

ISSUE: Certificate of Appropriateness for Alterations and Permit to Demolish/Capsulate (partial)

APPLICANT: Peter Gabrielli

LOCATION: Old and Historic Alexandria District
209 Gibbon Street

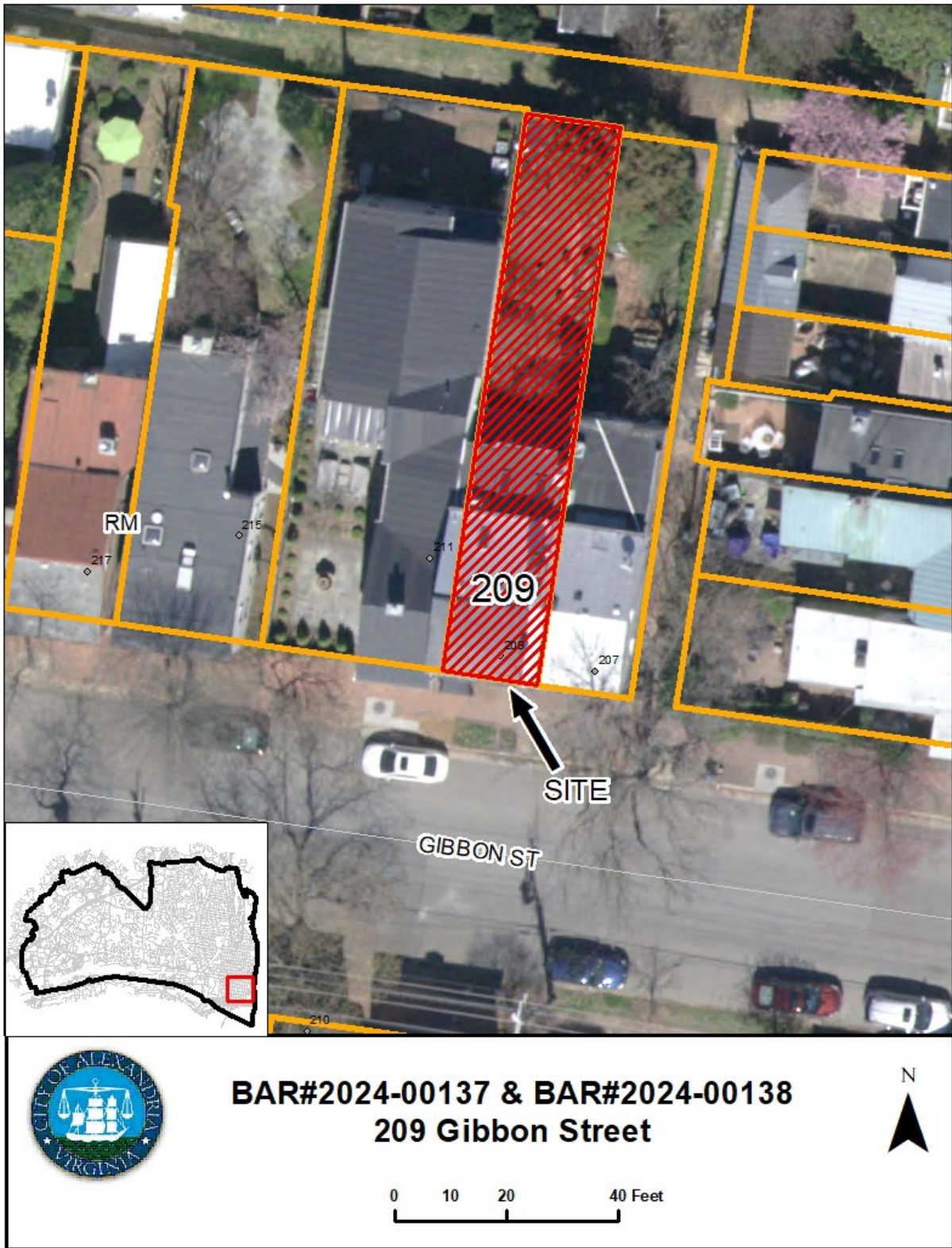
ZONE: RM/Townhouse Zone

STAFF RECOMMENDATION

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

GENERAL NOTES TO THE APPLICANT

1. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, 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.



Note: Staff coupled BAR #2024-00137 (Certificate of Appropriateness) and BAR #2024-00138 (Permit to Demolish/Capsulate) for clarity and brevity. The permit to demolish requires a roll call vote.

I. APPLICANT'S PROPOSAL

The applicant requests a Permit to Demolish (partial) to remove the rear wall of the existing second story addition and a portion of the existing brick wall and associated roof at the third story. The applicant requests a Certificate of Appropriateness to extend the existing rear second floor addition and add a new rear addition at the third floor.

Site context

The property is bound by Gibbon Street to the south, townhouses (207 and 211 Gibbon Street) to the east and west, and a private alley to the north. The currently proposed demolition and alterations will only be (slightly) visible from Gibbon Street.

II. HISTORY

The three-story, three-bay brick houses at 207 and 209 Gibbon Street were constructed prior to “1854 by William H McKnight on the western part of the lot he purchased from John D. Johnston in 1831” according to Ethelyn Cox in *Historic Alexandria Virginia Street by Street* (p.57). The two abutting houses appear in Griffith M. Hopkins’ *1877 City Atlas of Alexandria* as rectangular masses on the under-developed Gibbon streetscape. However, the block bound by Gibbon, Wilkes, South Fairfax, and South Lee streets was not mapped again until 1921, by the Sanborn Fire Insurance Company, at which time the house at 209 was depicted with the present footprint, including a two-story (or, presumably, second-story), one-room addition on the rear (northwest corner) and a one-story rear porch (northeast corner). The BAR approved plans to construct a rear two-story rear addition in 2015, and these plans were re-approved in 2017.

Previous BAR Approvals

BAR2015-001456 & BAR2015-00146 - Rear two-story addition

BAR2017-00086 - Reapproval of previously approved rear two-story addition

III. ANALYSIS

The applicant requests a Permit to Demolish (partial) to remove the rear wall of the existing second story addition and a portion of the existing brick wall and associated roof at the third story. The applicant requests a Certificate of Appropriateness to extend the existing rear second floor addition and add a new rear addition at the third floor. Most of the work will not be visible from the public right-of-way as it is located on the rear of the property (north elevation). The only demolition work that will be slightly visible is the removal of portions of the existing roof on the rear (Figures 1-3). The new exterior wall and roof of the proposed third story addition may be slightly visible from Gibbon Street, but only on the west elevation (Figure 4). The massing of the adjacent properties will block most of the alterations from being visible from a public right-of-way.

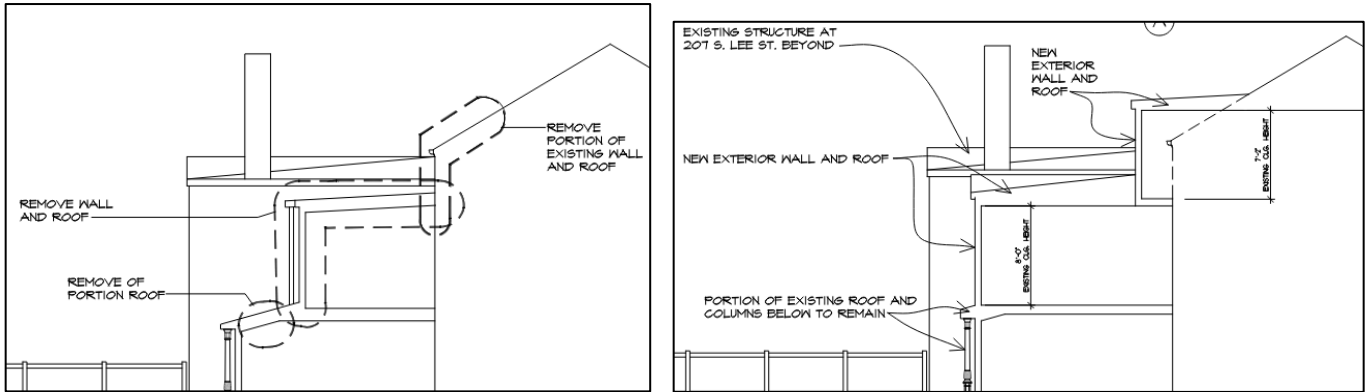


Figure 1: Proposed demolition work (left) and new construction (right) on west elevation

