



RECORD OF APPEAL

FROM A DECISION OF THE BOARD OF ARCHITECTURAL REVIEW

Date Appeal Filed With City Clerk: 1/28/08

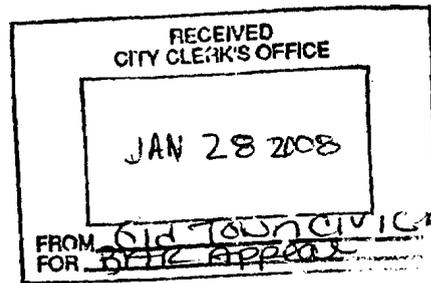
B.A.R. Case # 2007-0264

Address of Project: 214 A N. PITT ST.

Appellant is: (Check One)

B.A.R. Applicant

Other Party. State Relationship None Old Town Civic Association, Inc.



Town Sen  
A,  
VAN FLK

Address of Appellant: PO Box 1213

Alexandria, VA 22313

Telephone Number: 703-836-6402

State Basis of Appeal: Structure is of great historical and cultural significance and an essential part of Alexandria's history.

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.

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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.

Lawrence Van Fleet  
Signature of the Appellant  
President, OTC

We, the undersigned owners of real estate within the Old and Historic Alexandria District/ Parker- Gray District [strike out as appropriate] appeal the decision of the Board of Architectural Review to the Alexandria City Council in B.A.R. Case # 2007-0264 regarding the property at 214A N. Pitt Street (street address).

|     | Name              | Signature          | Owner of Real Property At: |
|-----|-------------------|--------------------|----------------------------|
| 1.  | LINDA COUTURE     | Linda Couture      | 505 Duke St                |
| 2.  | Valerie Janieri   | Valerie Janieri    | 100 Princess St            |
| 3.  | Janina Bly        | Janina Bly         | 419 N. Union St.           |
| 4.  | PATHEMIA RANDOLPH | Patheemia Randolph | 424 N. Union St.           |
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B.A.R. Case # 2007-0264

Address of Project: 214 A N. PITT ST.

Appellant is: (Check One)

B.A.R. Applicant

Other Party. State Relationship name Old Town Civic Association, Inc.

Address of Appellant: PO Box 1213

Alexandria, VA 22313

Telephone Number: 703-836-6402

State Basis of Appeal: Structure is of great historical and cultural significance and an essential part of Alexandria's history.

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Jaymeel Van Fleet  
Signature of the Appellant  
President, OTCA

We, the undersigned owners of real estate within the Old and Historic Alexandria District/~~Parker-Gray District~~ [strike out as appropriate] appeal the decision of the Board of Architectural Review to the Alexandria City Council in B.A.R. Case # 2007-0264 regarding the property at 214A N. Pitt Street (street address).

|     | Name              | Signature                | Owner of Real Property At:        |
|-----|-------------------|--------------------------|-----------------------------------|
| 1.  | Michael B. Adams  | <i>Michael B. Adams</i>  | 712 S. Union St., Alexandria      |
| 2.  | Megan W. Adams    | <i>Megan W. Adams</i>    | 712 S. Union St. Alexandria       |
| 3.  | JAMES H. HARDAWAY | <i>James H. Hardaway</i> | 714 SOUTH UNION STREET ALEXANDRIA |
| 4.  | Ann McC. Scott    | <i>Ann McC. Scott</i>    | 708 SOUTH UNION ST, ALEX          |
| 5.  | Douglas A. Scott  | <i>Douglas A. Scott</i>  | 708 SOUTH UNION ST., ALEXANDRIA   |
| 6.  | Shirley J. Folsom | <i>Shirley J. Folsom</i> | 716 S. Union St. Alex 22314       |
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Date Appeal Filed With City Clerk: 1/28/08

B.A.R. Case # 2007-0264

Address of Project: 214 A N. PITT ST.

Appellant is: (Check One)

B.A.R. Applicant

Other Party. State Relationship member Old Town Civic Association, Inc

Address of Appellant: PO Box 1213  
Alexandria, VA 22313

Telephone Number: 703-836-6402

State Basis of Appeal: Structure is of great historical and cultural  
significance and an essential part of Alexandria's history

Attach additional sheets, if necessary.

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Townsend Van Fleet  
Signature of the Appellant  
President, Old Town Civic Assoc, Inc  
5

We, the undersigned owners of real estate within the Old and Historic Alexandria District/ Parker- Gray District [strike out as appropriate] appeal the decision of the Board of Architectural Review to the Alexandria City Council in B.A.R. Case # 2007-0264 regarding the property at 214 A N. Pitt Street (street address).

- |     | Name                  | Signature          | Owner of Real Property At:          |
|-----|-----------------------|--------------------|-------------------------------------|
| 1.  | Townsend A. Van Fleet | James W. Van Fleet | 26 Wolfe, Alex 22314                |
| 2.  | MILES HOLTZMAN        |                    | 204 ORONOCO ST Alex., VA 22314      |
| 3.  | JAMES W. LAVERY       | James W. Lavery    | 115 N. Lee #209 ALEXANDRIA VA 22314 |
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Date Appeal Filed With City Clerk: 1/28/08

B.A.R. Case # 2007-0264

Address of Project: 214 A N. PITT ST.

Appellant is: (Check One)

B.A.R. Applicant

Other Party. State Relationship Old Town Civic Association, Inc

Address of Appellant: PO Box 1213  
Alexandria, VA 22313

Telephone Number: 703-836-1642

State Basis of Appeal: structure is of great historical and cultural  
significance and an essential part of Alexandria's history

Attach additional sheets, if necessary.

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Lawrence M. Van Fleet  
Signature of the Appellant  
President, OTCA 7

We, the undersigned owners of real estate within the Old and Historic Alexandria District/ Parker- Gray District [strike out as appropriate] appeal the decision of the Board of Architectural Review to the Alexandria City Council in B.A.R. Case # 2007-0264 regarding the property at 2144 N. Pitt Street (street address).

|     | Name             | Signature        | Owner of Real Property At: |
|-----|------------------|------------------|----------------------------|
| 1.  | Tandy W. Pearson | Tandy W. Pearson | 513 Prince Street          |
| 2.  | Bob Pearson      | Bob Pearson      | " " "                      |
| 3.  | Joan Goehle      | Joan Goehle      | 515 Prince St              |
| 4.  | Darryl Goehle    | Darryl Goehle    | 515 Prince St.             |
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Date Appeal Filed With City Clerk: 1/28/08

B.A.R. Case # 2007-0264

Address of Project: 214 A N. PITT ST.

Appellant is: (Check One)

B.A.R. Applicant

Other Party. State Relationship name Old Town Civic Association, Inc.

Address of Appellant: PO Box 1213

Alexandria, VA 22313

Telephone Number: 703-836-6402

State Basis of Appeal: Structure is of great historical and cultural significance and an essential part of Alexandria's history.

Attach additional sheets, if necessary.

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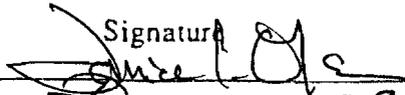
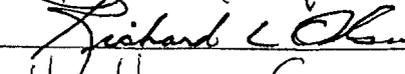
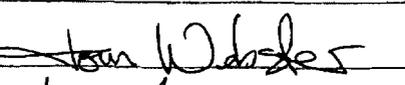
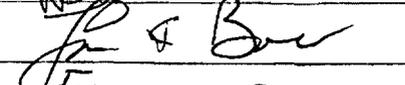
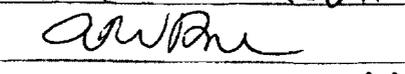
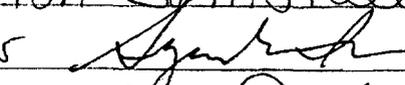
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Jamshed Mani  
Signature of the Appellant:  
President, OTCA

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- |     | Name             | Signature  | Owner of Real Property At: |
|-----|------------------|--|----------------------------|
| 1.  | Jan Olson        |    | 700 S. Pitt St.            |
| 2.  | RICHARD OLSON    |    | 700 SOUTH PITT STREET      |
| 3.  | Heather Core     | Heather Corey  | 710 S. Pitt                |
| 4.  |                  |  | 801 S. Pitt #420           |
| 5.  | Tom Webster      |    | 712 S. Pitt                |
| 6.  | Megan Webster    |    | 712 S. Pitt                |
| 7.  | Louis Bern       |    | 725 S. Royal St.           |
| 8.  | Ernest White     | ERNEST J. WHITE  | 800 S. PITT                |
| 9.  | Ashley Bone      |    | 729 S Pitt St              |
| 10. | Samantha Shelton | Sam Shelton  | 729 S. Pitt St.            |
| 11. | Suzanne Innes    |   | 721 S. PITT ST.            |
| 12. | Hans Fogel       |  | 306 Gibbon St.             |
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B.A.R. Case # 2007-0264

Address of Project: 214 A N. PITT ST.

Appellant is: (Check One)

B.A.R. Applicant

Other Party. State Relationship name Old Town Civic Association, Inc

Address of Appellant: PO Box 1213

Alexandria, VA 22313

Telephone Number: 703-836-1640

State Basis of Appeal: structure is of great historical and cultural  
significance and an essential part of Alexandria's history

Attach additional sheets, if necessary.

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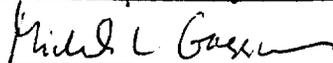
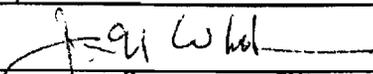
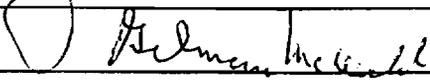
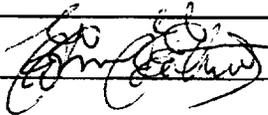
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Jarvis Waufler  
Signature of the Appellant  
President, OTCA      11

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|     | Name                    | Signature   | Owner of Real Property At: |
|-----|-------------------------|---|----------------------------|
| 1.  | John A. Johansen        |  | 221 S. PITT ST             |
| 2.  | KIRSTEN P. JOHANSEN     |  | 221 S. PITT ST             |
| 3.  | Orlin Knudsen           |  | 212 S PITT ST              |
| 4.  | MEANOR DOUGLAS          |  | 212 S PITT ST              |
| 5.  | MICHAEL GASSMANN        |  | 219 S. PITT STREET         |
| 6.  | STAN WHITMIRE           |  | 217 S. PITT ST             |
| 7.  | GILMAN McDONALD         |  | 207 S. PITT ST             |
| 8.  | <del>XXXXXXXXXXXX</del> |   |                            |
| 9.  | KEVIN KEATING           |  | 306 N Alfred St            |
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Address of Project: 214 A N. PITT ST.

Appellant is: (Check One)

B.A.R. Applicant

Other Party. State Relationship Member Old Town Civic Association, Inc.

Address of Appellant: PO Box 1213

Alexandria, VA 22313

Telephone Number: 703-836-6402

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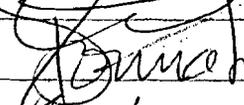
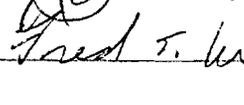
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James M. Van Fleet  
Signature of the Appellant  
President, OTC

We, the undersigned owners of real estate within the Old and Historic Alexandria District/ Parker- Gray District [strike out as appropriate] appeal the decision of the Board of Architectural Review to the Alexandria City Council in B.A.R. Case # 2007-0264 regarding the property at 214A N. Pitt Street (street address).

