

## Virginia Department of Historic Resources PIF Resource Information Sheet

This information sheet is designed to provide the Virginia Department of Historic Resources with the necessary data to be able to evaluate the significance of the property for possible listing in the Virginia Landmarks Register and the National Register of Historic Places. This is not a formal nomination, but a necessary step in determining whether or not the property could be considered eligible for listing. Please take the time to fill in as many fields as possible. A greater number of completed fields will result in a more timely and accurate assessment. Staff assistance is available to answer any questions you have in regards to this form.

<b>General Property Information</b>	For Staff Use Only DHR ID #:
Property Name(s): <u>Leslie Avenue warehouse #4</u>	
Property Date(s): <u>1952</u> <input type="checkbox"/> Circa <input type="checkbox"/> Pre <input type="checkbox"/> Post    Open to Public? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Limited <input type="checkbox"/> No	
Property Address: <u>1305-1321 Leslie Avenue</u> City: <u>Alexandria</u> Zip: <u>22301</u>	
County or Ind. City: <u>Ind. City of Alexandria</u> USGS Quad(s): <u>Alexandria, VA-DC-MD</u>	

<b>Physical Character of General Surroundings</b>
Acreage: <u>0.9208</u> Setting (choose one): <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Town <input type="checkbox"/> Village <input type="checkbox"/> Suburban <input type="checkbox"/> Rural <input type="checkbox"/> Transportation Corridor
Site Description Notes/Notable Landscape Features: <u>The building is situated on level ground within a triangular lot encompassing 40,109 square feet, situated on the east side of Leslie Avenue south of E. Alexandria Avenue. It lies just west of U.S. Route 1, and northwest of present-day CSX railroad and WMATA metro tracks which are remnants of Potomac Yards.</u>
Secondary Resource Description (Briefly describe any other structures (or archaeological sites) that may contribute to the significance of the property:
Ownership Category: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public-Local <input type="checkbox"/> Public-State <input type="checkbox"/> Public-Federal

<b>Individual Resource Information</b>
What was the historical use of this resource? Examples include: Dwelling, Grist Mill, Bridge, Store, Tobacco Barn, etc...
<u>Light industrial/warehouse</u>
What is the current use? (if other than the historical use) <u>Commercial/office</u>
Architectural style or elements of styles: <u>Art Deco</u>
Architect, builder, or original owner: <u>James N. Juliano, builder; Floyd K. Huston Associates, architect</u>
# of stories <u>1</u> Condition: <input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Deteriorated <input type="checkbox"/> Poor <input type="checkbox"/> Ruins <input type="checkbox"/> Rebuilt <input type="checkbox"/> Renovated

Are there any known threats to this property? **None known**

### Resource Component Information

Please answer the following questions regarding the individual components of the resource. If the component does not exist, answer "n/a." If you feel uncomfortable in answering the question, please leave the space blank. Photographs of the features can also help our staff identify specific feature components. Usually, priority is given to describing features on the primary (front) facade of the structure.

**Foundation:** Describe the foundation that supports the structure. Examples include piers, continuous brick, poured concrete.  
**Concrete (continuous brick visible)**

**Structure:** Describe the primary structural component of the resource. Include primary material used. Examples include log, frame (sawn lumber), and brick. Also include the treatment, such as a particular brick bond or type of framing, if known.  
**Steel frame, cinder-block, brick**

**Walls:** Describe the exterior wall covering such as beaded weatherboard or asbestos shingles.  
**Red brick laid in a 5:1 common bond, limestone trim**

**Windows:** Describe the number, material, and form of the primary windows. This includes the number of panes per sash, what the sashes are made of, and how the sashes operate (are they hinged or do they slide vertically) Have the windows been replaced?  
**6 full-height, fixed-pane windows with 15 lights in metal frames**

**Porch:** Briefly describe the primary (front) porch. List the primary material, shape of the porch roof, and other defining details.  
**N/A**

**Roof:** Describe the roof, listing the shape and the covering material.  
**Flat**

**Chimney(s):** List the number of chimneys and the materials used. Include the brick bond pattern if possible.  
**N/A**

**Architectural Description of Individual Resource:** *(Please describe architectural patterns, types, features, additions, remodelings, or other alterations. A sketch of the current floor plan would be appreciated.)*

The Art Deco building at **1305-1321 Leslie Avenue** was constructed in 1952 by builder and property owner James Juliano.<sup>i</sup> It is one of five Art Deco warehouses developed by Juliano and his partner, Frank Koplín, along Leslie Avenue between 1952 and 1953. It was designed by the Alexandria-based Floyd K. Huston Associates, architects, but is similar in style and detailing to 501 E. Monroe, a neighboring warehouse built the same year and designed by Washington, D.C.-based architect William St. Cyr Barrington.

