ADDRESS OF PROJECT:
DISTRICT: ☐ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old Building
TAX MAP AND PARCEL:ZONING:
APPLICATION FOR: (Please check all that apply)
☐ CERTIFICATE OF APPROPRIATENESS
PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH (Required if more than 25 square feet of a structure is to be demolished/impacted)
□ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)
WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT (Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)
Applicant: Property Owner Business (Please provide business name & contact person)
Name:
Address:
City: State:
Phone E-mail:
Authorized Agent (if applicable): Attorney Architect
Name: Phone:
E-mail:
Legal Property Owner:
Name:
Address:
City: State:
Phone E-mail:
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?

BAR Case # _____

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).
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 <i>Design Guidelines</i> 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 reason for demolition/encapsulation. Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

BAR Case # _____

BAR Case #	

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.

	<u>N/A</u>	
	Ϊ	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.
illun	ninat	& Awnings: One sign per building under one square foot does not require BAR approval unless ed. All other signs including window signs require BAR approval. Check N/A if an item in this section does y 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.
Alt	erat	ions: 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:
x	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.)
х	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.
x	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.

BAR Case #

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:

Signatui	re:	4-	
Printed	Name:	Karen Conkey	
Date:	6/9/202	5	

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

f Ownership_	Address	Name
00%		1. Joan & Paul Miller
		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 1614 Princess St (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Address	Percent of Ownership
	100%
	· ·

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 the12-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.

6/9/2025	Karen Conkey	45)
Date	Printed Name	Signature



1612 & 1614 Princess Street, Alexandria, VA 22314

PHOTO OF EXISTING FRONT ELEVATION

CLIENT:

Joan and Paul Miller

1612 Princess Street

Alexandria, VA 22314

9 JUNE 2025

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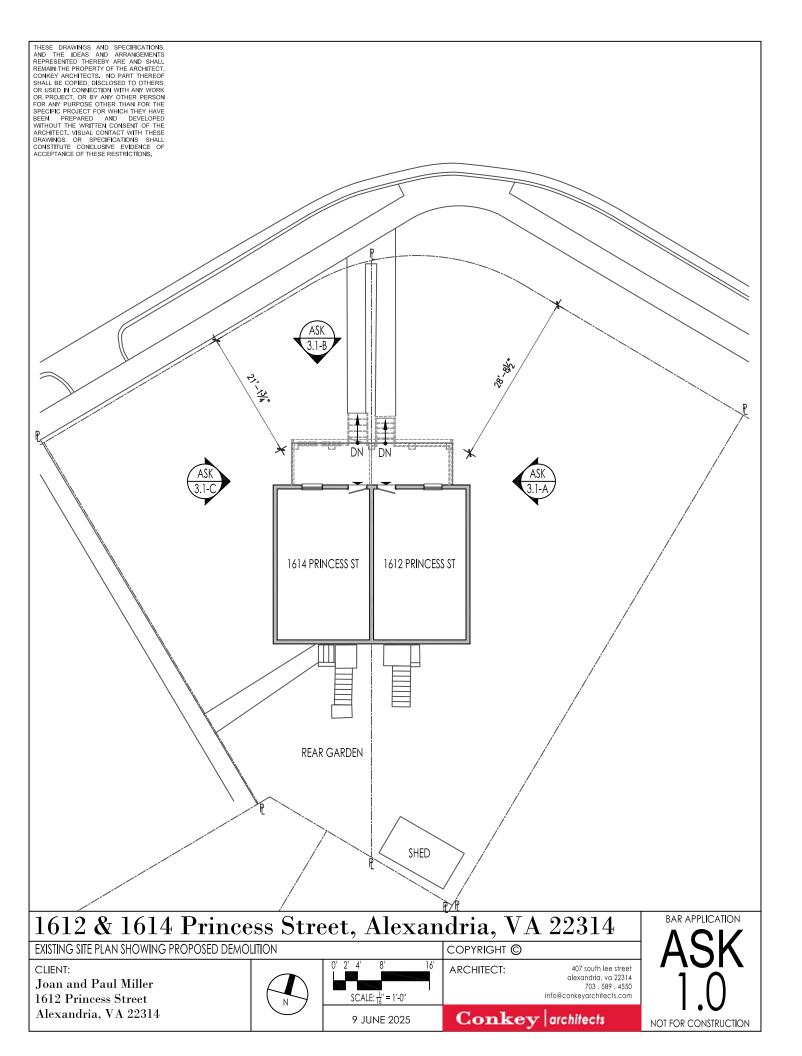
ARCHITECT:

