

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

APPLICANT: Kristina Hagman & Kevin Murphy

LOCATION: Old and Historic Alexandria District
118 Princess Street

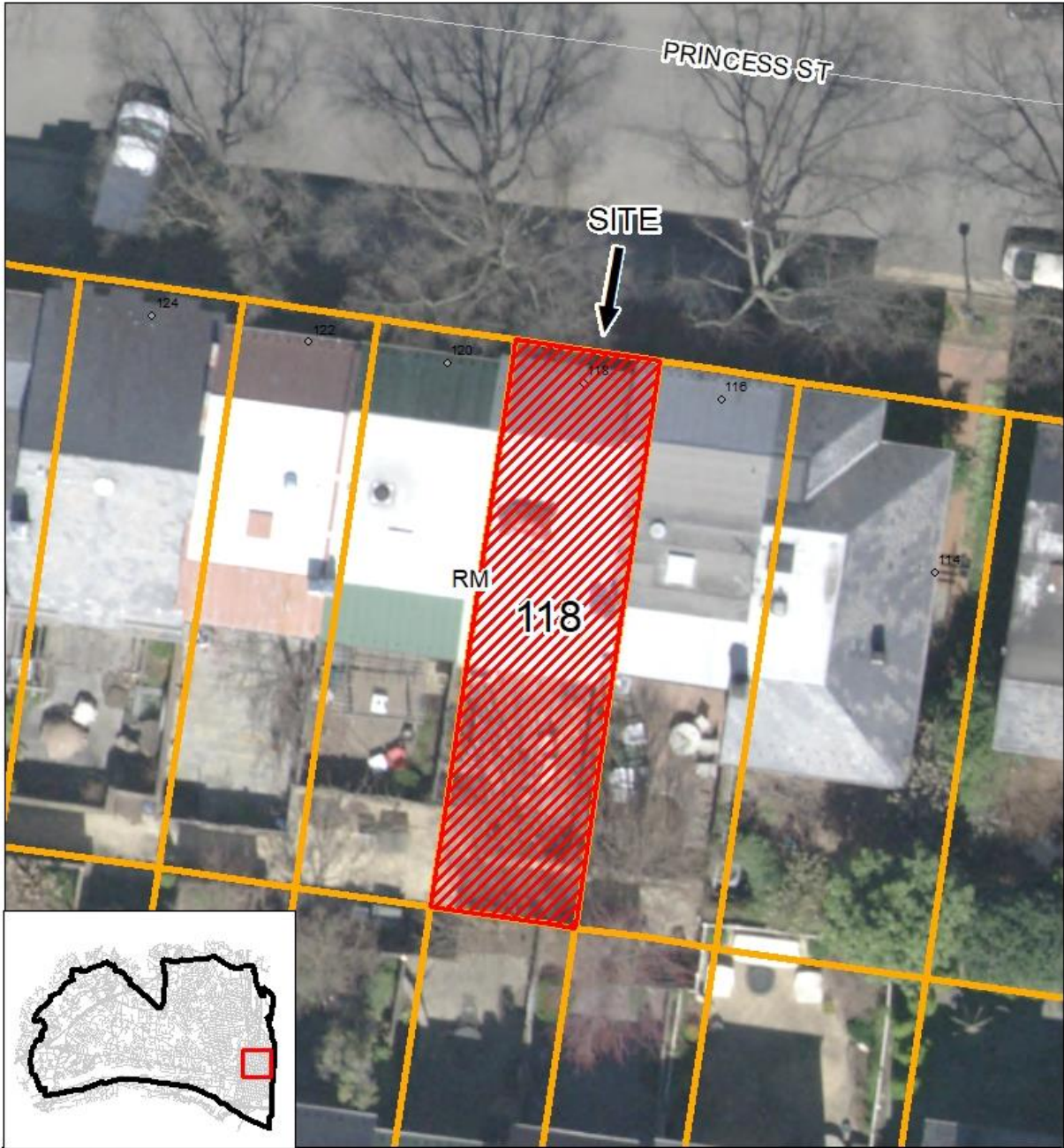
ZONE: RM/Residential Townhouse Zone


STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for alterations.

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.



 **BAR #2022-00255 and BAR #2022-00256**
118 Princess Street

0 5 10 20 Feet

N

Note: Staff coupled the applications for a Permit to Demolish (BAR #2022-00255) and Certificate of Appropriateness (BAR #2022-00256) for clarity and brevity. The Permit to Demolish requires a roll call vote.

I. APPLICANT'S PROPOSAL

The applicant requests a Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness to add a front dormer and replace the roof with a new metal roof at 118 Princess Street.

Permit to Demolish/Capsulate

Approximately 61 square feet of the front roof slope will be demolished to accommodate a new shed dormer.

Certificate of Appropriateness

- Installation of shed dormer with three multi-light windows (center fixed flanked by two casements).
- Aluminum clad wood simulated divided light windows.
- Fiber cement siding and trim on dormer.
- Standing seam metal roof.

II. HISTORY

The three-story, three-bay townhouse at 118 Princess Street is one of a group of 86 brick townhouses bounded by North Union, North Lee, Queen, and Oronoco streets which were approved by City Council in 1968 (Special Use Permit #1084) and constructed in 1971. This particular townhome was built in **1971**. This area was not included in the Old and Historic Alexandria District until June of 1984.

Previous BAR Approvals

June 7, 2018: Administrative approval for window replacement (BAR#2018-00281)
July 26, 2018: Administrative approval for flat roof replacement (BAR#2018-0130)
September 4, 2019: Permit to Demolish (partial) and Certificate of Appropriateness for a dormer and skylights (BAR#2019-00265 & 00280)

III. ANALYSIS

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 historical interest that its moving, removing, capsulating or razing 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 a 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 the memorial character of the George Washington Memorial Parkway?	N/A
(5)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No
(6)	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 in which to live?	No

Staff does not believe that the proposed demolition meets any of the criteria above, as the structure was constructed in the early 1970s and has not achieved historic significance in its own right through time or as the work of a nationally recognized architect. The townhouse is typical of the multitude of perfectly functional, vernacular garage townhouses constructed in Alexandria in the mid-to-late 20th century when railroad tracks still ran down Union Street, Founders Park was envisioned to be mid-rise office buildings visually isolating this development from the river, and much of the waterfront was still noxious industrial uses. The demolition does not remove any character-defining features of uncommon design or historic merit, does not compromise the integrity of historic areas of the district, and will not be a detriment to the public interest. Therefore, staff supports the application for a Permit to Demolish/Capsulate, as submitted.

Certificate of Appropriateness

The BAR has approved substantial alterations and redesigns to many of the townhouses in this development since it was added to the historic district in 1984, 10 years after its construction. These townhouses are an architectural product of their time and location and lack historic significance or architectural distinction. They have a vaguely Colonial Revival architectural

character with the street level devoted to multiple curb cuts, large garage doors and randomly placed fenestration.

The BAR's Standards and Criteria in the Zoning Ordinance (Section 10-105), as well as the BAR's adopted policies and *Design Guidelines*, recognize that the historic fabric of Old Town may be modified, altered, and expanded to accommodate contemporary needs and to allow all buildings to continue to be used and cherished. As this development has evolved the Board has approved dormers and decks in a variety of styles and in the past few years have even approved more contemporary alterations. While the *Design Guidelines* generally discourage the use of shed dormers, staff finds the proposed dormer architecturally appropriate and compatible and an improvement over the dormer approved in 2019.

Staff recommends approval of the application as submitted.

STAFF

Stephanie Sample, 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 A label for average existing grade and floor plans (to confirm existing floor area) will be required at time of building permit.
- F-2 Proposed new dormer and exterior alterations comply with zoning.

Code Administration

- F-1 A building permit is required for review. It is not clear the proposed building will be 3-story or 4-story. Residential Group F-5 is for up to 3-story building.

Transportation and Environmental Services

CONDITIONS:

- 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)

FINDINGS:

- 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)

CODE REQUIREMENTS:

- 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 a continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate the 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 undertaking.

