



# COMMONWEALTH of VIRGINIA

## Department of Historic Resources

2801 Kensington Avenue, Richmond, Virginia 23221

Matt Strickler  
*Secretary of Natural Resources*

Julie V. Langan  
*Director*

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May 2, 2018

Nigel and Lori Morris  
c/o Mike Harrington  
Ffestiniog Company LLC  
311 Cameron Street  
Alexandria, VA 23114

RE: Maintenance and repairs  
Vowell Snowden Black House, 619 South Lee Street, City of Alexandria  
Easement File No. 100-0111\_ep

Nigel and Lori ~

Thank you for submitting a proposal for maintenance and repair work at your property, the Vowell Snowden Black House, located in Alexandria. As you are aware, this property is subject to an historic preservation easement held by the Virginia Board of Historic Resources, and administered by the Department of Historic Resources (DHR). According to the provisions of the easement, any modifications to the property require the prior review and approval of DHR.

Your request was submitted on your behalf by Paige Pollard and received in our office on April 19, 2018. The materials present a description of the scope of repair work related to the main house, and include drawings by Cunningham|Quill Architects (dated 03.30.2018); a written report on the condition of the roofs by Cornerstone Restoration Inc. (dated January 10, 2018); and a summary chimney assessment by Vaughan Restoration Masonry, Inc. (dated March 29, 2018). Generally, the work addresses comprehensive repairs to the existing roof, followed by masonry repairs facilitated by scaffolding. The work includes the following:

- Replacement of the existing slate roof with new slate matching the size, texture, color and appearance;
- Replacement of copper flashing, ridge cap and brass snow guards;
- Replacement in-kind of the copper gutters and downspouts;
- Reconstruction of the two chimneys from the roofline to the cap in order to address damage, some of which results from the August 2009 earthquake;
- Repair of existing, historic wood windows and wood trim;

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- Removal of non-historic cooper rake trim and replacement with painted wood rake board, per photographic documentation;
- Repointing of mortar joints as necessary, using lime-based mortar;
- Repairs to existing stone window sills and replacement with stone of the concrete sills; and
- Cleaning of masonry.

After careful review by our office, the request appears consistent with the easement and the Secretary of the Interior's *Standards for Rehabilitation*, and is approved, with the following conditions:

CONDITIONS:

1. Repointing mortar must be done on an as-needed basis only and match the color, texture, strength, joint width, and joint profile of the existing historic masonry. This work must be accomplished in accordance with the guidance provided in Preservation Brief 2, *Repointing Mortar Joints in Historic Masonry Buildings*. Specifications and repointing samples should be reviewed and approved by DHR before proceeding with this work. Please note that high quality overall and close-up color photographs of the masonry before and after re-pointing must be submitted as part of the planned rehabilitation tax credit application.
2. Cleaning of exterior masonry must be accomplished using the gentlest means possible without damaging the surface of the masonry. This work must be consistent with the guidance provided in Preservation Brief 1, *Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings*. Specification and test cleaning samples should be reviewed and approved by DHR before proceeding with this work. High quality overall and close-up color photographs of the masonry before and after cleaning must be submitted as part of the planned rehabilitation tax credit application.
3. Replacement brick must be used on an as-needed basis only and match the color, size, texture, and general physical characteristics of the historic brick.
4. Copper downspout brackets must be connected at mortar joints and not directly into the brick face.

This approval is valid for one year from the date of this letter. If you need to revise the scope of work or are unable to complete the full scope of work within one year, please contact our office for an extension. We look forward to working with you on this project. Please contact our office for any additional questions or clarifications.

Sincerely,



Megan Melinat  
Easement Program Architect  
804.482.6455  
[megan.melinat@dhr.virginia.gov](mailto:megan.melinat@dhr.virginia.gov)

c: Paige Pollard, Commonwealth Preservation Group

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April 16, 2018

Ms. Megan Melinat  
Virginia Department of Historic Resources  
2801 Kensington Avenue  
Richmond, VA 23221

**Re:** Easement Property Maintenance Proposal, Vowell-Snowden-Black House  
619 South Lee Street, Alexandria, VA  
DHR # 100-0111

Dear Megan,

As we discussed during our March 20, 2018 meeting at VDHR, the project team has determined that there are two phases of maintenance and repair work which should be undertaken in short order, and prior to further deterioration of the property. The enclosed repairs package reflects the scope of work that was discussed. This work will be executed while the design development and construction drawings are developed and vetted by VDHR and the City of Alexandria.

Please contact me at (757) 923-1900 should you have any questions. Thank you very much for your assistance in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Paige Pollard', with a long horizontal flourish extending to the right.

Paige Pollard

Enclosures

PO Box 11083 • Norfolk, VA • 23517