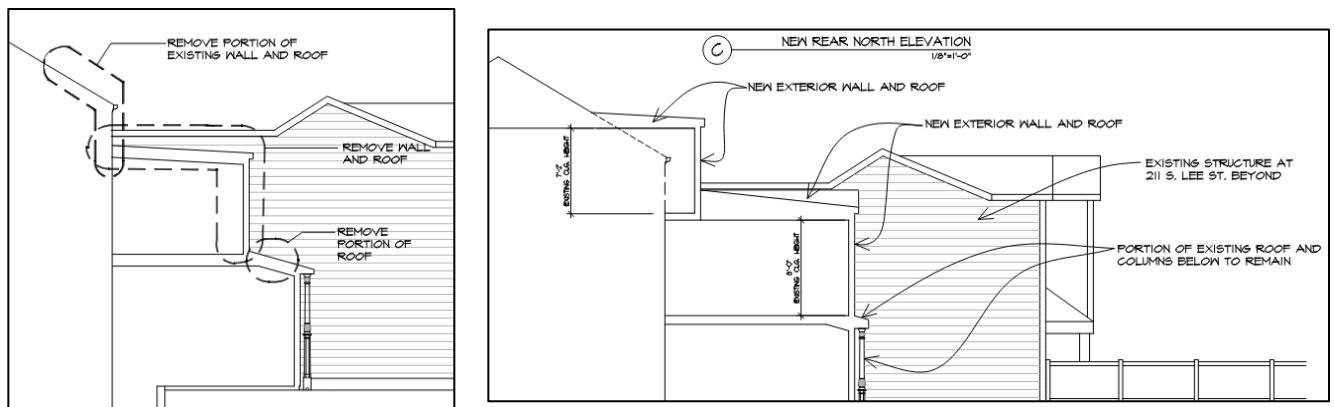


Figure 2: Proposed demolition work (left) and new construction (right) on east elevation

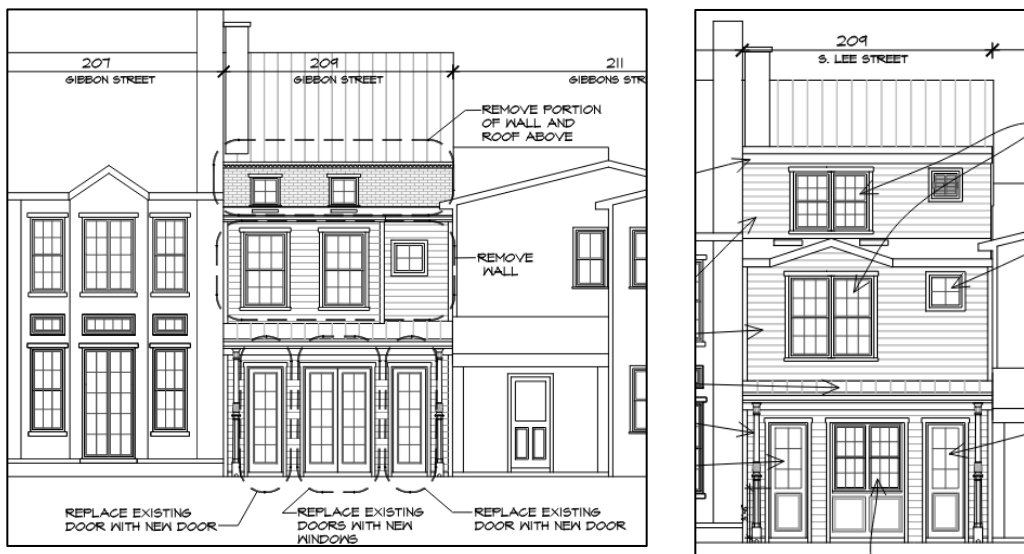


Figure 3: Proposed demolition work (left) and new construction (right) on north/rear elevation

Area of proposed work



Figure 4: Visibility of the third floor rear roof area from Gibbon Street (west elevation)

Permit to Demolish/Capsulate

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

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

The analysis of the standards indicated above relate only to the specific portions of the building proposed for demolition/capsulation, not the overall building. In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted. The scope of the proposed demolition is modest in scale and sympathetic to the elements of the building located at the rear, which are not of unusual or uncommon design, texture or material. The historic integrity of the structure will be largely unaffected by the proposed work.

Staff therefore has no objection to the partial demolition and recommends **approval** of the Permit to Demolish/Capsulate.

Certificate of Appropriateness

The proposed third story exterior wall and part of the new roofline may be slightly visible from the public right-of-way. None of the other alterations on the rear will be visible and therefore are not discussed in this report.

According to the *Design Guidelines*, “Any addition should...be sympathetic to the existing building’s scale, height and massing.” The *Design Guidelines* also encourage designs for new additions that are “respectful of the existing structure and should seek to be background statements or echo the design elements of the existing structure.”

In the opinion of staff, the proposed third story addition will be sympathetic to the existing building’s scale, height, and massing. Due to its minimal visibility, it will not overwhelm the existing structure. The exterior wall will use fiber cement siding, which is an appropriate material for a new addition. Staff therefore has no objection to the proposed plans and recommends **approval** of the Certificate of Appropriateness for alterations.

STAFF

Brendan Harris, Historic Preservation Planner, Planning & Zoning
Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

III. CITY DEPARTMENT COMMENTS

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

Zoning

C-1 Proposed second and third story rear addition will comply with zoning.

Code Administration

C-1 A building permit is required.

Transportation and Environmental Services

R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)

R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- F-1 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)
- F-2 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:
For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.
For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (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

- C-1 No archaeological oversight is required for this project.

V. ATTACHMENTS

1 – Application Materials

2 – Supplemental Materials

ADDRESS OF PROJECT: 209 Gibbon St

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

TAX MAP AND PARCEL: _____ ZONING: RM

APPLICATION FOR: *(Please check all that apply)*

- CERTIFICATE OF APPROPRIATENESS
- PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)
- WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION CLEARANCE AREA *(Section 7-802, Alexandria 1992 Zoning Ordinance)*
- WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

Applicant: Property Owner Business *(Please provide business name & contact person)*

Name: Mark's Woods Construction Services
 Address: 205 S Union St Ste 3
 City: Alexandria State: VA Zip: 22314
 Phone: 7039282513 E-mail: lmarks@markswoods.com

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

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: Peter Gabrielli
 Address: 209 Gibbon St
 City: Alexandria State: VA Zip: 22314
 Phone: 516-680-6059 E-mail: Peter.a.gabrielli@gmail.com

- Yes No Is there an historic preservation easement on this property?
- Yes No If yes, has the easement holder agreed to the proposed alterations?
- Yes No Is there a homeowner's association for this property?
- Yes No If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.

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).*

Removing rear wall of existing second story addition and
 portion of existing brick wall and associated roof at third story
 Replacing existing doors at existing first floor at the rear of the
 structure
 extending existing second floor addition
 adding addition at third floor

SUBMITTAL REQUIREMENTS:

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.

Electronic copies of submission materials should be submitted whenever possible.

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. All plans must be folded and collated into 3 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. 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 have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- 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 3 sets of 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: Gregory T. Marks

Date: 4/11/24

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.	Peter Gabrielli	631 S Saint Asaph St, Alexandria, VA 22314	50%
2.	Kathryn Gabrielli	631 S Saint Asaph St, Alexandria, VA 22314	50%
3.			

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 209 Gibbon St, Alexandria, VA (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.	209 Gibbon St LLC	209 Gibbon St, Alexandria, VA 22314	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.

04/26/2024 Peter Gabrielli 

 Date Printed Name Signature



Department of Planning & Zoning

Floor Area Ratio and Open Space Calculations

B

A. Property Information

A1. Street Address RM Zone

A2. Total Lot Area x Floor Area Ratio Allowed by Zone = Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area		Allowable Exclusions**		
Basement	<input type="text" value="558.00"/>	Basement**	<input type="text" value="558.00"/>	B1. <input type="text" value="2,429.00"/> Sq. Ft. Existing Gross Floor Area*
First Floor	<input type="text" value="765.00"/>	Stairways**	<input type="text" value="118.00"/>	B2. <input type="text" value="698.00"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor	<input type="text" value="615.00"/>	Mechanical**	<input type="text"/>	B3. <input type="text" value="1,731.00"/> Sq. Ft. Existing Floor Area Minus Exclusions (subtract B2 from B1)
Third Floor	<input type="text" value="491.00"/>	Attic less than 7'***	<input type="text"/>	Comments for Existing Gross Floor Area <div style="border: 1px solid gray; height: 40px; width: 100%;"></div>
Attic	<input type="text"/>	Porches**	<input type="text"/>	
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>	
Balcony/Deck	<input type="text"/>	Lavatory***	<input type="text"/>	
Lavatory***	<input type="text"/>	Other*chimney	<input type="text" value="22.00"/>	
Other**	<input type="text"/>	Other**	<input type="text"/>	
B1. Total Gross	<input type="text" value="2,429.00"/>	B2. Total Exclusions	<input type="text" value="698.00"/>	

