

BAR CASE# \_\_\_\_\_  
(OFFICE USE ONLY)

ADDRESS OF PROJECT: 229 S. Pitt Street

DISTRICT:  Old & Historic Alexandria  Parker – Gray  100 Year Old Building

TAX MAP AND PARCEL: 074.04-04-12 ZONING: RM

**APPLICATION FOR:** *(Please check all that apply)*

- CERTIFICATE OF APPROPRIATENESS
- PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH  
*(Required if more than 25 square feet of a structure is to be demolished/impacted)*
- WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION CLEARANCE AREA *(Section 7-802, Alexandria 1992 Zoning Ordinance)*
- WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT  
*(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)*

**Applicant:**  Property Owner  Business *(Please provide business name & contact person)*

Name: Chris and Courtney Cox

Address: [REDACTED]

City: [REDACTED] State: [REDACTED] Zip: [REDACTED]

Phone: [REDACTED] E-mail: [REDACTED]

**Authorized Agent** *(if applicable):*  Attorney  Architect  \_\_\_\_\_

Name: Suzie O'Brien Phone: [REDACTED]

E-mail: [REDACTED]

**Legal Property Owner:**

Name: Flint Hill Holdings LLC

Address: [REDACTED]

City: [REDACTED] State: [REDACTED] Zip: [REDACTED]

Phone: [REDACTED] E-mail: [REDACTED]

**NATURE OF PROPOSED WORK:** *Please check all that apply*

- NEW CONSTRUCTION
- EXTERIOR ALTERATION: *Please check all that apply.*
  - awning
  - fence, gate or garden wall
  - HVAC equipment
  - shutters
  - doors
  - windows
  - siding
  - shed
  - lighting
  - pergola/trellis
  - painting unpainted masonry
  - other \_\_\_\_\_
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

**DESCRIPTION OF PROPOSED WORK:** *Please describe the proposed work in detail (Additional pages may be attached).*

Proposed Construction of a mudroom addition on the South Elevation.  
 New mudroom roof to tie into existing conservatory roof structure.  
 Replacement of an existing modern bay window on South Elevation.  
 Removal of existing, non-historic exterior stairwell to basement.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**SUBMITTAL REQUIREMENTS:**

Check this box if there is a homeowner's association for this property. If so, you must attach a copy of the letter approving the project.

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

**Demolition/Encapsulation :** *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

- N/A
- Survey plat showing the extent of the proposed demolition/encapsulation.
- Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
- Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
- Description of the reason for demolition/encapsulation.
- Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

**Additions & New Construction:** Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. Check N/A if an item in this section does not apply to your project.

- <sup>N/A</sup> Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
- FAR & Open Space calculation form.
- Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
- Existing elevations must be scaled and include dimensions.
- Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
- Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- For development site plan projects, a model showing mass relationships to adjacent properties and structures.

**Signs & Awnings:** One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.

- <sup>N/A</sup> Linear feet of building: Front: \_\_\_\_\_ Secondary front (if corner lot): \_\_\_\_\_.
- Square feet of existing signs to remain: \_\_\_\_\_.
- Photograph of building showing existing conditions.
- Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
- Location of sign (show exact location on building including the height above sidewalk).
- Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
- Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

**Alterations:** Check N/A if an item in this section does not apply to your project.

- <sup>N/A</sup> Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
- An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
- Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

**ALL APPLICATIONS:** *Please read and check that you have read and understand the following items:*

- I understand that after reviewing the proposed alterations, BAR staff will invoice the appropriate filing fee in APEX. The application will not be processed until the fee is paid online.
- I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- I, the applicant, or an authorized representative will be present at the public hearing.
- I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and revised materials.

