

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 March 6, 2024 BAR Hearing:

BOARD ACTION: On a motion by Mr. Lyons, and seconded by Ms. del Ninno, the Board of Architectural Review voted to approve the removal of the existing chimney and defer the replacement of the second floor windows at BAR#2024-00038. The motion carried on a vote of 5-0.

REASON

The applicant will explore options regarding the replacement of the two second floor windows.

SPEAKERS

Mary Denby, representing the owner, presented the proposed modifications.

Nick Kalivretenos, the Window Man, stated that he has reached out to various contractors in an effort to repair the window, but they have all said that the window cannot be repaired.

DISCUSSION

Mr. Adams asked the applicant for the reason for the removal of the proposed chimney. The applicant responded that the removal would allow for interior modifications to move forward.

Mr. Adams asked if the wood on the interior of the two windows is in a condition where it could be restored. The applicant noted that there is wood at the interior of the muntins.

Mr. Adams agreed with staff recommendations regarding the replacement of the two windows. He was concerned about the removal of the existing chimney, noting that the Design Guidelines discourage the removal of chimneys that are a character defining feature.

Mr. Lyons expressed concern that the existing windows cannot be restored. He supported the removal of the chimney noting that it is a secondary chimney.

Ms. Zandian stated that she was undecided on the removal of the chimney but supported the staff recommendations regarding the replacement of the windows.

Ms. Del Ninno supported the removal of the chimney as a secondary element and the repair of the windows in lieu of replacement.

Mr. Spencer introduced the discussion of re-building the window in lieu of replacement or repair. He noted that with much of the existing wood in degraded condition, the original glass is the most valuable part of the window. He noted that the window could be rebuilt in wood utilizing the original glazing.

The applicant clarified that there are other existing chimneys that will remain on the property and date to an earlier period. He further noted that staff administratively approved the replacement of other windows on the property with double pane windows and that if these are not replaced

then they will not match. Mr. Conkey explained that staff had mistakenly approved windows that do not comply with the Administrative Approval Policy.

Ms. Del Ninno asked about the difference between the ground floor windows and the second floor windows in this area. Mr. Conkey explained that based on a staff site visit, the ground floor windows appear to be newer than the second floor windows and their replacement was approved through an administrative procedure.

Mr. Kalivretenos noted a previous correspondence between the applicant and staff that indicated that these windows could be replaced through an administrative review process. Mr. Conkey explained that a recent site visit associated with this submission uncovered the original fabric.

Mr. Spencer reiterated his request to the applicant that the existing window be re-built out of wood using the original historic glass.



Update

The case was partially approved and partially deferred at the March 6, 2024 hearing. The removal of the existing chimney was approved but the replacement of the second floor windows was deferred to allow the applicant to further study the existing windows. The applicant has researched the history of these windows and returns to the Board with a similar proposal but additional information on the age and level of previous revisions to the existing windows.

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.

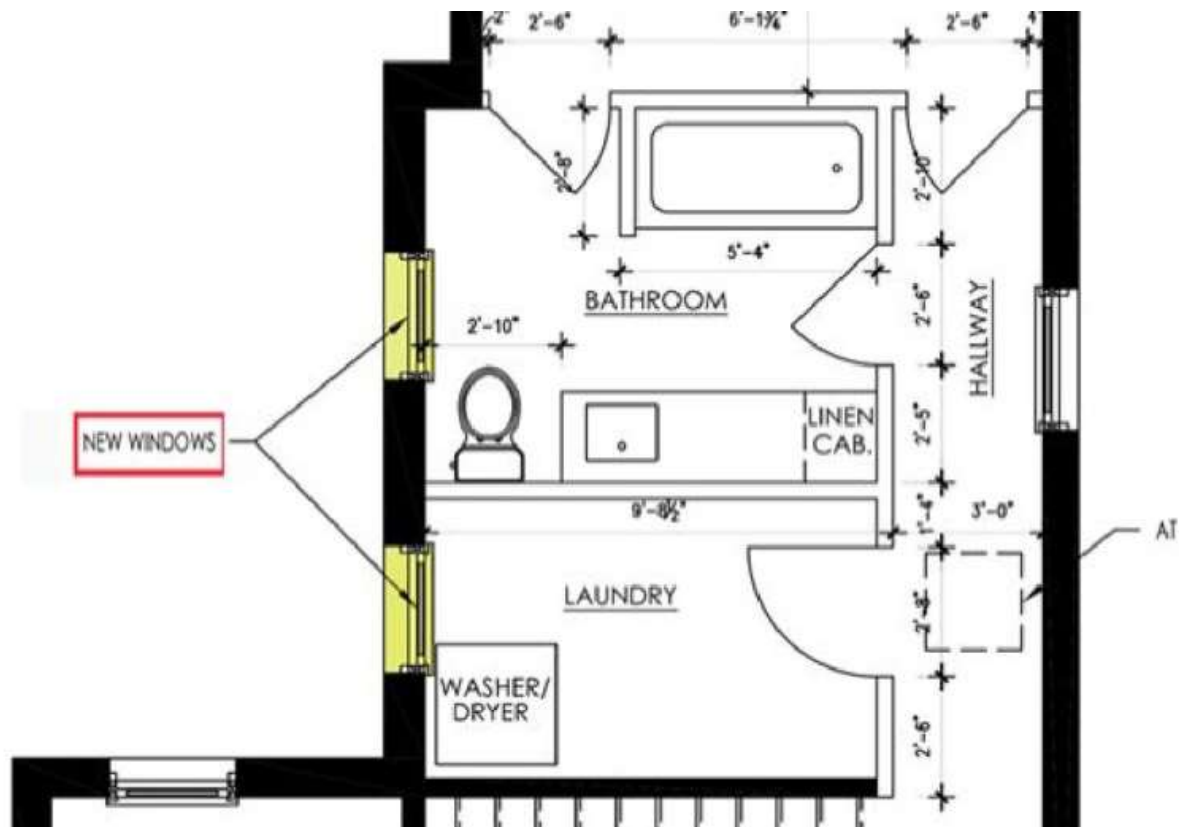


Figure 1: Proposed modifications to 201 Gibbon Street

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).