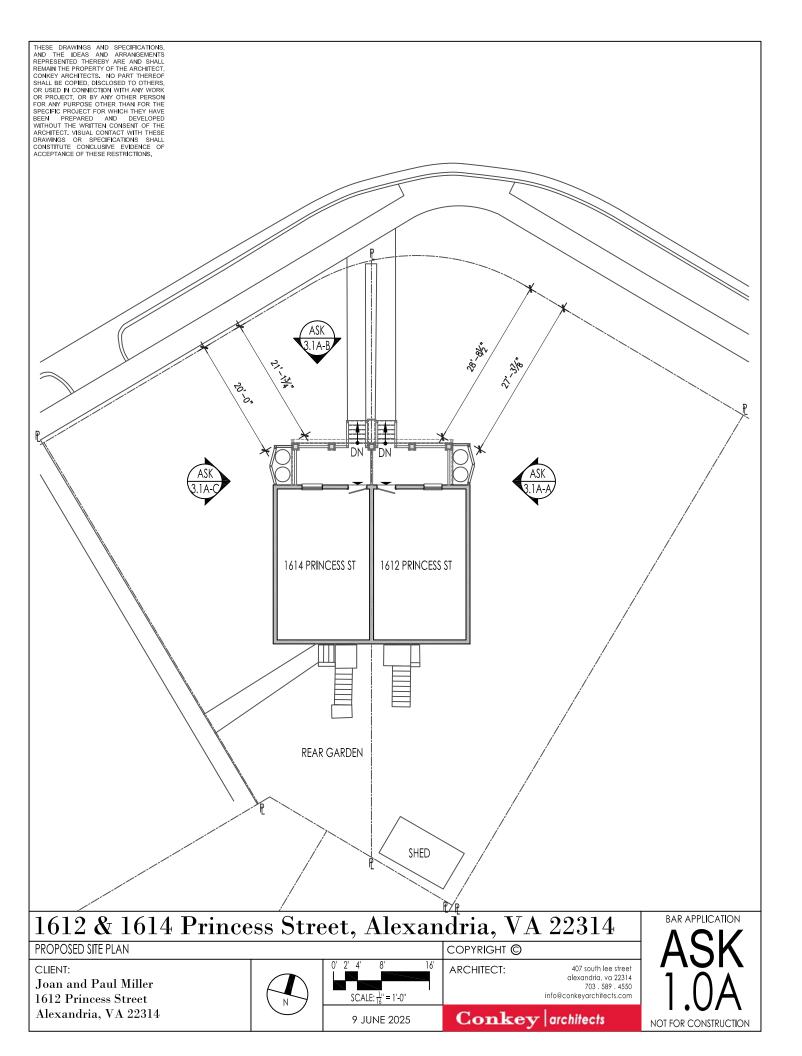
407 south lee street elexandria, va 22314

