

**ISSUE:** Certificate of Appropriateness for alterations

**APPLICANT:** Susan (Mimi) Pappas

**LOCATION:** Old and Historic Alexandria District  
613 South Pitt Street

**ZONE:** RM/Residential Townhouse Zone

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**STAFF RECOMMENDATION**

Staff recommends approval of the Certificate of Appropriateness for alterations as submitted.

Minutes from 7/1/2020 hearing:

**BOARD ACTION: Deferred**

By unanimous consent, the Board of Architectural Review accepted the request for deferral of BAR #2020-00264.

**CONDITIONS OF APPROVAL**

The applicant should work with staff, specifically Mr. Conkey, to update her application.

**REASON**

The Board requested further documentation regarding the proposed pergola.

**SPEAKERS**

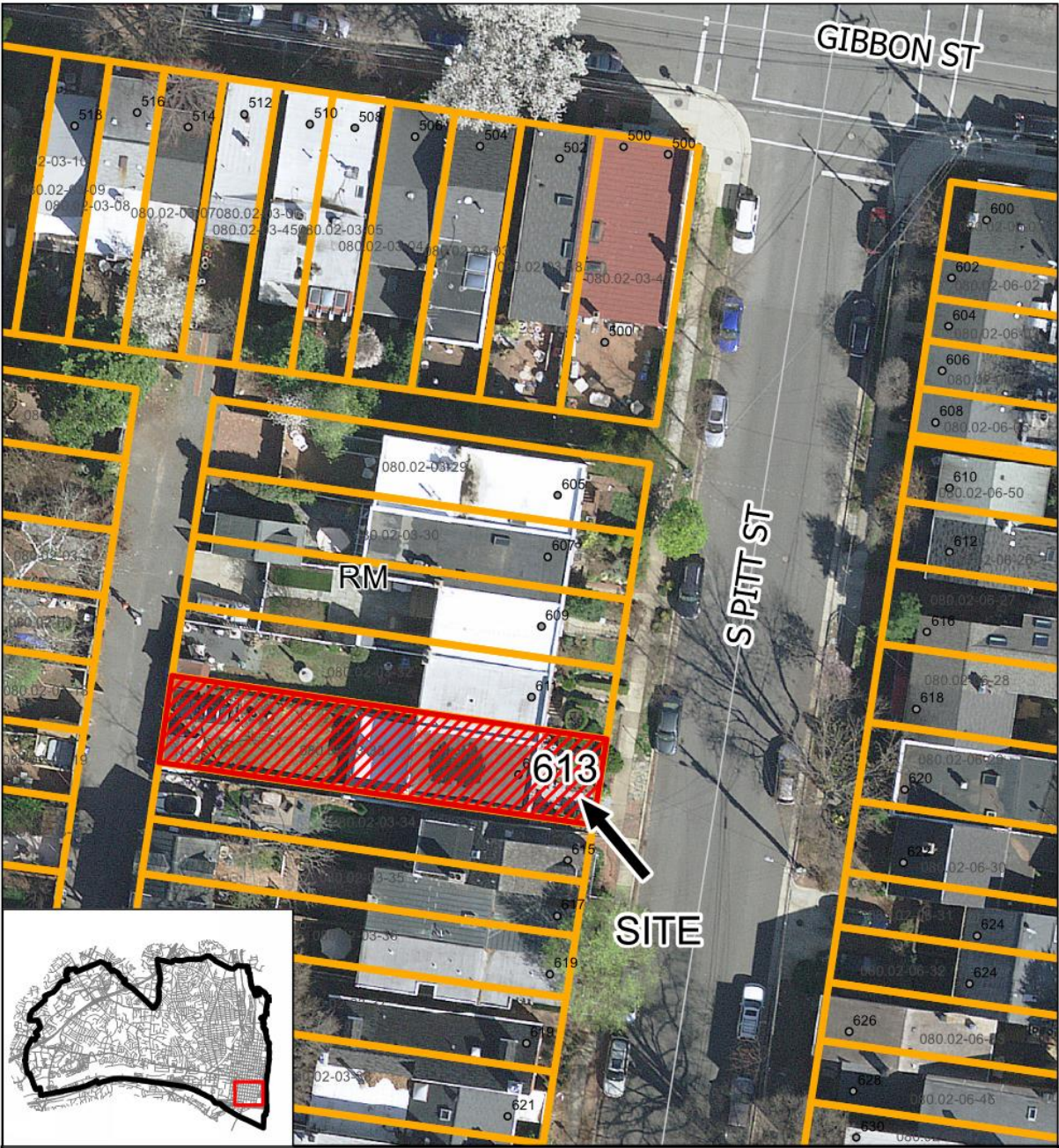
The applicant, Mimi Pappas, represented herself and was available to answer questions.