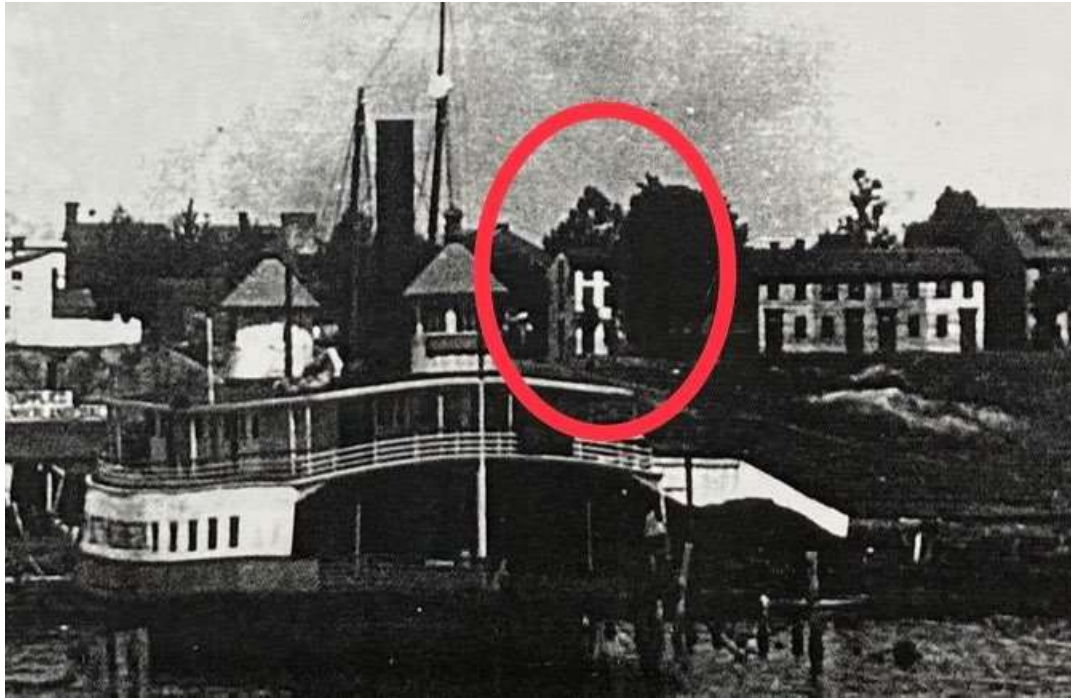


Figure 2: Photograph from 1883 showing property viewed from the waterfront.

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 has been removed from the administrative review application and is before the Board.

Since the previous BAR hearing staff has again visited the site to inspect the condition of the windows and discuss the history of the windows as they relate to changes that have been made to the subject property. The applicant has done extensive research on the property that provides a more complete understanding of the age and history of these windows.

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.

