

EXHIBIT NO. 1

11 E 12
1-20-07

Docket Item #
BAR CASE # 2006-0214

City Council
January 20, 2007

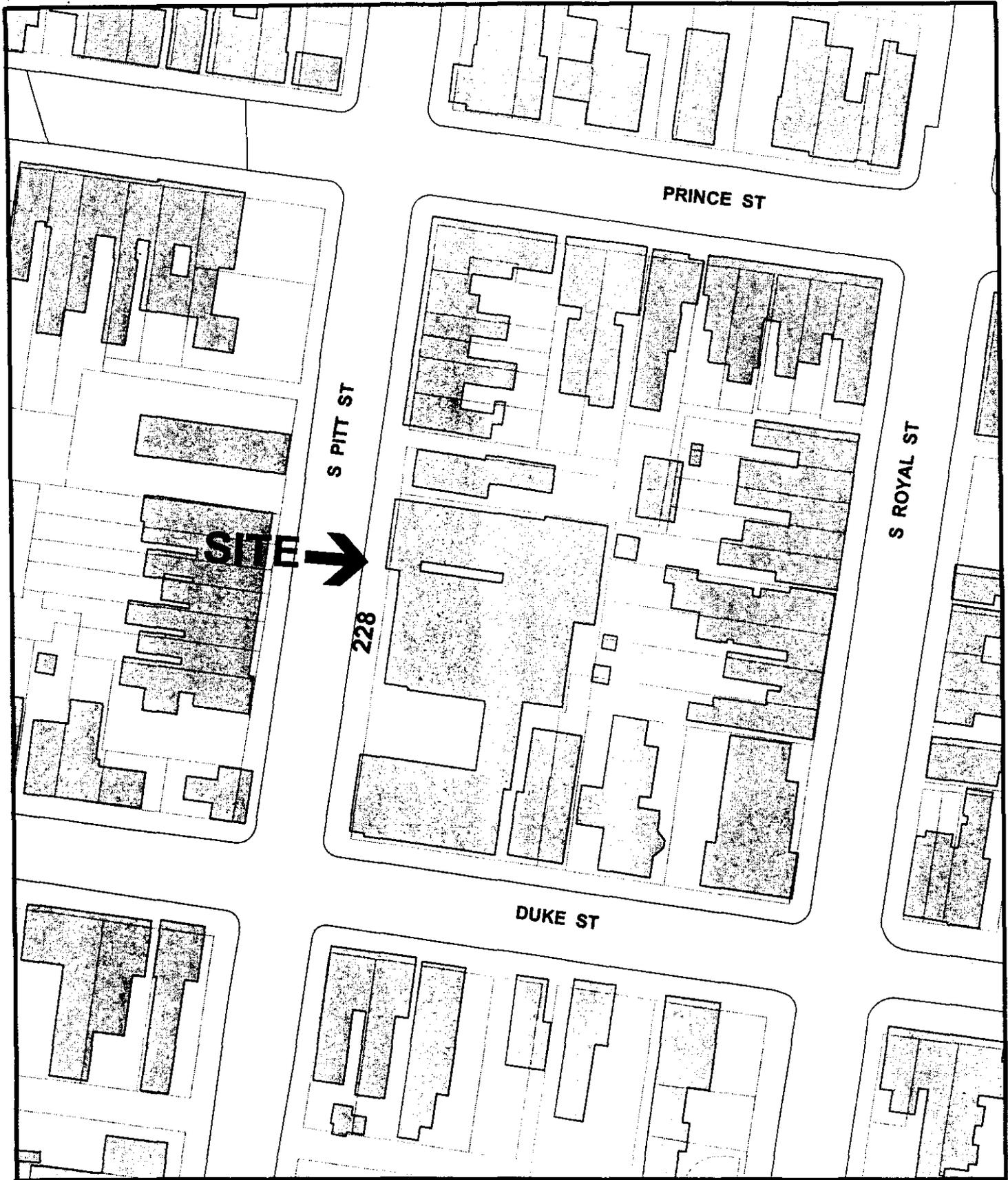
ISSUE: Appeal of a decision of the Board of Architectural Review, Old and Historic Alexandria, approving a Permit to Demolish/Capsulate and a Certificate of Appropriateness for Alterations

APPLICANT: St. Paul's Episcopal Church

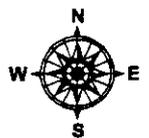
APPELLANT: Townsend A. Van Fleet, on behalf of petitioners

LOCATION: 228 South Pitt Street

ZONE: RM/Residential



BAR CASE #2006-0213/214



I. EXECUTIVE SUMMARY

Issue:

- The decision of the Old & Historic Alexandria District Board of Architectural Review was appealed on November 15, 2006 by a group of at least 25 citizens, in accordance with Section 10-309 of the zoning ordinance. The appellants are appealing a BAR decision to approve a Permit to Demolish/Capsulate and a Certificate of Appropriateness for alterations to St. Paul's Episcopal Church at 228 South Pitt Street, which includes enclosing a garth area (light well) between the main sanctuary and Norton Hall, using a sloping glass roof. The appellants feel the proposed glass roof will be too visible from the public right-of-way, the method of attaching the glass roof will structurally compromise the wall of the main sanctuary, and that the alterations are not historically compatible with the original church.
- The decision before the Council is whether the proposed demolition and encapsulation and the proposed alterations to the church are appropriate and compatible with the historic church building located within the Old and Historic Alexandria District.
- The Old and Historic Alexandria Board of Architectural Review approved the application on November 1, 2006, with a vote of 6-0.
- The Board of Architectural Review found the proposed amount of encapsulation appropriate and the alterations compatible to the building.

Recommendation: Council should support the decision of the BAR and approve the Permit to Demolish/Capsulate and the Certificate of Appropriateness for the alterations to St. Paul's Episcopal Church.



Figure 1: Aerial view of St. Paul's Church, looking north.



Figure 2: View of St. Paul's from South Pitt Street.



Figure 3: Close-up View looking towards garth area (not visible).

II. BACKGROUND

Representatives of St. Paul's Episcopal Church began meeting with staff from the Planning & Zoning Department to discuss proposed changes and alterations to the church's facilities in 2005. Several phases of work were identified to occur to allow the church to add space, update and reconfigure some interior space, and explore other options for better utilizing the church facilities. In June of 2006, the Old and Historic Alexandria Board of Architectural Review approved a Permit to Demolish/Capsulate and a Certificate of Appropriateness for alterations to Wilmer Hall and the adjacent Damascus House, facing Duke Street (BAR Case # 2006-0052 and 2006-0053). A ramp for handicap accessibility was also approved by the Board as a component of the application.

The next component of the church's work plan was to propose enclosing a "garth" area located between the north side of the main sanctuary (designed by architect Benjamin Latrobe) and Norton Hall. Once enclosed with a glass roof, the garth area would house ramps to provide accessibility into the main sanctuary building and Norton Hall. The underused garth area has continually suffered from drainage issues and the church and their architects proposed locating the needed ramps in this area, with a glass enclosure.

The church made an application to appear before the October 18, 2006 Board hearing. At that hearing, the Board deferred the application, stating they believed additional information concerning the proposal and its impact on the historic building was needed; specifically, the Board asked for additional information on the method of attachment of the proposed glass roof to the main sanctuary wall and requested an on-site inspection with the applicant and architects. The Board also expressed their concern that if the application was approved, the existing exterior north wall of the main sanctuary would then become an interior wall, and thus, outside the purview of the Board for any future demolition. Representatives of the church expressed their willingness to explore the option of the church granting an easement or another legal action that would ensure that the north wall could remain under the review purview of the Board, should the garth be enclosed with the glazing.



Figure 4: View from within garth looking east.



Figure 5: View from within garth looking west.

Following the deferral, the Board met at St. Paul's Church, with the architects and the applicant, as well as other interested parties to discuss the project and the problematic issues.

The applicant provided additional information, including more information on the attachment methods to the north wall of the main sanctuary, and the applications were re-docketed for the November 1, 2006 Board meeting. At this hearing, the Board approved the Permit to Demolish/Capsulate and the Certificate of Appropriateness for the alterations, on a vote of 6-0, with the following conditions:

1. That the applicant agree to a formal and legally binding easement that would require any alterations to the north wall of the Latrobe sanctuary, the south wall of Norton Hall, and the east and west walls of the connector elements, to be reviewed and approved by the Board, once the garth area is enclosed;
2. That any lighting within the garth should limit spillover and that spotlights proposed to illuminate the stained glass windows on the Latrobe main sanctuary be focused and limited to illuminate only the stain glass windows and to minimize light spillover; and
3. That a mock-up of the structural anchors for the alterations on both the Latrobe sanctuary and Norton Hall be inspected by staff prior to proceeding with the project.

The Board stated that they found the proposed amount of encapsulation appropriate and the alterations were compatible to the building. However, the legal representative of the applicant stated at the meeting that he could not commit on behalf of the church to the condition (# 1 above) regarding the legally binding easement due to the legal processes involved for a religious property in Virginia to grant such an easement.

On November 15, 2006, an appeal of the Board's decision was filed by at least 25 residents of the Old and Historic District, stating in their appeal "that the glass roof is visible. Putting 22 bolts into the bricks of an 1809 structure –these will not withstand a snowstorm, thereby putting the entire wall of the church at risk. Using reversibility is a

poor argument as if you use that premise it shouldn't have been done to start with. Not historically compatible with the original church.”

III. DISCUSSION AND ANALYSIS

The Decision on the Permit to Demolish/Capsulate

In considering a Permit to Demolish/Encapsulate, the Council must consider the following criteria set forth in the Zoning Ordinance, 10-105(B):

- (1) Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?
- (2) Is the building or structure of such interest that it could be made into a historic house?
- (3) Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?
- (4) Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?
- (5) Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?
- (6) Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in America culture and heritage, and making the city a more attractive and desirable place in which to live?

The decision of the Board and the City Council must be based on a finding that these criteria have been met. Criteria (1) through (5) clearly do not apply in respect to the circumstances of this request for a Permit to Demolish/Capsulate as they are intended to encompass more of a request for a complete demolition of a building or structure, not partial encapsulation.

At the time of the BAR hearing, the Board did not find that the proposed amount of encapsulation was substantial to meet any of the criteria set forth in the ordinance. Because the encapsulation involves the north wall of the main sanctuary (with a 1930 stucco finish) and the south wall of Wilmer Hall and external walls of connector elements (all constructed in 1955), Board found the proposed amount of encapsulation was appropriate.

The Decision on the Certificate of Appropriateness

The purview of the Board and the Council on appeal for the Certificate of Appropriateness is the following:

Section 10-105(A)(1) states that “The Old and Historic Alexandria District board of architectural review or the city council on appeal shall limit its review of the proposed construction, reconstruction, alteration, or restoration of a building or structure to the building’s or structure’s exterior architectural features specified in section 10-105(A)(2)(a) through (2)(d) below which are subject to view from a public street, way, place, pathway, easement or waterway...”

Section 10-105(A)(2) describes the Standards used in rendering a decision. Of these Standards, (b), (d), and (e) are the most relevant to the alterations requested by the applicant:

(b) “Architectural details including, but not limited to, original materials and methods of construction, the pattern, design, and style of fenestration, ornamentation, lighting, signage and like decorative or functional fixtures of building or structures; the degree to which the distinguishing original qualities or character of a building, structure or site (including historic materials) are retained.”

(d) “Texture, materials, color, and the extent to which any new architectural features are historically appropriate to the existing structure and adjacent existing structure.”

(e) “The relation of the features in sections 10-105(A)(2)(a) through (d) to similar features if the preexisting building or structure, if any, and to building and structures in the immediate surroundings.”

In reviewing the proposed alterations for enclosing the garth area, the Board used these standards set forth in the zoning ordinance regarding a Certificate of Appropriateness as well as the Design Guidelines to determine if approval of the Certificate of Appropriateness was warranted.

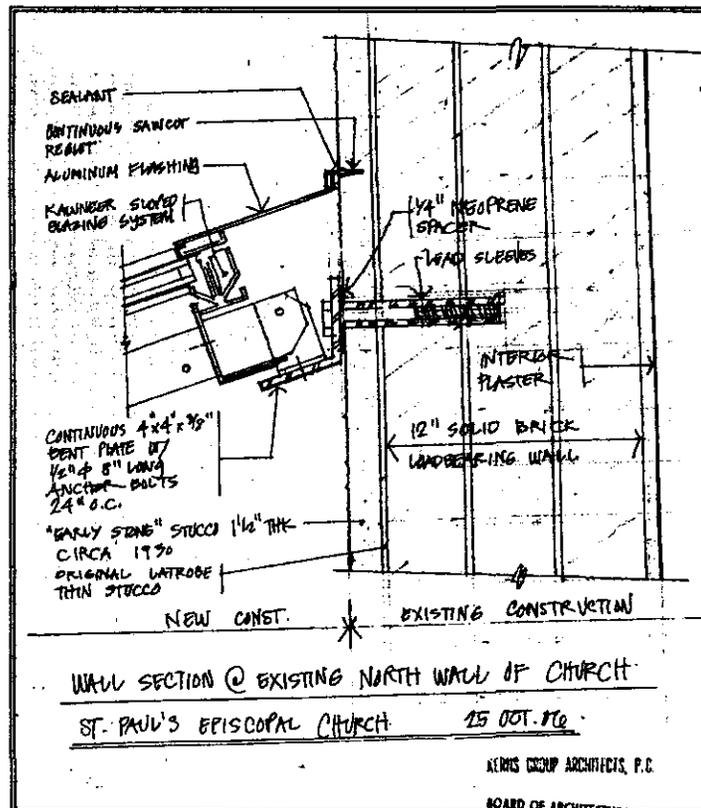


Figure 6: Wall section illustrating proposed attachment method to north wall of Main Sanctuary.

The Board found that from the information provided by the applicant at the two hearings and at the site visit, the proposed alterations to the church, consisting of enclosing the garth area with a glass roof and adding a new gutter system on Wilmer Hall, were appropriate and compatible to the building. The Board did not express any concerns that the alterations were visibly intrusive from the public rights-of-way nor would detract from the architectural and historic integrity of St. Paul's as an example of the work of Benjamin Latrobe. The Board found the information provided illustrating the attachment method to the north wall of the main sanctuary answered their questions about structural impact to the wall and any loss of its historic integrity. The Board did continue to voice a concern about purview of the north wall of the main sanctuary once enclosed with the glass roof. With their approval of the Certificate of Appropriateness, the Board included the following conditions:

1. That the applicant agree to a formal and legally binding easement that would require any alterations to the north wall of the Latrobe sanctuary, the south wall of Norton Hall, and the east and west walls of the connector elements, to be reviewed and approved by the Board, once the garth area is enclosed;
2. That any lighting within the garth should limit spillover and that spotlights proposed to illuminate the stained glass windows on the Latrobe main sanctuary be focused and limited to illuminate only the stain glass windows and to minimize light spillover; and
3. That a mock-up of the structural anchors for the alterations on both the Latrobe sanctuary and Norton Hall be inspected by staff prior to proceeding with the project.

IV. RECOMMENDATION

Staff recommends that Council support the decision of the BAR and approve the Permit to Demolish/Capsulate and the Certificate of Appropriateness for alterations.

Attachment 1: BAR Staff Reports, November 1, 2006

Attachment 2: Set of drawings approved by BAR, November 1, 2006.