The building first appears on the 1958 Sanborn Fire Insurance Map of Alexandria, Virginia, as an Electronics Manufacturing Plant. The trapezoidal, one-story building comprises concrete floors, one-foot thick cinder-block walls faced in brick and decorated with limestone trim, and a metal deck roof on steel joists.<sup>ii</sup> The gross building area is 26,225 square feet,<sup>iii</sup> but an interior cinder block wall originally divided the building into two sections, the larger space (1321) measuring 15,500 square feet while the smaller encompassed approximately 9,000 square feet.<sup>iv</sup> [Figure 1]

From the outset, the industrial structure was intended to house light manufacturing or to function as a storage or commercial space. Since its inception, the building has housed mostly electronics plants, including Melpar Inc., ACF Electronics, and Paktron Electronics (a division of Illinois Tool Works). This occupancy turn-over necessitated alterations to the interior organization. In 1953, lessee Melpar Inc. retained builder Julian R. Sedwick, at the cost of \$300, to erect an interior wall comprising eight-inch

cement blocks in order to create an eight-foot by ten-foot room.<sup>v</sup> In 1956, occupants ACF Electronics filed two successive alterations permits to erect wooden partitions clad in 3/8-inch sheetrock and install a three-foot doorway connecting the two halves (1305 and 1321), as well as to build a ladies' lavatory, costing a total of \$8,500.<sup>vi</sup> In August of that same year, owners Juliano and Arthur Zinnamon hired day laborers at the cost of \$500 to build an additional room, measuring 14-feet by 22-feet, out of concrete and masonry, which would be used as an experimental applicator room for a dip-coating process.<sup>vii</sup> In 1960 and 1963, Clevenger Corporation erected a 387-foot long partition and installed an air conditioning system, electrical wiring and lighting, and an acoustic tile ceiling for Paktron Electronics at the total cost of \$17,200.<sup>viii</sup> Owner Joseph Young, of Greenhoot Fisher Real Estate company, spent \$7,200 removing and replacing the exterior wall capping and reroofing the built-up with four-ply slag in 1964 and another \$6,870 to alter the interior partitions in the warehouse in 1973.<sup>ix</sup> A "cut metal and masonry addition," designated 1307 Leslie Avenue, was made by B.M. Fagelson in 1966, while in 1969, a 4,000-gallon underground storage tank was installed at the manufacturing plant housed in 1321.<sup>x</sup>

The principle façade (containing the entrance to 1321) is oriented in a northwesterly direction, and faces the bend in the road as E. Alexandria Avenue morphs into Leslie Avenue. It is four bays wide, while the north elevation is three bays wide and the west elevation (containing the entrance to 1305) is nine bays deep. The exterior walls are brick, laid in a five-to-one common bond, and rise approximately 18-feet to a flat roof coped in stone and decorated with a geometric limestone cornice. The corners are quoined with fluted, limestone pilasters, the capitals of which extend above the roofline. The entrance is off-centered, positioned closer to the northwest corner of the building. It features a single-light, metal-frame glass door flanked by three-quarter-height, single-light sidelights. The whole is encased by plain stone trim. A large, decorative stone panel bearing geometric shapes and spirals is inset above the doorway as part of the entrance surround. All of the carved stone appliqué bears characteristic Art Deco designs. The façade is fenestrated with six full-height, fixed-pane windows with 15 lights each in metal frames. Between each window is a fluted stone pilaster, and the apertures -- arranged in a set of four to the east of the entrance and a set of two west of the entrance -- are surrounded in plain stone trim.

