

ISSUE: Certificate of Appropriateness for alterations

APPLICANT: Mary Denby with MHD Builds

LOCATION: Old and Historic Alexandria District
201 Gibbon Street

ZONE: RM/Residential Townhouse Zone

STAFF RECOMMENDATION

Staff recommends denial of the Certificate of Appropriateness for the replacement of the existing windows.

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, Room 4200, City Hall, 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 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.

Minutes from the July 16,2024 BAR Hearing:

BOARD ACTION: On a motion by Mr. Scott, seconded by Mr. Lyons, the Board of Architectural Review rescinded the June 20, 2024 vote denying the request for BAR#2024-00038. The motion carried on a vote of 4-1.

REASON

The Board asked to consider a requested deferral in order to allow the Design Guidelines committee to explore revisions to the window policy.

SPEAKERS

None.

DISCUSSION

None.

BOARD ACTION: On a motion by Mr. Lyons, seconded by Ms. Zandian, the Board of Architectural Review voted to defer BAR#2024-00038. The motion carried on a vote of 4-1.

REASON

The Board agreed to a deferral in order to allow the Design Guidelines Committee to explore revisions to the window policy that would influence the proposal.

SPEAKERS

None.

DISCUSSION

None.

Minutes from the June 20, 2024 BAR Hearing:

BOARD ACTION: On a motion by Mr. Scott, seconded by Mr. Lyons, the Board of Architectural Review voted to approve BAR#2024-00038 with the condition that the window replacements meet the Design Guidelines. The motion failed on a vote of 2-4.

On a motion by Ms. Miller, seconded by Ms. del Ninno, the Board of Architectural Review voted to deny BAR#2024-00038 as submitted. The motion carried on a vote of 4-2.

REASON

The Board stated that the existing windows were historic and can be repaired in lieu of the proposed replacement.

SPEAKERS

Sarah and Mike Radt, applicants presented the updated information regarding the subject windows.

DISCUSSION

Ms. Miller noted a local craftsman who has experience repairing historic windows. The applicants indicated that this is one of the companies with whom they have spoken.

Mr. Scott asked about the specifications for the proposed replacement windows. The applicant noted that they comply with the administrative approval requirements.

Ms. del Ninno asked the applicant for relative costs associated with replacing and repairing the existing windows. The applicant noted that they have received a range of costs for the repair work ranging from similar to the replacement windows to 2 ½ times the cost of the replacement windows.

Ms. del Ninno noted that the BAR staff had reviewed the condition of the windows and determined that they are reasonably repairable.

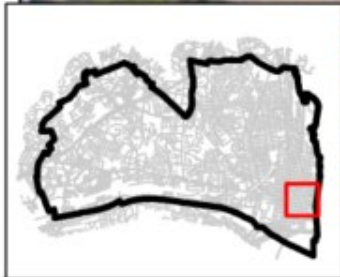
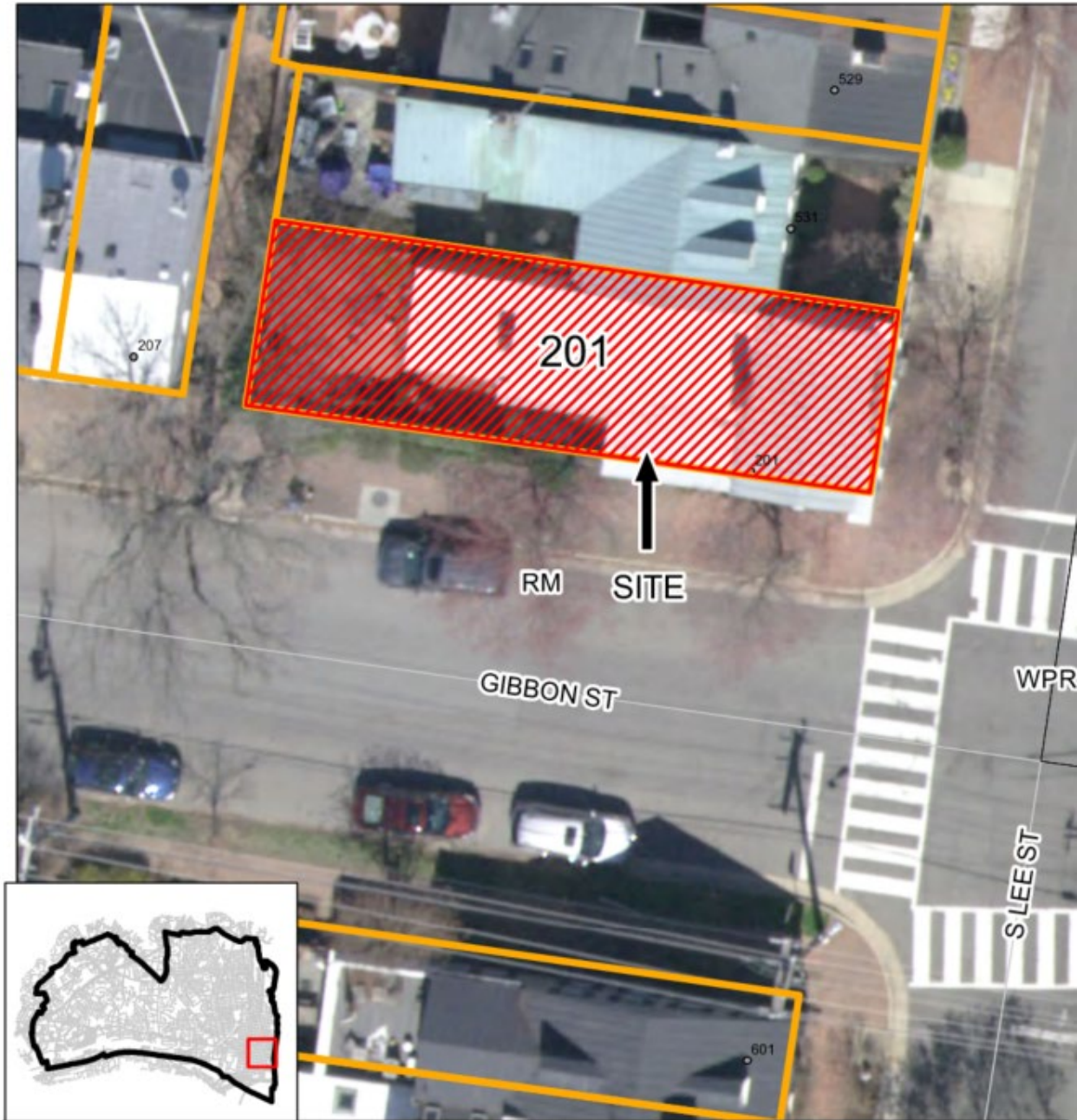
Mr. Adams stated concern that the majority of the windows on the building have been replaced with a window that does not comply with administrative review policies and expressed concern about the loss of these last two remaining windows. Mr. Conkey clarified that the other replaced windows had been incorrectly approved by staff.


Mr. Lyons stated that the term “reasonably repairable” needs to be more clearly defined and stated that the subject windows exceed this standard.

Ms. Miller agreed with Mr. Adams regarding the desire to stay within the administrative review requirements. She noted that compared to other window repairs in which she had been involved, these windows could be repaired.

Mr. Scott clarified that there is not a published definition for the term “reasonably repairable.” He stated that in his opinion these windows are beyond repair.

Mr. Spencer discussed the idea of rebuilding the windows retaining whatever possible and how this differed from repairing the windows.



 **BAR#2024-00038**
201 Gibbon Street

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Update

The case was originally heard at the March 6, 2024 hearing. At that time, the removal of the existing chimney was approved and the replacement of the two second floor windows was deferred at the applicant's request. At the June 20, 2024 hearing the Board denied the application for approval to remove the two second floor windows. At the July 16, 2024 hearing, this denial was rescinded and the case was deferred at the request of the applicant in order for the Board to discuss potential modifications to the window policies and for the applicant to further explore modifications that have previously been made to the historic structure. The applicant is returning to the Board with a similar proposal but with additional information on the history of the portion of the building in question.

I. APPLICANT'S PROPOSAL

The applicant requests a Certificate of Appropriateness to replace two second floor windows (Figure 1); removal of chimney was previously approved.

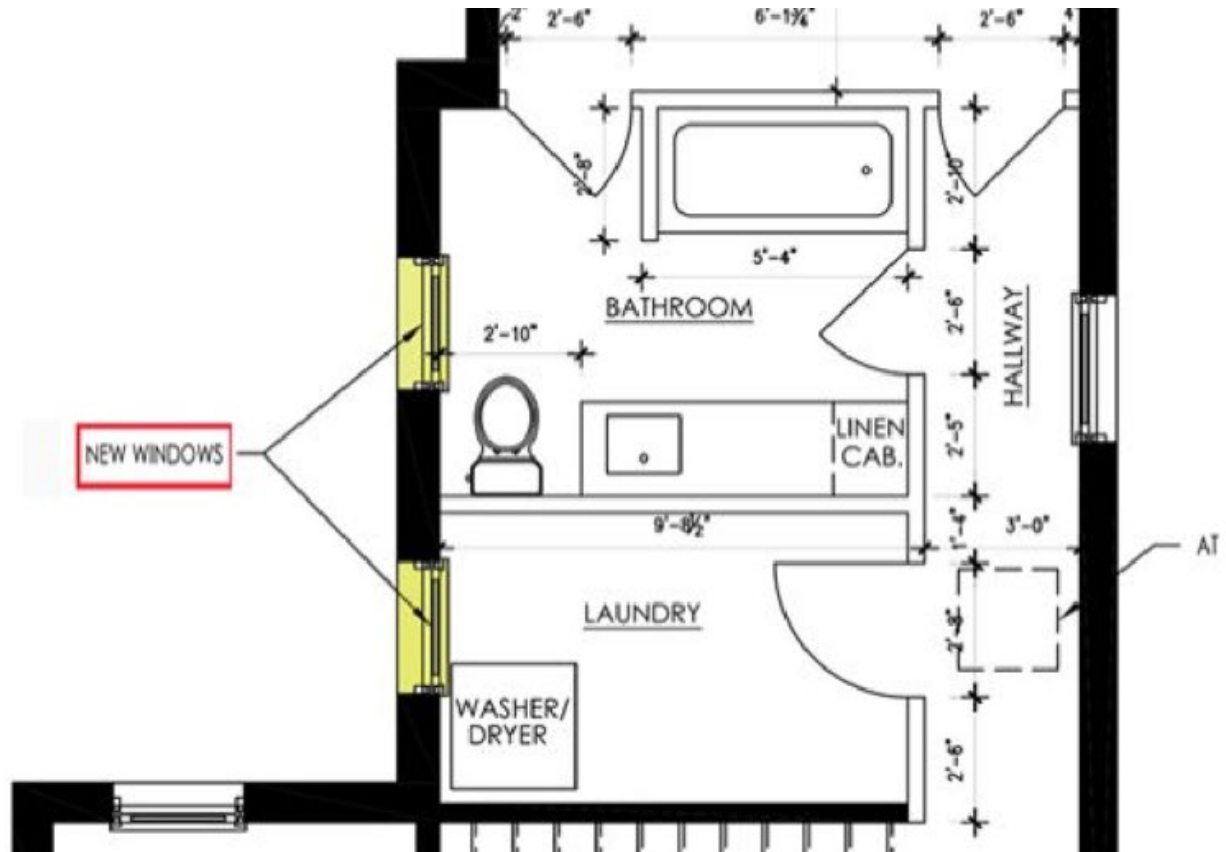


Figure 1: Proposed modifications to 201 Gibbon Street

Site context

The building sits at the northwest corner of the intersection of South Lee Street and Gibbon streets. The proposed windows to be replaced are visible from Gibbon Street.

II. HISTORY

The structure at 201 Gibbon Street dates from the middle of the 19th century and is therefore considered to be an Early building. The structure appears on the 1877 Hopkins Map. According to Ethelyn Cox's *Historic Alexandria Virginia Street by Street*, the corner lot with the current boundaries was sold to Henry Baker in November 1863 and Mr. Baker was responsible for the construction of the home. This places the construction of the original portion of the property sometime **between 1863 and 1877**. The applicant has provided a photograph of the property dating from 1883 that appears to show the house as viewed from the Alexandria waterfront (Figure 2).

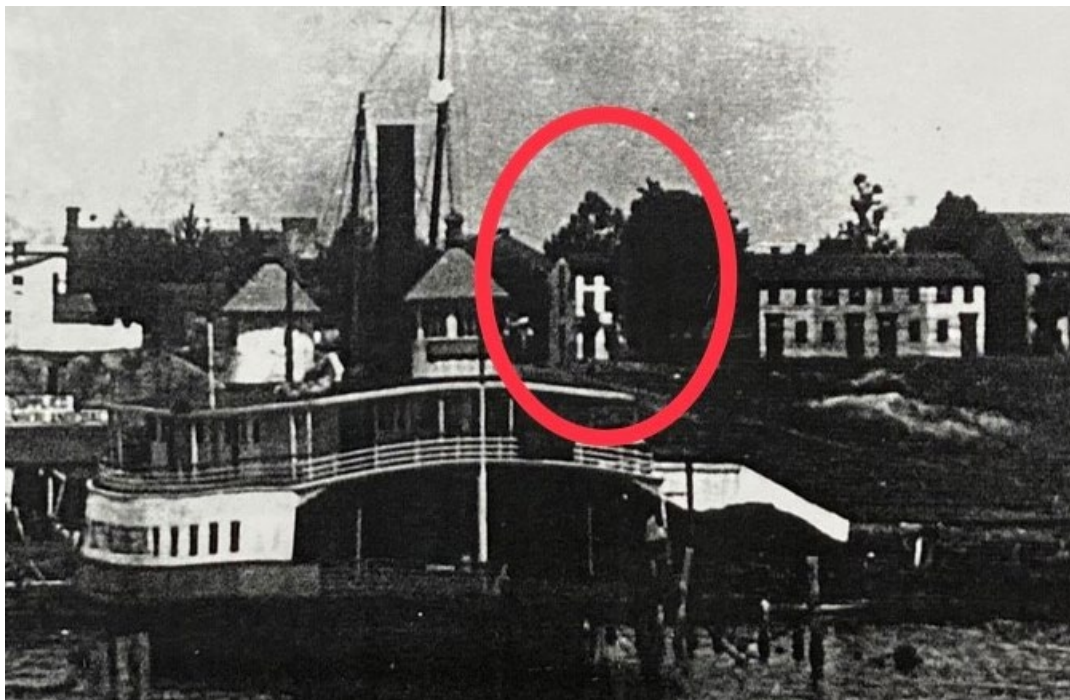


Figure 2: Photograph from 1883 showing property viewed from the waterfront.

Previous BAR Approvals for the building

- Permit 217 – May 1931 – New siding and sills at exterior of house
- Permit 257 – June 1931 – Demolish outbuilding
- Permit 10004 – November 1951 – Construction of masonry addition including chimney which was intended to be built on the south elevation but was built in its current location interior to the structure.
- BAR 86-39 – Enclose 2nd floor porch on rear masonry portion and exterior modifications
- BAR 2023-00066 – Administrative approval for the replacement of existing windows on main block of the house facing South Lee Street and Gibbon Street. This application did not include the subject windows, which are on the rear ell facing Gibbon Street. The application indicated that the proposed windows will be “Wood Full Frame Double Hung windows Double Pane with 6/6 Simulated Divided Lites to match the style and color of the

existing windows.” The application which was incorrectly approved on 3/1/23 included windows that do not meet the *BAR Policies for Administrative Approval* which require the installation of single glazed wood windows on street facing elevations. Staff visited the site prior to the approval of the application and found that the existing subject windows did not contain cylinder glass and did not appear to be original to the structure. The double pane windows have since been installed per the approved application.

- BAR 2023-00418 – Administrative approval for repairs to siding on street facing elevations
- BAR 2023-00516 – Administrative approval for installation of vent on exterior, non-street facing elevation
- BAR 2024-00019 - Administrative approval for installation of vent and replacement of windows and doors, complying with the *BAR Policies for Administrative Approval*.
- BAR 2024-00029 – Administrative approval for installation of vent on Gibbon Street facing elevation

III. ANALYSIS

The *Design Guidelines* say that “A central tenet of the philosophy of historic preservation is that original historic materials should be retained and repaired rather than replaced. An informed and careful analysis of the existing condition should be made before any decision to replace historic materials is made. It is often cheaper to keep historic materials and repair them rather than replace an item with new material.” The *BAR Policies for Administrative Approval* say that “Any proposal to remove historic material that staff believes can be reasonably repaired and preserved will not be approved administratively.” While it is often the case that original material has previously been replaced or that original material that remains in place is beyond the ability to be repaired, the Board has consistently found that where it is possible to be saved, historic material should be preserved in place.

