

201 Gibbon Street
Alexandria, VA 22314

Request for Alterations:

- Replace two severely damaged, non-original windows on a portion of the building dating to the 1950s, with replacement windows that fully comply with BAR guidelines, as homeowners were previously told they could in written guidance from BAR Staff in July 2022.



South Elevation

Original Staff Guidance to Homeowners

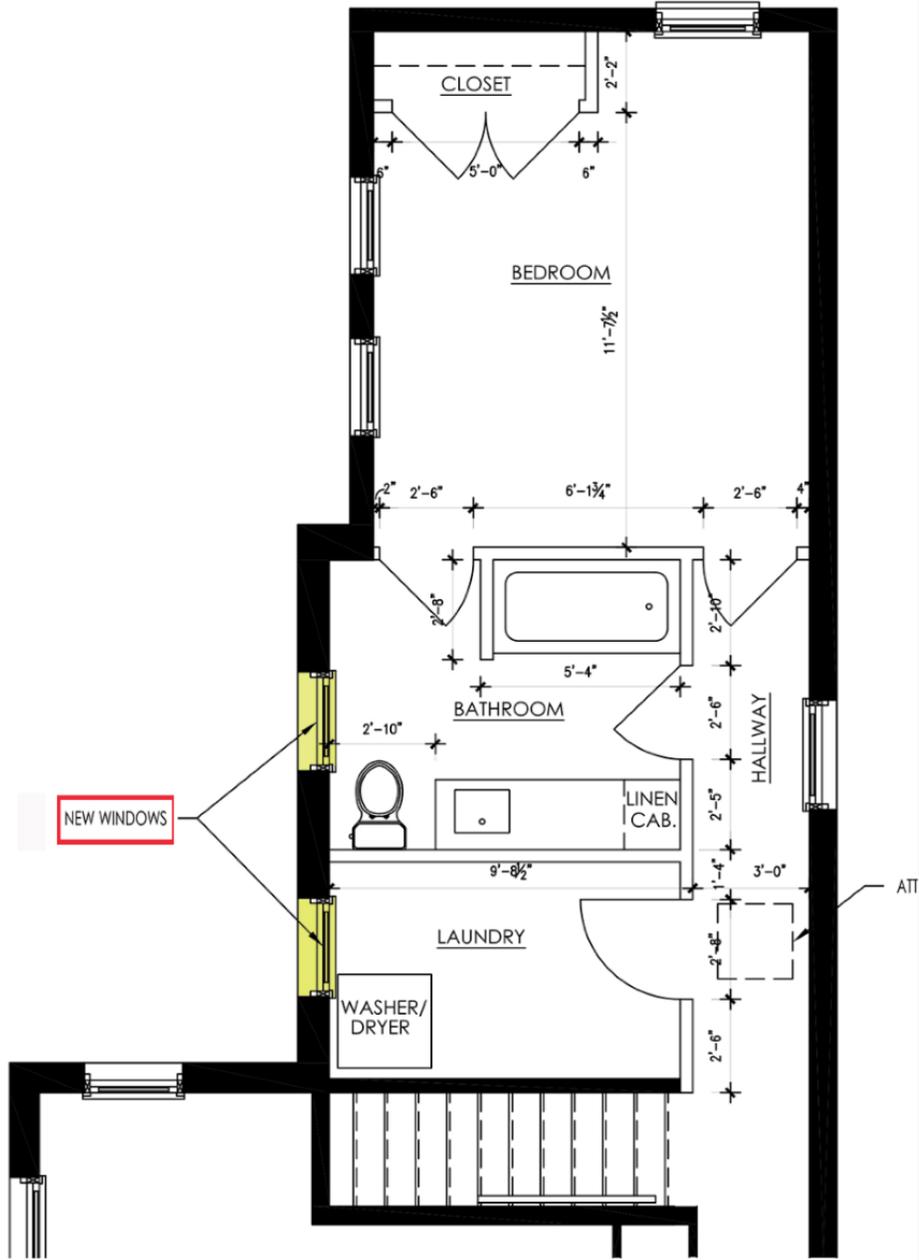
Homeowners were originally told by BAR Staff that these windows were not original and could be administratively approved for replacement (see below). The homeowners followed Staff guidance and bought replacement windows based on the instructions given below in preparation for a larger construction project. It was only when their contractor (MHD Builds) put in the administrative approval application that the Staff reversed its guidance and asserted the windows were original – which we now know they are not.

The email below was sent on 6 July 2022 by BAR Staff to Nick Kalivretentos of The WindowMan, who was acting on behalf of the homeowners at 201 Gibbon St. The email, which was also sent to the official BAR Staff email, was a response to a request for BAR guidance on which windows could be approved for replacement.