**DISCUSSION**

The Board asked that the applicant provide better documentation regarding the proposed pergola's type of wood, color of wood, and neighborhood context. The Chair compared the application's rendering to a Minecraft game. The applicant noted that the BAR application does not require professional plans but agreed to defer.

**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](mailto: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.



BAR #2020-00264  
613 South Pitt Street



0 15 30 60 Feet



## I. APPLICANT'S PROPOSAL

The applicant requests a Certificate of Appropriateness to replace an existing rear patio metal awning with a wood patio cover, at 613 South Pitt Street.

### Site context

The alley to the west, behind the subject property, is public. The proposed pergola will be technically visible from the alley, but a 6' fence blocks the view. **Figure 1.**



Figure 1: View of 613 S. Pitt from alley

## II. HISTORY

Minutes from the December 9, 1959 BAR hearing indicate that the BAR deferred the application for new construction of 605-613 South Pitt Street to allow applicants/site owners R.F. Dowham and John Doniphan to revise their drawings. Building permit #7142 for new construction of 605 – 613 South Pitt Street was issued to builder H.R. Chilcotte & Son on January 4, 1960. In 1961, the owner submitted building permit #16958 to build a short brick wall in the front yard.

An interesting historic fact regarding the house is that its longest-term, and probably original, owner was Ferdinand T. Day. However, this Ferdinand T. Day was not the Alexandria *Living Legend*, civil rights pioneer, and namesake of Ferdinand T. Day Elementary School. This was his uncle, after whom the legendary Day was named. The uncle was born circa 1895 and married Sarah White ca 1914. (United States Census 1900 & 1930). See also Char Bah's article: <https://theotheralexandria.com/2018/02/08/ferdinand-t-day-a-champion-of-champions/> The house remained in the Day family until 2015, when purchased by the current owner.



*Previous BAR Approvals*

As noted in the history section above, the only BAR case, which has no case number, referred to the property prior to the construction of the house.

**III. ANALYSIS**

Certificate of Appropriateness

The *Design Guidelines* state that exterior alterations to buildings in the historic districts "...should not hide, obscure or cause the removal of important historic architectural details." Additionally, additions "...should be clearly distinguishable from the original structure" and "...a wood addition would be appropriate for an existing brick residential structure." This proposed 8' 10" tall rear patio covering clearly fulfills these requirements and will be a major improvement over the existing metal awning. **Figure 2.** The proposed pergola will be anchored to the existing patio, and the slight roof pitch will allow proper drainage. The proposed pergola will attach to the house on an existing band board, protecting the brick from any potential damage.



**Figure 2: Existing metal awning**

Staff recommends approval of the project.

**STAFF**

Susan Hellman, Historic Preservation Planner, Planning & Zoning

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

#### IV. CITY DEPARTMENT COMMENTS

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

##### Zoning

F-1 Zoning compliance cannot be determined.

C-1 Applicant must submit a survey plat with proposed rear porch.

##### Code Administration

F-1 Adequate roof drainage will need to be provided to collect and discharge water within the property's footprint. This can be checked at the time of building permit application review if not identified during the BAR application review.

##### 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**

- F-1 No archaeological oversight will be necessary for this project.