The long (west) elevation is visually broken into two sections which are of unequal heights, following the declining grade of the natural topography. The rear bays of the two sections are demarcated by two "pavilions" with stone parapets that rise above the roofline and full-height, fluted, stone pilasters with decorative capitals, between which run a plain stone frieze and cornice. The elevation is fenestrated with 14 metal-frame, full-height, fixed-pane, multi-light windows of varying sizes; the full-height window in the rearmost bay appears to have replaced a garage door aperture. All of the windows have simple stone surrounds and are divided by fluted stone pilasters with decorative capitals. The entrance to 1305, positioned in the center of the second section, has a similar plain stone surround and decorative panel to the main entrance; it features a single-light, metal-frame glass door flanked by two three-quarter-height sidelights filled with glass blocks. In the westernmost bay of the north (service) elevation is an entrance that holds double glass doors with single lights in metal frames, and a six-light transom, the lights of which are the same dimension as the neighboring full-height, metal-frame, fixed-pane window with 12 lights and a stone surround. A fluted stone pilaster separates the door from the window, suggesting that the entry was made from enlarging former fenestration. The center bay has three metal-frame, double-hung windows with two-over-two lights, while the easternmost bay holds a metal pedestrian door and a former garage that has been filled in with brick. The rear (east) elevation abuts a construction site and is currently inaccessible.



Figure 1: Sanborn Fire Insurance Map of Alexandria, Virginia, 1958, Vol. 1, Sheet 40.

**Significance Statement:** Briefly note any significant events, personages, and/or families associated with the property. (Detailed family genealogies are not necessary.) Please list all sources of information. It is not necessary to attach lengthy articles or genealogies to this form. Normally, only information contained on this form will be posted for consideration by the State Review Board.

The Leslie Avenue warehouse #4 occupies Lot 502, Parcel 1 of the Richmond, Fredericksburg and Potomac Railroad (RF&P RR) land (Assessment Map 204) and also Lots 602 and 603, the re-subdivision of lots 232 through 237 inclusive, Section Two of Brenton. [Figure 2] At the turn of the 20<sup>th</sup>-century, this land was situated within the Jefferson Magisterial District of Alexandria County and belonged to various individuals, including John W. Slater, Richard Tucker, and C.C. Smoot. [Figure 3] Along with the Town of Potomac, this area (sometimes referred to as East Braddock) was annexed by the City of Alexandria in 1930. The area remained rural and under-developed for the next two decades after annexation: the 1941 Sanborn Fire Insurance Map of Alexandria, Virginia shows the large triangular parcel along Leslie Avenue (formerly 2<sup>nd</sup> Street), on which the Leslie Avenue warehouse #4 would be erected 11 years later, as empty. [Figure 4]

This particular parcel remained undeveloped despite the opening of "the Potomac Yards, a major railroad switching facility located [just east of] the Washington-Alexandria Turnpike (now Route 1)" in 1906.<sup>xi</sup> Encompassing 450 acres, the vast Yards "was built for the joint use of a number of railroads to classify and interchange their freight traffic,"<sup>xii</sup> including the RF&P, the C&O, Conrail, the Delaware and Hudson, and the Norfolk Southern railroad companies. During the first half of the last century, the switching point was one of the busiest on the east coast, containing 50 miles of tracks which stored as many as 3,130 cars.<sup>xiii</sup>

The RF&P railroad relinquished ownership of two parcels (Parcel 1 containing 88,252 square feet, and Parcel 2 containing 11,948 square feet) to Mildred E. Koplín and James Juliano in 1951.<sup>xiv</sup> James Nicholas Juliano (ca.1924-1997), a builder and real estate developer,<sup>1</sup> began his career in residential development with his brothers, Joseph and John, but went into commercial development with partner Frank Koplín circa 1945. One of the partnership's earlier projects was Mason Hall Apartments (1951) in Alexandria, followed by the Virginia Plaza Shopping Center, Gem department stores, and the Bradlick Shopping Center (1964) in Annandale, Virginia.<sup>xv</sup> Before constructing the five Leslie Avenue warehouses, Juliano built well-appointed warehouses in the vicinity: in a letter dated 10 March 1952 and directed to the Alexandria Board of Zoning Appeals, Juliano states that the board should not "worry" about the quality of his warehouse designs, as he already had built "beautiful" warehouses on Reed Avenue and U.S. Route 1.<sup>xvi</sup>

In fact, the warehouse was designed in a high-style Art Deco by Floyd K. Huston<sup>2</sup> Associates, an Alexandria-based architecture firm, most likely in accordance with the elevations for 501 E. Monroe Avenue, which local architect and native Washingtonian, William St. Cyr Barrington (ca. 1898-1976), prepared that same year.<sup>3</sup> Barrington's design for the Leslie Avenue warehouse monumentalized the structure and its banal purpose through the use of decoration and exquisite detailing. The significant use of stone, however, as an appliqué building material can be attributed to Juliano, who was the son of an Italian stonemason who immigrated to Philadelphia at the turn of the last century. Juliano's signature aesthetic was the use of stacked stone in particular, and his buildings reflect a continued interest in stone

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<sup>1</sup> Juliano was listed in Alexandria city directories between 1950 and 1957 as having the occupation "president and residential manager," presumably of James Juliano, Builders & Realty Corp., the firm listed on new construction permit #5385 from 29 March 1952 for 1509 Leslie Avenue.