- |     | Name               | Signature   | Owner of Real Property At: |
|-----|--------------------|---|----------------------------|
| 1.  | Douglas Thurman    |  | 804 Duke Street            |
| 2.  | Pat Tracy          |  | 310 Wolfe Street           |
| 3.  | Franco Abbuzzetti  |  | 305 S. WASH ST             |
| 4.  | Donna Lee Wilson   |  | 419 S. Washington St       |
| 5.  | FRED E. WILSON JR. |  | 419 S. WASHINGTON ST       |
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Appellant is: (Check One)

B.A.R. Applicant

Other Party. State Relationship name Old Town Civic Association, Inc.

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Alexandria, VA 22313

Telephone Number: 703-836-6402

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Jeanne and Wau Fleet  
Signature of the Appellant  
President, OTCA

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|     | Name                 | Signature                   | Owner of Real Property At: |
|-----|----------------------|-----------------------------|----------------------------|
| 1.  | TIMOTHY S. ELLIOTT   | <i>Timothy S. Elliott</i>   | 422 SO. FAIRFAX ST.        |
| 2.  | PAGE M. ELLIOTT      | <i>Page M. Elliott</i>      | 422 SO. FAIRFAX ST.        |
| 3.  | Gwen C. Mullen       | <i>Gwen C. Mullen</i>       | 213 WILKES ST.             |
| 4.  | MICHAEL W. LEVINE    | <i>Michael W. Levine</i>    | 207 GIBBON ST.             |
| 5.  | Diane M. Swarez Lusa | <i>Diane M. Swarez Lusa</i> | 424 SOUTH FAIRFAX ST.      |
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Address of Project: 214 A N. PITT ST.

Appellant is: (Check One)

B.A.R. Applicant

Other Party. State Relationship Member, Old Town Civic Association, Inc

Address of Appellant: PO Box 1213  
Alexandria, VA 22313

Telephone Number: 703-836-6402

State Basis of Appeal: structure is of great historical and cultural  
significance and an essential part of Alexandria's history

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.

Jamshed Khan Fleet  
Signature of the Appellant  
President, OTCA

We, the undersigned owners of real estate within the Old and Historic Alexandria District/ Parker- Gray District [strike out as appropriate] appeal the decision of the Board of Architectural Review to the Alexandria City Council in B.A.R. Case # 2007-0264 regarding the property at 2144 N. Pitt Street (street address).

| Name | Signature | Owner of Real Property At: |
|------|-----------|----------------------------|
| 1.   |           |                            |
| 2.   |           |                            |
| 3.   |           |                            |
| 4.   |           |                            |
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| 24.  |           |                            |
| 25.  |           |                            |

We, the undersigned owners of real estate within the Old and Historic Alexandria District/ Parker- Gray District [strike out as appropriate] appeal the decision of the Board of Architectural Review to the Alexandria City Council in B.A.R. Case # 2007-0264 regarding the property at 214A N. Pitt Street (street address).

|     | Name          | Signature      | Owner of Real Property At: |
|-----|---------------|----------------|----------------------------|
| 1.  | Connie Graham | Andrew D. Beck | 1217 Michigan Court        |
| 2.  | Paul Hertel   | Paul Hertel    | 1217 Michigan Court        |
| 3.  |               |                |                            |
| 4.  |               |                |                            |
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| 24. |               |                |                            |
| 25. |               |                |                            |

additional sheet received  
1/30/08



RECORD OF APPEAL

FROM A DECISION OF THE BOARD OF ARCHITECTURAL REVIEW

Date Appeal Filed With City Clerk: \_\_\_\_\_

B.A.R. Case # 2007-0264

Address of Project: 214 A N. PITT ST.

Appellant is: (Check One)

B.A.R. Applicant

Other Party. State Relationship member Old Town Civic Association, Inc

Address of Appellant: Po Box 1213

Alexandria, VA 22313

Telephone Number: 703-836 6402

State Basis of Appeal: structure is of great historical and cultural significance and an essential part of Alexandria's history

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.

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[Signature] (Bd. member Old Town Civic Assn.)  
Signature of the Appellant

John A. Johanson 20

We, the undersigned owners of real estate within the Old and Historic Alexandria District/ Parker- Gray District [strike out as appropriate] appeal the decision of the Board of Architectural Review to the Alexandria City Council in B.A.R. Case # 2007-0264 regarding the property at 2144 N. Pitt Street (street address).

- |     | Name               | Signature          | Owner of Real Property At:         |
|-----|--------------------|--------------------|------------------------------------|
| 1.  | John HYNAN         | <i>[Signature]</i> | 465 So. FAIRFAX ST. 22314          |
| 2.  | Shirley Friedenber | <i>[Signature]</i> | 1256 S. Washington ST., #519 22314 |
| 3.  | Mary Theban        | <i>[Signature]</i> | 410 South Fairfax St               |
| 4.  | KEVIN DEVINE       | <i>[Signature]</i> | 414 S. Fairfax St.                 |
| 5.  |                    |                    |                                    |
| 6.  |                    |                    |                                    |
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3-15-08 ✓

# **BAR Appeal to City Council**

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**Appeal of Denial of Permit to  
Demolish and Capsulate**

**214A North Pitt Street  
BAR Case #2007-0264**

**March 15, 2008**

# Request to the Old and Historic Alexandria District B.A.R.

## Permit to Demolish and Capsulate at 214A North Pitt Street

- Encapsulate north wall to construct addition, demolish portions of east side walls to install a garage door, 1<sup>st</sup> floor windows and doors and add one new window opening on 2<sup>nd</sup> floor.
- Approved by Old and Historic Alexandria BAR, 5-1, January 16, 2008



# Views of 214 A North Pitt Street

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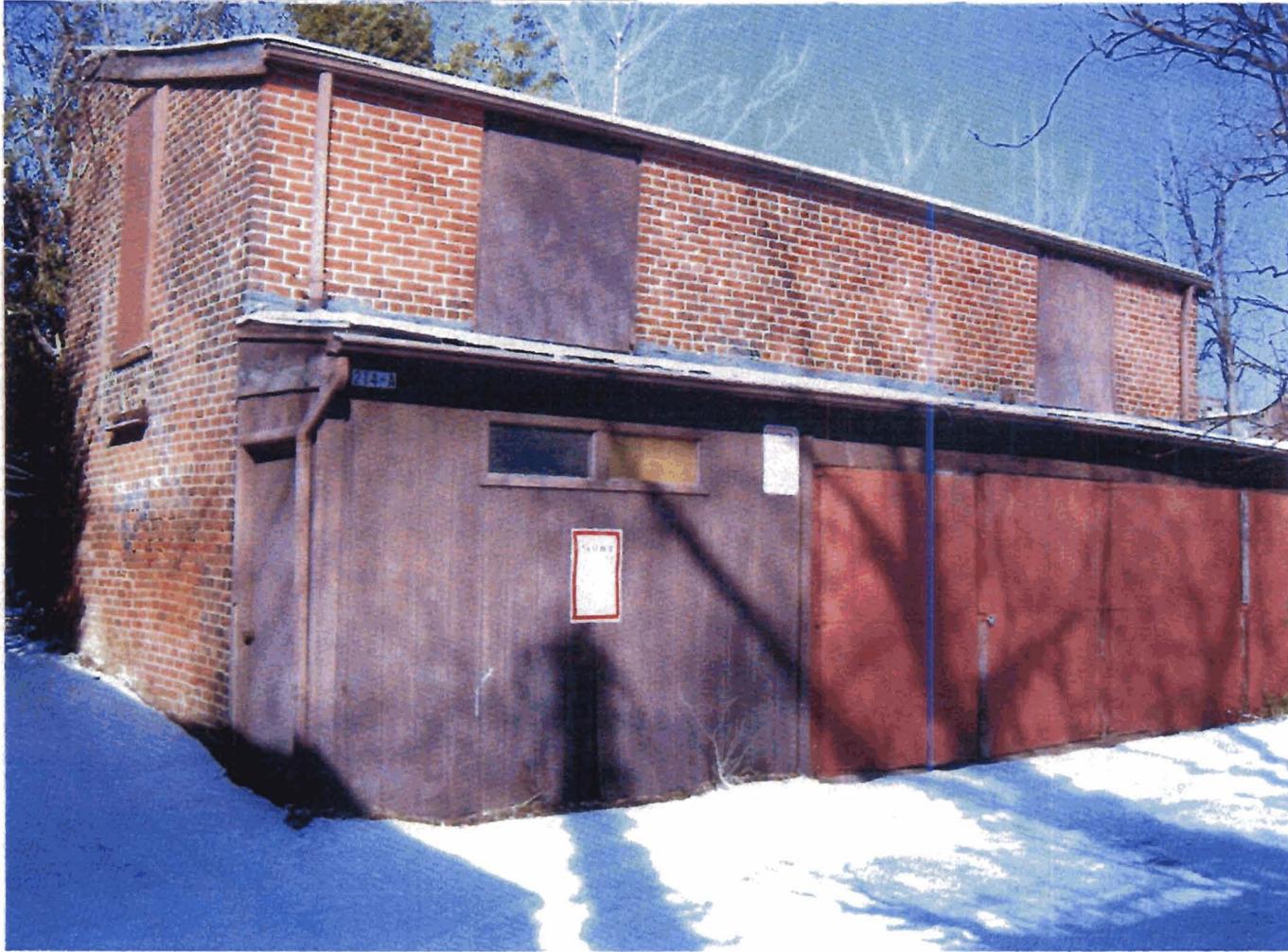
**North and  
East  
Elevations**



# Views of 214 A North Pitt Street

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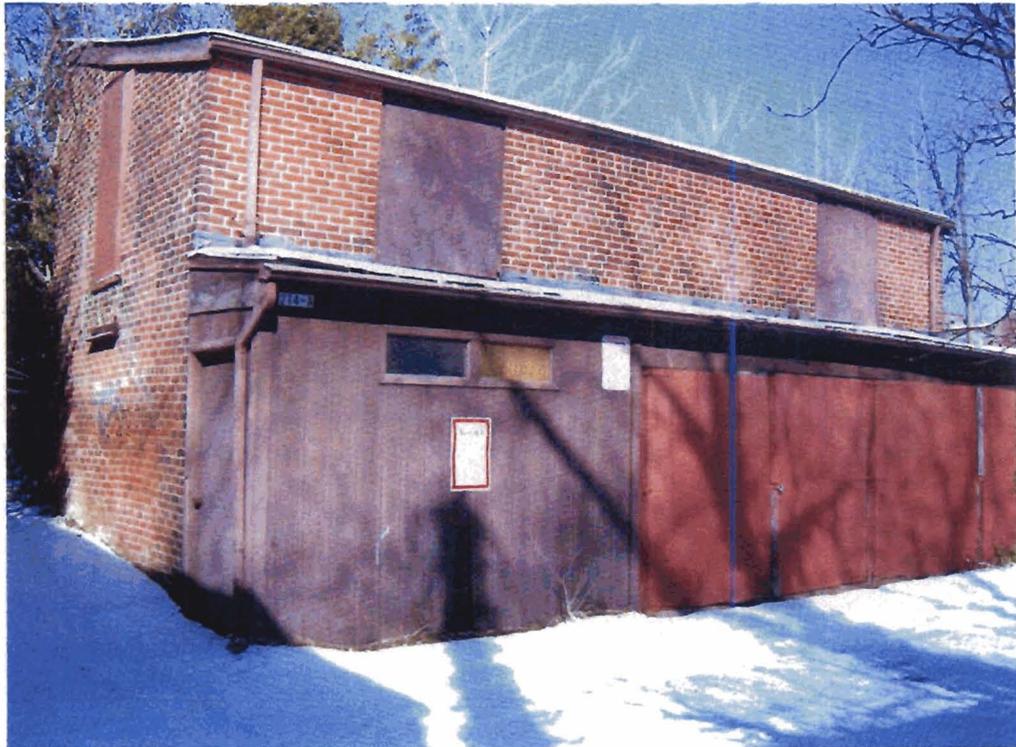
**East and  
South  
Elevations**