**V. ATTACHMENTS**

- 1 – Application for BAR 2020-00264: 613 South Pitt Street*
- 2 - Supplemental Materials*
- 3 – Letters of support from neighbors*



ADDRESS OF PROJECT: 613 S Pitt Street, Alexandria, VA 22314

DISTRICT: ☒ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old Building  
080.02-03-33 RM

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)*  
Susan (Mimi) Pappas

Name: \_\_\_\_\_

Address: 613 S Pitt Street

City: Alexandria State: VA Zip: 22314

Phone: 202.527.0500 E-mail: mimiindc@comcast.net

\_\_\_\_\_

Authorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☐ \_\_\_\_\_

Name: \_\_\_\_\_

Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

Legal Property Owner:

Name: Katherine Pappas

Address: 2941 Sylvan Hill Court

City: Ellicott City State: MD Zip: 21043

Phone: 410.215.1238 E-mail: pappaspugs@comcast.net

\_\_\_\_\_

- ☐ 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.*
- |  |   |   |                                   |
|--|---|---|-----------------------------------|
| <input checked="" type="checkbox"/> awning | <input type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment             | <input type="checkbox"/> shutters |
| <input type="checkbox"/> doors             | <input type="checkbox"/> windows                    | <input type="checkbox"/> siding                     | <input type="checkbox"/> shed     |
| <input type="checkbox"/> lighting          | <input type="checkbox"/> pergola/trellis            | <input type="checkbox"/> painting unpainted masonry |                                   |
| <input type="checkbox"/> other _____       |   |   |                                   |
- ☐ ADDITION  
☐ DEMOLITION/ENCAPSULATION  
☐ SIGNAGE

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

1. I will remove the pre-existing awning in the back yard.
  2. I will construct a new patio cover in the same location and have the same footprint as the pre-existing awning. The new patio cover will be constructed of wood and will be at a slight pitch to allow drainage. Drawings are attached with dimensions and construction materials.
  3. New patio cover will include a ceiling fan with a light kit.
- 
- 
- 
- 

**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.

**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
- |                          |                                     |   |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Survey plat showing the extent of the proposed demolition/encapsulation.  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.                       |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Description of the reason for demolition/encapsulation.   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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.*

- ☐ ☒ <sup>N/A</sup> 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.*

- ☐ ☒ <sup>N/A</sup> 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 or 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.*

- ☒ ☒ <sup>N/A</sup> 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 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: Susan (Mimi) Pappas

Printed Name: Susan (Mimi) Pappas

Date: June 1, 2020

# 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. Susan (Mimi) Pappas	613 S Pitt Street, Alexandria, VA	0%
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 613 S Pitt 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. Katherine Pappas	2941 Sylvan Hill Court, Ellicott City, MD	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. Susan (Mimi) Pappas	none	none
2. Katherine Pappas	none	none
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.**

