

**ISSUE:** Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for an addition and alterations

**APPLICANT:** Chris and Courtney Cox

**LOCATION:** Old and Historic Alexandria District or Parker-Gray District  
229 South Pitt Street

**ZONE:** RM/Residential Townhouse Zone

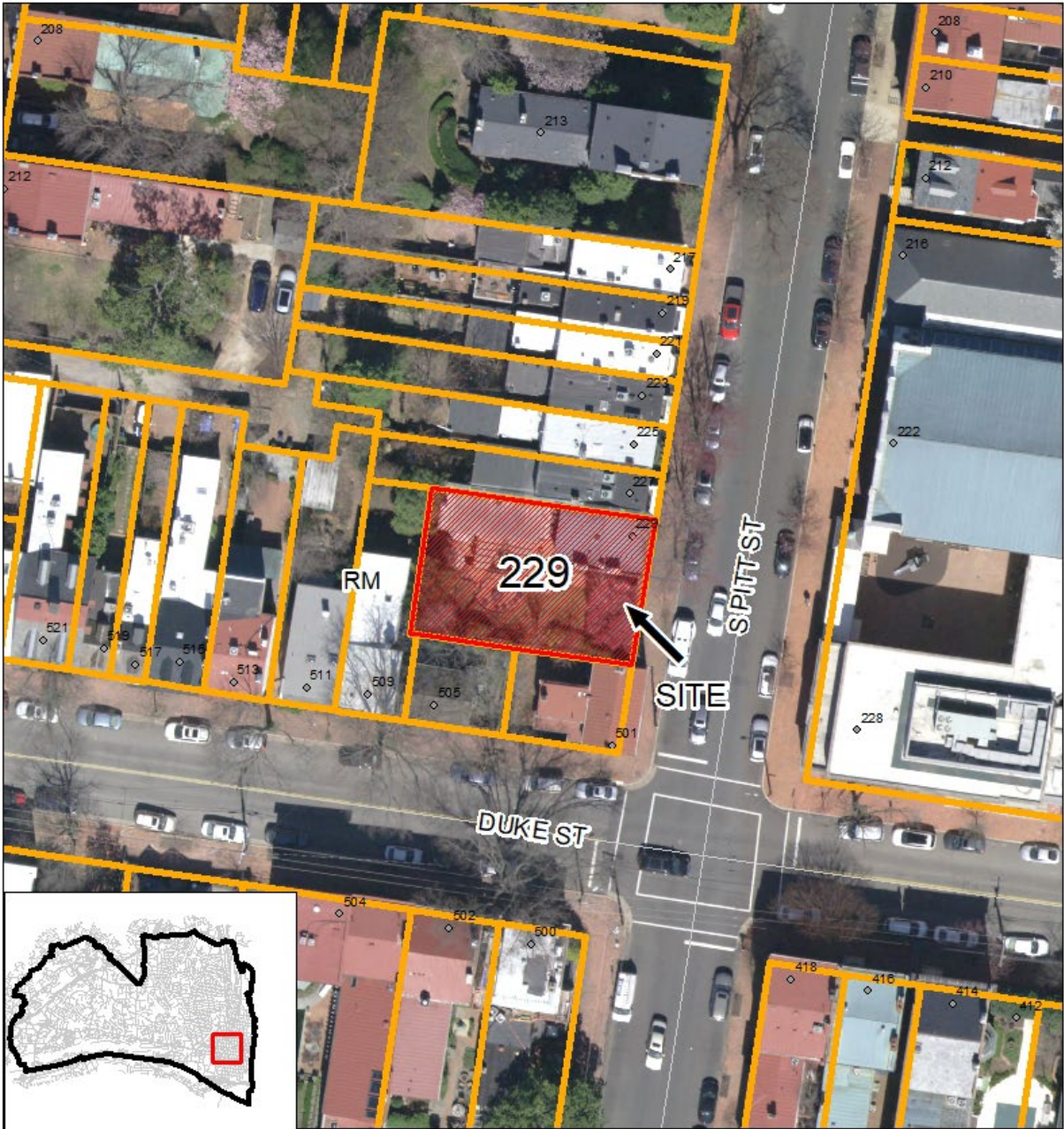
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**STAFF RECOMMENDATION:**

Staff recommends approval of the Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness, as submitted.