V. ATTACHMENTS

1 – Application Materials

ADDRESS OF PROJECT: 118 Princess Street, Alexandria, VA 22314

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

TAX MAP AND PARCEL: 065.03-05-05 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: Kristina Hagman & Kevin Murphy

Address: 118 Princess Street

City: Alexandria State: VA Zip: 22314

Phone: 703 981-0936 E-mail: kristina@kristinahagman.com

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

Name: Karen Conkey Phone: 703-589-4550

E-mail: kconkey@conkeyarchitects.com

Legal Property Owner:

Name: Kristina Hagman & Kevin Murphy

Address: 118 Princess Street

City: Alexandria State: VA Zip: 22314

Phone: 703 981-0936 E-mail: kristina@kristinahagman.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
 - doors
 - lighting
 - other roofing _____
 - fence, gate or garden wall
 - windows
 - pergola/trellis
 - HVAC equipment
 - siding
 - painting unpainted masonry
 - shutters
 - shed
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

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

The applicant proposes the following exterior modifications to 118 Princess Street. Add a shed dormer on the front façade to increase north-facing light in the homeowner’s arts studio on the third floor and replace the existing standing seam metal roof with a new metal roof. All proposed windows will meet the established design guidelines.

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
- Survey plat showing the extent of the proposed demolition/encapsulation.
 - Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
 - Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
 - Description of the reason for demolition/encapsulation.
 - Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

Additions & New Construction: *Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. Check N/A if an item in this section does not apply to your project.*

- ^{N/A} Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
- FAR & Open Space calculation form.
- Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
- Existing elevations must be scaled and include dimensions.
- Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
- Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- For development site plan projects, a model showing mass relationships to adjacent properties and structures.

Signs & Awnings: *One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.*

- ^{N/A} Linear feet of building: Front: _____ Secondary front (if corner lot): _____.
- Square feet of existing signs to remain: _____.
- Photograph of building showing existing conditions.
- Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
- Location of sign (show exact location on building including the height above sidewalk).
- Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
- Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

Alterations: *Check N/A if an item in this section does not apply to your project.*

- ^{N/A} Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
- An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
- Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

ALL APPLICATIONS: *Please read and check that you have read and understand the following items:*

- I 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: 

Printed Name: Karen Conkey

Date: 5/16/2022

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. Kristina Hagman	118 Princess Street	100%
2. Kevin Murphy		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 118 Princess Street (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. Kristina Hagman	118 Princess Street	100%
2. Kevin Murphy		
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. Karen Conkey	spouse	William Conkey
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.

5/16/2022

Date

Karen Conkey

Printed Name



Signature



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

B

A. Property Information

A1. 118 Princess Street, Alexandria, VA 22314 RM
 Street Address Zone

A2. 1,265.00 x 1.48 = 1,872.20
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area
 (reduced by easement) (reduced by variance) (reduced by variance to
 1,870 SF)

B. Existing Gross Floor Area

<u>Existing Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	664.00	Basement**	210.00	B1. 2,656.00 Sq. Ft.
First Floor	664.00	Stairways**	286.00	Existing Gross Floor Area*
Second Floor	664.00	Mechanical**	21.00	B2. 901.00 Sq. Ft.
Third Floor	664.00	Attic less than 7***	266.00	Allowable Floor Exclusions**
Attic		Porches**		B3. 1,755.00 Sq. Ft.
Porches		Balcony/Deck**		Existing Floor Area Minus Exclusions (subtract B2 from B1)
Balcony/Deck		Lavatory***	118.00	
Lavatory***		Other**		
Other**		Other**		
B1. Total Gross	2,656.00	B2. Total Exclusions	901.00	

Comments for Existing Gross Floor Area

C. Proposed Gross Floor Area

<u>Proposed Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement		Basement**		C1. 63.00 Sq. Ft.
First Floor		Stairways**		Proposed Gross Floor Area*
Second Floor		Mechanical**		C2. 37.00 Sq. Ft.
Third Floor	63.00	Attic less than 7***	37.00	Allowable Floor Exclusions**
Attic		Porches**		C3. 26.00 Sq. Ft.
Porches		Balcony/Deck**		Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Balcony/Deck		Lavatory***		
Lavatory***		Other**		
Other		Other**		
C1. Total Gross	63.00	C2. Total Exclusions	37.00	

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. 1,781.00 Sq. Ft.
 Total Floor Area (add B3 and C3)

D2. 1,872.20 Sq. Ft.
 Total Floor Area Allowed by Zone (A2)
 (reduced by variance to 1,870 SF)

E. Open Space (RA & RB Zones)

E1. 477.00 Sq. Ft.
 Existing Open Space

E2. 443.00 Sq. Ft.
 Required Open Space

E3. 477.00 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: 5/16/2022



118 PRINCESS STREET

<h1>118 Princess Street, Alexandria, VA 22314</h1>			<p>BAR SUBMITTAL</p> <h1>ASK 1.1A</h1>	
<p>PHOTO OF EXISTING FRONT ELEVATION</p>			<p>COPYRIGHT ©</p>	
<p>CLIENT:</p> <p>Kristina Hagman & Kevin Murphy 118 Princess Street Alexandria, VA 22314</p>		<p>16 MAY 2023</p>	<p>ARCHITECT:</p> <p>325 north patrick street alexandria, va 22314 703 . 589 . 4550 info@conkeyarchitects.com</p>	
<p>Conkey architects</p>				



118 Princess Street, Alexandria, VA 22314

INSPIRATION PHOTOS

CLIENT:
Kristina Hagman & Kevin Murphy
 118 Princess Street
 Alexandria, VA 22314

16 MAY 2024

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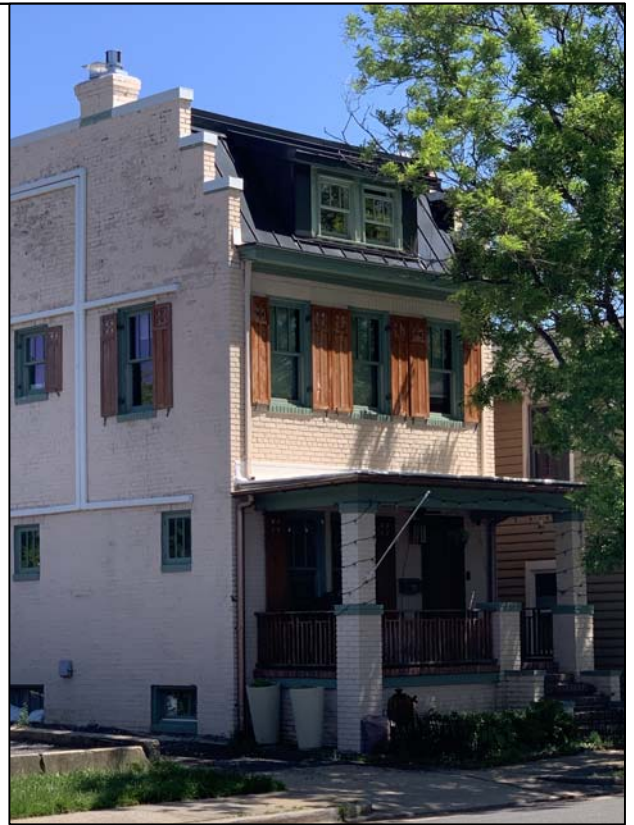
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BAR SUBMITTAL

ASK
1.1B



303 CAMERON STREET - OLD & HISTORIC ALEXANDRIA



319 NORTH ALFRED STREET - OLD & HISTORIC ALEXANDRIA



514 PRINCE STREET - OLD & HISTORIC ALEXANDRIA



911 PRINCESS STREET - PARKER - GRAY

118 Princess Street, Alexandria, VA 22314

EXAMPLES OF SHED DORMERS ON STREET FACADES IN HISTORIC DISTRICTS

CLIENT:
Kristina Hagman & Kevin Murphy
 118 Princess Street
 Alexandria, VA 22314

16 MAY 2025

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BAR SUBMITTAL

ASK
1.1C



604 & 606 PRINCESS STREET - OLD & HISTORIC ALEXANDRIA



715 & 717 PRINCESS STREET - OLD & HISTORIC ALEXANDRIA



612 & 614 SOUTH LEE STREET - OLD & HISTORIC ALEXANDRIA



PHOTO OF SHED DORMER @ REAR OF 103 QUEEN ST - SIMILAR DESIGN

118 Princess Street, Alexandria, VA 22314

ADDITIONAL EXAMPLES OF SHED DORMERS

CLIENT:
Kristina Hagman & Kevin Murphy
 118 Princess Street
 Alexandria, VA 22314