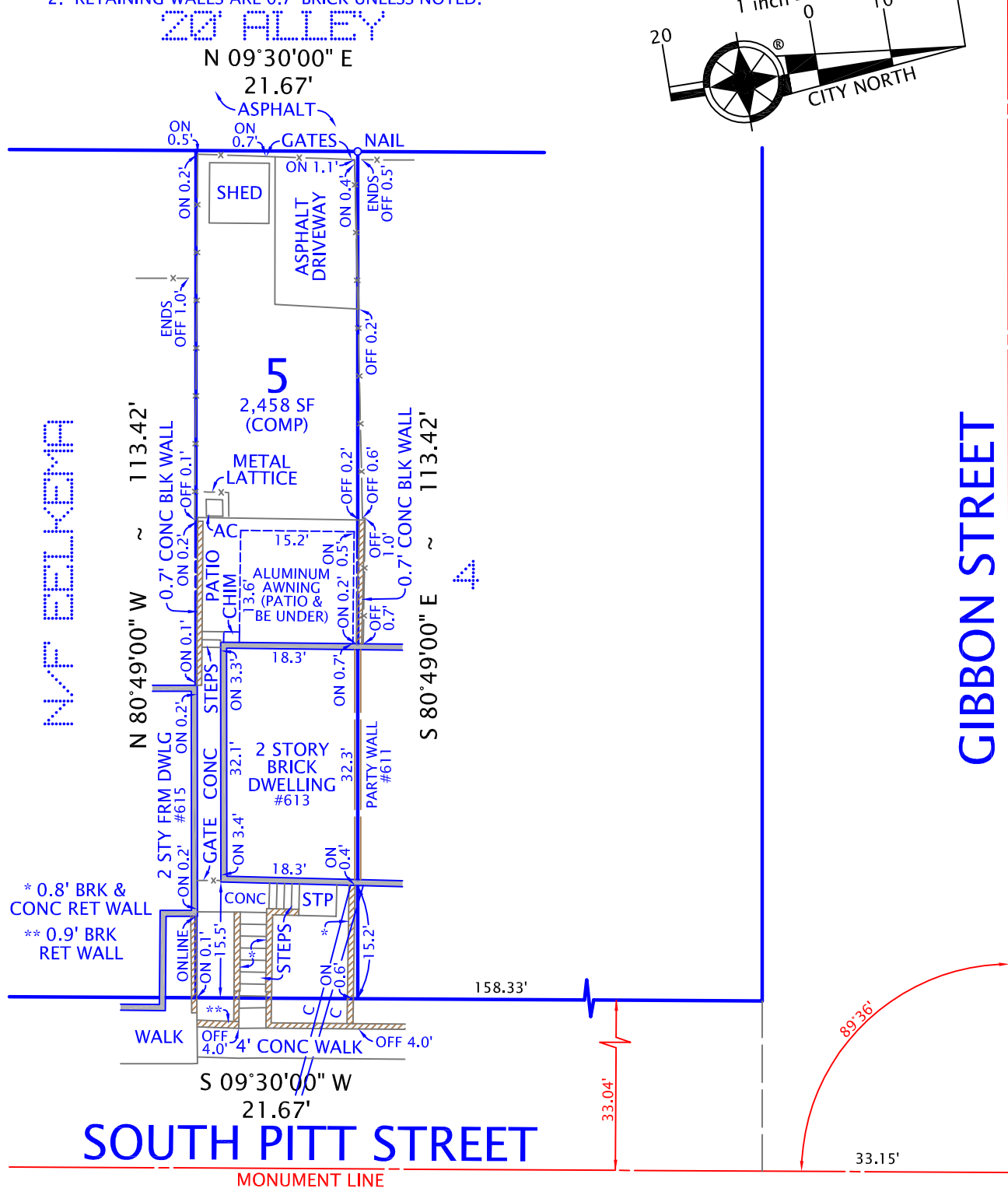
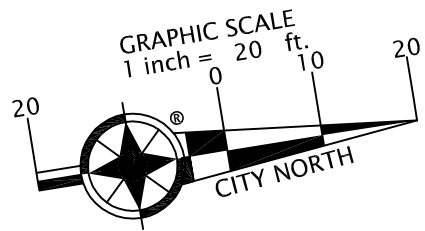
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

June 1, 2023  
Date

Susan (Mimi) Pappas  
Printed Name

Susan (Mimi) Pappas  
Signature

2. RETAINING WALLS ARE 0.7' BRICK UNLESS NOTED.



PLAT  
SHOWING HOUSE LOCATION ON  
LOT 5

PROPERTY OF  
PROPERTY OF JOHN L. DONIPHAN  
AND RICHARD F. DOWNHAM

(DEED BOOK 506, PAGE 634)

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20'

JUNE 24, 2020

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO  
RESTRICTIONS OF RECORD.

A TITLE REPORT WAS NOT FURNISHED.

NO CORNER MARKERS SET.