In response to an application for administrative approval to replace existing windows, staff visited the property on January 31, 2024. During this visit staff found that the ground floor windows adjacent to the subject windows were not original to the structure and could be replaced with appropriate windows. This approval was granted as part of BAR 2024-00019. At this site visit, staff noted that the second floor windows appeared to be older than the ground floor windows and featured cylinder glass that would be consistent with the age of the structure. Staff also noted that while the windows are painted shut and require some repair, their condition is such that repair is reasonably possible and that they can be retained. Following the guidance of the *BAR Policies for Administrative Approval*, the replacement of these windows was removed from the administrative review application and is before the Board.

Since the first BAR hearing, the applicant has done extensive research into the history of the subject windows that provides a better understanding of the evolution of these windows throughout the history of the structure.

In reviewing the 1877 Hopkins Map and the 1902 Sanborn Map, it appears that that an addition was added to the northwest corner of the building sometime between these two dates. The two windows being proposed to be removed are identical in size and configuration to a window that was previously located in this section of the building, indicating that it is possible that the three windows were built at the same time, at approximately the turn of the century. The window on the north elevation has since been relocated due to a change in the building immediately to the north of the subject property.

In 1951 the building underwent another addition, with a masonry wing added to the west side of the structure. The original blueprints from that addition show a new chimney being built on the southern exterior wall and include notes indicating that two windows located on the western exterior wall be relocated to the southern wall (Figure 3). In 1952, a memo was written to the City building inspector indicating that the location of the proposed chimney was to be changed to the interior of the building, not along the south wall.

This memo did not address the relocation of the windows, so it appears that the windows were relocated to their current location. Staff was able to observe the framing of the wall in this area from the inside of the structure because some of the interior finish has been removed. The wall framing in the area did not definitively indicate whether or not these windows had been relocated but the location of door openings in the adjacent western wall is consistent with the 1951 drawings. With these factors, it appears likely that the subject windows are not currently located in their original locations.

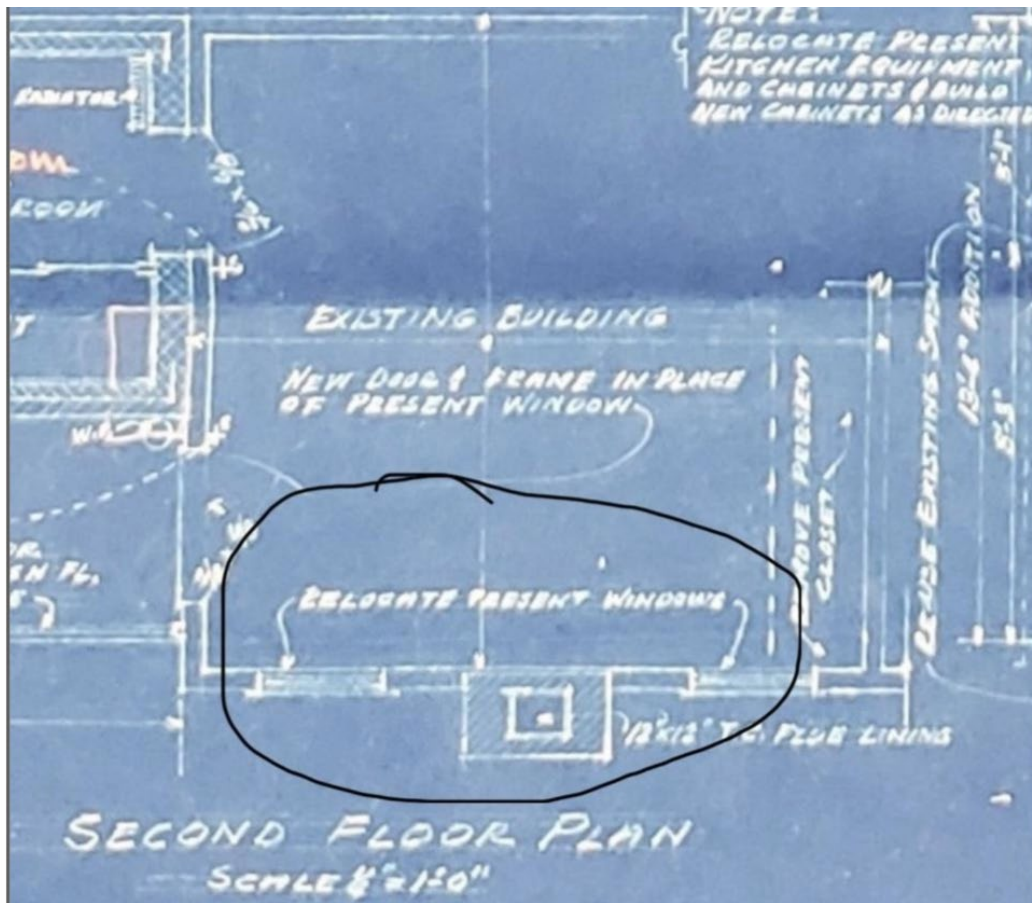


Figure 3: 1951 drawings showing the relocation of the subject windows from the western exterior wall

The applicant has also located information regarding the muntin dimensions, and the pulleys used on the windows which can help to determine the original construction date of the windows. According to the Historic Wooden Windows brief from the New Hampshire Division of Historic Resources, the size and profile of window muntins can be indicative of the construction date for these windows. The applicant has included some information from this brief and accompanying photos and dimensions from the subject windows. From this information it appears that the muntins on the subject windows most closely resemble those from the early twentieth century but are also similar to muntins from the end of the nineteenth century. This type of analysis is less specific than other indicators of the age of a window and regional differences in construction techniques make it difficult to use this for an exact determination of when the subject windows were installed. It is helpful however to note that the broad timelines of this analysis seems to align with other, more site specific information on the possible construction date.

In the process of working on the existing windows, the applicant has removed one of the pulleys from the upper portion of the window jamb. Pulleys are typically found on historic windows and connect the lower sash to a weight that is located behind each of the window jambs within the wall through either a chain or a chord. The pulley removed from the subject window includes markings that are consistent with the “Norris Pulley” (Figure 4). According to information provided by the applicant, this pulley was first patented in 1879 and advertised for use in a publication dating from 1889. The installation of these pulleys was also referenced in a publication entitled *Carpenter’s*

Work, published in 1918. Given this information, it is possible that these pulleys were installed potentially as early as 1879 through at least 1918. Given the industrial nature of this area during the time around the turn of the century there would have been an availability for a variety of construction components, however it is also uncertain whether windows with the newest types of hardware would have been used. As with the analysis of the muntin profiles, this can help to provide a broad window of time in which the windows could have originally been installed but not a specific date range. It is noteworthy that this time range is approximately similar to that which is referenced by the discussion regarding the muntin profiles.



Figure 4: “Norris Pulley” similar to the one found in the subject windows.

It appears that the windows were installed in the structure sometime after the original construction date. While the physical evidence regarding the muntins and pulleys do not provide a specific date, they are consistent with windows that would have been constructed at approximately the turn of the century. The 1951 drawings clearly indicate that two windows were relocated to the south elevation to make room for interior passageways into the new addition. The location of the windows on the south wall is consistent with these drawings. Given this information, staff believes that the subject windows were likely installed in the structure at approximately the turn of the century and then relocated to their current location in 1952.

In addition to the history of the windows themselves, the applicant has researched the chronology of the house with a focus on the rear section of the structure where the subject windows are located. At some point between 1945 and 1949, the existing structure known as 201 Gibbon Street was created by combining two separate structures, 533 and 535 South Lee Street. In 1950 and 1951 two major renovations occurred on the now single dwelling. These changes heavily modified the rear section of the structure. Included in these changes were the following (Figure 5):

1. The relocation of the front door of the building to the Gibbon Street elevation and the installation of windows where the original front doors were located.

2. A two story side porch on the south side of the building directly adjacent to the eastern block was enclosed to become an entry hall on the first floor and residential space on the second floor.
3. A one story structure west of this porch was demolished.
4. The subject windows along with similar windows on the first floor were relocated from their previous location on a western exterior wall.
5. A two story masonry addition was added to the west side of the existing structure in place of the existing single story frame structure.

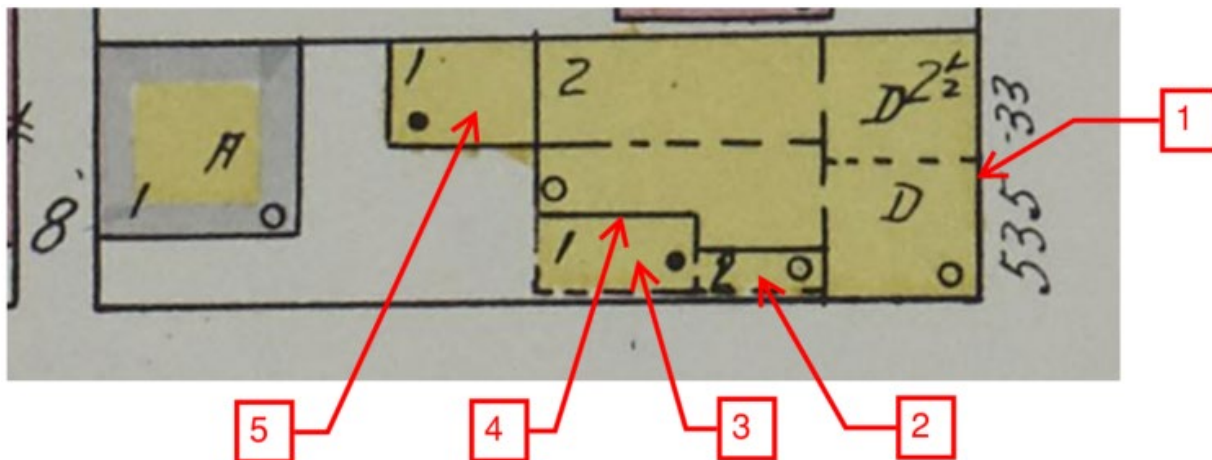


Figure 5: 1941 Sanborn Fire Insurance Map with 1950-1951 modifications indicated

Staff appreciates the work that the applicant has done to more fully document the history of the structure and windows at 201 Gibbon Street. This additional information provides the context in which the proposed window replacement should be considered.

As noted above, the subject windows likely date from the turn of the century and have been heavily modified since their original construction. Construction drawings clearly demonstrate that these windows have been relocated as part of the construction of the western masonry addition. While these windows are old, they date from a later portion of the building and were subsequently modified in 1952.

Between 1950 and 1952, the structure underwent substantial modifications including the combination of two buildings into the single residence that exists today and significant modifications to the south elevation. The subject windows are integral to this southern elevation and given the level of modifications to this area, the effective date of this portion of the building should be considered to be 1952.

Through different administrative approvals, the other windows in the building have been replaced with the window proposed in this location. The location of the subject windows in this application are on the second floor and set back from the sidewalk. While they are clearly visible from the public right of way, the level of scrutiny of the windows should be considered.

While there are several mitigating factors in the proposed replacement of the two second floor windows on the south elevation of 201 Gibbon Street, the Design Guidelines clearly indicate that historic windows should be retained and repaired wherever possible. To be consistent with these Guidelines, staff recommends the denial of a Certificate of Appropriateness for their replacement.

STAFF

Bill Conkey, AIA, Historic Preservation Architect, Planning & Zoning

Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning

C-1 Proposed replacement of windows and removal of chimney will comply with zoning.

Code Administration

C-1 Building permit is required for demo of chimney and install new windows.

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 After review 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 No archaeological oversight is required for this project.

V. ATTACHMENTS

Application Materials

- Completed application
- Plans (included in application)
- Material specifications (included in application)
- Photographs (included in application)
- Public comment if applicable
- HOA approval (Owners Assn approval included in application)
- Any other supporting documentation

ADDRESS OF PROJECT: 201 Gibbon St

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

TAX MAP AND PARCEL: _____ ZONING: _____

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: Mary Denby with MHD Builds

Address: 108 E Randolph Ave

City: Alexandria State: VA Zip: 22301

Phone: 703-910-1346 E-mail: mary@mhdbuilds.com

Authorized Agent *(if applicable)*: Attorney Architect _____

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: Michael & Sarah Radt

Address: 201 Gibbon St.

City: Alexandria State: VA Zip: 22314

Phone: 571-471-3150 E-mail: theradts@aol.com

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 Removal of non-historic chimney
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

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

Replacement of two windows on second floor that are in poor condition and completely inoperable.
Removal of chimney that was built in 1950s. The floor area is 3.34 s.f. for the chimney (2' x 1.667').
The cubic volume of the chimney is 11.669 cubic sf (2' x 1.667' x 3.5'). Both calculations are less than 25 sf
so we will not be submitting a demolition/encapsulation application

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.

- ^{N/A} 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.

- ^{N/A} 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.

- ^{N/A} 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.

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: Mary Denby

Date: 1/3/24

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. Mary Denby (for MHD Bu	108 E Randolph Ave	50%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 201 Gibbon 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. Michael & Sarah Radt	201 Gibbon St.	100%
2.		
3.		

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.		
2.		
3.		

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.

