road
Building 905 - 3553 - 3563 Martha Custis Drive
Building 937 - 1609 - 1619 Mount Eagle Place
Building 940 - 3500 - 3510 Valley Drive
Building 944 - 1612 - 1623 Preston Road
Building 966 - 3401 - 3411 Martha Custis Drive
Building 970 - 1648 - 1658 Mount Eagle Place

BB-9 Five-course American-bond brick structure with gabled shingle tile roof and brick foundation. The three-story banked I-shaped building measures 90'x23' and is divided by an internal construction wall. The building appears to be two stories with a raised basement from the front elevation. There are four unit entrances in the front elevation and a unit entrance at each gable-end for a total of six two-bedroom units. Unit entrances in the front elevation are reached by concrete and brick stoops. Attic ventilation is provided by large wooden louvers located in the apex of the gables. The two ground-floor units and the two upper units at each gable-end have bay windows projecting from the back adding slightly to their floor area. Two single-panel twelve-light doors with sidelights located in the ground floor outside portion of the bay windows offer access to patio areas for the gable-end ground floor units. Excluding the bay windows, there are 48 windows of varying sizes. All original windows are steel casements. There are 8 BB-9 buildings.

Building 701 - 3401 - 3411 Valley Drive
Building 703 - 3413 - 3423 Valley Drive
Building 704 - 3313 - 3323 Valley Drive

Building 705 - 3425 - 3435 Valley Drive
Building 711 - 3525 - 3535 Valley Drive
Building 712 - 3213 - 3223 Valley Drive
Building 938 - 3512 - 3522 Valley Drive
Building 942 - 1601 - 1611 Preston Road

BB-10 Five-course American-bond brick structure with a gabled shingle tile roof and brick foundation. The three-story banked I-shaped building measures 90'x23' and is divided by an internal construction wall. The building appears to be two stories with a raised basement from the front elevation. There are four unit entrances in the front elevation and a unit entrance at each gable end for a total of six two-bedroom units. Unit entrances in the front elevation are reached by concrete and brick stoops. Attic ventilation is provided by large wooden louvers located in the apex of the gables. The north ground-floor unit and the unit above it have bay windows projecting from the back adding slightly to their floor area. A single-panel twelve-light door with sidelights located in the ground floor outside portion of the bay window and another located at the opposite end of the back elevation offer access to patio areas for the gable-end ground floor units. Excluding the bay windows, there are 50 windows of varying sizes. All original windows are steel casements. There is 1 BB-10 building.

Building 946 - 1625 - 1635 Preston Road

BB-11 Five-course American-bond brick structure with a gabled shingle tile roof and brick foundation. The three-story banked I-shaped building measures 90'x 23' and is divided by an internal construction wall. The building appears to be two stories with a raised basement from the front. There are four unit entrances in the front elevation, a unit entrance at one gable end for a total of five two-bedroom units. A laundry room is located at the other gable end. Unit entrances in the front are reached by concrete and brick stoops. Attic ventilation is provided by large wooden louvers located in the apex of the gables. The ground-floor unit and the unit above it have

bay windows projecting from the back adding slightly to their floor area. A single-panel twelve-light door with a sidelight located in the outside portion of the bay window offers access to a patio area. Excluding the bay windows, there are 50 windows of varying sizes. All original windows are steel casements. There are 2 BB-11 buildings.

Building 707 - 3501 - 3511 Valley Drive
Building 708 - 3237 - 3247 Valley Drive

B-BB-12 Five-course American-bond brick structure with a gabled shingle tile roof and a brick foundation. The building measures 90'x23' and is divided into two parts of two and three stories for a total of five two-bedroom units. There are four unit entrances on the front elevation. These entrances are reached by concrete and brick stoops where the topography demands it. The left side is two stories and contains two units with single-panel twelve-light doors with sidelights in the back offering access to patio areas. The right side is banked and is three stories. There are two units entrances in the front elevation of this portion. There is also a unit entrance in the gable end with a single-panel twelve-light door with a sidelight in the back offering access to a patio area. Attic ventilation is provided by large wooden louvers located in the apex of the gables. There are 43 windows of varying sizes. All original windows are steel casements. There are 2 B-BB-12 buildings.

Building 724 - 3248 - 3256 Gunston Road
Building 732 - 3322 - 3330 Gunston Road

B-BB-13 Five-course American-bond brick structure with a gabled shingle tile roof and a brick foundation. The building measures 90'x23' and is divided into two parts of two and three stories totaling five two-bedroom units. There are four unit entrances on the front elevation. The right side is two stories and contains two units with single-panel twelve-light doors with sidelights in the back offering access to patio areas. The left side is banked and is three stories. There are two units entrances in the front elevation of this portion.

These entrances are reached by brick and concrete stoops. There is also a unit entrance in the gable end with a single-panel twelve-light door with a sidelight in the back offering access to a patio area. Attic ventilation is provided by large wooden louvers located in the apex of the gables. There are 46 windows of varying sizes. All original windows are steel casements. There is 1 B-BB-13 building.

Building 728 - 3300 - 3308 Gunston Road

B-14 Two-story five-course American-bond brick structure measuring 90'x20' with a gabled shingle tile roof and a brick foundation. The building contains four two-bedroom units and is divided by a single internal construction wall. The front elevation has four unit entrances. The back elevation has four single-panel twelve-light doors with sidelights offering access to back patio areas. Additional attic ventilation is provided by large wooden louvers located in the apex of the gables. There are 40 windows of varying sizes. All original windows are steel casements. There are 20 B-14 buildings.

Building 106 - 3225 - 3231 Gunston Road
Building 109 - 3120 - 3126 Wellington Road
Building 206 - 3108 - 3114 Martha Custis Drive
Building 507 - 3725 - 3731 Holmes Lane
Building 510 - 3708 - 3714 Holmes Lane
Building 529 - 1400 - 1406 Martha Custis Drive
Building 530 - 3601 - 3607 Martha Custis Drive
Building 538 - 3608 - 3614 Greenway Place
Building 539 - 1416 - 1422 Martha Custis Drive
Building 544 - 3713 - 3719 Gunston Road
Building 547 - 3709 - 3715 Lyons Lane
Building 549 - 3701 - 3707 Lyons Lane
Building 813 - 1656 - 1662 Preston Road
Building 821 - 1744 - 1750 Preston Road
Building 822 - 3220 - 3226 Valley Drive
Building 833 - 1631 - 1637 Ripon Place

Building 844 - 3208 - 3214 Ravensworth Place
Building 910 - 3732 - 3738 Gunston Road
Building 932 - 3548 - 3554 Valley Drive
Building 958 - 1711 - 1717 Preston Road

B-14a

Two-story five-course American-bond brick structure measuring 90'x20' with a gabled shingle tile roof and a brick foundation. The building contains four two-bedroom units and is divided by a single internal construction wall. The front elevation has four unit entrances. Centered in the back elevation there is a slightly projecting pediment flanked by brick pilasters built contiguous with the building's masonry. A large wooden louver in the apex of the pediment ventilates the attic space. The back elevation has four single-panel twelve-light doors with sidelights offering access to back patio areas. Additional attic ventilation is provided by large wooden louvers located in the apex of the gables. There are 40 windows of varying sizes. All original windows are steel casements. There are 16 B-14a buildings.

Building 117 - 1009 - 1015 Beverley Drive
Building 204 - 3100 - 3106 Martha Custis Drive
Building 205 - 3388 - 3394 Martha Custis Drive
Building 213 - 3344 - 3350 Martha Custis Drive
Building 214 - 3112 - 3118 Ravensworth Place
Building 218 - 3101 - 3107 Ravensworth Place
Building 220 - 3109 - 3115 Ravensworth Place
Building 304 - 3400 - 3406 Martha Custis Drive
Building 512 - 3700 - 3706 Holmes Lane
Building 814 - 3272 - 3278 Valley Drive
Building 845 - 1630 - 1636 Ripon Place
Building 908 - 3740 - 3746 Gunston Drive
Building 909 - 3545 - 3551 Martha Custis Drive
Building 933 - 1633 - 1639 Mount Eagle Place
Building 939 - 1601 - 1607 Mount Eagle Place
Building 948 - 1637 - 1643 Preston Road

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B-15 Two story five-course American-bond brick structure measuring 90'x20' with a gabled shingle tile roof and brick foundation. The building contains four two-bedroom units and is divided by a single internal construction wall. The front elevation has four unit entrances. The back elevation has four single-panel twelve-light doors with sidelights offering access to back patio areas. Attic ventilation is provided by large wooden louvers located in the apex of the gable ends. There are 38 windows of varying sizes. All original windows are steel casements. There are 13 B-15 buildings.

