

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

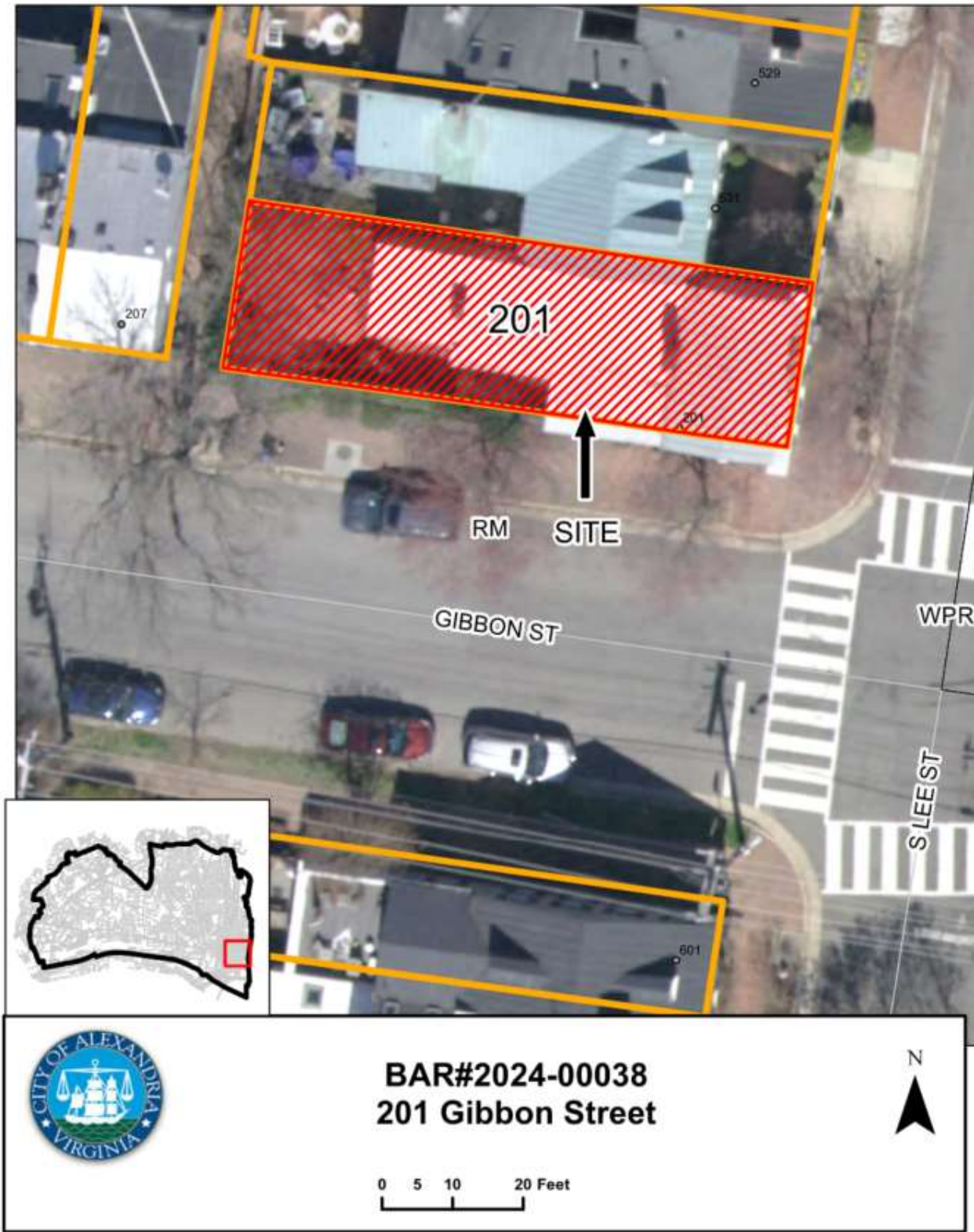
STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness with the following conditions:

1. Upon removal of the existing chimney, the roof be patched to match the adjacent roofing.
2. The existing second floor windows be retained in place and repaired as necessary in lieu of being replaced.

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.



I. APPLICANT'S PROPOSAL

The applicant requests a Certificate of Appropriateness to replace two second floor windows and remove an existing masonry chimney (Figure 1).



Figure 1: Proposed modifications to 201 Gibbon Street

Site context

The building sits at the north west corner of the intersection of South Lee Street and Gibbon Street. The proposed windows to be replaced and chimney to be removed 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 to the 18th century that appears to show the house as viewed from the Alexandria waterfront (Figure 2).