1/3/24
Date

Mary Denby
Printed Name

Mary Denby 
Signature

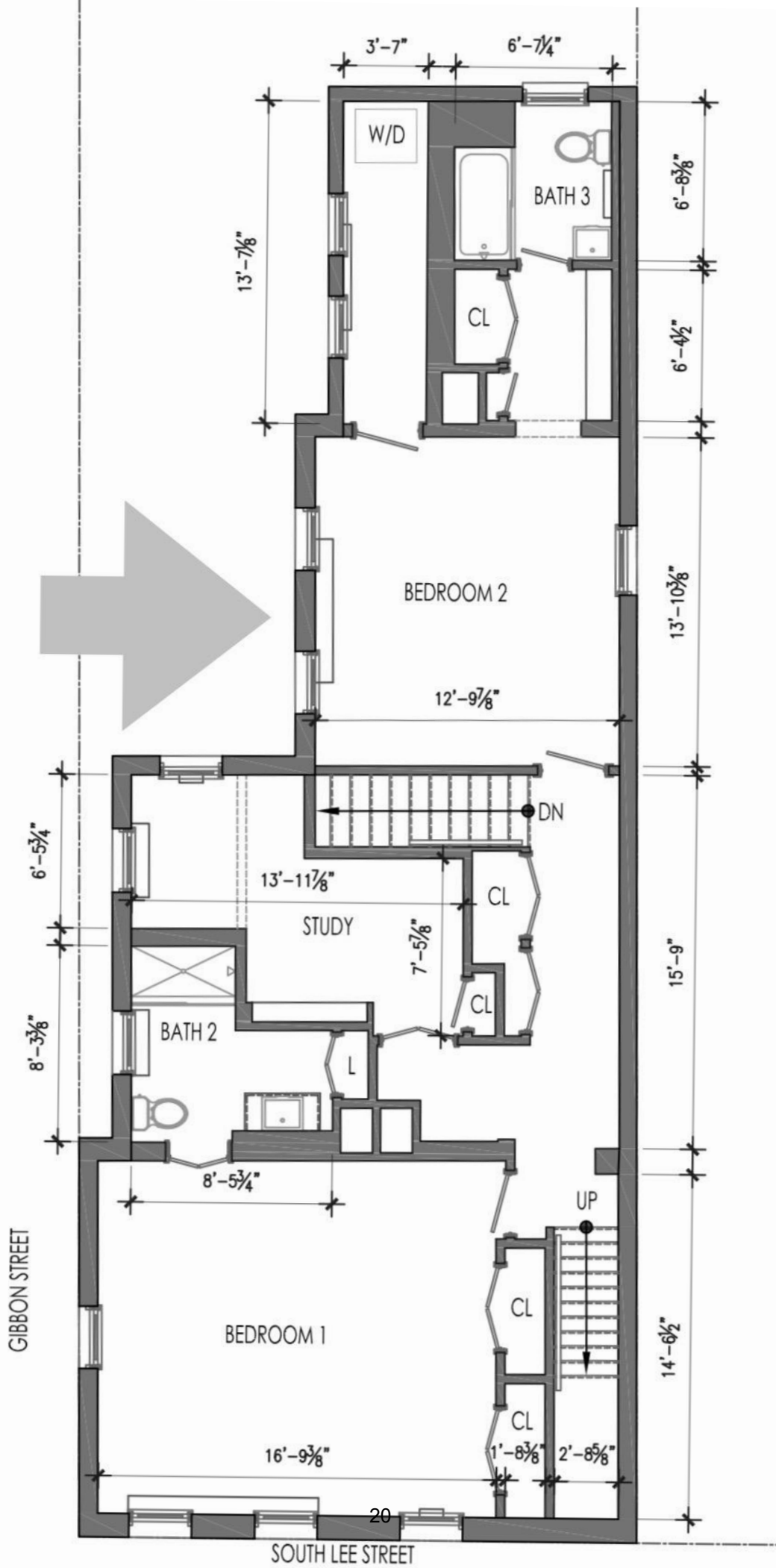
201 Gibbon St.
Alexandria, VA 22314

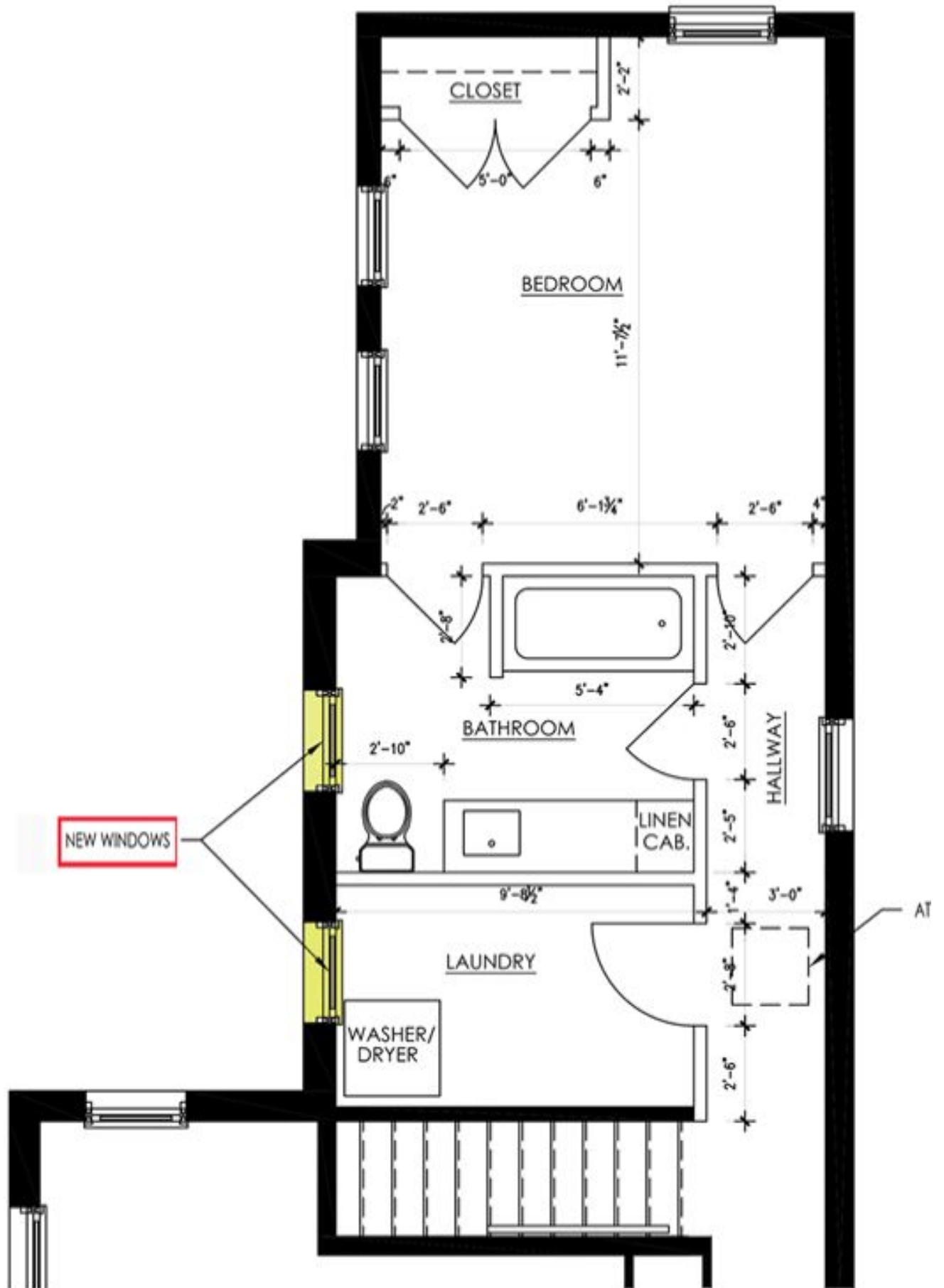
Requested Alteration:

- Replace two irreparably damaged, non-original windows with new windows that are fully compliant with BAR guidelines for replacement windows

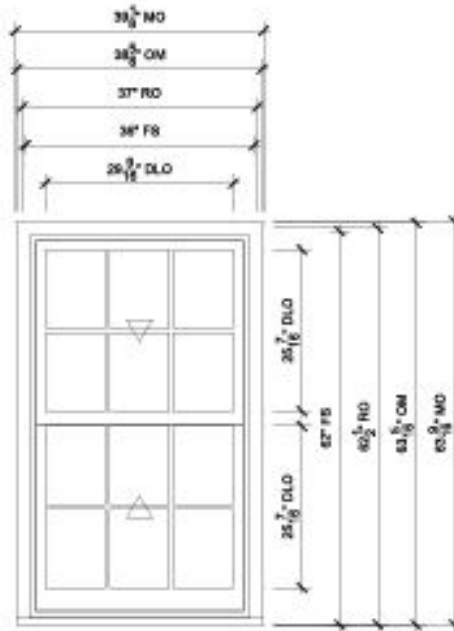


South Elevation





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



LAUNDRY

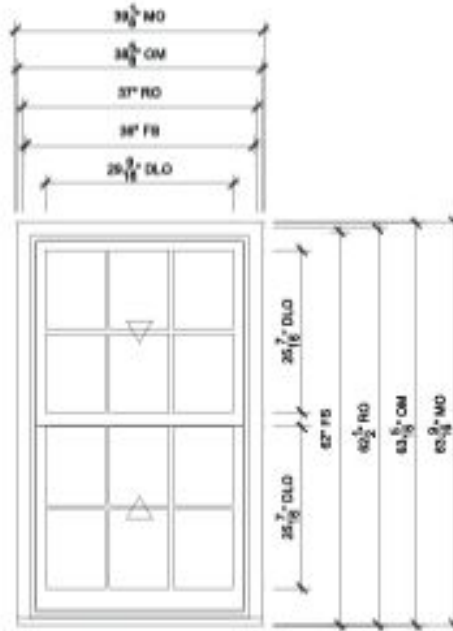
SCALE: 3/8" = 1'-0"

- $\frac{2}{7}$ Head
- $\frac{3}{7}$ Jamb
- $\frac{4}{7}$ Sill
- $\frac{4}{8}$ 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

FOR DESIGN INTENT ONLY, NOT FOR MANUFACTURE.



BATH

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

- $\frac{3}{7}$ Head
- $\frac{3}{7}$ Jamb
- $\frac{4}{7}$ Sill
- $\frac{4}{8}$ 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

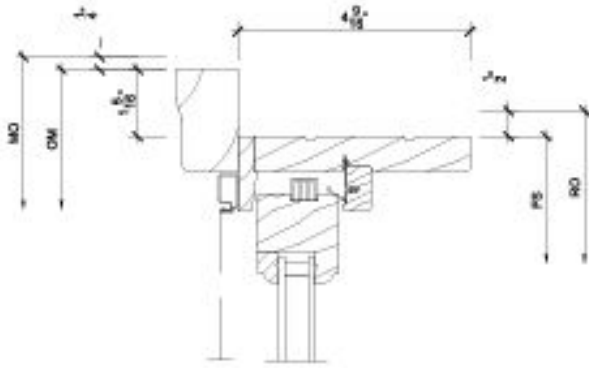
Screen Mesh Type: Bright View Mesh

Jamb Depth: 4 9/16"

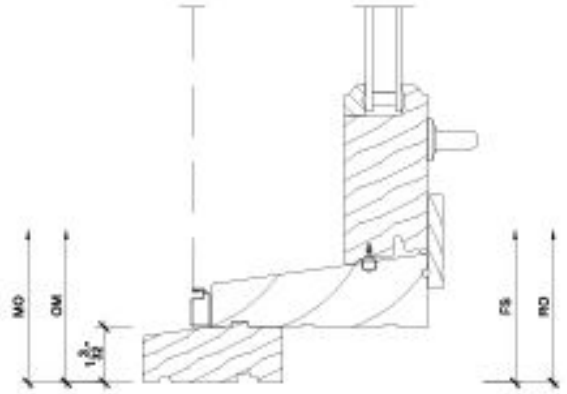
Exterior Casing: BMC

Subsill: Standard Subsill

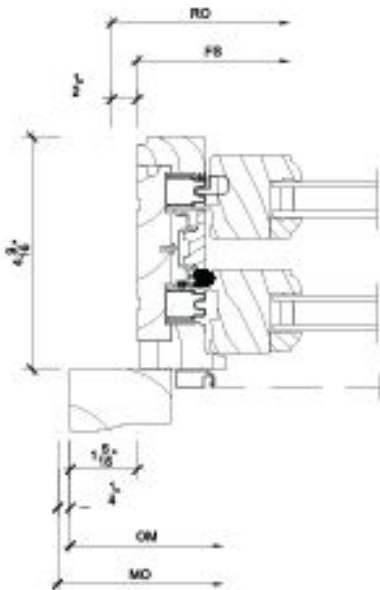
FOR DESIGN INTENT ONLY, NOT FOR MANUFACTURE.



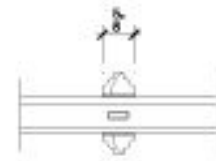
1 Head
6 SCALE: 3" = 1'-0"



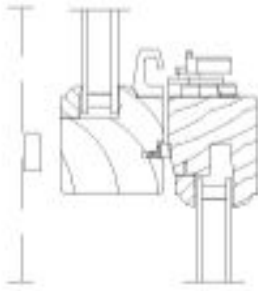
3 Sill
6 SCALE: 3" = 1'-0"



2 Jamb
6 SCALE: 3" = 1'-0"



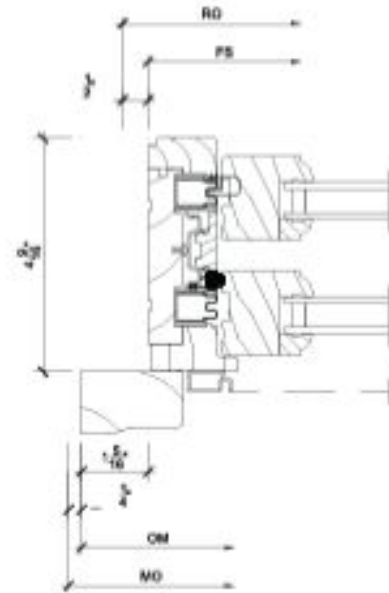
4 Divided Lite
6 SCALE: 3" = 1'-0"



1
7

Checkrail

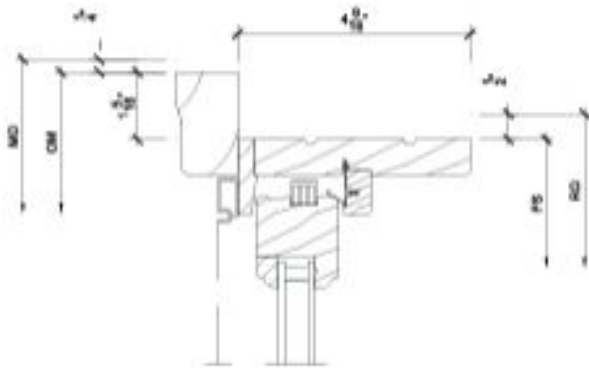
SCALE: 3" = 1'-0"



3
7

Jamb

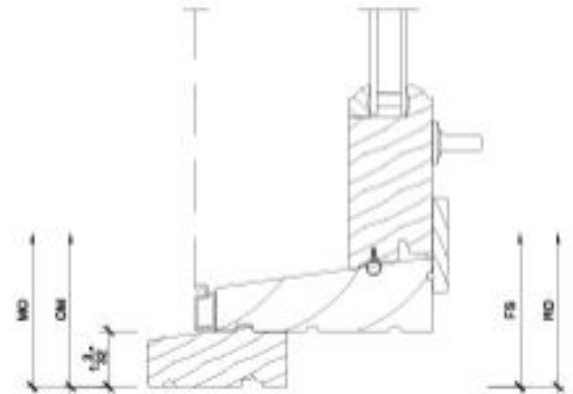
SCALE: 3" = 1'-0"



2
7

Head

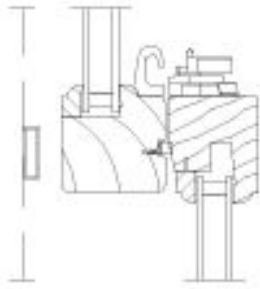
SCALE: 3" = 1'-0"



4
7

Sill

SCALE: 3" = 1'-0"



1
8

Checkrail

SCALE: 3" = 1'-0"

3
8

NOT USED

SCALE: 3" = 1'-0"

2
8

NOT USED

SCALE: 3" = 1'-0"

4
8

NOT USED

SCALE: 3" = 1'-0"

Hardware - Pulleys

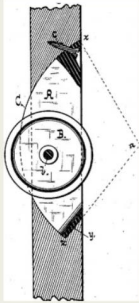


Directory of American Tool And Machinery Patents

Home FAQ Search: Advanced Person Company Type Class Login

Quick search: Patent number: GO Patent Date: GO

US Patent: RE8,586
Improvement in sash-cord guides

Patentees: William H. H. Kesler (exact or similar names) - Baltimore, MD Edward H. N. Clarkson (exact or similar names) - Baltimore, MD	Patent Dates: Applied: Jan. 03, 1879 Granted: Feb. 18, 1879
USPTO Classifications: 16/215	Reissue Information: Reissue of 201,749 (Mar. 26, 1878)
Tool Categories:	Patent Pictures:
Assignees: Frank S. Clarkson - Baltimore, MD Frank B. Sloan - Baltimore, MD	
Manufacturer: Not known to have been produced	
Witnesses: Frank B. Sloan R. D. Williams	

[USPTO \(New site tip\)](#)
[Google Patents](#)
[Report data errors or omissions to steward Jeff Joslin](#)
["Vintage Machinery" entry for Joseph Clarkson & Son](#)

Description:
This patent is of interest because a mortising machine was developed to produce the mortise required by this pulley; see patent RE9,221. Eventually both the pulley and mortiser patents were owned and used by C. Sidney Norris & Company of Baltimore, and were sold across the country.


Vintage Machinery
www.vintagemachinery.org

Welcome!
Register :: Login

Home About Us Discussion Forum Machine Info Photo Index Buy & Sell Tools Support Vintage Machinery

Image
Manufactured By:
Joseph Clarkson & Son
Baltimore, MD

Image Detail

Details	Image
Title: 1884 ad - C. Sidney Norris & Co., Norris patent sash pulley and pulley mortiser	
Source: December 1884 Carpentry and Building	
Insert Date: 9/21/2013 11:15:02 AM	
Image Description: The machine shown in the first ad is believed to have been manufactured by Joseph Clarkson & Son. The second ad shows an example of the Norris pulley itself.	

Direct Link <http://www.vintagemachinery.org/imgindex/images/7218-A.jpg>
IMG Code [\[IMG\]http://www.vintagemachinery.org/imgindex/images/7218-](http://www.vintagemachinery.org/imgindex/images/7218-)

NORRIS PULLEY.
WE HAVE OVER 500 DIFFERENT QUALITIES.
CHAIN WHEEL PULLEYS.
NO. 00408. PAGE 42 IN CATALOGUE.
We make our Pulleys Antifriction Gun Metal Pin, Bronze Metal Wheel, and any quality wanted, from 18 cents dozen to \$35.00 dozen. We have over 1,600 different qualities.

From October 1889 Inland Architect and News Record
Direct Link <http://www.vintagemachinery.org/imgindex/images/7218-B.jpg>
IMG Code [\[IMG\]http://www.vintagemachinery.org/imgindex/images/7218-](http://www.vintagemachinery.org/imgindex/images/7218-)

REWRITTEN AND ENLARGED

BY

THOMAS NOLAN, M. S., A. M.

Fellow of the American Institute of Architects.

Professor of Architectural Construction, University of Pennsylvania.