Building 102 - 3245 - 3251 Gunston Road
Building 111 - 3112 - 3118 Wellington Road
Building 221 - 3300 - 3306 Martha Custis Drive
Building 509 - 3740 - 3746 Holmes Lane
Building 527 - 1340 - 1346 Martha Custis Drive
Building 537 - 3712 - 3718 Lyons Lane
Building 540 - 3600 - 3606 Greenway Place
Building 731 - 3424 - 3430 Gunston Road
Building 739 - 3368 - 3374 Gunston Road
Building 830 - 3133 - 3139 Martha Custis Drive
Building 846 - 3200 - 3206 Ravensworth Place
Building 902 - 3760 - 3766 Gunston Road
Building 952 - 1661 - 1667 Preston Road

B-16 Two- story five-course American- bond brick structure measuring 90'x20' with a gabled shingle tile roof and brick foundation. The building contains four two-bedroom units and is divided by a single internal construction wall. The front elevation has four unit entrances. The back elevation has four single-panel twelve-light doors with sidelights offering access to back patio areas. Attic ventilation is provided by large wooden louvers located in the apex of the gables. There are 38 windows of varying sizes. The building is identical to the B-15 building type with the exception of a different window configuration. All original windows are steel casements. There are 5 B-16 buildings.

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Building 115 - 1001 - 1007 Beverley Drive
Building 210 - 3128 - 3134 Martha Custis Drive
Building 531 - 1408 - 1414 Martha Custis Drive
Building 532 - 3609 - 3615 Greenway Place
Building 929 - 3425 - 3431 Martha Custis Drive

All "C" Series buildings as originally designed contain one-bedroom units.

C-1 Two-story five-course American-bond brick structure with gabled shingle tile roof and a brick foundation. The large I-shaped building measures 144'x23'. It is divided internally by three construction walls into four sections containing eight one-bedroom units. In the back elevation there are two slightly projecting pediments each flanked by brick pilasters built contiguous with the building's masonry. Large wooden louvers in the apex of the pediments ventilate the attic space. Four single-panel twelve-light doors with sidelights offer access to back patio areas. There are also large wooden louvers in the apex of the gables. There are 56 windows of varying sizes. All original windows are steel casements. There are 18 C-1 buildings.

Building 209 - 3352 - 3366 Martha Custis Drive
Building 217 - 3308 - 3322 Martha Custis Drive
Building 306 - 3408 - 3422 Martha Custis Drive
Building 503 - 1200 - 1214 Martha Custis Drive
Building 513 - 1216 - 1230 Martha Custis Drive
Building 514 - 3712 - 3726 Valley Drive
Building 520 - 3612 - 3626 Valley Drive
Building 521 - 1300 - 1314 Martha Custis Drive
Building 805 - 3316 - 3330 Coryell Lane
Building 806 - 3300 - 3314 Coryell Lane
Building 832 - 3141 - 3155 Martha Custis Drive
Building 915 - 1628 - 1642 Fitzgerald Lane
Building 916 - 1600 - 1614 Fitzgerald Lane
Building 919 - 1656 - 1670 Fitzgerald Lane
Building 926 - 3632 - 3646 Gunston Road

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Building 931 - 1641 - 1655 Mount Eagle Place
Building 950 - 1645 - 1659 Preston Road
Building 962 - 1739 - 1753 Preston Road

CC-2

Five-course American-bond brick structure with gabled shingle tile roof and a brick foundation. The large I-shaped building measures 148'x23' and is divided by two internal construction walls into three sections. The flanking sections are three stories and the middle section is two stories. The eight one-bedroom units have entrances in the front elevation. The entrances on the three story flanking sections are reached by common porches. These porches vary among one of twelve porch types. The back elevation has four single-panel twelve-light doors with sidelights offering access to back patio areas. Attic ventilation is provided by large wooden louvers located in the apex of the gables. Attic ventilation in the center section is provided by either louvered dormers or a cupola. There are 66 windows of varying sizes. All original windows are steel casements. There are 20 CC-2 buildings.

Building 207 - 3368 - 3386 Martha Custis Drive
Building 215 - 3324 - 3342 Martha Custis Drive
Building 502 - 3728 - 3746 Valley Drive
Building 807 - 1612 - 1630 Preston Road
Building 808 - 3324 - 3342 Valley Drive
Building 815 - 1700 - 1718 Preston Road
Building 816 - 3252 - 3270 Valley Drive
Building 823 - 1752 - 1770 Preston Road
Building 824 - 3200 - 3218 Valley Drive
Building 825 - 3345 - 3363 Martha Custis Drive
Building 826 - 3101 - 3119 Martha Custis Drive
Building 827 - 3325 - 3343 Martha Custis Drive
Building 912 - 1601 - 1619 Fitzgerald Lane
Building 913 - 1645 - 1663 Fitzgerald Lane
Building 920 - 3700 - 3718 Gunston Road
Building 922 - 3660 - 3678 Gunston Road
Building 923 - 3501 - 3519 Martha Custis Drive

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Building 925 - 3445 - 3463 Martha Custis Drive
Building 928 - 3612 - 3630 Gunston Road
Building 960 - 1719 - 1737 Preston Road

CC-2a

Five-course American-bond brick structure with a brick foundation. The I-shaped building measures 148'x23' and is divided by two internal construction walls into three sections. The roof of the central two story section is gabled. The flanking three story sections each have a hipped roof which becomes gabled near the roof's ridge. The roof is sheathed in shingle tiles. There are eight one-bedroom units with entrances in the front elevation. The entrances on the three-story flanking sections are reached by common porches. These porches vary among one of 12 types. The back elevation has four single-panel twelve-light doors offering access to back patio areas. Attic ventilation is provided by large wooden louvers located in the apex of the gables. Attic ventilation for the center section is provided by an eight-sided cupola topped with a finial. There are 66 windows of varying sizes. All original windows are steel casements. There are 2 CC-2a buildings.

Building 847 - 3235 - 3253 Martha Custis Drive
Building 848 - 3157 - 3209 Martha Custis Drive

CD-3

Two-story five-course American-bond brick structure with a gabled shingle tile roof and a brick foundation. The large I-shaped building measures 111'x23' and is divided internally by two construction walls into three sections. There are six one-bedroom unit entrances in the front elevation. The back elevation has three single-panel twelve-light doors with sidelights offering access to patio areas. Attic ventilation is provided by large wooden louvers located in the apex of the gables. There are 46 windows of varying sizes. All original windows are steel casements. There are 13 CD-3 buildings.

Building 212 - 3120 - 3130 Ravensworth Place

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Building 222 - 3117 - 3127 Ravensworth Place
Building 225 - 3260 - 3270 Martha Custis Drive
Building 226 - 3200 - 3210 Martha Custis Drive
Building 227 - 3248 - 3258 Martha Custis Drive
Building 228 - 3212 - 3222 Martha Custis Drive
Building 229 - 3236 - 3246 Martha Custis Drive
Building 230 - 3224 - 3234 Martha Custis Drive
Building 310 - 3436 - 3446 Martha Custis Drive
Building 312 - 3448 - 3458 Martha Custis Drive
Building 317 - 3492 - 3502 Martha Custis Drive
Building 921 - 3521 - 3531 Martha Custis Drive
Building 927 - 3433 - 3443 Martha Custis Drive

CCD-4

Two-story five-course American-bond brick structure with gabled shingle tile roof and a brick foundation. The large I-shaped building measures 111'x23'. It is divided internally by two construction walls into three sections containing eight one-bedroom units. The back elevation has three single-panel twelve-light doors with sidelights offering access to back patio areas. Attic ventilation is provided by large wooden louvers in the apex of the gables. There are 54 windows of varying sizes. All original windows are steel casements. There are 9 CCD-4 buildings.

Building 223 - 3272 - 3286 Martha Custis Drive
Building 224 - 3136 - 3150 Martha Custis Drive
Building 305 - 3572 - 3586 Martha Custis Drive
Building 307 - 3556 - 3570 Martha Custis Drive
Building 313 - 3520 - 3534 Martha Custis Drive
Building 314 - 3460 - 3474 Martha Custis Drive
Building 315 - 3504 - 3518 Martha Custis Drive
Building 316 - 3476 - 3490 Martha Custis Drive
Building 967 - 1600 - 1614 Mount Eagle Place

CE-5

Two-story five-course American-bond brick structure with a gabled shingle tile roof and a brick foundation. The building measures 75'x23' and is divided by an internal construction wall. The front elevation has four one-

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bedroom unit entrances and there are two single-panel twelve-light doors with sidelights in the back offering access to patio areas. There are 30 windows of varying sizes. All original windows are steel casements. There is 1 CE-5 building.

Building 311 - 3536 - 3542 Martha Custis Drive

CCE-6 Three-story five-course American-bond brick structure with a gabled shingle tile roof and a brick foundation. The banked building measures 75'x23' and is divided internally by two construction walls. The building appears to be two stories with a raised basement by the front elevation. There are four unit entrances reached concrete and brick stoops and a unit entrance at each gable end for a total of six one-bedroom units. Two single-panel twelve-light doors with sidelights in the back offer access to patio areas for each of the ground-floor gable-end units. There are 40 windows of varying sizes. All original windows are steel casements. There are 3 CCE-6 buildings.