MIMI PAPPAS



# DOMINION

Surveyors  
Inc.®

8808-H PEAR TREE VILLAGE COURT  
ALEXANDRIA, VIRGINIA 22309  
703-619-6555  
FAX: 703-799-6412

CASE NAME: PAPPAS

#200617031



**Pappas**  
**613 S Pitt Street**  
**Replacement Patio Cover**

*July 15, 2020*

## 613 S Pitt Street

*Letters in support of awning replacement as of 7/9*

Both abutting neighbors sent letters of support for this project:

- 611 S Pitt Street
- 615 S Pitt Street

# 613 S Pitt Street

## Overview



Source: Google Earth



# 613 S Pitt Street

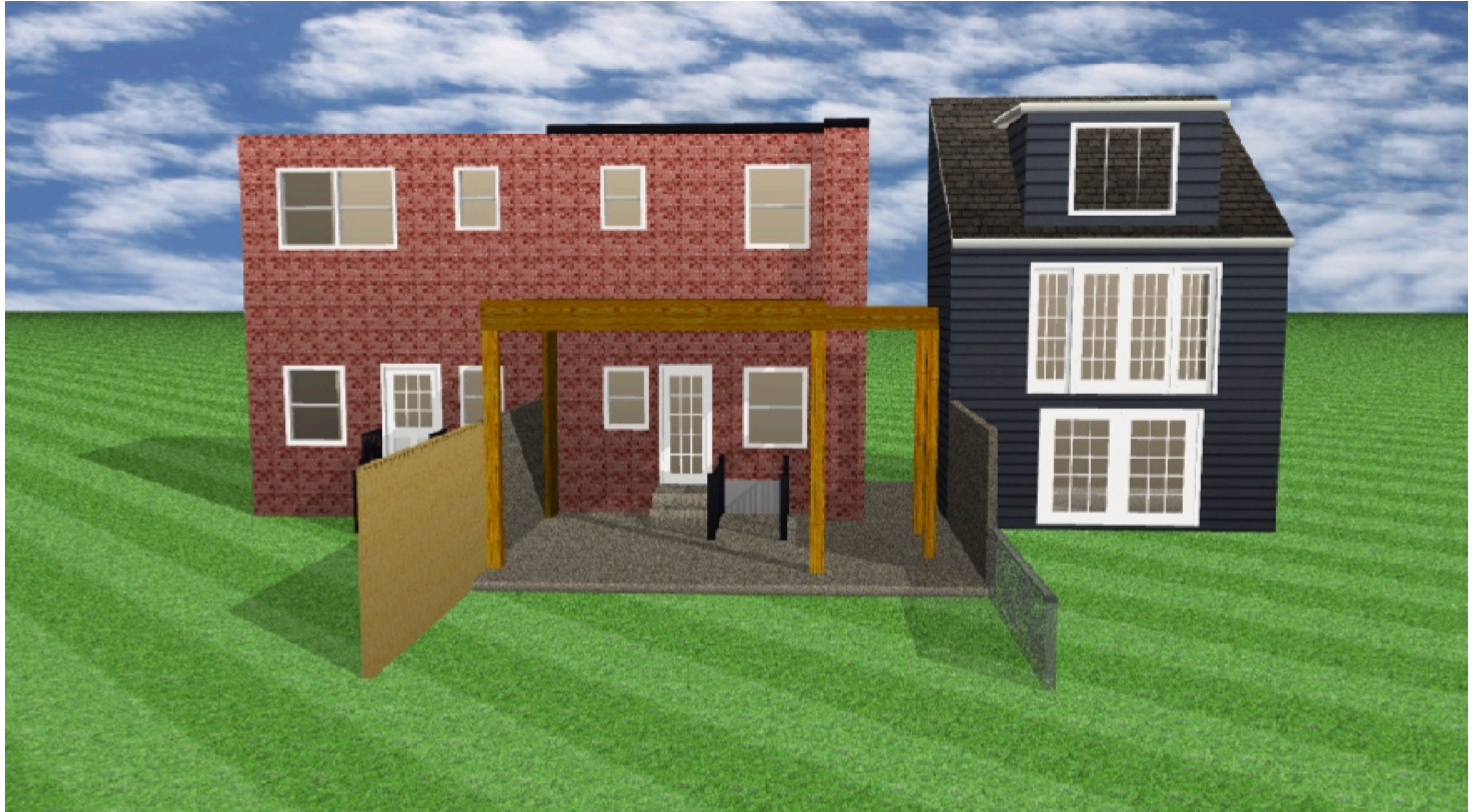
*Pre-existing awning*





# 613 S Pitt Street

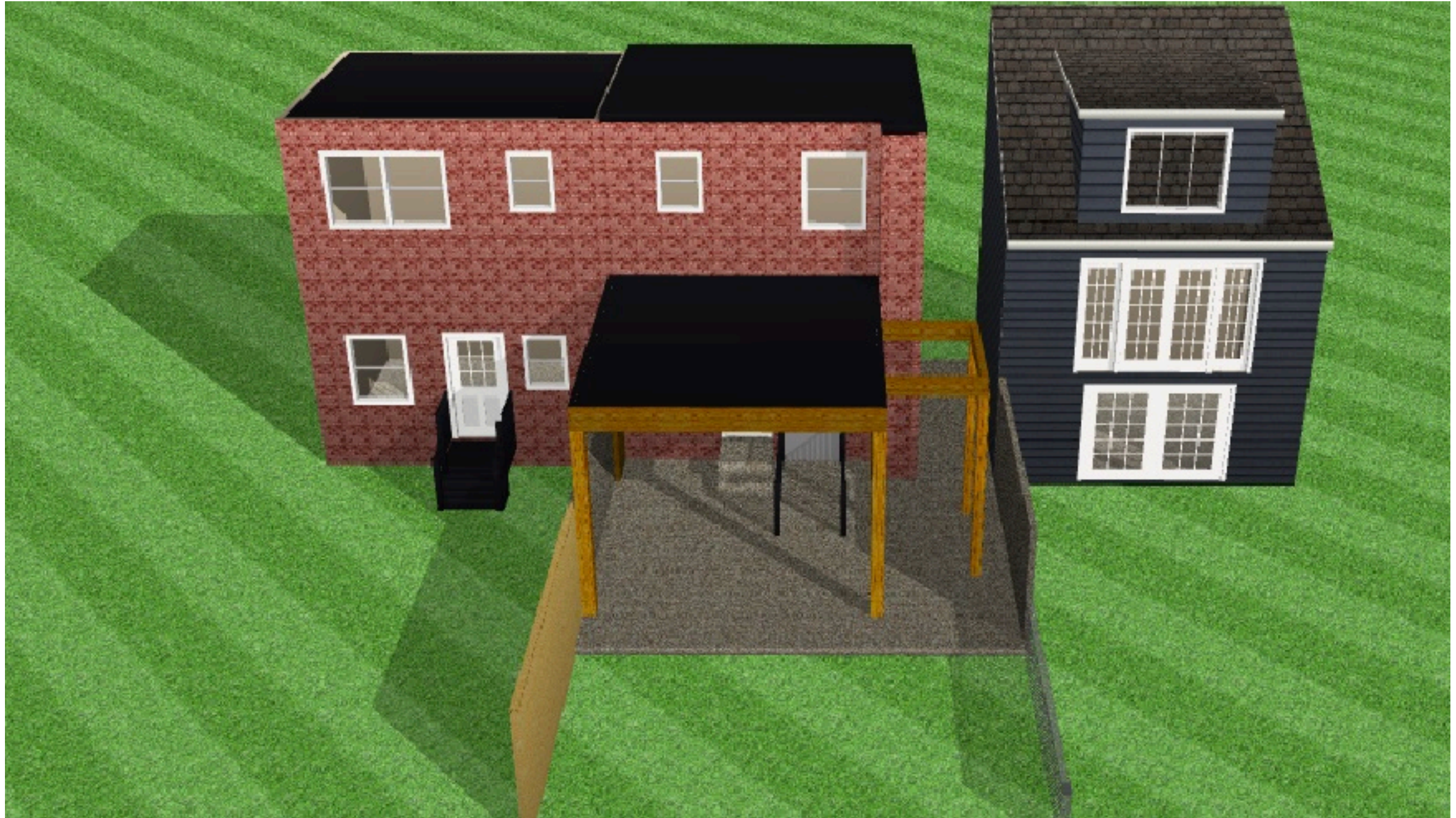
*Proposed new patio cover*





# 613 S Pitt Street

*Proposed new patio cover*





# 613 S Pitt Street

*Proposed new patio cover*





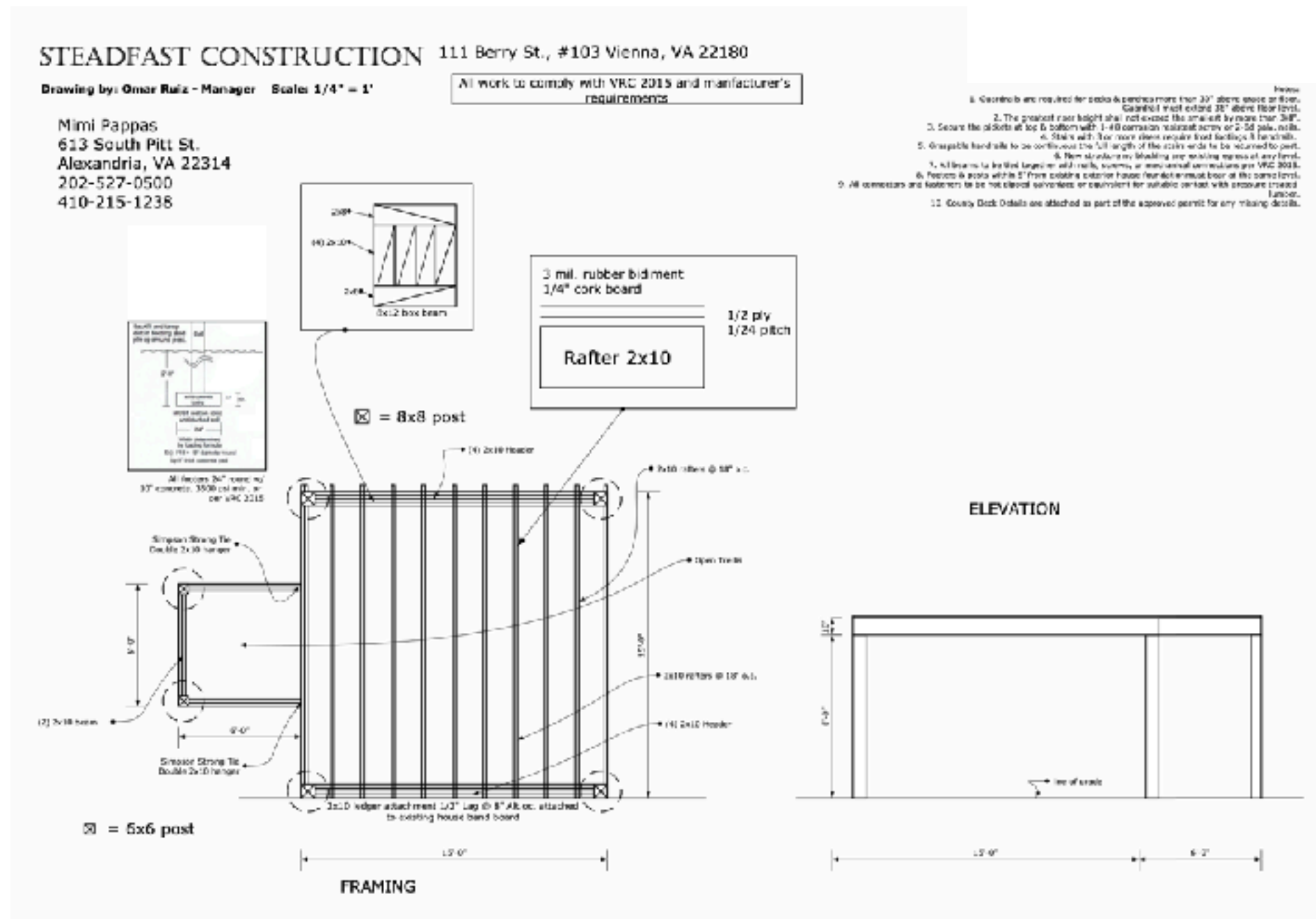
# 613 S Pitt Street

*Proposed new patio cover*



# 613 S Pitt Street

## *Construction drawing*



**There is at least one typo in the drawing: It should read rubber bitumen.**



# 613 S Pitt Street

## *Materials*

Roof: Rubber bitumen  
Color: Black



# 613 S Pitt Street

## *Materials*

Rafters and beams: Wood  
Color: Semi-transparent wood stain