# Carriage House History

---

- **Two story, brick vernacular stable**
- **Built circa 1872 - 1877**
- **Original form with early 20<sup>th</sup> century frame addition to extend bays**



**East and South Elevations**

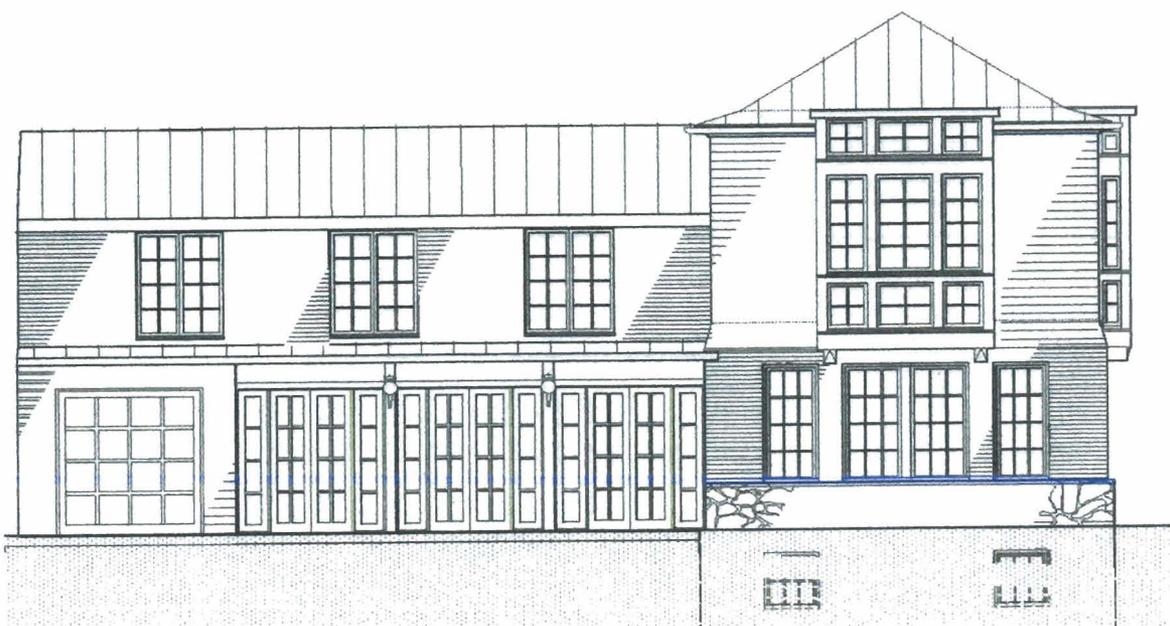
# **APPEAL OF DEMOLITION APPROVAL – Criteria for Permit to Demolish (Sec 10-105(B))**

| <b>Criteria</b>  | <b>Response</b>   |
|--|---|
| <b>(1) Building of architectural or historic interest</b>        | <b>The building is significant for the continuation of its mid-19th century form.</b> |
| <b>(2) Sufficient interest to make it a historic house.</b>      | <b>Yes. This building shows mid-19th century construction.</b>                        |
| <b>(3) Is it old or unusual?</b>                                 | <b>This criteria is not applicable.</b>   |
| <b>(4) Would retention of the structure help the GW Parkway?</b> | <b>N/A</b>  |
| <b>(5) Would retention help preserve an area of City?</b>        | <b>Yes. The building is part of the historic fabric of the city.</b>                  |
| <b>(6) Would retention promote the general welfare?</b>          | <b>Yes. The building is an important component of the historic district.</b>          |



# Proposed Addition and Alterations (Case not Appealed)

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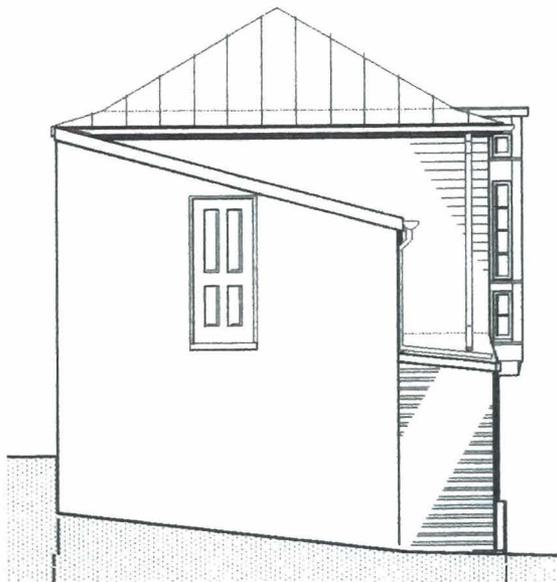
**East Elevation**



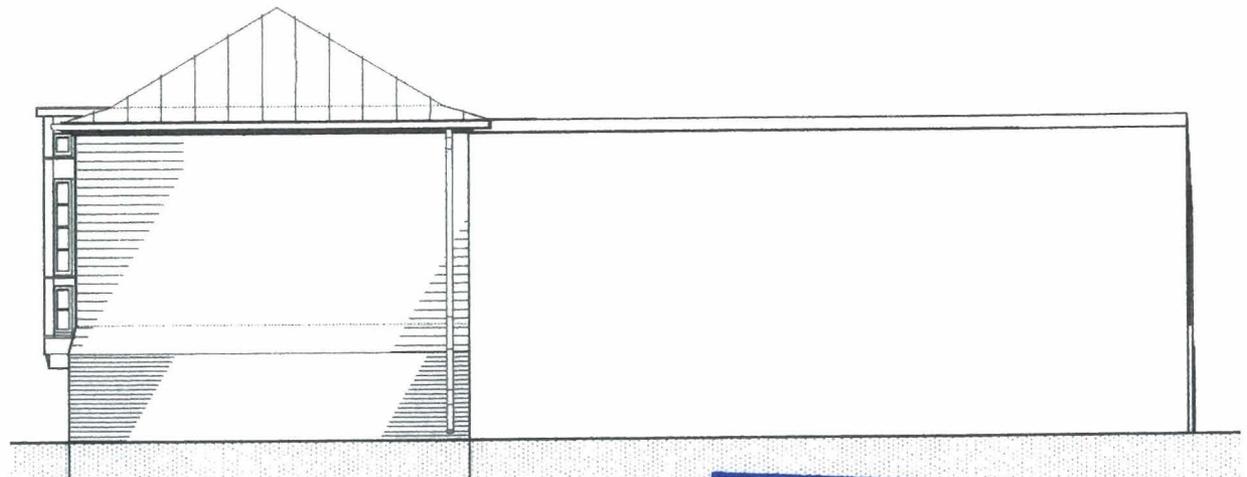
**North Elevation**

# Proposed Addition and Alterations (Case not Appealed)

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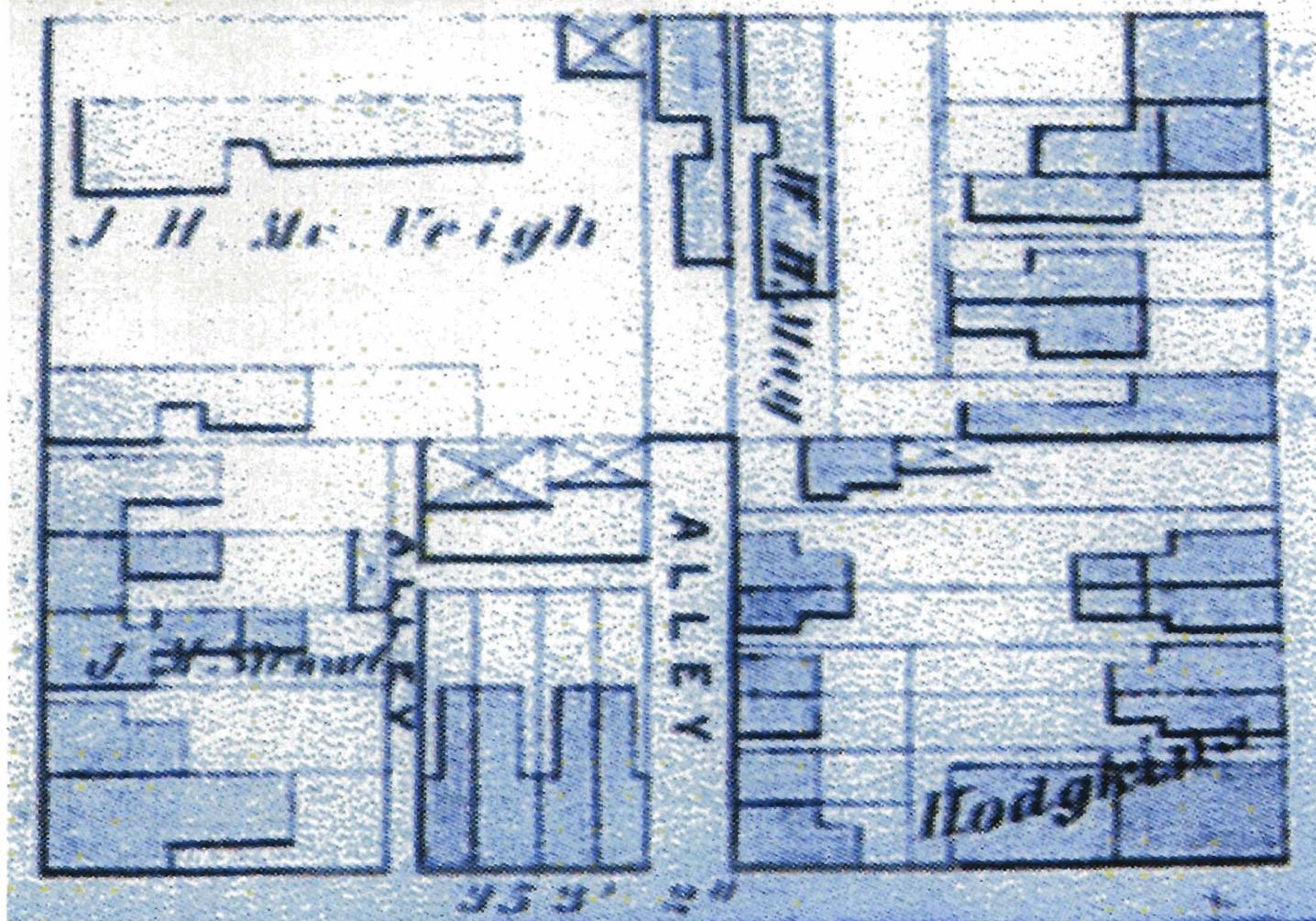
**South Elevation  
(existing in foreground,  
proposed to the rear)**