Building 303 - 3588 - 3598 Martha Custis Drive
Building 308 - 3424 - 3434 Martha Custis Drive
Building 309 - 3544 - 3554 Martha Custis Drive

Utility Building - 1 Contributing Building

One-story five-course American-bond brick structure measuring approximately 10'x12' with a brick foundation and gabled asphalt shingle roof. There are wooden louvers in the apex of the gable ends. The front gable end faces west toward Preston Road with a single leaf six-panel wooden door. Each of the side walls of the building has a centered 4/2 metal casement window. The building is used to store hay and grounds equipment.

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Maintenance Yard - 2 Contributing Buildings

Storage Building One story brick building measuring approximately 20'x60' with a brick foundation and a shed roof. There are two entrance doors on the north and south ends of the front westfacing elevation. These doors flank three garage bays. The building is wrapped by a wide plain cornice at the eaves and decorated by an arcade of full-height wooden pilasters across the front. There are six steel casement windows of various sizes. A small greenhouse constructed of molded corrugated plastic, not original to the structure, is attached to the back elevation on the north side.

Office One story brick building measuring approximately 22'x40' with a brick foundation and a shed roof. The front elevation faces west and the south end of the front elevation is sheltered by a cantilevered roof overhanging three large metal casement windows set between an arcade of double pilasters from the cornice to a running base below the windows. The cantilevered roof, windows and pilasters are repeated on the back elevation's south end. There is an entrance door at the south end of the building reached by concrete steps. There are 6 steel casement windows of varying sizes.

Maintenance Yard - 2 Noncontributing Buildings

Garage Approximately 40'X60' cement block building with a shed roof. The building has two garage bays and two entrances in the front westfacing elevation. This building dates to circa 1980.

Garage Approximately 20'X40' corrugated steel construction with a gabled steel roof. The building has one large garage bay and one entrance door in the front elevation which faces west. The construction date of this building is unknown.

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Swimming Pool Complexes - 3 Noncontributing Sites

Coryell Lane

The round concrete pool building has a flat roof and holds changing rooms, bathrooms and an office. A fence of concrete and metal bars connects to the pool building to enclose a series of concrete terraces built into the hillside around a large pool shaped to suggest overlapping circles echoing the shape of the pool building. This swimming pool complex dates to circa 1978.

Lyons Lane

The semi-circular concrete pool building is built below the level of the pool complex. Ramps lead up from the changing rooms around the children's pool which is enclosed by a fence. The main pool is shaped like a rounded cross. A concrete sundeck reached by stairs is located on the roof of the pool building. The complex is surrounded by a metal fence which joins to sides of the pool building to complete the enclosure. This swimming pool complex dates to circa 1978.

Martha Custis

Rectangular brick building with a gable roof. The main pool is rectangular. There is a children's pool to the right of the main pool enclosed by a fence. The entire pool complex is enclosed by a chain link fence. This swimming pool complex dates to circa 1976.

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SIGNIFICANCE SUMMARY

Parkfairfax is the product of the combined talents of an accomplished team with a great deal of experience in the design and construction of housing projects: developer Metropolitan Life Insurance Company, architect Leonard Schultze and Associates, landscape architects Gilmore D. Clarke and Michael Rapuano, and builder Starrett Brothers and Eken. The development of the neighborhood reflects the commitment of private businesses like Metropolitan Life both to enter the rental housing arena, and to create rental housing of enduring quality. Located on the Shirley Memorial Highway, which was designed in this same period to connect the newly built Pentagon with Fort Belvoir, Parkfairfax is an excellent representative example of rental garden apartment complexes constructed during World War II to house employees of the expanding federal government and military operations. Significant as the home of two future American presidents, Richard M. Nixon and Gerald R. Ford, and numerous other public figures, Parkfairfax was converted to condominiums in the 1970s, reflecting the search for new means of home ownership in the modern era.

THE DEVELOPER OF PARKFAIRFAX - THE METROPOLITAN LIFE INSURANCE COMPANY

The Metropolitan Life Insurance Company is one of the best-known and most successful private developers of housing complexes in the United States. The company entered the housing arena because of its desire for permanent investment projects that would possess public value. The company espoused a "policy of making investment not only sound and enduring but valuable from the standpoint of public service."[6]

During the 1920s, Metropolitan Life developed Long Island City, a rental apartment complex with 2,125 units in the borough of Queens, New York. In 1938, the company developed the first of the "park" complexes, Parkchester, a large rental housing project in the borough of Bronx, New York. Parkchester's construction was completed by 1941, at

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[6] "Parkfairfax." Unpublished manuscript, Metropolitan Life Insurance Company Archives, New York, New York, 1.

which time the 12,272-apartment complex of 51 buildings, ranging from seven to thirteen stories high, was hailed as the single largest housing project in the world.[7] In the late 1940s, Metropolitan Life would develop the new towns of Stuyvesant Town, Peter Cooper Village, and Riverton, all large-scale urban renewal projects in blighted New York City neighborhoods.[8]

THE ARCHITECT OF PARKFAIRFAX - LEONARD SCHULTZE AND ASSOCIATES

The buildings of Parkfairfax were designed by Leonard Schultze (1877-1951). A Chicago native, he attended the College of the City of New York, and received his professional training from the Architectural School of the Metropolitan Museum of Art in New York City. Schultze joined the firm of Warren and Wetmore in 1903 as the Chief of Design for Grand Central Terminal and its attendant structures. In 1911, he was promoted to Executive in Charge of the design and construction of all buildings relating to the terminal. In this capacity, he also supervised the construction of the Biltmore and Commodore Hotels, both in New York City. He left Warren and Wetmore in 1921 to start his own firm with S. Fullerton Weaver in New York City. Weaver had previously been both president and owner of the Fullerton Weaver Construction Company, which designed and constructed numerous apartment buildings in New York City. Their new firm was known as Schultze and Weaver until Weaver's death in 1940, when it was reorganized as Leonard Schultze and Associates. Schultze joined the American Institute of Architects in 1929, and was made a Fellow of the AIA in 1948.[9]

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[7]James M. Goode, Best Addresses: A Century of Washington's Distinguished Apartment Houses, (Washington, D.C.: Smithsonian Institution Free Press, 1988), 388.

[8]According to Daniel May, Metropolitan Life Company Archivist, of all the company's housing developments, it has only retained ownership of Stuyvesant Town and Peter Cooper Village in New York City. As happened with Parkfairfax, all other complexes have been sold by the company at some point.

[9]"Leonard Schultze," Baldwin Memorial Archive of American Architects, American Institute of Architects Library and Archives, Washington, D.C.

Much of Schultze and Weaver's work from 1921 through the early 1930s consisted of hotels and country clubs, including the new Breakers Hotel in Palm Beach, Florida (1926); the Waldorf-Astoria in New York City (1931); the Boca Raton Club in Florida; and the General Oglethorpe Hotel in Savannah, Georgia. During this period the firm also designed a number of hotels for the Biltmore chain, including the Los Angeles Biltmore (1923); the Miami-Biltmore Hotel (1926); the Atlanta Biltmore; the Westchester-Biltmore Country Club in Rye, New York; and the Seville Biltmore Hotel and Yacht Club in Havana, Cuba. Most of Schultze and Weaver's work in their first decade of operation was built in New York City; Coral Gables, Miami Beach, and Palm Beach, Florida; and Los Angeles and San Francisco, California. During the building depression of the 1930s, the firm designed a variety of building types, including office buildings, banks, and hotels.[10]

In the 1940s, Leonard Shultze and Associates became best known for its design of large rental housing developments, when the firm was retained by Metropolitan Life to design three such complexes, Parkfairfax, Parklabrea, and Parkmerced. Parklabrea, in Los Angeles, and Parkmerced, in San Francisco, California, were developed simultaneously; both were begun prior to World War II, and were completed after the war ended. In both instances the pre-war construction was of two-story buildings, and the post-war construction was of a few two-story buildings and numerous high-rise apartments. Of the three, only Parkfairfax was designed entirely on a low scale.[11]

THE SITE PLANNERS OF PARKFAIRFAX - CLARKE AND RAPUANO

The firm of Clarke and Rapuano was founded by Gilmore D. Clarke (1892-1982) and Michael Rapuano (1904-1975) in 1939. Both men received their Bachelors of Landscape Architecture from Cornell University -- Clarke in 1913, and Rapuano in 1927 -- and both men served on the Commission of Fine Arts -- Clarke from 1937 to 1950, and Rapuano from 1958 to 1962. They were both elected Fellows of the American Society of Landscape

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[10] "Leonard Schultze," Baldwin Memorial Archive of American Architects.