<sup>2</sup> Born in Allegheny County, Pennsylvania in 1918, Floyd Huston lived most of his adult life in Alexandria and the vicinity, passing away at his home in Fairfax in 1981. In 1955, while a resident of Alexandria, he became a member of the Andrew Jackson Masonic Lodge No. 120.

<sup>3</sup> There is some confusion about Barrington's name; other scholars have written it Edward William, William E., and William C. The name on the drawings for 501 E. Monroe Avenue is "William St. Cyr Barrington."

masonry and Italian craft traditions.<sup>xvii</sup> The warehouse is not only one of the finest examples of Art Deco in the area, but is perhaps a rare example of an industrial building in which so much attention has been paid to architectural quality.

The Koplins sold their interest in the building to Juliano and Arthur Zinnamon in 1953, who both divested it to Fred and Philip Burka, S. Greenhoot Fischer, and Maury, Robert, and Eugene Young in 1957.<sup>xviii</sup> These individuals formed the 1305 Leslie Avenue Inc. company, which retained ownership of the building and its land until 1978, when it was transferred to the Leslie Avenue Associates; this organization, in turn, transferred the deed of title to the 1321 Leslie Ave Associates LLC in 2000, which owns it today.<sup>xix</sup>

The building lies outside the boundaries of the Town of Potomac Historic District, listed in the National Register of Historic Places in 1992. However, the building should be considered either individually or as one in an ensemble of five adjacent warehouses. It is significant on the local and state levels as characteristic of the Art Deco style (criterion C); for its association with local persons of significance, including area developer James Juliano and local architect Floyd K. Huston (criterion B); and for its role in the development of the greater Del Ray neighborhood as an urban enclave (criterion A) concurrent with Northern Virginia's growing regional importance in the interwar years and the country's transformation from a predominantly rural to an urban character. It retains integrity in its setting, location, design, materials, and feeling.