16 MAY 2026

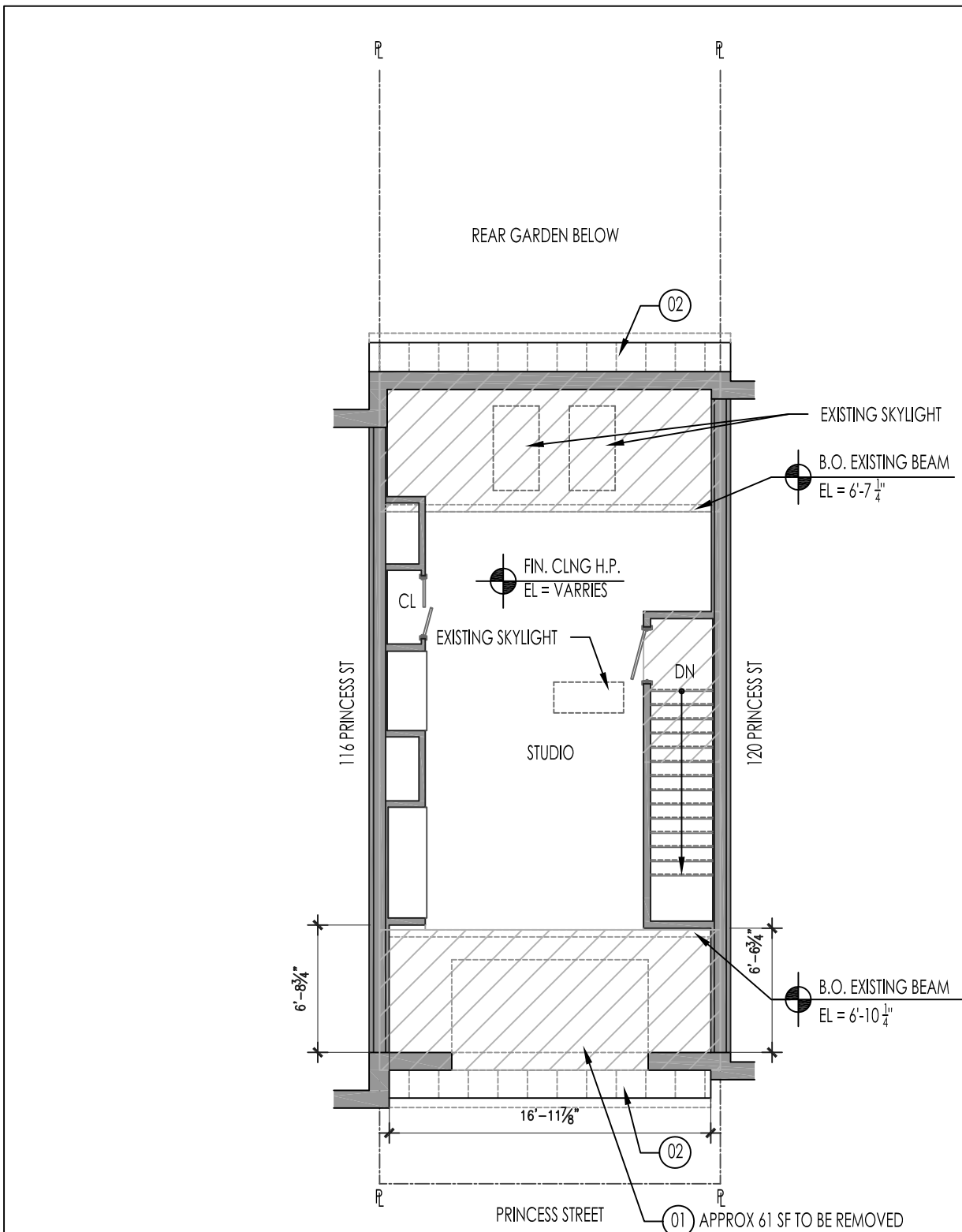
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BAR SUBMITTAL

**ASK
 1.1D**






DEMOLITION NOTES

- 01 PORTION OF ROOF TO BE REMOVED FOR DORMER
- 02 MTL ROOFING TO BE REPLACED

NEW WORK NOTES

- 20 ALUM CLAD WD WINDOW
- 21 SHED DORMER TO BE CLAD IN FIBER CEMENT SIDING & TRIM
- 22 PRE-FINISHED STANDING SEAM MTL ROOFING - REPLACE GUTTERS & DOWNSPOUTS AS REQ'D


	EXISTING AREA DEDUCTED
	NEW AREA
	NEW AREA TO BE DEDUCTED

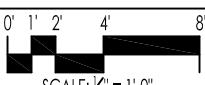
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118 Princess Street, Alexandria, VA 22314

EXISTING 3RD FLOOR LEVEL PLAN COPYRIGHT ©

CLIENT:
Kristina Hagman & Kevin Murphy
 118 Princess Street
 Alexandria, VA 22314





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

16 MAY 2027

ARCHITECT: **Conkey | architects**
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 info@conkeyarchitects.com

BAR SUBMITTAL

ASK 2.3

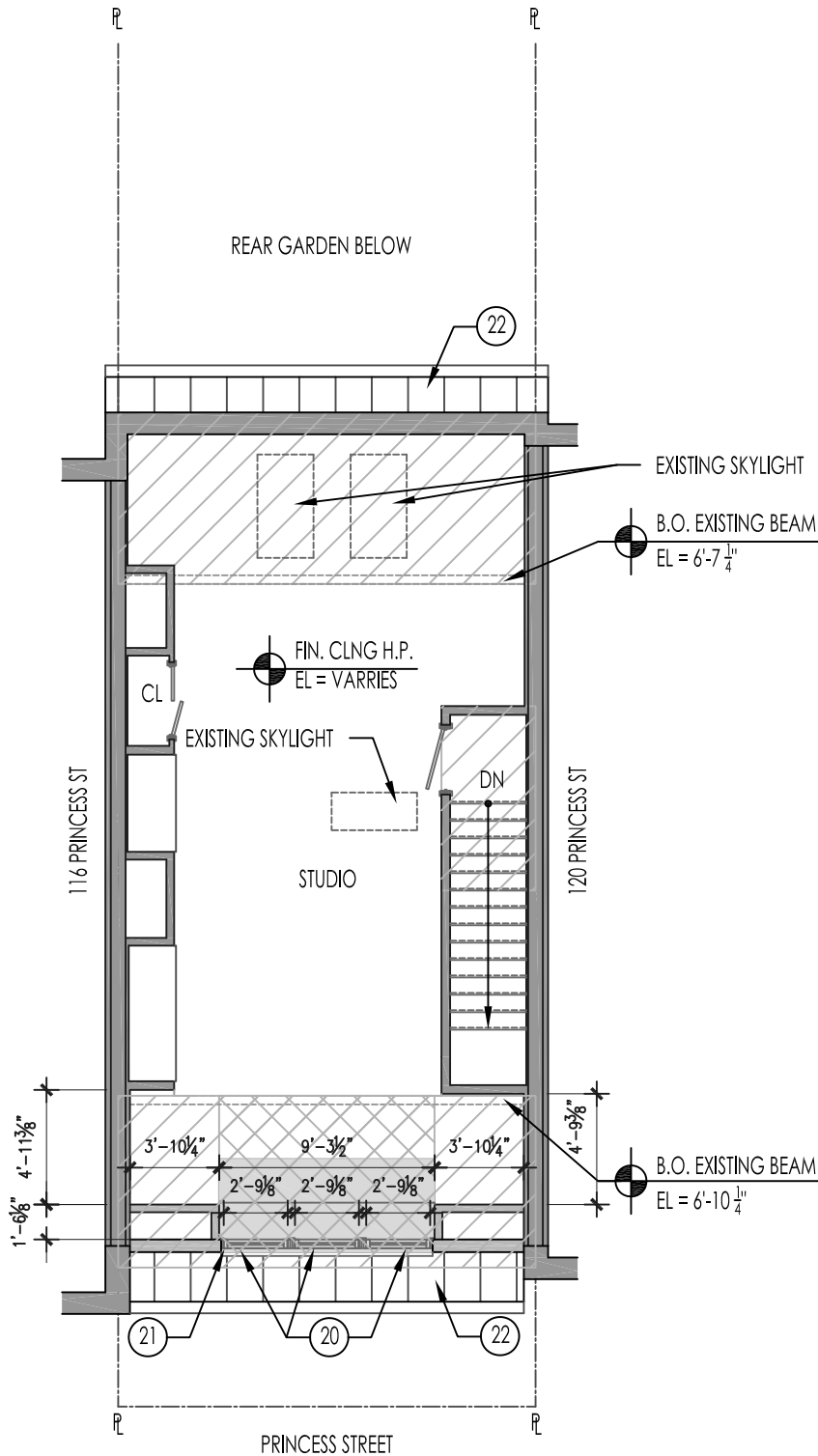
NOT FOR CONSTRUCTION

DEMOLITION NOTES

- 01 PORTION OF ROOF TO BE REMOVED FOR DORMER
- 02 MTL ROOFING TO BE REPLACED

NEW WORK NOTES

- 20 ALUM CLAD WD WINDOW
- 21 SHED DORMER TO BE CLAD IN FIBER CEMENT SIDING & TRIM
- 22 PRE-FINISHED STANDING SEAM MTL ROOFING - REPLACE GUTTERS & DOWNSPOUTS AS REQD