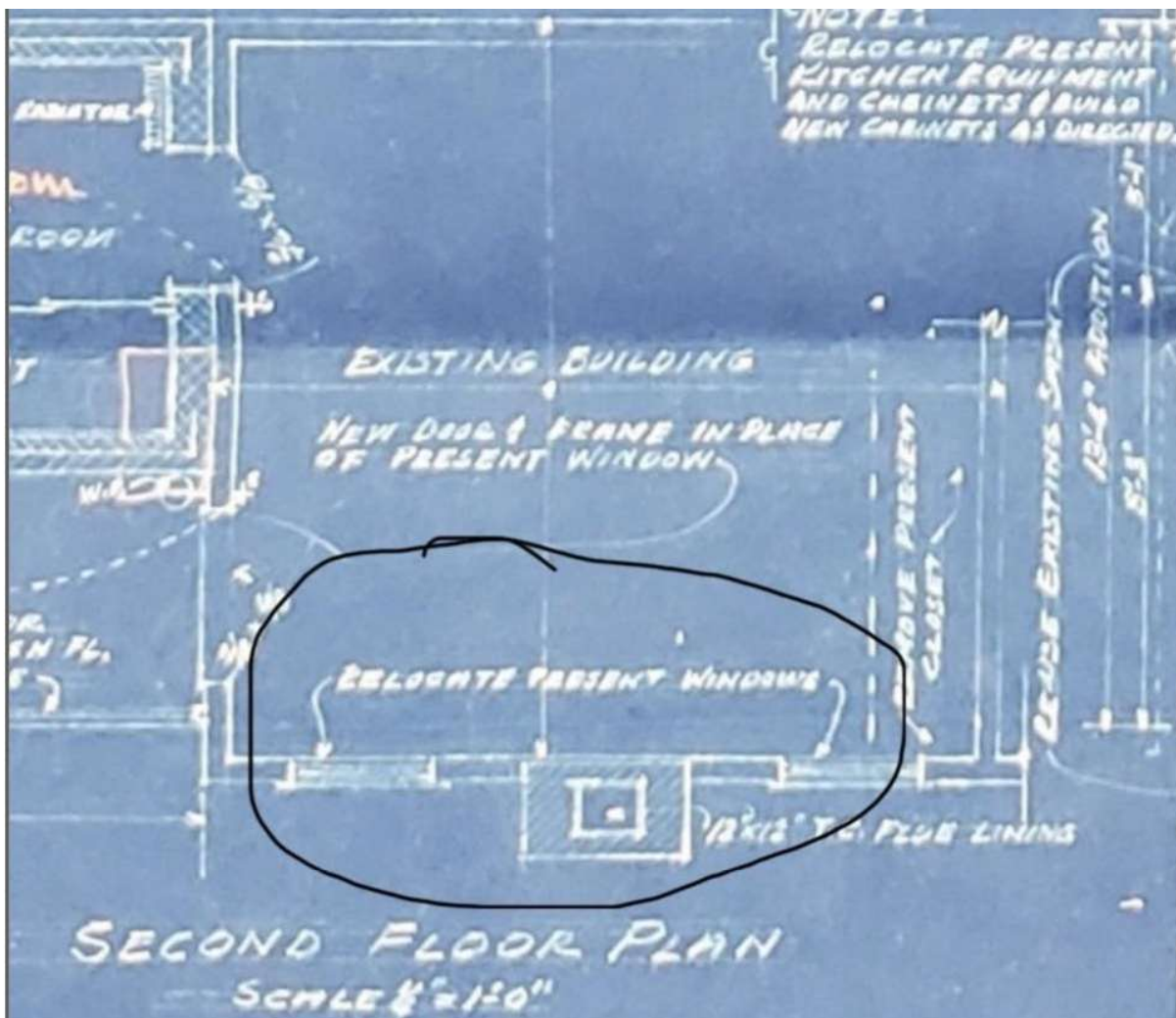


Figure 3: 1951 drawings showing the relocation of the subject windows from the western exterior wall

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.

Since the last time that the BAR considered the replacement of the two second floor windows on the south elevation of 201 Gibbon Street the applicant researched the history of the windows including their original installation date. From this research it appears that the windows were installed in the structure sometime after the original construction date. Historic maps indicate that a significant change was made to this section of the house sometime around the turn of the century; it is possible that these windows were installed at that time. The physical evidence related to the muntins and the pulley are less specific than the maps but the general timeframe that they indicate appears to be consistent with this as a possible installation date. 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.

Staff appreciate the efforts of the applicant to more fully document the history of the structure at 201 Gibbon Street with a particular focus on the two windows being proposed to be replaced. While these windows do not appear to date from the original construction of the structure and have been modified over the course of history, they have historic merit in their own right. Staff finds that consistent with the *Design Guidelines*, the existing windows are historic and should be retained in place and recommends 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

I. 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

1 – Application Materials

- Completed application
- Plans (included in application)
- Material specifications (included in application)
- Photographs (included in application)

2 – Supplemental Materials

- Public comment if applicable
- HOA approval (Owners Assn approval included in application)
- Any other supporting documentation

BAR CASE# _____
(OFFICE USE ONLY)