[11] "The Housing Developments of the Metropolitan Life Insurance Company," Metropolitan Life Insurance Company, New York, New York, 2-3.

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Architects; and their firm remained in operation in New York City after their deaths until 1996.[12]

Clarke and Rapuano's practice was very successful, and they worked on numerous project types including parks and parkways, highways, college campuses, research centers, corporate headquarters, and the grounds of the 1939 and 1964 World's Fairs. The firm also participated in numerous housing projects for Metropolitan Life. For the company's housing projects in New York City, Parkchester, Stuyvesant Town, Peter Cooper Village, and Riverton, Clarke was a member of the Board of Design, and Rapuano was an associate member of the Board of Design.[13]

As the landscape architects for Parkfairfax, Clarke and Rapuano were responsible for the design of site work relating to grading, drainage, water supply, paving, lighting, sanitary sewers, coordinating utility services, and planting. The actual planting plan for the neighborhood was designed by M. Betty Sprout, ASLA, (1906-1962), an accomplished landscape architect in her own right, who was also the wife of Gilmore D. Clarke. The firm may have collaborated with Leonard Schultze to site Parkfairfax's buildings and to prepare the overall site plan. Their work at Parkfairfax was quite successful, and has been well-maintained over the years.[14]

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[12]Bradford M. Greene, "Clarke and Rapuano," in Pioneers of American Landscape Design: An Annotated Bibliography, (Washington. D.C.: Government Printing Office, 1993), 29.

[13]Vertical Files on Clarke and Rapuano, American Society of Landscape Architects, Washington, D.C.

[14]Vertical Files on Clarke and Rapuano, American Society of Landscape Architects, Washington, D.C. Parkfairfax is often mentioned in company brochures and in lists of completed projects. To date, however, nothing has been discovered that describes the firm's work at Parkfairfax in greater detail. As the landscape is such an integral part of the neighborhood, more information is definitely desired; and it is possible that more evidence does exist. When the firm closed in 1996, both drawings and project files were donated to Cornell University. Unfortunately, this archival collection does not contain any general information on the firm's early housing work or more specific information on Parkfairfax.

THE BUILDER OF PARKFAIRFAX - STARRETT BROTHERS AND EKEN, INC.

The firm which built Parkfairfax, Starrett Brothers and Eken, was as well-known within the design community as was the rest of the Parkfairfax team. The five Starrett brothers who owned the New York City-based firm were most famous for constructing skyscrapers, most notably the Empire State Building. Starrett Brothers and Eken also built the Lincoln Memorial; McKim, Mead, and White's Pennsylvania Station (since demolished); and the Parkchester housing complex. In 1936 the firm was selected by the Public Works Administration (PWA) to build Ten Eyck, in Brooklyn, New York, which was, at the time, both the largest housing project to be undertaken in the United States, and also the largest job for the firm since their construction of the Empire State Building. The Ten Eyck project replaced a congested slum area in Brooklyn's Williamsburg District, and housed 6,500 persons on a twenty-six acre site. Starrett Brothers and Eken came well-prepared to construct Parkfairfax.[15]

THE SITE SELECTION FOR PARKFAIRFAX

By 1940, the need for affordable housing in the Washington metropolitan area, both for natives and newcomers, had become acute. It is rumored that, prior to World War II, President Roosevelt contacted his close friend Frederick Ecker, Chairman of the Board of the Metropolitan Life Insurance Company, and asked if he could do something to help ease the severe housing problem in the nation's capital.[16]

Sometime the same year, Andrew Eken, of Starrett Brothers and Eken, confidentially asked Miles Colean to find a suitable site in the Washington, D.C. metropolitan area for a large housing development. Colean was the director of the Rental Housing Division of the Federal Housing Administration from 1935 to 1940, and in this capacity, was very involved in local housing activities. Eken told Colean "that the War Department had asked the Metropolitan Life to invest its own money in this vicinity to take care of the large

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[15] "Starrett Builds again, this time on Ten Eyck, PWA's largest project," Architectural Forum, Volume 65, Number 3, September 1936, 36.

[16] Ewing, "Parkfairfax Facts and Figures," 1.

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influx of officers that was expected to come as a result of the building of the Pentagon as the center of all military-naval activity."[17]

Colean did find a suitable site consisting of 201.7 acres in northwest Alexandria, and he worked with local lawyer Gardiner Booth to purchase the property for $282,150, and to obtain the necessary zoning.[18] The Alexandria City Council agreed to rezone the site for rental apartments.[19]

THE DESIGN OF PARKFAIRFAX

Concerning his design for the community, Leonard Schultze said in a 1943 press release that "Parkfairfax is essentially a park community. The property is divided into a series of parks of different size and the various buildings open directly into these individual areas."[20] This same press release highlights the aspects of the community's design which were exemplary, stating

> Interesting aspects of Parkfairfax's development are the utter simplicity and informality of the general plan and the limitations imposed by the owner upon land coverage. Less than one-tenth of the land will carry buildings. A few winding roads separate the 200 acres into large landscaped segments. On the irregular blocks thus formed, red and white Colonial-style brick buildings, most of them two stories, a

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[17]"Miles Colean," (New York, New York: Columbia University, Oral History Research Office, 1975), 121.

[18]"Miles Colean," 121-122.

[19]"Parkfairfax Press Release," Metropolitan Life Insurance Company Archives, New York, New York, April 4, 1943, 3.

[20]"Parkfairfax Press Release," 3.

> few three, will be environed by trees, gardens, lawns, and recreational areas...Following the contour of the land, they (the buildings) stand at different heights and at different angles. Cupolas, bay windows, and white entrance columns enhance the Colonial effect."[21]

Both in marketing pieces and in the design of the development itself, Metropolitan Life stressed the fact that the land on which Parkfairfax was built was located in "historic Alexandria," Virginia. An account of the history of Parkfairfax written by an unnamed Metropolitan Life employee attempts to draw parallels between the port city of Alexandria and Parkfairfax's large parcel of land. The choice to use the colonial revival mode for the buildings' construction was viewed by the company as an appropriate means for conveying the colonial history of the area.[22]

THE CONSTRUCTION OF PARKFAIRFAX

The land on which Parkfairfax was built remained rural in character until its purchase by Metropolitan Life in 1941. Groundbreaking took place in 1941, and the construction of Parkfairfax cost $8.5 million. Building Parkfairfax during World War II was no easy feat. According to Miles Colean, a number of problems with materials occurred during construction. In his oral history, he remembered that the buildings were originally designed to be reinforced concrete, and that the custom steel reinforcing rods were delivered to the construction site just as a ban on the use of steel, except for in high priority projects, began. These rods remained on site, unused, until the end of World War II, when they were sold for scrap.[23]

Because of this ban, the primary material for the buildings had to be changed from

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[21] "Parkfairfax Press Release," 3.

[22] "Parkfairfax," 1.

[23] "Miles Colean." 123.

concrete to wood. Schultze had not designed the buildings to be of frame construction, and thus, no standard lumber could be used. This contributed to the lumber shortage, as well as increased the cost of the project. Colean persuaded Andrew Eken to build temporary warehouses on site, and to purchase and store all the mechanical, electrical, and plumbing supplies needed, before any other material bans were imposed.[24]

Metropolitan Life was committed to creating a community which would prosper, as well as one that would be financially successful, and took strides to provide the amenities necessary to assure their tenants a high quality of living. At the request of the City of Alexandria, the company donated a parcel of land on Martha Custis Drive on the edge of the complex, along with a cash gift of $50,000, to be used for the construction of a public elementary school. In October 1943, the first Charles Barrett School opened with forty children and four teachers in attendance. This white, frame, temporary, prefabricated structure, containing six classrooms and a kitchen, was built by the U.S. Works Projects Administration. The school was named for a Marine Corps general killed in World War II, who had graduated from nearby Episcopal High School in Alexandria. The original portion of the present brick structure was built in 1949 at a cost of $400,000, and contained twelve classrooms, library, cafeteria, auditorium, shop, home economics department, music room, offices, teachers' lounge, and clinic.[25] This original section is still visible amid numerous later additions. Both buildings existed on the same site until 1955, when the first school was razed. Today, Charles Barrett is one of the most highly regarded elementary schools in the Alexandria Public School System.

THE NEW COMMUNITY AND EARLY TENANTS

The construction of Parkfairfax was completed by early 1943. Metropolitan Life was clearly proud of their new complex, announcing in April 1943 that

> One of the country's most comprehensive plans for adequate

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[24]"Miles Colean," 123-124.

[25]Ewing, "Parkfairfax Facts and Figures," 2.