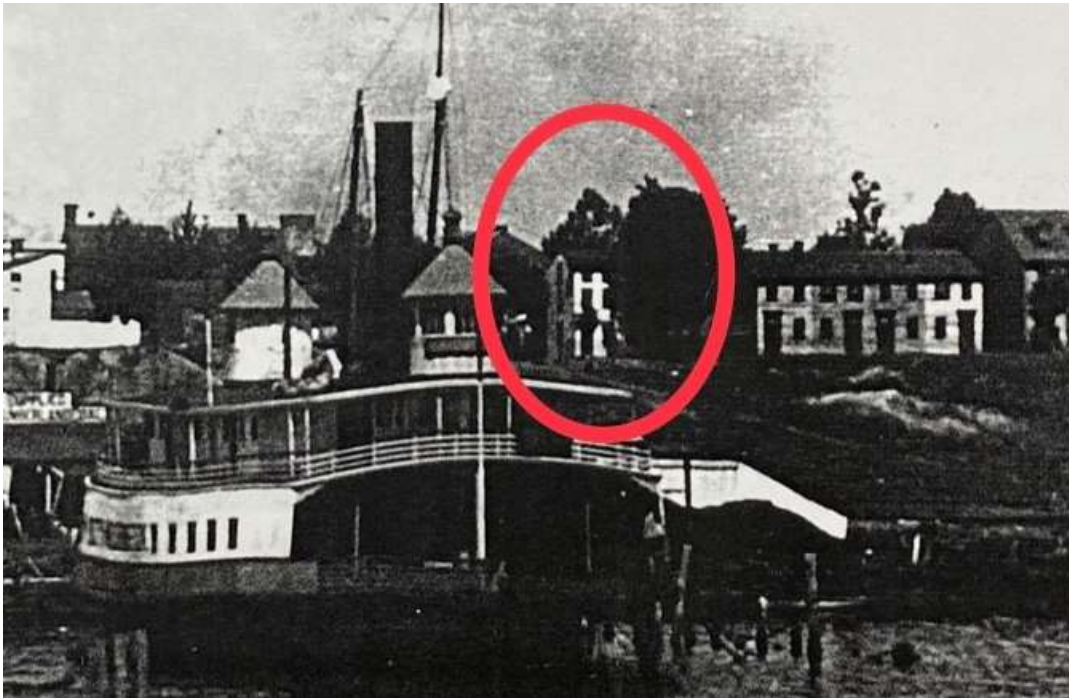


Figure 2: 19th century photograph showing property viewed from the waterfront.

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. 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 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. Staff finds that consistent with the *Design Guidelines*, the existing windows are original and should be retained in place and recommends denial of a Certificate of Appropriateness for their replacement.

The *Design Guidelines* say that “Chimneys and flues are important functional elements of a building and provide visual variety to the roofline. At the same time, chimneys and flues can have an important impact on the overall visual composition of a building and, if not appropriately located on a building, may be a visual disruption of a unified building design.” They further say that “Existing chimneys should be maintained in situ and not removed without a compelling reason and substantial justification.” As noted in the submission materials, the chimney proposed to be removed was originally constructed in the 1950’s and was built differently than shown in the approved documents. The existing chimney is not expressed on the exterior wall and is visible only as it penetrates the roof. The masonry construction is not of unique design or material and the location on the roof actually detracts from the overall building composition, becoming a “visual disruption”. It should be noted that the area of demolition is less than twenty five square feet, therefore the removal of the chimney does not require a separate Permit to Demolish. Because of the later construction and the overall building composition, staff recommends that the Board approve the Certificate of Appropriateness for the removal of the existing chimney.

For the reasons noted above, staff recommends approval of the Certificate of Appropriateness with the following conditions:

1. Upon removal of the existing chimney, the roof be patched to match the adjacent roofing.
2. The existing second floor windows be retained in place and repaired as necessary in lieu of being replaced.

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 – BAR 2024-00038 Application Materials
- 2 – Supplemental Materials

BAR CASE# _____
(OFFICE USE ONLY)

ADDRESS OF PROJECT: _____

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: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

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

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

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

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

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

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.