PART II,
NINTH EDITION, REVISED.

CARPENTERS' WORK.

830 Illustrations.

New York:
THE WILLIAM T. COMSTOCK COMPANY,
23 Warren Street.
1918

628

BUILDING-CONSTRUCTION. (Ch. VI)

ally, of pulleys, sash-cords, chains or tapes, the weights for balancing the sashes, sash-fasts, sash-lifts and sash-sockets.

418. SIDE PULLEYS FOR WINDOW-SASHES. These are of two types, side-pulleys and overhead pulleys. The former is the type commonly employed, and in fact, prior to about the year 1890, was the only type in use.

The general shape of the common side-pulley is shown in Fig. 693, although the ends of the face-plate are as often round as square. These pulleys consist of a cast or wrought-iron frame with a finished face-plate and a cast-iron wheel working on an axle. Side-pulleys are fixed in a mortise cut into the pulley-stile, and the face-plate is usually the only portion that is finished.

Millions of very cheap iron pulleys are used every year, and unless the architect takes pains to specify the particular style and finish of pulleys he wishes used, he is quite likely to get a very inferior article. The essential points of a good pulley are that the wheel should be of sufficient size, and have a durable smooth-running axle with broad bearings, and that on the whole it shall have a neat appearance.

The common stock sizes of sash-pulleys are 1¾, 2, 2¼, 2½, 3 and up to 4 inches, the size referring to the diameter of the wheel. (See, also, list of sash-pulley sizes for sash-ribbons, Art. 422.) Special pulleys are made with diameters up to 12 inches. The "Gardner" * pulleys are

made up to 3½ inches. The 2-inch wheel is sufficiently large for a sash not exceeding 3 by 3 feet with double-strength glass; but for larger or heavier sashes, larger sizes should be used, principally for the purpose of throwing the sash-cord further into the pocket so as to prevent the sash-weight from striking the back of the pulley-stile. Pulleys 1¾ inches in diameter should not be specified ex-

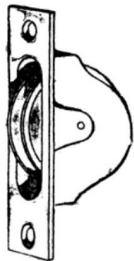


Fig. 693. Ordinary Axle-Pulley.

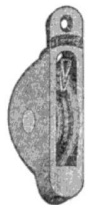


Fig. 694. Norris Sash-Pulley.

SASH-PULLEYS.

629

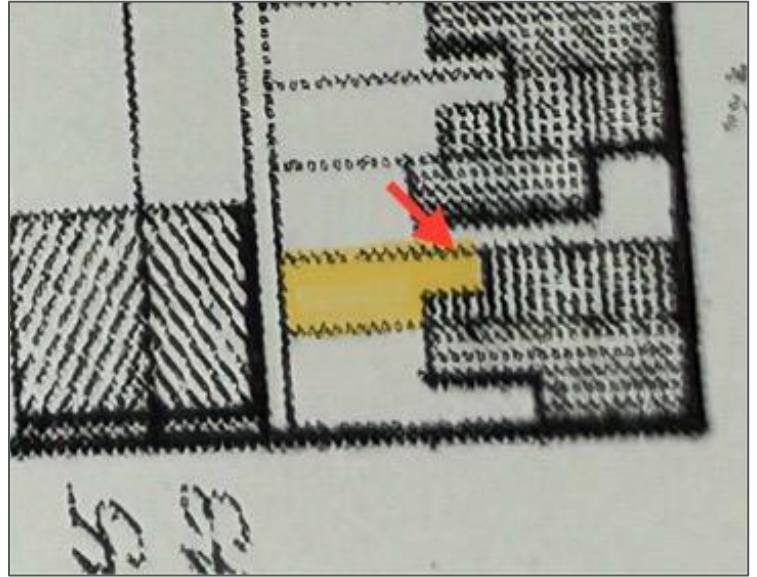
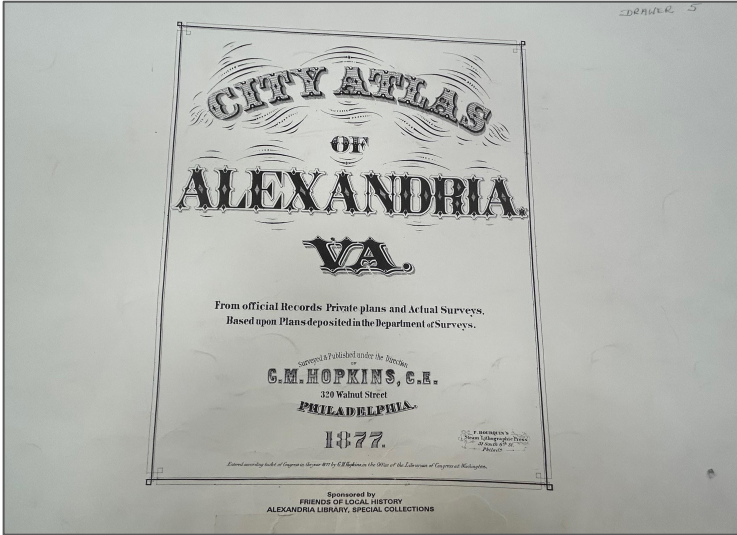
better grades the axles are turned and the pulleys are then called "noiseless pulleys." For pulleys larger than 2 inches, it would be well to specify a gun-metal or phosphor-bronze pin, as these are less likely to break. There are also two or three kinds of anti-friction pulleys. The various grades of steel-axle pulleys run about as follows: plain face and wheel; lacquered or amber-bronze face, plain wheel; bronze-plated face of various finishes, nickel-plated face, Bower-Barff face, bronze or brass face, iron wheel; bronze or brass face, and bronze or brass face and wheel. A bronze or brass wheel would hardly be warranted except in very expensive work.

There are several variations in the shape of side-axle pulleys, but they are mostly in the cheaper grades where special study has been made to reduce the labor of fitting them to the frame. Such pulleys are usually too cheap to specify. The principal variation from the common shape amongst good pulleys, is that of the "Norris" pulley, Fig. 694.* The "Norris" sash-pulleys differ from the ordinary axle-pulleys in the form of their face-plates, as seen in the cut. The face-plate on the lower end is beveled and the upper end carries the screw. The mortise is undercut in the pulley-stile for the lower end of the face-plate, so that when the lower end of the pulley-case is inserted in the mortise, the pulley does not depend upon the screws. This only makes the pulley more secure, as the more weight put on it the more it embeds itself in its mortise. Norris pulleys are furnished with wheels 1¾, 2, 2¼, 2½, 3 and 4 inches in diameter, and the wheels are grooved for either sash-cord or sash-chain as desired. A 2½-inch diameter of wheel for a sash of the usual size and a 3 or 4-inch wheel for an extra heavy sash is recommended. A turned, true wheel with good axle-bearings is very important for the life of a pulley in the better class of buildings.

Sash-pulleys are made by a great many different firms, but only a few make a specialty of the better grades. The manufacturers of the "Norris" pulleys make probably the greatest variety, and several of their grades are of great excellence of construction. They are made for cord, tape or chain, and the chain-wheels have a groove especially designed to fit the usual shape of chains.

The manufacturers of the "Gardner" sash-pulley make a special

House Footprint



Muntin Profile

NEW HAMPSHIRE DIVISION OF HISTORICAL RESOURCES
 State of New Hampshire, Department of Cultural Resources 603-271-3483
 19 Pillsbury Street, 2nd floor, Concord NH 03301-3570 603-271-3558
 Voice/ TDD ACCESS: RELAY NH 1-800-735-2964 FAX 603-271-3433
<http://www.nh.gov/nhdhr> preservation@nhdhr.state.nh.us

HISTORIC WOODEN WINDOWS

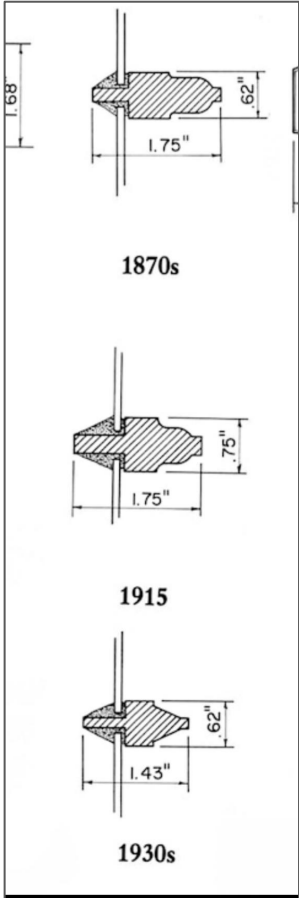
JAMES L. GARVIN
 NEW HAMPSHIRE DIVISION OF HISTORICAL RESOURCES

Historic Preservation Education Foundation

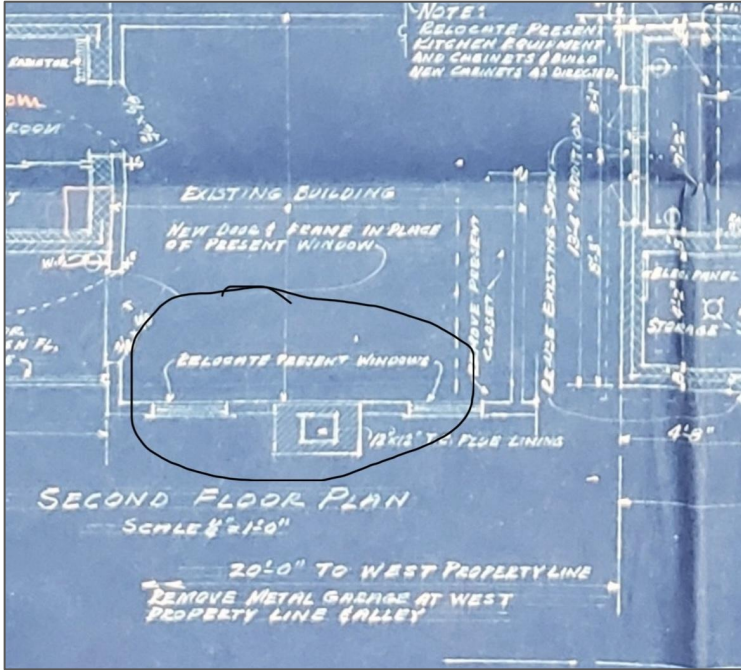
THE MUNTIN PROFILES BELOW ARE FOUND ON WINDOWS THROUGHOUT THE EXHIBIT.

1740s	1760s	1820s
1830s	1840s	1850s

Muntin Profile Continued



1951 Blueprint



Application for Permit for Repairs, Alterations, etc.

City of Alexandria, Virginia

Alexandria, Va., 11-13, 1951

To the Building Inspector

The undersigned applies for a permit to alter
the following described building

DESCRIPTION OF PRESENT BUILDING

Where located <u>Corner of Lee & Gibson Streets</u>	Name of Owners <u>Mr & Mrs Emily Burn</u>
No. of buildings altered <u>one</u>	Name of Architect <u>Joseph W. Buchanan</u>
Area of present building _____	Name of Builder <u>Paul J. Hawter</u>
No. of stories <u>3-4</u>	Type of occupancy <u>Residential</u>
Style of roof <u>metal - flat</u>	Material <u>Frame</u>
How is the building occupied? <u>Dwelling</u>	If a dwelling, how many families? <u>1 family</u>
What is the cost of the proposed improvements? \$ <u>not 7000 = alter. 1500</u>	

NATURE OF PROPOSED ALTERATIONS, ETC. (Give Definite Particulars)

Alterations & addition per attached plans.

APPROVAL RECOMMENDED

Complete and comply requirements

11/29/51 B. Hall

SUBMISSION CERTIFIED APPROPRIATE ALEXANDRIA CITY BOARD OF ARCHITECTURAL REVIEW

Date Nov 15/51

Signed: _____ Chairman

Signed: C. M. Lane Secty.

For what will the building be used after alterations? Residence

After alterations will the building conform in every respect, with the requirements of the building law? Yes

Ki 8-8945

Signature Emily Burn

Address 535 So. Lee St.

24 January 1952

Mr. R. A. Lash
Building Inspector
Alexandria, Va.

Dear Sir:

We respectfully request permission to make the following changes in approved plans for remodeling residence at the corner of Gibbon and Lee Streets, Alexandria, Va.

1. Eliminate interior masonry wall between new wing and present structure.
2. Relocate proposed new chimney --
from outside south wall of present building
to a position between west wall of existing
structure and east wall of new addition.

Since Mr. Lawter is ready to pour the footings we would appreciate immediate consideration of this request.

Thank you for your prompt attention to this matter,

Very truly yours,

Emile Burn

Emile Burn

OK
AM L



REAR ELEVATION
Scale 1/8" = 1'-0"



SIDE ELEVATION
Scale 1/8" = 1'-0"



SECOND FLOOR PLAN
Scale 1/8" = 1'-0"



FIRST FLOOR PLAN
Scale 1/8" = 1'-0"

NOTE: Existing structure to remain

NOTE: Existing structure to remain

NOTE: Existing structure to remain

NOTE: Existing structure to remain

NOTE: Existing structure to remain

NOTE: Existing structure to remain

NOTE: Existing structure to remain

NOTE: Existing structure to remain

NOTE: Existing structure to remain

NOTE: Existing structure to remain

Handwritten note in red ink: **2004 314**
CAUTION
NO DOOR
1/11/04

GENERAL NOTES:

1. CONCRETE - CONCRETE SHALL BE 3000 PSI
2. FLOORING - ALL FLOORING SHALL BE 1/2" MINIMUM
3. ROOFING - ALL ROOFING SHALL BE AS SHOWN
4. PAINTING - ALL PAINTING SHALL BE AS SHOWN
5. FINISHES - ALL FINISHES SHALL BE AS SHOWN
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS
9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS

ALTERATIONS & ADDITIONS
TO EXISTING
BY ARCHITECT
MR. FREDERICK L. DUBOIS
ARCHITECT
1111 11TH AVENUE, N.W.
ATLANTA, GA.
NOV. 1, 1927













Illustration of a ship

MADE IN U.S.A.

ALEXANDRIA

VIRGINIA

MADE IN U.S.A. - PRINTED IN U.S.A. -
SHELL MARK NEW ALEXANDRIA TANK MAPS
LETTERING MARKS OF DISTINCTION TODAY

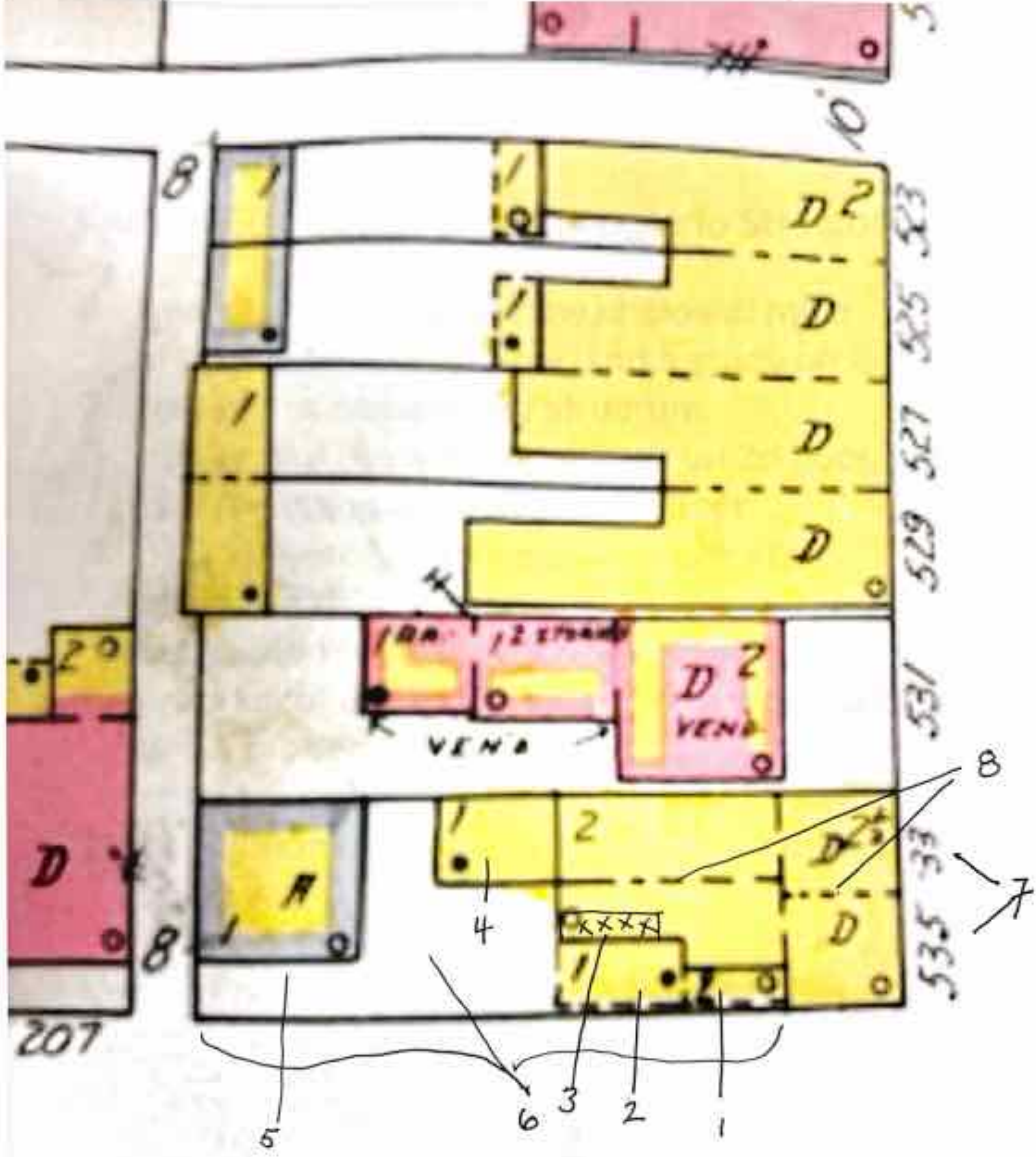
Sanborn

Company

NEW YORK

1841

1941



207

4-W.P.(L.)