> city-suburban living is now being carried to completion by private enterprise in Washington's metropolitan area... Providing accommodations urgently needed in Washington's war expansion, Parkfairfax is considered to express in striking fashion new standards developed in the home (housing) field. It will take its place as a new permanent residential district of the city of Alexandria.[26]

The monthly rent scale for Parkfairfax was announced in April 1943 by Thomas Campbell, the first resident manager. All rents included gas, electricity, and refrigeration. Monthly rent for one-bedroom apartments averaged $61.25; two-bedroom apartments averaged $78.75; and three-bedroom apartments averaged $90.00. Prospective tenants were asked to notify the leasing office in writing, so that appointments for interviews could be arranged.[27] Metropolitan Life wanted their community to be inhabited primarily by families, and pictures of the family members of prospective renters were requested at rental interviews. As in many neighborhoods at this time, blacks and Jews were not welcomed.[28]

The neighborhood's leasing office, located at 3360 Gunston Road, opened May 1, 1943. The first lease was signed by an Army major employed at the Pentagon, who had been living with his family in Baltimore, and spending four hours a day commuting by train and bus. The first families of Parkfairfax moved in on October 1, 1943, and three months later, the complex was fully leased. Occupations of early tenants included "...lawyers, economists, engineers, analysts, secretaries, examiners, statisticians, and accountants employed in government agencies, as well as many families of officers of the Army, the

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[26]"Parkfairfax Press Release," 1.

[27]"Parkfairfax Press Release," 1.

[28]Telephone interview with David Bush, long-time Parkfairfax resident, conducted by Laura L. Bobeczko, November 1996.

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Navy, the Air Corps, the Marine Corps, the WACS, and the WAVES."[29]

So as to achieve a sense of stability and quality within the community, a number of rules were drafted to govern the behavior of the residents. No dogs or cats were permitted. Tenants could only grow flowers, and not vegetables. Single people were not allowed, except for a few widows. There were even strict rules about what types of families could occupy which units. For example, a married couple with one child was not permitted to rent a one-bedroom apartment; if a married couple renting a one-bedroom apartment decided to have a child, they were required to move to a two-bedroom apartment. Adherence to these restrictions did contribute to the stability, as well as the homogeneity of the development.[30]

Parkfairfax is best understood when viewed within the dual contexts of the expanding federal government mobilizing for the war effort and the acute housing shortage in the nation's capital. The country's construction industry had suffered greatly as a result of the Great Depression, and the lack of adequate housing became an even greater problem as the United States entered into World War II, and people flocked to centers of production to help prepare for war. To remedy this housing shortage, a number of large rental housing projects were constructed in south Arlington near Parkfairfax contemporeanously, including Fairlington, a garden apartment complex built by the Defense Homes Corporation from 1942 to 1943, and Arna Valley, the first development financed under Title VI of the National Housing Act of 1942 and constructed from 1941 to 1943. These projects added considerably to the local housing stock.

Parkfairfax proved to be a successful development and it quickly filled to capacity. The neighborhood also received the attention of design professionals when it was featured in a

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[29]"Parkfairfax Comes to Life as Its First Families Make It Their Home," The Home Office, (1943), 8.

[30]Richard Corrigan, "Parkfairfax...The 150 acres where the quality lived when they were struggling just like us," The Washington Post Potomac, 22 September 1968, 13.

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1944 issue of Architectural Forum magazine (see Supplemental Materials). One feature that made Parkfairfax so desirable was its convenient location to Washington and the Pentagon, made more easily accessible by the construction of the Shirley Memorial Highway (I-395). The Shirley Highway was designed to connect the newly-built Pentagon with Fort Belvoir, and to relieve congestion on Route 1 from Washington south through Alexandria. The Public Roads Administration and the Virginia State Highway Department established the Shirley Highway's 19-mile route through Fairfax and Arlington Counties and the northwest corner of Alexandria in 1940. Arlington County planners reserved 200 feet on both sides of the route for the proposed highway. The developers of both Parkfairfax and Fairlington donated additional land for the highway; Metropolitan Life donated 12 acres, and Defense Homes Corporation donated 18.3 acres. Truly a cooperative effort, the engineer for the Shirley Highway consulted the architects and site planners for Parkfairfax, Fairlington, and Shirlington, a contemporaneous commercial development located on the west side of the highway. Once completed in 1944, the Shirley Highway significantly improved access to the Pentagon, the Navy Annex, and Washington, D.C., allowing a sparsely-settled area to be more intensively developed.[31]

In the mid- to late-1940s, Parkfairfax units were rented by members of the first several classes of the National War College at Fort McNair in Washington, D.C. In 1946, the first commandant of the War College, Admiral Henry W. Hill went to meet with then Secretary of the Navy Forrestal to discuss the complete lack of housing on base for married students and their families. Secretary Forrestal then called his old friend Frederick Ecker, Chairman of the Board of the Metropolitan Life Insurance Company, and explained this problem. Ecker asked Admiral Hill to meet him at his apartment in New York City that very evening, and after hearing more about the housing shortage directly from Hill, offered to help by calling the manager of the Parkfairfax rental office. Ecker subsequently instructed the rental manager to give the National War College students first priority on all available units. The next morning Hill and the rental manager met at Fort McNair, and together wrote a letter to the incoming students, which accompanied application forms for

[31]Housing Developments and Express Highways, January 27, 1945, RG 30, File 481, Bureau of Public Roads, Box 1890, National Archives, College Park Facility.

one- and two-bedroom units. Students that wanted a three-bedroom unit were told that they would likely have wait a month or so, but were guaranteed a smaller apartment at Parkfairfax in the interim. This arrangement was remarkable in that, at this time, the neighborhood had very few vacancies and a waiting list of several hundred people. Students of at least the first three classes of the National War College were accommodated at Parkfairfax in this way.[32]

According to early residents, a staff of 80 Metropolitan Life employees maintained both the buildings and the grounds to the highest standards. Parkfairfax even had its own greenhouse, which supplied plants for use throughout the neighborhood.[33] Parkfairfax remained a rental property owned and operated by Metropolitan Life from 1943 until 1966. From 1966 to 1968 Weaver Brother's Realtors was engaged to manage the community for Metropolitan Life.

The first black tenant, a single, female, school teacher in the District, was permitted to rent in Parkfairfax in August of 1963. This event proved newsworthy, as it was the subject of a brief article in The Washington Post. This woman's entrance to the neighborhood was made possible by Metropolitan Life's open occupancy policy, which was announced on August 11, 1963 in a joint statement with the National Association for the Advancement of Colored People (NAACP). A few tenants indicated that they might leave Parkfairfax because of this, but overall, tenants approved of the company's actions by a ratio of 5 to 1.[34] It is not known exactly when the first Jewish tenant moved into the community, but the neighborhood is clearly more racially and religiously diverse than it once was.

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[32] "The Reminiscences of Admiral Harry W. Hill, USN," (New York, New York: Columbia University, Oral History Research Office, 1969), 916-918.

[33] Ewing, "Parkfairfax Facts and Figures," 1.

[34] "Parkfairfax to Get First Negro Tenant," The Washington Post, 21 August 1963.

SIGNIFICANT RESIDENTS OF PARKFAIRFAX

Because of its close proximity to downtown Washington, D.C., Parkfairfax has had a number of notable residents in its early years. Richard Nixon lived at 3426 Gunston Road from October 6, 1943 until June 14, 1944. He also lived at 3538 Gunston Road from April 1, 1947 until June 5, 1951. Gerald Ford lived at 1521 Mt. Eagle Place from June 1, 1951 until March 15, 1955. Nearly twenty members of Congress have lived in the neighborhood, along with other public figures such as astronaut Edward White, Secretary of State Dean Rusk, and NBC newscaster Sandar Vanocur.[35]

THE ARLEN REALTY CORPORATION

In 1968, the buildings of Parkfairfax were sold to the Arlen Realty Corporation for $9.8 million, while Metropolitan Life granted Arlen a 99-year lease on the land. Arlen Realty, a New York development company, improved the property in numerous ways from 1970 to 1978, including installing new "harvest gold" stoves and refrigerators, boilers, air conditioners, and the Martha Custis Drive swimming pool.

Controversy arose when Arlen announced its plans to demolish a section of the complex, so that high-rise apartment buildings could be constructed. In actuality, Arlen intended to replace the entire neighborhood with high-rise buildings surrounding a lake and park with bridle paths. Tenants organized themselves into the Parkfairfax Citizens Association, and fought the project through Alexandria's political system. The project was eventually defeated by the City of Alexandria, which would not grant permits for the high-rise buildings due to an insufficient sewer system. The City also imposed a four-story height limit on the project, which made development of this type unattractive. Only one fifteen-story building, now the Parc East Condominium on Martha Custis Drive, was ever built, in 1970-1971.[36]

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[35]Ewing, "Parkfairfax Facts and Figures," 2.

[36]Goode, Best Addresses, 390-391.