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

RADT RENOVATION
201 GIBBONS ST.
ALEXANDRIA, VA 22314

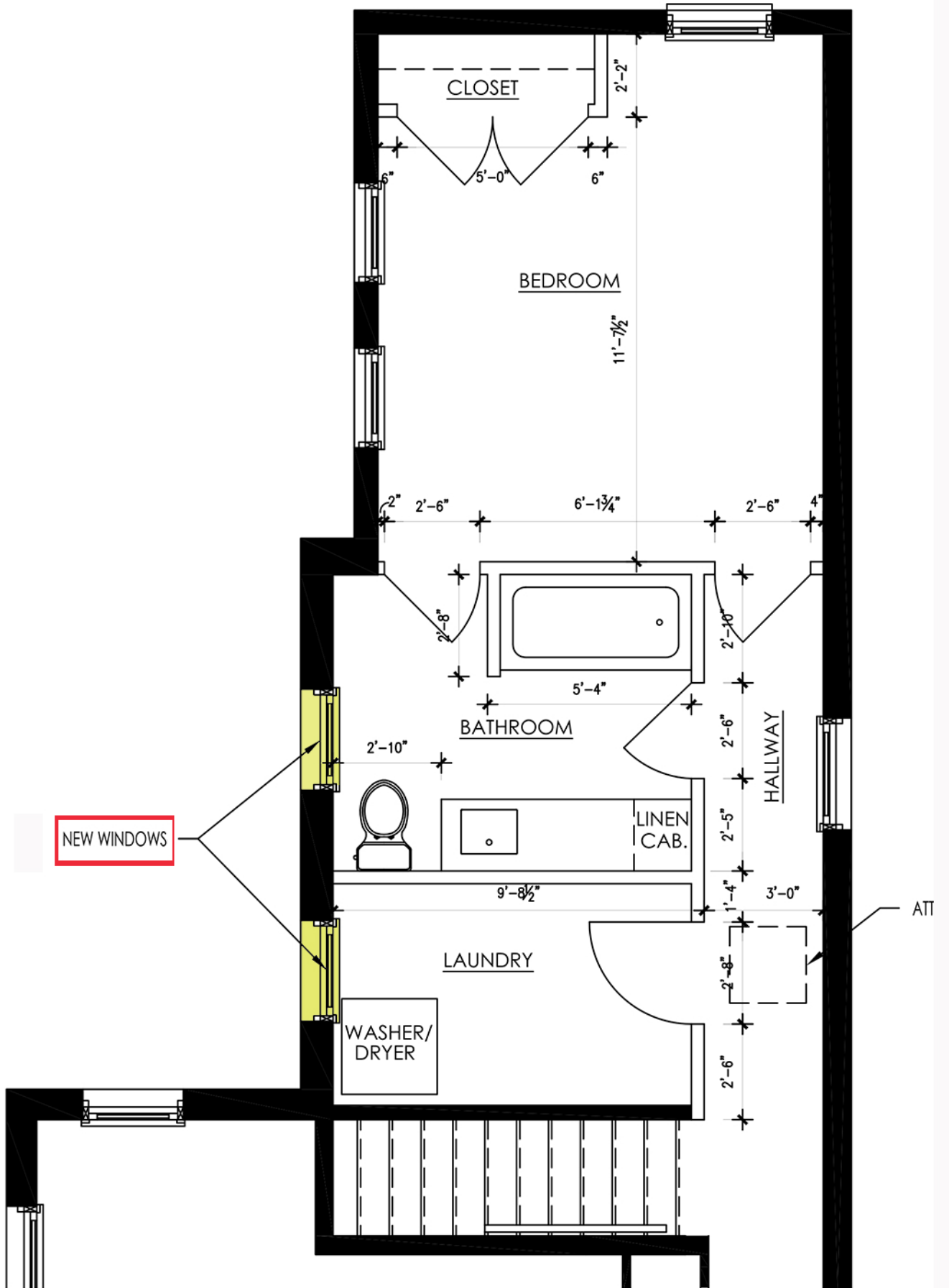
Exterior Alterations:

- Remove chimney that was constructed in 1950s
- Replace windows that can not be restored