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The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

**APPLICANT OR AUTHORIZED AGENT:**

Signature: 

Printed Name: Suzie O'Brien

Date: 03/20/2026

**OWNERSHIP AND DISCLOSURE STATEMENT**

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Flint Hill Holdings LLC	[REDACTED]	100
2.	[REDACTED]	
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 229 S Pitt St \_\_\_\_\_ (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Courtney Cox	[REDACTED]	44
2. Chris Cox	[REDACTED]	44
3. Children	[REDACTED]	10

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. N/A		
2. N/A		
3. N/A		

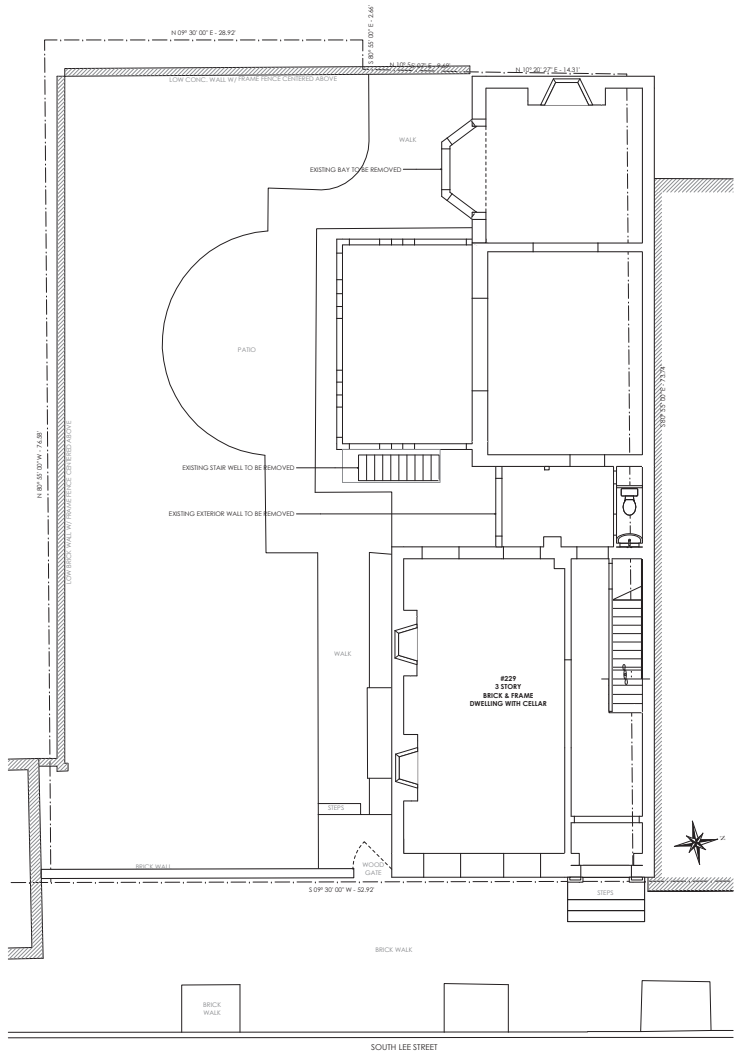
**NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.**

