

From: Craig Miller <cmillerjr@comcast.net>

Sent: Monday, December 14, 2020 10:19 AM

To: Preservation <Preservation@alexandriava.gov>; Lisa Brock <IH2OCOLOR@comcast.net>

Subject: re: Historic Preservation - William Conkey - 211 North Patrick Street

Mr. Conkey,

Good morning! My name is Craig Miller and I co-own 211, 215 & 217 North Patrick Street. I see Staff has a "small cell Site" adjacent to 215 North Patrick Street on the consent calendar for this Wed, 12/16/20. I am formally requesting you pull this off the consent calendar so we can discuss with the BAR at the 12/16/20 meeting.

The history of 211 North Patrick has been difficult to research over the years so I can understand if staff had a difficult time discovering the historical significance of this property. A brief history:

- 211 North Patrick was built in ~1886 by Frederick Paff an immigrant from Germany that started a shoe and boot factory in Alexandria.
- After Paff's death in 1903, His son Frederick Paff Jr. lived at 211 North Patrick and was the Mayor of Alexandria from 1905 – 1912.
- ~1943-1945, Dr James Carpenter bought 211 North Patrick and started his medical career in Alexandria as the first African-American medical doctor in Alexandria with rights to practice at Alexandria Hospital.
- Dr. Carpenter's private medical practice was on the first floor of 211 with nurses quarters on the 2nd floor.
- 211 North Patrick is deep in Alexandria History and African American history.

We recently replaced the roof of 211 North Patrick Street according to BAR rules with an "in-kind" slate roof to preserve the property and its "site-lines." The proposed "small cell site" by Verizon is 25 feet from the physical structure at 211 North Patrick and has a vertical height in direct site-line of the slate roof. This "small cell structure" will ruin the "grandness" of this old and important home.

I am not against technology, however, there is another telephone pole approximately 50' north on the corner of North Patrick and the common alley way that is more appropriate, in my opinion, that protects 211 North Patrick which is an important piece of Alexandria's architectural history. Please do not approve the installation of a "small cell site" at 215 North Patrick Street.

Mr. Conkey, please advise me if I need to provide you and staff with more or supporting information.

Best Regards,

Craig Miller
915 Cameron St
703-628-9574

Sent from [Mail](#) for Windows 10

Lia Niebauer

From: Craig Miller <cmillerjr@comcast.net>
Sent: Thursday, January 21, 2021 6:24 PM
To: Preservation
Cc: Lia Niebauer
Subject: RE: Historic Preservation 215 North Patrick Sreet
Attachments: 215 Patrick 1877 Atlas Map.pdf; 215 Patrick Leter from Lisa Brock - owner.pdf; Signatures opposing small cell site at 215 N Patrick.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Lia,

I would like to speak about Docket #9, 215 N Patrick proposed cell site. I have attached a list of names and signatures opposing the site as well as a letter from Lisa Brock, my wife and co-owner of the properties. I also included the 1877 Atlas map that shows the original estate of Mr. Paff.

Craig

Sent from [Mail](#) for Windows 10

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Signatures of those in opposition to the placement of a small cell site at 215
North Patrick Street, Alexandria Virginia

- 1) NAME: Craig Miller - Chin
ADDRESS: 915 Cameron St
- 2) NAME: Lisa S Brock (Lisa S. Brock)
ADDRESS: 915 Cameron St,
- 3) NAME: Kim + David Puck Kim Puck
ADDRESS: 917 Cameron St, Alexandria VA
- 4) NAME: Jennifer Dorrance
ADDRESS: 919 King St, Alexandria
- 5) NAME: VATSANA ROSS / Vatsana
ADDRESS: 209 N. PATRICK ST, ALEXANDRIA, VA 22314
- 6) NAME: Maya Kuhnman
ADDRESS: 705 N. Patrick St. Alexandria VA 22314
- 7) NAME: Jamahl Bracey
ADDRESS: 214 N Patrick St Alexandria VA 22314
- 8) NAME: Katherine Martin
ADDRESS: 212 N Patrick St, Alex VA 22314
- 9) NAME: Richard Hayas / R Hayas
ADDRESS: 206 N Patrick St, Alexandria, VA 22314
- 10) NAME: Amranda Cernik Amranda
ADDRESS: 221 N. Patrick St. Alexandria VA 22314
- 11) NAME: Suzanne Broct Suzanne S. Brock
ADDRESS: 211 North Patrick St. Alex.
- 12) NAME: GINA JARMIN Gina Jarmmin
ADDRESS: 208 N. PATRICK STREET 22314
ALEXANDRIA, VA.

Board of Architectural Review
City of Alexandria

RE: Proposal for small cell site at 215 North Patrick Street

Dear Members of the Board,

My name is Lisa Brock and I co-own the properties located at 211, 215, 217 & 217A North Patrick Street, collectively known as the PAFF ESTATE.