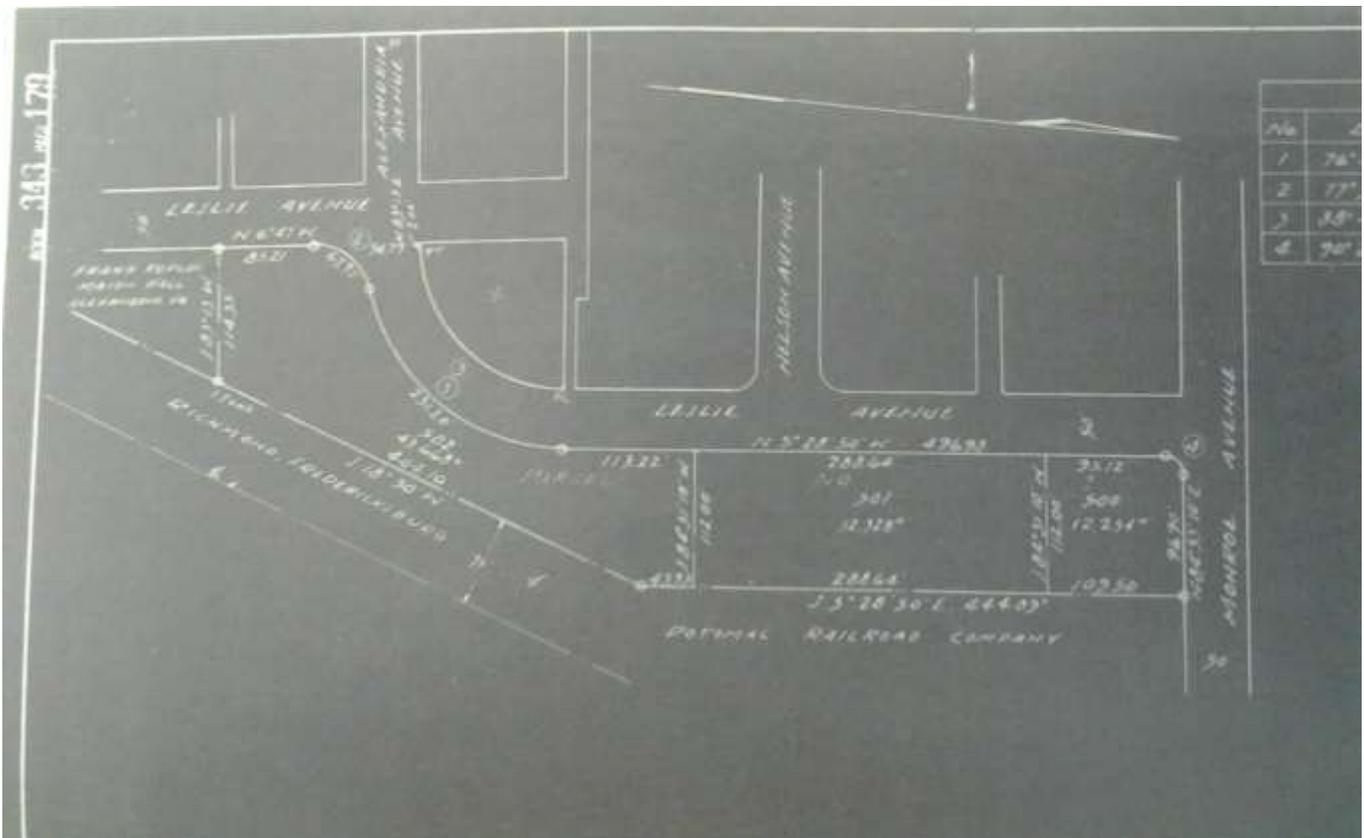


Figure 2: Plat showing Parcel 1 of RF&P RR land re-subdivided into lots 500-502 inclusive. From Alexandria City Deed Book 343, page 177, 31 July 1952: Mildred E. and Frank Koplins and James Juliano, Dedication. Repository: Alexandria Clerk of the Court - Court of Records



Figure 3: Map showing East Braddock circa 1900 and landowners John W. Slater, Richard Tucker, and C.C. Smoot. Howell & Taylor, "Map of Alexandria County, Virginia for the Virginia Title Co., Alexandria" 1900. Repository: Center for Local History - Arlington Public Library.

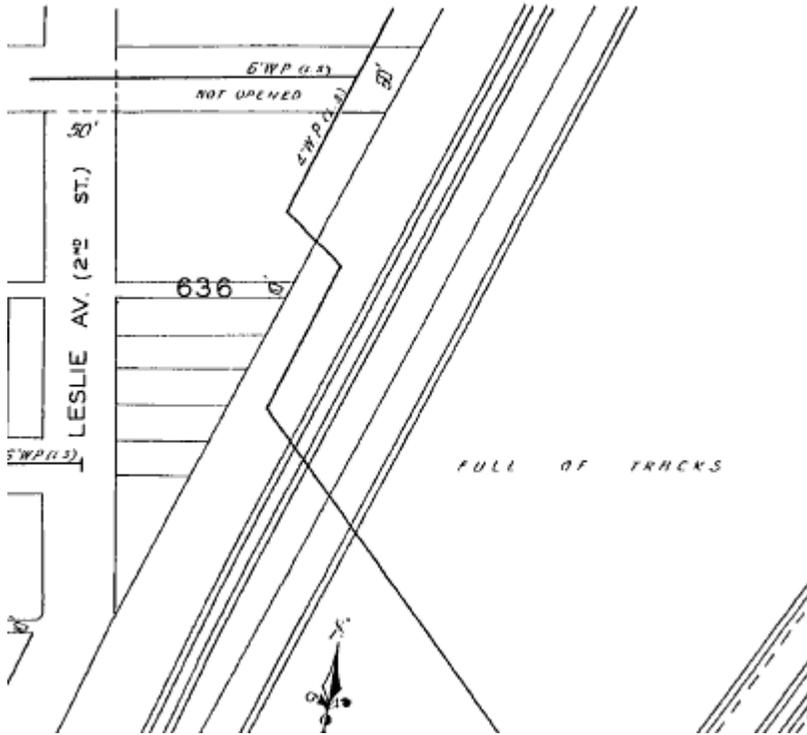


Figure 4: Sanborn Fire Insurance Map of Alexandria, Virginia, 1941, Vol. 1, Sheet 40. N.b., the horizontal lines in the lower triangle represent the lots (232-237) of Section Two of Brenton.



1. 1321 Leslie Avenue. Façade (northwest) elevation, oblique angle, facing 125° SE. Photograph by Gwen White, 4/6/14.