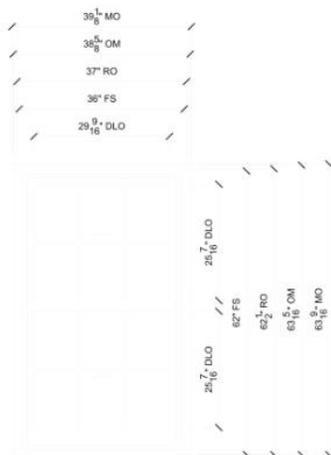
From: Marina Novaes <Marina.Novaes@alexandriava.gov>
Date: Wed, Jul 6, 2022 at 2:49 PM
Subject: RE: 201 Gibbon St
To: Nick Kalivretentos <nick.k@thewindowman.com>
Cc: Preservation <Preservation@alexandriava.gov>

Hi Nick,
As promised, I went by the property today to check the windows.
The windows on the elevations facing the street are not original and can be replaced with all wood, full frame, single pane replacements. The main building ell (portion setback from the street but part of the main building can be wood, double glazed SDL, and the last portion of the building (brick) which is a newer addition, can be SDL, double glazed, Fiberglass, or aluminum clad, not vinyl replacements.
Marina

Given that these findings (that the windows are not original) are in fact correct, whereas the later findings (that the windows are original) are not correct, the original guidance should be valid.



D SECOND FLOOR PLAN
Scale: 1/4"=1'-0"



BATH

SCALE: 3/8" = 1'-0"

- $\frac{2}{7}$ Head
- $\frac{3}{7}$ Jamb
- $\frac{4}{7}$ Sill
- $\frac{4}{6}$ Divided Lite
- $\frac{1}{8}$ Checkrail

SPECIFICATIONS

Mark Unit: Bath
 Product Line: Ultimate Wood
 Unit Description: Double Hung
 Exterior Finish: Primed
 Species: Pine
 Interior Finish: Painted Interior Finish - White
 Glass Information: IG, Low E2 w/Argon, Black
 Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
 Hardware Type: Sash Lock, Sash Lift, Performance Options : None
 Screen Type: Extruded Aluminum Screen
 Hardware Color: White
 Screen Surround Color: Stone White
 Screen Mesh Type: Bright View Mesh
 Jamb Depth: 4 9/16"
 Exterior Casing: BMC
 Subsill: Standard Subsill

FOR DESIGN INTENT ONLY, NOT FOR MANUFACTURE.



PROJ/JOB: Radt, Sarah / Phase 2
 DIST/DEALER: THE WINDOW MAN-CIR
 DRAWN: NICK KALIVREtenos
 QUOTE#: 1SSMDEM

PK VER: 0004.03.00

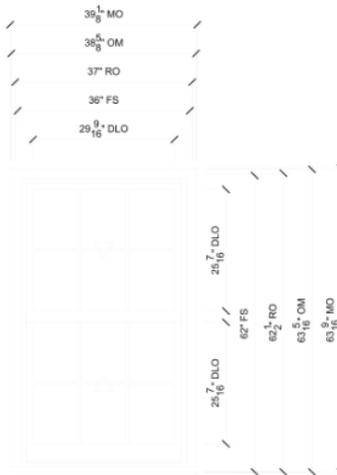
CREATED: 01/22/2024

REVISION:

SHEET

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OF 8



LAUNDRY

SCALE: 3/8" = 1'-0"

- $\frac{2}{7}$ Head
- $\frac{3}{7}$ Jamb
- $\frac{4}{7}$ Sill
- $\frac{4}{6}$ Divided Lite
- $\frac{1}{8}$ Checkrail

SPECIFICATIONS

Mark Unit: Laundry
 Product Line: Ultimate Wood
 Unit Description: Double Hung
 Exterior Finish: Primed
 Species: Pine
 Interior Finish: Painted Interior Finish - White
 Glass Information: IG, Low E2 w/Argon, Black
 Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
 Hardware Type: Sash Lock, Sash Lift, Performance Options : None
 Screen Type: Extruded Aluminum Screen
 Hardware Color: White
 Screen Surround Color: Stone White
 Screen Mesh Type: Bright View Mesh
 Jamb Depth: 4 9/16"
 Exterior Casing: BMC
 Subsill: Standard Subsill

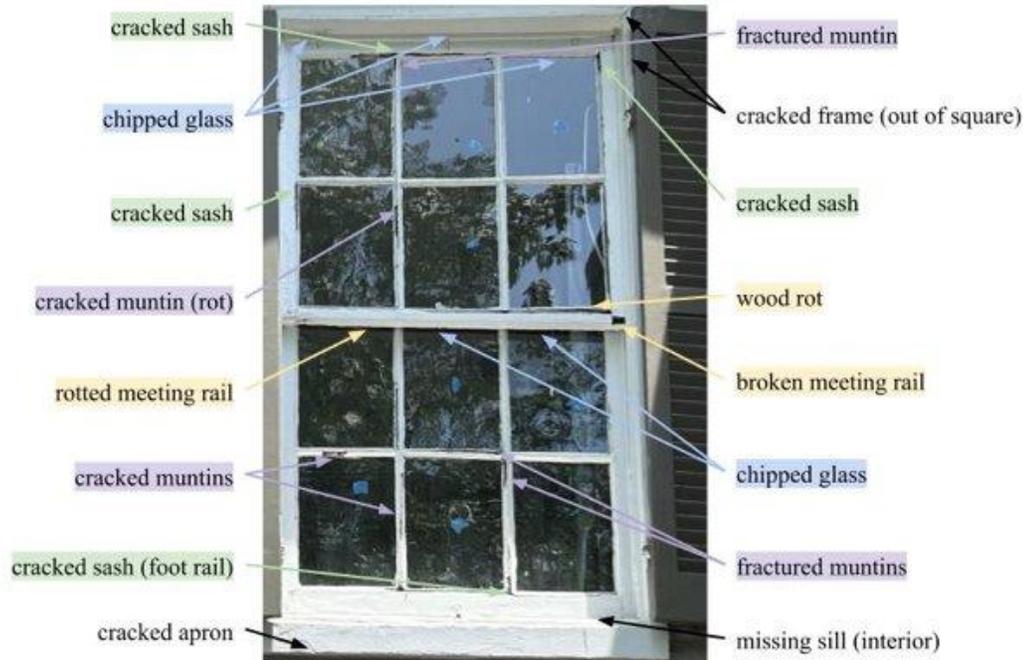
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SHEET
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 OF 8