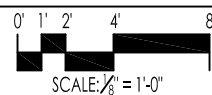
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- EXISTING AREA DEDUCTED
- NEW AREA
- NEW AREA TO BE DEDUCTED

118 Princess Street, Alexandria, VA 22314

PROPOSED 3RD FLOOR LEVEL PLAN

CLIENT:
Kristina Hagman & Kevin Murphy
 118 Princess Street
 Alexandria, VA 22314



16 MAY 2028

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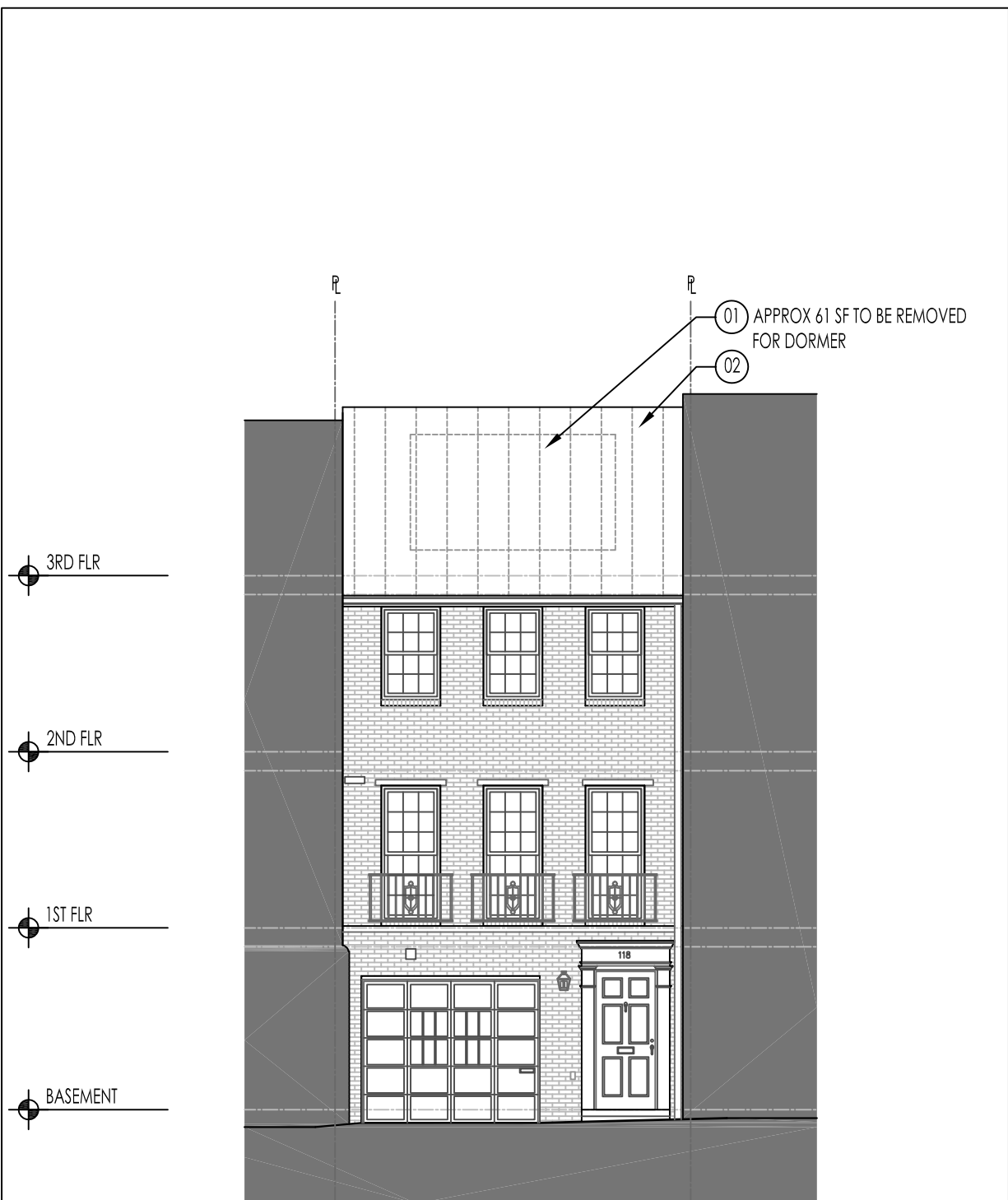
ARCHITECT: 325 north patrick street
 alexandria, va 22314
 703 . 589 . 4550
 info@conkeyarchitects.com

Conkey | architects

BAR SUBMITTAL

**ASK
 2.3A**

NOT FOR CONSTRUCTION



DEMOLITION NOTES

01) PORTION OF ROOF TO BE REMOVED FOR DORMER

02) MTL ROOFING TO BE REPLACED




NEW WORK NOTES

20) ALUM CLAD WD WINDOW

21) SHED DORMER TO BE CLAD IN FIBER CEMENT SIDING & TRIM

22) PRE-FINISHED STANDING SEAM MTL ROOFING - REPLACE GUTTERS & DOWNSPOUTS AS REQ'D

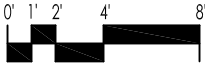
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 EXISTING AREA DEDUCTED
 NEW AREA
 NEW AREA TO BE DEDUCTED

118 Princess Street, Alexandria, VA 22314

EXISTING NORTH ELEVATION SHOWING PROPOSED DEMOLITION

CLIENT:
Kristina Hagman & Kevin Murphy
 118 Princess Street
 Alexandria, VA 22314