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

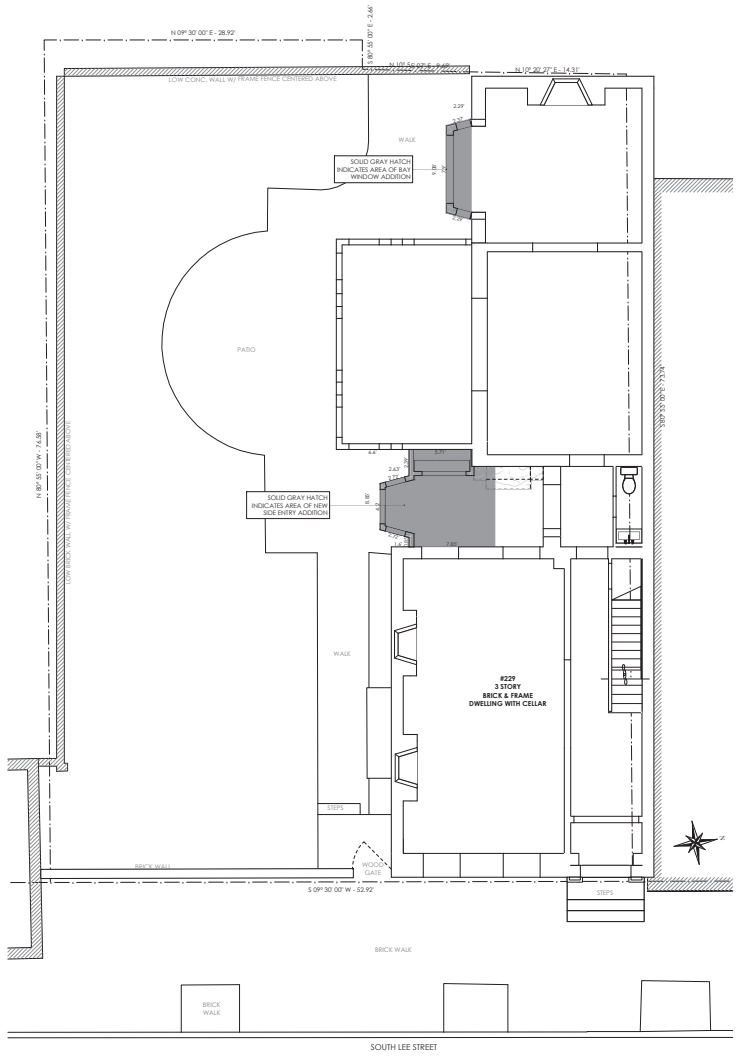
3/23/26                      CCox                      CCox  
 Date                              Printed Name                              Signature