1941

Early 1950s Renovations Changes to Structure:

- 1. two-story side porch now enclosed main entrance hall on 1st floor, and a study on 2d floor**
- 2. removal of a one-story structure**
- 3. addition of these two windows on 2d floor, plus two matching windows on 1st floor**
- 4. new two-story brick replacing one story structure**
- 5. demolition of shed**
- 6. erection of brick wall and patio all along Gibbon Street property line**
- 7. replacement of Lee Street door/s with windows**
- 8. demolition of interior walls dividing houses**

A.W. PIERCE

(1784)

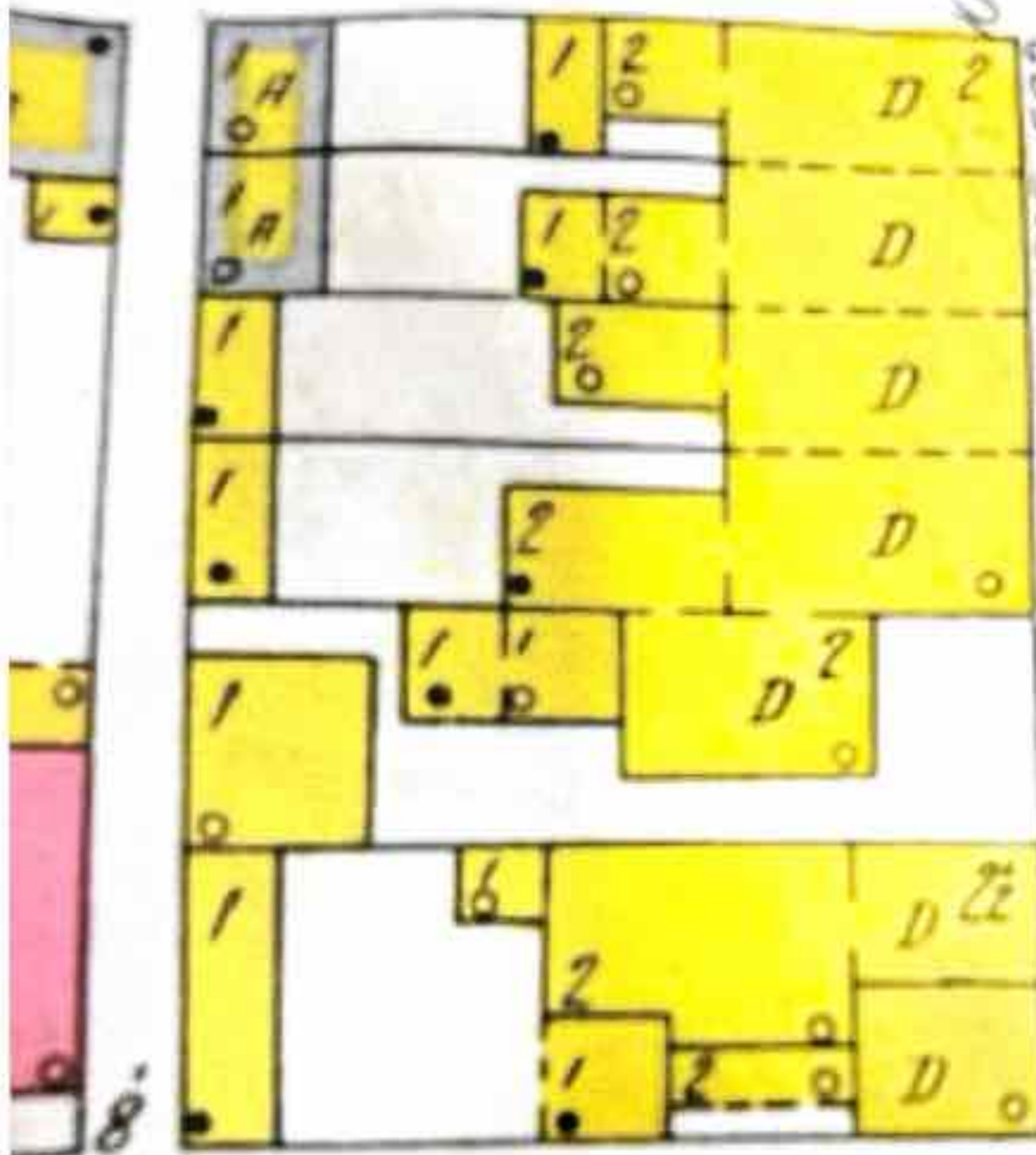
SERVICE CO.

16

MAR. 1931
ALEXANDRIA
VA.

1931

S



523
525
527
529
531
533
535

4" W. PIPE 1931

1
Alex - Historic Houses - 1952
Alex - Historic Houses Tour 1950-1959



REFERENCE DEPT
ALEXANDRIA LIBRARY
717 QUEEN STREET
ALEXANDRIA, VA. 22304

Tour

*Interiors of
Old Houses*

*Alexandria
Virginia*

Saturday, May 3rd, 1952



12. Mr. and Mrs. G. M. Richardson Dougall, 519 S. Lee Street. This house of white clapboard has been remodelled with care and discrimination in the Williamsburg manner. Particularly noteworthy are the outside brick chimney and breeze-way, through which is glimpsed a view of the garden beyond. The living room features a pine panelled mantel and wall, and the deep green woodwork forms a charming contrast to the oyster white walls. From the second floor bedroom with its corner mantel one catches a view of the Potomac River and Maryland Hills.



13. Mr. and Mrs. John M. Msury, 521 S. Lee Street. This dignified brick house, painted yellow, commands one of the most attractive views of the Potomac River, and the Park, soon to be developed, which was the site of Alexandria's Bicentennial Pageant, "Alexandria Thy Sons" in July 1949. Built on land originally owned by the Alexander Family, for whom the City was named, the house and lot were deeded by John Thornton Alexander in 1794 to Thomas Patten for £25, "Current Money of Virginia". It was sold by Court Action at auction on May 8, 1865, to Catherine Ann Walker for \$683.00. The gracious entrance hall with its original stairway and high ceiling, welcomes the visitor and one glimpses a view of the charming walled garden beyond. The house has interesting original mantels and the original cornice in the bedroom on the second floor, originally the drawing room.



14. Mr. and Mrs. Emile Burn, No. 201 Gibbon Street. Open for the first time on any Tour, and just remodelled, this house is an interesting example of two adjoining small houses being combined into one large house with no loss of dignity of line or proportion. The large living room with its centered fireplace boasts five windows, with four on the east facing the Potomac River. The tasteful decorations and furnishings add greatly to the charm of this house.



15. Mr. and Mrs. Frank Niepold, 605 S. Lee Street. (Garden only.) This gracious house, of mellow brick, with original outside trim, was built prior to 1800. It is distinguished by its original stairway, delicate hand-carved mantels, and the charm of its antique furniture, paintings and bibelots. The walled garden is a surprise with its maze of boxwood. The building stands on a part of the tract of land owned by the Alexandria family, from whom Alexandria takes its name.

12

Complimentary



Alexandria Historic Homes
Tour — 1950-1959 — TOUR —

of

OLD HOMES

Sponsored by

AUXILIARY BOARD of the
ALEXANDRIA HOSPITAL



Saturday, October 24, 1953

11 a. m. to 5 p. m.

Tour \$2.00



7. MR. AND MRS. EMILE BURN, 201 Gibbon Street

Three distinct eras are represented in the restoration and remodeling of this house. The original part, built about 1800 on the corner of Lee and Gibbon, consisted of two rooms on the first floor and two on the second. A wing was added in the 1870s, and eventually the little house became a general store, a gathering place for neighbors who came to buy and to get water at the city pump across the street. Finally, the present owners added a third wing, made of brick to comply with the current building code. An old tin garage was torn down to make way for the charming brick patio and walled garden.

SHIRLINGTON TRUST COMPANY

Shirlington Business Center

Arlington, Virginia

ALL BANKING SERVICES

TE. 6-1979

OV. 3-6320

EBNER R. DUNCAN COMPANY

REALTORS AND INSURORS

916 Prince Street, Alexandria, Va.

King 9-3530

Private parking lot for clients

<p>BRADLEY'S <i>Bear Brand Yarns</i> 414 King St. KI. 9-0770</p>	<p><i>Compliments of</i> PAGELSON HARDWARE <i>Toyland</i> 1311-15-15 King St. KI. 9-9494 Alexandria, Va. OV. 3-4040</p>
<p><i>Compliments of</i> BRADSHAW'S SHOE STORE <i>"A Century of Finest Footwear"</i> 508 King St. KI. 9-0520 Alexandria, Virginia</p>	<p>AL AND PAUL'S RESTAURANT <i>Famous for Spiced Shrimp</i> 600 Franklin St. TE. 6-9502</p>
<p>COLONY SPORTS SHOP 1545 Quaker Lane KI. 9-3339 Alexandria, Virginia</p>	<p><i>Compliments of</i> HUNTING TOWERS MARKET Mt. Vernon Boulevard KI. 9-4054</p>
<p>MILLER'S HARDWARE Housewares — Paints — Toys Keys Duplicated 800 King St. KI. 9-1157 Alexandria, Virginia</p>	<p>JIMMY LYLES FLOWERS, INC. 905 King Street OV. 3-4600 — SO. 5-6500 Belle View</p>

REAL ESTATE APPRAISAL STUDY

CITY OF ALEXANDRIA, VA.

STREET ADDRESS ~~535 S. Lee St~~ 535 S. Lee St

INDEX NO.

RECORD OF OWNERSHIP

QUAYLE JAMES H. Jr.	DEED BOOK AND PAGE 64-476
<i>Quayle, James H. Jr. 17th</i>	1621-239
<i>Quayle, Samuel V. 17th</i>	287-171

LOT NO. 14 BL 2 MAP 146	DEED BOOK	PAGE
ZONED		
RECUSE NO. 535 S. LEE ST. BETWEEN STS. WILKES + GIBBON		
REGULAR LOT SIZE 81' x 23'	VACANT	
IRREGULAR LOT SIZE		
IMPROVED OR NO. MAJOR STRUCTURES	land lead CARD NO. 1 of 2 - CARD	

LAND VALUATION

LOT DESCRIPTION	ACREAGE DESCRIPTION	SPECIAL LAND NOTES
TOPOGRAPHY - LEVEL HIGH LOW ZONING - A B C1 C2 D1 D2 E IMPROVEMENTS SIDEWALKS <input checked="" type="checkbox"/> STREET CURBS <input checked="" type="checkbox"/> PAVED WATER <input checked="" type="checkbox"/> ON H SEWERS <input checked="" type="checkbox"/> TYPE GAS <input checked="" type="checkbox"/> mac		n. w. Lee + Gibbon St Deed, Sept. 1949 - \$ 8000 - # 44069 Deed " " - \$ 6500 - # 44070

LAND CALCULATION

LOT SIZE	UNIT PRICE	DEPTH CORNER ALLEY INFLUENCE		PR. FT. OR ACRE PRICE	VALUE	DETRACTING INFLUENCE CAUSE INFLUENCE
		KEY	FACTOR			
23 x 81	54.83			60-	1861	

TOTAL LAND VALUE	TOTAL VALUE BLDG.	TOTAL BLDG. & LAND
1943	1943	1943

APPRAISAL SUMMARY				ASSESSED VALUATION				BD. OF EQUAL
YEAR	LAND	BLDG.	TOTAL	R	LAND	BLDG.	TOTAL	
1943	1261	1900	3061		631	900	1531	+401
1944								
1945	1250	3750	5000	✓	625	1875	2500	+969
1946								
1947								
1948								
1949								
1950								
1951								

JUN 1 1945

203 Gibson St.
CITY OF ALEXANDRIA, VA.

FORM IN-CITY TAX-224-1-52

STREET ADDRESS: _____ INDEX No. 10

RECORD OF OWNERSHIP	DEED BOOK AND PAGE	LOT NO.	BL.	MAP	DEED BOOK	PAGE
<i>Amos C. Tapp</i>	<i>48-2764</i>	<i>14</i>	<i>2</i>	<i>146</i>		
<i>Calvin W. Tapp #45713</i>	<i>287-176</i>	ZONED				
<i>Walter Tapp & Kathryn #54415</i>	<i>293-205</i>	HOUSE NO. BETWEEN STS.				
<i>Brook A. Tapp & Rhynell #2030</i>	<i>326-279</i>	REGULAR LOT SIZE	K			VACANT <input type="checkbox"/>
	<i>435-403</i>	IRREGULAR LOT SIZE	K			
		IMPROVED <input type="checkbox"/>	NO. MAJOR STRUCTURES			CARD NO. OF CARDS

LAND VALUATION

LOT DESCRIPTION	ACREAGE DESCRIPTION	SPECIAL LAND NOTES
TOPOGRAPHY - LEVEL HIGH LOW EDGINS - A E G1 G2 D1 D2 E IMPROVEMENTS SIDEWALKS <input type="checkbox"/> STREET CURBS <input type="checkbox"/> PAVED WATER <input type="checkbox"/> Y OR N SEWERS <input type="checkbox"/> TYPE GAS <input type="checkbox"/>	8' ALLEY 23' 81' 14' 81' 23' GIBSON ST	N. W. G. Lee & ... Sold Sept. 1947 - \$7,000 - #4469 Transf. - \$6,500 - #4470 Sold Feb. 1950 - \$9,250 - #45713 Sold Oct. 1951 - \$25,000 - #54415 Transf. " - \$11,500 - #54416 Transf. " - \$7,500 - #54417 Sold Oct. 1954 - \$30,000 - #70197-208 390-297 Sold July 1956 - \$34,500 - #82036-479

LAND CALCULATION

LOT SIZE	UNIT PRICE	DEPTH, CORNER, ALLEY INFLUENCE		FR. FT. OR ACRE PRICE	VALUE	DETRACTING INFLUENCE
		NET	FACTOR			
81' x 23'	31.71		45.30	70	2569	CAUSE INFLUENCE

TOTAL LAND VALUE: _____ TOTAL VALUE BLDG.: _____ TOTAL BLDG. & LAND: _____

APPRAISAL SUMMARY

ADDED VALUATION

YEAR	LAND	BLDG.	TOTAL		LAND	BLDG.	TOTAL	RATE	TOTAL CITY LEVIES
1928	1260	3160	4420		630	1580	2210		
1930	1260	3520	4780	✓	630	1760	2390	+180	
1931	1260	7590	8850	✓	630	3795	4425	+2035	NOV 29 1951
1932	1840	9310	11,150	✓	920	4655	5575	+1150	FEB 11 1953
1933									
1934	2390	13,950	16,340		1016	5929	6945		
1935									
1936									
1937									
1938	2520	23,510	26,030		1092	9992	11,084	✓	