C. Proposed Gross Floor Area

Proposed Gross Area		Allowable Exclusions**		
Basement	<input type="text" value="0.00"/>	Basement**	<input type="text"/>	C1. <input type="text" value="133.00"/> Sq. Ft. Proposed Gross Floor Area*
First Floor	<input type="text" value="0.00"/>	Stairways**	<input type="text"/>	C2. <input type="text" value="0.00"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor	<input type="text" value="80.00"/>	Mechanical**	<input type="text"/>	C3. <input type="text" value="133.00"/> Sq. Ft. Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Third Floor	<input type="text" value="53.00"/>	Attic less than 7'***	<input type="text"/>	
Attic	<input type="text"/>	Porches**	<input type="text"/>	
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>	
Balcony/Deck	<input type="text"/>	Lavatory***	<input type="text"/>	
Lavatory***	<input type="text"/>	Other**	<input type="text"/>	
Other	<input type="text"/>	Other**	<input type="text"/>	
C1. Total Gross	<input type="text" value="133.00"/>	C2. Total Exclusions	<input type="text"/>	

Notes

*Gross floor area is the sum of all areas under roof of a lot, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

** Refer to the Zoning Ordinance (Section 2-145(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

***Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

D. Total Floor Area

D1. Sq. Ft.
Total Floor Area (add B3 and C3)

D2. Sq. Ft.
Total Floor Area Allowed by Zone (A2)

E. Open Space (RA & RB Zones)

E1. Sq. Ft.
Existing Open Space

E2. Sq. Ft.
Required Open Space

E3. Sq. Ft.
Proposed Open Space

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: _____

Date: _____

3-29-2024

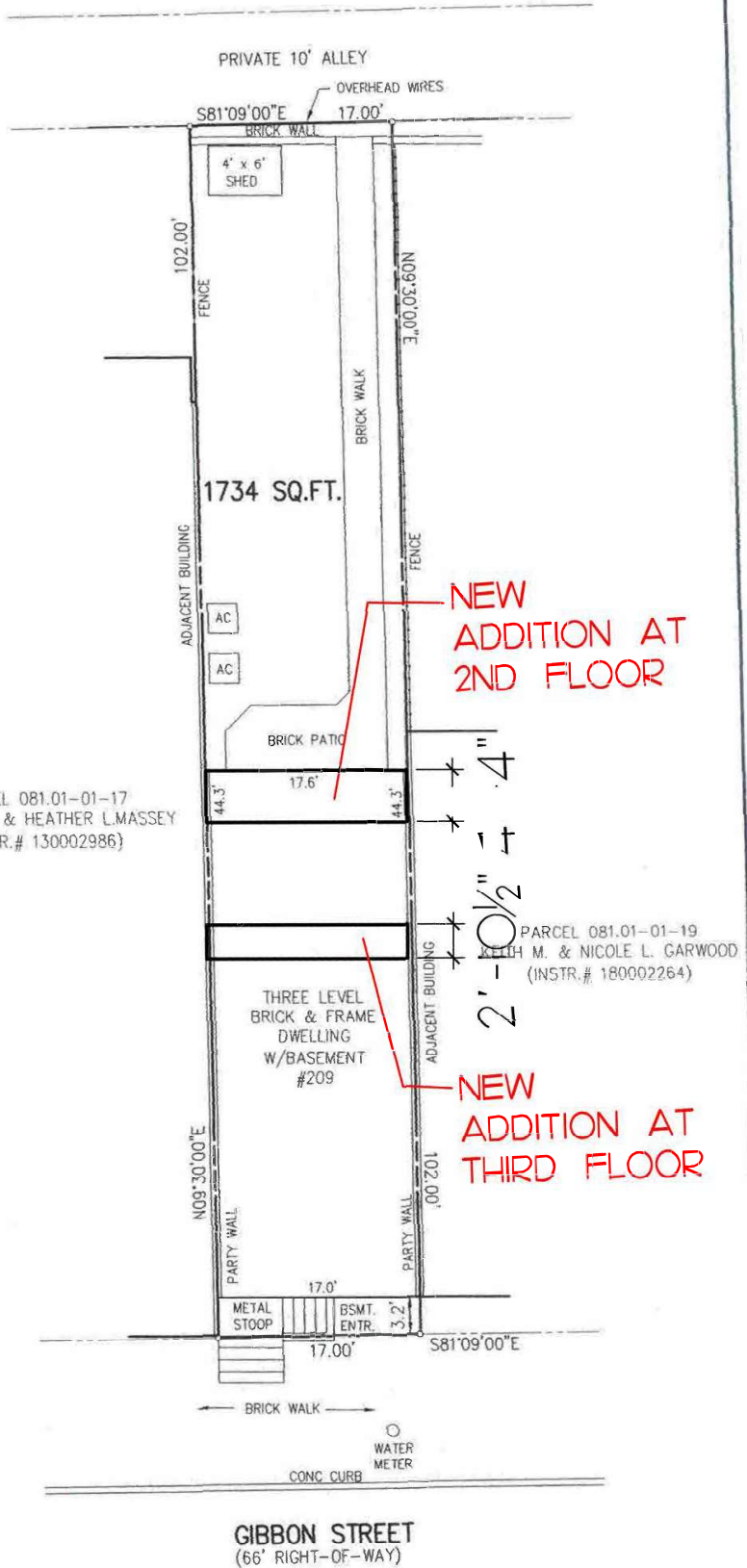
NOTES:

1. FENCE LOCATIONS, IF SHOWN, ARE APPROXIMATE ONLY AND DO NOT CERTIFY AS TO OWNERSHIP.
2. ACCORDING TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT'S FLOOD INSURANCE RATE MAP, THE HOUSE SHOWN HEREON APPEARS TO BE IN ZONE: "X"
3. NO TITLE REPORT FURNISHED, PLAT SUBJECT TO RESTRICTIONS AND EASEMENTS OF RECORD.
4. METES AND BOUNDS SHOWN WERE COMPILED FROM DEEDS OF RECORD AND DO NOT REPRESENT A BOUNDARY SURVEY.
5. IPF = IRON PIPE FOUND,



PARCEL 081.01-01-17
MICHAEL M. & HEATHER L.MASSEY
(INSTR.# 130002986)

HOUSE LOCATION SURVEY
PARCEL LOCATED AT
209 GIBBON STREET
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1"=10' DATE: 11-13-2023



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS OTHERWISE SHOWN THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS THE PROPERTY LINE.

[Signature]
CERTIFIED LAND SURVEYOR



SCHOOLS & TOWNSEND, P.C.

ENGINEERS - SURVEYORS
9252 MOSBY STREET - MANASSAS, VIRGINIA 20110
703-368-8001 - WWW.SCHOOLSANDTOWNSEND.COM

PARCEL IDENTIFICATION #: 081.01-01-18

OWNER OF RECORD: MARK S. & OENONE SPARKMAN (INSTR.# 090000075)