**GENERAL NOTES TO THE APPLICANT**

1. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Permit Center, 4850 Mark Center Drive, Suite 2015, 703-746-4200 for further information.
4. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or [preservation@alexandriava.gov](mailto:preservation@alexandriava.gov) for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



 **BAR2026-00088 & BAR2026-00092 - OHAD**  
**229 South Pitt Street**

0 20 40 80 Feet

N

**I. APPLICANT'S PROPOSAL**

The applicant requests a Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness to construct an addition on the south elevation, as well as alterations, at 229 South Pitt Street.

Permit to Demolish/Capsulate

- Removal of existing bay window and side entrance on south elevation (61.57 sq.ft.)

Certificate of Appropriateness

- New one-story addition on south elevation
- Join roof of addition to existing conservatory roof structure
- Replace existing bay window

Work not requiring Board Approval

- Demolition of the non-historic, below-grade exterior stairwell

The proposed materials include copper roofing, mahogany wood trim and moldings, wood windows, soldier course brick sills, cedar lap siding, and a mahogany door, transom, and sidelites. The proposed materials comply with the Board's Design Guidelines and Policies.



**Photo 1: View From Duke St.**



**Photo 2: View from S. Pitt St.**

Site context

Only a small portion of the proposed addition and alterations will be visible from the public right-of-way as noted in photos 1 and 2.

**II. HISTORY**

According to Ethelyn Cox in her book *Historic Alexandria, Virginia Street by Street*, James Lyle constructed the house sometime between **1819 and 1853**. The three-story, brick, Greek Revival-style house consists of a masonry main block, a two-story ell, and a two-story frame hyphen. The property also includes a one-story frame conservatory. The bay window on the rear ell was designed by Marianne Hulfish and was approved by the Board in 1966.

*Previous BAR Approvals*

*BAR98-0158/0157 – Board approval of alterations and an addition (10/21/98)*

**III. ANALYSIS**

Permit to Demolish/Capsulate

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B), which relate only to the subject property and not to neighboring properties. The Board has purview of the proposed demolition/capsulation regardless of visibility.

| <b>Standard</b> | <b>Description of Standard</b>  | <b>Standard Met?</b> |
|-----------------|---|----------------------|
| (1)             | Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?  | No                   |
| (2)             | Is the building or structure of such interest that it could be made into a historic shrine?   | No                   |
| (3)             | Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?  | No                   |
| (4)             | Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?  | N/A                  |
| (5)             | Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?  | No                   |
| (6)             | Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live? | No                   |

|     |  |    |
|-----|--|----|
| (7) | In the instance of a building or structure owned by the city or the redevelopment and housing authority, such building or structure having been acquired pursuant to a duly approved urban renewal (redevelopment) plan, would retention of the building or structure promote the general welfare in view of needs of the city for an urban renewal (redevelopment) project? | No |
| (8) | Would retention of the building or structure help maintain the scale and character of the neighborhood?  | No |

The analysis of the standards indicated above relate only to the bay window and portions of the wall area proposed for demolition/capsulation. In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted. The areas proposed for demolition/capsulation are not of unusual or uncommon design and can easily be replicated.

Certificate of Appropriateness



**Photo 3: Proposed south elevation.**

Staff has no objection to the proposed addition and alterations. The *Design Guidelines* state that additions to residential buildings should reflect the historical architectural styles found within the historic districts. The proposed one-story addition and replacement bay window will be located on the south elevation, which is minimally visible from the public right-of-way. The use of similar building materials and window configurations incorporates the existing design vocabulary into the proposed alterations. The alterations are clearly distinguishable from the original structure by the use of radiused copper roofs. The height of the bay window will be 10’-1.5”, and the mudroom will be 11’-4”. The proposed modifications don’t add height to the existing structure.

The *Design Guidelines* encourage side elevations that face open areas to be designed with as much attention to detail as the primary façade. The proposed alterations incorporate traditional building materials typically used within the historic district and do not dilute the importance of the existing building. Staff recommends approval of the project, as submitted. Staff notes the recommendations of Alexandria Archaeology.