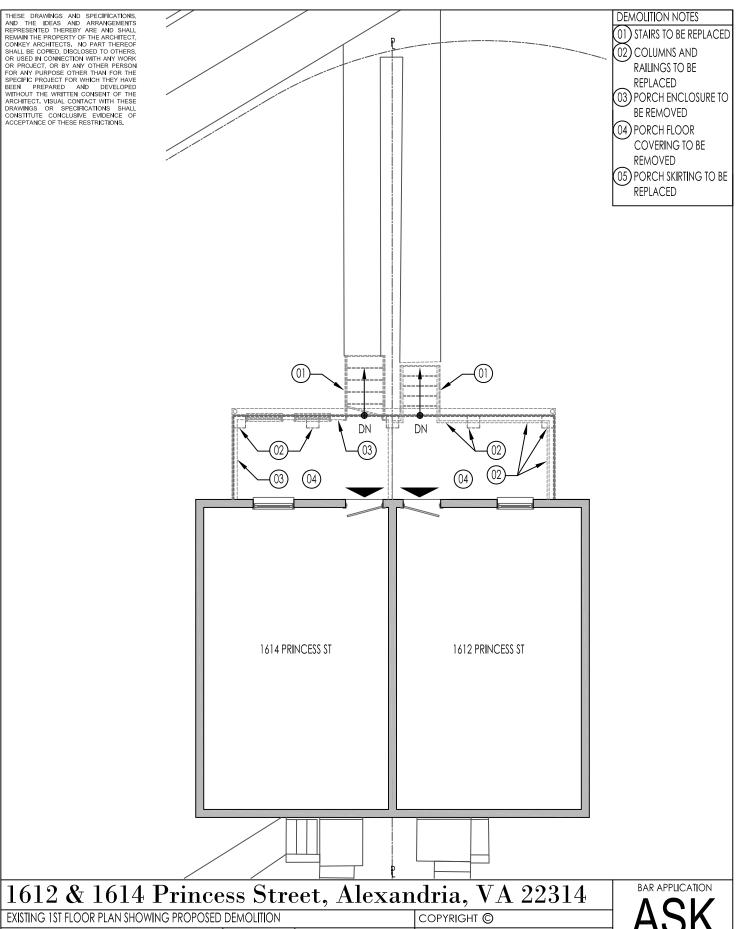
703.589.4550

info@conkeyarchitects.com

NOT FOR CONSTRUCTION

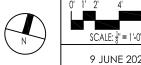






CLIENT:

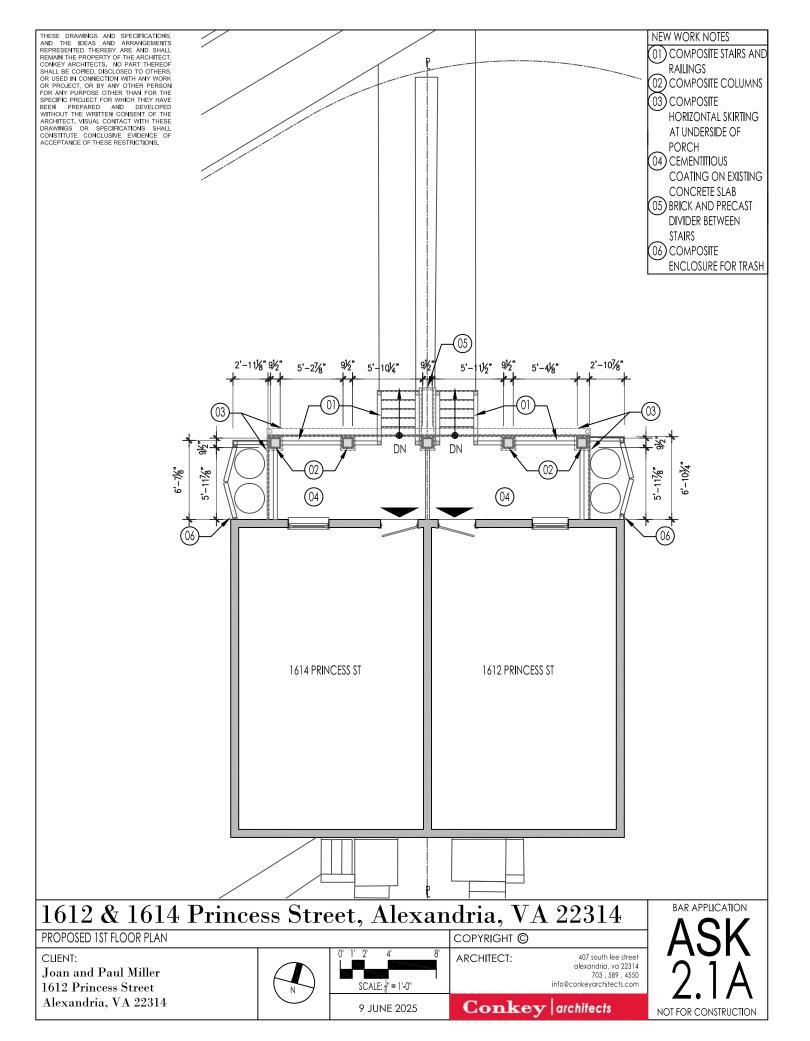
Joan and Paul Miller 1612 Princess Street Alexandria, VA 22314



SCALE: $\frac{1}{8}$ = 1'-0" 9 JUNE 2025

ARCHITECT: 407 south lee street alexandria, va 22314 703 . 589 . 4550 info@conkeyarchitects.com Conkey architects