STAFF: Richard Josephson, Acting Director, Department of Planning and Zoning
Stephen Milone, Division Chief, Zoning and Land Use Services
Lee Webb, Preservation Planner, Boards of Architectural Review

Docket Item #7
BAR CASE #2006-0213

BAR Meeting
November 1, 2006

ISSUE: Demolition and capsulation
APPLICANT: St. Paul's Episcopal Church
LOCATION: 228 S. Pitt Street
ZONE: RM/Residential

BOARD ACTION, NOVEMBER 1, 2006: The Board combined docket item #'s 7 & 8 for discussion. On a motion by Ms. Quill, seconded by Mr. Wheeler, the Board voted to approve the application as amended, with the following conditions:

1. That the applicant agree to a formal and legally binding easement that would require any alterations to the north wall of the Latrobe sanctuary, the south wall of Norton Hall, and the east and west walls of the connector elements, to be reviewed and approved by the Board, once the garth area is enclosed;
2. That any lighting within the garth should limit spillover and that spotlights proposed to illuminate the stained glass windows on the Latrobe main sanctuary be focused and limited to illuminate only the stain glass windows and to minimize light spillover; and
3. That a mock-up of the structural anchors for the alterations on both the Latrobe sanctuary and Norton Hall be inspected by staff prior to proceeding with the project.

REASON: The Board agreed with the staff analysis and found the proposed amount of encapsulation was appropriate and the alterations compatible to the building.

SPEAKERS: Duncan Blair, representing the applicant, spoke in support
Van Van Fleet, representing Old Town Civic Association, spoke in opposition
Charles Trozzo, 209 Duke Street, spoke in opposition
Lawrence O'Connor, representing Historic Alexandria Foundation, spoke in opposition

STAFF RECOMMENDATION: Staff recommends approval of the application as submitted.

BOARD ACTION, OCTOBER 18, 2006: The Board combined the discussion of docket item #'s 6 & 7. On a motion by Ms. Neihardt, seconded by Mr. Smeallie the Board deferred the application for restudy. The vote on the motion was 6-0.

BAR CASE #2006-0213
November 1, 2006

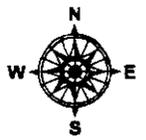
REASON: The Board believed that additional information concerning the proposal and its impact on the historic building was needed before a decision on the merits of the application could be made. Specifically, the Board asked to for additional information on the method of attachment of the skylight to the historic church and asked that an on-site inspection take place. The Board asked Staff to arrange such a visit.

SPEAKERS: Thomas Kerns, Kerns Group Architects, project architects, spoke in support
Charles Trozzo, 209 Duke Street, spoke in opposition

STAFF RECOMMENDATION: Staff recommends approval of the application as submitted.



BAR CASE #2006-0213/214



UPDATE: Since the October 18, 2006 BAR meeting, the applicant met with Board members and staff on-site to discuss the project and describe the project's impact on the church buildings, in particularly the main sanctuary designed by Latrobe. The applicant has supplied an additional section of the main sanctuary's north wall. The scope of the project remains as there have been no changes to the application; thus, staff repeat's the recommendation from the October 18, 2006 hearing.

NOTE: This docket item requires a roll call vote.

I. ISSUE:

The applicant is requesting approval of a Permit to Demolish and Capsulate portions of Norton Hall and the main sanctuary of St. Paul's Episcopal Church, on South Pitt Street. The proposed demolition and encapsulation is related to proposed alterations to enclose the existing light well or garth located between Norton Hall and the main sanctuary of St. Paul's Church.



Figure 1 Aerial view of St. Paul's Church looking north

The proposed demolition includes the following: the partial demolition of the exterior east wall of the connector between the main sanctuary and Norton Hall to allow for greater access and new ADA ramps into the proposed enclosed light well area, removing the brick within the arch on the exterior west wall to allow access into the garth from the main entry area of Norton Hall, partial demolition of the south slope of the existing hipped roof of Norton Hall, facing the garth and the construction of a new dormer and gutter system, and the encapsulation of the north wall of the main sanctuary facing the garth, with a new glazing roofing system, which will enclose the light well or garth.

The alterations are proposed in order to convert the underutilized light well or garth area between Norton Hall and the main sanctuary to a more functional, enclosed space, with new ADA ramps and stairs. The light well is not visible from any public rights-of-way. The proposed alterations,

including the new sloping glazed roof and the new gable on Norton Hall, will only be minimally visible from South Pitt Street.

II. HISTORY:

St. Paul's Church was founded in 1809. The Gothic Revival style church building at 228 South Pitt Street was constructed in 1817-1818 according to plans by Benjamin Latrobe. It has been described by Talbot Hamlin as the first Gothic Revival structure in the United States.

Norton Hall, located to the north of the sanctuary, was built in 1899 and expanded and renovated in 1955 and again in 1986. In the early 1930s, the pebble-stone stucco currently on the north wall of the Latrobe sanctuary was applied. Wilmer Hall was constructed at the corner of South Pitt and Duke Streets in 1955 according to plans by Delos H. Smith. Damascus House, located at 413 Duke Street, a two story brick building with a third story in the mansard, attained its present appearance circa 1905.

On February 10, 1955, the Board of Architectural Review approved the demolition of an unnamed building and the old rectory at 417 Duke Street to allow for the construction of Wilmer Hall and approved the design for the new educational building as well as the design for the arcade and courtyard between Wilmer and the sanctuary and renovations to Norton Hall. Past reviews by the Board for the St. Paul's property concern signs and a fence (sign, 3/20/1974; sign, BAR Case #89-137, 8/9/1989; fence, BAR Case #86-197, 11/19/1986). The South Pitt Street facade was resurfaced and exterior accessibility modifications were approved by the Board in 1997 (BAR Case #97-0121, 6/18/1997).

More recently, in 1996 as part of a major renovation, the Board approved a request for a fence and access ramp for the parish hall and sanctuary (BAR Case #96-0163, 9/18/1996). This ramp was not constructed and an alternative ramp was approved by the Board in 1997 (BAR Case #97-0121, 6/18/1997). Alterations to the transom above the main entry doors to the sanctuary were also approved in 1996 (BAR Case #96-0223, 10/02/1996).

On June 7, 2006, the Board approved a Permit to Demolish/Encapsulate and a Certificate of Appropriateness for alterations to Wilmer Hall and the adjacent Damascus House, facing Duke Street (BAR Case #s 2006-0052 and 2006-0053).

III. ANALYSIS:

With respect to demolition, the *Design Guidelines* note that "[t]he Boards are extremely conscious of the need to preserve the existing building resources of the historic districts," but go on to explain that "the Boards are also sympathetic to the needs of building owners to make contemporary 20th century use of a property." Recognizing this balance, the *Guidelines* conclude that "[i]t is the policy of the Boards that the absolute minimum demolition of an existing structure should take place" (Demolition of Existing Structures - Page 1).

In considering a Permit to Demolish, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B):

- (1) Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?

- (2) Is the building or structure of such interest that it could be made into a historic shrine?
- (3) Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?
- (4) Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?
- (5) Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?
- (6) Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?

In the opinion of Staff, both buildings are significant, with the main sanctuary being exceptional due to its association with Benjamin Latrobe. Staff believes that Criteria #s 1 and 6 could be considered to be applicable for both buildings. However, the extent of the proposed demolition/capsulation is relatively minor for both buildings, with most areas to be demolished being on Norton Hall and confined to secondary elevations not readily visible to the public rights-of-way. Furthermore, the fact that the demolition/capsulation is in support of retrofitting the buildings to make them accessible may be considered a mitigating factor.

In respect to the impact on the main sanctuary's north wall, Staff believes the applicant has made significant efforts to minimize the impact of the method of attachment of the new roof system, and primarily impacts the 1955 era pebble gravel stucco exterior.

Staff believes the project meets the recommendation of the Design Guidelines "that the absolute minimum of demolition of an existing structure should take place" (Demolition of Existing Structures - Page 1) and recommends approval of the application.

IV. STAFF RECOMMENDATION:

Therefore, Staff recommends approval of the application as submitted.

CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Code Enforcement:

- C-1 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-2 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-3 A soils report must be submitted with the building permit application.
- C-4 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-5 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-6 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-7 Required exits and facilities shall be accessible for persons with disabilities.

Historic Alexandria:

No comments were received.

BAR Meeting
November 1, 2006

ISSUE: Alterations
APPLICANT: St. Paul's Episcopal Church
LOCATION: 228 S. Pitt Street
ZONE: RM/Residential

BOARD ACTION, NOVEMBER 1, 2006: The Board combined docket item #'s 7 & 8 for discussion. On a motion by Ms. Quill, seconded by Mr. Wheeler, the Board voted to approve the application as amended, with the following conditions:

1. That the applicant agree to a formal and legally binding easement that would require any alterations to the north wall of the Latrobe sanctuary, the south wall of Norton Hall, and the east and west walls of the connector elements, to be reviewed and approved by the Board, once the garth area is enclosed;
2. That any lighting within the garth should limit spillover and that spotlights proposed to illuminate the stained glass windows on the Latrobe main sanctuary be focused and limited to illuminate only the stain glass windows and to minimize light spillover; and
3. That a mock-up of the structural anchors for the alterations on both the Latrobe sanctuary and Norton Hall be inspected by staff prior to proceeding with the project.

REASON: The Board agreed with the staff analysis and found the proposed amount of encapsulation was appropriate and the alterations compatible to the building.

SPEAKERS: Duncan Blair, representing the applicant, spoke in support
Van Van Fleet, representing Old Town Civic Association, spoke in opposition
Charles Trozzo, 209 Duke Street, spoke in opposition
Lawrence O'Connor, representing Historic Alexandria Foundation, spoke in opposition

STAFF RECOMMENDATION: Staff recommends approval of the application with the following condition:

- 1) That the applicant agrees to bring any future alterations to the existing exterior walls of Norton Hall and the main sanctuary to the Board for review and approval.

BOARD ACTION, OCTOBER 18, 2006: The Board combined the discussion of docket item #'s 6 & 7. On a motion by Ms. Neihardt, seconded by Mr. Smeallie the Board deferred the application for restudy. The vote on the motion was 6-0.

REASON: The Board believed that additional information concerning the proposal and its impact on the historic building was needed before a decision on the merits of the application could be made. Specifically, the Board asked to for additional information on the method of attachment of the skylight to the historic church and asked that an on-site inspection take place. The Board asked Staff to arrange such a visit.

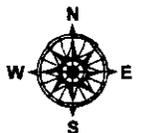
SPEAKERS: Thomas Kerns, Kerns Group Architects, project architects, spoke in support
Charles Trozzo, 209 Duke Street, spoke in opposition

STAFF RECOMMENDATION: Staff recommends approval of the application with the following condition:

1) That the applicant agrees to bring any future alterations to the existing exterior walls of Norton Hall and the main sanctuary to the Board for review and approval.



BAR CASE #2006-0213/214



**BAR CASE #2006-0214
November 1, 2006**

UPDATE: Since the October 18, 2006 BAR meeting, the applicant met with Board members and staff on-site to discuss the project and describe the project's impact on the church buildings, in particularly the main sanctuary designed by Latrobe. The applicant has supplied an additional section of the main sanctuary's north wall. The scope of the project remains as there have been no changes to the application; thus, staff repeats the recommendation from October 18th to approve with conditions the Certificate of Appropriateness for the alterations.

NOTE: Docket item # 7 must be approved before this docket item may be considered.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for alterations to enclose an exterior light well (referred to as the garth on the drawings) located between the main sanctuary building of St. Paul's Episcopal Church and Norton Hall on South Pitt Street. Norton Hall is located to the north of the main building. The exterior light well is not visible from any public rights-of-way. This underutilized space will provide additional internal ADA accessible ramps between Norton Hall and the main sanctuary building. The work is part of a major renovation of church facilities intended to improve functioning and gain handicapped accessibility.

As described in Docket item # 7, the propose alterations include the partial demolition of the exterior east wall of the 1955 connector segment between Norton Hall and the sanctuary. This wall is not visible to the public right-of-way. The removal of the wall and the existing concrete slab will allow for new ADA ramps and stairs to be inserted into the space to allow improved circulation between the spaces. As also, mentioned in Docket item #7, the currently enclosed arch on the west wall in the light well will be re-opened, to allow internal circulation from the main entry hall into Norton into the garth area. The major component of the proposed alteration is the enclosing of the light well with a new roofing system and a new gable element to the roof of Norton Hall.

The proposed skylight roof over the light well will be sloped glazing, with clear 1" insulated glass with low E coating. The roofing system will be framed with a matte grey painted aluminum metal. The new roofing will be attached to both the main sanctuary and Norton Hall.

On the main sanctuary, the new roof will be attached to the building below the lintels of the third floor windows. The roof glazing and frame will rest on a continuous 4"x4" X 3/8" bent plate, that will be attached to the exterior of the building using 1/2" x 8" long anchor bolts set in epoxy mortar at 24" on center through the 1955 pebble gravel stucco exterior masonry wall.

The roof will slope towards Norton Hall and will be attached to the building at the new gutter system located beneath the new side gable roof. The new gable roofing will intersect with the existing hipped roof on the south side of the building, facing the light well or garth. Grey metal

**BAR CASE #2006-0214
November 1, 2006**

will be used to clad the dormer. The dormer will have membrane roofing. The gutters will be 8"x8" stainless steel gutters.

The existing HVAC units to the rear of the light well will remain in that general location, but will be raised on a new platform, to accommodate new roofing and insulation. The existing downspouts on the main sanctuary exterior wall will be removed, while the headers will remain.

II. HISTORY:

As discussed in docket item #7, St. Paul's Church was founded in 1809. The Gothic Revival style church building at 228 South Pitt Street was constructed in 1817-1818 according to plans by Benjamin Latrobe. It has been described by Talbot Hamlin as the first Gothic Revival structure in the United States.

Norton Hall, located to the north of the sanctuary, was built in 1899 and expanded and renovated in 1955 and again in 1986. In the early 1930s, the pebble-stone stucco currently on the north wall of the Latrobe sanctuary was applied. Wilmer Hall was constructed at the corner of South Pitt and Duke Streets in 1955 according to plans by Delos H. Smith. Damascus House, located at 413 Duke Street, a two story brick building with a third story in the mansard, attained its present appearance circa 1905.

On February 10, 1955, the Board of Architectural Review approved the demolition of an unnamed building and the old rectory at 417 Duke Street to allow for the construction of Wilmer Hall and approved the design for the new educational building as well as the design for the arcade and courtyard between Wilmer and the sanctuary and renovations to Norton Hall. Past reviews by the Board for the St. Paul's property concern signs and a fence (sign, 3/20/1974; sign, BAR Case #89-137, 8/9/1989; fence, BAR Case #86-197, 11/19/1986). The South Pitt Street facade was resurfaced and exterior accessibility modifications were approved by the Board in 1997 (BAR Case #97-0121, 6/18/1997).

More recently, in 1996 as part of a major renovation, the Board approved a request for a fence and access ramp for the parish hall and sanctuary (BAR Case #96-0163, 9/18/1996). This ramp was not constructed and an alternative ramp was approved by the Board in 1997 (BAR Case #97-0121, 6/18/1997). Alterations to the transom above the main entry doors to the sanctuary were also approved in 1996 (BAR Case #96-0223, 10/02/1996).

On June 7, 2006, the Board approved a Permit to Demolish/Encapsulate and a Certificate of Appropriateness for alterations to Wilmer Hall and the adjacent Damascus House, facing Duke Street (BAR Case #s 2006-0052 and 2006-0053).