 SCALE: 3/8" = 1'-0"
 16 MAY 2019

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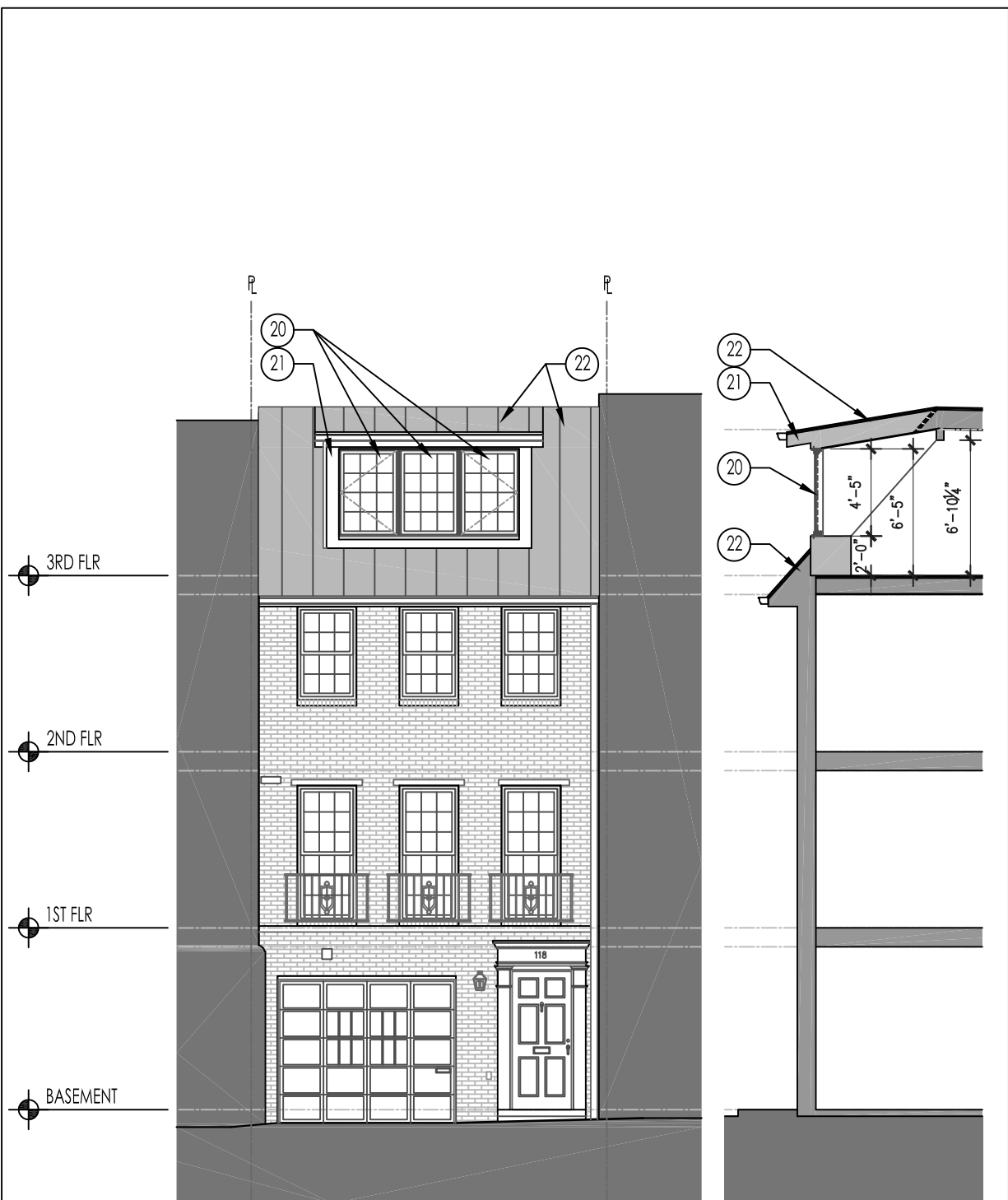
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BAR SUBMITTAL




ASK
3.1

NOT FOR CONSTRUCTION



- DEMOLITION NOTES**
- 01 PORTION OF ROOF TO BE REMOVED FOR DORMER
 - 02 MTL ROOFING TO BE REPLACED
- NEW WORK NOTES**
- 20 ALUM CLAD WD WINDOW
 - 21 SHED DORMER TO BE CLAD IN FIBER CEMENT SIDING & TRIM
 - 22 PRE-FINISHED STANDING SEAM MTL ROOFING - REPLACE GUTTERS & DOWNSPOUTS AS REQ'D

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 EXISTING AREA DEDUCTED
 NEW AREA
 NEW AREA TO BE DEDUCTED

118 Princess Street, Alexandria, VA 22314

PROPOSED NORTH ELEVATION & BUILDING SECTION

CLIENT: **Kristina Hagman & Kevin Murphy**
118 Princess Street
Alexandria, VA 22314

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

16 MAY 2020

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ARCHITECT: 325 north patrick street alexandria, va 22314 703 . 589 . 4550 info@conkeyarchitects.com

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BAR SUBMITTAL

ASK 3.1A

NOT FOR CONSTRUCTION

ULTIMATE

MARVIN SIGNATURE™ COLLECTION



ULTIMATE CASEMENT



Casement and Picture windows with Satin Nickel hardware



Casement windows with Matte Black hardware

ULTIMATE CASEMENT

The Ultimate Casement window is offered in some of the largest sizes in the industry, with a secure multi-point lock, durable hardware that ensures smooth operation, and Marvin's exclusive Wash Mode for easy cleaning—even on upper floors. With many design options, including round top shapes, the Ultimate Casement window flexes to fit your vision and can be sized to complement the most expansive views.



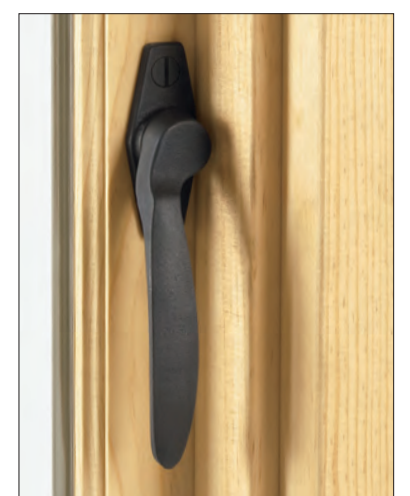
ULTIMATE CASEMENT INTERIOR WITH FOLDING HANDLE



ULTIMATE CASEMENT EXTERIOR WITH FOLDING HANDLE



ULTIMATE CASEMENT PUSH OUT INTERIOR WITH PUSH OUT HANDLE



EXTERIOR FINISH OPTIONS

STONE WHITE

COCONUT CREAM

SIERRA WHITE

CASHMERE

PEBBLE GRAY

HAMPTON SAGE

CADET GRAY

CLAY

CASCADE BLUE

SUEDE

GUNMETAL

WINEBERRY

BRONZE

BAHAMA BROWN

EVERGREEN

EBONY

BRIGHT SILVER (PEARLESCENT)

COPPER (PEARLESCENT)

LIBERTY BRONZE (PEARLESCENT)

CUSTOM COLOR: ANY COLOR YOU WANT

EXTRUDED ALUMINUM

Extruded aluminum is an extremely tough cladding that protects wood windows, mimics the profiles of wood, and provides superior durability. It is the most commonly ordered Marvin material.

Select a color from our palette of 19 durable extruded aluminum colors, including a spectrum of rich hues and three pearlescent finishes. If you have more specialized needs, we can also work with you to create a custom color.

WOOD SPECIES

Wood is a premium material for windows and doors, offering classic aesthetic appeal, many options for customization, and design versatility.

We treat exposed millwork with a water repellent wood preservative to help it last longer. Choose from one of the four options below. Each is ready to be finished to match your project's exacting requirements.



Ultimate Double Hung G2 window in Ebony

Ultimate Double Hung G2 window in Suede



DIVIDED LITES



Casement windows with custom Simulated Divided Lites

DIVIDED LITES

The look of multiple, individual panes of glass in a window sash is popular in a wide range of architectural styles—from historic replications to modern farmhouses. For those who seek historical accuracy, authentic divided lites utilize many individual glass panes in a single window. Simulated divided lites, available in a number of different styles, mimic the look of individual panes of glass in a window sash without sacrificing the energy efficiency of a single pane of glass. Our custom capabilities allow us to create almost any divided lite pattern to match your design style.



SIMULATED DIVIDED LITE (SDL)
SDL bars are permanently adhered to both sides of the glass. Simulated Divided Lites with Spacer Bars (SDLs) are an energy-efficient way to create the look of authentic divided lites.

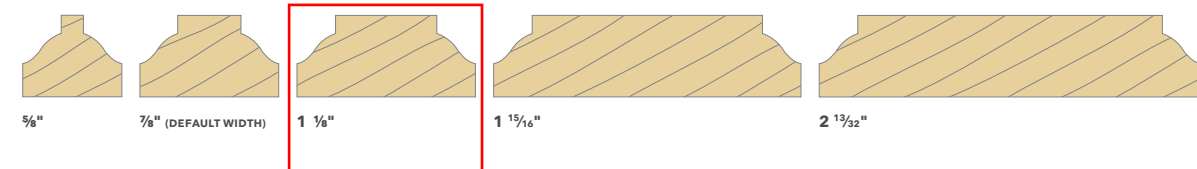


AUTHENTIC DIVIDED LITE (ADL)
Separate panes of glass are glazed between bars—the way windows have been made since the beginning. Available exclusively with wood exterior units.

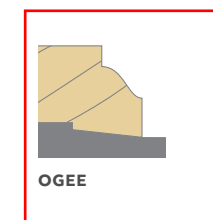


GRILLES-BETWEEN-THE-GLASS (GBG)
Grilles are permanently installed between the glass panes. This low-maintenance grille offers the look of a divided lite pattern with the ease of cleaning just one pane of glass. Available with different interior and exterior colors.

