

HISTORIC ALEXANDRIA RESOURCES COMMISSION

Lloyd House

MEETING MINUTES

Tuesday, September 16, 2025

PRESENT: (10 for quorum)

Carol Black

Christopher Brownlowe

Donna DeBlasio

David Kovalik

Corrine Marasco

Nigel Mease

Mia Mulrennan

John Patrick

Gail Rothrock

Roberta Stevens

Steve Stuart

Russell Simonaro

VIRTUAL:

Ivy Whitlatch

EXCUSED:

Laura Lieberman

Michael Pope

Barbara Marvin

ABSENT:

Rebecca Super

Lisa Schumaier

PUBLIC:

CITY STAFF:

Sean Ferguson, OHA Staff

CALL TO ORDER:

The meeting was called to order by Chair Christopher Brownlowe at 7:00 p.m. A quorum was established.

Approval of Minutes July 15, 2025:

A motion to approve the minutes was made by Donna DeBlasio and seconded by Steve Stuart. The July 15, 2025, minutes were approved.

Commissioner Updates:

Carol Black – Historic Houses of Worship

- This will be Carol's last meeting representing Historic Houses of Worship. She has applied to represent Planning District 2.
- She attended the historic preservation workshop hosted by the Del Ray Citizens Association on September 6, 2025. The workshop explored options to further protect the Town of Potomac Historic District and the possibility of creating a new, larger district to include the rest of Del Ray.

Chris Brownlowe – Northern Virginia Fine Arts Association (NVFAA)

- NVFAA finished their summer programming schedule, which had several successful concerts. The fall will include a slightly lighter schedule of programming.
- The Virginia 250 stakeholders meeting at the Lyceum scheduled for September 19 was moved to October 3.

Donna DeBlasio – Planning District 1

- No Report.

David Kovalik – Public Records Advisory Commission

- No Report.

Laura Lieberman – Lee-Fendall House Museum

- Excused Absence.

Corinne Marasco – Houses of Worship

- No Report.

Barbara Marvin – Planning District 1

- Excused Absence.

Nigel Mease – Alexandria Historical Restoration and Preservation Commission (AHRPC)

- AHRPC continues to organize easement information and individuals should expect a letter from AHRPC if they have easements.

- Chair Susan Horne attended the Del Ray Historic Preservation Workshop on September 6, 2025, and gave a presentation titled “What is the purpose and value of a preservation easement?”

Mulrennan – Tourism and Business Community

- No Report.

John Patrick – Planning District 2

- Also mentioned the Del Ray historic preservation workshop on September 6, pointing out that it remains unclear what direction the community will take as they try to slow down the demolition of homes.

Michael Pope – Alexandria Historical Society

- Excused Absence.

Gail Rothrock – The Historic Alexandria Foundation (HAF)

- Highlighted concerns with the 333 North Fairfax Street and its design, which will occupy the full block and have a large, monolithic design.
- She is participating with the Alexandria Waterfront Alliance, which is active regarding the pump station on the waterfront.

Lisa Schumaier

- Absent.

Russell Simonaro – Tourism and Business Community

- Shared concerns with the new construction planned at 2425 Eisenhower Avenue and distributed a photo of the proposed 31-story building. While acknowledging that it is not at a historic site and outside the boundaries of the Old Town Historic District, he pointed out that the height proposed by the developers is very high and might challenge the nearby George Washington Masonic National Memorial’s current preeminent height. Members discussed height issues beyond the historic districts and near the Masonic Memorial and whether this issue was relevant to HARC’s mission. It was mentioned that this might be a concern of the Alexandria Federation of Civic Associations, and Carol Black offered to reach out to Carter Fleming, its Chair.

Roberta Stevens – Alexandria Association

- The Alexandria Association has a robust lecture series scheduled through May 2026 with a special architectural walking tour on September 28th with Patty Sheetz on *How to Read a Church*.
- The fall lecture schedule:

Oct 20: Catesby Leigh, *The Federal Architecture Wars*

Nov 17: Patrick Mullins, *Riotous Prints and Seditious Pots: Political Radicalism in the Fine and Decorative Arts on the Eve of the American Revolution*

Steven Stuart – Planning District 3

- No Report.

Rebecca Super – Carlyle House

- Absent.

Ivy Whitlatch – Alexandria Archaeological Commission (AAC)

- The Wilkes Street Cemeteries Committee will begin meeting on September 30th. An open public meeting will be held at the Lloyd House. They have reached out to all 13 custodians and owners. A timeline for activities is being developed. Other members are invited to help with the effort.
- AAC is soliciting nominations for the 2025 Ben Brenman Award and Del Pepper Award to be given out in October. Both awards recognize individuals or organizations in the fields of archaeology or preservation.
- Increasing interest in the location and activity for the pump station and the waterfront.