III. ANALYSIS:

The subject property is zoned RM, residential. The proposed alterations, handicapped landings, elevator/stair and rooftop air conditioning complies with zoning ordinance requirements.

The proposed alterations discussed in this report occur primarily within the light well or garth area between the main sanctuary and Norton Hall. The light well itself is not visible from any public rights-of-way. The new roof system will be located below the lintels of the historic windows on the main sanctuary and will be only minimally visible from the public right of way views on South Pitt Street. Similarly, the new roof gable and gutter system on Norton Hall will only be at most minimally visible from South Pitt Street. However, staff is concerned about how the proposed alterations impact the exterior north wall of the main sanctuary, which is a component of Latrobe's design. While the current pebble gravel stucco was applied in the 1930s, the historic side window configurations appear to be part of the original Latrobe design. The applicant has made every effort not to impact these character-defining features, by locating the new roofing system between the rows of windows, and particularly below the lintels of the top rows of windows.

One of the central tenets of historic preservation in respect to alterations to historic buildings is to do the minimal which negatively impacts historic fabric. Another consideration is the reversibility factor of the alteration; that is, if the alteration is removed in the future, how will that impact the historic fabric of the building and the integrity of the resource? Staff has discussed with the applicant the method of attaching the roofing system to the main sanctuary and feels that the attachment approach is the most appropriate manner to satisfy the scope of the project while minimally impacting the historic building's integrity.

An additional concern staff has regarding the alterations is that should the alterations be approved, what are now exterior walls on both the main sanctuary and Norton Hall become internal walls, and thus, outside the purview of the Board. Thus, a future project could potentially lead to the demolition of these walls, and not only further diminish the integrity of Latrobe's design on the main sanctuary, but jeopardize the overall historic character of the building.

While staff support's the proposed enclosure of the light well and feels the applicant has gone to great lengths to minimally impact the integrity of the buildings, particularly the main sanctuary, staff is concerned about the possibility of future alterations to the walls of these buildings. Therefore, Staff recommends approval of the application with the condition that the applicant agrees to bring any future alterations to the existing exterior walls of Norton Hall and the main sanctuary to the Board for review and approval.

IV. STAFF RECOMMENDATION:

Therefore, Staff recommends approval of the application with the following condition:

BAR CASE #2006-0214
November 1, 2006

1) That the applicant agrees to bring any future alterations to the existing exterior walls of Norton Hall and the main sanctuary to the Board for review and approval.

CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Code Enforcement:

- C-1 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-2 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-3 A soils report must be submitted with the building permit application.
- C-4 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-5 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-6 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-7 Required exits and facilities shall be accessible for persons with disabilities.

Historic Alexandria:

No comments were received.



2006-0213
 2006-0214

*See Conditions

BOARD OF ARCHITECTURAL REVIEW
 Permit to Demolish/Encapsulate
 CERTIFICATE OF APPROPRIATENESS

[Signature] R. Josephson

ST. PAUL'S EPISCOPAL CHURCH
 ALEXANDRIA, VIRGINIA

BAR CONCEPT SUBMISSION

5 SEPT 2006

KERN'S GROUP
 ARCHITECTS

- * 1. That the applicant agree to a formal and legally binding easement that would require any alterations to the north wall of the Latrobe sanctuary, the south wall of Norton Hall, and the east and west walls of the connector elements, to be reviewed and approved by the Board, once the garth area is enclosed;
- 2. That any lighting within the garth should limit spillover and that spotlights proposed to illuminate the stained glass windows on the Latrobe main sanctuary be focused and limited to illuminate only the stain glass windows and to minimize light spillover; and
- 3. That a mock-up of the structural anchors for the alterations on both the Latrobe sanctuary and Norton Hall be inspected by staff prior to proceeding with the project.

25

KERNS GROUP ARCHITECTS

4000 NORTH FARMERS STREET, SUITE 100
 ALEXANDRIA, VIRGINIA 22304-1553
 TEL: 703.528.1100 FAX: 703.528.1104

E U R Y E Y O R
 2000 NORTH FARMERS STREET, SUITE 100
 ALEXANDRIA, VIRGINIA 22304-1553
 TEL: 703.528.1100 FAX: 703.528.1104

C I V I L E N G I N E E R
 P.O. BOX 60
 700 SOUTH WASHINGTON STREET
 ALEXANDRIA, VIRGINIA 22304-0060
 TEL: 703.528.1100 FAX: 703.528.1104

E L E C T R I C A L E N G I N E E R
 P.O. BOX 60
 700 SOUTH WASHINGTON STREET
 ALEXANDRIA, VIRGINIA 22304-0060
 TEL: 703.528.1100 FAX: 703.528.1104

M E C H A N I C A L E N G I N E E R
 P.O. BOX 60
 700 SOUTH WASHINGTON STREET
 ALEXANDRIA, VIRGINIA 22304-0060
 TEL: 703.528.1100 FAX: 703.528.1104

P L U M B I N G E N G I N E E R
 P.O. BOX 60
 700 SOUTH WASHINGTON STREET
 ALEXANDRIA, VIRGINIA 22304-0060
 TEL: 703.528.1100 FAX: 703.528.1104

S T R U C T U R A L E N G I N E E R
 P.O. BOX 60
 700 SOUTH WASHINGTON STREET
 ALEXANDRIA, VIRGINIA 22304-0060
 TEL: 703.528.1100 FAX: 703.528.1104



ST. PAUL'S Episcopal Church
 100 NORTH 1ST STREET
 ALEXANDRIA, VIRGINIA

DATE: 08/01/2009

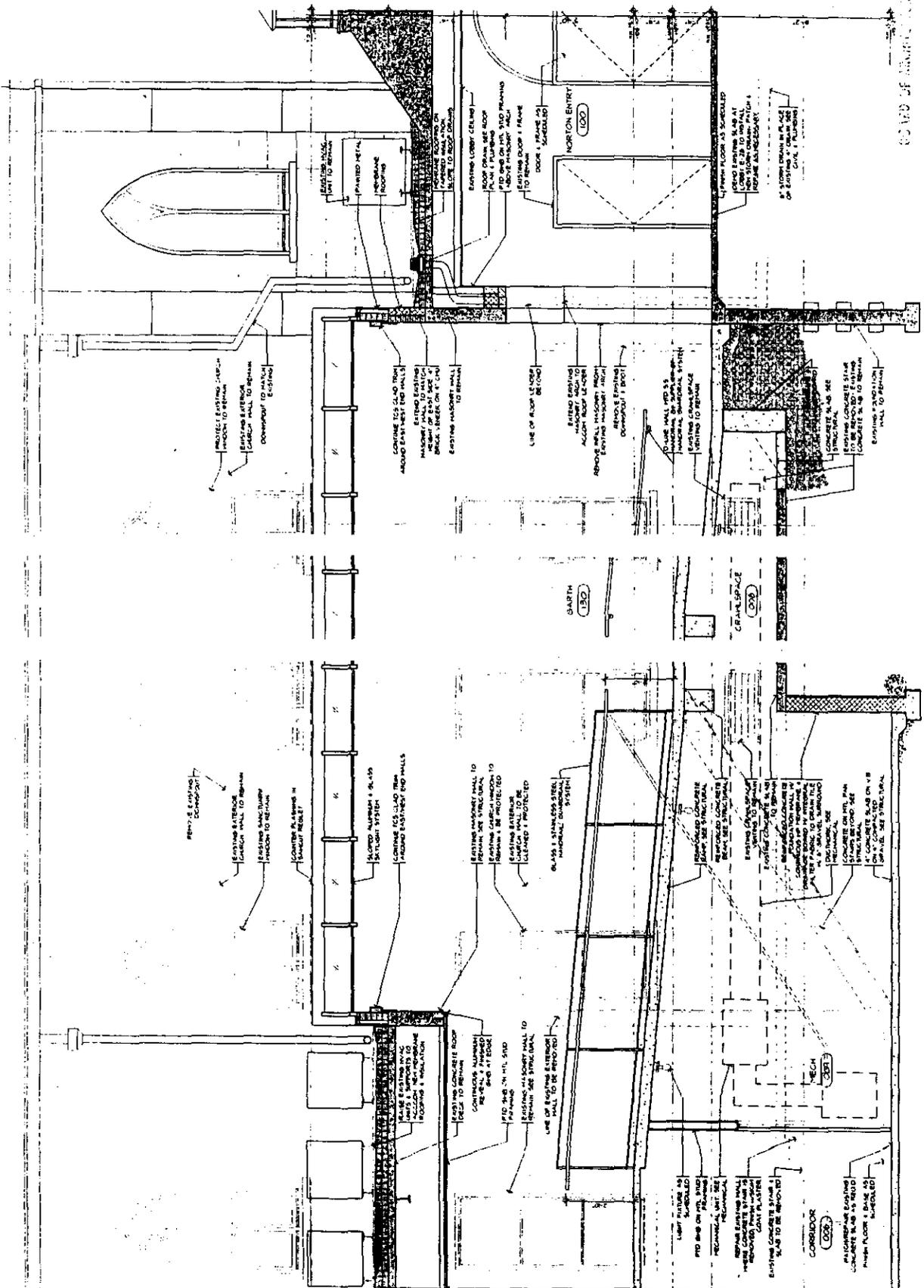
CONSTRUCTION DOCUMENT PHASE

SECTION

SCALE: 1/4" = 1'-0"

A4.3

ENLARGED BUILDING SECTION BY T & T (GARTH)
 N.E. 1/4 SECTION



**KERNS GROUP
ARCHITECTS**

1000 NORTH FARMERS AVENUE, SUITE 100
ARLINGTON, VIRGINIA 22201-1550
TEL: 703.528.1100 FAX: 703.528.1101

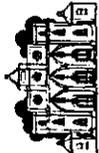
S U R V E Y O R
DANFORD SURVEYORS INC.
ALEXANDRIA, VIRGINIA 22304
703.678.8333 FAX: 703.796.8412

C I V I L E N G I N E E R S
R.C. FIELDS, JR. & ASSOCIATES
ALEXANDRIA, VIRGINIA 22315
703.548.8422 FAX: 703.548.8412

S T R U C T U R A L E N G I N E E R S
MESEN & ASSOCIATES
ALEXANDRIA, VIRGINIA 22315
703.682.8881 FAX: 703.548.8335

M E C H A N I C A L E N G I N E E R S
BANSAL & ASSOCIATES
ARLINGTON, VIRGINIA 22201
703.823.1881 FAX: 703.823.4897

E L E C T R I C A L E N G I N E E R S
EXPANDED LTD. ELECTRIC, INC.
5715 CENTRAL AVENUE, SUITE 200
ALEXANDRIA, VIRGINIA 22304
703.708.9771 FAX: 703.708.9774

