

BAR CASE# **BAR2025-00382**

(OFFICE USE ONLY)

ADDRESS OF PROJECT: 313 North Fayette Street

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

TAX MAP AND PARCEL: 064.01-13-24

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: Richard Hakala

Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip: \_\_\_\_\_

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

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

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

Name: N/A

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

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

Legal Property Owner:

Name: Richard Hakala

Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip: \_\_\_\_\_

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

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

**NATURE OF PROPOSED WORK:** *Please check all that apply*

- ☐ NEW CONSTRUCTION
- ☒ EXTERIOR ALTERATION: *Please check all that apply.*
- |                                      |   |   |                                   |
|--------------------------------------|---|---|-----------------------------------|
| <input 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 checked="" 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).*

Remove original 12 windows and replace them with Infinity LOW E2 windows.

**SUBMITTAL REQUIREMENTS:**

- ☐ Check this box if there is a homeowner's association for this property. If so, you must attach a copy of the letter approving the project.

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 understand that after reviewing the proposed alterations, BAR staff will invoice the appropriate filing fee in APEX. The application will not be processed until the fee is paid online.
- ☒ 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: Richard HakalaDate: 09/18/2025



# 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. Richard & Diana Hakala		100
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 313 N Fayette St, Alexandria VA 22314 (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. Richard & Diana Hakala		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. N/A		
2. N/A		
3. N/A		

**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.

09/18/2025

Richard D. Hakala

Richard D. Hakala

Date

Printed Name

Signature

## UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.

Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

NUMBER OF LINES: 5

TOTAL UNIT QTY: 12

LINE	MARK UNIT	PRODUCT LINE	ITEM	QTY
1	living room front	Infinity	Insert Double Hung IO 32" X 73"	2
2	bdrms, front, rear, 2nd,3rd	Infinity	Insert Double Hung IO 32" X 62"	6
3	bedroom, 3rd flr, left	Infinity	Insert Double Hung IO 24" X 38"	2
4	bathroom, 3rd flr	Infinity	Insert Double Hung IO 24" X 38"	1
5	3rd floor front	Infinity	P3 Direct Glaze RO 54" X 39"	1

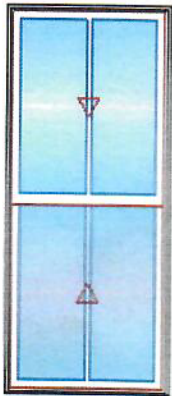
## LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit: living room front			
Qty: 2				

### INFINITY

MARVIN  
REPLACEMENT WINDOWS



As Viewed From The Exterior

FS 31 5/8" X 73"

IO 32" X 73"

Egress Information

Width: 28 15/16" Height: 30 25/32"

Net Clear Opening: 6.18 SqFt

Pebble Gray Exterior  
Stone White Interior  
Infinity Insert Double Hung  
Inside Opening 32" X 73"  
Top Sash  
IG  
Low E2 w/Argon  
Stainless Perimeter and Spacer Bar  
1 1/8" SDL - With Spacer Bar  
Rectangular 2W1H  
Pebble Gray Ext - Stone White Int  
Bottom Sash  
IG  
Low E2 w/Argon  
Stainless Perimeter and Spacer Bar  
1 1/8" SDL - With Spacer Bar  
Rectangular 2W1H  
Pebble Gray Ext - Stone White Int  
White Weather Strip Package  
White Sash Lock  
White Sash Lift  
Extruded Full Screen  
Pebble Gray Surround  
Charcoal Hi-Transparency Fbrgl's Mesh

Existing Sill Angle 4

3 1/4" Jambs

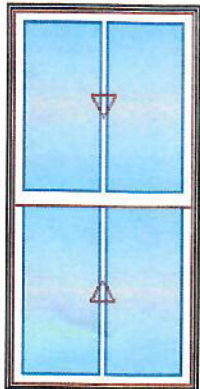
\*\*\*Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.