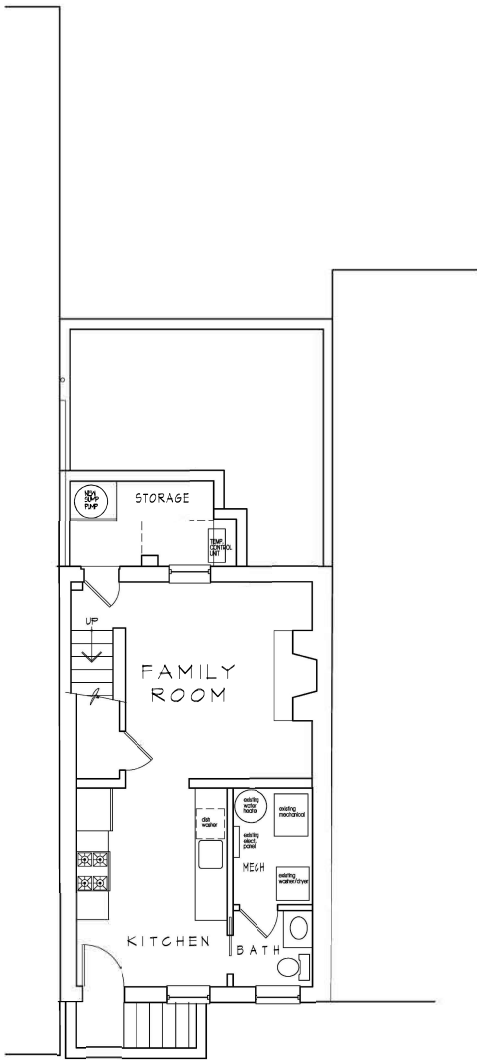
CASE NAME: PETER GABRIELLI

WO#: 4-23-724

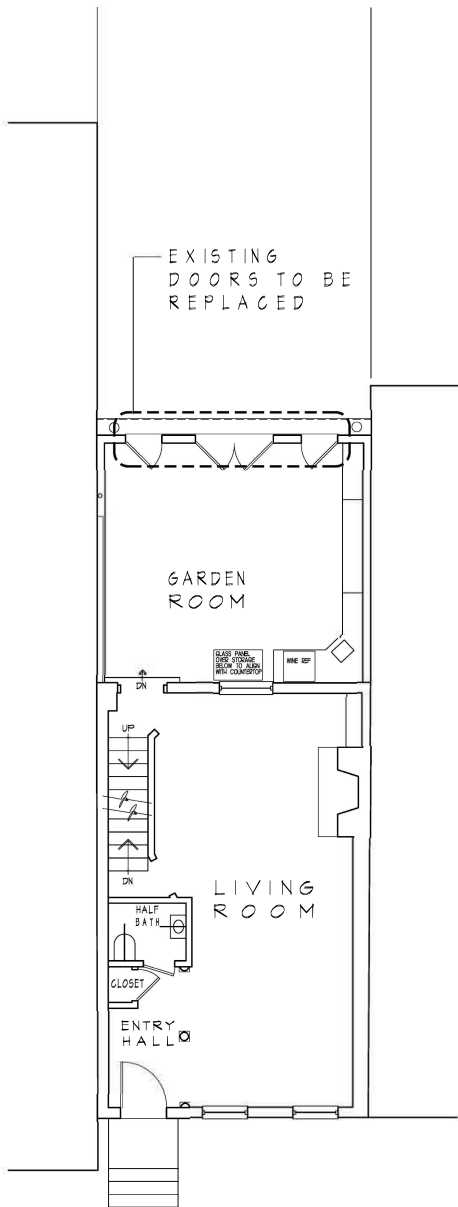
FB. 764 PG. 10

DRFT. BY: RT

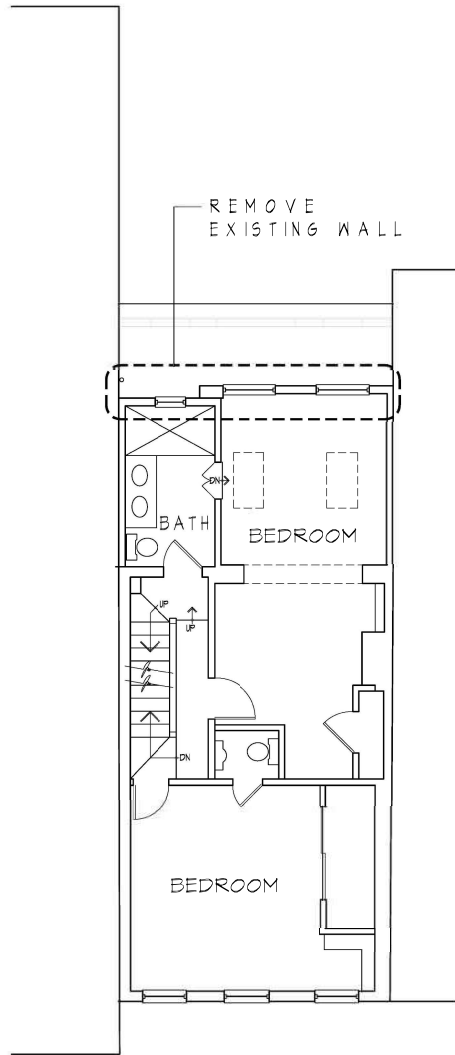
CHKD. BY: AC



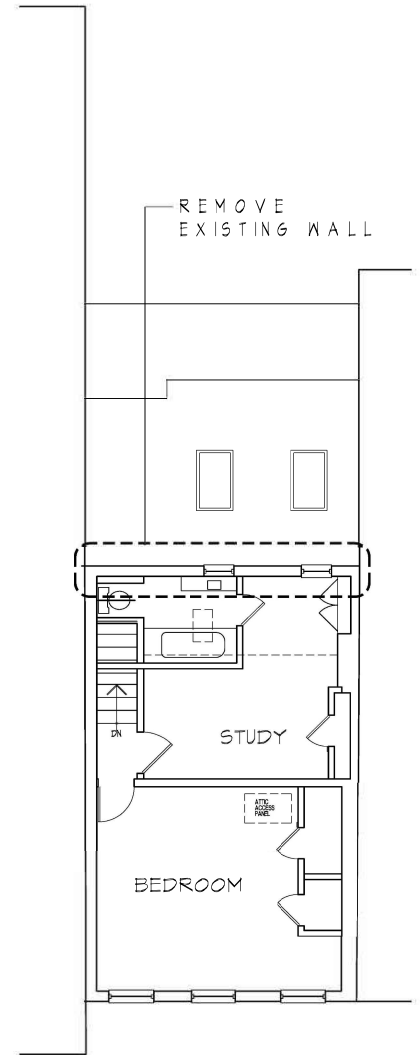
EXISTING
BASEMENT
P L A N
1/8" = 1'-0"



EXISTING
FIRST FLOOR
P L A N
1/8" = 1'-0"



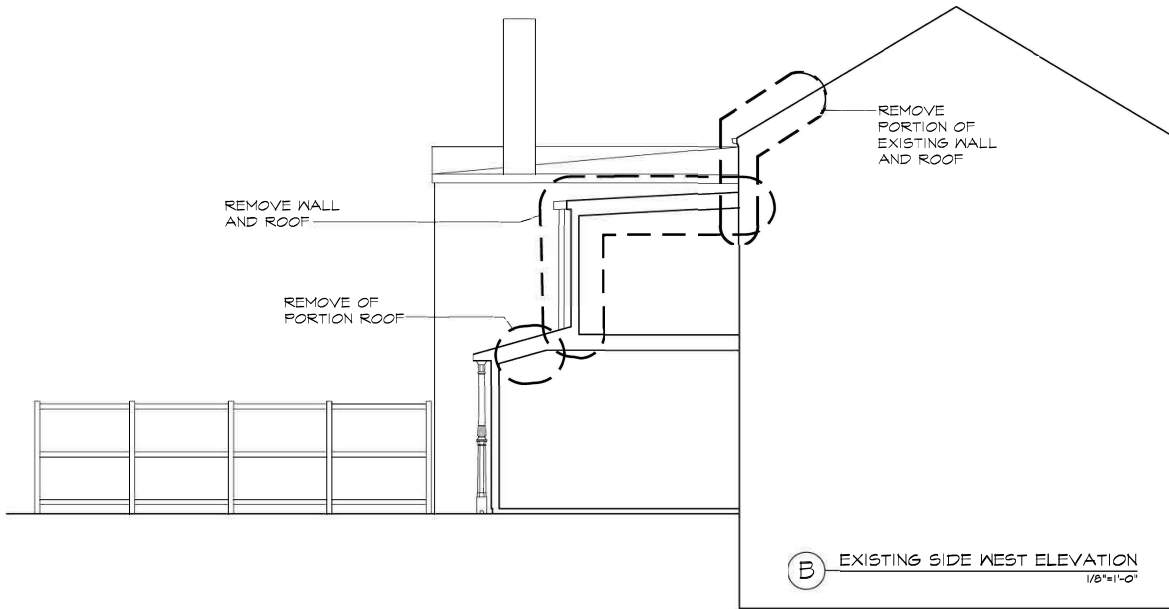
EXISTING
SECOND FLOOR
P L A N
1/8" = 1'-0"



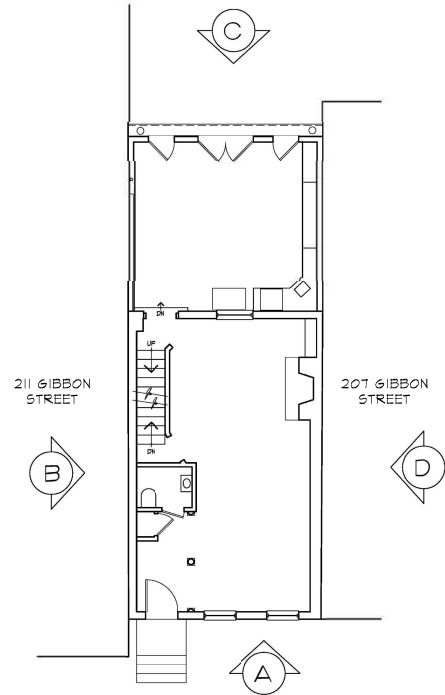
EXISTING
THIRD FLOOR
P L A N
1/8" = 1'-0"



