



## Delegated Action of the Executive Director

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**PROJECT**

**Martin V.B. Bostetter, Jr. United States Courthouse Building Envelope Repairs (Phase 1)**

200 S. Washington Street  
Alexandria, Virginia

**SUBMITTED BY**

United States General Services Administration

**NCPC FILE NUMBER**

8190

**NCPC MAP FILE NUMBER**

2501.00(38.00)45153

**ACTION TAKEN**

Approve preliminary site and building plans

**REVIEW AUTHORITY**

Advisory  
Per 40 U.S.C. § 8722(b)(1)

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The U.S. General Service Administration (GSA) requests approval of preliminary site and building plans for building envelope and site repairs at the Martin V.B. Bostetter, Jr. United States Courthouse (Bostetter Courthouse) in Alexandria, Virginia. The current request is for the first phase (Phase 1) of two phases of repair work to preserve the Bostetter Courthouse. Phase I improvements include repair or replacement of: existing below-grade waterproofing; landscape retaining walls; exterior ramps, steps, and landings; the existing cupola, roofing; and installation of fall hazard protection and lightning protection on the roof. The second phase is anticipated to include masonry restoration, rehabilitation/replacement of the building fenestration, and interior repairs.

The Bostetter Courthouse is located in the City of Alexandria's Historic District bound by Washington Street (the George Washington Memorial Parkway) to the west, Prince Street to the north, Saint Asaph Street to the east, and Norton Court to the south. Landscape retaining walls flank the main entrance to the courthouse on Washington Street which consists of a three-bay center entrance pavilion with a portico and ten steps to transition the grade from the public sidewalk to the building. An ADA accessible entrance is provided at the west entrance on Prince Street.

The building is a three-story structure with a raised loggia primarily clad with brick. It has a side gable front elevation with a central cupola and a rear flat roof section. A major feature of the building is the cupola, which is wood with a wood base and a bell-shaped standing seam copper roof. The courthouse is recorded as a contribution resource to the Alexandria Historic District, which was listed as a National Historic Landmark in 1966. The building is noted as an "excellent example" of late Colonial Revival architecture and is representative of public buildings in the southern United States.

A primary goal of the proposed improvements is to retain the significant historic fabric of the building and the integrity of the National Historic Landmark district. As such, Phase I work includes restoration of significant historic elements such as the cupola, landscape retaining walls, and rear canopy, and repair or replacement of non-significant elements, such as the flat roof. A summary of the scope of work is provided below:

- Landscape Wall: The existing landscape wall fronting Washington Street is deteriorating due to water pressure behind the walls and foundation failure. The wall will be dismantled, a new

foundation will be installed, and the wall will be reconstructed using the original brick and limestone caps where possible.

- Slate Roof: Missing, damaged, or shifting tiles will be replaced. Replacement slate will match the original in size, proportions, exposure, coursing, and type.
- Fall Protection: Rooftop fall protection is required by code. New galvanized rails will be installed behind the parapet walls on the flat roof portion of the building. The only visible portions of the work will be the guardrail installed at the east parapet wall.
- Lighting Protection: Lightning protection is required for the preservation of the building. Exposed air terminals and wire on the slate roof will be copper and will patina and blend with the slate roof material. Other terminals will be located as such to limit visibility and impact.
- Roof Replacement: The current flat roof will be replaced with a fluid applied rubberized roofing membrane.
- Rear Dock Canopy: The flat roof system and framing will be replaced, and the existing copper flashing will be reused. The metal cladding on the ceiling and fascia will be retained and repainted to match the current color.
- Cupola: The roof will be replaced to match the existing standing seam. New flashing on the interior of the balustrade will be installed and wood elements will be repaired with epoxy where necessary. Cracked joints in the roof and gutters will be soldered or replaced in-kind. The entire cupola will be painted to match the current color.
- Exterior Stairs: Cleaning, repointing, and caulking of stair treads and landings to match as necessary.



Figure 1: Martin V.B. Bostetter, Jr. United States Courthouse

In accordance with Section 106 of the National Historic Preservation Act (NHPA), GSA initiated consultation with the Virginia State Historic Preservation Office (VA SHPO) within the Virginia Department of Historic Resources (VDHR) on March 12, 2020. GSA determined that the first phase of envelope repairs to the Bostetter Courthouse will have no Adverse Effect on any historic properties. The VA SHPO concurred with GSA's determination in a letter dated April 17, 2020 noting that consultation with VA SHPO must be reopened if any changes to the proposed Phase I work occur and that more information and detail are necessary to determine the effect of the Phase II work, which will be provided with a future submission. Since the project is located on federal land in the environs, NCPC does not have a responsibility to comply with Section 106 of NHPA.

NCPC also does not have a responsibility to comply with the National Environmental Policy Act (NEPA) because this project is located in the environs of Virginia. GSA determined on May 22, 2020 that the Phase I improvements qualify for an automatic categorical exclusion (CATEX) as it meets criteria "j" for the "Repair and alteration of projects involving, but not adversely affecting, properties listed on or eligible for the National Register of Historic Places, where there is no evidence of community controversy or other environmental issues..."

GSA coordinated the proposed work with the City of Alexandria Historic Preservation staff in the Department of Planning & Zoning who stated no issue with the proposed Phase I improvements and recommended that GSA consult with the National Park Service (NPS) for review of projects inside the George Washington Memorial Parkway district. Coordination with NPS is ongoing and will conclude prior to the request for approval of the final site and building plans.

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Pursuant to delegations of authority adopted by the Commission on October 3, 1996 and per 40 U.S.C. § 8722(b)(1), I approve the preliminary site and building plans for the Martin V.B. Bostetter, Jr. United States Courthouse Building Envelope Repairs (Phase 1) located at 200 S. Washington Street in Alexandria, Virginia.



Marcel Acosta  
Executive Director

7/2/20

Date