**1 Existing Site Plan**  
3/16" = 1'-0"



**2 Proposed Site Plan**  
3/16" = 1'-0"

THOMSON & COOKE ARCHITECTS

5155 MACARTHUR BLVD NW  
WASHINGTON DC 20016  
202.666.6563  
WWW.THOMSONCOOKE.COM

**Cox Residence**  
229 S. Pitt Street Alexandria VA 22314  
NOT FOR CONSTRUCTION  
© THOMSON & COOKE ARCHITECTS

Site Plans

03-23-2026	BAR SUBMISSION

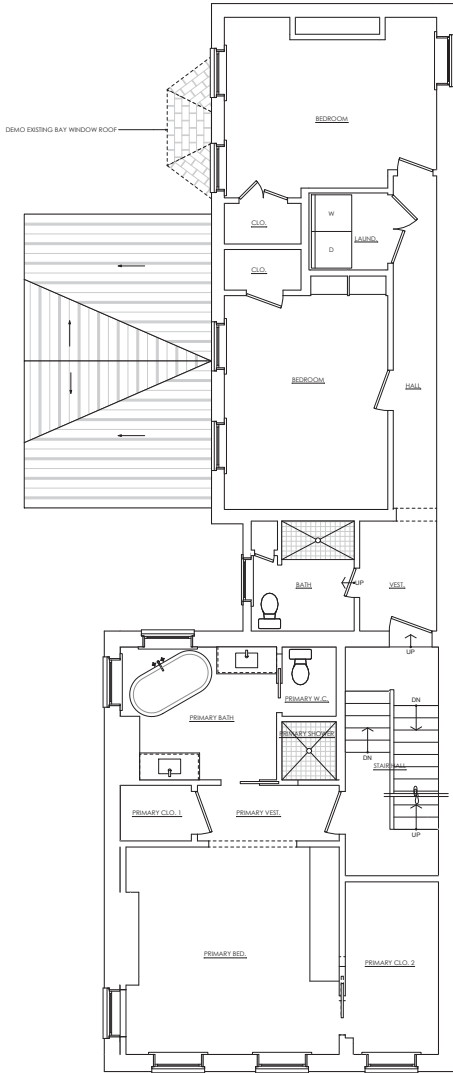
**T3**





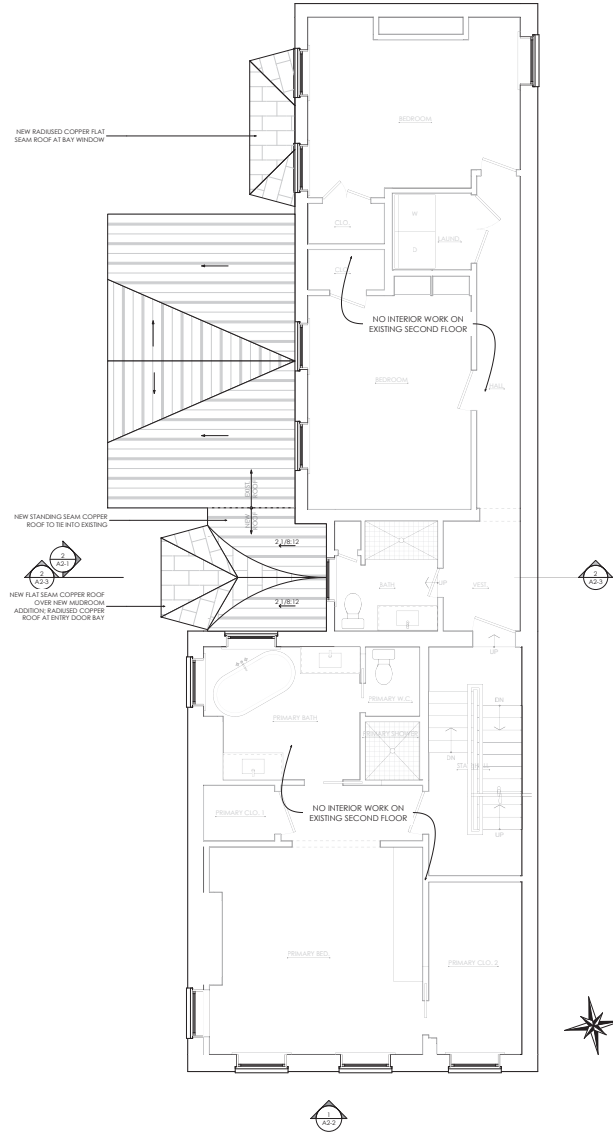






**1** Second Floor Demolition Plan  
1/4" = 1'-0"

——— DEMOTES EXISTING WALLS  
 - - - - - DEMOTES WALLS TO BE DEMOLISHED



**4** Second Floor Plan  
1/4" = 1'-0"

——— DEMOTES EXISTING WALLS  
 = = = = = DEMOTES PROPOSED WALLS

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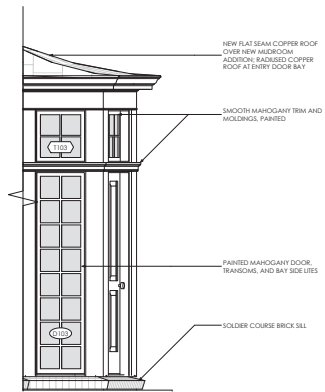
Demo & Proposed Second Floor Plans