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

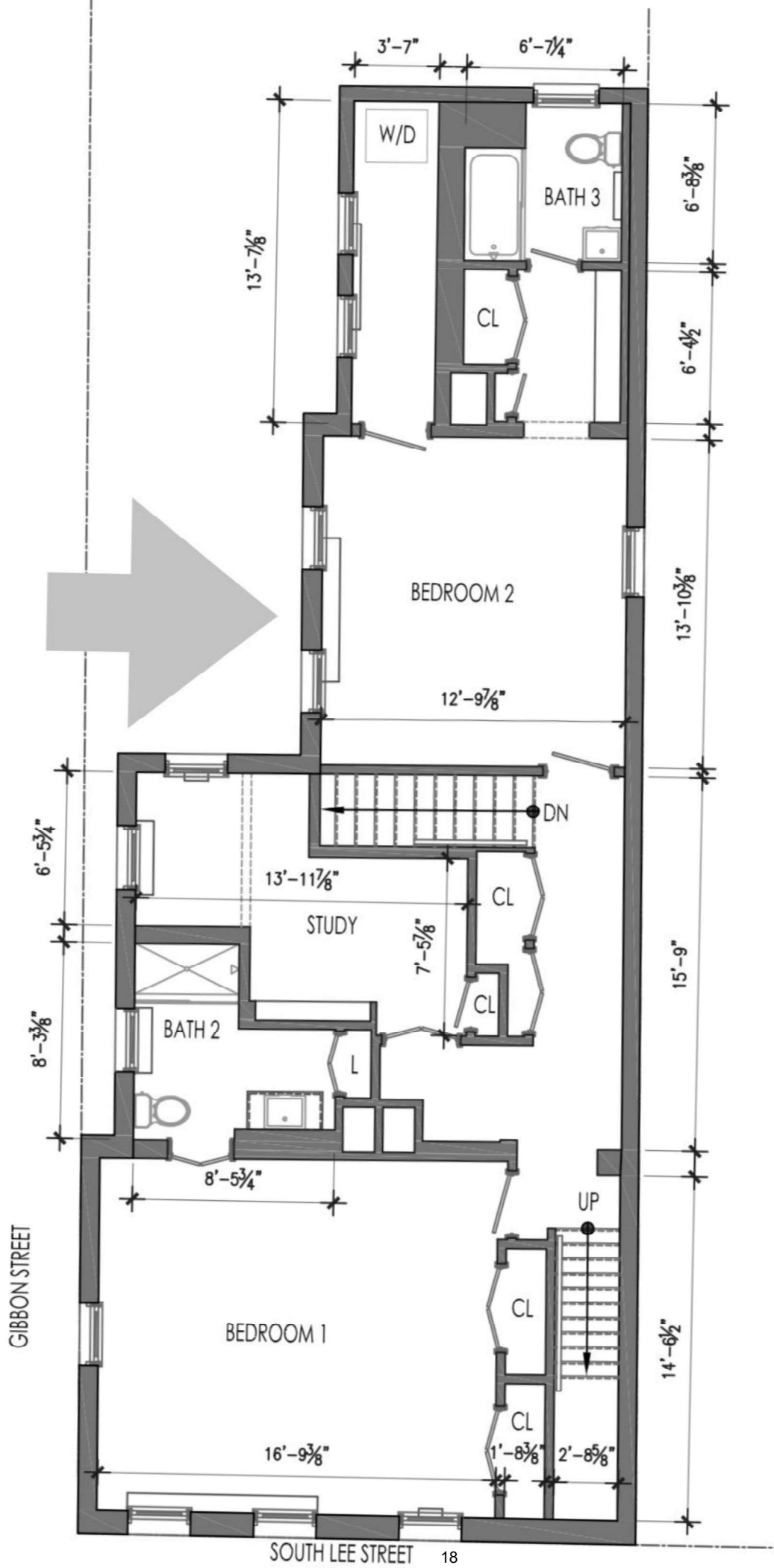
201 Gibbon St.
Alexandria, VA 22314

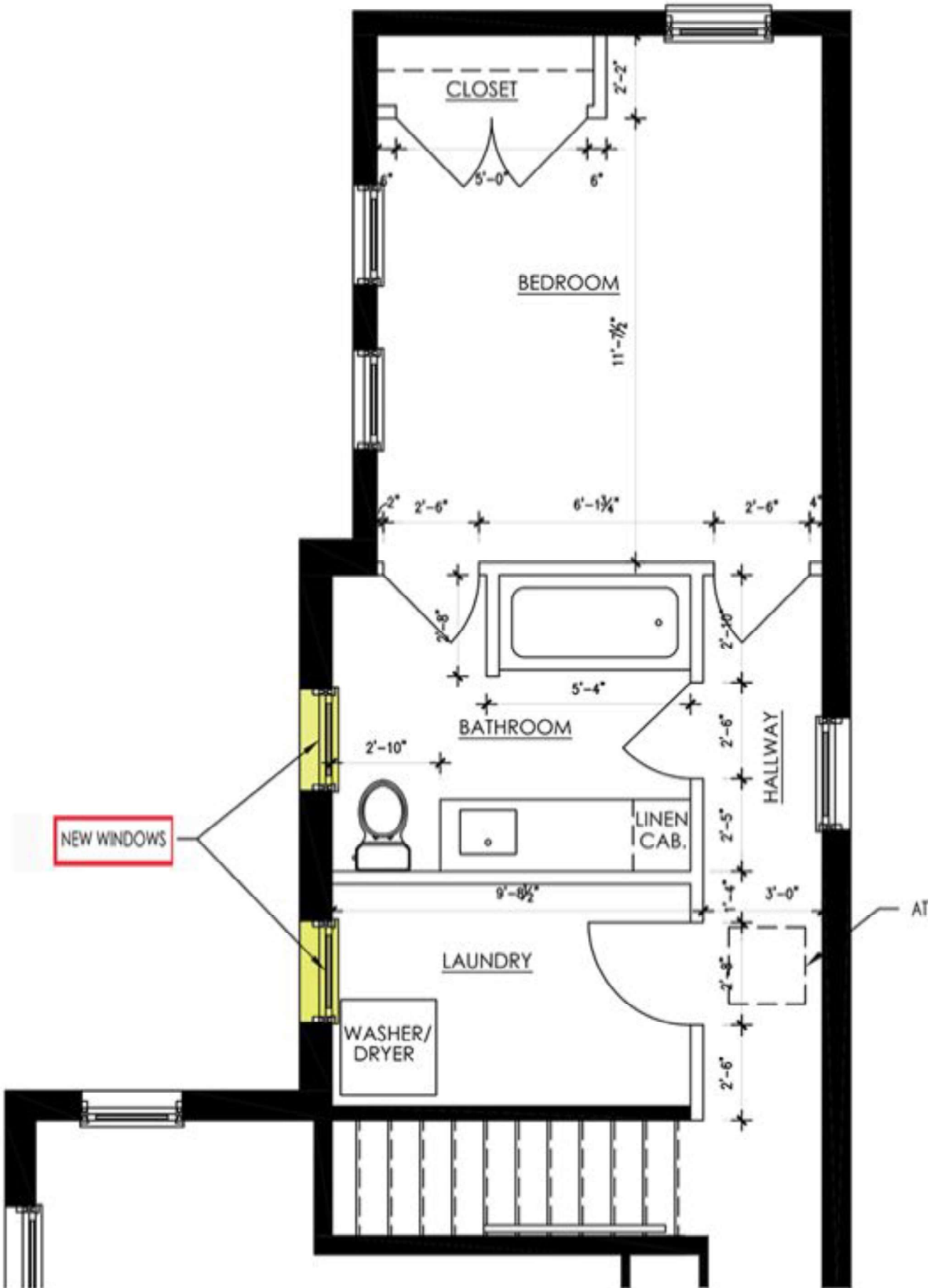
Requested Alteration:

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

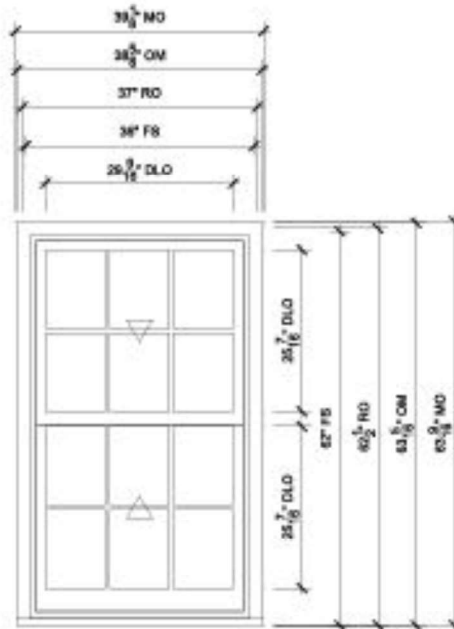


South Elevation





D SECOND FLOOR PLAN
 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

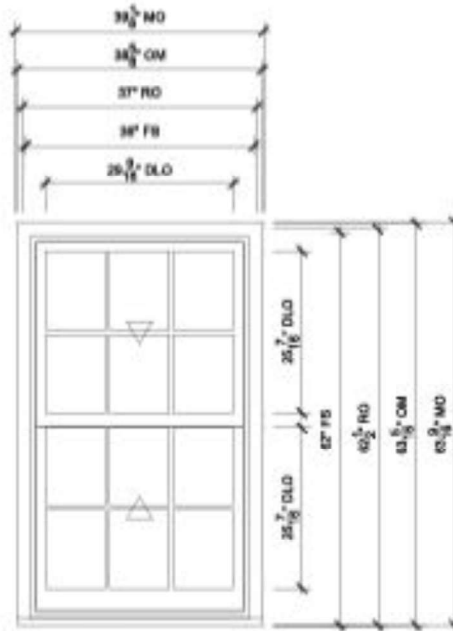
Screen Mesh Type: Bright View Mesh

Jamb Depth: 4 9/16"

Exterior Casing: BMC

Subsill: Standard Subsill

FOR DESIGN INTENT ONLY, NOT FOR MANUFACTURE.



BATH

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

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

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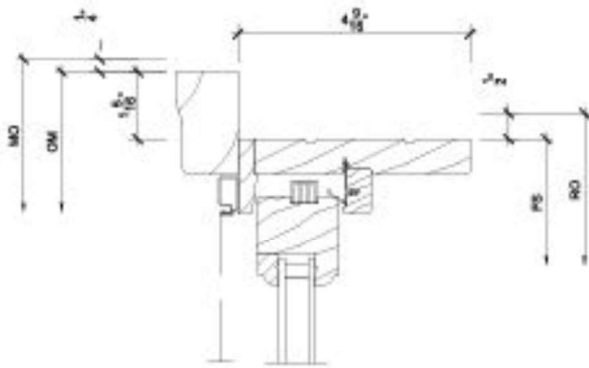
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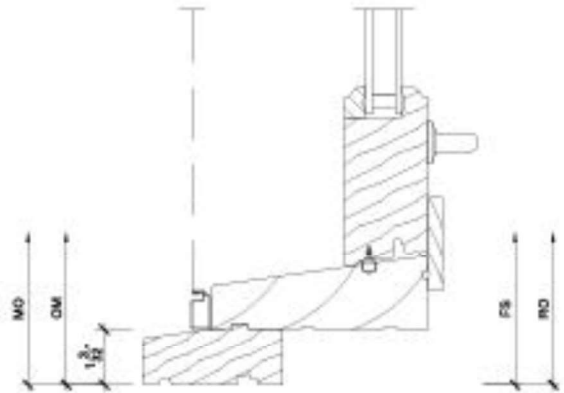
Exterior Casing: BMC

Subsill: Standard Subsill

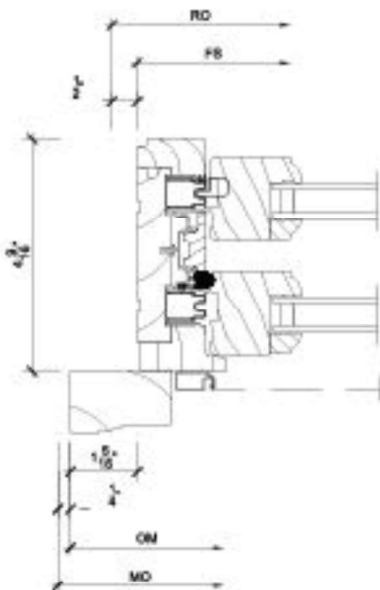
FOR DESIGN INTENT ONLY, NOT FOR MANUFACTURE.



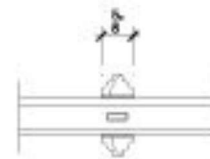
1 Head
6 SCALE: 3" = 1'-0"



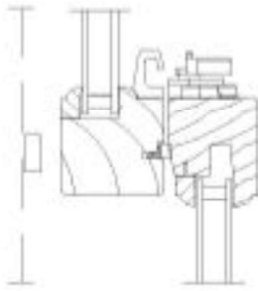
3 Sill
6 SCALE: 3" = 1'-0"



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



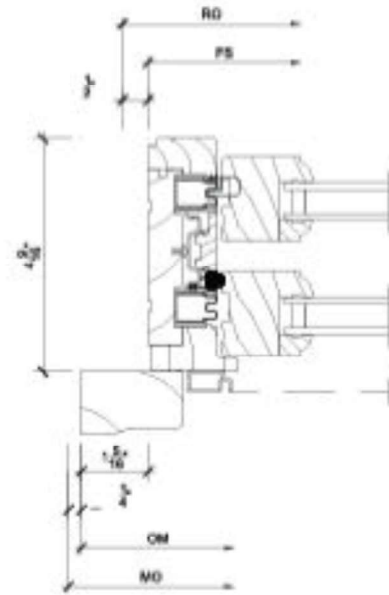
4 Divided Lite
6 SCALE: 3" = 1'-0"



1
7

Checkrail

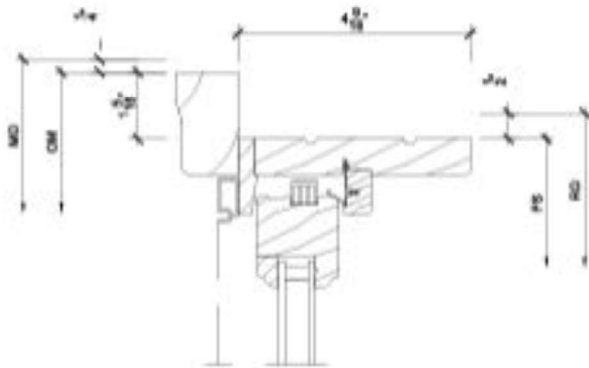
SCALE: 3" = 1'-0"