I am asking the BAR to please OPPOSE the installation of a new telephone pole with small cell site at 215 N Patrick Street that will be approximately 46' in height and in the immediate sight-line of this historically important property. The proposed facility will be adjacent to both 211, 215 and 217 North Patrick Street and approximately 12' higher than the current utility pole. It will also include several additional protrusions closer to the sidewalk.

The history of the PAFF Estate is little known in the City of Alexandria, but none-the-less important. The history of 211 North Patrick Street, and its corresponding lots has been difficult to track down, but with the help of Rita Holtz at the Alexandria Library I offer a brief history of the property:

- Frederick Paff was born in 1837 and immigrated from Elm Hesse Castle, Germany, at the age of 14. Frederick Paff started the Paff Shoe and Boot Factory and had a shoe and boot store in Alexandria.
- Paff lived in the house at 215 North Patrick Street while the construction of 211 North Patrick Street was underway.
- The Washington Post, June 30, 1886: "the brick work on the house erected on Patrick Street, near Cameron, for Mrs. Frederick Paff, was completed yesterday evening. The house, when finished, will be one of the handsomest residences in the city."
- The "new" house at 211 North Patrick Street was completed in 1886.
- Frederick Paff lived in the residence until his death in 1903. Frederick Paff Jr, the Mayor of Alexandria from 1905 - 1912, took up residence at 211 North Patrick Street. Frederick Paff Jr, former Mayor, died in 1933.
- In 1943, the PAFF Estate was purchased by Dr. James Carpenter, MD, the FIRST African American doctor in Alexandria with rights to practice medicine at the Alexandria Hospital.
- Dr. Carpenter played a very big part in African American history in the City of Alexandria between 1943 - 1985. He was:
 - Member of the Shilo Baptist Church as well as a Board of Trustee.
 - Member of the Alexandria Medical Society & National Medical Association.
 - Clinical Instructor of Pediatrics at Howard University.
- Initially, Dr. Carpenter used the First floor of 211 N. Patrick as the doctor's office with exam rooms while he and his family lived on the 2nd floor. Eventually, the 2nd floor was used as a residence for nurses.

- Unfortunately, during the “urban renewal” of the 1960’s, Dr Carpenter had the homes at 215 & 217 razed. Dr. Carpenter’s intent was to build a bigger, newer clinic on the same site as the homes, however, the clinic was never built.
- These properties stayed in the Carpenter family until 2009 when they were purchased by my family. And began lengthy renovations.
- 211 North Patrick is still considered a valuable home and was most recently featured in the 72nd Alexandria Hospital TWIG tour of Historic Alexandria Homes.