\*\*\*Note: Unit Availability and Price is Subject to Change

Line #2	Mark Unit: bdrms, front, rear, 2nd,3rd			
Qty: 6				

### INFINITY

MARVIN  
REPLACEMENT WINDOWS



As Viewed From The Exterior

FS 31 5/8" X 62"

IO 32" X 62"

Egress Information

Pebble Gray Exterior  
Stone White Interior  
Infinity Insert Double Hung  
Inside Opening 32" X 62"  
Top Sash  
IG  
Low E2 w/Argon  
Stainless Perimeter and Spacer Bar  
1 1/8" SDL - With Spacer Bar  
Rectangular 2W1H  
Pebble Gray Ext - Stone White Int  
Bottom Sash  
IG  
Low E2 w/Argon  
Stainless Perimeter and Spacer Bar  
1 1/8" SDL - With Spacer Bar  
Rectangular 2W1H  
Pebble Gray Ext - Stone White Int  
White Weather Strip Package  
White Sash Lock  
White Sash Lift  
Extruded Full Screen  
Pebble Gray Surround  
Charcoal Hi-Transparency Fbrgl's Mesh  
Existing Sill Angle 4

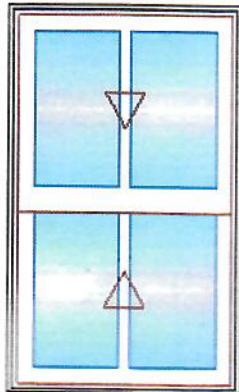


Width: 28 15/16" Height: 25 9/32"  
Net Clear Opening: 5.08 SqFt

3 1/4" Jambos  
\*\*\*Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.  
\*\*\*Note: Unit Availability and Price is Subject to Change

Line #3	Mark Unit: bedroom, 3rd flr, left			
Qty: 2				

**INFINITY**  
MARVIN  
REPLACEMENT WINDOWS



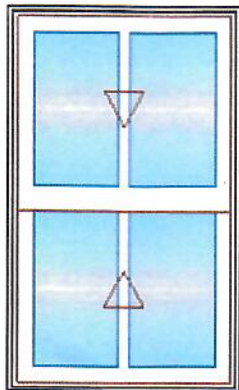
As Viewed From The Exterior

FS 23 5/8" X 38"  
IO 24" X 38"  
Egress Information  
Width: 20 15/16" Height: 13 9/32"  
Net Clear Opening: 1.93 SqFt

Pebble Gray Exterior  
Stone White Interior  
Infinity Insert Double Hung  
Inside Opening 24" X 38"  
Top Sash  
IG  
Low E2 w/Argon  
Stainless Perimeter and Spacer Bar  
1 1/8" SDL - With Spacer Bar  
Rectangular 2W1H  
Pebble Gray Ext - Stone White Int  
Bottom Sash  
IG  
Low E2 w/Argon  
Stainless Perimeter and Spacer Bar  
1 1/8" SDL - With Spacer Bar  
Rectangular 2W1H  
Pebble Gray Ext - Stone White Int  
White Weather Strip Package  
White Sash Lock  
White Sash Lift  
Extruded Full Screen  
Pebble Gray Surround  
Charcoal HI-Transparency Fbrglis Mesh  
Existing Sill Angle 4  
3 1/4" Jambos  
\*\*\*Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.  
\*\*\*Note: Unit Availability and Price is Subject to Change

Line #4	Mark Unit: bathroom, 3rd flr			
Qty: 1				

**INFINITY**  
MARVIN  
REPLACEMENT WINDOWS



As Viewed From The Exterior

FS 23 5/8" X 38"  
IO 24" X 38"  
Egress Information  
Width: 20 15/16" Height: 13 9/32"  
Net Clear Opening: 1.93 SqFt

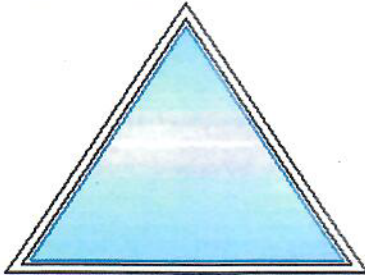
Pebble Gray Exterior  
Stone White Interior  
Infinity Insert Double Hung  
Inside Opening 24" X 38"  
Top Sash  
IG  
Tempered Low E2 w/Argon  
Stainless Perimeter and Spacer Bar  
1 1/8" SDL - With Spacer Bar  
Rectangular 2W1H  
Pebble Gray Ext - Stone White Int  
Bottom Sash  
IG  
Tempered Low E2 w/Argon  
Stainless Perimeter and Spacer Bar  
1 1/8" SDL - With Spacer Bar  
Rectangular 2W1H  
Pebble Gray Ext - Stone White Int  
White Weather Strip Package  
White Sash Lock  
White Sash Lift  
Extruded Full Screen  
Pebble Gray Surround  
Charcoal HI-Transparency Fbrglis Mesh  
Existing Sill Angle 4  
3 1/4" Jambos