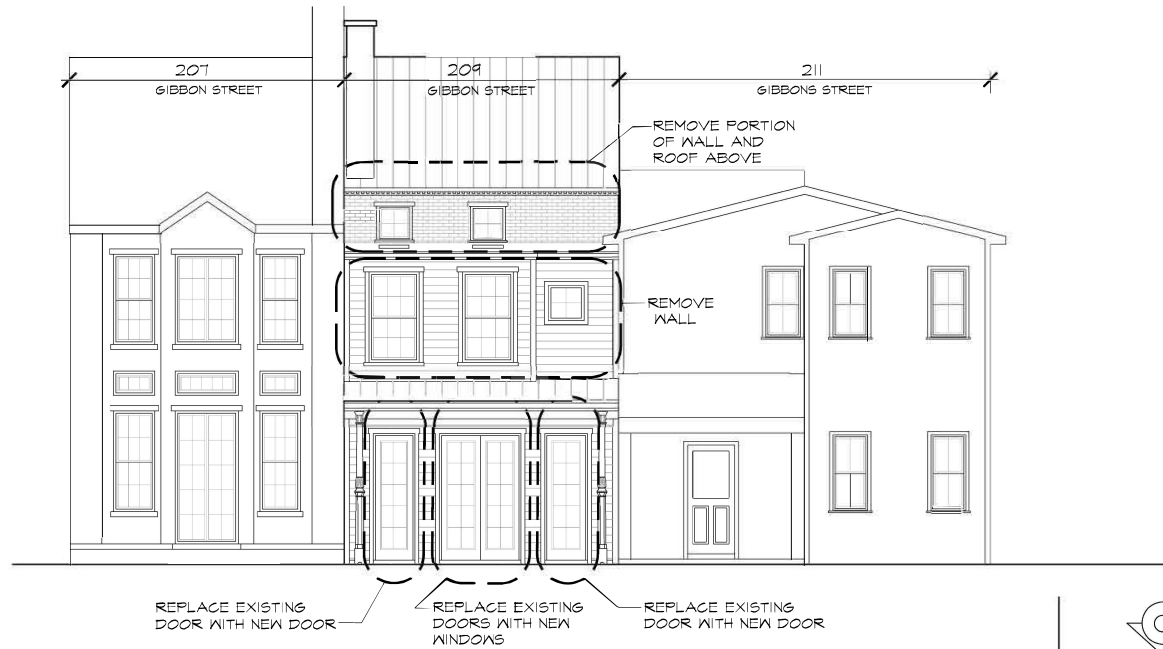
(A) EXISTING FRONT SOUTH ELEVATION
1/8"=1'-0"



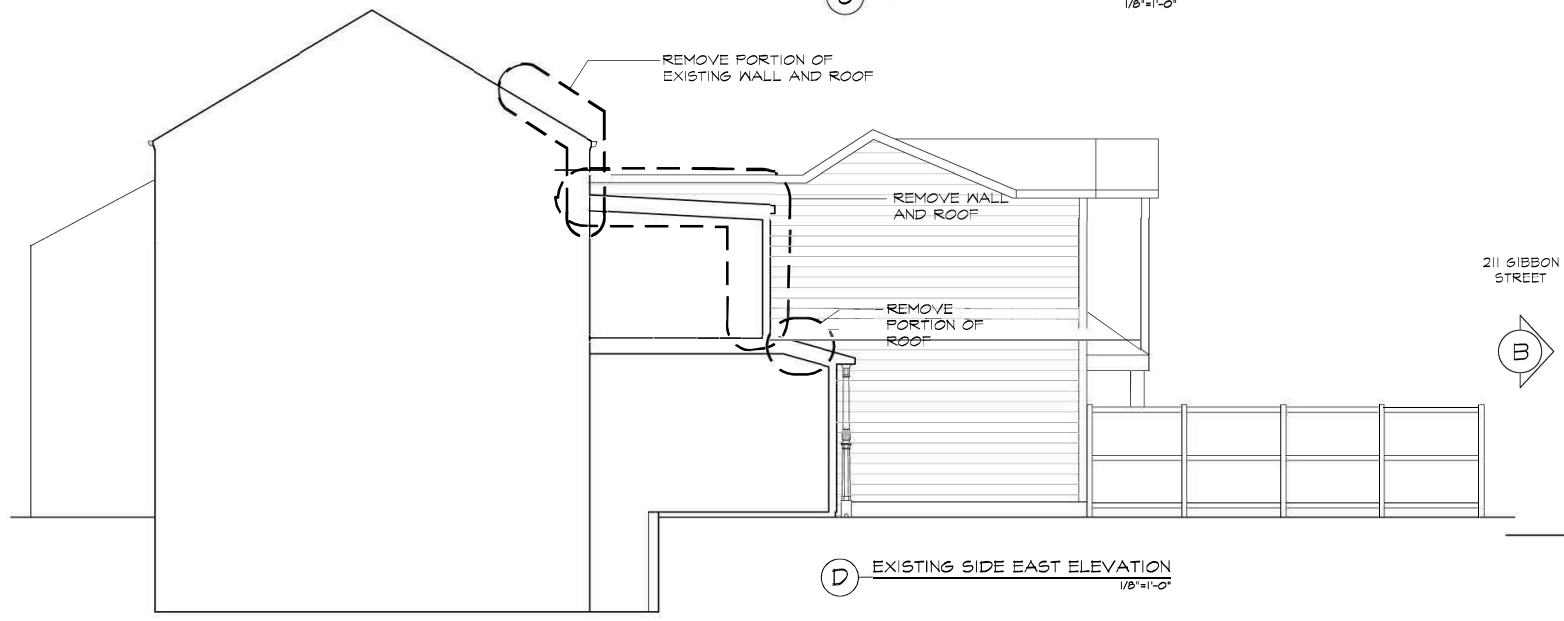
(B) EXISTING SIDE WEST ELEVATION
1/8"=1'-0"



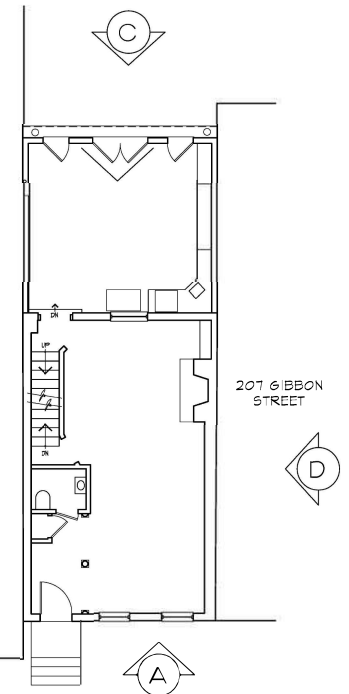
KEY PLAN



C EXISTING REAR NORTH ELEVATION
1/8"=1'-0"



D EXISTING SIDE EAST ELEVATION
1/8"=1'-0"



KEY PLAN

PASTEUR
DESIGNS
2017-2018
2019-2020
2021-2022
2023-2024
2025-2026
2027-2028
2029-2030
2031-2032
2033-2034
2035-2036
2037-2038
2039-2040
2041-2042
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2083-2084
2085-2086
2087-2088
2089-2090
2091-2092
2093-2094
2095-2096
2097-2098
2099-2100