**STAFF**

Amirah Lane, Historic Preservation Planner, Planning & Zoning  
Julie Weisgerber, Historic Preservation Principal Planner, Planning & Zoning  
Tony LaColla, AICP, Land Use + Preservation Division Chief, Planning & Zoning

**IV. CITY DEPARTMENT COMMENTS**

Legend: C- code requirement R- recommendation S- suggestion F- finding

**Zoning**

- C-1 Proposed new mudroom and bay window additions will comply with Zoning.
- C-2 Footprint of the proposed bay window cannot exceed that of the existing noncomplying bay window.
- F-1 Existing bay window is a noncomplying encroachment into the required 16' required rear yard setback.
- F-2 Bay windows of 20" or less are allowed as a permitted obstruction per 7-202(A)(3) of the Zoning Ordinance.

**Code Administration**

A building permit is required.

**Transportation and Environmental Services**

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- F-1 Of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)

- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

**Alexandria Archaeology**

- F-1 Known as the Powell-Ablard House, the history of this property dates to the latter eighteenth century and is one of the more significant properties in Old Town Alexandria. Numerous people have owned and/or occupied the house over the years, the most prominent being Charles Simms and Cuthbert Powell. The property has the potential to contain significant archaeological evidence of the development of post-Revolutionary Alexandria.
- C-1 Call Alexandria Archaeology (703/746-4399) two (2) weeks before the starting date of any ground disturbance so that an inspection or monitoring schedule for City archaeologists can be arranged. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology)
- C-2 Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology)

- C-3 The applicant/developer shall not allow any metal detection to be conducted on the property, or allow independent parties to collect or excavate artifacts, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology)

**V. ATTACHMENTS**

*1 – Application Materials*

- *Completed application*
- *Plans*
- *Material specifications*
- *Scaled survey plat if applicable*
- *Photographs*

*2 – Supplemental Materials*

- *Public comment*
- *HOA approval if applicable*
- *Easement approval if applicable*
- *Any other supporting documentation*

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: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

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

Name: Suzie O'Brien \_\_\_\_\_ Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

**Legal Property Owner:**

Name: Flint Hill Holdings LLC \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

**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.

| <b>Name</b>                | <b>Address</b> | <b>Percent of Ownership</b> |
|----------------------------|----------------|-----------------------------|
| 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.

| <b>Name</b>     | <b>Address</b> | <b>Percent of Ownership</b> |
|-----------------|----------------|-----------------------------|
| 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.

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

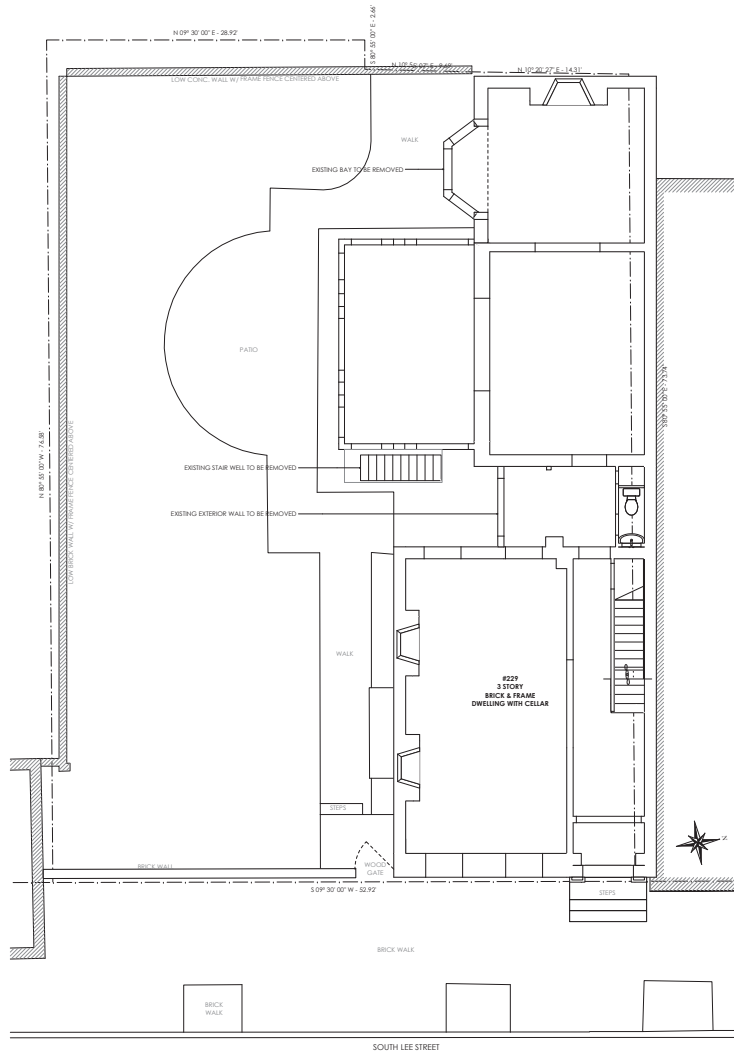
**NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.**

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.