“Paint is about the only thing holding this window together.”



Lack of proper maintenance by the previous owners left these windows riddled with wood rot and completely non-functional. Paint hid the worst of it. But when hidden structural damage to the wall was discovered – requiring immediate remediation for safety concerns - the deterioration cascaded into cracks, splits, and fractures throughout both windows.

Expert Opinions

We contacted seven different historic window restoration companies from MD, DC, VA and NC. Most local companies were too busy to help us, but all those willing to give us an assessment concluded that the windows would need to be rebuilt or replicated.

Company	Availability	Comment
Neil Mozer Mozer Works, Inc. Takoma Park, MD	Not for 1 year+	Will need “the full Monty” (based on photos, too busy to visit in person)
Atlantic Window Repair Columbia, MD	Not for 1 year+	
The Craftsman Group Brentwood, MD	No reply	
Rod Ferguson Ferguson Historic Restoration Richmond, VA	Several month wait	“Project Description: Fabricate 4 New Sashes...existing sashes are beyond repair.”
Matthew Wiley Gepetto Millworks Richmond, VA	Several month wait	“The sashes need to be rebuilt.” More than 50% of the parts need to be replaced.
Jpshua Winters Double Hung, LLC Greensboro, NC	Up to a year wait	“The sashes damaged by the shift would need to be replicated.”
Stephen Ortando Historic Structures Washington, DC	Unavailable	The sashes need to be taken apart in place, they will disintegrate if you try to take them out whole.

Wood Rot



Cracked Wood

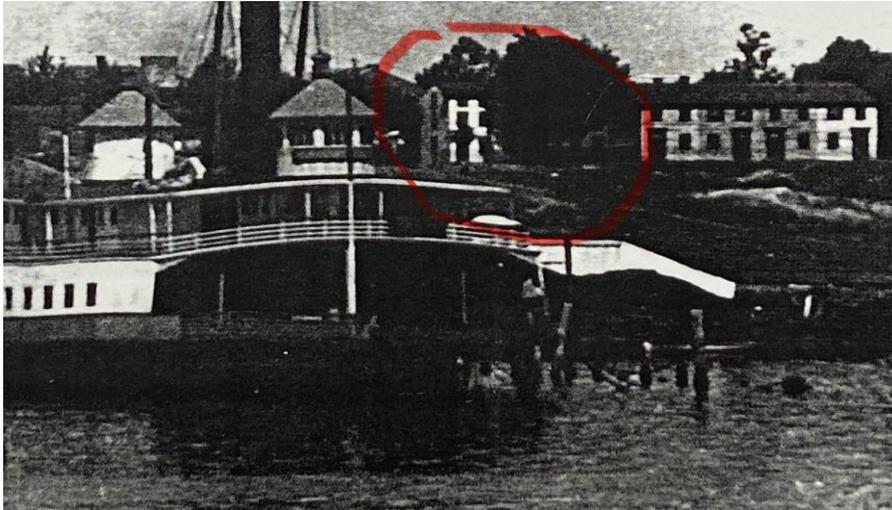


Broken and Chipped Glass

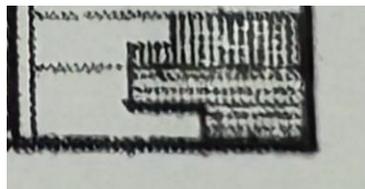


Dramatic Changes to Structure in 1950s

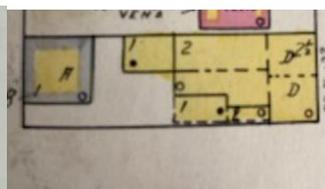
533 and 535 South Lee Street (previously Water Street)
In 1883 with front door facing east towards Potomac River



Footprint maps of the structure from the 1877 Hopkins map and 1941 Sanborn Fire map show two distinct residences, both facing east toward the Potomac.



1877



1941

Picture of 201 Gibbon Street circa 1960s (after major renovations 1950-52)
with primary entrance facing south on Gibbon Street. Staff has determined the effective
date of this portion of the building to be 1952.

(nb - the windows are not visible here due to the tree, just like today)



The 1950s renovations created a single house with a single front entrance
on the Gibbon Street side facing south.