**West Elevation  
(existing on the right,  
proposed addition to the left)**

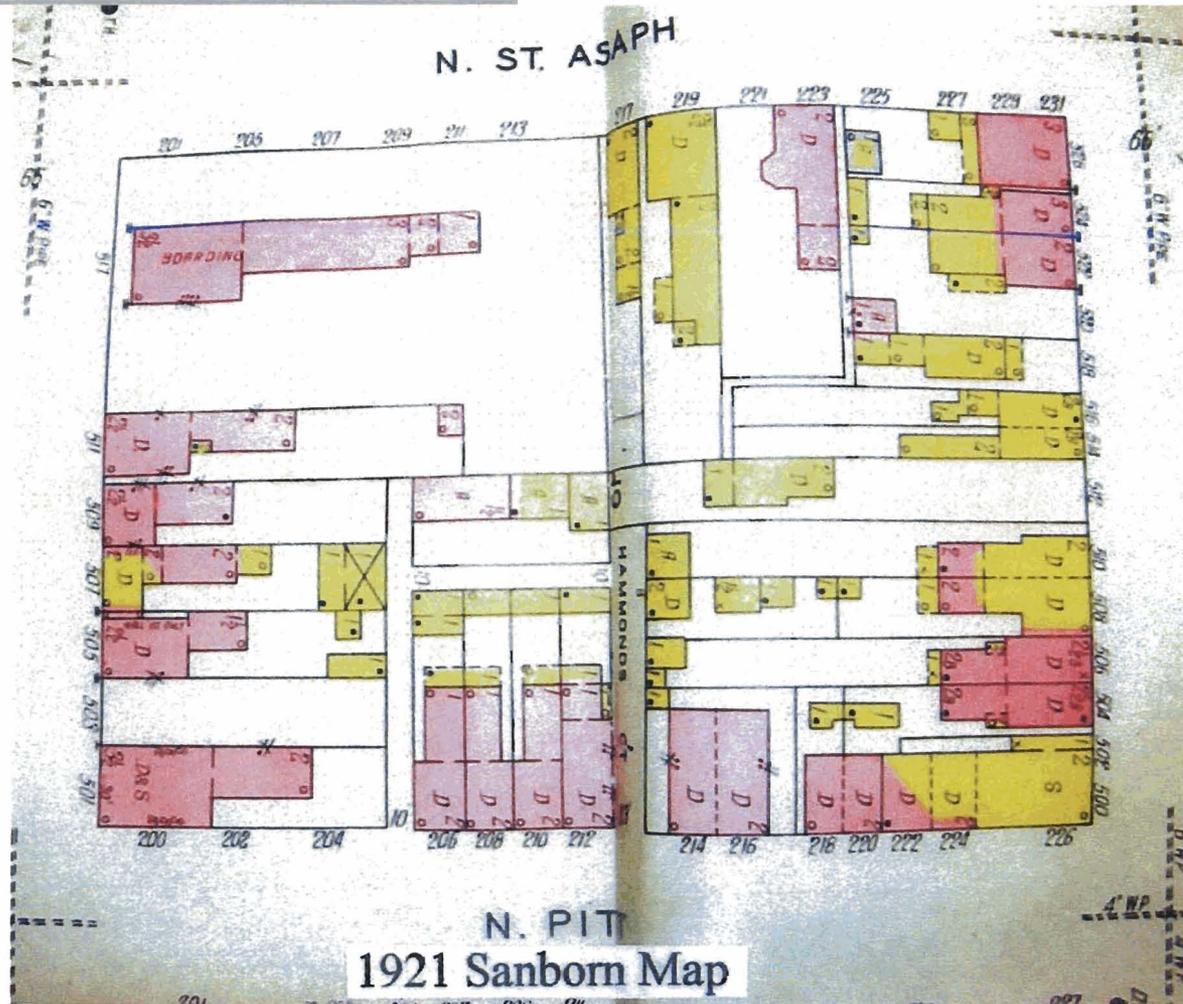
# 1877 Hopkins Map

- First city insurance map showing structure
- Early Addition shown on north side



# 1921 Sanborn Map

**Two one-story  
frame additions  
shown on north  
side (later  
demolished)**



# City Council Alternatives

---

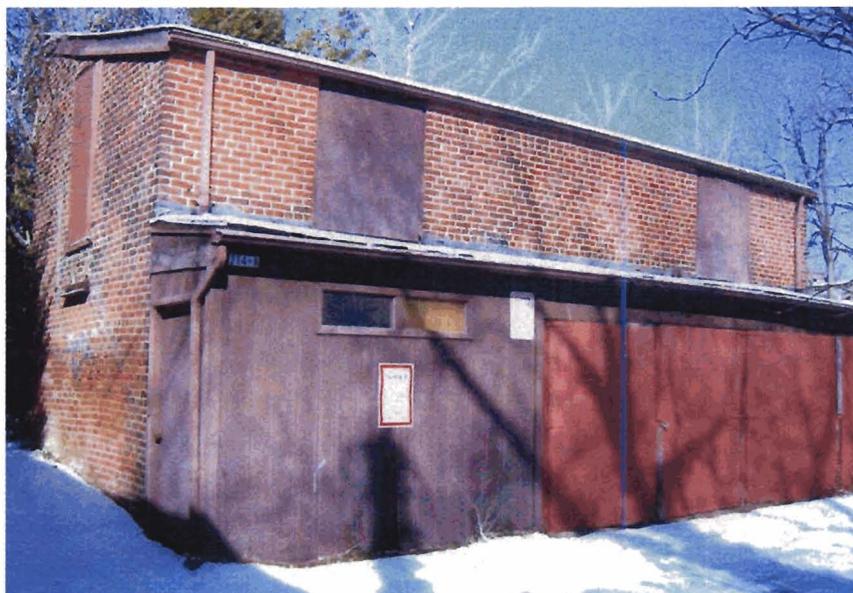
- **Uphold BAR Approval of Permit to Demolish and Capsulate**
- **Approve with modifications or amendments**
- **Remand Back to BAR**
- **Deny Permit to Demolish and Capsulate**

# Recommendation

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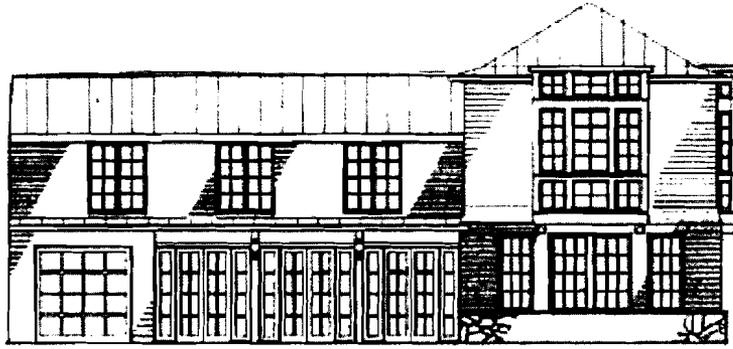
**Uphold BAR Approval of the Permit to Demolish and Capsulate**

**Reason:  
Area of demolition and capsulation proposed are reasonable, will prevent further deterioration and preserve the structure, will retain and preserve for future the overall form of the historic stable and carriage house**





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3-15-08



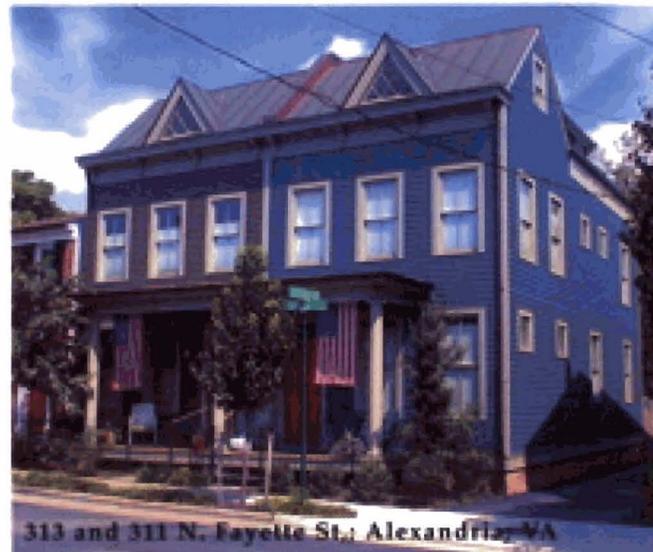
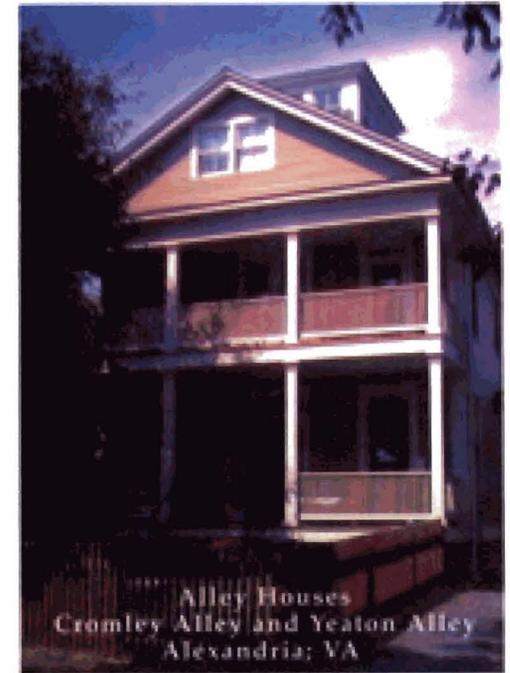
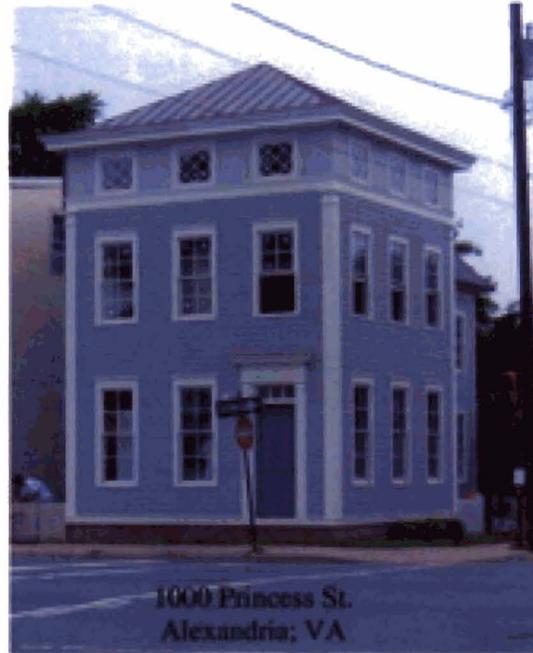
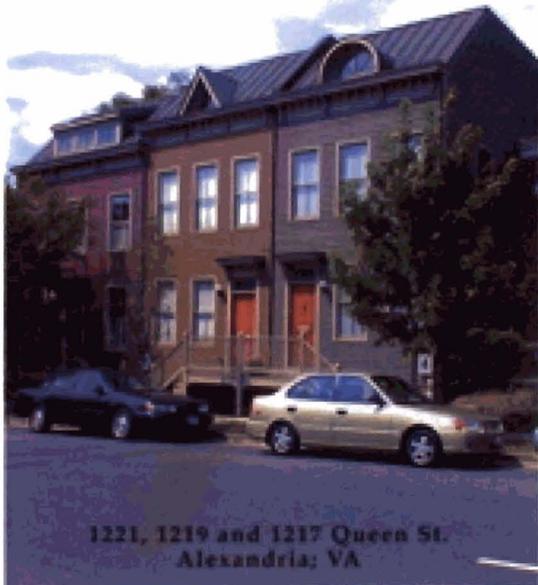
214-A N. Pitt Street

## Reasons B.A.R. Voted to Support:

1. Plan preserves and restores the carriage house;
2. Plan is supported by all adjoining neighbors and the City Staff;
3. Existing commercial garage is opposed by all neighbors and promotes demolition by neglect;
4. North wall has had an addition abutting it for most of its history;
5. Design respects and complements existing structure;
6. Developer has a history of quality development and historic preservation.