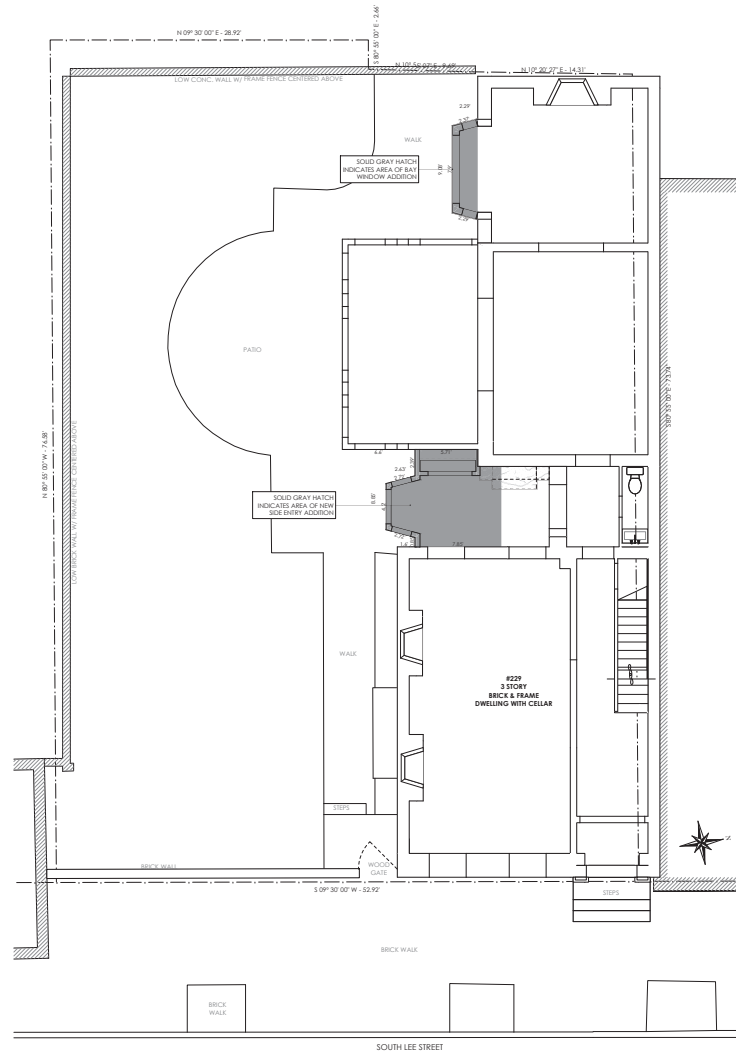
3/23/26                      CCox                      CCox  
 Date                                  Printed Name                                  Signature







**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  
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Site Plans