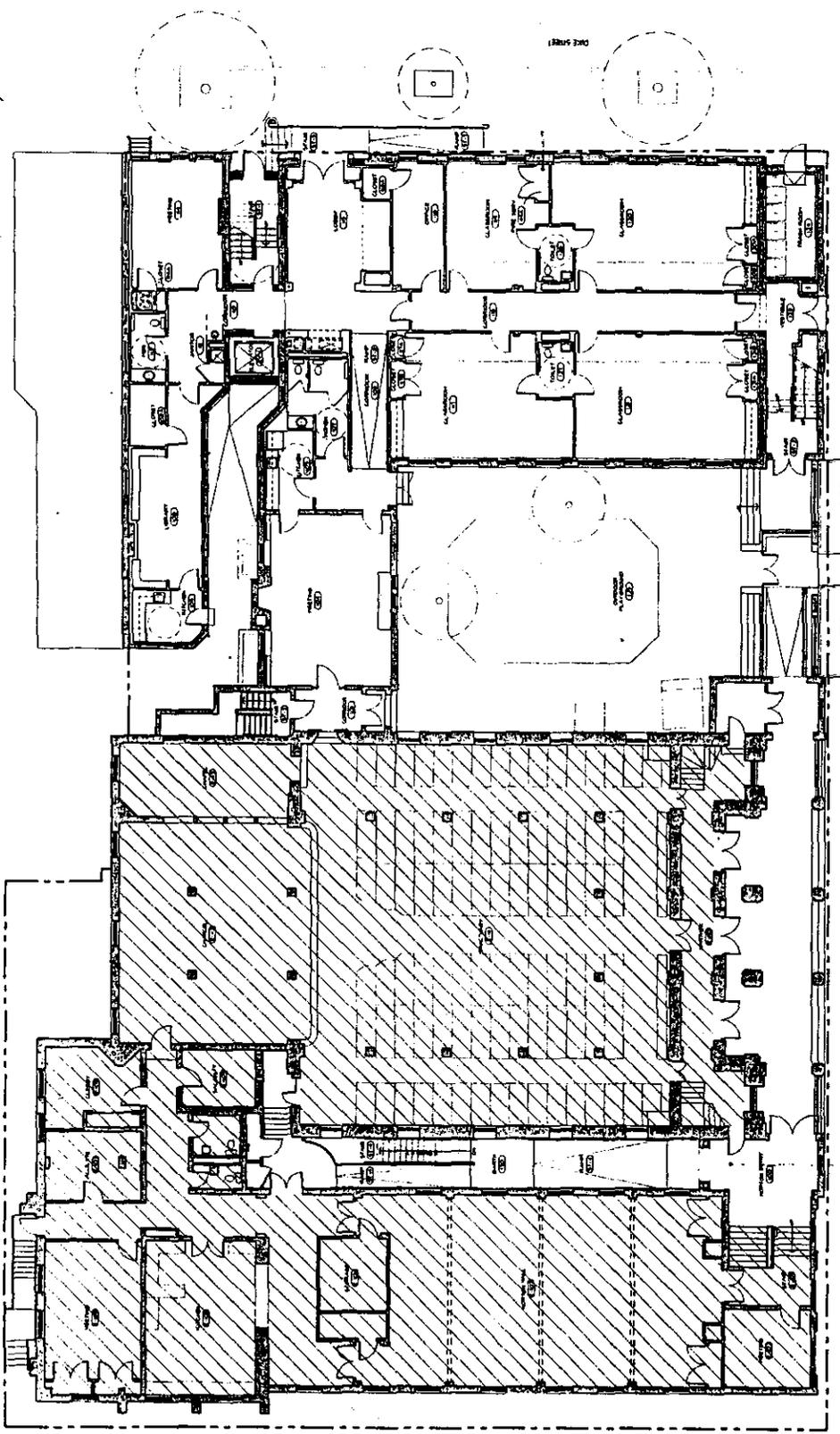


**ST. PAUL'S
Episcopal Church**
100 NORTH FARMERS AVENUE
ARLINGTON, VIRGINIA

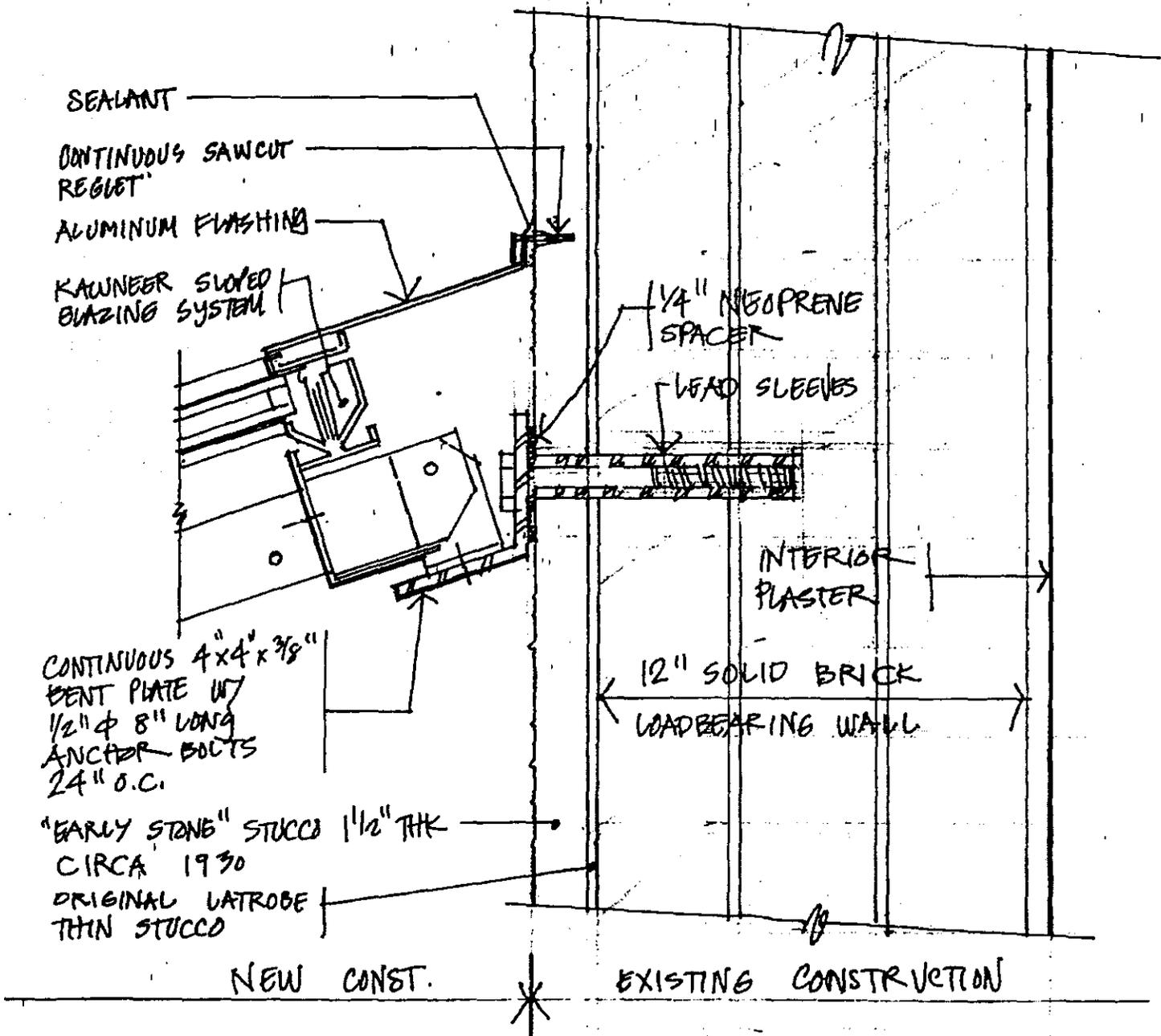
DATE: 09/23/2009	PROJECT NO.: 2009
BY: [Signature]	SCALE: 1/8" = 1'-0"
CHECKED: [Signature]	DATE: 09/23/2009
APPROVED: [Signature]	DATE: 09/23/2009

CONSTRUCTION DOCUMENT PHASE
FIRST FLOOR PLAN
1 1/2" = 1'-0"

A2.1
SHEET NO. 11 OF 11



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



WALL SECTION @ EXISTING NORTH WALL OF CHURCH

ST. PAUL'S EPISCOPAL CHURCH.

25 OCT. 06

KERNS GROUP ARCHITECTS, P.C.

BOARD OF ARCHITECTURAL REVIEW

EXHIBIT NO. 1

11-2-12

1-20-07

RECEIVED

NOV 15 2006



RECORD OF APPEAL

FROM A DECISION OF THE BOARD OF ARCHITECTURAL REVIEW

Date Appeal Filed With City Clerk: 11/15/06

B.A.R. Case # 2006-0213+0214

Address of Project: 228 So Pitt St.

Appellant is: (Check One)

B.A.R. Applicant

Other Party. State Relationship 32 Citizens (Townsend A. Van Fleet)

Address of Appellant: 26 Wolfe St

Alex VA 22314

Telephone Number: 202-638-3569

State Basis of Appeal: GLASS ROOF VISIBLE. PUTTING 22 BOLTS INTO THE BRICKS OF A 1809 STRUCTURE. THESE WILL NOT WITHSTAND A SNOW STORM, THEREBY PUTTING THE ENTIRE WALL OF THE CHURCH AT RISK. USING REVERSEABILITY IS A POOR ARGUMENT AS IF YOU USE THAT PREMISE IT SHOULDN'T HAVE BEEN DONE TO START WITH. NOT HISTORICALLY COMPATIBLE WITH THE ORIGINAL CHURCH.
Attach additional sheets, if necessary.

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

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

All appeals require a \$150.00 filing fee.

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

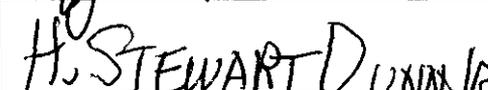
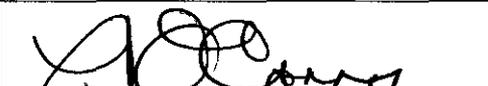
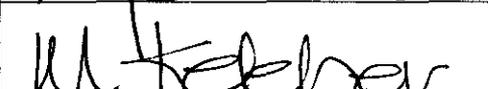
Townsend A. Van Fleet

Signature of the Appellant

NOV 15 2006

**PETITION TO APPEAL TO CITY COUNCIL THE BOARD OF ARCHITECTURAL REVIEW
 DECISION TO ISSUE CERTIFICATES OF APPROPRIATENESS IN THE MATTERS OF CASES
 BAR2006-0213 AND BAR2006-0214 DEALING WITH THE DEMOLITION/ENCAPSULATION AND
 ALTERATIONS OF PORTIONS OF ST. PAULS CHURCH AT 228 SOUTH PITT STREET**

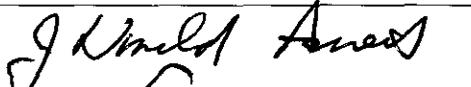
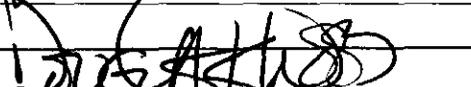
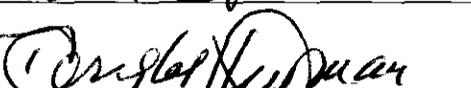
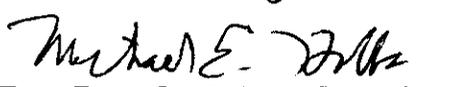
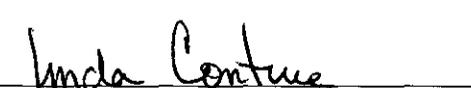
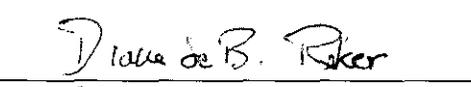
In accordance with Section 10-107(A)(2) of the City Planning and Zoning Ordinance, the property owners of the Old and Historic Alexandria District whose signatures appear below wish to appeal to City Council the Board of Architectural Review decisions to issue certificates of appropriateness in the B.A.R cases cited above.

	Name (print)	Signature	Property Address
1	Charles L. Teozzo		209 Duke St
2	Gail C. Rothrock		209 Duke Street
3	H. Stewart Dunbar		418 S. Lee St, Alex VA
4	Ronald Diehl	RONALD DIEHL	117 S. ALFRED ST.
5	Jill McClure	JILL MCCLURE	1119 BEVERLY DRIVE
6	LAWRENCE O'CONNOR		207 SOUTH LEE ST.
7	M. Keleher		208 N Royal
8	M. Heiden		318 S. Lee St
9	Edward J. Heiden	EDWARD J. HEIDEN	318 S. LEE ST.
10	Jane Coughran		225 S. Lee St.
11	ASHLEY O'CONNOR		207 S. Lee St.
12	Jean M. Oseth	Jean M. Oseth	207 Duke St.
13			
14			
15			

NOV 15 2006

**PETITION TO APPEAL TO CITY COUNCIL THE BOARD OF ARCHITECTURAL REVIEW
 DECISION TO ISSUE CERTIFICATES OF APPROPRIATENESS IN THE MATTERS OF CASES
 BAR2006-0213 AND BAR2006-0214 DEALING WITH THE DEMOLITION/ENCAPSULATION AND
 ALTERATIONS OF PORTIONS OF ST. PAULS CHURCH AT 228 SOUTH PITT STREET**

In accordance with Section 10-107(A)(2) of the City Planning and Zoning Ordinance, the property owners of the Old and Historic Alexandria District whose signatures appear below wish to appeal to City Council the Board of Architectural Review decisions to issue certificates of appropriateness in the B.A.R cases cited above.

Name (print)	Signature	Property Address
1 Townsend A. VAN FLEET		26 WOLFE ST. /
2 J. DONALD ANNEST		209 N. Fairfax /
3 DOUGLAS THURMAN		309 VASSAR Rd
4 Douglas Thurman		804 Duke Street /
5 John Johansen		221 S. PITT ST. /
6 Barbara Nelson	SARITA SCHOTTA	144 PRINCE ST. /
7 Barbara Nelson		921 Bushford Lane /
8 Miles Holtzmann		204 ORANGE ST. /
9 TIM ELLIOTT		422 SO. FAIRFAX ST. /
10 Michael Hobbs		419 Cameron St. /
11 LINDA CONTURE		505 Duke /
12 P. J. Riker		2817 Duke St 22314
13 Robert J. Riker	Robert J. Riker	118 Waterford, 22314
14 DIANE RIKER		118 Waterford 22314 /
15 Robert, J. Riker		118 Waterford Pl 22314 /

NOV 15 2006

**PETITION TO APPEAL TO CITY COUNCIL THE BOARD OF ARCHITECTURAL REVIEW
 DECISION TO ISSUE CERTIFICATES OF APPROPRIATENESS IN THE MATTERS OF CASES
 BAR2006-0213 AND BAR2006-0214 DEALING WITH THE DEMOLITION/ENCAPSULATION AND
 ALTERATIONS OF PORTIONS OF ST. PAULS CHURCH AT 228 SOUTH PITT STREET**

In accordance with Section 10-107(A)(2) of the City Planning and Zoning Ordinance, the property owners of the Old and Historic Alexandria District whose signatures appear below wish to appeal to City Council the Board of Architectural Review decisions to issue certificates of appropriateness in the B.A.R cases cited above.

	Name (print)	Signature	Property Address
1	Marianne Weitz	<i>Marianne Weitz</i>	615 S. Lee St
2	HA ROY	<i>HA ROY</i>	310 W. S
3	Boyd W. Walker	<i>Boyd W. Walker</i>	1307 King St. 22314
4	ARTHUR FOX	<i>Arthur Fox</i>	418 S. FAIRFAX ST 22314
5	<i>H. Jones</i>	<i>H. Jones</i>	342 N. P. St. 22314
6	Elen Pickering	<i>Elen Pickering</i>	105 Roberts Lane 22314
7	XXXXXXXXXX		
8	XXXXXXXXXX		
9			
10			
11			
12			
13			
14			
15			

NOV 15 2006

**PETITION TO APPEAL TO CITY COUNCIL THE BOARD OF ARCHITECTURAL REVIEW
 DECISION TO ISSUE CERTIFICATES OF APPROPRIATENESS IN THE MATTERS OF CASES
 BAR2006-0213 AND BAR2006-0214 DEALING WITH THE DEMOLITION/ENCAPSULATION AND
 ALTERATIONS OF PORTIONS OF ST. PAULS CHURCH AT 228 SOUTH PITT STREET**

In accordance with Section 10-107(A)(2) of the City Planning and Zoning Ordinance, the property owners of the Old and Historic Alexandria District whose signatures appear below wish to appeal to City Council the Board of Architectural Review decisions to issue certificates of appropriateness in the B.A.R cases cited above.

Name (print)	Signature	Property Address
1 Harlow T. Munson	Harlow T. Munson	2415 Ridge Rd. Dr. Alexandria, VA
2 Jeffy C. [unclear]	Jeff Albert	116 King St.
3 Brian V. Buzzell	BV Buzzell	One Wilkes St Alexandria VA 22314
4 John Waugh	John Waugh	27 Wilkes St Alex. 22314
5 Jody Waugh	Jody Waugh	458 S. Union St Alex VA 22314
6 Kathleen Waugh	Kathleen Waugh	27 Wilkes St. Alex 22314
7		
8		
9		
10		
11		
12		
13		
14		
15		

11 1/2 12
1-20-07
- submitted by
John Johansen

Bringing the Basilica's Origins to Light

By Philip Kennicott

Washington Post Staff Writer

Sunday, November 5, 2006; Page N01

BALTIMORE

In its infancy, the United States had only one Catholic bishop, and even that was too many for some people -- including a few prominent Catholics, who worried about being too visible in the often anti-Catholic young republic. The country's first bishop, John Carroll, presided over a see that stretched from Canada to Florida, and west deep into the primeval forests. His cathedral, begun in 1806, stood in Baltimore, which was for generations the center of Catholic America.

Two centuries after the cornerstone was laid, the Baltimore Basilica reopened with great ceremony this weekend. From the outside, it has always presented a strange but compelling face to the world, a mix of classical columns, onion-capped towers, an imposing dome and high arched windows such as one might find in a New England meeting house. Walk around it, and you won't be surprised to learn that the architect, **Benjamin Latrobe, was one of the most important influences on the early development of the U.S. Capitol.** But for years the interior of the basilica -- a papal honor bestowed on the cathedral in 1937 -- was radically different from what Latrobe had imagined.

Mostly, it was a matter of light. Over the years, hidden windows at the top of the dome were removed and the side windows replaced with stained glass. The interior was remodeled by successive bishops, generally in favor of darkness and clutter. An interior space that once had the bright, airy feel of a piece of Wedgwood china became dark and Gothic, a reflection of the tastes of new waves of Catholic immigrants.

Most of that has changed now. Despite the reservations of some parishioners who preferred the basilica -- especially the stained glass -- to remain as they have always known it, **restoration has taken the church back to what conservationists and architects believe was its original state.** Or rather, back to what they believe was Latrobe's vision, because the building, like many large churches, took decades to finish and a single "original" state is very difficult to determine. ←

On a sunny day light now flows in through the open "oculus" at the top of the dome. Sun also gleams through the tall side windows -- the stained glass has been given to another church. The basic openness of the plan, the sense that the building is designed to capture large volumes of daylight in its stone embrace, is breathtaking. From the outside, and

now the inside, too, it's clear that this cathedral was meant to connect American Catholics, through architecture, to the classical ideals embodied in the buildings of ancient Greece and Rome. Indeed, it doesn't seem like a Catholic church at all -- if by that you imagine candles, and paintings of agony, and the dark patina of history accumulated on legions of saints standing sentinel in dim niches.