03-23-2026	BAR SUBMISSION

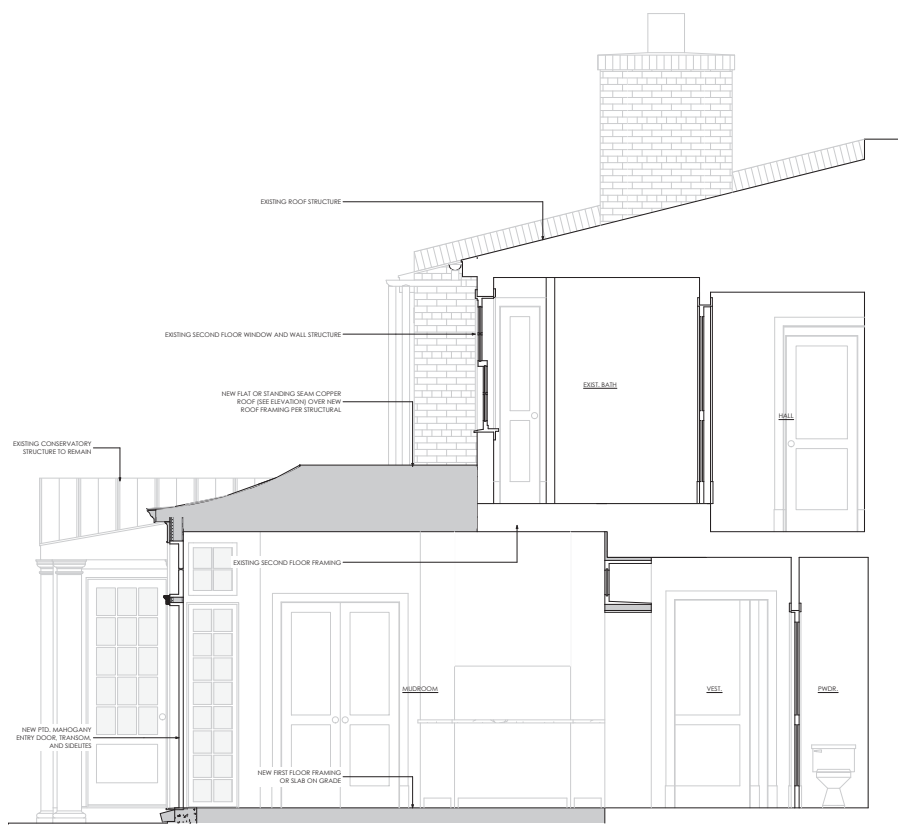
**A1-2**







**1** Mudroom Bay Side Elevation  
1/2" = 1'-0"



**2** Building Section Thru New Mudroom Entry  
1/2" = 1'-0"

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Proposed Building Section

03-23-2026	BAR SUBMISSION

A2-3

Printed: 2026-03-23



# Department of Planning and Zoning

## Floor Area Ratio and Open Space Calculations

B

### A. Property Information

A1.  Street Address      RM  Zone

A2.  Total Lot Area      x  Floor Area Ratio Allowed by Zone      =  Maximum Allowable Floor Area

### B. Existing Gross Floor Area

Existing Gross Area		Allowable Exclusions**		
Basement	<input type="text" value="1330"/>	Basement**	<input type="text" value="1330"/>	B1. <input type="text" value="5112"/> Sq. Ft. Existing Gross Floor Area*
First Floor	<input type="text" value="1665"/>	Stairways**	<input type="text" value="208"/>	B2. <input type="text" value="1703"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor	<input type="text" value="1410"/>	Mechanical**	<input type="text" value=""/>	B3. <input type="text" value="3409"/> Sq. Ft. Existing Floor Area Minus Exclusions (subtract B2 from B1)
Third Floor	<input type="text" value="717"/>	Attic less than 7'***	<input type="text" value="0"/>	Comments for Existing Gross Floor Area <div style="border: 1px solid gray; height: 40px; width: 100%;"></div>
Attic	<input type="text" value="0"/>	Porches**	<input type="text" value=""/>	
Porches	<input type="text" value="0"/>	Balcony/Deck**	<input type="text" value=""/>	
Balcony/Deck	<input type="text" value="0"/>	Lavatory***	<input type="text" value="165"/>	
Lavatory***	<input type="text" value=""/>	Other**	<input type="text" value=""/>	
Other**	<input type="text" value=""/>	Other**	<input type="text" value=""/>	
<b>B1. Total Gross</b>	<input type="text" value="5122"/>	<b>B2. Total Exclusions</b>	<input type="text" value="1703"/>	