03-23-2026 BAR SUBMISSION

**T3**

Filed: 2026-03-23





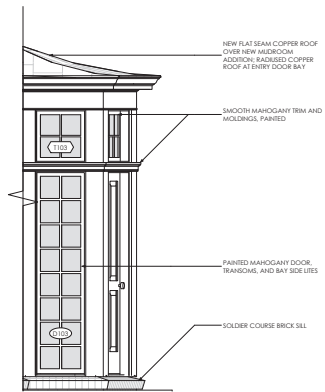




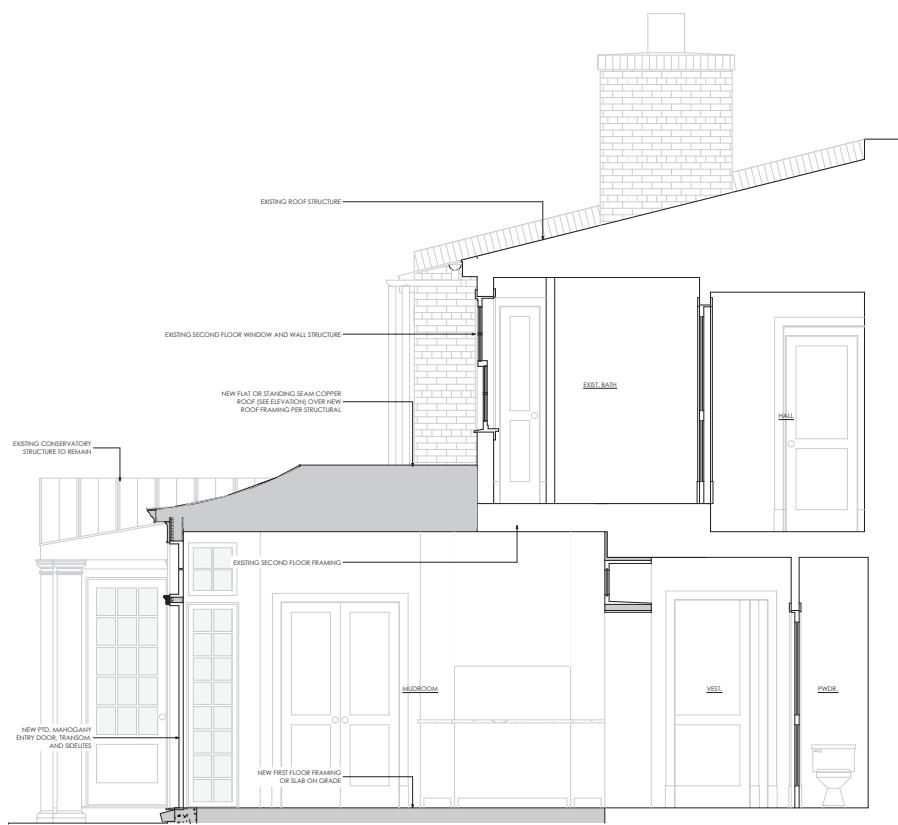








**1** Mudroom Bay Side Elevation  
1/2" = 1'-0"



**2** Building Section Thru New Mudroom Entry  
1/2" = 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  
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Proposed Building Section

|            |                |
|------------|----------------|
| 03-23-2026 | BAR SUBMISSION |
|            |                |
|            |                |
|            |                |
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|            |                |

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

| <u>Existing Gross Area</u> |                                   | <u>Allowable Exclusions**</u> |                                   |  |
|----------------------------|-----------------------------------|-------------------------------|-----------------------------------|--|
| Basement                   | <input type="text" value="1330"/> | Basement**                    | <input type="text" value="1330"/> | B1. <input type="text" value="5112"/> Sq. Ft.<br>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.<br>Allowable Floor Exclusions**                                    |
| Second Floor               | <input type="text" value="1410"/> | Mechanical**                  | <input type="text" value=""/>     | B3. <input type="text" value="3409"/> Sq. Ft.<br>Existing Floor Area Minus Exclusions<br>(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<br><div style="border: 1px solid gray; height: 50px; 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

| <u>Proposed Gross Area</u> |                                 | <u>Allowable Exclusions**</u> |                                |  |
|----------------------------|---------------------------------|-------------------------------|--------------------------------|--|
| Basement                   | <input type="text" value="0"/>  | Basement**                    | <input type="text" value="0"/> | C1. <input type="text" value="79"/> Sq. Ft.<br>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.<br>Allowable Floor Exclusions**                                   |
| Second Floor               | <input type="text" value="0"/>  | Mechanical**                  | <input type="text" value="0"/> | C3. <input type="text" value="79"/> Sq. Ft.<br>Proposed Floor Area Minus Exclusions<br>(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:



# 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

Western Region Office  
962 Kime Lane  
Salem, VA 24153  
Tel: (540) 387-5443  
Fax: (540) 387-5446

Northern Region Office  
5357 Main Street  
PO Box 519  
Stephens City, VA 22655  
Tel: (540) 868-7029  
Fax: (540) 868-7033

Eastern Region Office  
2801 Kensington Avenue  
Richmond, VA 23221  
Tel: (804) 367-2323  
Fax: (804) 367-2391