#HDG-ST-201 Chestnut Brown SRD  
Exterior Semi-Transparent Matte  
Wood Finish

# 613 S Pitt Street

## *Materials*

Ceiling: Wood  
Color: Clear stain



# 613 S Pitt Street

## *Materials*

Lighting: Fan with light kit  
Color: Black





**From:** [Kara Hill](#)  
**To:** [Lia Niebauer](#)  
**Subject:** [EXTERNAL]Letter of support for BAR #2020-00264 OHAD  
**Date:** Monday, June 29, 2020 7:03:36 PM

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To whom this may concern,

I am emailing in regards to the BAR #2020-00264 OHAD request concerning removal of the existing awning and installation of a new wood patio covering at 613 S Pitt St. My husband and I live next door at 611 S Pitt, the attached interior townhouse in the block of five townhomes Ms. Pappas home belongs.

My husband and I have lived at 611 S Pitt St for two years and have gotten to know Ms. Pappas over that time. We have witnessed the amount of time and attention she spends improving and maintaining her backyard and home. The aluminum awning she is requesting removal of actually detracts from her ability to transform the backyard into an aesthetically pleasing space both from the City's perspective and those of her neighbors. The new awning she is proposing will blend with the neighborhood more so than the current awning while providing a covering that is safe and more environmentally friendly and eliminates any flooding concerns by driving rain water away from both of our homes.

I have spoken with Ms. Pappas at great length about her awning and understand just how much she is looking forward to replacing her existing structure with a new structure. She has done extensive research of contractors, City codes, etc. to make sure the new structure exceeds BAR standards. She has also kept her neighbors well aware of her construction and be extremely respectful of our schedules, ensuring the proposed construction would not occur during an inconvenient time.

I 100% support this application and her removal and replacement of her existing awning and ask the BAR to please approve this request.

My husband and I would welcome any follow up questions you may have or any concerns that we may able to address.

**BE BOLD,**

Kara Hill  
Strategic Marketing Consultant  
Bold Town Branding  
571-239-6547  
[www.boldtownbranding.com](http://www.boldtownbranding.com)





**From:** [Rob Elkema](#)  
**To:** [Lia Niebauer](#)  
**Cc:** [Kristine Elkema](#); [Rob Elkema](#)  
**Subject:** [EXTERNAL]Mimi Pappas BAR request for 613 South Pitt Street  
**Date:** Monday, June 29, 2020 9:31:16 PM

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Good evening Ms Neibauer:

My wife (Kristine) and I are writing to you and the Alexandria BAR regarding the awning removal request at 613 South Pitt Street in Old Town Alexandria.

We live next door to 613 South Pitt Street and we are in favor of Mimi Pappas removing the existing awning as it has been an eyesore for the past 20 years. We appreciate what she has done to improve the property since she has moved in and support her request for awning removal and replacement with a new & upgraded patio cover.

We would be more than willing to field any questions you may have regarding this request.

Regards,

Kristine & Rob Elkema  
615 South Pitt Street  
Alexandria, VA 22314

703-593-7254 (K)  
703-622-1709 (R)

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DISCLAIMER: This message was sent from outside the City of Alexandria email system.  
DO NOT CLICK any links or download attachments unless the contents are from a trusted source.