\*\*\*Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.  
\*\*\*Note: Unit Availability and Price is Subject to Change

Line #5	Mark Unit: 3rd floor front			
Qty: 1				

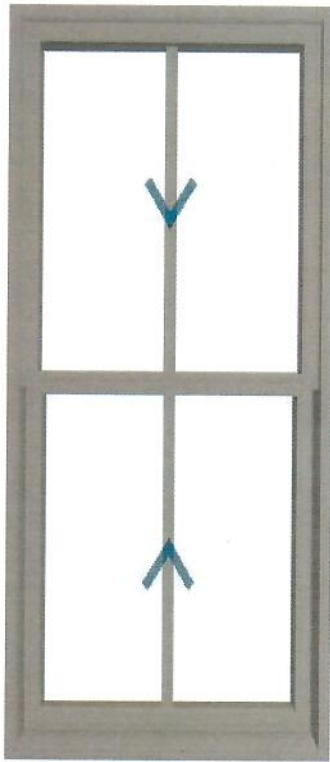
**INFINITY**  
MARVIN  
REPLACEMENT WINDOWS



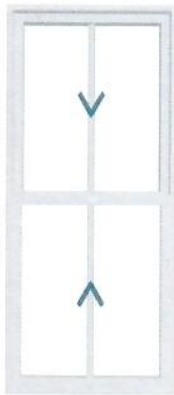
As Viewed From The Exterior

FS 52 25/32" X 38 1/8"  
RO 54" X 39"  
Egress Information  
No Egress Information available.

Pebble Gray Exterior  
Stone White Interior  
Infinity P3 Direct Glaze  
P3-5  
Rough Opening 54" X 39"  
IG - 1 in - 1 Lite  
Low E2 w/Argon  
Stainless Perimeter Bar  
Additional Mull Info: Stand Alone  
2 1/4" Jambs  
Loose Structural Brackets  
\*\*\*Note: Unit Availability and Price is Subject to Change



Exterior Visualization  
Drawing



Interior Visualization  
Drawing

## living room front

2 x \$3,939.48

### Options

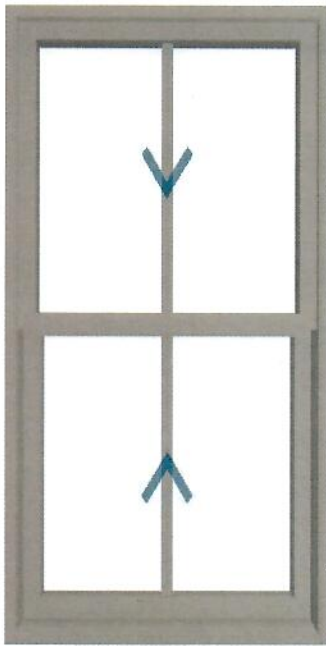
Description:	<i>Infinity Insert Double Hung</i>
Number Wide:	<i>1</i>
Configuration / Venting:	<i>Double Hung</i>
Exterior Color:	<i>Pebble Gray</i>
Interior Color:	<i>Stone White</i>
Hardware Color:	<i>White</i>
Lift Options:	<i>Sash Lift</i>
Glass Surface:	<i>Low E2</i>
Perimeter Bar Color:	<i>Stainless</i>
Grille Type:	<i>1 1/8" SDL</i>
Simulated Rail:	<i>No</i>
Grille Pattern:	<i>Rectangular</i>
A1 Top Sash Grille Division Type:	<i>Custom</i>
A1 Bottom Sash Grille Division Type:	<i>Custom</i>
A1 Top Sash Number Wide:	<i>2</i>
A1 Top Sash Number High:	<i>1</i>
A1 Bottom Sash Number Wide:	<i>2</i>
A1 Bottom Sash Number High:	<i>1</i>
Screen Type:	<i>Extruded Full Screen</i>
Screen Mesh Type:	<i>Charcoal Hi-Transparency Fiberglass Mesh</i>
Glazing Type:	<i>IG</i>
Spacer Bar:	<i>Yes</i>
Net Clear Opening Square Ft:	<i>6.183599</i>
DLO Width:	<i>26.4269981</i>
DLO Height:	<i>32.6915054</i>
Wood Pocket:	