Latrobe's Vision

The Baltimore Cathedral was always intended to be a different sort of Catholic church. **Latrobe presented Bishop Carroll with two plans, one a Gothic design, another (cheaper) model based on the classical elements that were being deployed in the new public architecture of Washington. The bishop went with a classical model that would, when finished, be fronted by a Greek portico of Ionic columns. The church would stand on a hill in a newly built district of rapidly expanding Baltimore.**

From the foundation up, Latrobe had to fight for his plan. Letters exchanged between the architect and bishop suggest that either Latrobe was very meticulous and very cranky, or the project managers in Baltimore were daft and sometimes duplicitous. Perhaps both. Again and again, Latrobe threatened to quit, citing small economies made by the builders that threatened the structural or design integrity of the building. Wander through the newly excavated undercroft (it was until recently an impassable and litter-filled space), and Mark Potter, executive director of the nonprofit trust formed to undertake the restoration, points to upside-down arches, an effort by Latrobe to shore up the supports for the vast dome after workers made changes in his original plan.

That dome, which dominates and defines the central space, was a double construction, a shallow masonry dome on the inside, with a wooden exterior dome built over it. Years later, in the 1830s, two towers, with turnip-shaped domes and spires, were added to flank the church, followed by an elegant portico, built in the 1860s. Even before it all came together -- an apse was added in the 1890s -- and Latrobe's design was essentially completed, the architectural ideas that first motivated him in what is considered his masterwork were already in danger of being forgotten.

By the time the United States won its independence, Catholics in Maryland had been through a century and a half of turmoil. Educated, upper-crusty Catholics fleeing religious oppression in England established the new foothold of Maryland in 1634, and while they very much intended to form a Catholic community, they did so under the cover of a policy of broad tolerance for all (Christian) faiths. Although Spain maintained a hand-in-glove relationship between the church and the state in its New World possessions, no English Catholic could expect such a thing to be permitted in England's colonies.

This tolerance, born of necessity, received an impressive statement in the 1649 Act of Toleration, which guaranteed that no one in Maryland would be "troubled, Molested or discountenanced for or in respect of his or her religion nor in the free exercise thereof."

So long as they believed in Jesus and didn't blaspheme or call people of other faiths bad names. Still, it was a remarkable accomplishment. And one that wouldn't last very long.

Five years later the Act was undone, and Catholics were officially excluded (though they stayed and many thrived economically) in the very colony they founded. As Maryland politics came to reflect the toxic religious dynamics of the mother country, the status of Catholics was often parlous.

Until, that is, the agitation for the American Revolution, when prominent Maryland Catholics such as Charles Carroll (cousin of the first bishop) proved their loyalty to the cause. With the more substantial promise of religious freedom offered by the new republic, Catholics felt secure enough to start building some serious edifices.

The new cathedral was begun with this history fresh in mind. It was a confident statement of a new, American Catholic identity, representing a faith fully determined to take advantage of freedoms long denied it, yet equally determined to connect itself, aesthetically at least, to the ideals of the young nation. Bishop Carroll, of course, was also asserting his authority with an impressive new building. In 1803, he told members of his diocese that a cathedral would "stand as the evidence of their attachment to the unity of episcopal" -- or church -- government. That was no mean feat given that he was bishop of the entire East Coast. But his cathedral wasn't built purely to awe the eyes with its size, but the mind as well, with its balance and proportion and sunny clarity of interior space.

Catholicism, however, didn't stand still, and this idealist moment, embodied in the basilica's architecture, soon passed. Huge new waves of Catholic immigrants were coming to America, bringing with them their own tastes and views about religious architecture; the aristocratic Catholicism of Maryland's founders quickly gave way to more emotionally demonstrative and parochial strains of the faith. The sunny colors and forms of Latrobe's decoration yielded to marble finishes and other ornaments; paintings came and went, filling in wall space. The building, according to an extensive analysis commissioned for the current restoration project, reached "a level of splendor comparable to the great baroque churches of Europe." Over the years, a green marble floor was installed, gray paint slathered on the walls, and dark mahogany pews and confessionals added. And in the 1940s, the 24 skylights of the dome were finally removed.

"One bishop would try to outdo the next with new designs," says Potter, of the restoration trust. "It was so dark in here, on a sunny day, it was like a tomb."

A Capitol Feel

After a \$32 million restoration overseen by the Albany, N.Y.-based architectural firm John G. Waite Associates, the basilica has reemerged from its shell of historical accretions with brilliant clarity. Standing under the cream-colored dome with its elegant rosettes recessed in circular frames, you might think you were in some secret rotunda hidden in the Capitol. The music you expect to hear here is Mozart, not the polyphonic

complexities and anguish of the baroque. But just as the cathedral changed over the years, so too the tone of Catholicism, and the oddity of this restoration project is that it returns to its first splendor a church space that seems discordant with contemporary Catholicism.

Bishop Carroll stood strongly for an apolitical Catholicism, a church that would prove its loyalty to secular government by staying out of factional struggles. When drafted as an emissary to woo the support of Catholics in Canada by the Continental Congress in 1776, Carroll did so very reluctantly. Priests who get involved in politics, he said, "generally fall into contempt, and sometimes even bring discredit to the cause in whose service they are engaged." In any case, he had enough politics to handle within the church, which was plagued by unruly and sometimes openly insubordinate priests and parishes.

Carroll's distaste for politics wouldn't last. As Catholics flocked to the cities of the East Coast, and as they suffered persecution during periods of anti-Catholic hysteria, the church became more militant in its defense. And today Carroll's ideal of an apolitical church has yielded to an intensely engaged Catholic hierarchy, adamant on asserting its views on issues such as abortion and homosexuality. The basilica reopens only weeks after bishops in Virginia issued a statement urging Catholics to amend the Commonwealth's constitution to prohibit any legal arrangements between gay couples that might look like a civil union or marriage.

So the baroque encrustations disappear at a moment when the tone of American Catholicism is both anxious (about scandals, declining numbers of priests and alienated flocks) and combative. Far more reflective of American Catholicism today is the new Catholic monolith unveiled in Los Angeles in 2002, the first Catholic cathedral built in the Western United States in 30 years. Rafael Moneo's design is angular and massive, a blocky construct of concrete the color of sun-baked adobe -- an explicit reference to the historic roots of the Spanish Catholic church in the old mission system of California, and a stark contrast to Latrobe's sunny, classical vision.

Moneo's church is fortresslike, as reflective of a theocratic Catholicism (the Spanish ideal) as Latrobe's cathedral is representative of Carroll's Anglo-American restatement of the balance between church and state. Latrobe's masterpiece very strongly suggests an ideal, almost deistic in its architectural connotations, that may no longer be the ideal of the Catholic leadership. That will make its next hundred years of service as interesting an era as any that came before.

LATROBE CHAPTER OF THE SOCIETY OF ARCHITECTURAL HISTORIANS

11612
1-20-07

January 18, 2007

Mayor William D. Euille,
Vice Mayor Andrew H. MacDonald,
and members of the Alexandria City Council:

Dear Mayor Euille, Vice Mayor MacDonald and members of the Alexandria City Council,

On behalf of the Latrobe Chapter of the Society of Architectural Historians, I am writing to you in support of the Old Town Citizens Association's appeal of the November 1, 2006, decision of the Alexandria Board of Architectural Review, Old and Historic District, regarding St. Paul's Episcopal Church at 228 South Pitt Street. Since 1967, the Latrobe Chapter has been the metropolitan Washington affiliate of the Society of Architectural Historians, which is the foremost international body of architectural historians. The chapter is a not-for-profit organization whose members include professional architectural historians, architects, preservationists and planners, as well as architecture enthusiasts throughout the region. We sponsor a lecture series, tours, and a biennial symposium promoting understanding of architectural history, historic preservation, design, and related fields.

The Latrobe Chapter urges the City Council to ask St. Paul's to reconsider the proposed design to enclose the area between the church sanctuary and Norton Hall in favor of an approach that would have less of an impact on the church's historic fabric than the current approved plans

As the Council knows, St. Paul's was designed by Benjamin Henry Latrobe and constructed in 1817-18. Latrobe established the profession of architecture in the United States, was appointed Surveyor of Public Buildings for the infant country by President Thomas Jefferson, completed the U.S. Capitol, and designed such unequalled buildings as the Bank of Pennsylvania in Philadelphia (demolished) and the first Catholic cathedral in the United States in Baltimore (now the Minor Basilica of the Assumption of the Virgin Mary). For the cathedral, Latrobe offered Archbishop John Carroll two potential designs, one Classical and one Gothic. Carroll chose the Classical design, making St. Paul's Church Latrobe's only Gothic Revival church.

St. Paul's unique position in the work of Latrobe urges that maximum care be taken in the preservation of its original fabric. The Latrobe Chapter has reviewed current plans for the

proposed enclosure, which calls for a series of eight-inch bolts anchored in the sanctuary wall to secure a skylight, as well as the letter evaluating these plans by preservation architect Alfonso Narvaez. We agree with Mr. Narvaez that an architectural solution exists that would both enclose the area between the sanctuary and Norton Hall with less impact on the historic fabric than the proposed solution and be more durable. We urge the City Council to ask St. Paul's Church to seek such a solution.

The Latrobe Chapter thanks the Alexandria City Council and the Old Town Citizens Association for the opportunity to contribute our knowledge and expertise on this issue. We consider St. Paul's Episcopal Church a matchless example of the work of Benjamin Henry Latrobe and a rare artifact of Alexandria history. It is worthy of maximum preservation efforts.

Sincerely,

Dr. Karin Alexis,
President
Latrobe Chapter of the Society of Architectural Historians
2449 Villanova Drive
Vienna, VA 22180

11 412

1-20-07

January 17, 2007

To: Mayor William D. Euille, Vice Mayor Andrew H. Macdonald, Members of the Alexandria City Council

APVA Preservation Virginia supports the Old Town Citizens Association in their appeal of the November 1, 2006 decision by the Alexandria Board of Architectural Review to allow for the enclosure of the garth at St. Paul's Episcopal Church located at 228 South Pitt Street.

APVA Preservation Virginia strongly urges the Alexandria Board of Architectural Review to consider an alternative solution to the current plan for the enclosure that includes attaching 22- 1" x 8" bolts into one exterior stucco-covered-brick wall at St. Paul's Church. Penetrating the church wall in such a manner would adversely affect the structure by destroying original historic fabric and compromising the building envelope.

As you know, St. Paul's Episcopal Church, built in 1817, is the only surviving Gothic Revival building associated with Benjamin Henry Latrobe and is the only remaining work of Latrobe's in Virginia. Latrobe has the distinction of being America's first professional architect.

According to The Virginia Landmark's Register, edited by architectural historian Calder Loth, "the church is a pioneering landmark of American Gothic Revival." All care should be given to the protection of the original historic fabric that led to its placement on the Virginia Landmarks Register and the National Register of Historic Places in 1985.

Therefore, it is APVA Preservation Virginia's recommendation that the installation of a modern system should be undertaken in such a manner as to prevent permanent damage or alteration to original historic surfaces. Moreover, a free standing enclosure, while allowing for modern needs, would be completely reversible and will not negatively impact the building.

APVA Preservation Virginia was the nation's first statewide preservation organization and is among the most revered. Founded in 1889, its mission is to preserve and promote the state's irreplaceable historic structures, landscapes, collections, communities and archeology for educational, cultural and economic benefit of the public. APVA Preservation Virginia serves over 650,000 constituents a year and is the leader in helping individuals and groups preserve their communities statewide. It has demonstrated countless partnerships with various entities: academic, cultural, civic, governmental, community groups and individual historic home owners. The organization owns and operates 29 historic sites of its own across the state including Historic Jamestowne.

APVA Preservation Virginia thanks the Alexandria Board of Architectural Review for their time and consideration and for the opportunity to voice our concern. A structure as important as St. Paul's Church deserves careful consideration and treatment.

Sincerely,

Louis Malon
Director of Preservation Services

11412
1-20-07

From: Alfonso Narvaez [mailto:anarvaez@johnmilnerassociates.com]
Sent: Friday, January 12, 2007 1:27 PM
To: Trozzo, Chuck
Cc: tkerr@robinson-inc.com
Subject: RE: St. Paul's Alexandria



Dear Chuck/Tim,

I have reviewed the information sent me on the proposed modifications to St Paul's. It seems to me that the glass roof installation has been executed in a manner that will result in numerous holes for permanent anchor bolts in the historic wall every two feet. While in a lesser building this might seem a small price to pay, this building is a real gem and we believe that greater care can and should be taken to protect the historic fabric from modern intrusion. I see no reason why the canopy cannot be freestanding or pressure fit with expansion joint/flashing installed at the wall/canopy interface (the expansion provision will be required in any event and what's shown does not seem survivable). This would make the intervention infinitely more reversible.

I think an approach that respects the integrity of the building envelope and has greater reversibility would be a better approach.

Alfonso Narvaez
Preservation Technology Group
John Milner Associates, Inc.
5250 Cherokee Ave, Suite 300
Alexandria, VA 22312

Ph 703.354.9737
Fx 703.642.1837
Mo 703.499.1907

See our new & improved website at
<http://www.johnmilnerassociates.com>

From: Trozzo, Chuck [mailto:CTrozzo@crai.com]
Sent: Friday, December 15, 2006 3:49 PM
To: anarvaez@johnmilnerassociates.com
Subject: St. Paul's Alexandria

Alfonso,
To follow up our conversation about the interest of the Latrobe Chapter Board in the proposed changes to the St. Paul's Episcopal Church in Alexandria, I have attached several files that might help.

- Two of the staff reports written for the Alexandria Board of Architectural Review

- 1910 picture of the north wall of the sanctuary, as it is pretty much today except for the 1950's addition of Norton Hall to the north of the sanctuary
- The elevation showing the north wall of the sanctuary and where the glass roof fits on that wall
- Two drawings, one of which shows the cross section of the attachment of the roof to the north sanctuary wall and the south wall of Norton Hall (which is to the north of the sanctuary, across the "garth") and the other of which is the elevation showing how the wall fits against the south wall of Norton Hall
- An expanded drawing of the method of attachment of the roof over the "garth" to the north sanctuary wall

Please call me (phone number below) with any questions or discussion you may feel useful. Thank you, so much for undertaking this review.

Chuck Trozzo

<<228 S Pitt di08.pdf>> <<228 S Pitt di07.pdf>> <<library1.pdf>> <<drawing 3 nw.pdf>> <<2 drawings.pdf>> <<Exp anchor xsctn.pdf>>

Charles L. Trozzo
Senior Consultant
CRA International Suite 700
1201 F Street, N.W.
Washington, DC 20004-1204
Direct phone: 202-662-3824
Fax: 202-662-3910
e-mail: ctrozzo@crai.com

Alfonso A. Narvaez
Principal Architectural Conservator
Preservation Technology Group

Education

B.S.	Cornell University	Urban Studies	1984
M.S.	Columbia University	Historic Preservation	1986

Experience Profile

Mr. Narvaez is a principal architectural conservator and project manager for John Milner Associates. His responsibilities involve survey and analysis of existing building conditions, materials and components, preparation of construction documents and development of conservation treatments. He is experienced in project design, development and execution for all phases of architectural preservation. In addition to his duties with JMA, Mr. Narvaez also teaches four seminars for the National Preservation Institute on holistic stewardship of museums, historic structure reports, historic building materials, and preservation maintenance at locations throughout the U.S. He is the Chair of the Prince George's County Historical & Cultural Trust.



▲ Arts & Industries Building, Smithsonian Institution.