# William Cromley

New House Projects  
Alexandria, VA



William Cromley  
Selected Historic Preservation Projects



Reed Residence 800 East Capitol Street Washington, DC



Javarone Residence 600 G Street Washington, DC



Pakistani Ambassador's Residence Embassy Row 2343 S Street Washington, DC



Center for Hellenic Studies Harvard University 4300 Whitehaven St. Washington, DC



Carlburg Law Firm 413 N. Washington, Street Alexandria, VA



Cromley Lofts 1210 Queen Street Alexandria, VA

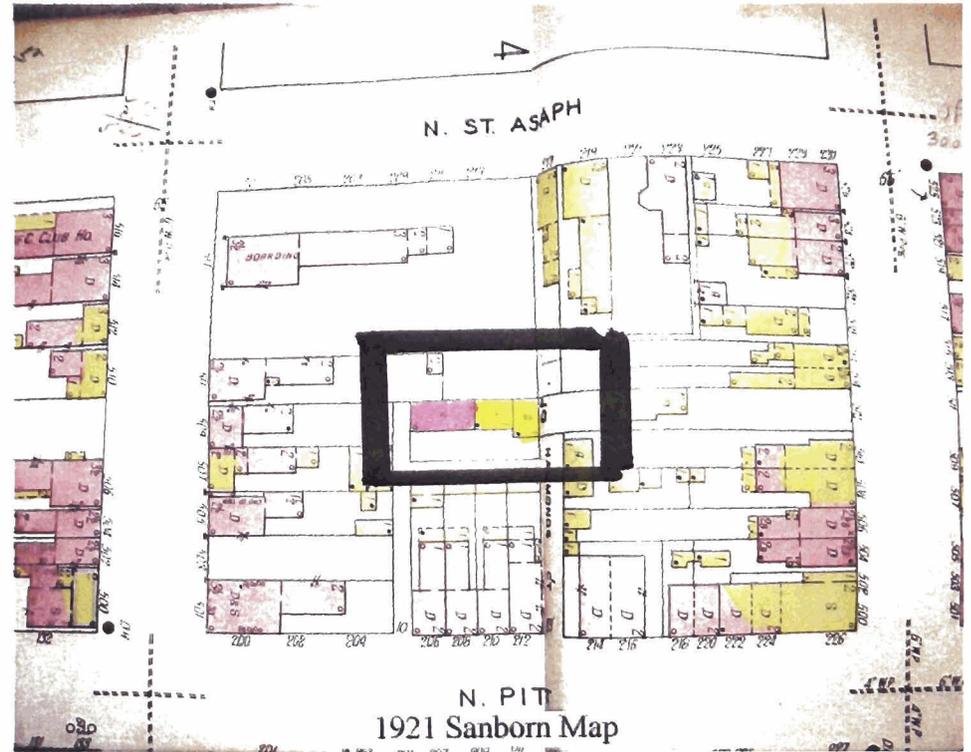
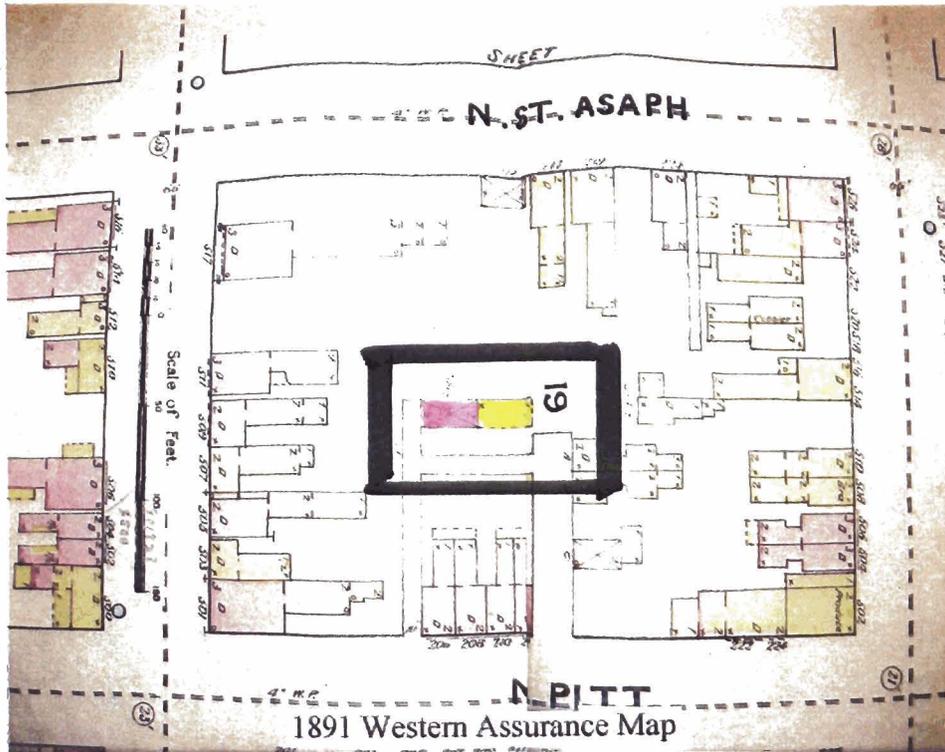
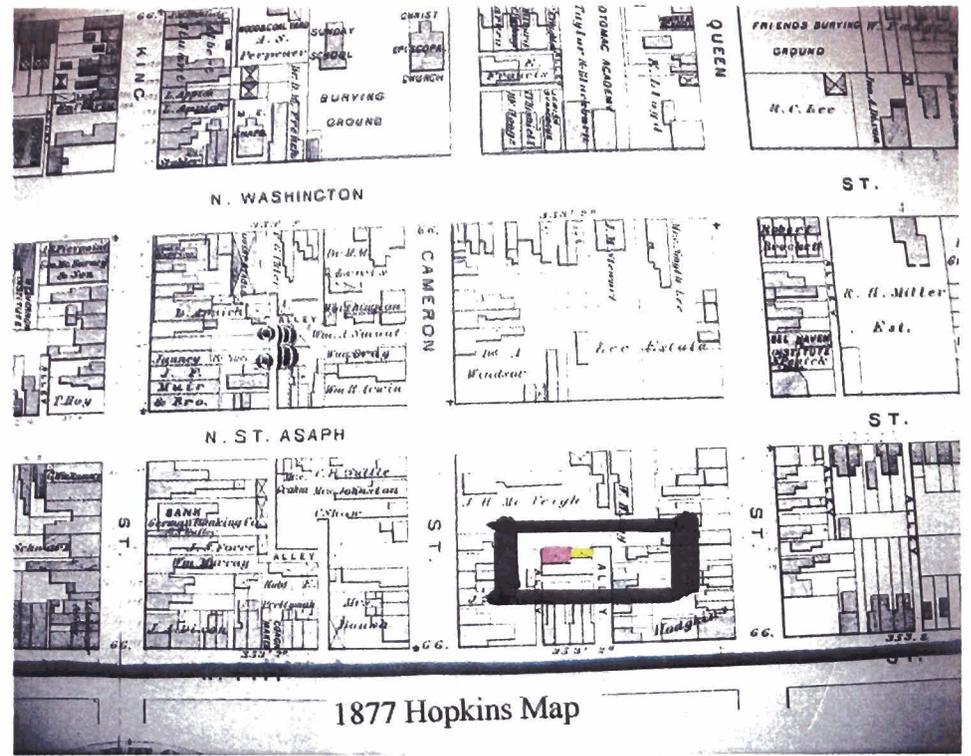
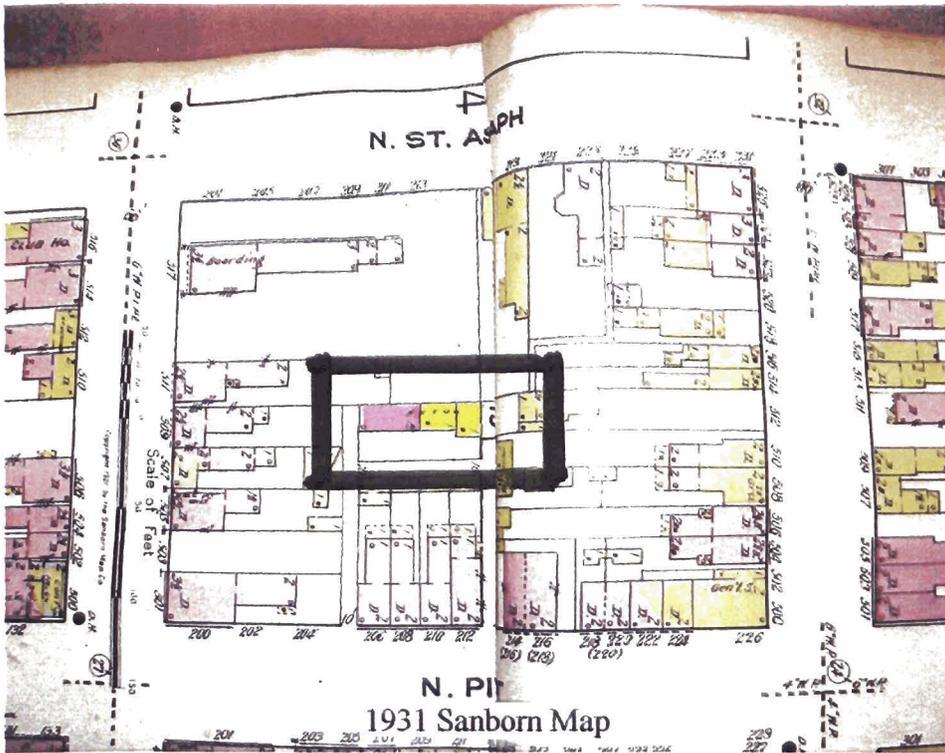


214-A

NOTICE

CONCRETE FLOORING







**Kim Lloyd**

---

**From:** Duncan  
**Sent:** Friday, March 14, 2008 9:57 AM  
**To:** Kim Lloyd  
**Subject:** FW: Webster Letter of Support

---

**From:** William Cromley [mailto:wm.cromley@mindspring.com]  
**Sent:** Wednesday, March 12, 2008 9:57 AM  
**To:** Duncan  
**Subject:** Webster Letter of Support

Begin forwarded message:

**From:** "Robert J. Webster" <rweb21@comcast.net>  
**Date:** March 11, 2008 10:00:14 PM EST  
**To:** <wm.cromley@mindspring.com>  
**Subject:** Proposed Redevelopment of carriage house into private residence

Mr. Cromley:

As you know, my wife, Catherine Webster, owns the house and lot located at 208 North Pitt Street, which abuts, and has a right of way over, the alley adjacent to the carriage house that you plan to renovate into a private residence.