MARKSWOODS
CONSULTING SERVICES

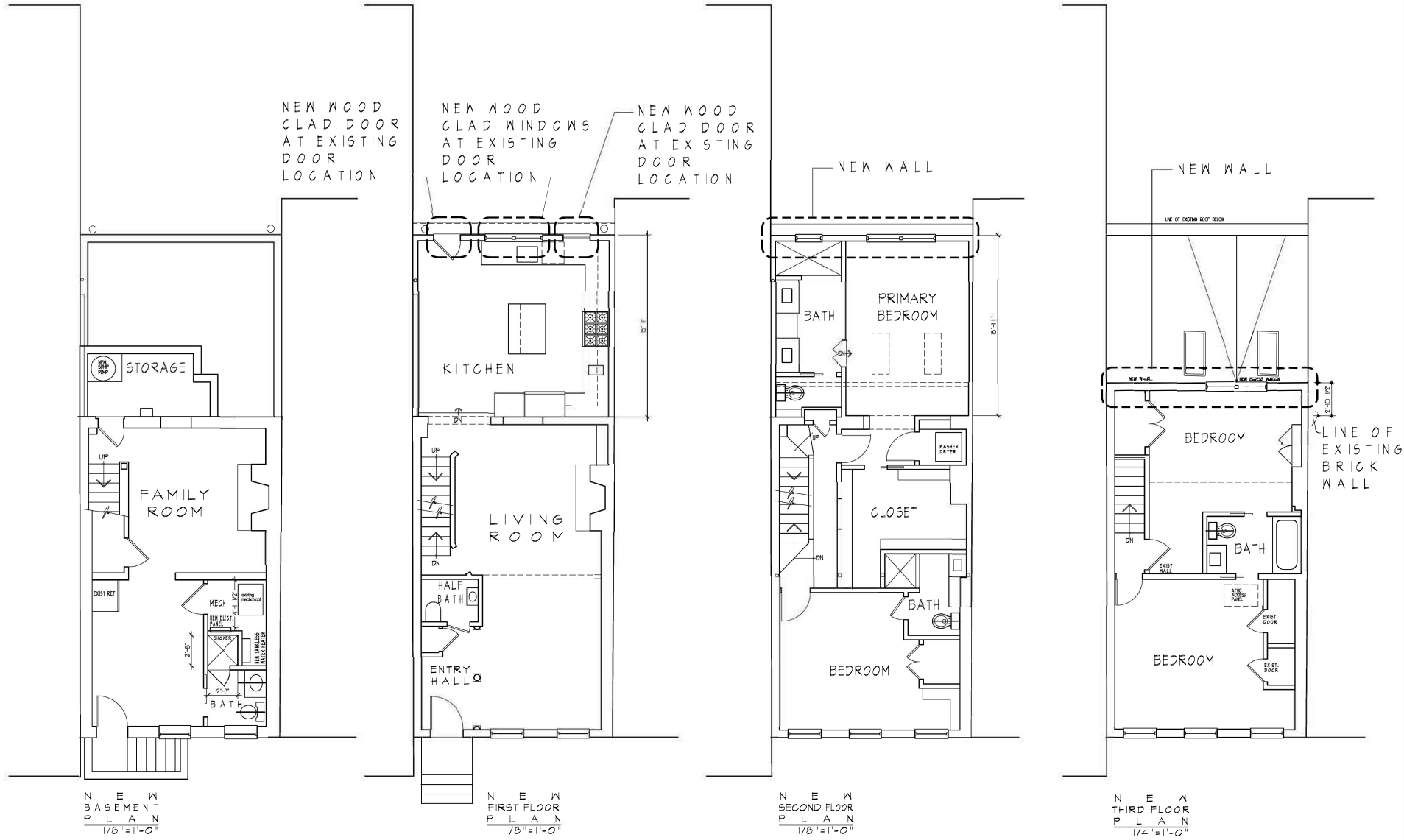
GABRIELLI RESIDENCE
209 GIBBON STREET
ALEXANDRIA VIRGINIA

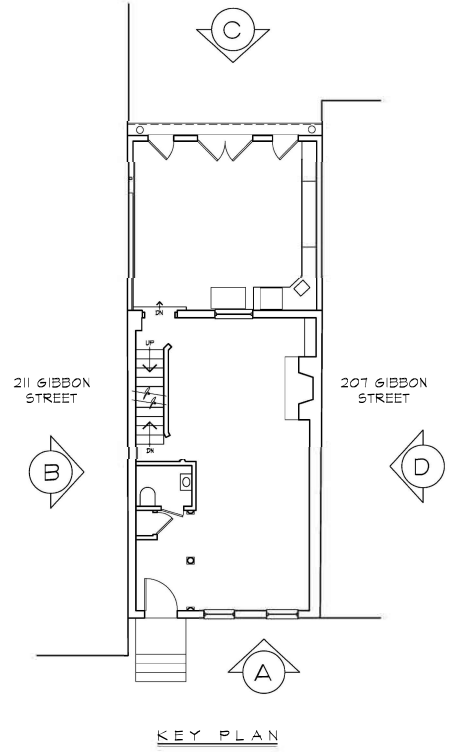
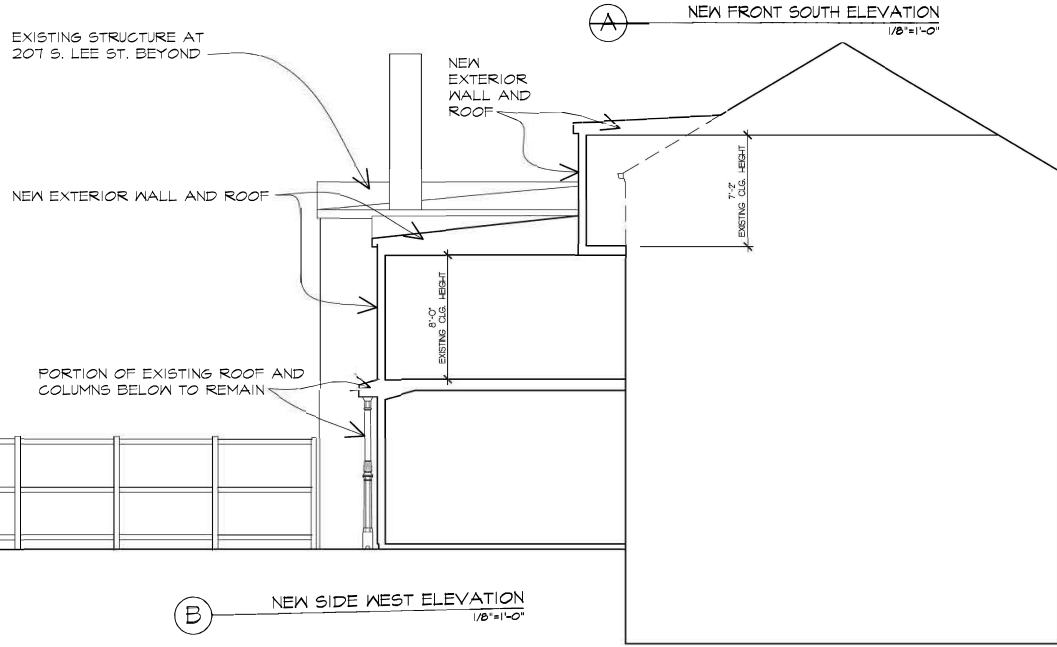
ISSUE DATE
DESIGN 02/05/24
03/01/24
03/28/24

B A R
04/01/24

SHEET FIFTH
EXISTING
ELEVATIONS

SHEET NUMBER
A-3





PASTEUR
DESIGNS

9403 BRVING STREET
20118-5118

EMAIL: info@pasturedesigns.com

TELEPHONE: 703.432.4432
FACSIMILE: 703.991.8724

MARKS WOODS
CONSULTING ARCHITECTS

GABRIELLI RESIDENCE
209 GIBBON STREET
ALEXANDRIA VIRGINIA

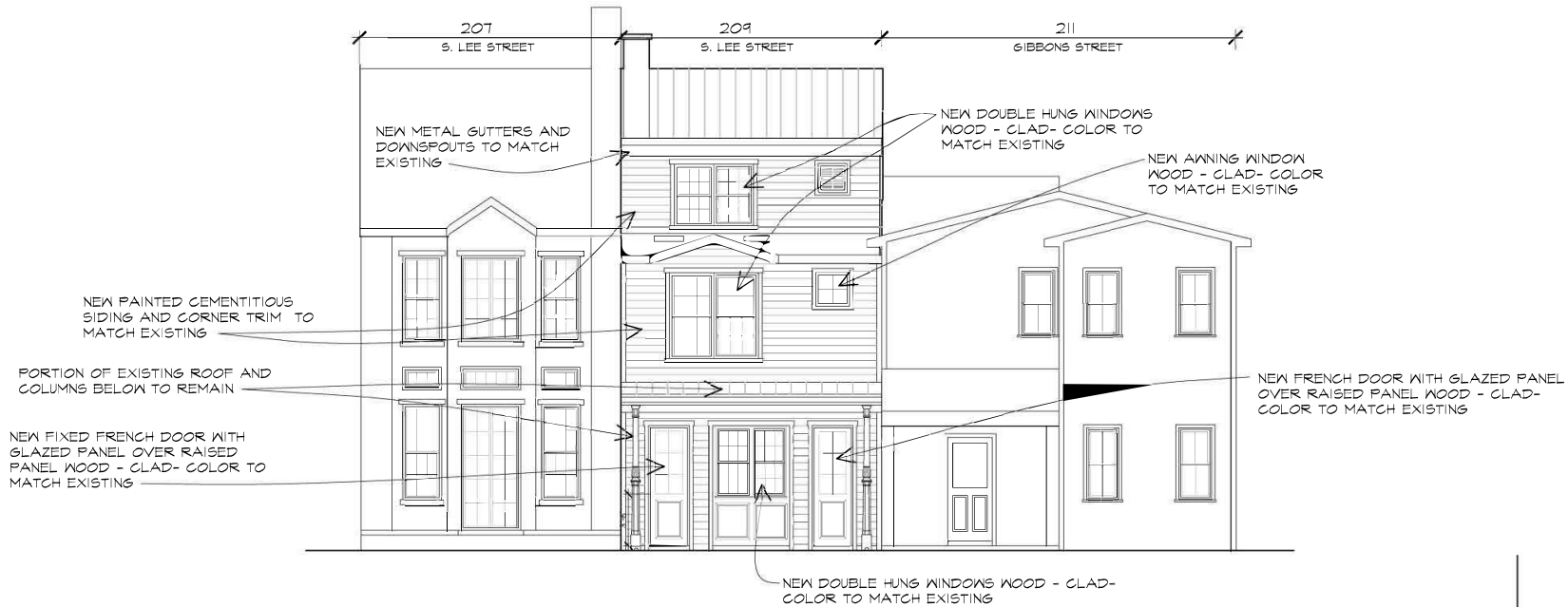
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ISSUE DATE
DESIGN 02/05/24
03/01/24
03/28/24