BUILDING VALUATION

INSPECTION DATE 1/2/53

LEGIBILITY TEST STRIP

BUILDING DESCRIPTION						BUILDING MEASUREMENTS						BUILDING CALCULATIONS	
TYPE & USE	CONST.	ROOFING	FL'R CONST.	HEATING	LIGHTING	Roof	Floor Plan				DEMOLITION PERMIT NO.		
1. Single Fam. Detached	Wood Fr.	Shl	Wood Joist	None	Electric	Height above 4 to Post							
2. Single Fam. Attached	Steel Fr.	Concr	Stk	Stove	Gas	3'	<i>Handwritten floor plan with dimensions: 21' x 25.5' x 21' x 25.5'</i>				16 1/4 x 23 1/2	389	
3. Single Fam. Semi-detached	Partial Con.	Wood Sheds	Concrete	Warm Air	Oil	6'							
4. Apt. (No.)	Con. Block	Asphalt	Sub-base	Forced Air	MISC.	8'					14 1/2 x 14 1/2	210	
5. Cdn. & Apt.	Brick	Asbestos	Brk	Hot Water		9'					13 1/4 x 13 1/4	182	
6. Cdn. & Office	" Veneer	Tile	Tile	Electric	Fluorescent	8'					13 3/4 x 5 1/2	117	
7. Office	Tile	Tile		Oil Burner	Incinerator	6'					TOTAL sq. ft.	1256	
8. Hotel	Clk. Br.	Shg	FLOORING	Electric	Automatic Water Heater						COST PER sq. ft. \$14.07		
9. Theatre	Stone	Shale	Hardwood	Gas	Misc.						BASE PRICE \$		
10. Pastory			Softwood	Oil Heater	Weather Strip						17,672		
11. Gas Station		PORCHES	Tile (In)	Coal	Al. Conv.						REPRODUCTION COST	\$17,672	
12. Garage (Gar.)	EXT. WALLS	Open (No.)	Cement	PLUMBING	Ceramic Tile						DEPRECIATION	KEY COND'N	
13. Church	Wood	Closed Un.	Marble		Other Drbs						Physical 15%	85%	
14. School	Brick (In)	" Fla. (No.)	Terrazo	None	Exhaust						Essential 0%		
15. Hospital	Brick		Tile Bath	Flush Toilet 3	GENERAL CONST.						BUILDING VALUE	\$	
16. Institution	Stone	FOUND'N	INTERIOR	Outside	Excavate						TOTAL BLDG. VALUE	23,509	
17. Commercial	Clear Br.	Foot	Wkst Sheds 2	Wkst Sheds 2	Excavate						OTHER BUILDINGS		
	Tile	Stone	Bath Tub 2	Bath Tub 2	Deck						GARAGE VALUE		
	Br. & Tile	Stone	Blk. Wk. Wood	Blk. Wk. Wood	Fall						SIZE _____		
	Br. & Clk. Br. Soss. Ckks. Br.	Partial Con.	Hardw'd Trim	Hardw'd Trim	Pool						CU. FT. _____		
		Stone	Softw'd Trim	Softw'd Trim	Pool						UNIT PRICE _____		
UNITS	ROOF	Tile	Flr Walls In	Flr Walls In	PRIVATE GARAGE						GRAND TOTAL BLDG. VALUE	23,509	
Rooms (No.) 6	Flat	Br. & Oak Br.	Camb. Bath	Camb. Bath	No. Cars 2						OTHER BUILDINGS		
Plumber's Room	Hip	Br. & Oak Br.	Copper Pipe	Copper Pipe	Detached						GARAGE VALUE		
Pl. Aids Room	Sable T.		Gal. Pipe	Gal. Pipe	Attached						SIZE _____		
Bkfst (No.) 2	Garage	BAREMENT			Frame						CU. FT. _____		
Offices (No.)	Manard	Full	STAIRS	AGE	Brk						GRAND TOTAL BLDG. VALUE	23,509	
	Shad		Wood	1951	Lande						TOTAL VALUE		
	Flsh	Part kind of	Steel	1951	Wood						LAND AND BUILDINGS		
		Front	Concrete	1951									
		Entrance											
BLDG. PERMIT NO.	ALTER. PERMIT NO.	NATURE OF ALTER'N	Blk. Age	Phy. Cond.	REMARKS:		PHOTO		NOTE-- FOR OTHER BLDG. CALCULATIONS SEE SUPPLEMENTARY CARDS				
	9116	Remodeling	Actual	Blk. %									
	1950	+ build addition	Effective	Garage %									
RENTABLE AREA (SQ. FT.)			GROSS MONTHLY RENTAL		CLASSIFICATION								
Area	Office	Total	Amount	Source of Information	Residing	Storage							
SOCIAL BLDG. NOTES			10004 - Nov. 1951 - demolished + added new addition										
REMARKS													

LARGEST CITY TEST STRIP

BUILDING VALUATION

INSPECTION DATE _____

BUILDING DESCRIPTION						BUILDING MEASUREMENTS										BUILDING CALCULATIONS			
TYPE & USE	CONST.	ROOFING	FL'R CONST.	HEATING	LIGHTING											DEMOLITION PERMIT NO. _____			
1. Single Fam. Detached ✓	Wood Fr. ✓	Natl	Wood Joist ✓	None	Electric ✓	Roof													
2. Single Fam. Attached	Steel Fr.	Corop.	Steel "	Boiler		Height above 8 to Roof													
3. Single Fam. Semi-detached	Poured Con.	Wood Shingle	Concrete	Warm Air															
4. Apt. (No.)	Con. Block	Asphalt "	Sub-floor	Forced Air	MISC.														
5. Con. & Apt.	Brick	Asbestos "	Dir	Hot Water		3rd													
6. Con. & Office	" Veneer	Tile	Tile	Steam	Fireplaces														
7. Office	Tile	Tile		Oil Burner	Incinerator														
8. Hotel	Con. Bl.	Steel		Oil Burner	Automatic Water Heater														
9. Theatre	Stone	Stone	FLOORING	Electric	Heat Weather Strip														
10. Factory		ROOFING	Hardwood	Gas	Air Cond.														
11. Gas Station		WOOD	Safewood ✓	Coal		4th													
12. Garage (Serv.)	EXT. WALLS	Span (No.)	Tile (No.)																
13. Church	Wood ✓	Closed Str.	Cement	PLUMBING	Elevator	2nd													
14. School	Brick (No.)	" Fin. (No.)	Marble	None															
15. Hospital	Stucco		Terrazo	Flush Toilet	GENERAL CONBY.	2nd													
16. Institution	Stone		Tile Bath	Outside "															
17. Commercial	Concr. Bl.	FOUND'N	Wash Stand	Wash Stand	Electric														
	Tile	Post	Bath Tub	Bath Tub	Gas	1st													
	Gr. & Tile	Stone	Flas. W'ls. ✓	Shower	Ac.														
	Gr. & Con. Bl.	Poured Con.	Woodboard	Laundry Tub	Chop														
		Con. Bl.	Hand'd Trim	Shower Stole	PRIVATE GARAGE														
		Brick	Hand'd Trim	Steel															
		Tile	Tea Wale In	Tile															
UNITS	ROOF																		
Rooms (No.) 8	Flat ✓	Dr. & Con. Bl.																	
Fix. B'eat's Room	Hip	Dr. & Con. Bl.	Comp. Board																
Fix. Area 300 sq ft	Slate																		
Baths (No.) 3 1/2	General	BASMENT	WOOD																
Dishes (No.)	Marble		Steel	AGE															
	Shed	Full ✓	Concrete	100+															
	Fish	Part																	
		Full																	
BLDG. PERMIT NO.	ALTER. PERMIT NO.	NATURE OF ALTER'NS		Build Age	Phy. Cond.	REMARKS: PHOTO 357 E AVE ATV													
				Actual	Grd. %														
				Effective	Grd. %														
RENTABLE AREA (SQ. FT.)		GROSS MONTHLY RENTAL		CLASSIFICATION		NOTE—FOR OTHER BLDG. CALCULATIONS SEE SUPPLEMENTARY CARDS													
Store	Office	Total	Amount	Source of Information	Building	Garage	NO. CARDS _____												
							NET UNIT COST \$ _____												
SPECIAL BLDG. NOTES												TOTAL BLDG. VALUE							
EXT. COST												OTHER BUILDINGS							
PARTIALLY COMPLETE												GARAGE VALUE							
COMPLETED												SIZE _____ x _____							
												CU. FT. _____ UNIT PRICE _____							
												Est. New Condition							
												\$ _____							
												GRAND TOTAL BLDG.							
												TOTAL VALUE LAND AND BUILDINGS							

No. 9116

Application for Permit for Repairs, Alterations, etc.

City of Alexandria, Virginia

Alexandria, Va., March 24, 1960

To the Building Inspector

The undersigned applies for a permit to ENCLOSE PORCH AND
the following described building BUILD CHIMNEY-

DESCRIPTION OF PRESENT BUILDING

Where located 535 SOUTH LEE ST.

No. of buildings altered <u>1</u>	Name of Owners <u>Wth. W. Pascoe</u>
Area of present building _____	Name of Architect _____
No. of stories <u>2 and 3</u>	Name of Builder <u>owner</u>
Style of roof <u>Gable and pitched</u>	Type of occupancy <u>Residential</u>
How is the building occupied? <u>DWELLING</u>	If a dwelling, how many families? <u>ONE</u>
What is the cost of the proposed improvements? \$ <u>600⁰⁰</u>	

NATURE OF PROPOSED ALTERATIONS, ETC.

(Give Definite Particulars)

Enclose porch and build chimney
according to plan

SUBMISSION CERTIFIED
APPROPRIATE
ALEXANDRIA CITY
BOARD OF ARCHITECTURAL REVIEW

Date _____

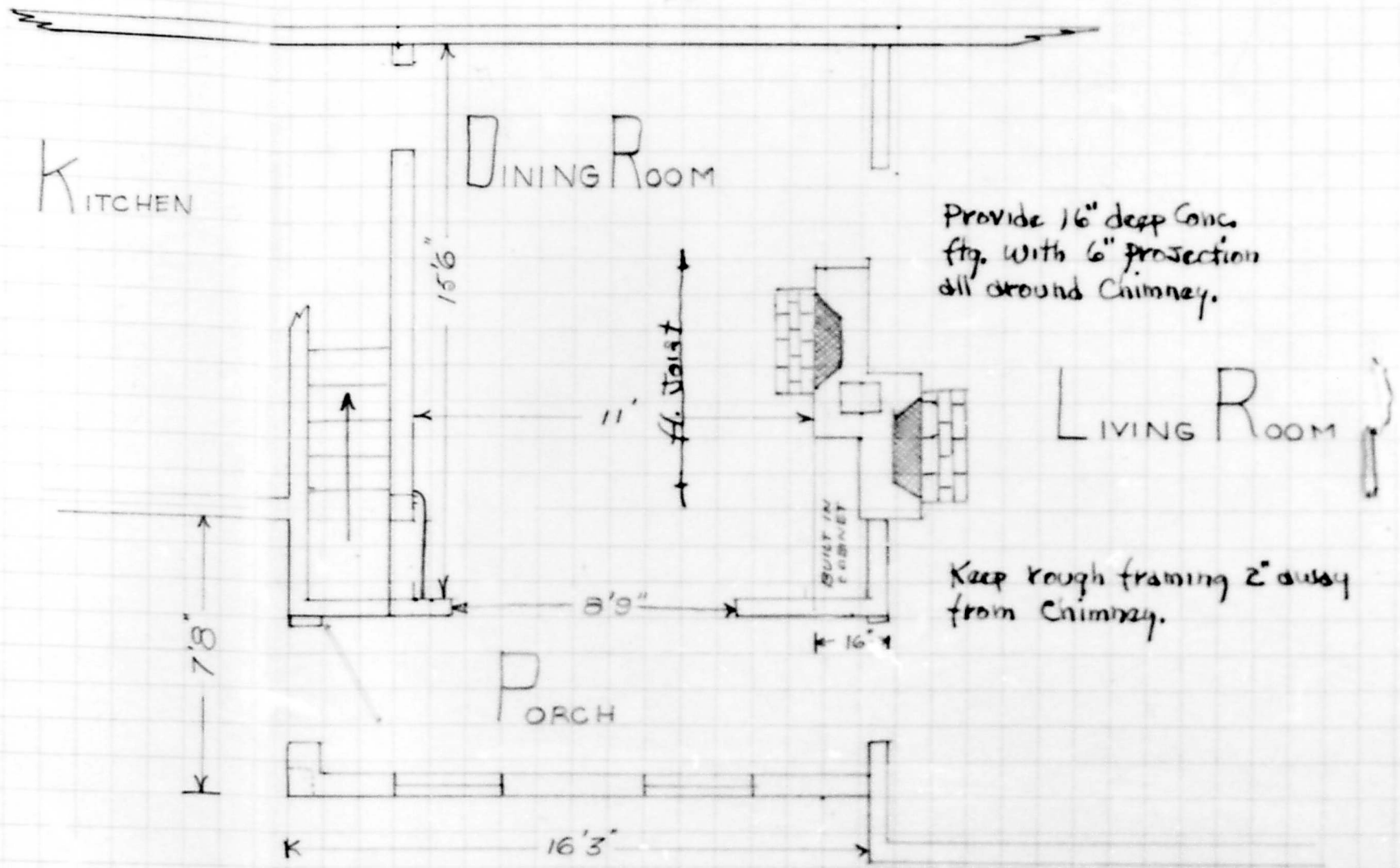
Signed: _____
Chairman

Signed: _____
Secty.

For what will the building be used after alterations? Single family dwelling

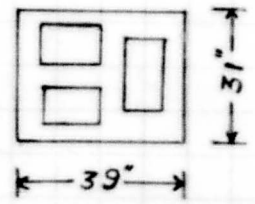
After alterations will the building conform in every respect, with the requirements of the building law?

Signature Groome B. Pascoe
Address 535 S. Lee St

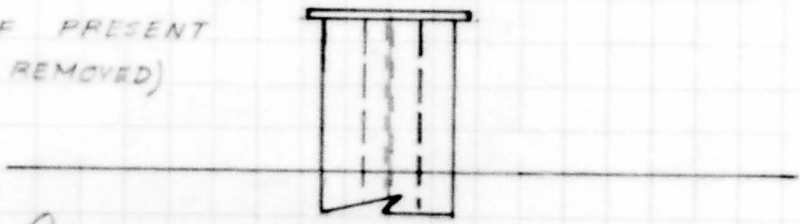


CONTRACTOR - MR. HUMMER

ESTIMATED COST - \$ 400.