My wife and I support your proposed renovation of this structure, and have indicated that in the past, including at the Planning Commission hearing concerning your proposed renovation of this property.

We continue to support your proposed renovation of this carriage house, which we believe has been supported by the City of Alexandria's Planning and Zoning Department staff and approved by the Board of Architectural Review for the Old and Historic District.

We hope that you will convey our indication of support for your proposed renovation of this property to the City Council for its consideration this Saturday, March 15, 2008.

Very truly,

Robert J. Webster  
Catherine D. Webster

3/14/2008

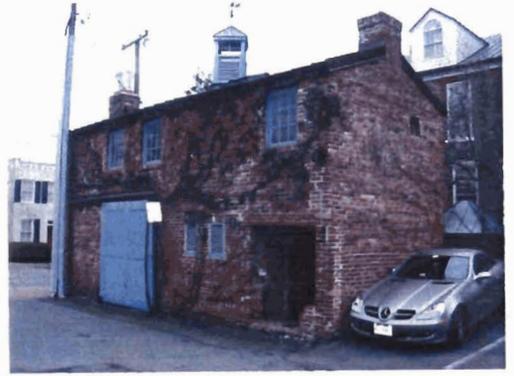
304 South Lee Street  
Alexandria, VA 22314



1 Swift Alley,2008/02/11 18:32:56



1/2 Swift Alley,2008/01/27 18:09:23



2 Brocketts Alley,2008/01/26 17:45:15



10 Irving Court,2008/01/26 17:34:11



101 N. St. Asaph,2008/02/11 14:00:13



107 S. Lee,2008/01/27 18:07:52



115 N. Patrick,2008/02/11 15:38:10



115 S. Columbus,2008/02/11 16:15:18



123 S. Fairfax,2008/01/27 18:12:31



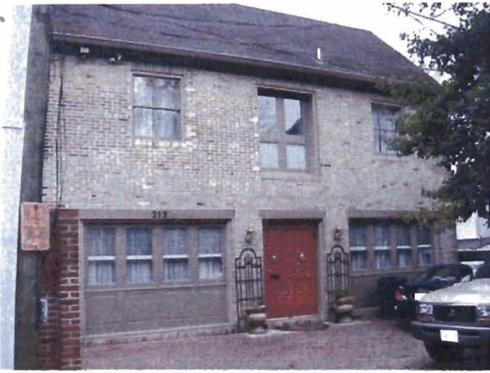
127 N. Washington,2008/02/11 14:00:38



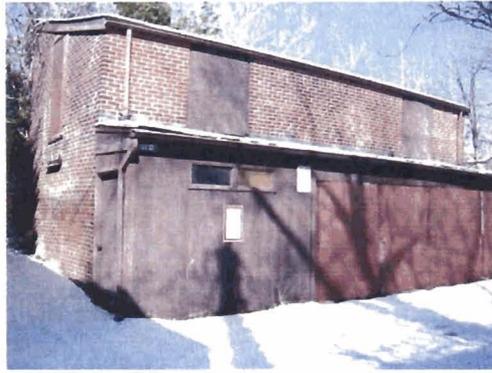
207 Franklin,2008/01/26 16:36:21



207 Irving Court,2008/01/26 17:35:00



212 1/2 S. Pitt, 2008/01/26 17:14:49



214-A N. Pitt, 2007/03/08 10:24:28



216 N. Washington, 2008/01/26 17:29:39



217 N. Columbus, 2008/02/17 17:52:16



220 S. Washington, 2008/01/26 17:22:49



307 S. Lee, 2008/01/27 18:04:17



308 Queen, 2008/02/06 13:41:24



310 S. St. Asaph St., 2008/01/27 17:44:39



310 S. Royal, 2008/02/11 12:50:39



322 S. St. Asaph, 2008/01/27 17:38:49



404 N. St. Asaph, 2008/02/11 18:22:48



415 Wolfe, 2008/01/26 17:18:50



417 S. Fairfax, 2008/01/27 17:52:17



420 N. Washington, 2008/02/11 15:25:41



426 N. Fayette, 2008/02/11 15:44:24



507 Cameron, 2008/02/11 15:31:30



510 S. Fairfax, 2008/01/26 16:33:38



512 Duke, 2008/01/27 17:44:59



517 S. Washington, 2008/01/26 16:27:24



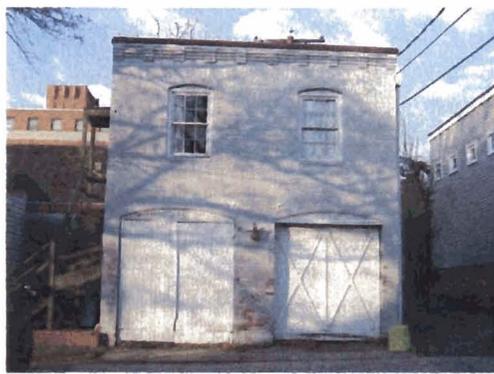
521 S. Fairfax, 2008/01/26 16:31:50



601 Duke, 2008/01/26 17:21:17



607 Oronoco, 2008/01/27 18:16:02



613 Wolfe, 2008/01/27 17:39:52



621 Wythe, 2008/02/12 08:58:53



708 Pendelton,2008/02/11 14:06:03



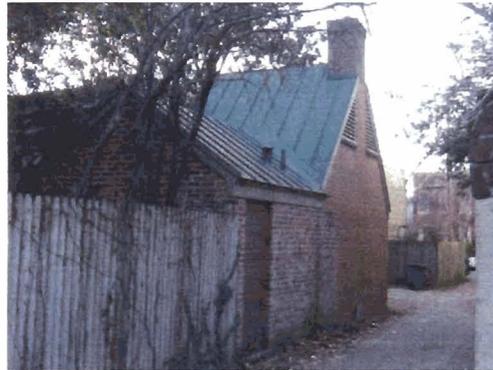
912 Cameron,2008/02/11 15:36:23



1010 Prince,2008/02/07 12:29:42



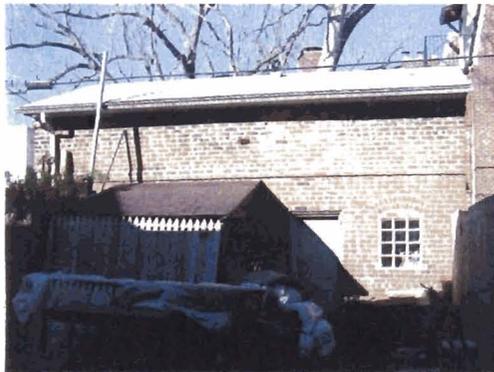
1020 Prince,2008/02/11 15:53:16



1117 Prince,2008/01/27 17:31:48



1120 King,2008/02/07 12:25:55



1307 King,2008/02/11 16:22:02



2141/2 N. Fairfax,2008/02/11 18:36:07



Norton Ct.,2008/02/11 18:28:32

LAND, CLARK, CARROLL, MENDELSON & BLAIR, P.C.

*Attorneys & Counsellors at Law*

524 KING STREET  
ALEXANDRIA, VA 22314

10  
3-15-08

H. CARTER LAND, III  
JAMES C. CLARK  
F. ANDREW CARROLL, III  
RICHARD S. MENDELSON  
DUNCAN W. BLAIR

.....  
(703) 836-1000

FACSIMILE  
(703) 549-3335

MAILING ADDRESS:  
P.O. Box 19888  
ALEXANDRIA, VIRGINIA 22320-0888

March 11, 2008

The Honorable William D. Euille, Mayor  
Members of the Alexandria City Council  
City of Alexandria  
301 King Street  
City Hall, Room 2300  
Alexandria, Virginia 22314

**In re: March 15, 2008 City Council Public Hearing Meeting - Docket Item No. 10  
Board of Architectural Review Appeal – BAR Case #2007-0264  
214 A N. Pitt Street**

Dear Mayor Euille and Members of Council:

I am writing on behalf of our client, William C. Cromley, the owner of 214-A North Pitt Street and the holder of the Permit to Demolish granted by the Old and Historic Alexandria District Board of Architectural Review on January 16, 2008, which has been appealed to the City Council by the Old Town Civic Association supported by the signatures of twenty-five property owners in the Old and Historic District, to transmit to you letters of support of Mr. Cromley's project from eight of the immediately adjoining neighbors.

If you have any questions concerning the enclosed letters or request any further information, please do not hesitate to call.

Very truly yours,



Duncan W. Blair

DWB:k\Euille-Cromley 0308

cc: William C. Cromley

March 10, 2008

Members of the City Council,

I am an adjacent neighbor to the carriage house at 214-A North Pitt St. and share the alley as a primary means of ingress/egress to my garage. I have heard many future plans for modification of the carriage house from past and prospective owners over the past couple of years and am pleased that Mr. Cromley has purchased the property and is willing to expend the extra effort and expense to restore this property in such a way as to respect and retain the original design and significance of the building.

Mr. Cromley's work in this city speaks for itself and provides a longstanding, unbroken record of quality development with total respect for the historical fabric of this great city. Before purchasing this property, he met on multiple occasions with myself and other neighbors with his prospective plans for the property and was exceedingly attentive to the wishes and concerns of each neighbor. He has shown great willingness to compromise and a genuine concern for how his project will impact the neighborhood and the entire Old and Historic District.

I support Mr. Cromley's plans as approved by the Board of Architectural Review and look forward to his efforts to rescue this deteriorating structure.

Very Respectfully,

Todd Adams  
507 Cameron St  
Todd Adams

**From:** "Chip Smith" <csmith@gloverparkgroup.com>  
**Date:** March 10, 2008 9:50:25 PM EST  
**To:** "William Cromley" <wm.cromley@mindspring.com>  
**Subject:** Carriage House

Bill,

I just wanted to add my voice to other neighbors who are supportive of your efforts to renovate the carriage house and build in the existing open space. As you know, Hallie and I live at 508 Queen street. Our back yard opens up to the alley and we frankly spend more time in this area of our property than we do in front of our home. As we've discussed, the carriage house has been essentially an abandoned structure for as long as we've owned our home. The surrounding area has never been tended to and in fact has become a convenient area for people to dump trash, abandon vehicles or otherwise take advantage of the lack of care for the property. The alley has fallen into disrepair – partially through neglect, partially from the significant construction on a number of adjacent properties, but also because the carriage house and 214a lot is in an accelerated state of demise.