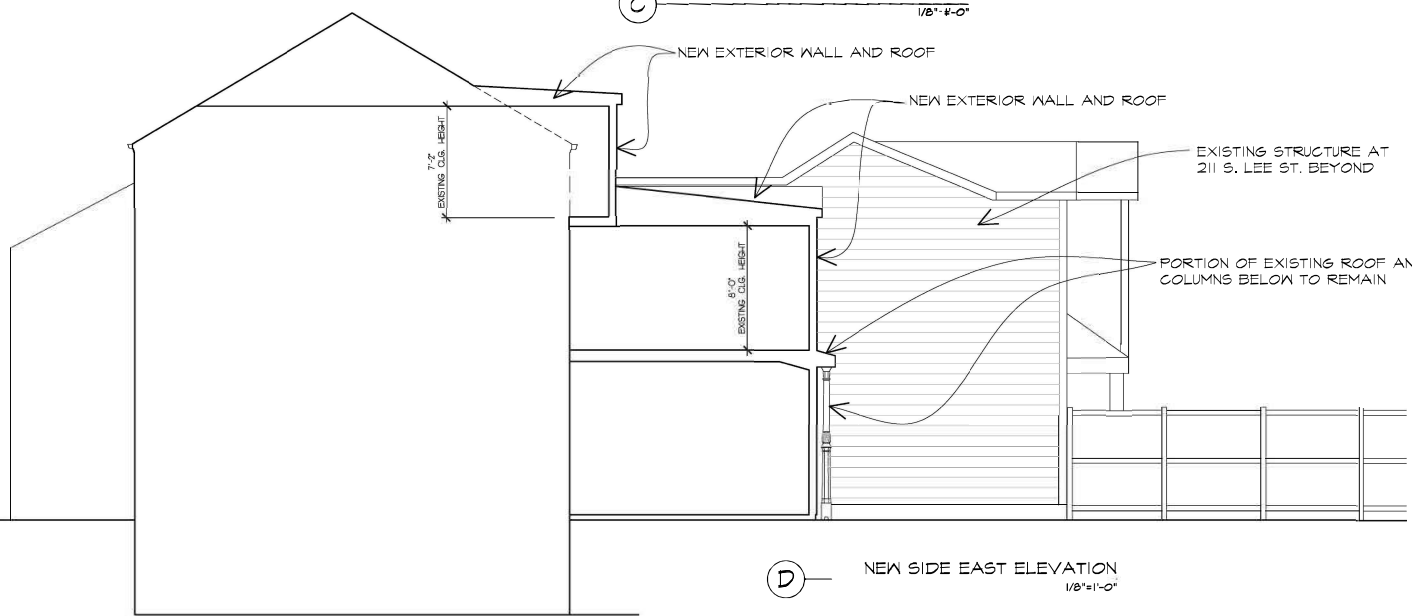
B A R
04/01/24

SHEET TITLE
N E W
E L E V A T I O N S

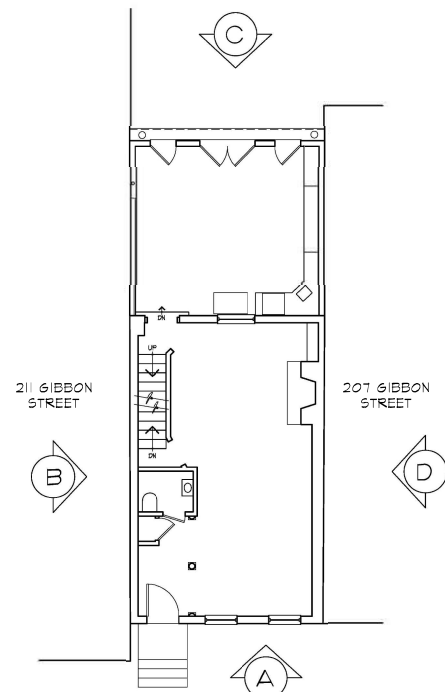
SHEET NUMBER
A-5



NEW REAR NORTH ELEVATION
1/8" = 4'-0"



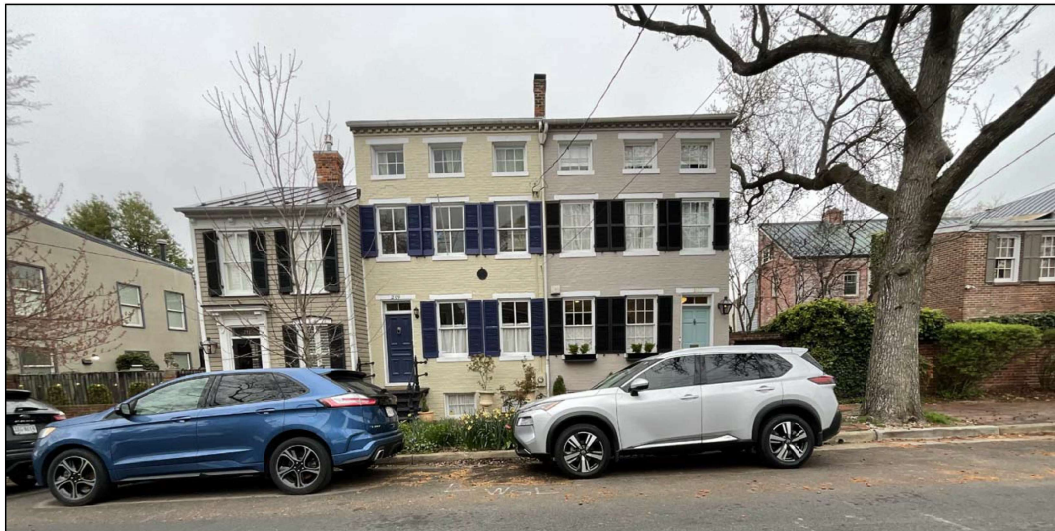
NEW SIDE EAST ELEVATION
1/8" = 1'-0"



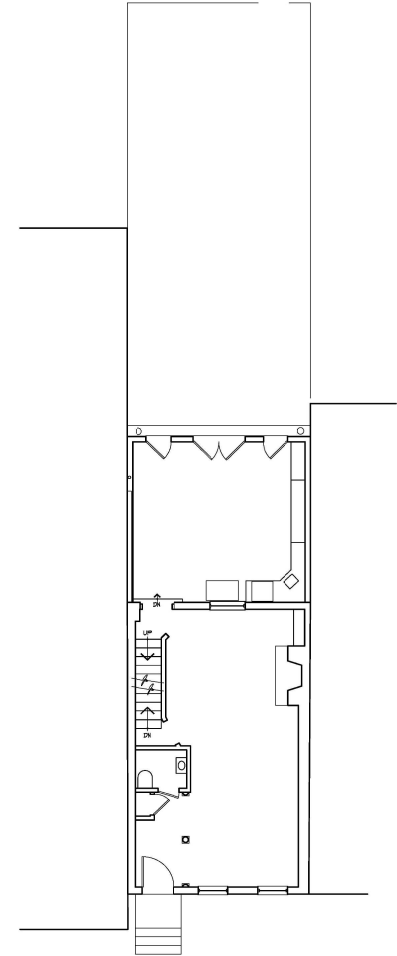
KEY PLAN



FRONT SOUTH ELEVATION
209 GIBBON STREET



FRONT SOUTH ELEVATION
209 GIBBON STREET



209 GIBBON STREET

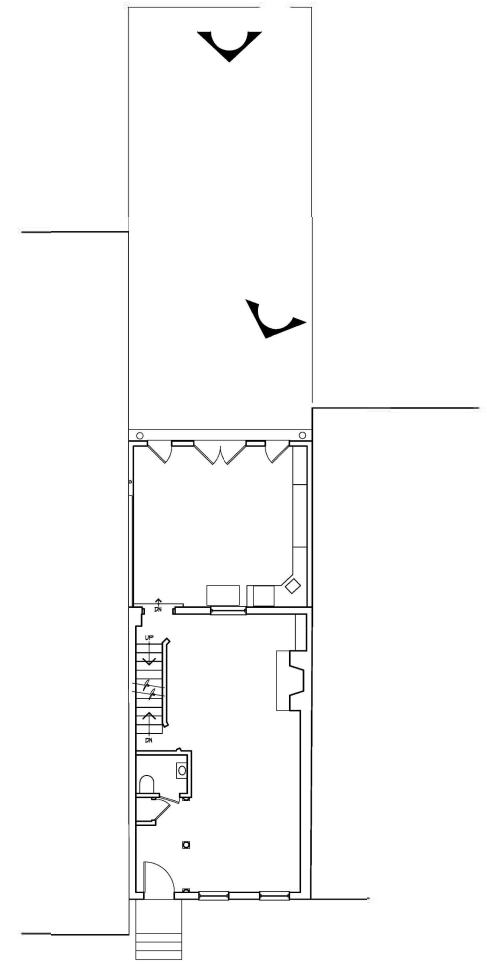




REAR NORTH ELEVATION
209 GIBBON STREET



REAR NORTH ELEVATION
209 GIBBON STREET



209 GIBBON
STREET

P L A N
N T S

PASTEUR
DESIGNS

1000 BRYANT STREET
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EMAIL: info@pasturedesigns.com

TELEPHONE: 703.437.4333
FACSIMILE: 703.437.8700

MARKSWOODS
CONSTRUCTION SERVICES

GABRIELLI RESIDENCE
209 GIBBON STREET
ALEXANDRIA VIRGINIA

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ISSUE DATE
DESIGN 02/05/24
03/01/24
03/28/24