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CONVERSION TO A CONDOMINIUM COMMUNITY

As a result of its failed building program, Arlen Realty lost interest in Parkfairfax, and allowed the property to fall into disrepair. In 1977, Arlen Realty and Metropolitan Life sold a 141-acre property containing Parkfairfax and Parc East to the PIA/IDI Corporation for $30 million. PIA/IDI then sold Parc East as a separate property, thus reducing the acreage of Parkfairfax to its current 132 acres. PIA/IDI was led by Giuseppe Cecchi, a Washington developer who had first met success by building the Watergate complex in the Foggy Bottom neighborhood of the District of Columbia. He later built the Watergate at Landmark and the Rotunda in McLean, two large apartment complexes in Virginia.[37]

In early 1977, Cecchi announced his intention to convert Parkfairfax into a condominium community. Many tenants were outraged, and Cecchi attempted to win them over to his position by sharing his conversion plans with the Parkfairfax Citizens Association. Cecchi planned for an ordered conversion staged in phases, in which each of the four sections of the neighborhood would undergo minimum renovations before being offered for sale in several stages. Units that were purchased by their current tenants underwent a limited renovation, in which the kitchen and bathroom were painted, a new tile floor was laid in the kitchen, and electric baseboard heaters were installed. Tenants were permitted to live in their units during a majority of the renovations. Each apartment was renovated in ten days, and cleaning crews were sent in as soon as the work was completed.[38]

Renovation costs totalled $18 million, and included some new plumbing, electrical wiring, storm windows, and interior painting. Adjacent units were combined into single, larger units, only when both were empty or were not to be purchased by their tenants. The fifteen floor plans were renamed for American presidents; for example, a three-bedroom unit with a certain arrangement was named a "Van Buren."[39]

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[37]Goode, Best Addresses, 390-391.

[38]Goode, Best Addresses, 391.

[39]Goode, Best Addresses, 392.

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Over eighty percent of the tenants renting at the time their "village" was converted chose to purchase condominium units in Parkfairfax - a testimony to both the comfort of the neighborhood and to the implementation of the conversion. Another factor may have been the discounts Cecchi offered to current tenants to induce them to remain. All current tenants were given a 90-day grace period in which to decide whether or not they would purchase a unit. Tenants were given first option to buy their units (or other units in the neighborhood) before they were released to the public, and were offered discounts from $3,000 to $6,000 to help them do so. Tenants who wanted to purchase a unit other than the one they were currently renting were offered lesser discounts or no discounts at all. At the time of the conversion, it was discovered that 25 to 30 families had been living in the community since its completion in 1943. These long-time tenants and also elderly residents were offered an additional $2,000 discount. As another concession to moderate-income and elderly residents, tenants could continue to rent in the community for five years, as long as they paid rent to an actual unit owner.[40]

Life in Parkfairfax was also seen as desirable by people outside the community. Without advertisements, hundreds of potential purchasers came to Parkfairfax. One rainy night in November 1977, over fifty people waited throughout the night to purchase 130 units the next morning. At this point, prices ranged from $29,500 for a one-bedroom unit to $45,000 for a three-bedroom unit. Later, a lottery system was used to sell the few remaining units, which were quickly sold. Purchasers during the conversion were mainly single, professional men and women, and included a few young, married couples and retired couples with grown children. A number of units were bought by investors for long-term rental properties or for short-term investments. Often these units were then resold at a higher price within the next year by owners who had never lived in Parkfairfax. This mix of residents, with the influx of families with young children within the last five years,

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[40]Goode, Best Addresses, 392.

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has continued to the present.[41]

Wayne Williams, FAIA, architect for the developer, had grand plans for Parkfairfax. Williams was president of the Smith/Williams Group of California, a firm that specialized in recreational planning, and was considered to be a pioneer in this field. Other local projects of his included the recreation complex at the Watergate at Landmark condominiums in Alexandria, and the site plan for the Rotunda condominium in McLean.[42]

Williams wanted to divide Parkfairfax into four "theme" villages, each focusing on a specific interest, such as arts and crafts or cooking. Plans were also made for the construction of an amphitheater, gourmet kitchen, fitness center, craft workshop, and golf course. A native of Los Angeles, Williams had devised similar plans for communities in his home town which were well received, but these plans were quickly dismissed by Parkfairfax residents who had no desire to be told what their interests should be. These grandiose plans were eventually abandoned for a more simple approach. The Coryell Lane and Lyons Lane swimming pools were built, and two volleyball courts and eight tennis courts were constructed. Building 309 at 3554 Martha Custis Drive was renovated into a woodworking shop and a fitness center with a sauna. The former rental office at 3360 Gunston Road was remodeled into a community center with a new kitchen, administrative offices for the condominium management company, and rooms for social gatherings and meetings.[43]

The conversion project proved to be a complete success when the final condominium unit was sold in 1979. Only a year later the value of most units had doubled their purchase price. The complex became totally self-governing in July 1979, when the first Board of

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[41]Lynn Darling, "The All-Night Town House Vigil: Sale of 130 Condominiums Is Standing-Room-Only Event," The Washington Post, 23 November 1977, C1, C3.

[42]"International Developers, Inc. Fact Package," Parkfairfax Management Office, Alexandria, Virginia, February 15, 1977, 3.

[43]Goode, Best Addresses, 392-393.

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Directors of the Parkfairfax Condominium Unit Owners Association was elected. The complex remains self-governing to this day, despite periodic changes in management companies.[44]

Parkfairfax's conversion to condominium units was representative of a larger social trend towards new forms of home ownership. A condominium is a form of property ownership that became widespread in the late 1960s, though it has been used for centuries in Europe. As the cost of living and housing increased dramatically in the Washington metropolitan area, many people still possessed a strong desire to own their own homes. To meet this need in a new way, many rental garden apartment complexes turned to this form of ownership in the late 1970s and early 1980s. Some of these complexes included Fairlington and Colonial Village in southern Arlington County, Virginia, and McLean Gardens in northwest Washington, D.C. In these cases, conversion to condominiums has been an excellent way to keep the complexes intact, and operating in good condition.[45] In Parkfairfax, a condominium owner solely owns his or her individual unit. The boundary for each individual unit is 1" behind the plaster face of the interior walls. All owners together own the common elements, including the buildings' exteriors and roofs, land, parking facilities, gardens, swimming pools, and tennis courts. Certain common elements are set aside as limited common elements, such as patios and attics, which are used by individual owners.[46]

Today the Parkfairfax Condominium Unit Owners Association is governed by a nine-member Board of Directors. A number of volunteer committees, including Covenants, Architecture and Planning Board, Buildings and Utilities, Finance, and Landscape, provide resident input to the management of the neighborhood.

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[44]Goode, Best Addresses, 393.

[45]Wendy Swallow, "Older Garden Projects Face Pressure," The Washington Post, 10 March 1984, F4.

[46]"Parkfairfax Owner's Manual and Guide to Your Community," in possession of Ann Ardery, original unit owner, Alexandria, Virginia, September 1978, 4-5.

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Parkfairfax is an excellent extant example of rental garden apartment complexes carried out on a large-scale basis in the 1940s by private companies like Metropolitan Life. The community is also the product of a nationally-known design, construction, and development team. Though the neighborhood has undergone changes in management and ownership, it still retains many original features, and much of its original setting has been preserved. Parkfairfax has been able to withstand different waves of development pressures, and to evolve with the times into the vibrant and distinct neighborhood that it is today.

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Telephone interview with David Bush, long-time Parkfairfax resident, conducted by Laura L. Bobeczko, November 1996.

Telephone interview with Steven Cantor, former Vice President of Clark and Rapuano, conducted by Laura L. Bobeczko, March 1997.

Telephone interview with Mike Fields, Parkfairfax Maintenance Director, conducted by Laura L. Bobeczko, February 1997.

Telephone interview with Neal Howlett, Parkfairfax Landscape Manager, conducted by Laura L. Bobeczko, March 1997.

Telephone interview with Daniel May, Metropolitan Life Insurance Company Archivist, conducted by Laura L. Bobeczko, March 1997.

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VERBAL BOUNDARY DESCRIPTION

The boundaries of the nominated district are delineated by the polygon whose vertices are marked by the following UTM reference points: 1) 18 318975 4301100, 2) 18 3198754301100, 3) 18 319950 4299900, and 4) 18 319075 4299900. The Parkfairfax Historic District is bounded on the west by Quaker Lane and the Shirley Memorial Highway (Interstate 395), on the south by Beverley Drive, on the east by Wellington Road, Gunston Road, and Valley Drive, and on the north by Glebe Road and Four-Mile Run.
(BOUNDARIES ARE ALSO PLOTTED ON ATTACHED MAP AT 1"=225')

BOUNDARY JUSTIFICATION

This boundary demarcates the 132 acres of land which have historically been associated with the neighborhood since its conversion to condominiums in 1977. In this year, Arlen Realty and the Metropolitan Life Insurance Company sold a 141-acre parcel of land containing 285 buildings known as Parkfairfax, and one high-rise condominium building called Parc East to the PIA/IDI Corporation. The PIA/IDI Corporation then sold off Parc East as a separate property, thus reducing the acreage of Parkfairfax to its current 132 acres. The boundary for the Parkfairfax Historic District includes the neighborhood's original 285 detached residential buildings that were constructed from 1941 to 1943 and the community's maintenance yard.