FIVE STANDARD BAR WIDTHS



STICKING AND PROFILES
Sticking refers to the interior profiles of your wood window. Choose from the standard Ogee profile (used on traditional projects) or the optional clean, contemporary Square sticking.



OGEE



SQUARE



SQUARE STICKING

SCREENS



Double Hung Insert G2 windows with Full Screens

SCREENS

Choose from an aluminum surround in three finishes or a wood interior surround that complements warm wood interiors and comes factory-prepped for staining and painting. A variety of screen mesh options in aluminum or fiberglass allow for further customization for aesthetics or to ensure you're choosing a mesh that's fine enough to keep even the littlest bugs away.

CASEMENT SCREEN OPTIONS



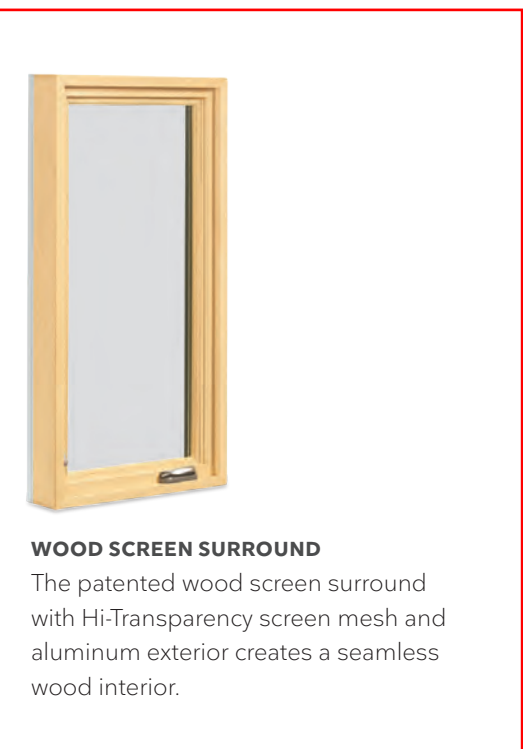
RETRACTABLE SCREEN

The innovative Retractable Screen from Marvin lets the breeze in and easily retracts out of sight when not in use. A tight seal and a strong adjustable pull bar ensure extraordinary performance. Marvin's unique concealed design makes the screen nearly undetectable when it is in the retracted position.



INSWING CASEMENT SCREEN

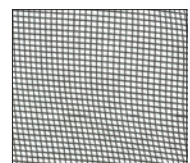
The beautifully crafted inswing screen can bring in fresh air along with its classic appearance to standard or round top casement windows.



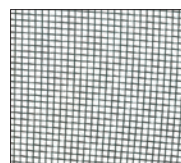
WOOD SCREEN SURROUND

The patented wood screen surround with Hi-Transparency screen mesh and aluminum exterior creates a seamless wood interior.

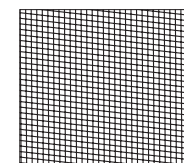
SCREEN MESH OPTIONS



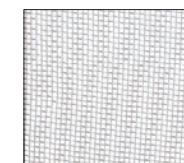
CHARCOAL FIBERGLASS



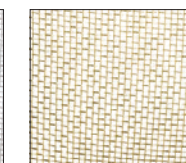
CHARCOAL ALUMINUM WIRE



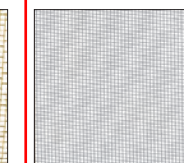
BLACK ALUMINUM WIRE



BRIGHT ALUMINUM WIRE



BRIGHT BRONZE WIRE



HI-TRANSPARENCY MESH

WINDOW HARDWARE



Double Hung G2 with Auto-locking Sash Lock in Satin Nickel

WINDOW HARDWARE

Marvin's durable and elegant hardware is engineered to work seamlessly and to harmonize with any décor. Choose a finish to complement your architectural style. Matte Black, Satin Taupe, Bronze, and White are painted finishes. These durable finishes mimic the look of metal and present a practical alternative. Satin Nickel, Brass, Antique Brass, Polished Chrome, Oil Rubbed Bronze, and Satin Chrome offer the rich appearance and durability of authentic metal finishes.



AUTO-LOCKING HARDWARE SYSTEM

PRODUCTS:
Ultimate Double Hung G2

AVAILABLE FINISHES:
Matte Black • Brass • Satin Taupe
Satin Nickel • Bronze • White
Antique Brass • Oil Rubbed Bronze
Polished Chrome • Satin Chrome



TRADITIONAL LIFT LOCK

PRODUCTS:
Ultimate Single Hung G2

AVAILABLE FINISHES:
Matte Black • Brass • Satin Taupe
Satin Nickel • Bronze • White
Antique Brass • Oil Rubbed Bronze
Polished Chrome • Satin Chrome



CONTEMPORARY LIFT LOCK

PRODUCTS:
Ultimate Single Hung G2

AVAILABLE FINISHES:
Matte Black • Satin Taupe • White
Satin Nickel • Brass • Satin Chrome



SASH LOCK*

PRODUCTS:
Ultimate Tilt Pac

AVAILABLE FINISHES:
Satin Taupe • Bronze • Brass • White



FOLDING HANDLE

PRODUCTS:
Ultimate Casement • Ultimate Awning
Ultimate Casement Narrow Frame
Ultimate Awning Narrow Frame

AVAILABLE FINISHES:
Matte Black • Brass • Satin Taupe
Satin Nickel • Bronze • White
Antique Brass • Oil Rubbed Bronze
Polished Chrome • Satin Chrome



CRANK HANDLE

PRODUCTS:
Ultimate Casement • Ultimate Awning
Ultimate Casement Narrow Frame
Ultimate Awning Narrow Frame

AVAILABLE FINISHES:
Satin Taupe • Bronze • Brass • White



PUSH OUT HANDLE**

PRODUCTS:
Ultimate Casement • Ultimate Awning
Ultimate Casement Narrow Frame
Ultimate Awning Narrow Frame

AVAILABLE FINISHES:
Matte Black • Brass • Satin Taupe
Satin Nickel • Bronze • White
Antique Brass • Oil Rubbed Bronze
Polished Chrome • Satin Chrome



HANDLE

PRODUCTS:
Ultimate Tilt Turn (Key option available†)

AVAILABLE FINISHES:
Satin Taupe • Bronze • Brass • White



FOLDING HANDLE

PRODUCTS:
Ultimate Glider

AVAILABLE FINISHES:
Matte Black • Brass • Satin Chrome
Satin Nickel • Bronze • White • Satin Taupe
Antique Brass • Oil Rubbed Bronze

FINISHES



* Also available as keyed sash lock in Satin Taupe, Bronze or White.

** Satin Taupe not available, Oil Rubbed Bronze is standard.

† Key option available in Bronze and White.

RESIDENTIAL



Cover Photo:
Residence, Burr Ridge, IL
Architect: Michael Buss Architects
Installing contractor: Complete Flashings
Builder: McNaughton Brothers Construction
Material: Snap-Clad .032 aluminum
Color: Charcoal



Residence, Ponte Vedra Beach, FL
Architect: Jaycox Reinel Architects
General contractor: C. F. Knight Inc.
Roofing fabricator: Thorne Metal Systems
Material: PAC-CLAD Slate Gray .040 aluminum



Walls Residence, Little Rock, AR
Architect: Polk Stanley Wilcox Architects
Installing contractor: Covington Roofing & Sheet Metal
Material: PAC-CLAD 24 ga. steel
Color: Musket Gray

AN ELEGANT PALETTE

Petersen's extensive color palette includes options that are complementary to most architectural styles, building materials including brick, stone and wood, plus exterior products such as siding, windows and doors.