2. 1305-1321 Leslie Avenue. West elevation, oblique angle, facing  $137^{\circ}$  SE. Photograph by Gwen White, 4/6/14.



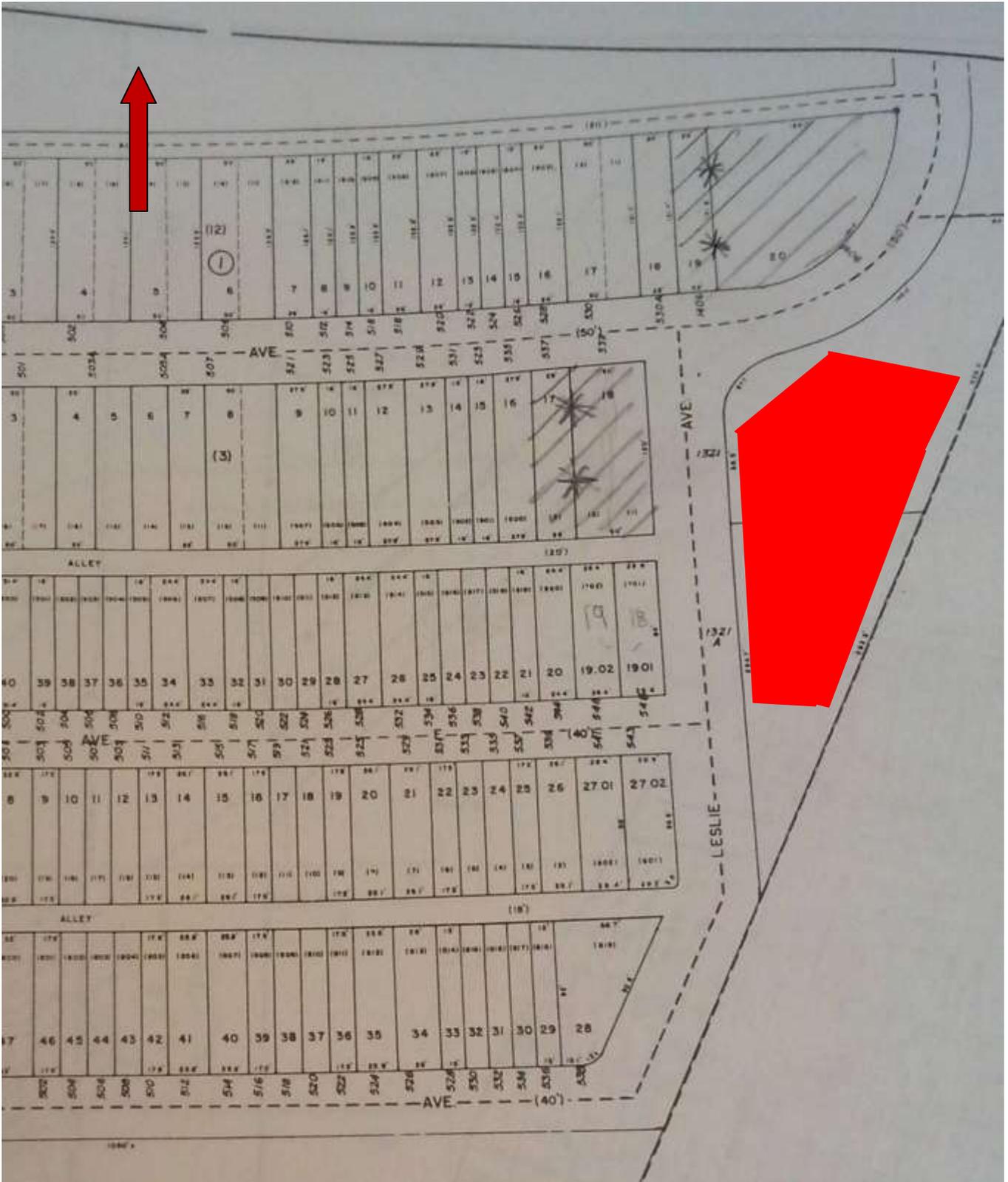
3. 1305-1321 Leslie Avenue. Façade (northwest) elevation (partial) and north elevation, oblique angle, facing  $63^{\circ}$  NE. Photograph by Gwen White, 4/6/14.



4. 1305-1321 Leslie Avenue. West elevation (partial), oblique angle, facing  $131^{\circ}$  SE. Photograph by Gwen White, 4/6/14.