## master bedroom front 2nd flr

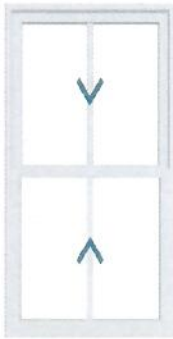
3 x \$3,738.48

### Options

Description:	<i>Infinity Insert Double Hung</i>
Number Wide:	<i>1</i>
Configuration / Venting:	<i>Double Hung</i>
Exterior Color:	<i>Pebble Gray</i>



Exterior Visualization  
Drawing



Interior Visualization  
Drawing

Interior Color:	Stone White
Hardware Color:	White
Lift Options:	Sash Lift
Glass Surface:	Low E2
Perimeter Bar Color:	Stainless
Grille Type:	1 1/8" SDL
Simulated Rail:	No
Grille Pattern:	Rectangular
A1 Top Sash Grille Division Type:	Custom
A1 Bottom Sash Grille Division Type:	Custom
A1 Top Sash Number Wide:	2
A1 Top Sash Number High:	1
A1 Bottom Sash Number Wide:	2
A1 Bottom Sash Number High:	1
Screen Type:	Extruded Full Screen
Screen Mesh Type:	Charcoal Hi-Transparency Fiberglass Mesh
Glazing Type:	IG
Spacer Bar:	Yes
Net Clear Opening Square Ft:	5.078596
DLO Width:	26.4269981
DLO Height:	27.1915016
Wood Pocket:	

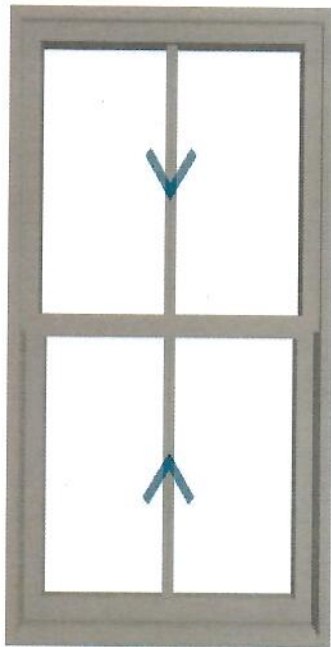
**bedrooms rear, 2nd, 3rd flrs**

3 x \$3,738.48

### Options

Description:	Infinity Insert Double Hung
Number Wide:	1
Configuration / Venting:	Double Hung
Exterior Color:	Pebble Gray
Interior Color:	Stone White
Hardware Color:	White
Lift Options:	Sash Lift
Glass Surface:	Low E2
Perimeter Bar Color:	Stainless

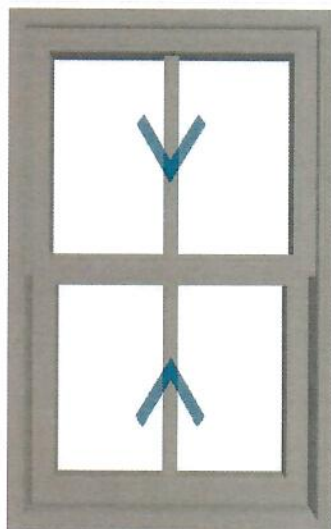




Exterior Visualization  
Drawing



Interior Visualization  
Drawing



Grille Type:	1 1/8" SDL
Simulated Rail:	No
Grille Pattern:	Rectangular
AI Top Sash Grille Division Type:	Custom
AI Bottom Sash Grille Division Type:	Custom
AI Top Sash Number Wide:	2
AI Top Sash Number High:	1
AI Bottom Sash Number Wide:	2
AI Bottom Sash Number High:	1
Screen Type:	Extruded Full Screen
Screen Mesh Type:	Charcoal Hi-Transparency Fiberglass Mesh
Glazing Type:	IG
Spacer Bar:	Yes
Net Clear Opening Square Ft:	5.078596
DLO Width:	26.4269981
DLO Height:	27.1915016
Wood Pocket:	