New Business:

- None

Old Business:

- Annual Report – Will be done in the next week to meet the city deadline of September 30th. Waterfront Pump Station –
 - Alexandria Waterfront Alliance, volunteers raised awareness for the issue on Sunday at the waterfront. Old Town Civic Association met on September 10 and gave a presentation on the progress of the pump station with presenters suggesting that the pump station be located at One Prince Street. Issues raised with the site include: size and height of the pump station, wide ranging cost estimates, and lack of accounting for revenue potential at the waterfront. HARC members also highlighted the importance of flood mitigation to protect historical resources and discussed whether someone from HARC should start attending the Waterfront Commission meetings.
- Jones Point Lighthouse –
 - No updates since the last HARC meeting, but the site continues to deteriorate, and OHA receives regular complaints from residents.
 - Members discussed the lack of certainty with National Park Service funding.
- Heritage, Section 106 consulting party –
 - As a concurring party to the Memorandum of Agreement for the Heritage Old Town section 106 process/development project, HARC received email notification that the archaeological work on the first block has been completed. The archaeologists, Wetland Studies, is drafting a brief management summary to share. In the email they provided an update on the last stage of fieldwork and that

the lower portion of 3 archaeological features (historic wells/privies) had been removed by the construction crew without archaeological monitoring or oversight. Alexandria Archaeology and city planners have met with the applicant about the issue and are in the process of determining next steps to remedy the situation. Ivy Whitlatch highlighted that archaeology is very on top of it.

Standing Committee Reports:

Alexandria Community Remembrance Project (ACRP) – Nigel Mease

- The August 8th Remembrance of Benjamin Thomas was held at Shiloh Baptist Church with special guest speaker Steven Hahn (historian and Pulitzer Prize winner). It was very moving and the choir was fantastic.
- Several fundraisers are being held this fall to support the Alexandria City High School Remembrance Students Club as well as the scholarships in the name of the two lynching victims. He asked for members to contribute what they can to reach their fundraising goal, which is very close.

City Hall and Market Square Redesign – John Patrick, Gail Rothrock

- Three primary issues were raised: 1) the presence of a glass wall pavilion for an event space; 2) the hyphens on either side of the infill, which are to be lit permanently, highlighting steel staircase; 3) the entryway, which appeared improved in a new design though it was still hard to determine its appearance due to the image's low resolution. Members agreed to monitor these issues closely and prepare to take a position, adding this item as new business for discussion at the next meeting.
- On the City's website, you can find where City Hall offices will be relocated.
<https://www.alexandriava.gov/CityHall>

Board of Architectural Review (BAR) Update: Provided by Bill Conkey

333 North Fairfax Street

- At the September 3, 2025, BAR hearing the Board held a Concept Review for the proposed townhouse development that will encompass most of the block bounded by Queen Street, North Fairfax Street, North Lee Street, and Princess Street. The Board provided feedback on the organization of the overall block and reviewed the design for individual townhouses. The applicant proposed four different townhouse styles depending on where on the block they are located. We expect the applicant to return to the Board for a second Concept Review with a revised design in response to Board comments.

720 North Saint Asaph Street

- The applicant for 720 North Saint Asaph Street returned to the Board with a revision to the previously approved design. The revised design is a simplification of the original design with a simpler composition and smaller ground floor. The applicant requested a deferral from the Board in order to address their comments and will be returning with a revised design.

Del Ray Preservation Workshop

- Tony LaColla attended a Historic Preservation Workshop organized by the Del Ray Civic Association to discuss potential options for some type of historic district. Staff described

a variety of different types of preservation districts ranging from a delay to demolition to a locally regulated historic district similar to OHAD and Parker Gray. Other workshop participants discussed preservation easements and other mechanisms by which to protect historic structures.

Design Guidelines

- The Board will be considering some modifications to the door and dormer chapters of the Guidelines at the September 17, 2025, BAR hearing. These chapters will further the goal of completing the update to the 1993 Design Guidelines.

Zoning Amendments

- HARC members mentioned that the city is proposing zoning amendments with a goal to clarify and streamline development projects. Examples of changes include limiting the number of concept hearings to two and focusing on compatibility of design. Other possible changes include removing height, massing, scale, setbacks and placement of buildings on the site from review standards. The Board of Architectural review hearing on September 17 will cover changes to the Historic Preservation text, and there are anticipated public hearings in November, December, and early 2026.

Office of Historic Alexandria (OHA) Presentation by Sean Ferguson, City Archivist:

Sean Ferguson gave the Commission an overview of the City's Archives and Records Management Program and the results of his department's preservation needs assessment.

Public Comment

The Historic Alexandria Resources Commission meeting adjourned at 8:36 p.m. The next meeting is planned for October 21, 2025, at the Lloyd House.

Respectfully submitted,

Sean Ferguson, OHA

Roberta Stevens, HARC Secretary