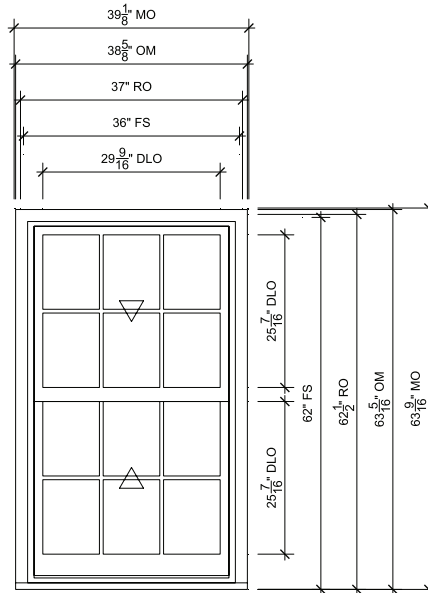


SOUTH ELEVATION

WINDOWS



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



LAUNDRY

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

$\frac{2}{7}$ Head

$\frac{3}{7}$ Jamb

$\frac{4}{7}$ Sill

$\frac{4}{6}$ Divided Lite

$\frac{1}{8}$ Checkrail

SPECIFICATIONS

Mark Unit: Laundry

Product Line: Ultimate Wood

Unit Description: Double Hung

Exterior Finish: Primed

Species: Pine

Interior Finish: Painted Interior Finish - White

Glass Information: IG, Low E2 w/Argon, Black

Divider Type: 5/8" Rectangular SDL W/ Spacer - Black

Hardware Type: Sash Lock, Sash Lift, Performance Options : None

Screen Type: Extruded Aluminum Screen

Hardware Color: White

Screen Surround Color: Stone White

Screen Mesh Type: Bright View Mesh

Jamb Depth: 4 9/16"

Exterior Casing: BMC

Subsill: Standard Subsill

FOR DESIGN INTENT ONLY, NOT FOR MANUFACTURE.



PROJ/JOB: Radt, Sarah / Phase 2

DIST/DEALER: THE WINDOW MAN-CIR

DRAWN: NICK KALIVREtenos

QUOTE#: 1SSMDEM

PK VER: 0004.03.00

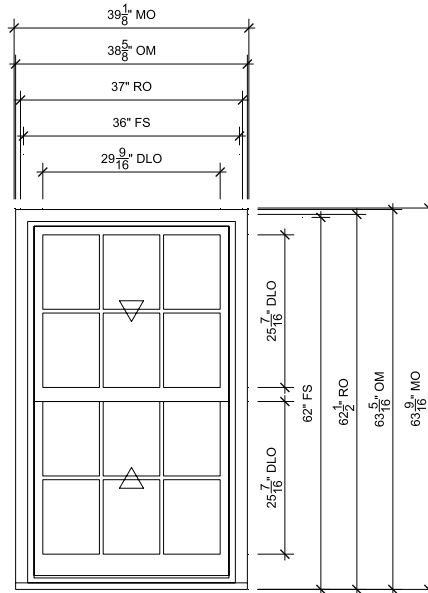
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REVISION:

SHEET

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OF 8



BATH

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

$\frac{2}{7}$ Head

$\frac{3}{7}$ Jamb

$\frac{4}{7}$ Sill

$\frac{4}{6}$ Divided Lite

$\frac{1}{8}$ Checkrail

SPECIFICATIONS

Mark Unit: Bath

Product Line: Ultimate Wood

Unit Description: Double Hung

Exterior Finish: Primed

Species: Pine

Interior Finish: Painted Interior Finish - White

Glass Information: IG, Low E2 w/Argon, Black

Divider Type: 5/8" Rectangular SDL W/ Spacer - Black

Hardware Type: Sash Lock, Sash Lift, Performance Options : None

Screen Type: Extruded Aluminum Screen

Hardware Color: White

Screen Surround Color: Stone White

Screen Mesh Type: Bright View Mesh

Jamb Depth: 4 9/16"

Exterior Casing: BMC

Subsill: Standard Subsill

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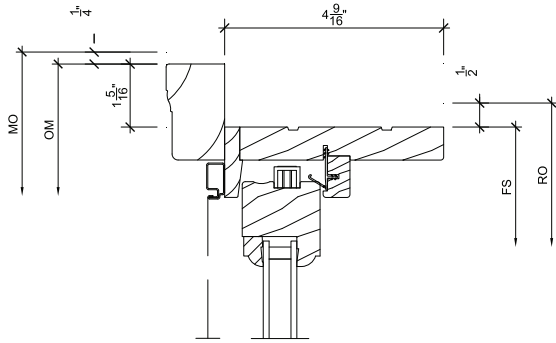
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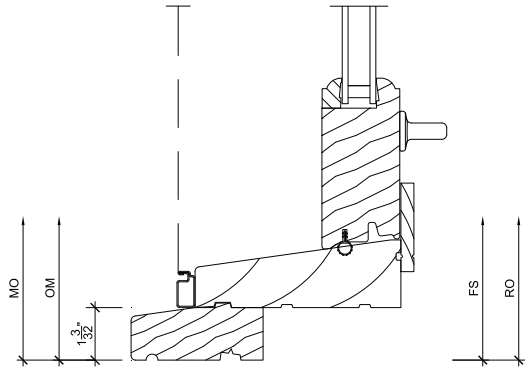
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6