We are strongly in support of an effort to renew the structure and turn the alley into a well cared for, shared space where neighbors are able to proudly maintain the back of their homes as they would their front facades. I've always believed that the alley and carriage house had the potential to be a functional, and tailored compliment to the houses that adjoin it. I don't see how that can possibly occur unless someone is allowed to invest and help bring the property and structures to their fullest potential.

I support your efforts. I think you have an interesting and attractive plan for the space. I appreciate the collaborative and open way in which you've approached the project and our neighbors. I look forward to working with you as you proceed with your plans.

## Duncan

---

**From:** William Cromley [wm.cromley@mindspring.com]  
**Sent:** Monday, March 10, 2008 11:38 PM  
**To:** Duncan  
**Subject:** Fwd: carriage house

Begin forwarded message:

**From:** "Chet Nagle" <intelus@msn.com>  
**Date:** March 10, 2008 5:55:48 PM EST  
**To:** <wm.cromley@mindspring.com>  
**Subject:** carriage house

Dear Bill:

As you know, the alley that passes behind and abuts our property is only meters from the so-called "carriage house" slum in question. With regard to your renovation plans, please put me on record as follows. I support your proposed renovation because:

1. Your plans indicate the renovated structure will be attractive and in keeping with our historic neighborhood.
2. As it stands, the "carriage house" slum is a magnet for vermin, garbage, and termites.
3. The prospect of converting it into a public garage/storage area is horrifying for too many reasons to list here. I would actively oppose conversion into anything that could be a storage place for flammable material, stolen cars, bombs, or corpses.

The issue facing an honest renovator of the so-called "carriage house" is simple: either it will become an unwelcome commercial building, or it will be a home near mine with a neighbor who can afford to buy it -- and can afford to pay the outrageous property taxes in Alexandria. I wish you luck in finding such a brave and wealthy buyer. We will welcome him or her into our local club of property owners being taxed to death by a bloated city management that expands its personnel and salaries at the expense of improving services by police, firemen, and teachers.

Only an old, cranky, uninformed, and dog-in-the-manger local homeowner will oppose your plans. They are the sort of people who leave anonymous notes and make anonymous calls to City Hall. A pox on such cowardly and uneducated citizens -- probably in cahoots with a commercial interest aligned with City Hall.

Let me know if I can support your plan, especially by opposing plans to renovate the structure into a public garage or storage area.

Cordially,

Chet Nagle  
501 Cameron St  
Alexandria, VA 22314  
desk (703) 684-1333  
fax (703) 684-1070  
cell (202) 549-6500  
[intelus@msn.com](mailto:intelus@msn.com)

**Duncan**

---

**From:** William Cromley [wm.cromley@mindspring.com]  
**Sent:** Monday, March 10, 2008 4:09 PM  
**To:** Duncan  
**Subject:** Fwd: Carriage House Renovation

Begin forwarded message:

**From:** "Desiree Campbell" <desiree.campbell@gmail.com>  
**Date:** March 10, 2008 11:33:11 AM EST  
**To:** "William Cromley" <wm.cromley@mindspring.com>  
**Subject:** Carriage House Renovation

Dear Bill,

I am writing to get on the record that I am in complete support of your proposed renovation of the carriage house to a single-family home. I have reviewed the plans and find them to be attractive and reasonable for the area, and I believe that the addition is required to make the plan economically feasible. I am impressed by your history of quality development in Old Town.

I am personally thrilled at the prospect of the carriage house turning into the home you propose. It will be a beautiful structure in keeping with the historic neighborhood, and it will increase my property value as well as making the alley safer. At present, the structure is basically abandoned and it is a horrible eyesore - it really is a disgrace. It is a magnet for trash being dumped by strangers, and its presence encourages unsavory loiterers in the private alley who have no business there and make me feel unsafe in the evening - I believe an occupied home would eliminate this problem. Further, the structure continues to degrade each year, and your plan would put a stop to the neglect.

When the idea was floated over a year ago that the building be converted to the equivalent of a modern carriage house, i.e. a public garage, I was horrified. That would cause frequent traffic at unknown hours up a private alley in what is otherwise a quiet neighborhood of historic homes. The thought that people might store all sorts of material including possibly flammable or hazardous material in these public garages, probably owned or rented by people who did not live on the alley, was of grave concern to me. Further, I do not see how a public garage could be an attractive addition to the neighborhood and it would most certainly detract from the historic atmosphere and probably degrade my property value. Nor do I believe that owners and renters of a public garage would have compelling interest in helping to maintain the alley as an attractive place, and would probably argue for blacktopping our gravel alley, further reducing the historic atmosphere.

I am extremely upset at the suggestion that the carriage house stay as it is or be further renovated as a commercial garage. I am especially bothered by the fact that the people suggesting this are not people living on this private alley. The structure cannot be seen from the street (North Pitt), and the people whose opinions should matter the most are

those who live in this quadrant and most especially on this block and along the alley.

Please let me know if there is any way I can support your plan going forward and also fight any plans to renovate the structure into a public garage (i.e., modern-day carriage house).

Kind regards,

Desiree Campbell  
703.431.6444

To Whom It May Concern

3/7/2008

I support Mr. Bill Cromley's proposed project at 214A N. Pitt St. The carriage house in its current condition is in dire need of restoration. It is important that the house be restored as soon as possible.

I also support the proposed addition as it is an appropriate complement to the existing structure.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Margiotta", with a stylized flourish at the end.

Mike Margiotta  
217 N. Saint Asaph St.  
Alexandria, VA 22314  
(730) 862-4654

**Duncan**

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**From:** William Cromley [wm.cromley@mindspring.com]  
**Sent:** Friday, March 07, 2008 11:12 AM  
**To:** Duncan  
**Subject:** Fwd: Letter of Support

Begin forwarded message:

**From:** KThuermer@aol.com  
**Date:** March 7, 2008 10:27:15 AM EST  
**To:** wm.cromley@mindspring.com  
**Cc:** katie.wiegmann@verizon.net, preziii@hotmail.com, clemson@mindspring.com, desiree.campbell@gmail.com, KThuermer@aol.com, csmith@gloverparkgroup.com, NANMACKLIN@aol.com, fos80@earthlink.net  
**Subject: Re: Letter of Support**

Hello Bill,

Thank you for sending me this email. I am very excited about your plans for the carriage house. I have owned my property at 212 North Pitt Street since 1988 and have found the alley to not only be in deplorable shape, but dangerous and occasionally rat infested. The back alley is very dark. My own house has suffered theft and I have encountered people late at night who have no business being there. To say the least, on occasion, I have felt unsafe. The carriage house, as it now stands, has added nothing to our neighborhood. In fact, it has detracted immensely and made it even more unsafe. Up until recent plans to find new uses for it, I don't believe the city cared much about it for one minute.

I do believe this is a difficult property to develop just from the standpoint of where it is located. It's in a back alley. The residents use the alley for their trash cans and have for many years. But I don't see where the carriage house holds much merit as it now stands. It may have some historic value, but no one derives any benefits from this value. Point blank: the place is an eye sore.

I'd like to have a better look at your plans. All that I have seen are what you briefly showed me after Wednesday night's meeting. But I was impressed by what I saw. I know you are a fine builder, sensitive to the importance of maintaining Old Town's historic values, yet talented in bringing new uses and life to projects. I think new uses are also part of our heritage and, if tastefully done, can be a model for today's skills in restoration and renovation. I know the job is not easy. To make this particular property a home that someone will want to own and live in will require outstanding skill and design. I believe you are the man to do the job.

When the previous owner had suggested the alley be turned into storage garages I was horrified. I spent considerable time thinking about the prospects for the alley and that building and concluded that all that could be done would be to convert the building into a home. But I honestly didn't think it could be financially feasible since so much would need to be done. I was elated when I learned you had purchased it with that intent.

Bottom line: I will support you in this endeavor. I hope my support will carry some weight. I am extremely impacted by anything that goes on in the alley given the fact that my home sits right in it and I get the full brunt of all traffic, construction work, dirt and trash that results from it. My office faces the alley, so I am also often disturbed when on the phone or trying to make deadlines. But I know we are going through changes and, when complete, we will all benefit. If anyone has any doubt, I have photos of what the alley looked like in 1988 and how it has already evolved. Trust me. It is getting better, but still has a long way to go.

Best to you, and I look forward to supporting your project.

Karen Thuermer

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It's Tax Time! Get tips, forms and advice on AOL Money & Finance.

**Duncan**

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**From:** William Cromley [wm.cromley@mindspring.com]  
**Sent:** Monday, March 10, 2008 4:10 PM  
**To:** Duncan  
**Subject:** Fwd: Letters

Begin forwarded message:

**From:** nanmacklin@aol.com  
**Date:** March 10, 2008 1:56:09 PM EST  
**To:** wm.cromley@mindspring.com  
**Subject:** Re: Letters

Dear Mr. Cromley:

Dan Macklin and I very much support your proposal to convert the carriage house 214-A North Pitt street into a single family house with some additions. Nancy Macklin

## Duncan

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**From:** William Cromley [wm.cromley@mindspring.com]  
**Sent:** Monday, March 10, 2008 5:26 PM  
**To:** Duncan  
**Subject:** Fwd: Letter of Support

Begin forwarded message:

**From:** "Katie Wiegmann" <katie.wiegmann@verizon.net>  
**Date:** March 10, 2008 2:22:44 PM EST  
**To:** "William Cromley" <wm.cromley@mindspring.com>  
**Subject: RE: Letter of Support**

Hi Bill,

Thank you for the communication. We support your project and, equally importantly, we support that you are the one managing the development. Based on our many conversations, we understand that you have the experience, knowledge and desire not only to restore and preserve the garage appropriately as you make it into a viable home, but also to work respectfully with the neighbors bordering the alley in which the project is located.

We have lived in Old Town for nearly 20 years, but only recently moved to this neighborhood. We have renovated two homes in the historic district (including our current one) and understand at least some of the costs and pitfalls. We appreciate the importance of both restoring a dilapidated building and having someone with the appropriate experience do the work.

In addition, given the real estate taxes and cost of land in Old Town, we are concerned that the garage will remain in its current dilapidated condition absent permission to restore it as a home with an appropriately sized addition. It simply is not reasonable to expect someone to spend hundreds of thousands of dollars on a several hundred thousand dollar property to restore a carriage house that is capable only of garaging two or three automobiles.

Thank you for your efforts toward making this structure usable once again. We hope you are able to continue this project.

