



COMMONWEALTH of VIRGINIA

Department of Historic Resources

2801 Kensington Avenue, Richmond, Virginia 23221

Douglas W. Domenech
Secretary of Natural Resources

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Director

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September 20, 2013

Latane and Patricia Montague
207 Prince Street
Alexandria, Virginia 22314

RE: Proposed kitchen addition
George William Fairfax House, 207 Prince Street, City of Alexandria
DHR File No. 100-0022_ep

Dear Mr. and Mrs. Montague:

Thank you for providing the Department of Historic Resources (DHR) easement staff the opportunity to conduct a site visit at your property, the George William Fairfax House in Alexandria. The visit on September 17, 2013 was instrumental in clarifying the proposal for a kitchen addition at the rear of the property. Easement staff further benefitted from the independent physical investigation and subsequent documentation by Dennis J. Pogue, PhD, RPA (report dated September 15, 2013), which confirms that numerous repairs and alternations have occurred in this portion of the dwelling, particularly during the 1930s.

As you are aware, DHR and the Historic Alexandria Foundation, both represented at the site visit, are together responsible for administering the historic preservation easement on the property. The easement permits alterations to the dwelling in order to allow for the continued viability of the property, provided that the historic character of the property is maintained.

As proposed, a small portion of the north and east walls would be demolished at the rear of the ground floor level to allow for the expansion of the existing kitchen. A bulkhead soffit would be retained within the kitchen to indicate the historic width and location of the walls. Further, the dimensions of the existing kitchen would be delineated through the use of wood flooring, with a differentiated surface in the addition.

The cellar underneath the existing kitchen will be preserved, as will the north wall on the second floor level. At the exterior, the proposed addition would extend approximately two feet beyond the existing two-story porch and feature three sets of paired steel frame bi-fold glass doors, recessed from the outside face of the columns.

Administrative Services
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After a thorough review of the proposal to expand the existing kitchen, and a site visit to understand and evaluate the proposal within the context of the historic fabric and character of the house and its surrounding property, DHR has determined that the proposed addition, reflected in the revised architectural drawings by Dimond Adams Design Architecture dated 06/19/13, is consistent with the provisions of the easement and with the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The proposed addition is located at the rear of the property, and is both differentiated from and subordinate to the historic house, as required by the *Standards*. While the proposal will affect historic fabric, the areas that would be most impacted are secondary spaces at the rear of the property, which have been previously altered and their historic integrity compromised. Therefore, DHR has determined that the proposed addition is compatible with the historic character of the George William Fairfax House property. This approval is valid for one year from the date of this letter.

We look forward to receiving the final construction documents to ensure that all aspects remain consistent with the provisions of the easement and the *Standards*. Please let me know if you have any questions or concerns.

Sincerely,



Megan Melinat

Easement Program Architect

Megan.melinat@dhr.virginia.gov

C: Morgan Delaney, Historic Alexandria Foundation

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DONALD GRANT KELLY

GENTRY ROW
213 PRINCE STREET
ALEXANDRIA, VA 22314

9
4-12-14

TO: Alexandria City Council
DATE: April 12, 2014
RE: BAR CASE #2013-0066

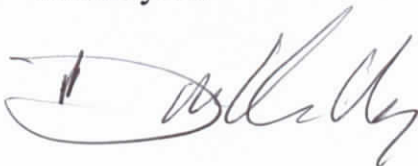
My wife Anne Kelly and I live in one of the homes known as Gentry Row. Our front door, at 213 Prince, is merely a few paces to the west of the Montague property at 207 Prince. Consequently, we are familiar with that house...and, as preservationists ourselves, have been happy to see the loving restoration that grand house has seen in just the past few years. We're even more happy to watch those young Montague boys growing up on that property they call home.

As much as anyone in this room, we can attest to the challenges faced by 21st Century families coping with limitations imposed by an 18th Century structure.

We have followed the details of their current renovation project; we were pleased to see the supportive letters from the Virginia Department of Historic Resources and the Historic Alexandria Foundation; we agreed with the BAR staff recommendation; we were elated with the BAR Decision now before you on appeal. While we are long time members of the Old Town Civic Association, we respectfully disagree with their current stance on this project.

We urge the Council to support the BAR decision. For all the reasons of record, this would be the appropriate action. Beyond that, it's simply the right thing to do.

Thank you.

A handwritten signature in dark ink, appearing to read 'Don Kelly', with a stylized flourish at the end.

Don Kelly

9
4-12-14

Statement to City Council
April 12, 2014
Appeal of BAR case #2013-00066 and 00067
Docket Item 9

My name is Christine Roberts and I am a member of the Board of Architectural Review, Old and Historic District. As you know, on October 16, 2013 the BAR voted to approve the demolition at 207 Prince Street.

Although I am mostly here to answer any questions you may have, I think it is important that I clarify the Staff's characterization of the BAR's position on this matter.

Contrary to the statement of the Staff, the BAR did not make the decision to approve demolition at 207 Prince Street based upon a finding that the north wall had been previously altered. As with any thoughtful decision, there were a number of factors involved.

First, the BAR determined that 75 square feet of masonry demolition was not significant in comparison to the overall size of the historic structure, which hosts many thousands of square feet of historic masonry. This is especially true in light of the fact that the demolition would occur in a section of the house that is not, and would never be, visible from a public way.

Moreover, in light of the comment of the archeologist regarding the uniqueness of the substructure -- specifically the basement walls and the unusual orientation of the fireplace arch -- we sought and received assurance from the home owners that the demolition and subsequent encapsulation would take place without damaging these unique historic elements.

Thank you and I am happy to answer any questions.

9
4-12-14

315 N West Street
Alexandria, VA 22314
8 April 2014

To the Mayor & City Council

The BAR consists of seven (7) members, so any ^{formal} action should require four (4) votes because this is a formal board with a specified size. This item received only three votes, so should be considered a denial rather than an approval.

Council, in its oversight of this Board should impose more rigorous rules, viz., a true majority in the same fashion that the legislature works, whereby a 19-10 vote in the 40-member Senate is defeat - not passage - of the measure under consideration where a true majority is 21, the minimum requisite for passage. Similarly, city council needs six (6) votes for a three-fourths override; 5-0 is not enough. So too should it be with BAR and other boards and commissions.

Dino Drudi
Dino Drudi

Re: #9, Item 14-2526 BAR Appeal for 207 Prince Street
Interest: Civic
Compensation: No
Position: Other

Jackie Henderson

From: website <webmaster@alexandriava.gov>
Sent: Monday, April 07, 2014 2:36 PM
To: Jackie Henderson; Gloria Sitton
Subject: City Council speaker's form submission received

Meeting Date: 04/12/2014
Docket Item# 9

Speaker's Name: Duncan Blair
Phone #: 703-836-1000
Email:
Address: 524 King Street

Representing self? No
If representing other: Appellee

Position on the item: Against

Nature of interest: Attorney

Are you being compensated? Yes