Head

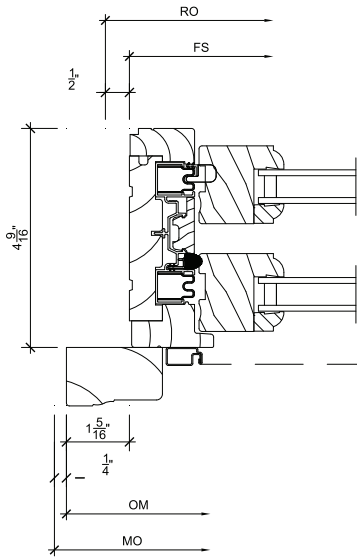
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3
6

Sill

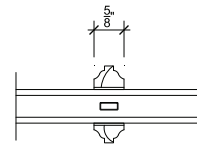
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2
6

Jamb

SCALE: 3" = 1'-0"



4
6

Divided Lite

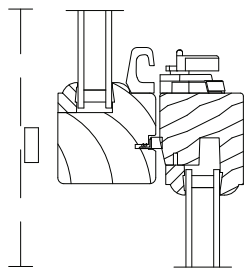
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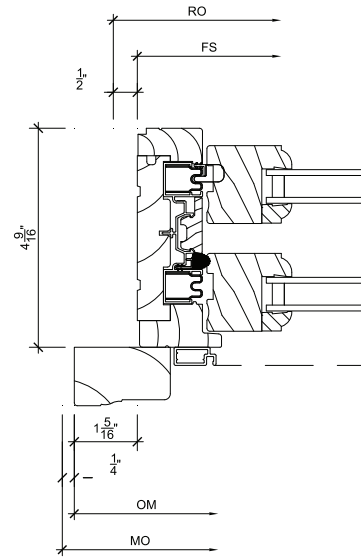
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OF 8



1
7

Checkrail

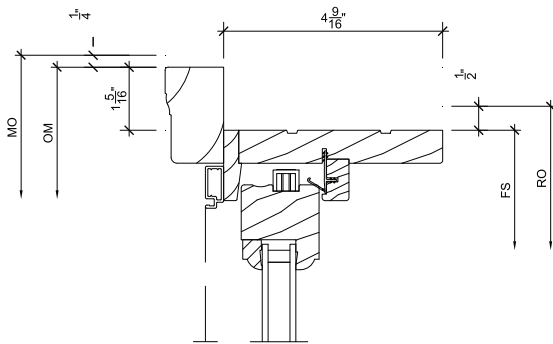
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3
7

Jamb

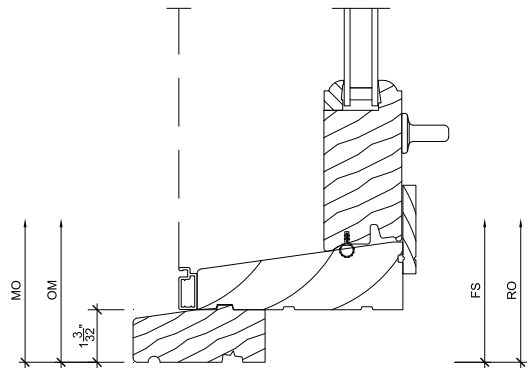
SCALE: 3" = 1'-0"



2
7

Head

SCALE: 3" = 1'-0"



4
7

Sill

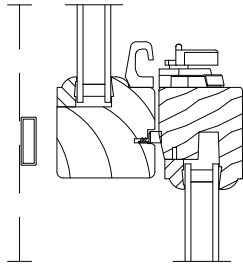
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 QUOTE#: 1SSMDEM PK VER: 0004.03.00

CREATED: 01/22/2024 REVISION:

SHEET
7
OF 8



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"



PROJ/JOB: Radt, Sarah / Phase 2
DIST/DEALER: THE WINDOW MAN-CIR
DRAWN: NICK KALIVREtenos
QUOTE#: 1SSMDEM PK VER: 0004.03.00