### C. Proposed Gross Floor Area

Proposed Gross Area		Allowable Exclusions**		
Basement	<input type="text" value="0"/>	Basement**	<input type="text" value="0"/>	C1. <input type="text" value="79"/> Sq. Ft. Proposed Gross Floor Area*
First Floor	<input type="text" value="79"/>	Stairways**	<input type="text" value="0"/>	C2. <input type="text" value="0"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor	<input type="text" value="0"/>	Mechanical**	<input type="text" value="0"/>	C3. <input type="text" value="79"/> Sq. Ft. Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Third Floor	<input type="text" value="0"/>	Attic less than 7'***	<input type="text" value="0"/>	
Attic	<input type="text" value="0"/>	Porches**	<input type="text" value="0"/>	
Porches	<input type="text" value="0"/>	Balcony/Deck**	<input type="text" value="0"/>	
Balcony/Deck	<input type="text" value="0"/>	Lavatory***	<input type="text" value="0"/>	
Lavatory***	<input type="text" value="0"/>	Other**	<input type="text" value="0"/>	
Other	<input type="text" value="0"/>	Other**	<input type="text" value="0"/>	
<b>C1. Total Gross</b>	<input type="text" value="0"/>	<b>C2. Total Exclusions</b>	<input type="text" value="0"/>	

### D. Total Floor Area

D1.  Sq. Ft.  
Total Floor Area (add B3 and C3)

D2.  Sq. Ft.  
Total Floor Area Allowed by Zone (A2)

### E. Open Space

E1.  Sq. Ft.  
Existing Open Space

E2.  Sq. Ft.  
Required Open Space

E3.  Sq. Ft.  
Proposed Open Space

### Notes

\*Gross floor area is the sum of all areas under roof of a lot, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

\*\* Refer to the Zoning Ordinance (Section 2-145(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

\*\*\*Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature:

Date: 03/20/2026



# COMMONWEALTH of VIRGINIA

## Department of Historic Resources

2801 Kensington Avenue, Richmond, Virginia 23221

David L. Bulova  
Secretary of Natural and  
Historic Resources

Roger W. Kirchen  
Director  
Tel: (804) 367-2323  
[www.dhr.virginia.gov](http://www.dhr.virginia.gov)

February 3, 2026

Chris and Courtney Cox  
229 South Pitt Street  
Alexandria, Virginia 22314

RE: Proposed Mudroom Addition  
Powell Ablard House, City of Alexandria  
DHR Easement File No. 100-0121-0431\_ep

Dear Chris and Courtney,

Thank you for submitting a project review request to the Department of Historic Resources (DHR) for proposed modifications to your property, the Powell Ablard House, in the City of Alexandria. This information was submitted electronically to our office on January 20, 2026. As you are aware, this property is subject to an historic preservation easement held by the Virginia Board of Historic Resources and administered by DHR.

The request illustrates the proposed construction of a mudroom at the south elevation and includes existing and proposed architectural drawings by Thomson & Cooke Architects (dated 01-05-2026). Previous project review dialogue concluded that the existing bay window and hyphen entry affected by the proposal are mid-20<sup>th</sup> century features. The existing non-historic exterior stairwell will be removed as part of this project, with access to that area of the basement via a new interior opening.

Following careful review, DHR concluded that the proposed scope of work appears consistent with the easement provisions as well as the Secretary of the Interior's *Standards for Rehabilitation* and is approved. This approval is valid for one year from the date of this letter. Please contact our office if the scope of work changes, or if you are unable to complete the work within one year. Thank you for your stewardship of this important property.

Sincerely,

A handwritten signature in blue ink that reads "Megan Melinat".

Megan Melinat  
Director, Preservation Incentives Division  
(804) 482-6455 | [Megan.melinat@dhr.virginia.gov](mailto:Megan.melinat@dhr.virginia.gov)

C: Brad McDonald, Archaeologist, Easement Stewardship Coordinator, DHR  
Elizabeth Lipford, Easement Stewardship Specialist, DHR

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