Mr. Narvaez is responsible for managing the firm's specialized services for all types of structures including museums. These services, which comprise a unique blend of traditional architectural services and specialty expertise in historic materials, include preservation management plans, materials conservation, prioritized building conservation programs, building condition assessments, analysis of materials deterioration and failures, preservation maintenance programs & training, non-destructive evaluation, technical construction support services, and materials testing including paint and mortar analysis, masonry testing, treatment evaluation, as well as supervision of outside testing protocols.

Key Projects

American Red Cross Headquarters, Washington, DC: Senior Project Manager for the interior and exterior renovation of the c.1917 Red Cross Headquarters and Museum Buildings in Washington, DC, including conservation assessment of marble and wood features, construction documents and construction observation.

Arts & Industries Building, Smithsonian Institution, Washington, DC: Principal Architectural Conservator for a conservation assessment to evaluate the impact of a proposed long-term mothballing of the structure on historic building fabric. Through NPI Mr. Narvaez has been a frequent lecturer on preservation maintenance issues to Smithsonian facilities staff.

Corcoran Gallery of Art, Washington, DC: Conservation assessment for the c.1897 marble facades of this important art museum to address moisture penetration problems, materials degradation, staining, and failure. Work included assistance in preparing supporting documents for a Save America's Treasures grant.

Department of the Treasury, Washington, DC: Senior Project Manager for interior and exterior rehabilitation and restoration of the U.S. Treasury Building (1836-1869) including development of a masonry conservation program for all interior historic materials impacted by 100 million dollar rehabilitation project.

East Feliciana Parish Courthouse, Clinton, LA: Senior Project Manager for comprehensive interior and exterior moisture investigation for a c.1840 historic courthouse. Project involved a detailed conservation assessment, moisture mapping of all accessible surfaces, mechanical system and utilities evaluation, environmental monitoring, non-destructive site evaluation and soil analysis, archeological investigation of foundations, and all rainwater conductors, roofing, and drainlines. The purpose was to identify and evaluate all sources of persistent moisture impacting historic building materials in advance of developing construction documents to address these problems.



Key Projects, continued

Department of the Treasury, Washington, DC: Senior Project Manager for interior and exterior rehabilitation and restoration of the U.S. Treasury Building (1836-1869) including development of a masonry conservation program for all interior historic materials impacted by 100 million dollar rehabilitation project.

Hillwood Museum & Gardens, Washington, DC: Senior Project Manager working with the curator's office to identify and address numerous deficiencies in the building envelope of various historic structures, including the main mansion and museum. Projects include conservation of ornamental wooden features and windows, new rustic roofing and railings for the Adirondack Building, environmental monitoring of the Dacha, and fallout shelter preservation.

Jefferson & Lincoln Memorials, Washington, DC: Senior Project Manager for a design build project addressing stone conservation and cleaning of both the Jefferson and Lincoln Memorials. Work included conservation assessment, testing, hands-on conservation treatment of metallic staining, development of prototype volute repair methodology, and masonry conservation issues on both the Lincoln stature and surrounding structure.

Little Rock Central High School, Little Rock, Arkansas. In fulfillment of a Getty Foundation Project Identification Grant, performed a conservation assessment and moisture investigation of this early 20th century brick and cast stone building of a prominent Civil Rights landmark. Performed laboratory analysis of various materials, including brick, mortar, exterior masonry coatings, and Zenitherm.

Kenmore Plantation, Fredericksburg, VA: Responsible for developing a computer based preservation management program and visual information management system for use as an interactive facilities and collections management tool for an 18th C. mansion and museum. JMA documented historic plaster using high density 3D laser scanning technology.

Nantucket Whaling Museum, Nantucket, Massachusetts: Project manager for a materials conservation assessment and recommendations to be conducted as a part of a comprehensive restoration of a c. 1840s spermaceti candle factory which will serve as the centerpiece of a planned museum complex.

National Institute for the Conservation of Cultural Property, Washington, D.C.: Conservation Assessment Program—Lynnhaven House (2004); Germantown Historical Society (1996); Lancaster County Historical Society (1994); Berman Museum of Art, Ursinus College (1993); Blair County Historical Society (1993); Monroe County Historical Society (1991); Fort Ligonier (1990); and the Johnstown Area Heritage Association (1990).

Stratford Hall, Stratford, VA: Responsible for developing computer based preservation management program for use as an interactive facilities management tool for an 18C. plantation and museum on Virginia's northern neck. Principal conservator for the investigation of moisture issues at the 18th C. mansion and related outbuildings.

Taft Museum of Art, Cincinnati, Ohio: Project manager for a materials conservation assessment and recommendations to be conducted as a part of a comprehensive rehabilitation and restoration of a c. 1820s mansion containing a world class collection of old master artworks.

Terminal A, Ronald Reagan National Airport, Washington, D.C.: Project manager for a materials conservation program conducted as a part of a comprehensive rehabilitation and restoration of a c. 1941 passenger terminal including conditions assessment, report, preparation of construction documents, and construction observation. Work included electrochemical stabilization of deteriorated concrete facades.

Virginia State Capitol Building, Richmond, Virginia: Senior Project Manager and co-author of report detailing a comprehensive interior and exterior survey of the state capitol building originally designed by Thomas Jefferson and extensively reworked in 1906. Work involved extensive non-destructive evaluation including dataloggers for temperature and relative humidity, extensive moisture mapping of interior and exterior walls, thermal imaging camera study, stucco thickness and characterization analysis, as well as crack mapping and sounding of all facades via 120' self-propelled high



NATIONAL TRUST
for HISTORIC PRESERVATION

11 E 12
1-20-07

January 18, 2007

The Hon. William D. Euille
City of Alexandria
301 King Street
Alexandria, VA 22314

Re: St. Paul's Episcopal Church, 228 S. Pitt Street / BAR CASE #2006-0213, -0214

Dear Mayor Euille:

I am writing on behalf of the National Trust for Historic Preservation to express our strong support for the careful preservation of historic St. Paul's Episcopal Church, which is located within the Old and Historic Alexandria District. We understand from the Old Town Civic Association and local members of the National Trust that on January 20, 2007, the City Council will hear an appeal to a November 1, 2006, decision of the Board of Architectural Review ["BAR"] regarding proposed changes to St. Paul's Episcopal Church. The National Trust respectfully encourages the City Council to reverse and remand the BAR decision for further consideration of alternative designs that are not physically attached to the historic buildings, do not require partial demolition of historic fabric, and do not have a visual impact on the historic church or its environs.

In our view, St. Paul's Episcopal Church is one of the most significant historic religious properties in Virginia and the nation. Importantly, St. Paul's is listed on the Virginia Landmarks Register and the National Register of Historic Places. It is an architectural gem by one of the nation's great early architects, Benjamin Henry Latrobe. In fact, according to architectural historian Calder Loth, "St. Paul's is the only surviving Gothic Revival building associated with Benjamin Henry Latrobe, America's first professional architect, and is Latrobe's only remaining work in Virginia." According to Mr. Loth, St. Paul's is a "pioneering landmark of American Gothic Revival." [*The Virginia Landmarks Register*, Fourth Edition, p. 28.]

As the City Council is aware, the Applicant is seeking a Permit to Demolish / Capsulate and a Certificate of Appropriateness for alterations in order to enclose an exterior light well, or "garth," between Latrobe's main sanctuary of St. Paul's Episcopal

Protecting the Irreplaceable



1785 MASSACHUSETTS AVENUE, NW • WASHINGTON, DC 20036
202.588.6000 • FAX: 202.588.6038 • TTY: 202.588.6200 • WWW.NATIONALTRUST.ORG

Church and the adjoining 1899 Norton Hall. The project involves construction of a new sloping glass-and-aluminum skylight roof attached to the walls of the main sanctuary and Norton Hall and a new roof gable and gutter system attached to Norton Hall. The record indicates that the Applicant proposes the alterations "in order to convert the underutilized light well or garth area between Norton Hall and the main sanctuary to a more functional, enclosed space, with new ADA ramps and stairs." [Exhibit 1, p. 13.] "The underutilized [garth] space will provide additional internal ADA accessible ramps between Norton Hall and the main sanctuary building. The work is part of a major renovation of church facilities intended to improve functioning and gain handicapped accessibility." [Exhibit 1, p. 20.]

With regard to handicapped accessibility, the *Design Guidelines for the Old and Historic Alexandria District* state: "One of the biggest challenges facing historic buildings open to the public is making them accessible to persons with disabilities without destroying their historic or architectural character. ... There are a number of means of making buildings in the historic districts accessible without unduly compromising the historic integrity of the structure. *Alternatives to physical changes to a building should be explored before considering undertaking alterations.*" [Guidelines, p. 34, 35 (emphasis added).] (We note that the *Design Guidelines* state that "religious structures are exempt from the [accessibility] requirements" of the Uniform Statewide Building Code and Americans with Disabilities Act. [Guidelines, p. 34.]) With regard to construction of the skylight roof, the *Design Guidelines* state: "Skylights can become prominent elements on a building and can disrupt the visual continuity and profile of a roof-line. The Boards actively discourage the visual disruption of a historic roof profile with a skylight. *Skylights should only be added to a building after all other options for light and ventilation have been explored.*" [Guidelines, p. 113 (emphasis added).]

According to the BAR staff report, the new skylight roof and the new roof gable and gutter system "will only be minimally visible from South Pitt Street." [Exhibit 1, p. 14.] The BAR staff also feels the Applicant "made significant efforts to minimize the impact of the method of attachment" and "has gone to great lengths to minimally impact the integrity of the buildings." [Exhibit 1, p. 12, 22.] However, it is not clear from the record whether the Applicant explored alternatives that would not be physically attached to the historic buildings and that would not be visible from the public way. The National Trust commends the Applicant for seeking to improve handicapped accessibility, but we encourage further exploration of design options that would be free-standing or pressure-fit to the landmark church. (As the *Design Guidelines* suggest, it may be helpful to consult with Virginia's State Historic Preservation Officer regarding alternative means to achieve handicapped accessibility.)

With regard to a Permit to Demolish / Capsulate, the BAR is required to consider "any or all" of the six criteria set forth in Article X, Section 10-105(B). However, it appears that the BAR chose not to apply Criteria (1) - (5) of Section 10-105(B) in this

matter, concluding that: "Criteria (1) through (5) *clearly do not apply* in respect to the circumstances of this request for a Permit to Demolish/Capsulate as they are intended to encompass more of a request for a complete demolition of a building or structure, not partial encapsulation." [Exhibit 1, p. 6 (emphasis added).] Therefore, the Board of Architectural Review applied only Criteria (6) and "found the proposed amount of encapsulation was appropriate." [Exhibit 1, p. 6.]

The National Trust respectfully recommends that the BAR should have applied, and that the City Council on appeal now should apply, Criteria (1), which states: "Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest." It is generally accepted that St. Paul's Episcopal Church is of great architectural and historical interest. We presume that the Appellants will argue that "capsulating" the north wall of Latrobe's main sanctuary in order to attach a glass-and-aluminum skylight roof is not in the public interest.

With regard to a Certificate of Appropriateness, the BAR is required to consider all ten standards set forth in Article X, Section 10-105(A)(2). However, it appears that in this case the BAR concluded instead that "Standards (b), (d), and (e) are the most relevant to the alterations requested by the applicant." [Exhibit 1, p. 7.] The record before the City Council indicates that the BAR applied only Standards (b), (d), and (e), and "used *these* standards ... to determine if approval of the Certificate of Appropriateness was warranted [and then] found that ... the proposed alterations to the church ... were appropriate and compatible to the building." [Exhibit 1, pp. 7, 8 (emphasis added).] It may be that the record on appeal is incomplete, and that the BAR, in fact, applied all ten standards. However, in the National Trust's view, when passing upon the appropriateness of the proposed alterations to St. Paul's Episcopal Church, Standards (a) and (c) would have afforded the BAR an opportunity to consider the "[o]verall architectural design, form, style, and structure" of the proposed glass-and-aluminum skylight roof and its "impact upon the historic setting, streetscape, or environs." We presume that the Appellants will argue that the proposed alterations would be visibly intrusive and incompatible with the historic church.

Finally, the BAR expressed concern that once the north exterior wall of the Latrobe sanctuary is enclosed it would become an *interior* wall not subject to the BAR's purview. Consequently, the BAR approved the project subject to a requirement that the Applicant "agree to a formal and legally binding easement" that would require alterations to the north wall "to be reviewed and approved by the Board." [Exhibit 1, p. 5.] Many historic religious buildings are protected by preservation easements. However, the record shows that the Applicant rejected the BAR's easement condition at the November 1, 2006, meeting. The BAR report states: "However, the legal representative of the applicant stated at the meeting that he could not commit on behalf of the church to the

condition regarding the legally binding easement due to the legal processes involved for a religious property in Virginia to grant such an easement." [Exhibit 1, p. 5.]

Arguably, the Applicant's rejection of the permit condition nullifies the BAR decision now on appeal before the City Council. In any case, if on remand further consideration is given to requiring an easement as a condition of the permit, the National Trust would recommend that the BAR and Applicant obtain a legal analysis of the proposed easement as a permit condition. We also recommend consultation with the Alexandria Historical Restoration and Preservation Commission and the Virginia Department of Historic Resources.

In conclusion, Alexandria is a uniquely significant city with world-class architecture and unforgettable history. There is no city in America quite like Alexandria. To its credit, through public and private initiative, Alexandria is an acknowledged leader in Virginia and the nation's historic preservation movement and cultural heritage tourism industry. The National Trust has great respect for the Board of Architectural Review and commends its members for their important public service. However, civic leaders in Alexandria must make every effort to ensure that the city's irreplaceable historic resources are adequately protected for future generations to enjoy. Indeed, protecting historic religious properties is one of the most important tasks faced by preservationists. The value of these buildings goes far beyond religion. They play an enormously significant role in a community's life and sense of place. If these often-vulnerable assets are lost, we can never get them back.

Therefore, in light of the historic and architectural value of St. Paul's Episcopal Church, the National Trust for Historic Preservation respectfully encourages the City Council to reverse and remand the November 1, 2006 BAR decision. We urge further consideration of design alternatives that achieve the Applicant's goals but that are not physically attached to the historic buildings, do not require partial demolition of historic fabric, and do not have a visual impact on the historic church or its environs.

Thank you in advance for considering the views of the National Trust.

Sincerely,


Robert Nieweg
Director, Southern Field Office
National Trust for Historic Preservation

cc: Kathleen Kilpatrick, Virginia Department of Historic Resources
Elizabeth Kostelney, APVA-Preservation Virginia

11 1/2
1-20-07



Jackie Henderson/Alex
01/22/2007 07:59 AM

To Gloria Sitton/Alex@Alex
cc
bcc
Subject Fw: St. Paul's Church

for your files

Jackie M. Henderson
City Clerk and Clerk of Council
City of Alexandria, Virginia

----- Forwarded by Jackie Henderson/Alex on 01/22/2007 07:59 AM -----



Elizabeth and Richard Henry
<earhenry@yahoo.com>
01/20/2007 08:59 AM

To <jackie.henderson@alexandriava.gov>
cc
Subject St. Paul's Church

We stand in full support of the efforts of St. Paul's Church to renovate our church, especially as regards modifications made to the garth area and the North wall of the Latrobe building. The vestry of St. Paul's and the members are the best stewards of this historic structure and will take all prudent measures to ensure that this treasure is preserved for many generations to come.

Please forward this to the Council in regarding to the hearing on Saturday, January 20th.

Sincerely,

Richard and Elizabeth Henry

Access over 1 million songs - [Yahoo! Music Unlimited](#).