B A R
04/01/24

SHEET TITLE
PHOTOS

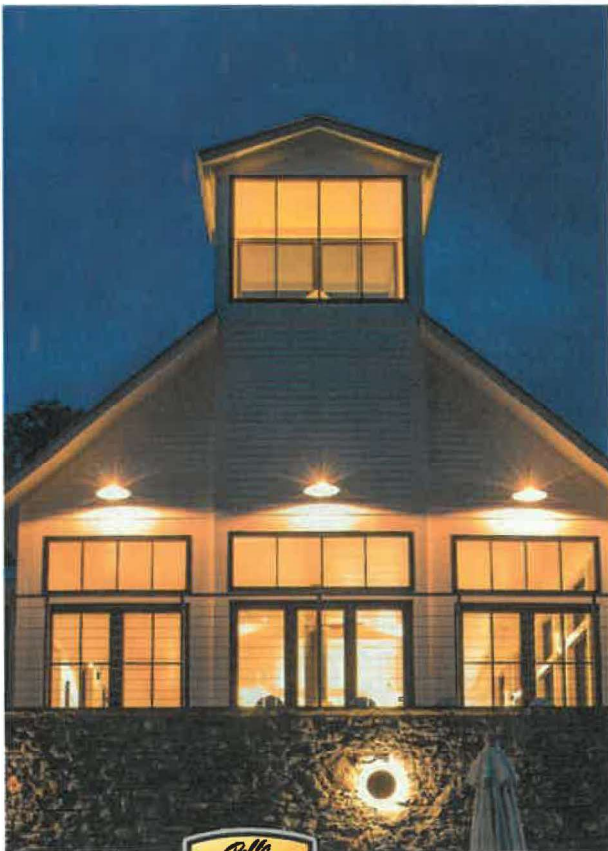
SHEET NUMBER
A-8



Architect
Series®
Reserve™



Photograph(s)
© Scott Barrow Photography



Wood Windows and Patio Doors

Authentically Detailed.

Meticulously designed to replicate the historical millwork process, Pella® Architect Series® Reserve™ offers unparalleled authenticity. Each piece is original, featuring excellent craftsmanship to reflect your project's unique personality and customized to fit your vision.

- A wide range of glazing options as well as HurricaneShield® impact-resistant.
- Divided light options available in Integral Light Technology® grilles, grilles-between-the-glass or wood removable grilles in standard and custom patterns.
- Wide range of historically authentic features and attributes including butt joinery and through stiles
- Two exterior sash profiles are available: Ogee and Putty Glaze.
- Virtually unlimited exterior color options, EnduraClad® protective finish in 27 standard colors plus nearly unlimited custom colors and Anodized finishes.



Available with factory-installed
integrated security sensors.

Brand Overview

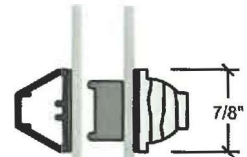
Grilles

For a full list of grille size and pattern availability contact your local Pella sales representative.

Integral Light Technology® Grilles

- Extruded aluminum or wood grilles are adhered to the exterior face
- Wood grilles are adhered to the interior face
- Between-the-glass foam spacers, which are aligned with the interior and exterior grilles, replicate the appearance of true divided lights
- Typical grilles are 7/8" wide putty glazed or ogee profile, other standard and custom widths are available
- Custom patterns are available

Grille Profile

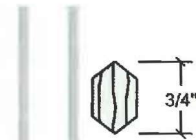


7/8", 1-1/4", and 2" widths

Roomside Removable Grilles

- Roomside wood grilles are securely attached to the interior, but can be removed for glass cleaning
- Typical grilles are 3/4" wide, other standard and custom widths and profiles are available

Grille Profile



3/4", 1-1/4", and 2" widths

Grilles-Between-the-Glass

- Permanent aluminum grilles are factory-installed inside the airspace of insulating glass
- White, Tan², Brown, Putty², Black, Morning Sky Gray, Ivory, Sand Dune, Harvest, Cordovan or Brickstone interior.
- Grilles are 3/4" wide
- Interior colors complements today's most popular interior finishes; choose a color to coordinate with the window or door frame, or select a contrasting grille color for a one-of-a-kind look

Grille Profile

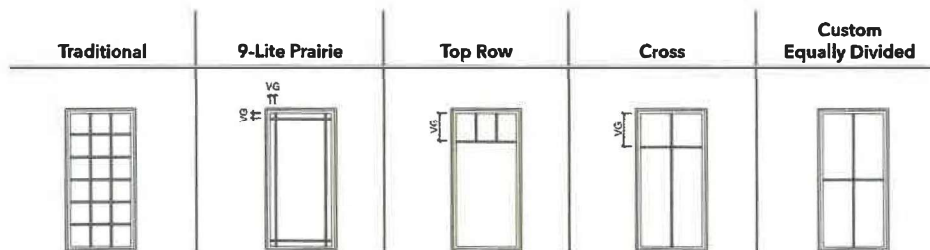


3/4" width

Interior GBG Colors



Available Patterns



Pattern availability may vary depending on size of unit.

Custom configurations are also available, for details contact your local Pella sales representative.

1) Appearance of exterior grille color may vary depending on the LowE insulating glass selection.

(2) Tan or Putty Interior GBG colors are available in single tone (Tan/Tan or Putty/Putty).

Pella 7/8 grille BAR



7/8" Integral Light Technology Grilles



1-1/4" Integral Light Technology Grilles



2" Integral Light Technology Grilles

SIMULATED-DIVIDED-LIGHT GRILLES

- Grilles are permanently bonded to the inside and outside of the glass
- No spacer between the grilles

BEST USE: When you want the traditional look of divided-light windowpanes.

Finishes

EnduraClad® Protective Finish Standard Colors + Virtually Unlimited Custom Colors and Wood Options



Anodized Finishes



Interior Prefinished Colors



Screens



Vivid View® Screen

Provides the sharpest view and available as an upgrade on Pella wood windows and patio doors. Allows in 29% more light and is 21% more open to airflow compared to conventional screen. PVDF 21/17 mesh, 78% light transmissive.

InView™ Screen

Standard screen on Pella wood windows and patio doors, as well as Rolscreen® retractable screens on wood casement windows and Integrated Rolscreen® on Architect Series® Reserve™ single- and double-hung windows.

More transparent than conventional fiberglass, allows 14% more light and is 8% more open to airflow than conventional screen.

Vinyl coated 18/18 mesh fiberglass, Complies with performance requirements of SMA 1201.

Conventional Screen

Standard on Rolscreen® retractable screens on patio doors.

Black vinyl coated 18/14 mesh fiberglass, Complies with ASTM D 3656 and SMA 1201.

Improved airflow is based on calculated screen cloth openness. Screen cloth transmittance was measured using an integrated sphere spectrophotometer.

Because of printing and display limitations, actual colors may vary from those shown.

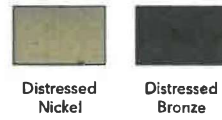
Hardware

Consult your local Pella Sales Representative for a full list of available hardware options.

Rustic Collection



Finishes



Classic Collection



Finishes



Essential Collection



Finishes



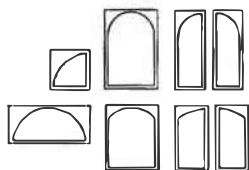
Multi-slide Door

Finishes

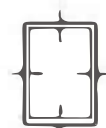


Custom Capabilities

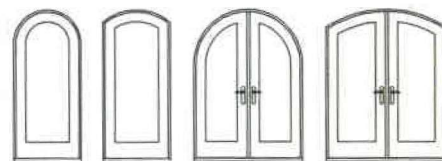
Consult your local Pella Sales Representative for available options.



Custom Glass Shapes Available



Custom Stile and Rail Widths Available



Custom Door Shapes Available

(1) Only available on Bifold configurations with a passage door. (2) Will not allow lead panel to stack completely. Because of printing and display limitations, actual colors may vary from those shown.



Exterior



Side View

Interior