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All photographs are of:

PARKFAIRFAX HISTORIC DISTRICT
City of Alexandria, Virginia
VDHR File Number: 100-0151
Laura L. Bobeczko, photographer
Photographs taken October 1996
Negative Number: 15380

All negatives are filed with the Virginia Department of Historic Resources, Richmond, Virginia.

VIEW OF: Building 607, 1100 Block of Valley Drive; facing southwest
PHOTO 1 OF 10

VIEW OF: Building 541, 3700 Block of Martha Custis Drive; facing southeast
PHOTO 2 OF 10

VIEW OF: Building 309, 3500 Block of Martha Custis Drive; facing west
PHOTO 3 OF 10

VIEW OF: Building 959, 1500 Block of Mount Eagle Place; facing southeast
PHOTO 4 OF 10

VIEW OF: Building 953, 1500 Block of Mount Eagle Place; facing northeast
PHOTO 5 OF 10

VIEW OF: Building 968, 3400 Block of Martha Custis Drive; facing east
PHOTO 6 OF 10

VIEW OF: Building 804, 3300 Block of Coryell Lane; facing northeast
PHOTO 7 OF 10

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VIEW OF: Buildings 810, 812, 814, 3300 Block of Valley Drive; facing west
PHOTO 8 OF 10

VIEW OF: Building 701, 3400 Block of Valley Drive; facing east
PHOTO 9 OF 10

VIEW OF: Building 966, 3400 Block of Martha Custis Drive; facing southeast
PHOTO 10 of 10

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All photographs are of:

PARKFAIRFAX HISTORIC DISTRICT
City of Alexandria, Virginia
VDHR File Number: 100-0151

All negatives are filed with the Virginia Department of Historic Resources, Richmond, Virginia.

VIEW OF: Building 947, view to northwest, 4/98, negative number 16830, Laura L. Bobeczko, photographer
PHOTO 1 OF 16

VIEW OF: Building 317, view to west, 7/98, negative number 16827, Lisa Phinney, photographer
PHOTO 2 OF 16

VIEW OF: Building 946, back elevation, view to southwest, 7/98, negative number 16827, Lisa Phinney, photographer
PHOTO 3 OF 16

VIEW OF: Building 814, view to southwest, 8/98, negative number 17114, Lisa Phinney, photographer
PHOTO 4 OF 16

VIEW OF: Building 724, view to southwest, 6/98, negative number 16833, Lisa Phinney, photographer
PHOTO 5 OF 16

VIEW OF: Building 206, view to southwest, 6/98, negative number 16833, Lisa Phinney, photographer
PHOTO 6 OF 16

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VIEW OF: Detail of two-story, three-story porch with Doric columns, 3300 Martha Custis Drive, view to south, 7/98, negative number 16827, Lisa Phinney, photographer
PHOTO 7 OF 16

VIEW OF: Detail of arcaded pilasters in the back elevation of building 203, view to west, 7/98, negative number 16831, Lisa Phinney, photographer
PHOTO 8 OF 16

VIEW OF: Detail of cupola, building 965, view to southwest, 4/98, negative number 16830, Laura L. Bobeczko, photographer
PHOTO 9 OF 16

VIEW OF: Detail of breezeway surround with scalloped molding and double pilasters on building 606, view to south, 7/98, negative number 16827, Lisa Phinney, photographer
PHOTO 10 OF 16

VIEW OF: Detail of frontispiece with a broken pediment and half-circle molding surmounted by a key block and flanked by Doric pilasters at 3569 Martha Custis Drive, view to east, 7/98, negative number 16827, Lisa Phinney, photographer
PHOTO 11 OF 16

VIEW OF: Parterre between buildings 954, 956, 969, 971, view to north northwest, 8/98, negative number 17114. Lisa Phinney, photographer
PHOTO 12 OF 16

VIEW OF: Tot lot behind buildings 101, 103, 105, 107, view to west, 7/98, negative number 16827, Lisa Phinney, photographer
PHOTO 13 OF 16

VIEW OF: Greenspace behind building 812, view to southeast, 8/98, negative number 17114, Lisa Phinney, photographer
PHOTO 14 OF 16

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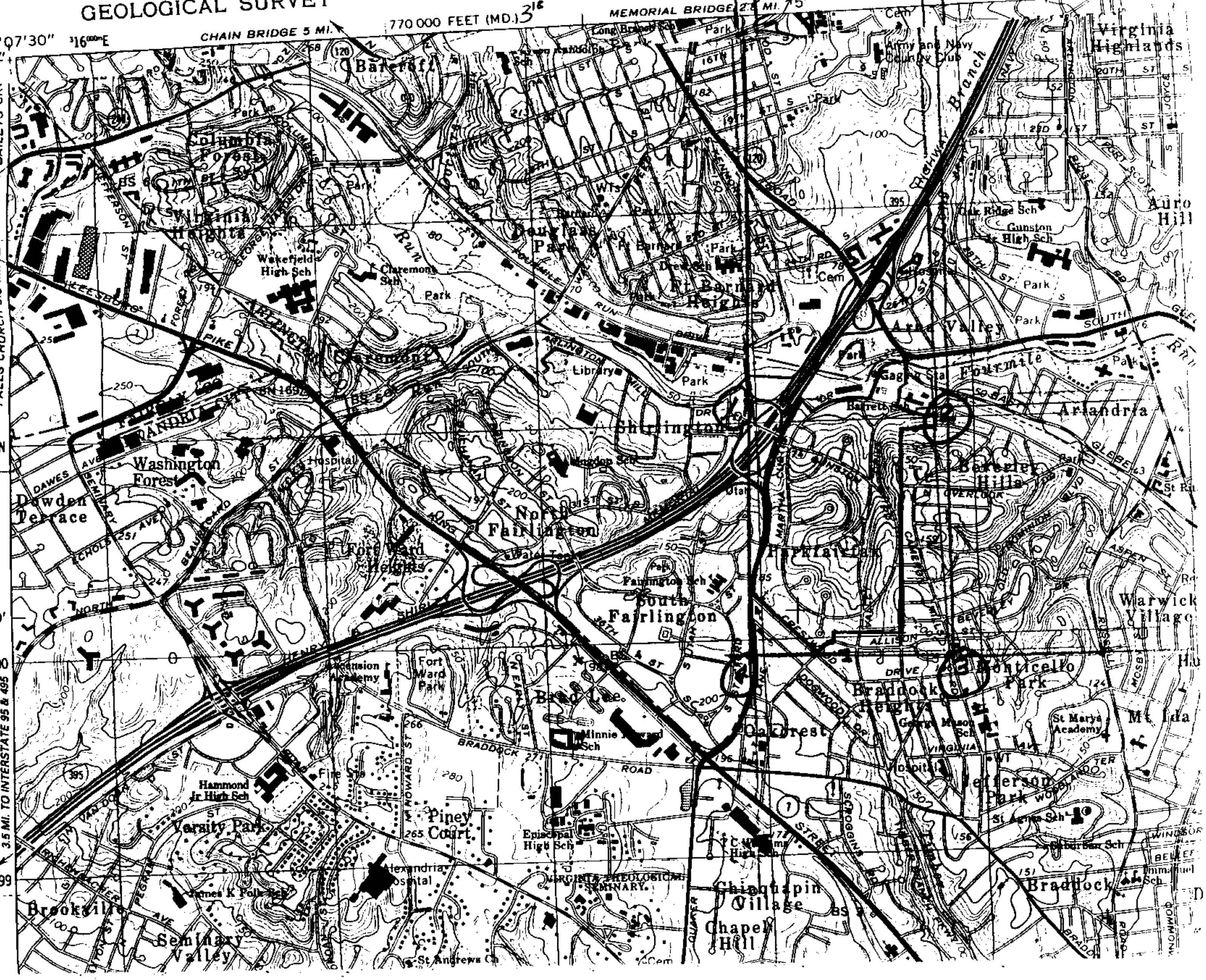
VIEW OF: Building group 809, 811, 813 with parterre, view to south, 8/98, negative number 17114, Lisa Phinney, photographer
PHOTO 15 OF 16

VIEW OF: Christmas Tree Park at the convergence of Valley Drive and Preston Road, view to south, 8/98, negative number 17114, Lisa Phinney, photographer
PHOTO 16 OF 16

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

5561 I NW
(FALLS CHURCH)



Parkfairfax Historic District
City of Alexandria, Virginia
UTM coordinates

1- 18/318975/
4301100

2- 18/319875/
4301100

3- 18/319950/
4299900

4- 18/319075/
4299900

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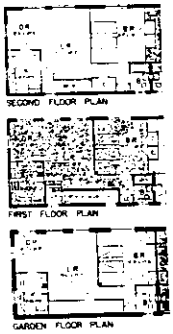
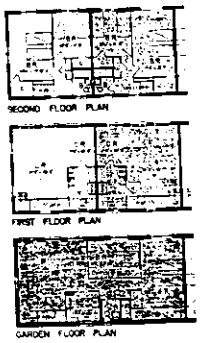
Parkfairfax was featured in a January 1944 Architectural Forum article on World War II-era housing entitled "Washington Housing."