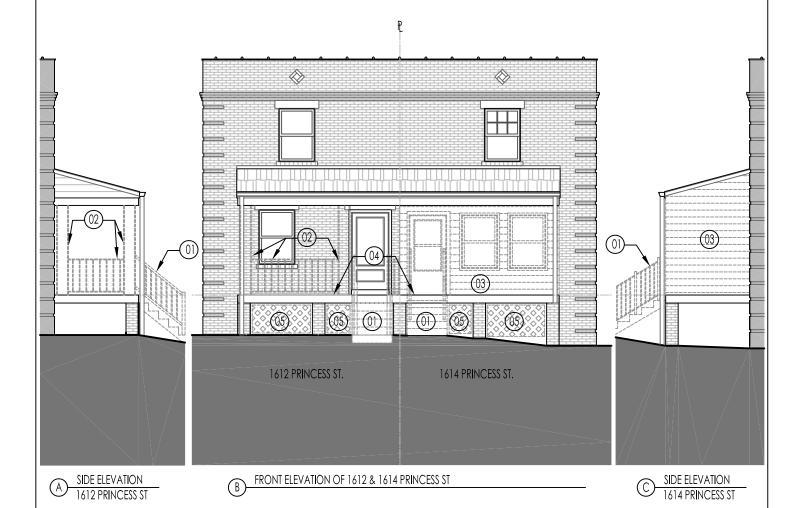
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- DEMOLITION NOTES
- (01) STAIRS TO BE REPLACED
- 02) COLUMNS AND RAILINGS TO BE REPLACED
- (03) PORCH ENCLOSURE TO BE REMOVED
- 04) PORCH FLOOR COVERING TO BE REMOVED
- 05) PORCH SKIRTING TO BE REPLACED

BAR APPLICATION



1612 & 1614 Princess Street, Alexandria, VA 22314

EXISTING ELEVATIONS SHOWING PROPOSED DEMOLITION

CLIENT:

Joan and Paul Miller

1612 Princess Street

Alexandria, VA 22314

P JUNE 2025

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9 JUNE 2025

Conkey architects

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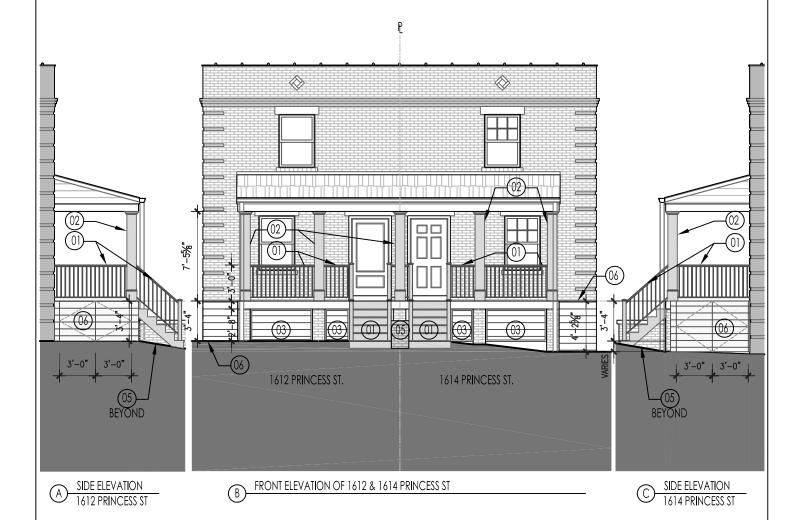
- NEW WORK NOTES
- (01) COMPOSITE STAIRS AND RAILINGS
- 02) COMPOSITE COLUMNS
- 03) COMPOSITE

 HORIZONTAL SKIRTING

 AT UNDERSIDE OF

 PORCH
- 04) CEMENTITIOUS COATING ON EXISTING CONCRETE SLAB
- (05) BRICK AND PRECAST DIVIDER BETWEEN STAIRS
- (06) COMPOSITE ENCLOSURE FOR TRASH

BAR APPLICATION



1612 & 1614 Princess Street, Alexandria, VA 22314

PROPOSED ELEVATIONS

CLIENT:

Joan and Paul Miller

1612 Princess Street

Alexandria, VA 22314

Alexandria, VA 22314

PROPOSED ELEVATIONS

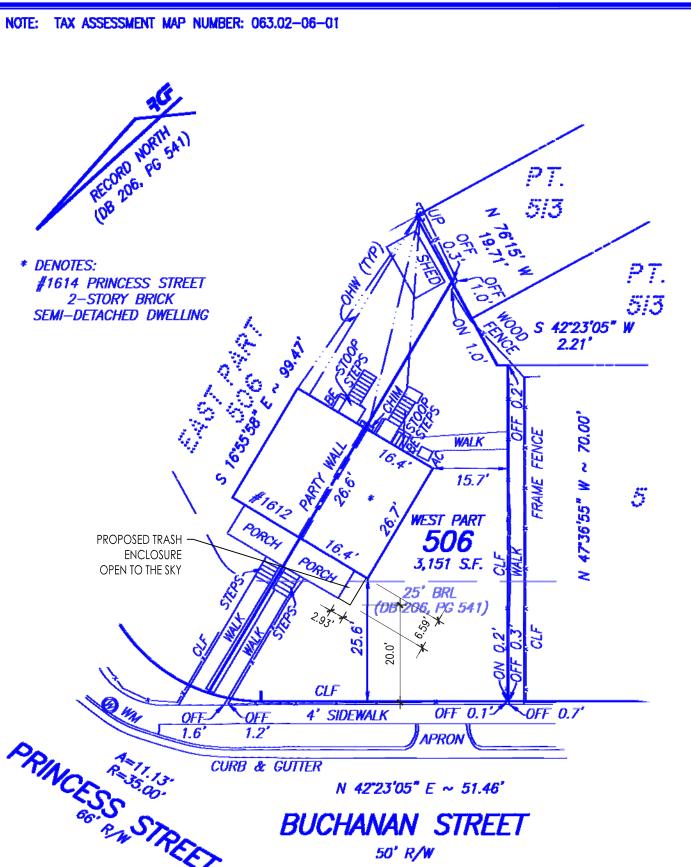
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info@conkeyarchitects.com

9 JUNE 2025

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55 17 11

TEXT LEGEND:

BE = BASEMENT ENTRANCE

BRL = BUILDING RESTRICTION LINE

CLF = CHAIN LINK FENCE

OHW = OVERHEAD WIRES

TYP = TYPICAL

WM = WATER METER

SHOWING PHYSICAL IMPROVEMENT SURVEY
WESTERLY PART OF LOT 506, BLOCK 3 OF THE
RESUBDIVISION OF PART OF BLOCKS 2 AND 3

PLAT

BAGGETT TRACT

DB. 206, PG. 541

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20" DATE: NOVEMBER 07, 2024

INSTR. #110016166
PLAT SUBJECT TO
RESTRICTIONS OF RECORD.
TITLE REPORT NOT FURNISHED,
THUS ALL EASEMENTS MAY NOT
BE SHOWN.

OWNER: PAUL G. MILLER & JOAN S. MILLER

RELDS ASSOCIATES, INC.

ENGINEERING LAND SURVEYING PLANNING
700 S. Washington Street Suite 220 www.rcfassoc.com
Alexandria, Virginia 22314 (703) 549-6422

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND/OR WITH CALIBRATED ELECTRONIC DISTANCE MEASURING EQUIPMENT. NO PROPERTY CORNERS WERE SET.

Wim J. De Sutter
Lic. No. 3462
NOVEMBER 07, 2024

DRAFTED: JB CHECKED: WDS 24-202





Railing

Metal and composite collections make it easy to find your style and frame your view



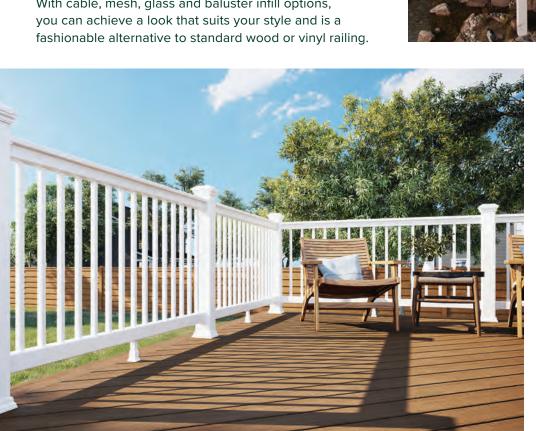
More Material Options

From traditional composites to sleek metal offerings, our wide selection of safe and stylish railing options offers more choices for your build.



Elevated Style

With cable, mesh, glass and baluster infill options, you can achieve a look that suits your style and is a







Durability to Match our Decking

Built with the same outstanding durability as Trex decking—your railing is engineered to endure whatever Mother Nature sends its way.