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OF 8

EXISTING PHOTOS OF WINDOWS

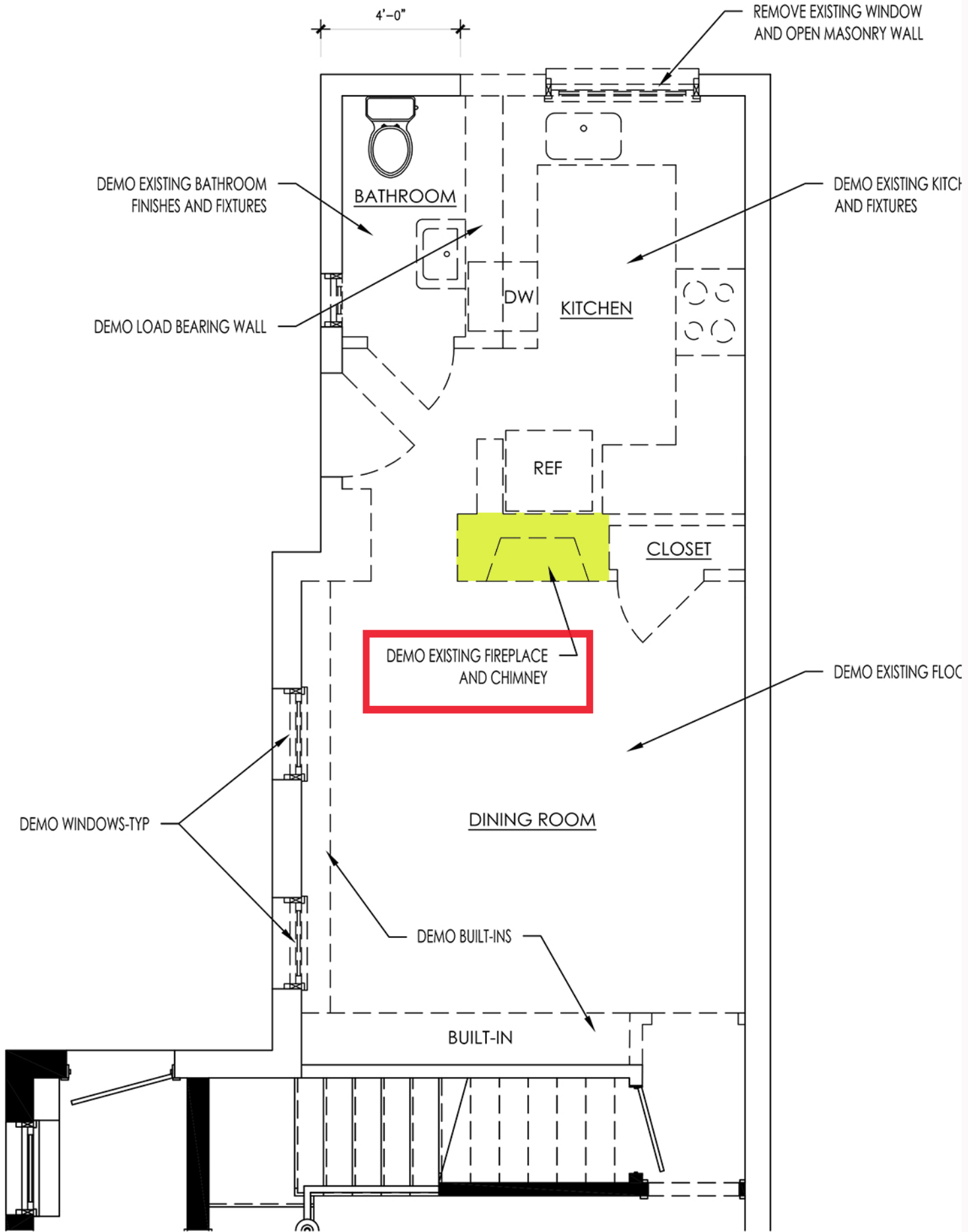
The windows are completely inoperable, are painted shut, and have rotten wood on the exterior.



CHIMNEY

Documents show that the chimney was built in the 1950s. Please note that the address was previously 535 S Lee St. and the chimney was originally proposed on the south elevation but was built on the east portion.

Note: The floor area of the chimney at the roof is 3.34 s.f. (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



A **FIRST FLOOR DEMO PLAN**
 23 Scale: 1/4"=1'-0"

Alter. \$ 750
 New 550
 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 1/2 ✓
 Style of roof metal - flat ✓
 Name of Owners Mr. & Mrs. Emilio Burn
 Name of Architect Joseph H. Burchin
 Name of Builder Paul J. Lewter ✓
 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. 1506.00

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

Alterations & addition per attached plans.

APPROVAL RECOMMENDED

Complies with zoning requirements

11/29/51 [Signature]
 DATE OFFICER OF PLANNING

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 Emilio 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*