WASHINGTON HOUSING



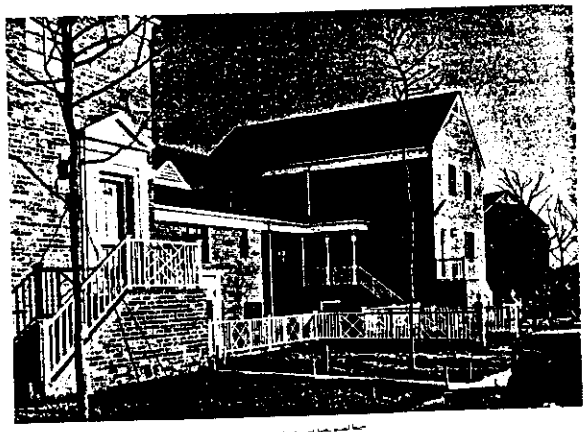
THREE 1 STORY 3½-ROOM UNITS

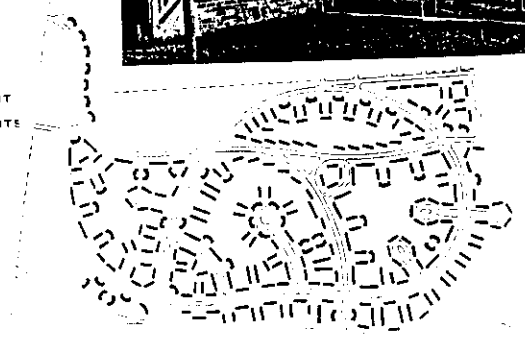


ONE 1-STORY 4½-RM. UNIT

TWO 2-STORY 4½-RM. UNITS

Photos: Gottscho-Schleisner





PARKFAIRFAX

ARCHITECTS: LEONARD SCHULTZE AND ASSOCIATES.
SITE PLANNERS:
GILMORE D. CLARKE.
MICHAEL RAPLANO.
BUILDERS:
STARRETT BROS. & EKEN, INC.

Parkfairfax, most recent of the large housing developments of the Metropolitan Life Insurance Co., is located a convenient ten-minutes from the Pentagon Building. The site contains about 200 acres, most of them hilly. The buildings, of which there are 285, cover about one-tenth of the land with an average of nine families to the acre. There are 1,684 apartments; 720 have one bedroom, 863 have two, 101 have three. Most of the two- and three-bedroom suites are duplexes, with their own entrances and private stairs. Average rentals are $61.25, $78.75 and $90 for the three types of accommodation. One excellent feature is illustrated in the plans: the orientation of rooms away from the streets and towards the inside gardens.

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ARCHITECTURAL DETAILS

The twenty-five residential building types found in Parkfairfax are quite similar in their external appearance. Trying to differentiating between the building types by sight may yield only ten or twelve of them. This uniformity is understandable considering the magnitude of the design and building effort Parkfairfax required. In answer to this problem, architects Leonard Schultze and Associates used an extensive array of colonial revival architectural details, a sort of "kit of parts" to lend interest and variety to the buildings. Along with the architectural constants of broad plain cornices wrapping all the buildings at the eaves, deep cornice returns, and the handsome six panel wooden doors for all unit entrances, examples of these details include eight types of door surrounds or "frontispieces," seven types of surrounds on the breezeways, and eleven porch types varying widely in size and configuration. Contrasting with these colonial revival details was a wide array of window sizes. In addition, the architect playfully positioned the windows both symmetrically on the front of the buildings in the colonial revival tradition and asymmetrically in the back showing a modern planning influence in the architecture. The windows were easily specified since they were manufactured rolled steel casements and gave the architects a great deal of flexibility in their designs.

The following is a complete list of the various types of architectural details found throughout the Parkfairfax Historic District.

DOOR FRONTISPIECES

1. Wooden pilasters with Doric capitals holding a flat architrave and a plain cornice.
2. Wooden pilasters with Doric capitals surmounted by simple entablature with a pediment.
3. Wooden pilasters with Doric capitals surmounted by a broken pediment surrounding half circle molding topped with a key block.
4. Plain brick door opening.
5. Plain brick opening surmounted by half-circle molding with key block. The door is usually flanked by shutters.
6. Wooden Doric pilasters with an entablature of repeating Doric capitals and a plain frieze board.

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BREEZEWAY SURROUNDS

1. Office door surround - A modified breezeway surround, the wooden architrave is decorated with a wooden scalloped molding over a wooden four panel door holding an 18 light window and flanked by matching six light sidelights.
2. Wooden architrave decorated with a scalloped molding over a plain brick breezeway opening.
3. Wooden simple entablature flanked by widely-spaced double pilasters with Doric capitals.
4. Wooden simple entablature over a brick opening of breezeway.
5. Wooden simple entablature flanked by pilasters with Ionic capitals.
6. Wooden architrave decorated with a scalloped molding in relief and flanked by closely-spaced double pilasters with Doric capitals.
8. Wooden simple entablature surmounting flanking pilasters with Doric capitals.

PORCHES

1. One and a half stories, three bays, columns with Doric capitals holding a shed roof which attaches to the front of the building.
2. Two stories, three bays, columns with Doric capitals holding a pitched roof continuous with the building's roof line.
3. One and a half stories, three bays, openwork columns holding a shed roof attached to the front of the building.
4. Two stories, three bays, openwork columns holding a pitched roof continuous with the building's roof line.
5. One and a half stories, five bays, columns with Doric capitals holding a shed roof attached to the front of the building.
6. Two stories, five bays, columns with Doric capitals holding a pitched roof continuous with the building's roof line.
7. One and a half stories, five bays, openwork columns holding a shed roof attached to the front of the building.
8. One and a half stories, five bays, turned columns with square champhered bases holding a shed roof attached to the front of the building.

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9. One story, one bay, with a shed roof supported on two sides by the building and on the outside edge by ball and block columns connected by a Chinese Chippendale railing.
10. One story, one bay, with a shed roof supported on two sides by the building and on the outside corner by a single Doric column. Attached to this column and the building wall is a trellis screen set parallel to the entrance door and patterned with rectangular latticework interspersed with round openings.
11. One story, one bay, with a shed roof supported on two sides by the building and on the outside by a series of six turned columns resting on a brick half wall.

OTHER ARCHITECTURAL DETAILS

1. Cupola - louvered; 8-sided, topped with finial; square copper-sheathed base.
2. Louvered attic dormer - gable dormers projecting from both sides of the roof plane to provide attic ventilation.
3. Arcaded pilasters - three or five bay two-story wooden pilasters applied decoratively, usually to the back elevation.
4. Projecting pediment - one or two pedimented sections of building in the back elevation. Delineated by full-length brick pilasters built as part of the exterior masonry wall and projecting only slightly from the wall plane. The pediments have triangular wooden louvers in the apex to provide attic ventilation.
5. Louvered gable ends - large triangular wooden louvers placed in the apex of all exposed gables for attic ventilation.
6. Chimney louvers - these smaller triangular wooden louvers flank the chimneys that bisect the gable ends of those building with a boiler room.
7. Cornice returns - large wooden cornice returns continuous with the generous cornices wrapping the building at the eaves. These distinctive cornice returns accentuate the gable ends of all the residential buildings in Parkfairfax.
8. Chimneys - brick chimneys are located on those buildings that have a boiler room in the subbasement. Centered on one gable end, the chimneys are square and capped with mortar. Although they are built into the building, approximately three quarters of their mass projects out from the building.

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9. Railings - A) Chippendale railing; B) pipe railing for pathway stairs; C) decorative metal handrail for pathway stairs; D) metal railings around stoops.

WINDOWS

All original windows were rolled steel casement windows. Although there was a multitude of configurations, the component parts of these windows were standardized for manufacturing purposes. Rough dimensions for these windows can be gained from simply multiplying from the standard size of 12 1/2" h X 18" w for single light with its mullions.

1. One over three rolled steel casement.
2. Two over two rolled steel casement.
3. Two over three rolled steel casement.
4. Two over five rolled steel casement.
5. Two over six rolled steel casement.
6. Three over two rolled steel casement.
7. Three over four rolled steel casement.
8. Three over five rolled steel casement.
9. Three over six rolled steel casement.
10. Four over four rolled steel casement.
11. Four over five rolled steel casement.
12. Bay window created by combining two over four side windows and a five over four center window.