Easy Installation

Deck railing kits, pre-assembled panels and online resources make installation simple.

















COMPOSITE RAILING

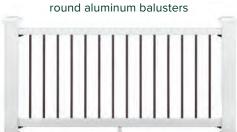






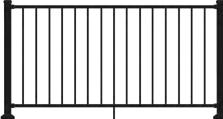


Classic rail with





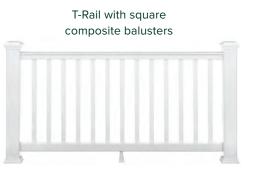
Square balusters



Round aluminum balusters



Available at home centers





Trex Enhance





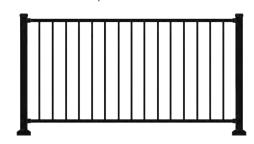




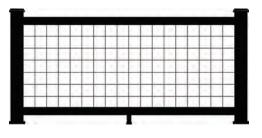
T-Rail with round aluminum balusters



Square balusters



Select™ steel mesh railing



Get inspired by photos of some of our favorite decking and railing pairings.



Find your style



Profile	Actual Size	16'	18'	5
WP4	3/4" x 5 1/2"		•	WP4
Stealth Bead	1/2" x 6"		•	~
4" Crown	9/16" x 3 ⁵ /8"	•		Stealth Beadboard
Bed Mould	9/16" x 1 3/4"	•		$\sim\sim$

All profiles available in all finishes Color-matched touch-up kit ava Visit versatex.com/canvas for ha	ilable for purchase	Bed Mould
Natural Amber	Driftwood	Turner Oak
SAN AND AND AND AND AND AND AND AND AND A		



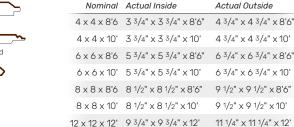
SOFFIT SYSTEM

			_
Actual	18' Vented	18' Solid	
1/2" x 12"	•	•	
1/2" x 16"	•	•	
1/2" x 24"	•	•	

- · Custom lengths available in "Smartpack" quantities
- · Available in smooth finish only

Product	Nominal	Actual	18' Smooth	18' Timber Ridge
Notched Fascia	1 x 8	3/4" x 7 1/4"	•	•
Frieze Board	5/4 x 6	1" x 5 1/2"	•	•

· Custom lengths and widths available in "Smartpack" quantities



- Special 10" Classic wraps available (minimum quantities apply) • All 4", 6" and 8" VERSAWRAPs are made from actual 1/2" thick VERSATEX; 12" wraps are made from actual 3/4" thick VERSATEX
- · Raised Panel wraps available in all 6" x 6" and 8" x 8" profiles
- Raised Panels start 16 ¹/2" from bottom with a railing gap from 30 ³/4" to 30 ¹/2"; Clearance above top panel measures 8 ³/4"
- Painting of Raised Panel wraps is recommended for best aesthetic results and to prevent dirt accumulation where panels are milled into product

Tapered VERSAWRAP

	Actual	5'	6'
12" base -	8" сар	•	•
14" bass	10" oon	_	_

 Fastening angles and 3 ¹/2" decorative accent wrap pieces are included for the cap and base of each Tapered column

Accent Wrap

Nominal Actual Inside Dimension

 $4 \times 4 \times 10$ $4 \frac{3}{4}$ " $\times 4 \frac{3}{4}$ " $\times 10$ " 6 x 6 x 10 6 3/4" x 6 3/4" x 10" 8 x 8 x 10 9 1/2" x 9 1/2" x 10" 4 x 4 x 10' 4 3/4" x 4 3/4" x 10'

- Nominal 10 x 10 x 10' Accent Wraps are vailable in "UNIT" quantities
- Add 1" to inside dimensions to calculate outside measurements



Classic Wrap











Innovative, practical solutions for a sustainable future.

VERSATEX Building Products are manufactured from cellular PVC, which is impervious to insects and moisture and capable of below-grade installation. Our product formula ensures VERSATEX maintains its bright white color and is dense enough to use the same cutting tools & fasteners one would with a traditional product. These factors and more create an ideal solution for moisture-sensitive areas, including those along coastal zones or regions affected by salt and high humidity.

Warping, fading, cupping, or splitting is now a thing of the past - just a building product with high aesthetic value backed by an industry-best, lifetime, fully transferable, non-prorated warranty.

> A big "thank you" to the builders whose craftsmanship is featured in this brochure.