11/12
1-20-07



Morgan Grant
<morgs_g@yahoo.com>

01/17/2007 12:11 PM

To <jackie.henderson@alexandriava.gov>

cc

bcc

Subject Forward to council, regarding public hearing on January 20

I am a resident of Alexandria and want to voice my support of St. Paul's Church and their renovation. The phase II plan will make no difference to the facade, will support and reinforce a deteriorating wall, and will provide much needed access for persons with disabilities.

Thank you,

Morgan Hilton

Looking for earth-friendly autos?

Browse Top Cars by "Green Rating" at Yahoo! Autos' Green Center.

Don't pick lemons.

See all the new 2007 cars at Yahoo! Autos.



"Gaulrapp, Edward"
<gaulrappe@CENTECHGRO
UP.com>

01/18/2007 07:10 AM

To <jackie.henderson@alexandriava.gov>

cc

bcc

Subject Forward to Alexandria City Council, regarding public hearing on
January 20

11/12

1-20-07

Ms. Henderson:

I have attended St. Paul's for a number of years and have seen the church make many improvements in both structure and capabilities. I support the church's Phase II renovation project to preserve the building structure and improve access. Please let the council know of my concern for limiting this project.

Kind Regards,
Ed

Edward H. Gaulrapp
Sr. Vice President, Business Growth

4600 N. Fairfax Drive, Suite 400
Arlington, Virginia 22203
703.812.5393 phone
703.525.2349 fax
703.328.6887 mobile
<http://www.centechgroup.com/>



<fbgemmill@comcast.net>

01/17/2007 11:04 PM

Please respond to
<fbgemmill@comcast.net>

To <alexvamayor@aol.com>, <macdonaldcouncil@msn.com>,
<timothylovain@aol.com>, <councilmangaines@aol.com>,
<council@krupicka.com>, <delpepper@aol.com>,

cc

bcc

Subject COA Contact Us: Renovations of St. Paul's Episcopal Church

11:12
1-20-07

COA Contact Us: Renovations of St. Paul's Episcopal Church

Time: [Wed Jan 17, 2007 23:04:29] IP Address: [69.243.51.244]

Response requested:

First Name: Francine
Last Name: Gemmill
Street Address: 1105 Portner Road
City: Alexandria
State: VA
Zip: 22314
Phone: 703-548-3584
Email Address: fbgemmill@comcast.net

Subject: Renovations of St. Paul's Episcopal Church
Regretably, I will be unable to attend the public hearing on 1/20/2007 with many concerned St. Paul's members. Therefore, I wanted to take this opportunity to express my request to the Council to approve the requested renovations of St. Paul's church, as previously approved by the BAR. These renovations will preserve a beautiful landmark of our city, as well as make the building more functional for the members of St. Paul's.

Comments:

Thank you very much

Francine Gemmill (a member of St. Paul's and a city resident)



"Gaulrapp, Edward"
<gaulrappe@CENTECHGROU
P.com>

01/18/2007 07:10 AM

To <jackie.henderson@alexandriava.gov>

cc

bcc

Subject Forward to Alexandria City Council, regarding public hearing on
January 20

11:12

1-20-07

Ms. Henderson:

I have attended St. Paul's for a number of years and have seen the church make many improvements in both structure and capabilities. I support the church's Phase II renovation project to preserve the building structure and improve access. Please let the council know of my concern for limiting this project.

Kind Regards,
Ed

Edward H. Gaulrapp
Sr. Vice President, Business Growth

4600 N. Fairfax Drive, Suite 400
Arlington, Virginia 22203
703.812.5393 phone
703.525.2349 fax
703.328.6887 mobile
<http://www.centechgroup.com/>



Mwfogarty@aol.com
01/17/2007 03:38 PM

To jackie.henderson@alexandriava.gov
cc
bcc

Subject "Forward to council, regarding public hearing on January 20

11:12

1-20-07

Please note that our family who are St Paul's Parishioners hopes that the Alexandria City Council will uphold the unanimous approval by the Alexandria Board of Architectural Review of the St Paul's Church renovation.

Respectfully submitted
Michael Fogarty

119.12

1-20-07



"Marty Moore"
<marty.moore@verizon.net>

01/17/2007 04:20 PM

To <jackie.henderson@alexandriava.gov>

cc

bcc

Subject St. Paul's Episcopal Church Phase II renovation

To the members of the Alexandria City Council:

One of the many reasons for the renovation of this historic church in the heart of Old Town Alexandria is so that the community can better be served. Community outreach is a major emphasis of the congregation and ministry.

St. Paul's opens its arms wide to the needs of everyone. The membership is fast growing and committed deeply to this plan for much needed building renovation.

This is the commitment of a church, but for the benefit of all.

Martha Moore, parishioner



"Hubert Johnson"
<mandraki@verizon.net>
01/17/2007 05:30 PM

To <jackie.henderson@alexandriava.gov>
cc "Morgan Grant" <office@stpaulsepis.com>
bcc
Subject St. Paul's Renovation Plans

11/12
1-20-07

Ms Henderson

Please convey to the City Council my strong hope that they will approve the construction plans for the interior renovation of St. Paul's Episcopal Church that were passed by the BAR 7-0.

We at St. Paul's cherish our building and respect its history immensely. How many congregations have published a hardback history of their church like St. Paul's has?

We have spent a great deal of time and money ensuring that the much needed changes were in harmony with that concern.

At the same time, we are a living, breathing, growing church.

We did not buy a cherished Alexandria landmark and decide to "fix it up." We have been in that building since it was first built..

Over those years the church has changed so many times, always to the Glory of God and the service of man.

It cannot be frozen like a fly in amber. It must be a 21st century church to meet 21st century needs.

The changes challenged are virtually invisible from the street. They do not affect a portion of great beauty (actually of any beauty).

Moreover, they relieve a problem that if allowed to continue may cause destruction of an original part of the edifice.

Please recognize the stewardship that St. Paul's has demonstrated for nearly 200 years.

Please allow us the changes needed to continue another two centuries and beyond.

Thank you very much.

Bert Johnson
Parishoner
St Paul's Episcopal Church



Von Millard
<vonmillard@yahoo.com>
01/17/2007 07:38 PM

To <jackie.henderson@alexandriava.gov>
cc
bcc

Subject Forward to council, regarding public hearing on January 20"

11:12

1-20-07

Dear Concerned,

We Millards of 517 S Fairfax St. wish to strongly endorse the St Paul's Church petition for Phase two of their renovation project. We strongly ask that you reject the challenge to that petition that is to appear before the City Council this Saturday morning.

Sincerely,

August and Elisabeth Millard
James and Richard Millard
Alexandra Millard

Bored stiff? Loosen up...

Download and play hundreds of games for free on Yahoo! Games.

116.12

1-20-07



<jonesfab@cox.net>

01/17/2007 10:36 PM

Please respond to
<jonesfab@cox.net>

To <jackie.henderson@alexandriava.gov>

cc

bcc

Subject "Forward to council, regarding public hearing on January 20

Please forward my standing on the issue of the garth at St Paul's Church. Request City Council approve the church's request to construct a protective covering of the garth-- a measure approved by unanimous vote by BAR and church parishoners.

Thank you for your consideration.

Freeman Jones

703 329 6263

Sent from my Verizon Wireless BlackBerry



Cjbrewer@aol.com
01/18/2007 07:42 PM

To jackie.henderson@alexandriava.gov
cc
bcc

Subject Forward to council, regarding public hearing on January 20

11912

1-20-07

Dear Alexandria City Council:

I am unable to attend the Council meeting this Saturday, January 20, 2007, so I am sending this communication to you. I have been a parishioner at St. Paul's Episcopal Church for nearly twelve years. I wish you to know that I fully support the building renovation plans that were unanimously approved by the City of Alexandria's Board of Architectural Review. I request that you approve these plans at this time, so that renovation can be completed, on time and on budget.

Regards,
Carol J. Brewer

11:12
1-20-07



"Valerie Burke"
<VBurke@sssas.org>
01/18/2007 04:00 PM

To <jackie.henderson@alexandriava.gov>
cc
bcc
Subject Forward to council regarding public hearing on January 20

To whom it may concern,

The City of Alexandria's Board of Architectural Review had unanimously approved Phase II of the St. Paul's Episcopal Church building renovation, but a challenge to this decision has been filed requiring the City Council to make a final determination.

I write to express support of the St. Paul's Episcopal Church project which has been completed with the help of City of Alexandria Staff and unanimous approval of BAR. I believe that the decision should stand. The building project honors our past, preserves the building for future generations, and serves a vibrant community that gives much to Alexandria.

Thank you.

Valerie Burke
1123 N. Gaillard St.
Alexandria, VA 22304

11912

1-20-07



"Ed Ablard"
<eablard@ablard.com>
01/18/2007 01:53 PM

To "Jackie Henderson" <jackie.henderson@alexandriava.gov>
cc
bcc
Subject Forward to council, Jan 20 meeting.

Regarding St Paul's Episcopal Church hearing Jan 20th.

The BAR idea for an easement on this church and in fact on any church should not be considered by council. In this case it would be a continuing invasion of church program space clearly something the city should stay out of.

The north wall will not fall down with the improvement asked for but without the new roofing over the "garth" the foundation and brick work will be open to the elements. The brick is not the greatest anyway. We do have engineers and architects who have certified that this is a good idea. If I can get them I will have some pictures of what happens to the brick if it is not attended to from our church attic.

All the best,

Ed Ablard
703-980-4654
18 W. Del Ray Ave.
Alexandria, VA 22301

11 812

1-20-07



<pdebs@aol.com>
01/19/2007 03:22 PM

To <jackie.henderson@alexandriava.gov>
cc
bcc
Subject forward to City Council public meeting on Saturday, January 20

I am unable to be at the meeting tomorrow morning, but want to voice my fervent hope that City Council will approve the renovations to the garth at St. Paul's Episcopal Church. My father, The Rev. E. A. de Bordenave, was Rector of St. Paul's when I was born in the late 1930's and over the years there have been many, many changes to the St. Paul's campus to improve its ability to fulfil its mission and ministry.

Thus, I am particularly aware of the importance of preserving the church's history and historical buildings, while at the same time enhancing those buildings to best serve its parishioners and the greater community, both in Alexandria and around the world. PLEASE approve our renovation plans.

With every good wish,

Penelope de Bordenave Saffer
Member of the Vestry
St. Paul's Church
Alexandria, VA

Check out the new AOL. Most comprehensive set of free safety and security tools, free access to millions of high-quality videos from across the web, free AOL Mail and more.

11412
1-20-07



"BJ Martino"
<bjmartino@tarrance.com>
01/19/2007 03:20 PM

To <jackie.henderson@alexandriava.gov>
cc
bcc

Subject Forward to council, regarding public hearing on January 20

I write in support of St. Paul's Episcopal church, and request the City Council vote to affirm the Board of Architectural Review's unanimous decision to approve Phase II of the church's renovation project. I will be in attendance at the Council meeting tomorrow morning, in order to demonstrate my strong support.

Yours,
Bernard Martino
1230 Dartmouth Road
Alexandria, VA 22314
703-504-6128

11 12
1-20-07



<cgveith@msn.com>

01/19/2007 03:23 PM

Please respond to
<cgveith@msn.com>

To <alexvamayor@aol.com>, <macdonaldcouncil@msn.com>, <timothylovain@aol.com>, <councilmangaines@aol.com>, <council@krupicka.com>, <delpepper@aol.com>

cc

bcc

Subject COA Contact Us: Please forward to Council re: Jan. 20 City Council Hearing

COA Contact Us: Please forward to Council re: Jan. 20 City Council Hearing

Time: [Fri Jan 19, 2007 15:23:28] IP Address: [71.163.224.64]

Response requested:

First Name: Craig
Last Name: Veith
Street Address: 2306 Valley Drive
City: Alexandria
State: VA
Zip: 22302
Phone: (703) 299-9816
Email Address: cgveith@msn.com
Subject: Please forward to Council re: Jan. 20 City Council Hearing
Dear Mayor, Vice Mayor and Members of the Alexandria City Council:

Comments: Last year, the Board of Architectural Review unanimously approved the plan to renovate St. Paul's Episcopal Church here in Alexandria. I understand that on Saturday you will be considering a challenge to that unanimously approved plan. While I appreciate the rights of citizens to wage a challenge, I urge you to reject the challenge and allow the important restoration work to continue at St. Paul's. Last Sunday, my wife and I joined others in our congregation in unanimously passing a resolution supporting the current restoration plan. We're united behind this plan and I urge you to reject the challenge. The restoration plan, which has been painstakingly designed and developed, will enable St. Paul's members to continue our important local community missions which add value and give back to those here in Alexandria. Lastly, our plan will also enable us to continue these important initiatives in facilities that are safe, accessible to all and provide a more focused community

environment. I look forward to attending the hearing on Saturday.

Latrobe Chapter • SOCIETY OF ARCHITECTURAL HISTORIANS • Washington, D.C.



January 18, 2007

Mayor William D. Euille,
Vice Mayor Andrew H. MacDonald,
and members of the Alexandria City Council

Dear Mayor Euille, Vice Mayor MacDonald and members of the Alexandria City Council,

On behalf of the Latrobe Chapter of the Society of Architectural Historians, I am writing to you in support of the Old Town Citizens Association's appeal of the November 1, 2006, decision of the Alexandria Board of Architectural Review, Old and Historic District, regarding St. Paul's Episcopal Church at 228 South Pitt Street. Since 1967, the Latrobe Chapter has been the metropolitan Washington affiliate of the Society of Architectural Historians, which is the foremost international body of architectural historians. The chapter is a not-for-profit organization whose members include professional architectural historians, architects, preservationists and planners, as well as architecture enthusiasts throughout the region. We sponsor a lecture series, tours, and a biennial symposium promoting understanding of architectural history, historic preservation, design, and related fields.

The Latrobe Chapter urges the City Council to ask St. Paul's to reconsider the proposed design to enclose the area between the church sanctuary and Norton Hall in favor of an approach that would have less of an impact on the church's historic fabric than the current approved plans

As the Council knows, St. Paul's was designed by Benjamin Henry Latrobe and constructed in 1817-18. Latrobe established the profession of architecture in the United States, was appointed Surveyor of Public Buildings for the infant country by President Thomas Jefferson, completed the U.S. Capitol, and designed such unequalled buildings as the Bank of Pennsylvania in Philadelphia (demolished) and the first Catholic cathedral in the United States in Baltimore (now the Minor Basilica of the Assumption of the Virgin Mary). For the cathedral, Latrobe offered Archbishop John Carroll two potential designs, one Classical and one Gothic. Carroll chose the Classical design, making St. Paul's Church Latrobe's only Gothic Revival church.

St. Paul's unique position in the work of Latrobe urges that maximum care be taken in the preservation of its original fabric. The Latrobe Chapter has reviewed current plans for the proposed enclosure, which calls for a series of eight-inch bolts anchored in the sanctuary wall to secure a skylight, as well as the letter evaluating these plans by preservation architect Alfonso Narvacz. We agree with Mr. Narvacz that an architectural solution exists that would both enclose

the area between the sanctuary and Norton Hall with less impact on the historic fabric than the proposed solution and be more durable. We urge the City Council to ask St. Paul's Church to seek such a solution.

The Latrobe Chapter thanks the Alexandria City Council and the Old Town Citizens Association for the opportunity to contribute our knowledge and expertise on this issue. We consider St. Paul's Episcopal Church a matchless example of the work of Benjamin Henry Latrobe and a rare artifact of Alexandria history. It is worthy of maximum preservation efforts.