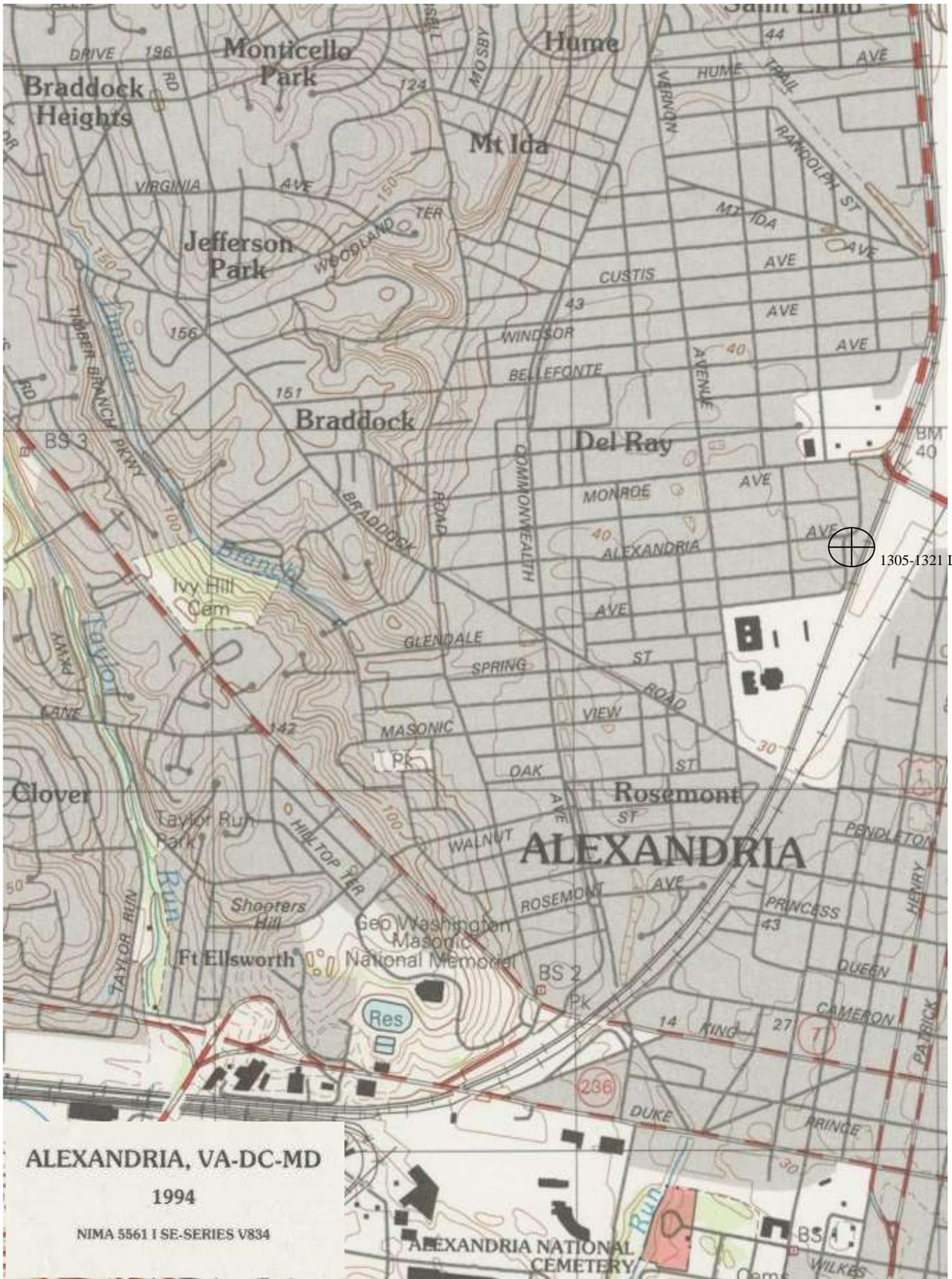


5. 1305 Leslie Avenue. West elevation, detail entrance, straight angle, facing  $112^{\circ}$  E. Photograph by Gwen White, 4/6/14.



Building outline not to scale.

2014.



1305-1321 Leslie Ave.