A product of VERSATEX Building Products, 400 Steel Street | Aliquippa, PA 15001 724.857.1111 | versatex.com



11404 05/22

TRIMBOARD

	Nominal Width	2	3	4	5	6	8	10	12	16
Thickness	Actual Width	11/2"	21/2"	31/2"	41/2"	51/2"	71/4"	9 1/4"	11 1/4"	151/4"
5/8 (5/8" 8	actual)			•		•	•	•	•	•
1(3/4" act	tual)	•	•	•	•	•	•	•	•	•
5/4 (1" act	tual)			•	•	•	•	•	•	•
6/4 (1 1/4"	actual)			•		•	•	•	•	
8/4 (1 1/2"	actual)			•		•	•	•	•	

- 5/8, 1 and 5/4 available in standard 12', 18' and 20' lengths;
- 6/4 and 8/4 available in standard 18' lengths
- 5/8, 1 and 5/4 boards come with protective film applied
- · Custom lengths and widths available in "Smartpack" quantities
- 11/2" thick Trimboards may be subject to extended lead times
- Most thicknesses can be ordered reversible Smooth/Timber Ridge or Smooth/Smooth

SHEET	Thickness	Width & Length	4x8'	4x10'	4x12'	4x18'	4x20'
SIILLI	1/4"		•	•			
	3/8"		•	•	•	•	
	1/2"		•	•	•	•	•
	5/8"		•	•	•	•	•
	3/4"		•	•	•	•	•
	1"		•	•	•	•	•
	11/4"		•	•	•	•	
	11/2"		•	•	•	•	

- · Custom lengths and widths available in "Smartpack" quantities
- 5' wide Sheets available in certain sizes and special quantities

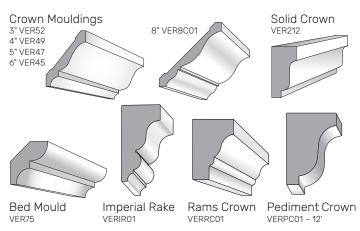


Nominal Thickness x Width	Actual	Length	8'	10'	18'	
1/2 x 4 Beadboard	1/2" x 3 1/2"				•	•
$1/2 \times 6$ Beadboard	1/2" x 5 1/2"				•	
1 x 6 Beadboard	3/4" x 5 1/2"				•	
1/2 x 4 Stealth Bead	1/2" x 4"				•	
1/2 x 6 Stealth Bead	1/2" x 6"				•	
1/2 x 48 Beaded Sheet	1/2" x 48"		•	•		
1 x 6 WP4/Nickel Gap	3/4" x 5 1/2"				•	
1 x 8 WP4/Nickel Gap	3/4" x 7 1/4"				•	

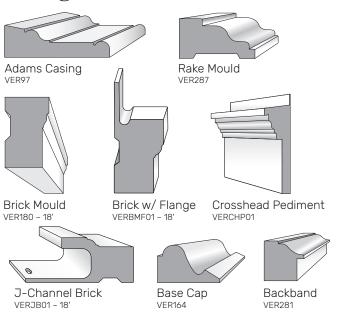
- Special 3/4" x 3 1/2" x 18' standard Beadboard available in "UNIT" quantities
- · End-matched WP4 available in 16' lengths