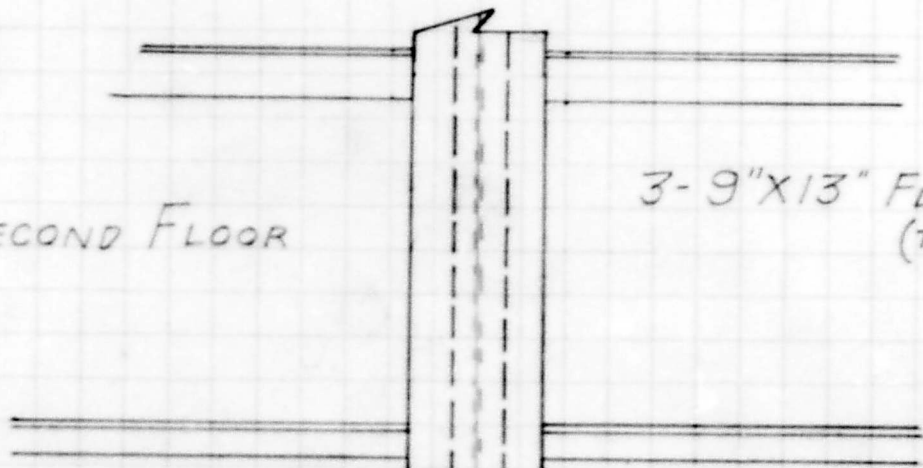
BUILT IN PLACE OF PRESENT CHIMNEY (TO BE REMOVED)



ATTIC

SECOND FLOOR

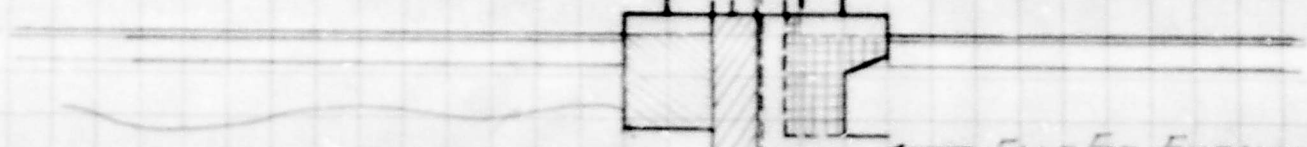
3- 9" X 13" FLUES (TILE)



DINING ROOM

LIVING ROOM

FIRST FLOOR

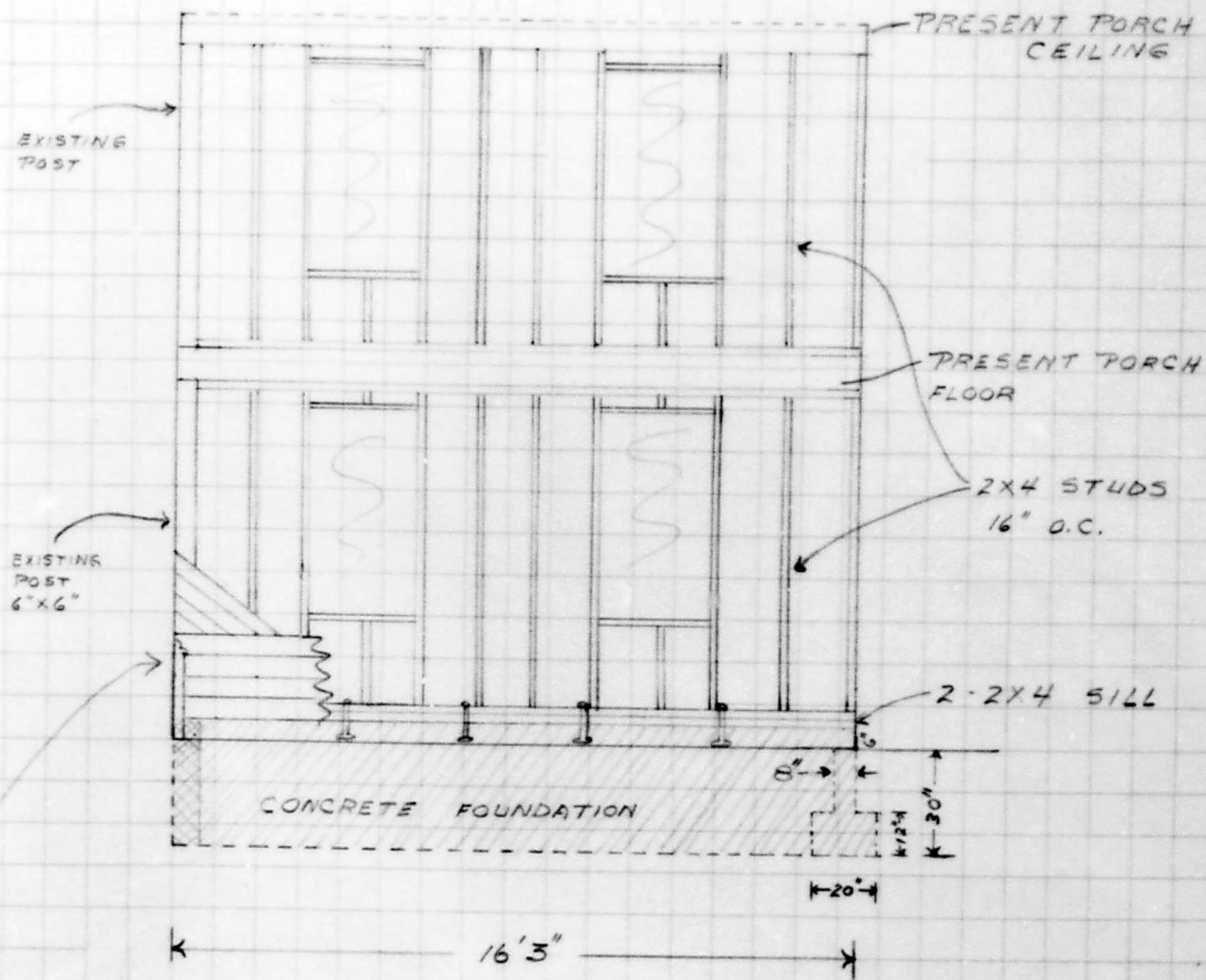
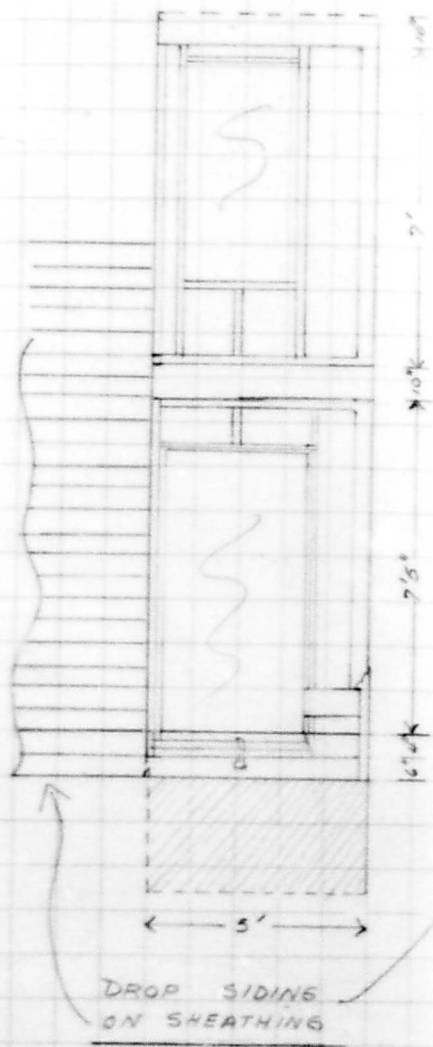


UNEXCAVATED

2 FLUE FOR FURNACE

BASEMENT

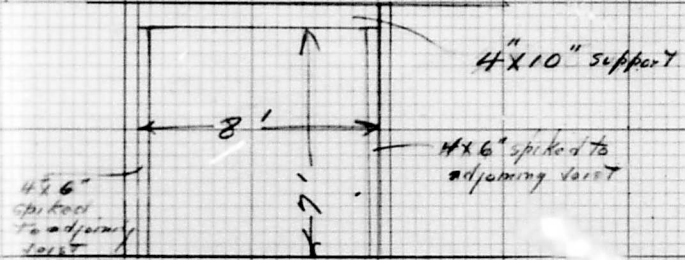
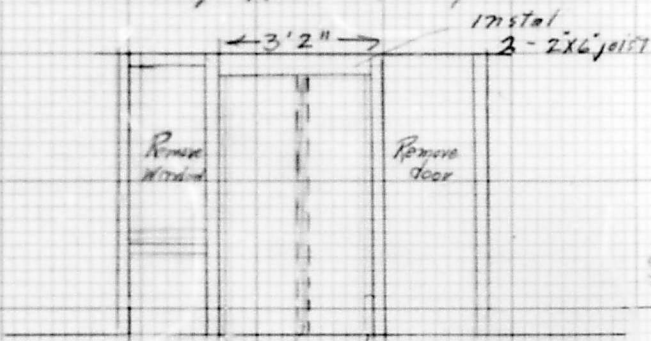
PRESENT WALL



All windows 2'-10 1/2" x 5'-2 1/4" sash opening

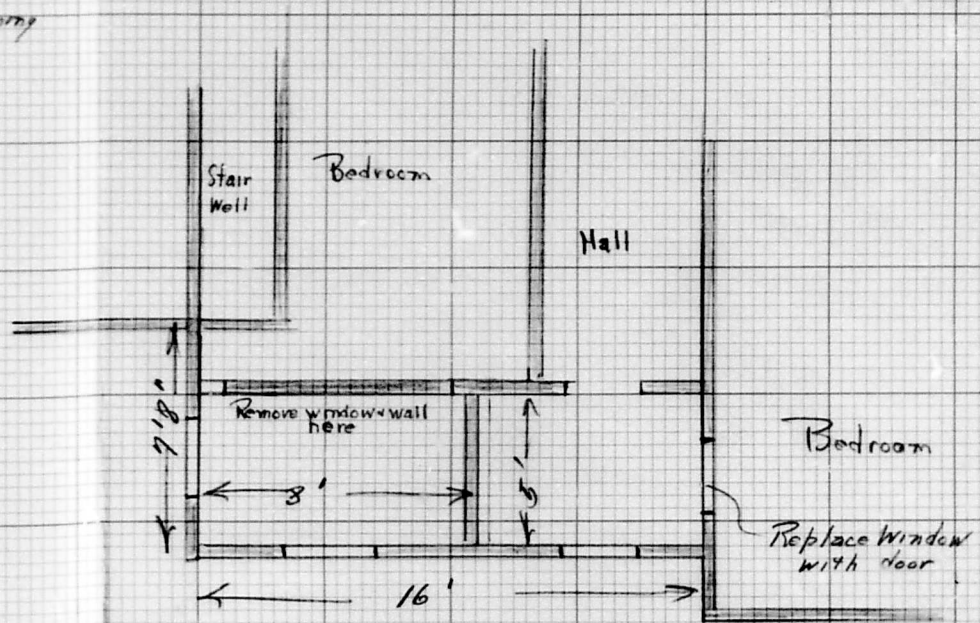
Dining Room Wall
Marked of support at opening

Bedroom 2nd fl.
Support at opening



Remove 2x4 stud
Studs at door & window to remain

2x4
spiked to adjoining studs



APPROVED
DATE APR 4 - 1950

A. R. Sash

BUILDING INSPECTOR

Porch 2nd floor

Alter. \$ 7.50
 New 5.50
 13.00
 out
 10-17

No. 10004

Application for Permit for Repairs, Alterations, etc.

City of Alexandria, Virginia

Alexandria, Va., 11-13, 19 51

To the Building Inspector

The undersigned applies for a permit to alter
 the following described building

DESCRIPTION OF PRESENT BUILDING

Where located Corner of Lee & Gibbon Streets
 No. of buildings altered one ✓
 Area of present building _____
 No. of stories 3 + 2 ✓
 Style of roof metal - flat ✓
 Name of Owners Mr. & Mrs. Emile Burn
 Name of Architect Joseph W. Burcham
 Name of Builder Paul J. Lawter ✓
 Type of occupancy Residential ✓
 Material Frame ✓
 How is the building occupied? dwelling If a dwelling, how many families? 1 family
 What is the cost of the proposed improvements? \$ new 7000.00 alter. 1500.00

NATURE OF PROPOSED ALTERATIONS, ETC. (Give Definite Particulars)

Alterations & addition per attached plans.

APPROVAL RECOMMENDED
 Complies with zoning requirements
 11/29/51 [Signature]
 DATE DIRECTOR OF PLANNING

SUBMISSION CERTIFIED
 APPROPRIATE
 ALEXANDRIA CITY
 BOARD OF ARCHITECTURAL REVIEW

Date Nov 15/51
 Signed: _____ Chairman
 Signed: AM Linn Secty.

For what will the building be used after alterations? Residence ✓

After alterations will the building conform in every respect, with the requirements of the building law? YES ✓

Ki 8-8945

Signature Emile Burn
 Address 535 So. Lee St.

24 January 1952

Mr. R. A. Lash
Building Inspector
Alexandria, Va.

Dear Sir:

We respectfully request permission to make the following changes in approved plans for remodeling residence at the corner of Gibbon and Lee Streets, Alexandria, Va.

1. Eliminate interior masonry wall between new wing and present structure.
2. Relocate proposed new chimney --
from outside south wall of present building to a position between west wall of existing structure and east wall of new addition.

Since Mr. Lawter is ready to pour the footings we would appreciate immediate consideration of this request.