▲★ PATINA GREEN	▲★ TEAL	▲★ HEMLOCK GREEN	FOREST GREEN	HARTFORD GREEN
▲★ EVERGREEN	▲★ HUNTER GREEN	▲★ ARCADIA GREEN	▲★ MILITARY BLUE	BERKSHIRE BLUE
▲ GRAPHITE	▲★ CHARCOAL	INTERSTATE BLUE	▲★ SLATE BLUE	AWARD BLUE
MATTE BLACK	▲★ DARK BRONZE	▲ BURNISHED SLATE	▲★ AGED BRONZE	▲★ MEDIUM BRONZE
▲★ MANSARD BROWN	BURGUNDY	▲★ TERRA COTTA	▲★ COLONIAL RED	▲★ CARDINAL RED
MIDNIGHT BRONZE	▲★ MUSKET GRAY	▲★ SIERRA TAN	▲★ SANDSTONE	▲★ ALMOND
▲★ SLATE GRAY	▲★ CITYSCAPE	▲★ GRANITE	▲★ STONE WHITE	▲★ BONE WHITE

Premium Colors

▲● ANODIC CLEAR	▲● SILVERSMITH	●▲ SILVER	●▲ CHAMPAGNE	●▲ COPPER PENNY
●▲ ZINC	●▲ WEATHERED ZINC	WEATHERED STEEL	WEATHERED COPPER	●▲ AGED COPPER

▲ Cool Colors ● Metallic Colors ★ Energy Star Colors 🏰 Premium Colors

Due to limitations of the printing process, color representation on the grid above is not 100% accurate. Please request a free color guide from your Petersen rep, architect or contractor to confirm your color choice before placing an order.



Design: Stuart Cohen & Julie Hacker Architects
Photo: Tony Soluri Photography

BEYOND THE ORDINARY

A home with a metal roof stands with more pride than neighboring homes, and for good reason. The beauty of a metal roof is superior to the asphalt shingles most homeowners think of when envisioning a residential roof. A metal roof will perform better, too. The properties of metal combined with the incredible solar reflectivity of our superior PAC-CLAD paint coating can reduce the cost of heating and cooling a home. Additionally, a metal roof will last much longer and endure better than an asphalt or wood roof. While neighbors

complain about replacing their non-metal roofs, those living under metal roofs will beam with pride that theirs looks as good as the day it was installed.

SEE IT ON YOUR HOME TODAY

Drop a photo of any home into our online visualization tool to see how Petersen's PAC-CLAD products will look on it. Visit pac-clad.com and click on PAC E-Tools to work with the visualizer. Or, ask your contractor for assistance.

A LIFETIME INVESTMENT



Alvhem, Centreville, MD
Owner: Robert Dahl
Architect: Torchio Architects
Installing contractor: CitiRoof Corp.
Profile: Precision Series HWP
Color: Matte Black
Photo: Buchanan Studios Inc.

When considering a metal roof, discussions should focus on lifetime value, not upfront cost. A metal roof is for homeowners who appreciate its value. The price of a metal roof, which comes with an estimated lifetime of 50 years if properly maintained, can be up to three times the installed cost of other materials. In return for the investment, the made-in-the-USA metal roof will last 3 or 4 times longer than a typical residential roof.

METAL EXPERIENCE MATTERS

When choosing an architect or contractor, experience matters. A metal roof is a different animal that requires a specialized skill set to properly specify and install. Choosing architects and contractors with metal roof experience will maximize your metal roof's performance, and add a level of comfort to your decision.

NEW CONSTRUCTION OR REMODELING

A metal roof will look beautiful and perform well on a home built from the ground up, or on a home undergoing an exterior remodel or simple roof replacement. A good architect or designer can blend a Petersen metal roof or siding with any architectural style or color.

STEEL OR ALUMINUM

Petersen's PAC-CLAD metal roofing and siding products are available in either steel or aluminum. An experienced Petersen rep, architect or contractor will guide homeowners toward the material that's best for their home.

A GREEN, SUSTAINABLE PRODUCT

A Petersen metal roof is made with recycled content, qualifying it as a "green" or recycled-content product. It is also 100% recyclable at the end of its useful life, unlike other roofing materials which are routinely disposed of by the ton in landfills.

LITERALLY COOL COLORS

A PAC-CLAD metal roof from Petersen is available in 35 colors that are rated by the Cool Roof Rating Council, plus 31 that are Energy Star-rated. Coating technology that is specifically formulated for PAC-CLAD products reflects sunlight and cools a roof by emitting radiation to its surroundings. The roof stays cooler and reduces the amount of heat conducted to a home, saving up to 40% of a typical home's annual energy costs.

WARRANTY COVERAGE

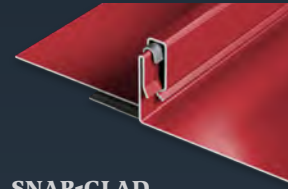
Petersen offers a limited 30-year finish warranty on its PAC-CLAD painted metal roof and siding panels. A weathertight warranty is available on selected metal roof products.

BEAUTIFUL PROFILES

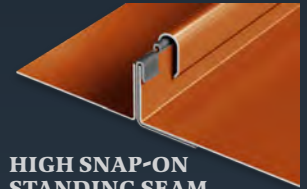


Private residence, Florida
 Architect: T. S. Adams Studio Architects
 Installing contractor: Cartercraft Roofing
 Profiles: PAC-150, Flush panel
 Colors: Weathered Zinc, Champagne

Metal Roofing



SNAP-CLAD



HIGH SNAP-ON
STANDING SEAM



PAC-150
90° SINGLE LOCK

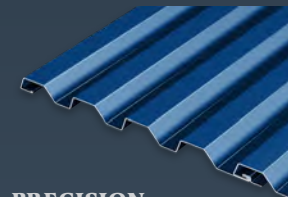


PAC-150
180° DOUBLE LOCK

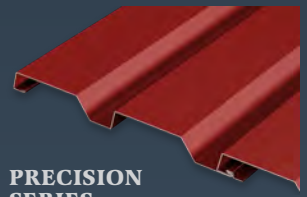


REDI-ROOF
STANDING SEAM

Siding



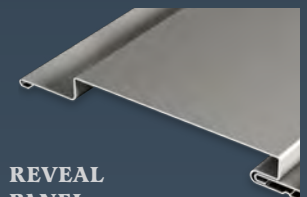
PRECISION
SERIES HWP



PRECISION
SERIES
HIGHLINE 16-C

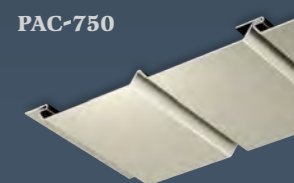


FLUSH
PANEL

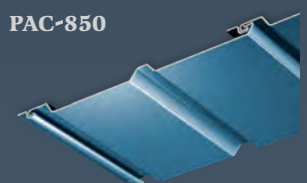


REVEAL
PANEL

Soffit Panels



PAC-750



PAC-850

Soffit panels come in solid, full-vented and half-vented variations.

HardieTrim®

Form meets function at every angle with HardieTrim® boards. With an authentic look, HardieTrim boards provide design flexibility for columns, friezes, doors, windows and other accent areas.

Better than wood, it will complement your long-lasting, lower maintenance James Hardie siding – adding punctuation to your design statement.

HardieTrim®
5/4 x 3.5 in.
Khaki Brown

HardiePlank®
6.25 in. Smooth
Navajo Beige

The performance you require
THE DISTINCTIVENESS YOU DESIRE.

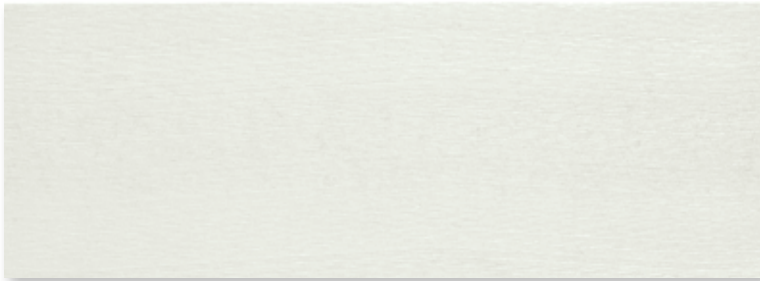
HARDIETRIM® BOARDS



4/4 NT3® SMOOTH

Arctic White

Thickness	.75 in.				
Length	12 ft. boards				
Width	3.5 in.	5.5 in.	7.25 in.	9.25 in.	11.25 in.
Pcs./Pallet	312	208	156	104	104



5/4 NT3® SMOOTH

Arctic White

Thickness	1 in.					
Length	12 ft. boards					
Width	3.5 in.	4.5 in.	5.5 in.	7.25 in.	9.25 in.	11.25 in.
Pcs./Pallet	240	200	160	120	80	80



CROWN MOULDING

Arctic White

Thickness	.75 in.	
Length	12 ft. boards	
Width	3.25 in.	5.25 in.
Pcs./Pallet	50	48