Crown Profiles

MOULDINGS



Casing Profiles



Cove Profiles





VER105

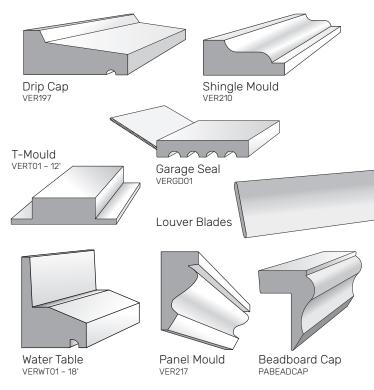




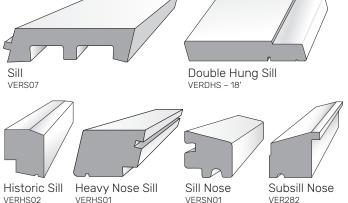


VERNC01

VERHS02 VERHS01 VERSN01



Sill Profiles



Additional Profiles



STEALTH TRIM

Product	Nominal	Actual	18' Smooth	18' Timber Ridge
Stealth Skirtboard	1 x 8	3/4" x 7 1/4"	•	•
Stealth Skirtboard	1 x 10	3/4" x 9 1/4"	•	•
Standard Stealth, Stealth w/ Flange, & Trim w/ Flange	5/4 x 4	1" x 3 ¹ / ₂ "	•	•
Standard Stealth, Stealth w/ Flange, Trim w/ Flange & Stealth Skirtboard	5/4 x 6	1" x 5 1/2"	•	•
Standard Stealth & Stealth Skirtboard	5/4 x 8	1" x 7 1/4"	•	•
Stealth Casing w/ J-Channel		11/8" x 31/2"	•	
Stealth Casing w/ J-Channel		1 1/8" x 5 1/2"	•	

· Custom lengths and widths available in "Smartpack" quantities



			Finish	31	ποοι	11	Tittibe	Riuge	
	Nominal	Actual	Length	10'	20'	22'	10'	20'	
i	1 x 6	3/4" x 5 1	/2"		•				
	5/4 x 4	1" x 3 1/2	"	•	•	•	•	•	
	5/4 x 6	1" x 5 1/2	"	•	•	•	•	•	
	5/4 x 8	1" x 7 1/4"	•		•				

- Stealth Corner not available in nominal 1 x 6
- · Special 12' and 22' Corners available in "UNIT" quantities
- Custom widths up to 10" available in "UNIT" quantities
- 10' and 20' Corners available in "Smartpack" quantities

Stealth Hidden Fastener Corner

Or	ientation	Actual	20' Smooth
	Inside	1 1/8" x 1 1/2"	•
	Outside	1 1/8" x 3 1/2"	•
	Outside	1 1/8" x 5 1/2"	•



Inside Corner

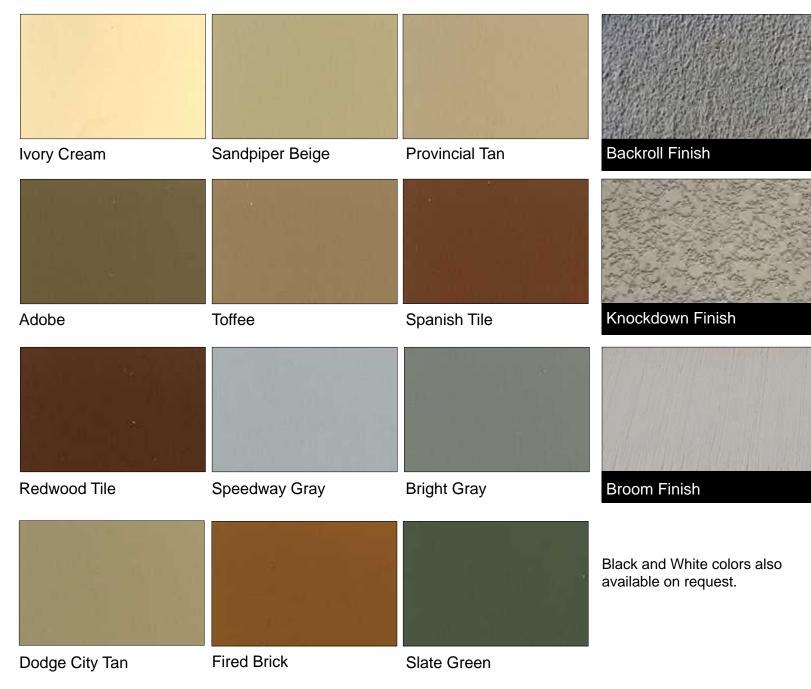
Standard Corner

Stealth Corner

Stealth Hidden

All mouldings manufactured in 16' lengths except where noted.

ColorWorks Sikagard® FlexCoat ATC - Colors / Finishes



Note: Sikagard FlexCoat ATC is the top coat that is designed and tested as a component for the Sikagard FlexCoat system.



The final cured color of the actual product may vary. Use actual cured product for color matching.

Prior to each use of any Sika product, the user must always read and follow the warnings and instructions on the product's most current Technical Data Sheet, product label and Material Safety Data Sheet which are available online at www.sikaconstruction.com or by calling Sika's Technical Service Department at 800-933-7452.

Nothing contained in any Sika materials relieves the user of the obligation to read and follow the warnings and instruction for each Sika product as set forth in the current Technical Data Sheet, product label and Material Safety Data Sheet prior to product use.

Innovation & since Consistency 1910