3
7

Jamb

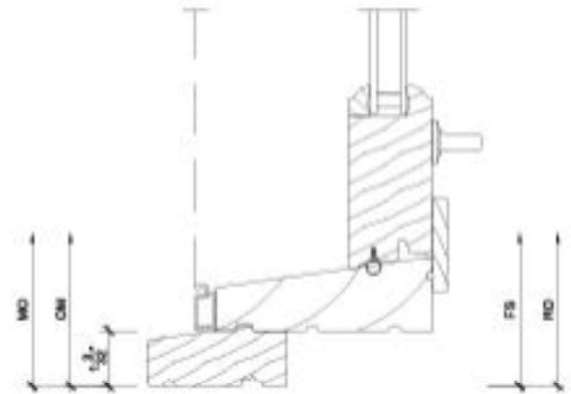
SCALE: 3" = 1'-0"



2
7

Head

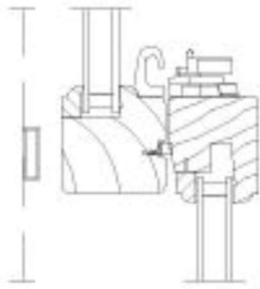
SCALE: 3" = 1'-0"



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

Tool Categories:

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

Patent Pictures:

[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!
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Image
Manufactured By:
Joseph Clarkson & Son
Baltimore, MD

Image Detail

Details

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.

Image

RICHARD CROMWELL. FRANK B. SLOAN.
C. SIDNEY NORRIS & CO.,
SOLE MANUFACTURERS OF THE
Norris Patent Sash Pulley,
ALSO MANUFACTURERS AND JOBBERS OF
Flint Paper in Rolls and Sheets,
GLUE,
Finishing Nails, Screws, Band Saws, Blind Staples, Files, Tools, &c., &c.,
No. 36 HANOVER STREET,
BALTIMORE MD.

Capacity of Machine, 9 Mortises per Minute.
I have been putting in the Norris Pulley by hand for some time, and find with their Gauge I can put in 8 or 10 Norris Pulleys in same time I can put in one of the old flange Pulleys, and make a neater and better finished job.
J. R. BROWN, Carpenter and Builder.

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

162 and 164 West 27th Street, New York.
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 1,500 different qualities.

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

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 $1\frac{3}{4}$, 2, $2\frac{1}{4}$, $2\frac{1}{2}$, 3 and 4 inches in diameter, and the wheels are grooved for either sash-cord or sash-chain as desired. A $2\frac{1}{2}$ -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

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 $1\frac{3}{4}$, 2, $2\frac{1}{4}$, $2\frac{1}{2}$, 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 $3\frac{1}{2}$ 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 $1\frac{3}{4}$ inches in diameter should not be specified ex-

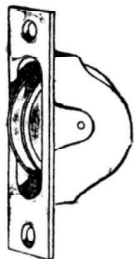


Fig. 693. Ordinary Axle Pulley.

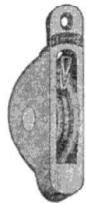
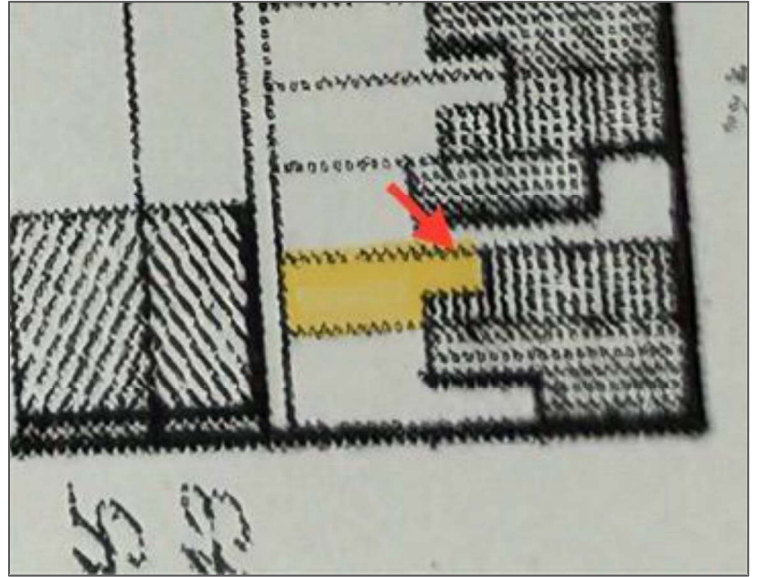
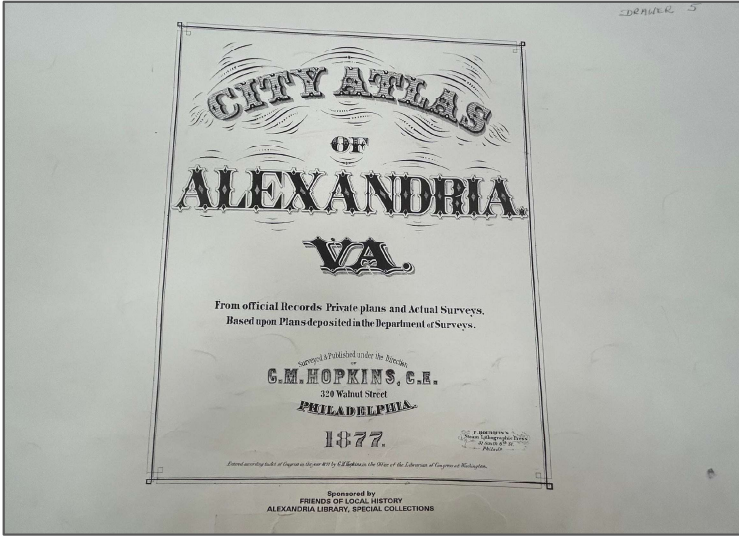


Fig. 694. Norris Sash-Pulley.