Sincerely,



Dr. Karin Alexis,

President

Latrobe Chapter of the Society of Architectural Historians

2449 Villanova Drive

Vienna, VA 22180

11412
1-20-07



Denise Dunbar
<dunbard@ix.netcom.com>

01/19/2007 04:33 PM

Please respond to
Denise Dunbar
<dunbard@ix.netcom.com>

To <jackie.henderson@alexandriava.gov>

cc

bcc

Subject Fw: Forward to Council Regarding Public Hearing Jan 20

>-----Forwarded Message-----

>>From: Denise Dunbar <dunbard@ix.netcom.com>

>>Sent: Jan 19, 2007 4:30 PM

>>To: jackie.henderson@alexandria.gov

>>Subject: Forward to Council Regarding Public Hearing Jan 20

>>

>>Dear Council,

>>We would like to express our support for the renovation that St. Paul's Church is undertaking. We especially support the enclosure of the garth, which Council has already approved, because of the great need of repair of this area. The garth has leaked and caused considerable damage to the very historic sanctuary of St. Paul's numerous times through the years. The proposed enclosure of the garth will serve the two-fold purpose of making St. Paul's more accessible--especially to those with handicaps--as well as helping preserve the most historic part of the property. As neighbors most directly affected by this overall building project--we live at 407 Duke street, adjacent to the church rectory--we feel strongly that this entire project is needed to bring the church up to 21st century standards. We urge you to re-affirm your earlier decision to support the St. Paul's renovation.

>>Sincerely,

>>Denise and William Dunbar

MESEN ASSOCIATES, P.C.

CONSULTING STRUCTURAL ENGINEERS

11+12

*submitted by *Urban Blair*
1-20-07

January 12, 2007

Board of Architectural Review
Department of Planning and Zoning
City of Alexandria
301 King Street
Alexandria, Virginia 22314

Attention: Mr. Peter Smith

Reference: **St. Paul's Episcopal Church
Skylight over the Garth**

Dear Mr. Smith,

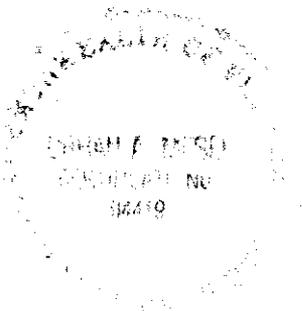
We have reviewed the structural implications of the proposed construction of a skylight over the garth between the Sanctuary and Norton Hall.

The north exterior wall of the sanctuary and the south exterior wall of Norton Hall support the proposed skylight. It is supported on continuous steel angles and brackets anchored to the south wall of the Norton Hall, and on continuous steel angles on the north wall of the Sanctuary. The anchorage on the north wall of the sanctuary is provided by 1/2" diameter hot dip galvanized anchors epoxy set into pre-drilled holes.

Based on our review the existing Sanctuary and Norton Hall masonry walls can safely support the added loading transferred from the new skylight over the garth, and exceed all building code load requirements such as snow loads. The proposed anchorage of the bolts to the walls will not impose undue stress to the existing brick walls.

Sincerely,


Urban Mesen, PE
Structural Engineer of Record



11/12

1-20-07

* submitted by Runcen Blair

Baird M. Smith, AIA, FAPT
7223 Ludwood Court
Alexandria, VA 22306

18 January 2007

Mayor William E. Euille
City Hall
Alexandria, VA 22314

RE: St. Paul's Church Modifications

Subj: Letter in support of proposal

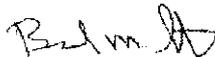
Dear Mayor:

I would like to provide my opinion on the proposed work to install a skylight over an existing light well at St. Paul's church from my viewpoint as a specialist in historic architecture and a local resident. By way of introduction, I wanted to record that my work experience includes 5 years with the National Park Service in the office that administers the Federal Tax Credit program, followed by 25 years as a private architect practicing in the Washington, DC area. I've been directly involved in 10 to 15 historic preservation projects each year over that time and I would like to make the following two points in support of the proposed skylight:

- First, the specific method of anchoring this new element to the historic building utilizes perfectly conventional anchor bolts and this type of anchorage has been approved on literally hundreds of similar historic buildings around the country. In this case, only about 22 holes in the masonry wall, 3/4 inch in diameter will be needed. Although this may seem destructive, this is perfectly routine and these can easily be mended in the future should this skylight ever be removed. There would be virtually no scare that would remain.
- Secondly, it is my view that historic churches must be viewed as a living organism. It is clear that over the decades changes have occurred and these changes will need to occur in the future. The goal is to manage these changes so that the historic character is not unduly impacted. It seems that this proposed modification is truly minor and because it is being done in a reversible manner, it is very hard to suggest that this is not part of a well crafted long range preservation plan for the facility.

I would be happy to discuss this further if that was needed.

Sincerely,



Baird M. Smith, AIA, FAPT

11 + 12

1-20-07

Lori Arrasmith Quill
ARCHITECT

January 19, 2007

The Office of the Mayor and City Council
City of Alexandria
301 King Street
Alexandria, Virginia 22314

RE: St. Paul's Episcopal Church

Dear Mayor Euille and Members of City Council,

Whatever our decision on St. Paul's, as a member of the Board of Architectural Review, I knew it would be appealed to City Council. While I am sympathetic to the pure architecture preservation arguments of those opposing the BAR vote, I supported St. Paul's application based on its architectural merits.

The project is well designed, minimally visible from the public right of way and solves water management in an enclosed courtyard. The attachment to the skylight system was discussed extensively and the BAR conducted a public visit to the site.

During the 1930's, a coating of pebblestone, approximately 1 1/2" thick, was applied to the façades in what was in my opinion, a poorly conceived "restoration" project. It can not be removed. This has permanently altered the historic façades of the Benjamin Latrobe building. When the front façade was properly restored in the early 1990's, a layer of stucco with coursing lines was applied to the pebblestone.

Influencing my decision were similarities that this project has to an addition to the west façade of the U.S. Capitol. While they are not identical case studies, there are interesting comparisons. Attached, is a page of drawings and a photograph of the U.S. Capitol project. Obviously, the Capitol is a state project but it did have wall restoration, space expansion and skylights attaching to a wall of a building designed by Benjamin Latrobe and completed in 1807. During the 1980's, the stone of the west façade was failing and received extensive repairs. Below grade space was created by eliminating the winter garden designed by Frederick Law Olmstead. A structurally laminated glass skylight system was used to attach the addition to the historic Latrobe wall and to bring light into the below grade space.

Lori Arrasmith Quill
ARCHITECT

The sanctuary building of St. Paul's was also designed by Benjamin Latrobe and built 1817-1818. It is church architecture and a series of additions have been built around the north, east and south facades and adjacent to the main west façade. The courtyard that St. Paul's is proposing to enclose is not seen from the public right of way. The new skylight constructed of aluminum clad structural mullions and laminated glass is attached to the north wall of the Latrobe sanctuary and south wall of Norton Hall. A new gutter system at Norton Hall will be seen from the public right of way.

As the Board member that crafted the motion, my intent was to use very conservative and restrictive language. If this courtyard is covered, it becomes interior space and is not under the jurisdiction of the BAR. In order to protect the historic north wall of the sanctuary, a historic easement should be placed on this wall. To keep the approved design of the enclosed courtyard intact, the motion included a directive that any alterations of this space would be reviewed by the BAR. Since then, there have been discussions about the definition of "alterations". To clarify this, my intent was to keep the architectural elements of the approved design intact such as walls, windows, doors, skylights, structure, stairs and ramps. These are elements that define the space and influence the quality of light from the stained glass windows in the sanctuary. It prevents the removal of historic windows and doors. It does not include elements that I would refer to as decoration, such as paint color and plaques.

In summary, most of the congregations in the historic district would like to expand their limited space at some time in the future. These are our primary structures in the Old and Historic District. For our community, these congregations are integral to the history of Alexandria and provide many needed services. It is my opinion that the BAR needs to assist these congregations in carefully exploring architecturally sensitive and appropriate ways to expand their space while maintaining the historic integrity of their structures.

Very truly yours,

Lori Arrasmith Quill

206 East Spring Street
Alexandria, VA 22301

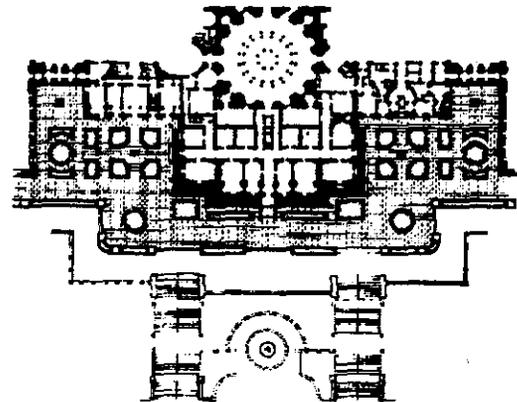
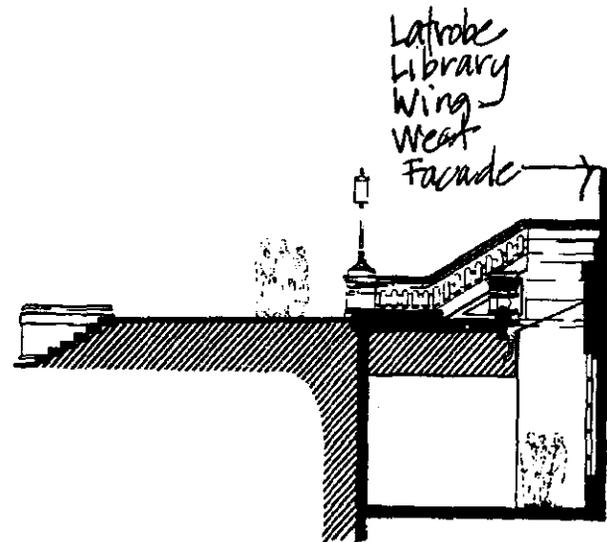
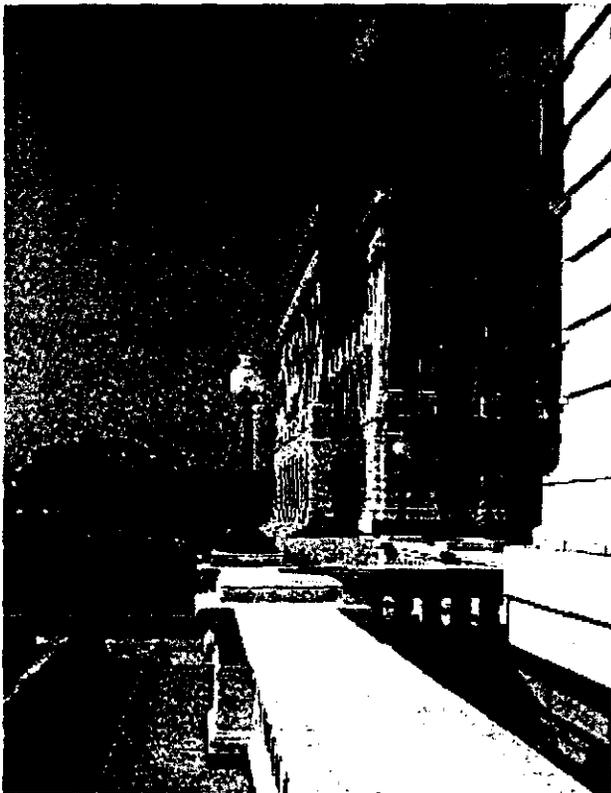
703-836-0928
ArrasmithQuill@att.net

Hugh Newell Jacobsen, Architect

The United States Capitol

Washington, DC

The goal of the U.S. Capitol project was to redesign and resurface the west terraces including the infill of the winter gardens to provide office space below. An arrangement of parterres was designed to roof over the former winter gardens in addition to a new corridor, roofed in structural laminated glass. The new offices and small TV Studios located beneath the new parterre have been well used by both the House and the Senate. New handicap ramps were also designed and constructed on the North and South elevation of this important and historic structure. Mr. Jacobsen is only the sixth architect to have his designs added to this great building in its long and glorious history.



SPEAKER'S FORM

DOCKET ITEM NO. 11 e 12

PLEASE COMPLETE THIS FORM AND GIVE IT TO THE CITY CLERK
BEFORE YOU SPEAK ON A DOCKET ITEM

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

1. NAME: TOM KERNS

2. ADDRESS: 4600 N. FAIRFAX DR.

TELEPHONE NO. _____ E-MAIL ADDRESS: _____

3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? ST. PAULS

4. WHAT IS YOUR POSITION ON THE ITEM?
FOR: AGAINST: _____ OTHER: _____

5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY, LOBBYIST, CIVIC INTEREST, ETC.):
ARCHITECT

6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE COUNCIL?
YES NO _____

This form shall be kept as a part of the permanent record in those instances where financial interest or compensation is indicated by the speaker.

A maximum of three minutes will be allowed for your presentation, except that one officer or other designated member speaking on behalf of each *bona fide* neighborhood civic association or unit owners' association desiring to be heard on a docket item shall be allowed five minutes. In order to obtain five minutes, you must identify yourself as a designated speaker, and identify the neighborhood civic association or unit owners' association you represent, at the start of your presentation. If you have a prepared statement, please leave a copy with the Clerk.

Additional time not to exceed 15 minutes may be obtained with the consent of the majority of the council present; provided notice requesting additional time with reasons stated is filed with the City Clerk in writing before 5:00 p.m. of the day preceding the meeting.

The public normally may speak on docket items only at public hearing meetings, and not at regular legislative meetings. Public hearing meetings are usually held on the Saturday following the second Tuesday in each month; regular legislative meetings on the second and fourth Tuesdays in each month. The rule with respect to when a person may speak to a docket item at a legislative meeting can be waived by a majority vote of council members present but such a waiver is not normal practice. When a speaker is recognized, the rules of procedures for speakers at public hearing meetings shall apply. If an item is docketed for *public hearing* at a regular legislative meeting, the public may speak to that item, and the rules of procedures for speakers at public hearing meetings shall apply.

In addition, the public may speak on matters which are not on the docket during the Public Discussion Period at public hearing meetings. The mayor may grant permission to a person, who is unable to participate in public discussion at a public hearing meeting for medical, religious, family emergency or other similarly substantial reasons, to speak at a regular legislative meeting. When such permission is granted, the rules of procedures for public discussion at public hearing meetings shall apply.

Guidelines for the Public Discussion Period

(a) All speaker request forms for the public discussion period must be submitted by the time the item is called by the city clerk.

(b) No speaker will be allowed more than three minutes; except that one officer or other designated member speaking on behalf of each *bona fide* neighborhood civic association or unit owners' association desiring to be heard during the public discussion period shall be allowed five minutes. In order to obtain five minutes, you must identify yourself as a designated speaker, and identify the neighborhood civic association or unit owners' association you represent, at the start of your presentation.

(c) If more speakers are signed up than would be allotted for in 30 minutes, the mayor will organize speaker requests by subject or position, and allocated appropriate times, trying to ensure that speakers on unrelated subjects will also be allowed to speak during the 30 minute public discussion period.

(d) If speakers seeking to address council on the same subject cannot agree on a particular order or method that they would like the speakers to be called on, the speakers shall be called in the chronological order of their request forms' submission.

(e) Any speakers not called during the public discussion period will have the option to speak at the conclusion of the meeting, after all docketed items have been heard.