

Alexandria Historical Restoration and Preservation Commission
MINUTES

Wednesday, March 12, 2025

8:00 a.m

Lloyd House

In Attendance: Susan Horne, Nancy Perkins, Nigel Mease, Ricardo Navarro, David Rossell, Richard Klingenmeier, Mary Lou Egan

Excused: NA

Unexcused:

City Staff: Gretchen Bulova, staff, Office of Historic Alexandria

Susan Hellman, staff, Historic Preservation Office

Guests:

1. Call to Order – Chairwoman Horne called the meeting to order at 8:00,
2. Consideration and Approval of Minutes of Feb 19 meeting–
 - a. Minutes were approved unanimously.
3. HARC Report-

Meeting is off cycle from last month due to snow. Nothing to report. Next meeting March 18
4. Old Business:
 - a. Report on Bank Account and Access to our funds
 - i. Still a little circuitous but think we have a solution. Old account will be closed and moved to a new city account. We then go to the city to access funds. Going with Wells Fargo as the bank that money is pulled out of. The work flow is asking the city for funds, then the city sends to a local account (Wells Fargo) for us to pull funds from. Finance department is the gatekeeper. Establishes the ability for us to charge for easements, projects we want to take on, etc. Next step is how do we gain money and accept donations?
 - ii. Next meeting take up the issue if we want to charge for easements.
 - b. Legal Representation
 - i. Commonwealth AG office didn't provide assistance as lawyers. Question is, would the AG office try and stop us from getting our own lawyer.
 - c. Inspection follow up letters
 - i. Letters sent. No response. If easement is violated, what is our authority? Want to meet with owners and talk about amelioration.
 - d. Inspections: system, assignments and records - David Rossel
 - i. David is taking over inspections with a new spreadsheet. Need updates for dates of inspections. Spreadsheet has 38 easements that we are responsible for. Need to keep up with this. Email David inspections dates and sites.

1. Question of FOIA which we are. See if commission has way to get a sharepoint.
2. Process of reaching out to easement holders. Need a standard workflow. All of this coming in the next few months.

5. New Business:

- a. Gretchen Bulova -report on project at Gadsby's Tavern
 - i. 10 year restoration project. Department of General Services and OHA. Background on history and location. VFA facility maintenance program. Look at whole building and give a grade. Gadsby's is grade F. Not a hazard but not great. Been in F for years. Historic buildings, the best you can aim for is like C. The ratings are based on 21st century needs and common traits. City Hall is hoped to be the exemplar of historical preservation and modern updates. The issue with Gadsby's is that it is not well insulated leading to issues like pipes bursting. It's been 50 years since the last update.
 - ii. Updating existing and where issues have fallen into relative disrepair.
 - iii. Clean the entire complex, following NPS guidelines; remove and replace roofing materials; repair mortar/replace brick; additional structural and non-structural repairs; bring HVAC up to standard as best as possible.
 - iv. Construction impact
 1. Will need scaffolding. Going facade by facade. Try to keep it on weekdays . May be some closures of sidewalks and streets but keeping in with dust and noise limits. May need to monitor vibrations (but there shouldn't be drilling and large equipment but will look into if there may be).
 2. Not allowing contractors to park on city property. There will be a dumpster and some equipment. In the contract we state that workers must park in non-street parking.
 - v. Schedule
 1. Wrapped up data gathering. Aiming for mid-April for final documentation. By June hoping to have identified a contractor.
 2. Once in the bidding process we will get the different schedules. Its replace in kind so its not a new design. Keeping it as close to NPS guidelines as possible. Only exterior.
 - a. Look into possible tax credit from the Commonwealth for this.
 3. 10 year plan does include interior but only after exterior.
- b. The Pump Plant on the waterfront- it's location, design, fit in the earlier waterfront plan (please try to find and read several letters to the editor in the Alexandria Times published in the last two weeks)
 - i. AHRPC can comment on the pump station. Can write a letter to city council. Need to learn more about this to weigh in. Civic Association Meetings on this.

c.

6. Planning and Zoning Report

- a. Pump station, two sites. BAR prefers closer to Strand. There is an upcoming public hearing on the location.
- b. Budget Bonanza for the City Council on March 21 @ Market Square
- c. New sign ordinance

- d. 1201 Abingdon is being proposed to be made residential. BAR will be revisiting the proposal.
- 7. Motion to adjourn at 9:09am
 - a. Passed unanimously