Katie & Hack Wiegmann

**ALEXANDRIA HISTORICAL RESTORATION  
AND PRESERVATION COMMISSION**

10  
3-15-08



LLOYD HOUSE  
OFFICE OF HISTORIC ALEXANDRIA  
220 NORTH WASHINGTON STREET  
ALEXANDRIA, VA 22314-2521  
(703) 838-4554

March 5, 2008

The Honorable Mayor William D. Euille  
Members of City Council  
City Hall, 301 King Street  
Alexandria, VA 22314

Re: Appeal of BAR decision on 214-A North Pitt Street

Dear Mayor Euille and Members of City Council:

I deeply regret that I will be away and not able to attend the public meeting of the City Council on March 15. So, I am writing you to put on record the position of the Alexandria Historical Restoration and Preservation Commission regarding the BAR decision on 214-A North Pitt Street, the appeal of which is on the agenda.

The Historical Restoration and Preservation Commission is firmly convinced that, at its January 16 meeting, the Board of Architectural Review of the Old and Historic Alexandria District made a terribly ill-advised decision to approve conditionally the proposal before it with respect to 214-A North Pitt Street. The City Council should overturn the decision of the Board and remand the case to the Board to reverse its certificate of appropriateness for the demolition and encapsulation of the mid-18<sup>th</sup>-century stable/carriage house and the implications that had for the proposed addition.

At its January 9, 2008, meeting, Commission members directed me to review the proposal to demolish in part, encapsulate, and construct an addition on the stable/carriage house located at 214-A North Pitt Street. At that time the proposal was a prospective agenda item for the Board's meeting on January 16. It was the sense of the Commission that this is a very important structure in the Old and Historic District and that restoration through some adaptive reuse should be possible and advisable. Also, such reuse should retain the main identifiable features of the stable, and any addition should be sufficiently non-dominating that the original lines and character are not lost in the process. I transmitted those concerns by an e-mail message to the members of the Board early the afternoon of January 16. At its February meeting the Commission discussed the Board's January 16 decision and reaffirmed the Commission's position in view of the appeal of that decision to the City Council.

Based upon the drawings submitted at the time, the staff report recommendations and the subsequent decision of the Board were major disappointments, being so much at variance with the assessment of the Commission. While the Commission has no objection to the structure's being converted to residential use, it does oppose the demolition and complete encapsulation of the original north wall. It also opposes the overwhelming of the original stable/carriage house by the proposed addition which completely obscures the footprint and lines of the original structure.



While the stable is a secondary structure in the general ensemble of buildings and open space in the Old and Historic District, that should not decrease the level of scrutiny and protection that must be afforded it, nor should it be given lesser respect than the major primary structures in the District. Buildings such as this were an integral part of the fabric of Old Town during the period of relevance of this block. Like residences of vernacular architecture, maintaining the basic character of outbuildings serves to remind us of what life and living conditions were like in that period. It would contribute substantially to preserving the historic character that the City should so zealously protect.

I am not concerned that the association of the building with Moses Hepburn, as alluded to in *Street by Street*, has not been documented by paper records. As I expressed in my earlier message to the Board, that association is not a necessary, or for that matter a sufficient, reason for protecting the structure. I am concerned, however, that there has not been a thorough physical investigation of the building to date it according to more unambiguous structural and material evidence. That it does date from early post-Civil War times should be overwhelmingly sufficient reason to find a way to protect the materials, footprint, lines, and mass and scale of the original building.

The Commission continues to hold its position that the addition should be decreased in height and mass to prevent it from obscuring the original. It should also be separated from the original structure by a relatively short hyphen that would avoid totally encapsulating and, thereby taking out of view, the entire north wall of the stable/carriage house.

Sincerely,

A handwritten signature in cursive script that reads "Charles L. Trozzo". The signature is written in black ink and has a long horizontal flourish extending to the right.

Charles L. Trozzo  
Chairman

cc: James K. Hartmann, City Manager

**THE CARLBERG LAW FIRM**413 NORTH WASHINGTON STREET  
ALEXANDRIA, VIRGINIA 2231410  
3-15-08GWENDOLYN JO M. CARLBERG\*  
DEMIAN J. MCGARRY  
THOMAS A. FRY\*

\*ALSO ADMITTED IN THE DISTRICT OF COLUMBIA

TEL: (703) 549-5551  
FAX: (703) 549-5558  
WEBSITE: CARLBERGLAW.COM  
E-MAIL: DIVORCE@CARLBERGLAW.COM

March 13, 2008

To Whom It May Concern:

In January 2005, my husband and I purchased 413 North Washington Street from Bill Cromley, who was renovating and restoring the building. It is an 1875 mansion house with 12 rooms and 3 baths. It has the original crown molding, plaster medallions and 6 marble fireplaces.

Mr. Cromley was very careful to keep the historic architectural integrity of the building by preserving the hand etched glass doors, the whisper tube and original floors. He is very knowledgeable about historic buildings, and, at all times in working with us, kept the goal of preserving the building in its 1875 state through the color selections and the repair and restoration of things such as the original indoor window shutters.

We highly recommend Mr. Cromley to anyone, and if we were there in Alexandria at this time, we would be happy to verify and testify to his excellent work, his honesty and integrity, and his interest in maintaining the historic buildings of Alexandria through his restorations.

Although we are out of the country until March 24<sup>th</sup>, if anyone wishes to see his work, Mr. Cromley is welcome to take anyone through the building. I am sorry I am not there to do it personally, as I love the building and its beauty.

I hope this statement helps anyone who wishes to know about Mr. Cromley and his ability to help Alexandria keep its historical buildings through his restorations.

Sincerely,

Gwendolyn Jo M. Carlberg  
Attorney at Law and Owner of 1875 historic  
building in Alexandria

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3-15-08

**CARRIAGE HOUSES IN OLD TOWN**  
All examples below are two levels All are occupied

**SUBJECT PROPERTY**  
214A N. PITT STREET  
Width 34' 5" Depth 16' 1"  
Square footage of footprint 554

**EXAMPLE 1**

107 SWIFT ALLEY - occupied  
Width 23' 4" Depth 17' 9"  
Square footage of footprint 414

**EXAMPLE 2**

2 BROCKETT'S ALLEY - occupied  
Width 34' 4" Depth 14'  
Square footage of footprint 480

**EXAMPLE 3**

517 S. WASHINGTON STREET - occupied  
Width 25' 5" Depth 16' 9"  
Square footage of footprint 427

**EXAMPLE 4**

613 WOLFE STREET – occupied but only on the top floor  
Width 20' Depth 21' 1"  
Square footage of footprint 422

**SUMMARY OF FINDINGS**

Average square footage of carriage house footprints 434  
Square footage of footprint of subject property 554

214 A N. PITT

34'5" x 16'1"

554 S.F.



107 SWIFT ALLEY

23'4" X

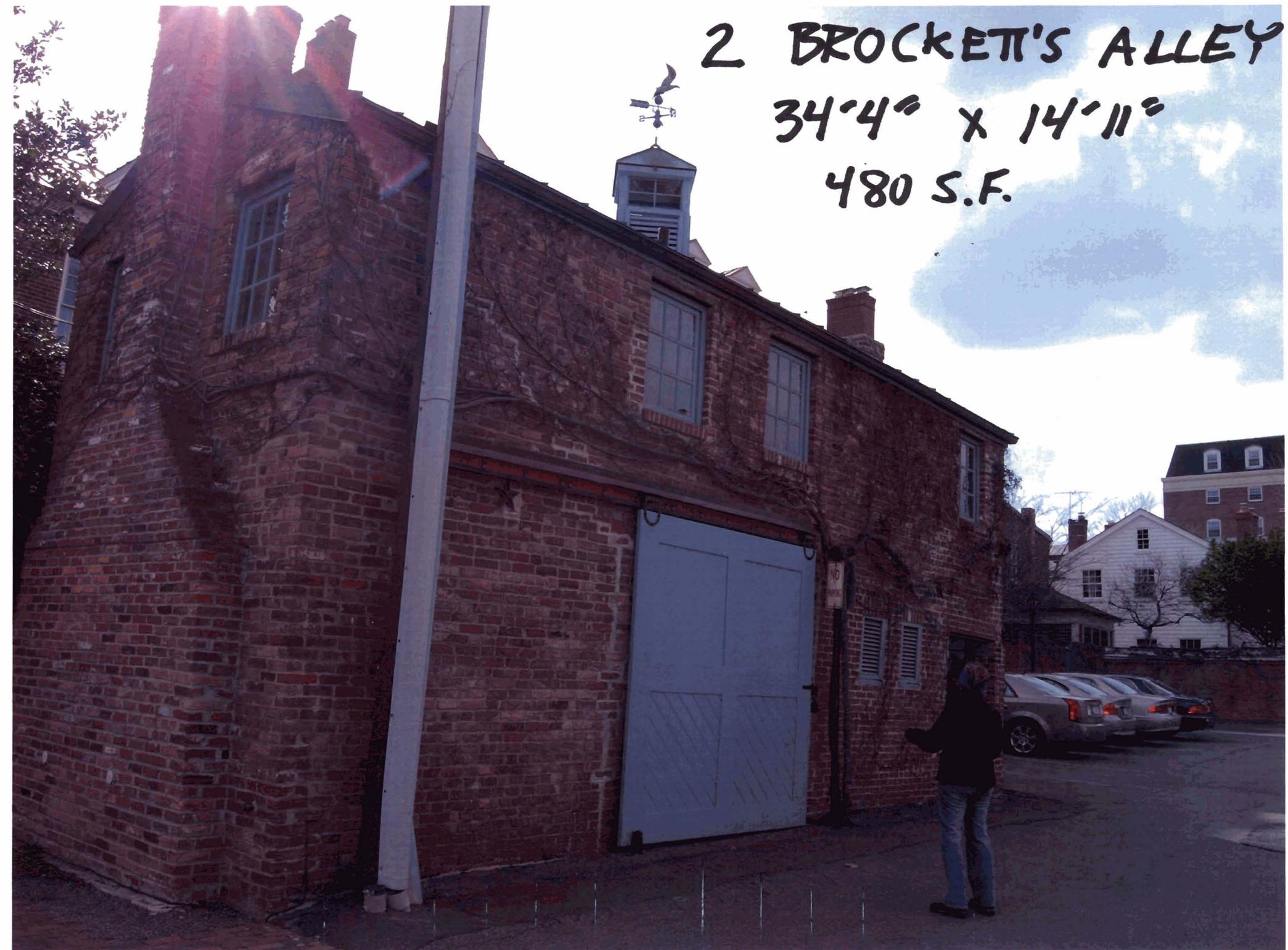
17'9"

412 S.F.



17 107 South Lee

2 BROCKETT'S ALLEY  
34'4" x 14'11"  
480 S.F.



7 2 Brockett's Alley

517 S. WASHINGTON

25'5" x 16'9"

427 S.F.



33 517 South Washington

613 WOLFE ST.

20'1" x 21'2"



37 613 Wolfe

# SPEAKER'S FORM

DOCKET ITEM NO. 10

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:** Duncan W. Blair, Esquire
- 2. **ADDRESS:** 524 King Street, Alexandria, Virginia 22314  
**TELEPHONE NO.** 703 836-1000 **E-MAIL:** dblair@landclark.com
- 3. **WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF?**  
William Cromley
- 4. **WHAT IS YOUR POSITION ON THE ITEM?**  
For
- 5. **NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY,  
LOBBYIST, CIVIC INTEREST, ETC.):**  
Attorney
- 6. **ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE  
COUNCIL?**  
Yes

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