## ENDNOTES

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- <sup>i</sup> New construction permit #5502 from 8 July 1952 for 1305 Leslie Avenue. Builder: James Juliano, Builders & Realty Corp.; owner: James Juliano (1420 Mt Vernon Memorial Blvd.); architect: Floyd K. Huston Assoc., Washington-Richmond Hwy, Alexandria. Plans and elevations are available on microfilm at the City of Alexandria Archives and Records Center.
- <sup>ii</sup> Sanborn Fire Insurance Map of Alexandria, Virginia, 1958, Vol. 1, Sheet 40.
- <sup>iii</sup> City of Alexandria Real Estate Assessment database, Account No.60015320, Assessment Map 044.03-04-03.
- <sup>iv</sup> Alteration/repair permit #16126 from 3 June 1960 for 1321 Leslie Avenue, and Alteration/repair permit #12692 from 30 April 1956 for 1305 Leslie Avenue. Alteration/repair permit #12579 from 27 February 1956 records that the square footage of 1305 Leslie Avenue was 9,500 while another alteration/repair permit (#12869 from 3 August 1956) records the square footage as 11,000. City of Alexandria Archives and Records Center.
- <sup>v</sup> Alteration/repair permit #11025 from 21 August 1953 for 1321 Leslie Avenue. Builder: Julian R. Sedwick; owner: Melpar Inc. \$300 to add partition to create 8' x 10' room. City of Alexandria Archives and Records Center.
- <sup>vi</sup> Alteration/repair permits #12579 from 27 February 1956, and #12692 from 30 April 1956 for 1305 Leslie Avenue. City of Alexandria Archives and Records Center.
- <sup>vii</sup> Alteration/repair permits #12869 from 3 August 1956 for 1305 Leslie Avenue. City of Alexandria Archives and Records Center. N.b., the square footage was given as 11,000, which seems the right value.
- <sup>viii</sup> Alteration/repair permits #16126 from 3 June 1960, and #19125 from 6 February 1963 for 1321 Leslie Avenue. City of Alexandria Archives and Records Center.
- <sup>ix</sup> Alteration/repair permits #20387 from 18 March 1964 for 1321 Leslie Avenue, and #30383 from 25 October 1973 for 1305 Leslie Avenue. City of Alexandria Archives and Records Center.
- <sup>x</sup> Alteration/repair permit #22817 from 8 March 1966 for 1307 Leslie Avenue. Also, new construction permit #2700 from 21 May 1969 for 1321 Leslie Avenue. City of Alexandria Archives and Records Center.
- <sup>xi</sup> Susan Escherich, "Town of Potomac Historic District," National Register of Historic Places, 1992, section 8: page 40.
- <sup>xii</sup> Nan and Ross Netherton, *Arlington County in Virginia: A Pictorial History* (Norfolk: The Donning Co., 1987), 133. Also, Robert L. Crabill, "History of the Town of Potomac" 2<sup>nd</sup> Ed., June 1993.
- <sup>xiii</sup> *ibid.*
- <sup>xiv</sup> City of Alexandria Deed Book 329, page 92, 29 March 1951: RF&P Railroad Co., Grantor to Mildred E. Koplín and James Juliano, Grantees. Alexandria Clerk of the Court - Court of Records.
- <sup>xv</sup> "Washington Area Builder, Developer," obit., *The Washington Post* (2 August 1997): C4.
- <sup>xvi</sup> New construction permit # 5385 from 29 March 1952 for 1509 Leslie Avenue. City of Alexandria Archives and Records Center.
- <sup>xvii</sup> James Juliano, Jr. Telephone interview with Heather McMahon, 26 April 2014.
- <sup>xviii</sup> City of Alexandria Deed Book 360, page 521, 15 July 1953: Mildred E. and Frank Koplín, Grantors to Arthur Zinnamon and James Juliano, Grantees. City of Alexandria Deed Book 451, page 590, 6 May 1957: Arthur and Tessie Zinnamon and James and Rachel Juliano, Grantors to Fred and Philip Burka, S. Greenhoot Fischer, and Maury, Robert, and Eugene Young, Grantees. Alexandria Clerk of the Court - Court of Records.
- <sup>xix</sup> City of Alexandria Deed Book 888, page 54, 13 March 1978: Paul Stephen Burka, et.al., the Youngs, and S. Greenhoot and Carol B. Fischer, Grantors to Leslie Avenue Associates, Grantee. City of Alexandria Instrument Number 000020253, 20 October 2000: Leslie Avenue Associates, Grantor to 1321 Leslie Avenue Associates LLC, Grantees. Alexandria Clerk of the Court - Court of Records.