Thank you for your prompt attention to this matter,

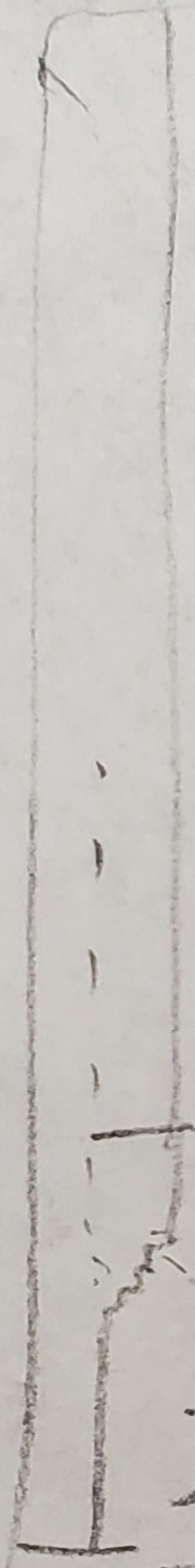
Very truly yours,

Emile Burn

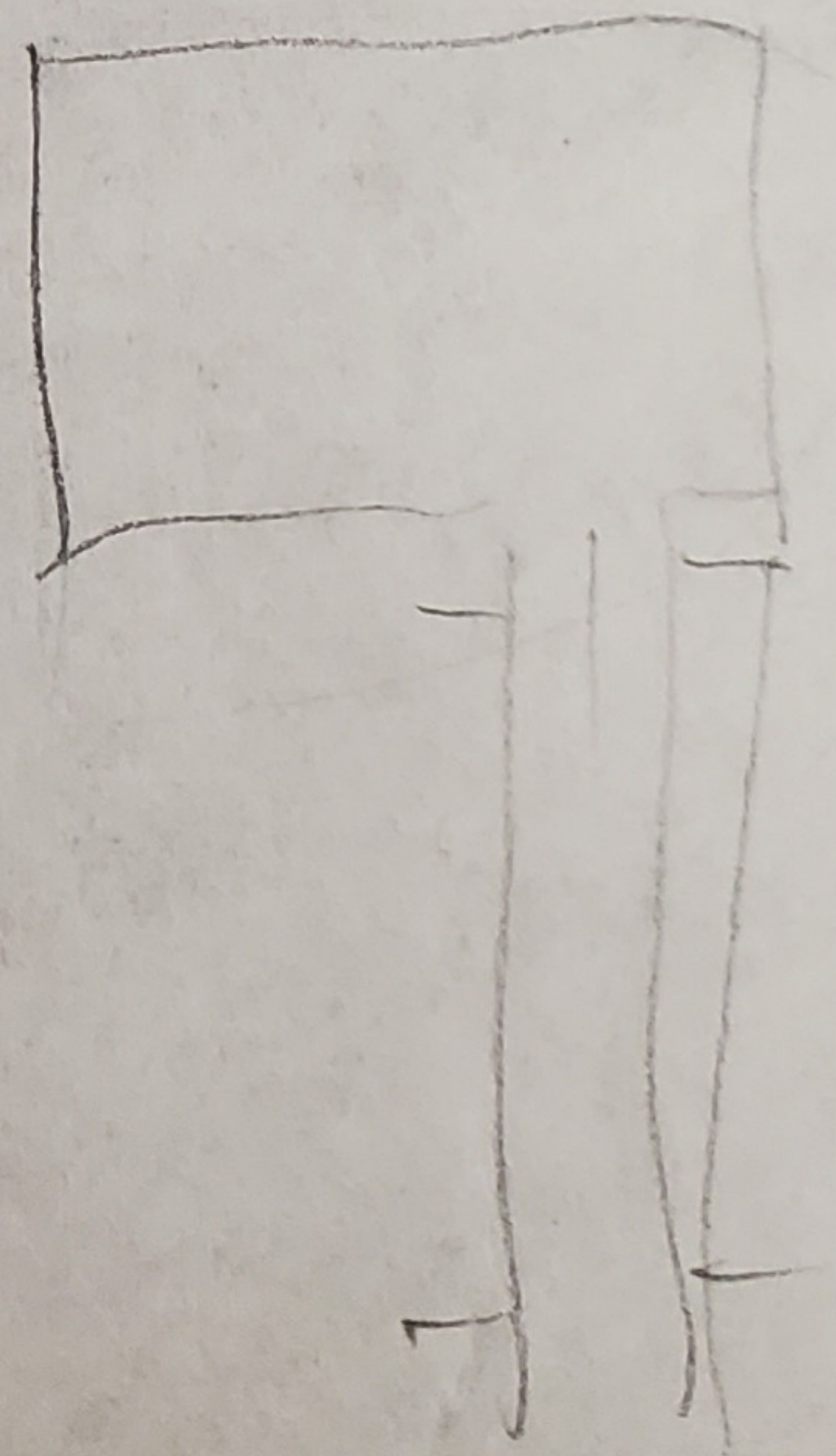
Emile Burn

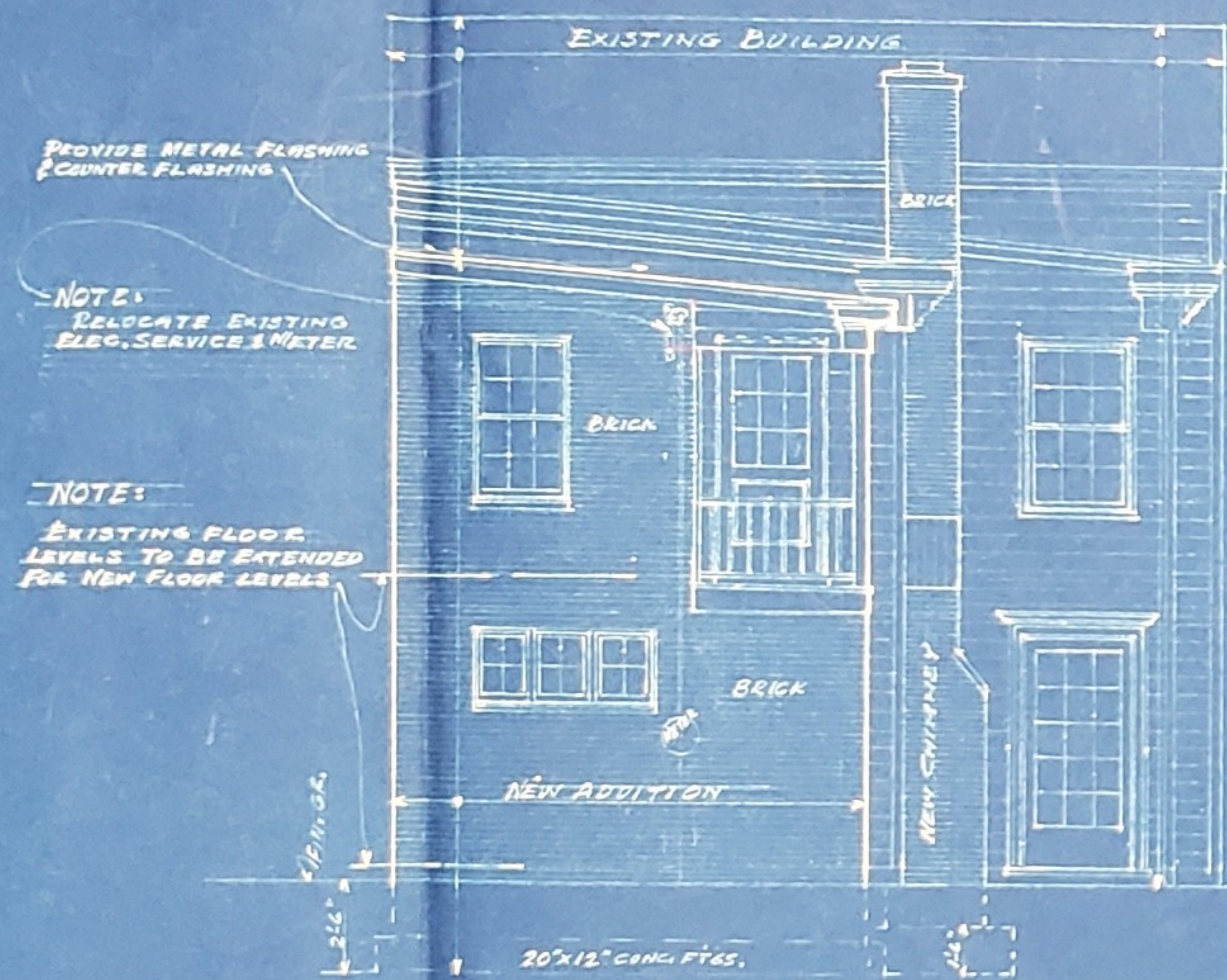
*OK
AM L*

Mr Lawter
TE 2133

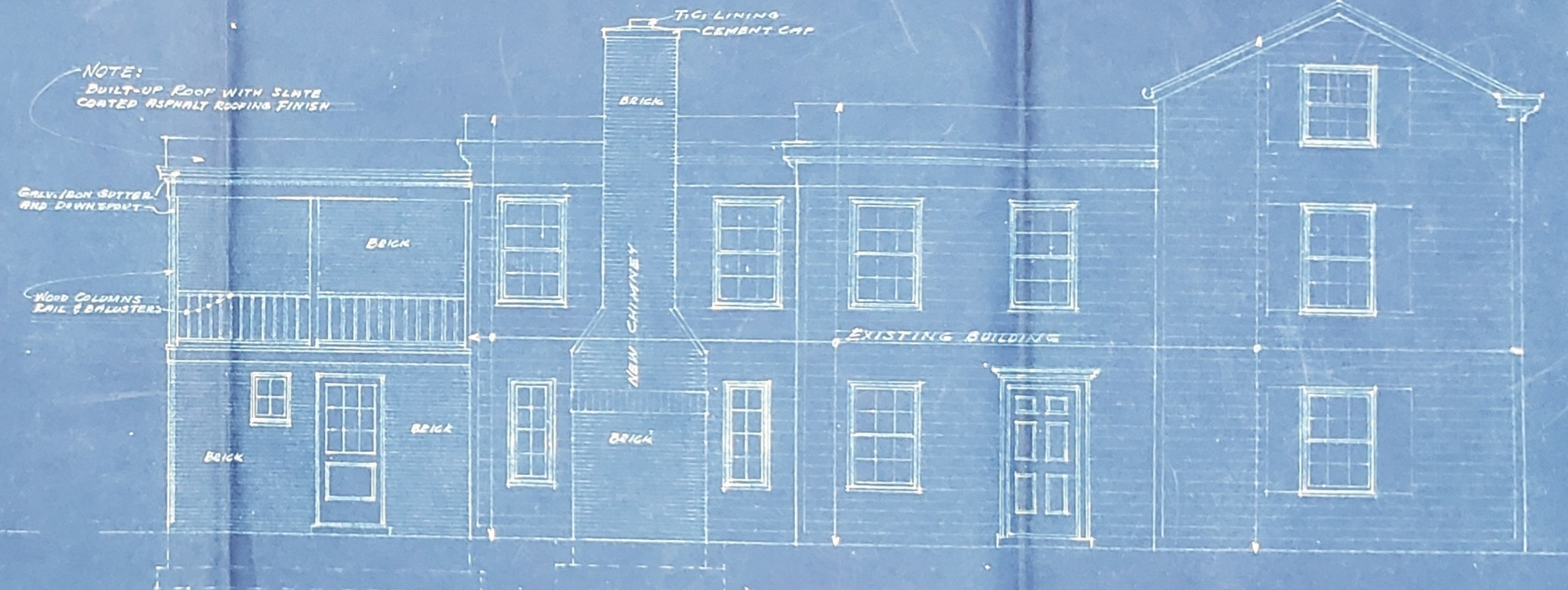


3 1/2 E14 FL

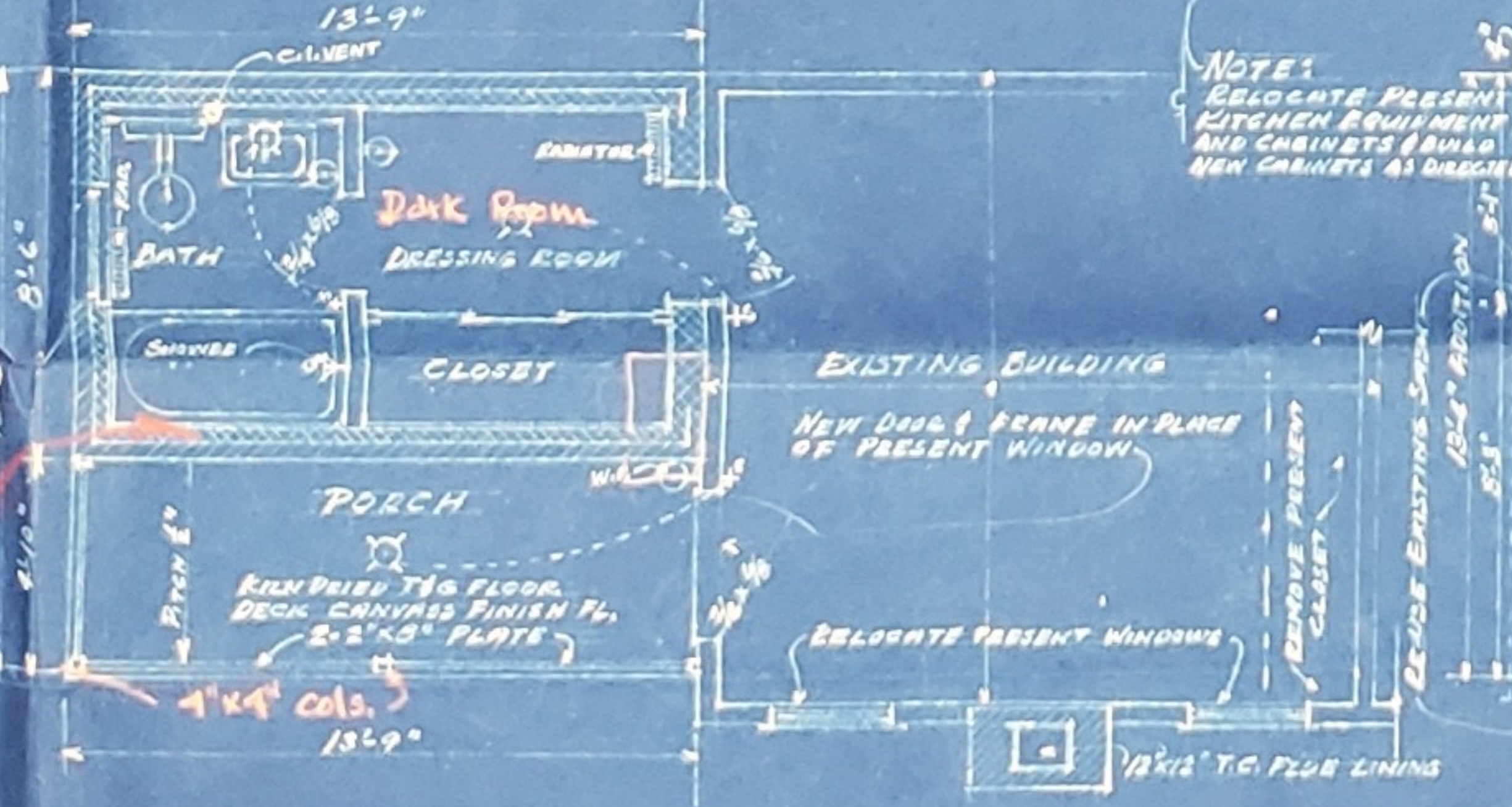




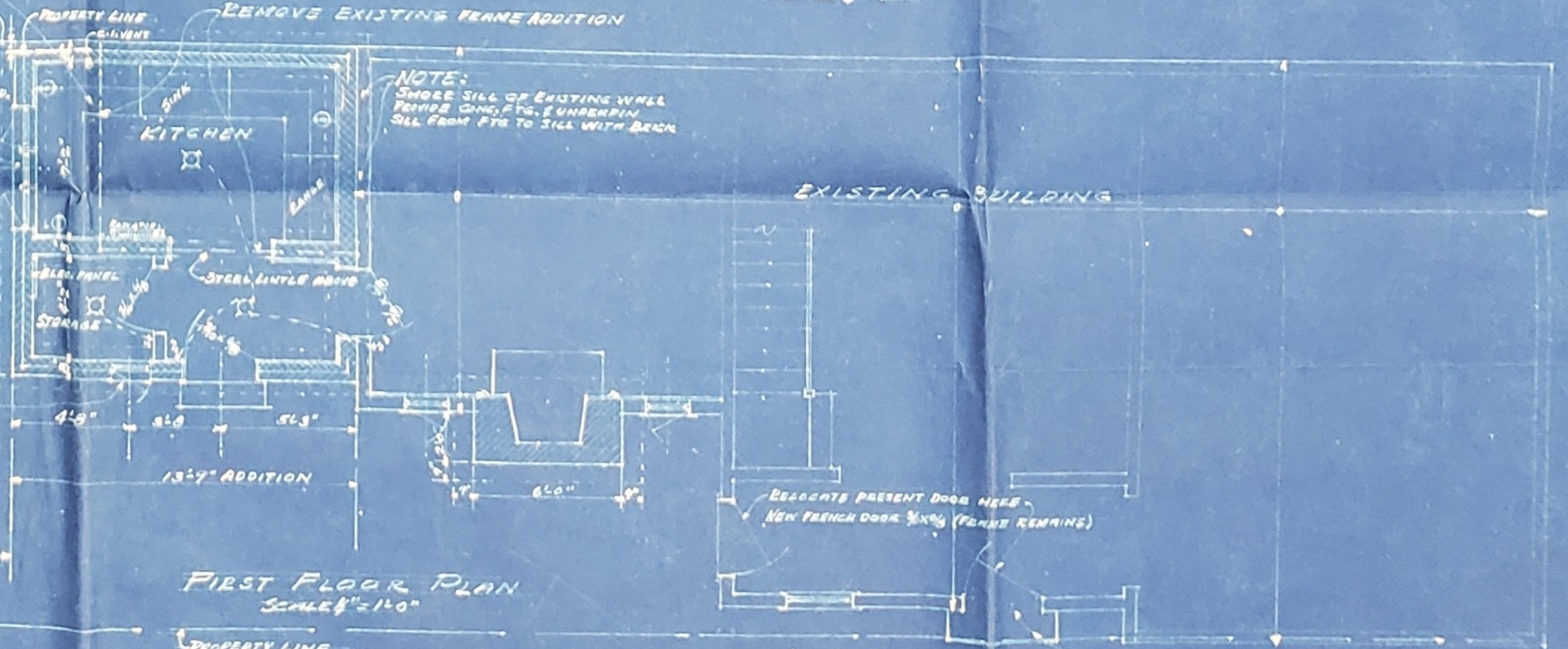
REAR ELEVATION
SCALE 1/4" = 1'-0"



SIDE ELEVATION
SCALE 1/4" = 1'-0"



SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"



FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

BEAR 210
PARTER 16"
O.C. ON C.R.
WALL

GENERAL NOTES
 FOOTINGS - CONCRETE AS IS MIN 2'-6" BELOW FIN GR.
 FIRST FLOOR - 4" CONC. SLAB 22.4 MIX ON 4" GRAVEL BED
 WALLS - 8" BRICK CONC. BLOCK BOND ED EVERY 4" COURSE
 SECOND FLOOR - 3/4" JOIST 16" O.C. T.G. 2ND FLOOR FIN. PL.
 ROOF - 3/4" RAFTERS 16" O.C. T.G. ROOF SHEATHING
 CHIMNEY - SOLID BRICK, T.G. FLUE LINING, METAL DAMPER
 CONNECT ALL NEW PLUMBING, HEATING & ELECTRICAL WORK TO EXISTING SERVICE.
 ALL WORK SHALL BE DONE IN STRICT CONFORMANCE WITH LOCAL BUILDING CODES AND REGULATIONS.
 Anchor chimney to wall at 4' & Ceil. elev.
 T-Anchors 1'-0" o.c. front, rear & sides each tier beams.
 (2) 3" x 4" x 1/16" over all masonry opening:

APPROVED
 DATED 11-2-31
 A.R. S.

ALTERATIONS & ADDITIONS
 TO RESIDENCE OF
 MR. & MRS. EMILE BURN
 CORNER OF 622 & SIMONS STREETS
 ALEXANDRIA, VA.
 NOV. 2, 1931
 JOSEPH W. BURCHMAN, ARCHITECT
 ASSOCIATED WITH DELOS H. SMITH, ARCHITECT

Sent: Thursday, June 20, 2024 10:58 AM

Subject: [EXTERNAL]Comments on BAR Case 2024-00038 - 201. Gibbon Street

Dear Chairman Spencer and Members of the Board of Architectural Review:

I cannot be present tonight to speak, but I want to ask you to support the staff recommendation of denial of replacement of the existing two windows.

The Historic Alexandria Foundation always urges the retention of original, and of historic, fabric. Although these windows apparently are not original to the first period of this fine house, 1863-1877, they clearly are historic, added to an addition around the turn of the century. The concerns of the BAR members at the March meeting were well taken. The pictures in the staff report, and particularly, the Staff's site visit, indicate that these windows can be rehabilitated. There are qualified restoration professionals in this town who can undertake such work, matching profiles of the muntins, where wood has deteriorated. It is important to use a high quality wood that will last. Accoya is one brand. It has a sixty year warranty for exterior use. Finally, it will be important to carefully remove the cylinder glass, as Chairman Spencer urged, and to reinsert it into the rehabilitated windows.

The applicant provided some interesting research, and I hope will be cooperative in the stewardship of these historic windows.

Gail Rothrock
209 Duke Street
Speaking for the Historic Alexandria Foundation