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

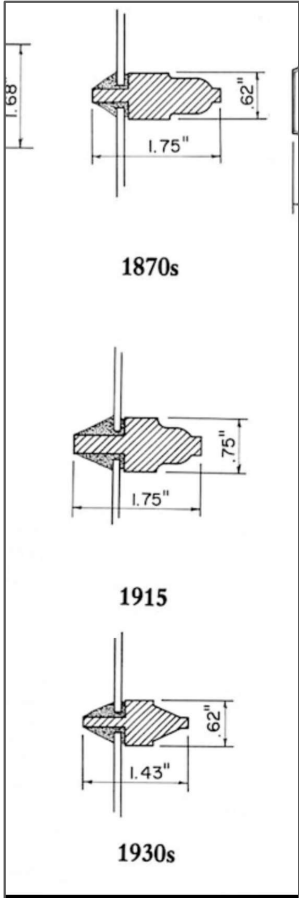
JAMES L. GARVIN
NEW HAMPSHIRE DIVISION OF HISTORICAL RESOURCES

**Historic Preservation
Education Foundation**

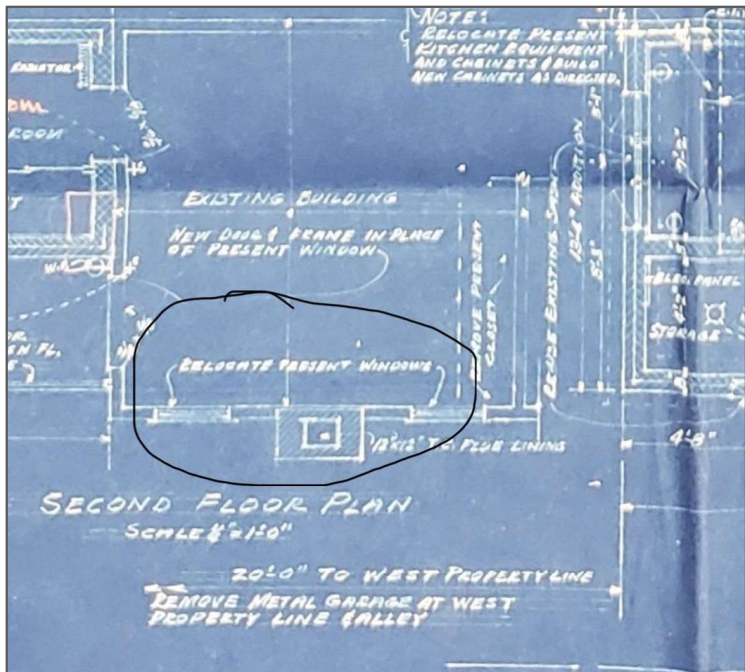
THE MUNTIN PROFILES BELOW ARE
FOUND ON WINDOWS THROUGHOUT
THE EXHIBIT.

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, 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 & Hebban Streets

No. of buildings altered one ✓

Area of present building _____

No. of stories 3 + 1 ✓

Style of roof metal - flat ✓

How is the building occupied? dwelling If a dwelling, how many families? 1 family

What is the cost of the proposed improvements? \$ rent 7000 = alter. 1500

Name of Owners Mr & Mrs Emily Burr

Name of Architect Joseph H. Buchanan

Name of Builder Paul J. Lawton ✓

Type of occupancy Residential ✓

Material Frame ✓

NATURE OF PROPOSED ALTERATIONS, ETC.

(Give Definite Particulars)

Alterations & addition per attached plans.

APPROVAL RECOMMENDED

Complete and comply requirements

11/29/51 [Signature]

SUBMISSION CERTIFIED

APPROPRIATE

ALEXANDRIA CITY

BOARD OF ARCHITECTURAL REVIEW

Date Nov 15/51

Signed: _____ Chairman

Signed: [Signature] 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 Burr

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.

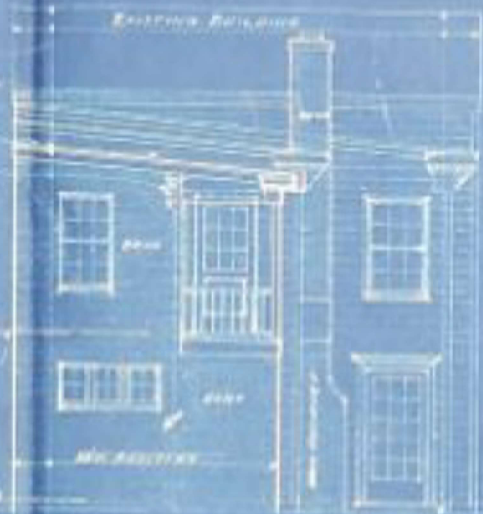
Thank you for your prompt attention to this matter,