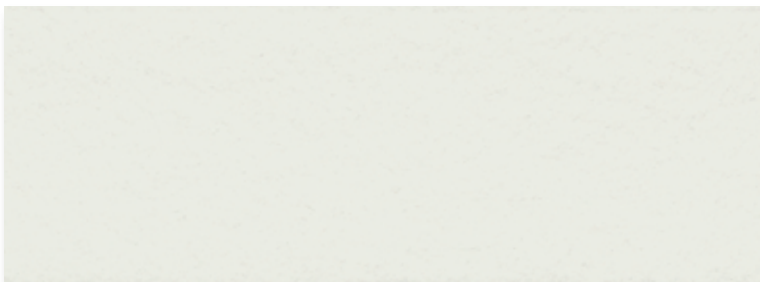
HARDIETRIM® BATTEN BOARDS



RUSTIC GRAIN®

Arctic White

Thickness	.75 in.
Length	12 ft. boards
Width	2.5 in.
Pcs./Pallet	437



SMOOTH

Arctic White

Thickness	.75 in.
Length	12 ft. boards
Width	2.5 in.
Pcs./Pallet	437

HardieTrim Boards are available primed or with ColorPlus Technology in DC/Baltimore and Virginia districts. For other districts, HardieTrim Boards are exclusively available with ColorPlus Technology. HardieTrim Batten Boards are available primed or with ColorPlus Technology. HardieTrim Crown Mouldings are available exclusively in ColorPlus Technology.

Samantha Lockwood

From: Owen Albrecht
Sent: Tuesday, May 31, 2022 10:52 AM
To: Samantha Lockwood
Cc: Preservation; Stephanie Sample; Karen Conkey
Subject: RE: Neighbor Memo of Support - BAR 2022-00255

Follow Up Flag: Follow up
Due By: Friday, June 10, 2022 7:30 AM
Flag Status: Flagged

Samantha,
Please see the email below from Karen Conkey.
Owen

From: Karen Conkey <KConkey@conkeyarchitects.com>
Sent: Tuesday, May 31, 2022 10:49 AM
To: Owen Albrecht <owen.albrecht@alexandriava.gov>
Cc: Preservation <Preservation@alexandriava.gov>; Stephanie Sample <Stephanie.Sample@alexandriava.gov>
Subject: FW: Neighbor Memo of Support - BAR 2022-00255

Owen,

Please see the attached letter of support for this project. Would you add this to the application record?

Also, are we okay to send the notices tomorrow as indicated? Please let me know.

Regards,

Karen

From: Jeff Lipsky <jefflipsky@comcast.net>
Sent: Monday, May 30, 2022 9:43 PM
To: Karen Conkey <KConkey@conkeyarchitects.com>
Cc: Kristina <kristina@kristinahagman.com>
Subject: Neighbor Memo of Support - BAR 2022-00255

Ms. Conkey,

This memo is in support of pending BAR application 2022-00255 for 118 Princess St.

I have reviewed their proposal to add a shed dormer on the front façade and to replace the existing roof. As a nearby neighbor, the exterior modifications they propose is very consistent with the surroundings, uses traditional building materials and complies with recommendations of the design guidelines.

I recommend approval of the application.

Regards,

Jeff Lipsky
110 Princess Street,
Mobile: (703) 507-9386

Samantha Lockwood

From: Karen Conkey <KConkey@conkeyarchitects.com>
Sent: Tuesday, May 31, 2022 11:42 AM
To: Samantha Lockwood
Cc: Preservation; Stephanie Sample
Subject: FW: Support for - BAR 2022-00255

Follow Up Flag: Follow up
Due By: Friday, June 10, 2022 8:00 AM
Flag Status: Flagged

Samantha,

Please see the attached letter of support for this project.

Regards,

Karen

From: Christine Bernstein <chbernstein@comcast.net>
Sent: Tuesday, May 31, 2022 11:06 AM
To: Karen Conkey <KConkey@conkeyarchitects.com>
Subject: Support for - BAR 2022-00255

Ms. Conkey,

This email is in support of pending BAR application 2022-00255 for 118 Princess St.

We have reviewed the proposal to add a shed dormer on the front façade and to replace the existing roof. As a neighbor directly across from this property, the exterior modifications they propose are similar to adjacent homes, it uses traditional building materials and complies with recommendations of the design guidelines.

We support the approval of this application.

Regards,

Christine & Daniel Bernstein

121 Princess Street,
Mobile: (703) 507-7707

Samantha Lockwood

From: Karen Conkey <KConkey@conkeyarchitects.com>
Sent: Monday, June 6, 2022 10:50 AM
To: Samantha Lockwood
Cc: Preservation; Stephanie Sample
Subject: FW: Neighbor Memo of Support - BAR 2022-00255
Attachments: letter of support - 113 Princess St.pdf

Some people who received this message don't often get email from kconkey@conkeyarchitects.com. [Learn why this is important](#)

Samantha,

Please see both the attached letter and the letter below in support for this project.

Regards,

Karen

From: Shanda Adams <mebshanda@gmail.com>
Sent: Sunday, June 5, 2022 6:19 AM
To: Karen Conkey <KConkey@conkeyarchitects.com>
Cc: kristina Hagman <kristina@kristinahagman.com>
Subject: Neighbor Memo of Support - BAR 2022-00255

Ms. Conkey,

This memo is in support of pending BAR application 2022-00255 for 118 Princess St.

I have reviewed their proposal to add a shed dormer on the front façade and to replace the existing roof. As a nearby neighbor, the exterior modifications they propose is very consistent with the surroundings, uses traditional building materials and complies with recommendations of the design guidelines.

I recommend approval of the application.

Sincerely,
Shanda Adams
119 Princess St
972-215-8623

Samantha Lockwood

From: Karen Conkey <KConkey@conkeyarchitects.com>
Sent: Thursday, June 9, 2022 9:04 AM
To: Samantha Lockwood
Cc: Preservation; Stephanie Sample
Subject: FW: BAR application 2022-00255

[Some people who received this message don't often get email from kconkey@conkeyarchitects.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Samantha, please see the letter of support below. Thanks!

-----Original Message-----

From: C K <cindyak@yahoo.com>
Sent: Wednesday, June 8, 2022 6:05 PM
To: Karen Conkey <KConkey@conkeyarchitects.com>
Subject: BAR application 2022-00255

Ms. Conkey,

As the direct next door neighbor to 118 Princess Street, I have no objection to the proposed alternations as long as they comply with Old Town established design guidelines and requirements as well as work periods and noise levels during the construction to be performed. Thank you.

Cynthia Kierscht
120 Princess Street

Sent from my iPad

Lydia and Karel Svoboda
113 Princess St.
Alexandria Old Town
VA 22314
571 527 0643

CC/ Kristina and Kevin
June 1 2022

RE: BAR application 2022-00255 for 118 Princess St.

Ms. Conkey!

We wish Ms. Hagman and Mr. Murphy well and good success with particular project! It is nice and will surely enhance the overall appeal of "our" neighborhood.

I'm confident that the BAR will polish the technical issues to the satisfaction of the rules and regulations; and that will be good as well.

Looking forward seeing across of our Princess street a clean and expeditious work in progress!

Karel & Lydia

Handwritten signatures of Karel and Lydia Svoboda. The signature on the left is Karel's, and the one on the right is Lydia's. Both are written in blue ink.

Samantha Lockwood

From: Karen Conkey <KConkey@conkeyarchitects.com>
Sent: Friday, June 10, 2022 3:57 PM
To: Samantha Lockwood
Cc: Preservation; Stephanie Sample
Subject: FW: BAR application 2022-00255 for 118 Princess St

Samantha,

We have another letter of support from a neighbor of 118 Princess St. Please add this to the file.

Thanks,

Karen

From: Rose Torres <rosieh130@gmail.com>
Sent: Friday, June 10, 2022 3:55 PM
To: Karen Conkey <KConkey@conkeyarchitects.com>
Subject: BAR application 2022-00255 for 118 Princess St

Dear Ms. Conkey,

We are writing in support of BAR application 2022-00255 for 118 Princess St.

We live next door and feel that the proposed design for the new shed dormer on the front façade and replacement of the existing roof is in keeping with the surrounding neighborhood.

We recommend approval of the application.

Regards,

Rose and Juan Torres

116 Princess St, Alexandria, VA 22314

(301) 233-6279