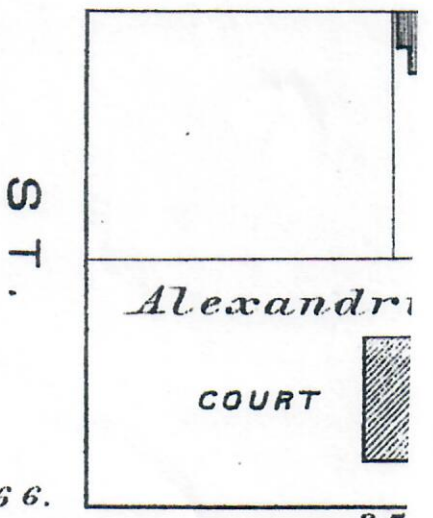
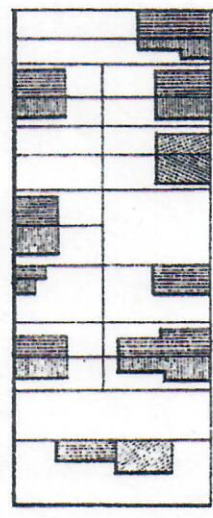
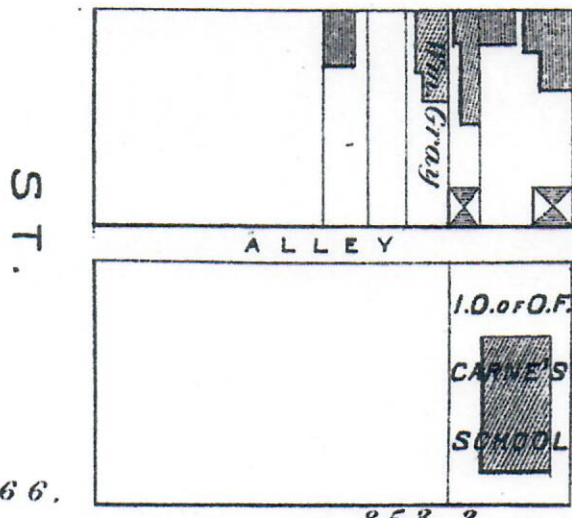
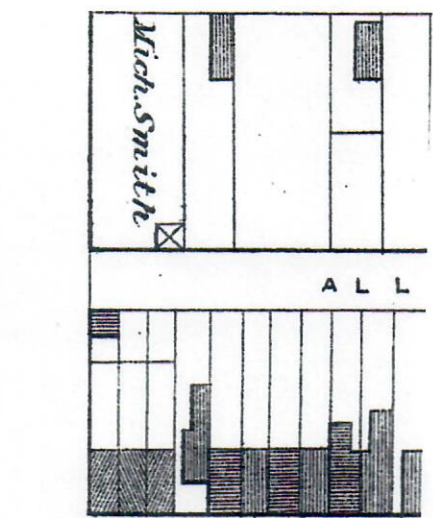
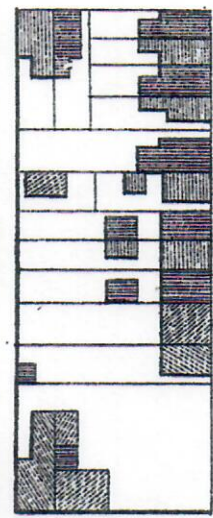
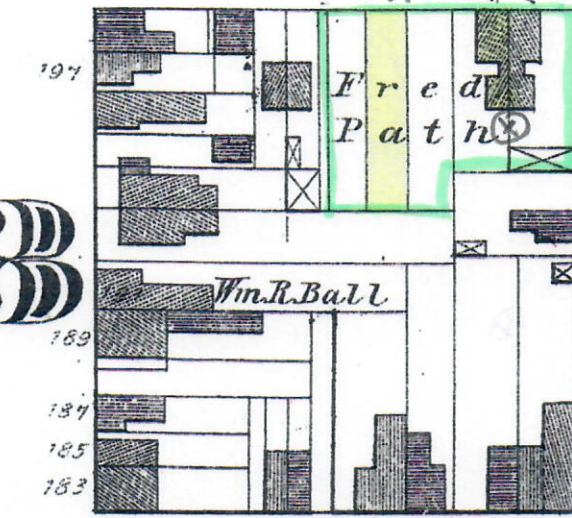
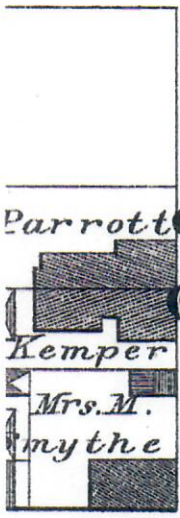
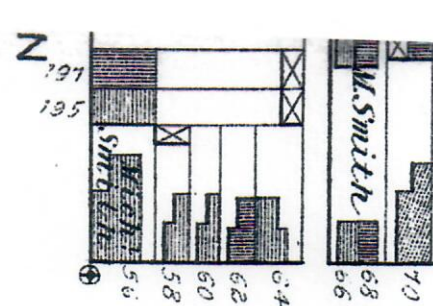
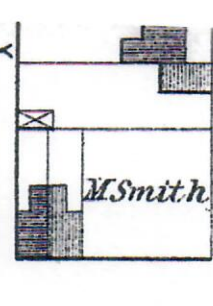
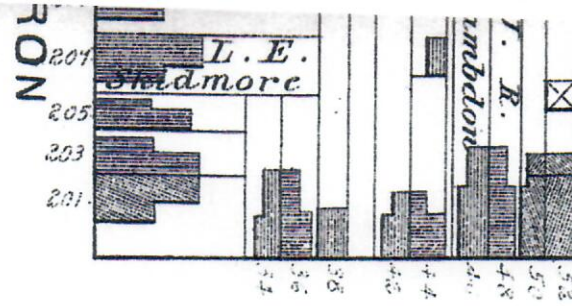
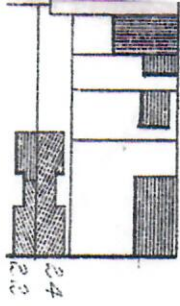
The neighbors and I oppose the small cell site facility at 215 North Patrick Street. This new 5g site would overwhelm the grandness of this house and remain in its immediate sightlines. The house has significant historical value to the City of Alexandria both as a former Mayor’s home as well as a tangible example of African American history under Dr. Carpenter’s forty years of ownership. The home at 211 North Patrick also offers a unique roof line. While the house is Victorian “style,” the roof is unique. The roof is a mixture of styles and “transitional,” To erect a 5g structure in the immediate sightlines of this house and its newly restored slate roof, would diminish the home’s great history and would be truly tragic. This historic property is well worth protecting! I ask you to please oppose the proposed 5g site at 215 North Patrick Street.

Sincerely,



Lisa Brock

211 North Patrick Street



1877 Hopkins ATLAS

* 45 WAS EVENTUALLY CONVERTED TO 215
 * PAFF WAS MISPELLED AS PATH