Very truly yours,

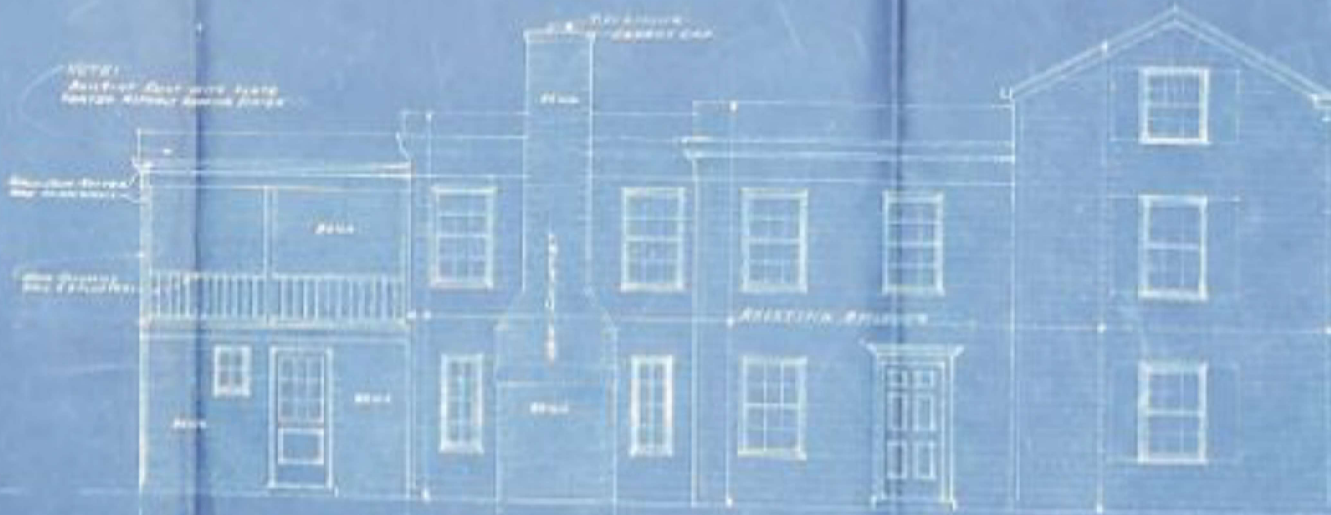
Emile Burn

Emile Burn

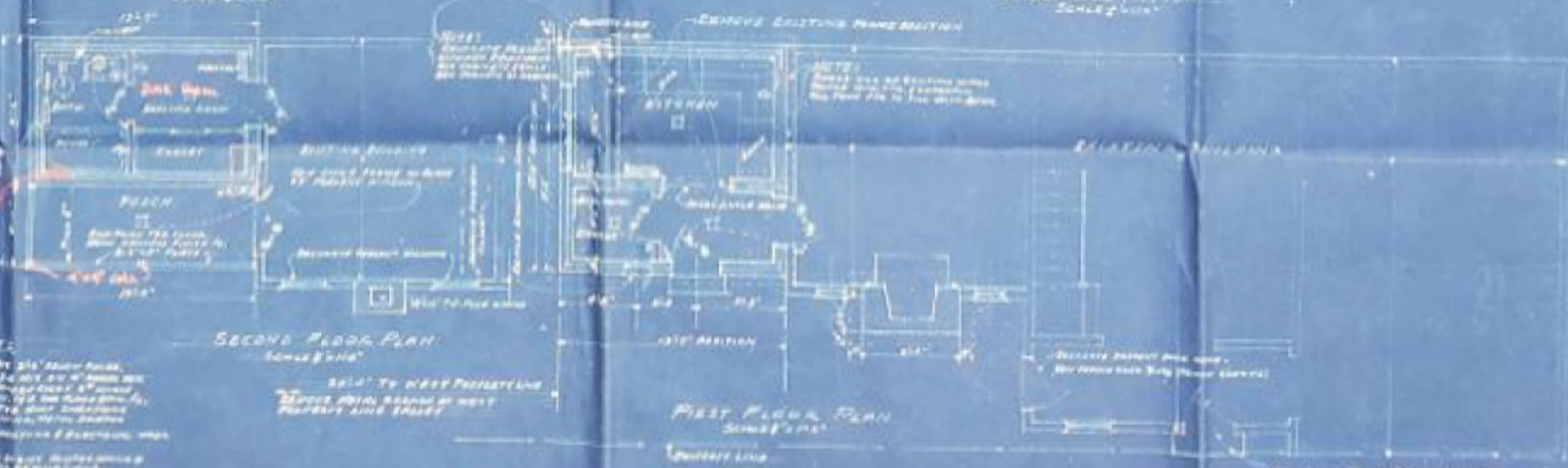
OK
AM L



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"

Handwritten note in a red circle: **PLAN 216**

GENERAL NOTES:
 CONCRETE - CONCRETE SHALL BE 316
 REINFORCING - CONCRETE SHALL BE 316
 ROOFING - ROOF SHALL BE 316
 FINISHES - FINISHES SHALL BE 316
 PAINTS - PAINTS SHALL BE 316
 GLAZING - GLAZING SHALL BE 316
 METALS - METALS SHALL BE 316
 ELECTRICAL - ELECTRICAL SHALL BE 316
 PLUMBING - PLUMBING SHALL BE 316
 MECHANICAL - MECHANICAL SHALL BE 316
 STRUCTURAL - STRUCTURAL SHALL BE 316
 ARCHITECTURAL - ARCHITECTURAL SHALL BE 316
 FINISHES - FINISHES SHALL BE 316
 PAINTS - PAINTS SHALL BE 316
 GLAZING - GLAZING SHALL BE 316
 METALS - METALS SHALL BE 316
 ELECTRICAL - ELECTRICAL SHALL BE 316
 PLUMBING - PLUMBING SHALL BE 316
 MECHANICAL - MECHANICAL SHALL BE 316
 STRUCTURAL - STRUCTURAL SHALL BE 316
 ARCHITECTURAL - ARCHITECTURAL SHALL BE 316

ALTERATIONS & ADDITIONS
 AS ORDERED BY
MR. & MRS. CAROL DUBO
 OWNER OF 400 E. HAWKINS STREET
 ALABAMA, MO.
 Nov. 5, 1927
 DRAWN BY **W. H. HARRIS, ARCHITECT**
 ARCHITECTS **W. H. HARRIS & D. H. HARRIS**