### bedroom 3rd flr, left

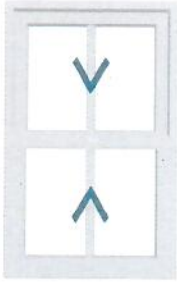
2 x \$3,231.96

#### Options

Description:	Infinity Insert Double Hung
Number Wide:	1
Configuration / Venting:	Double Hung
Exterior Color:	Pebble Gray
Interior Color:	Stone White
Hardware Color:	White
Lift Options:	Sash Lift
Glass Surface:	Low E2
Perimeter Bar Color:	Stainless

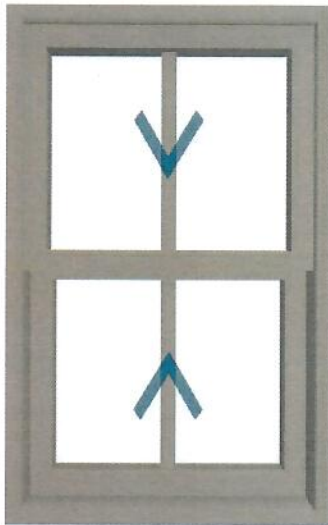


Exterior Visualization  
Drawing



Interior Visualization  
Drawing

Grille Type:	1 1/8" SDL
Simulated Rail:	No
Grille Pattern:	Rectangular
A1 Top Sash Grille Division Type:	Custom
A1 Bottom Sash Grille Division Type:	Custom
A1 Top Sash Number Wide:	2
A1 Top Sash Number High:	1
A1 Bottom Sash Number Wide:	2
A1 Bottom Sash Number High:	1
Screen Type:	Extruded Full Screen
Screen Mesh Type:	Charcoal Hi-Transparency Fiberglass Mesh
Glazing Type:	IG
Spacer Bar:	Yes
Net Clear Opening Square Ft:	1.930013
DLO Width:	18.4269981
DLO Height:	15.1915
Wood Pocket:	



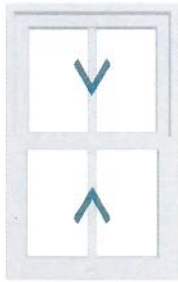
Exterior Visualization  
Drawing

### bathroom 3rd flr, left

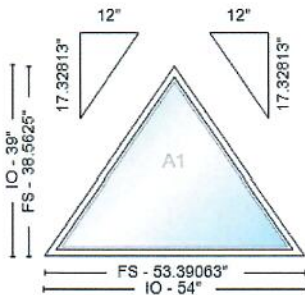
1 x \$3,743.84

#### Options

Description:	Infinity Insert Double Hung
Number Wide:	1
Configuration / Venting:	Double Hung
Exterior Color:	Pebble Gray
Interior Color:	Stone White
Hardware Color:	White
Lift Options:	Sash Lift
Glass Surface:	Low E2
Tempered:	Yes
Perimeter Bar Color:	Stainless
Grille Type:	1 1/8" SDL
Simulated Rail:	No
Grille Pattern:	Rectangular
A1 Top Sash Grille Division Type:	Custom
A1 Bottom Sash Grille Division Type:	Custom



Interior Visualization  
Drawing



As Viewed From  
The Exterior

Elevation



Product

A1 Top Sash Number Wide:	2
A1 Top Sash Number High:	1
A1 Bottom Sash Number Wide:	2
A1 Bottom Sash Number High:	1
Screen Type:	Extruded Full Screen
Screen Mesh Type:	Charcoal Hi-Transparency Fiberglass Mesh
Glazing Type:	IG
Spacer Bar:	Yes
Net Clear Opening Square Ft:	1.930013
DLO Width:	18.4269981
DLO Height:	15.1915
Wood Pocket:	

### office, storage, 3rd flr front

1 x \$4,195.34

#### Options

Description:	Infinity Insert Isosceles Triangle
Additional Mull Info:	Stand Alone
Configuration / Venting:	Fixed
Exterior Color:	Pebble Gray
Interior Color:	Stone White
Glass Surface:	Low E3
Perimeter Bar Color:	Stainless
Glazing Type:	IG - 1"
DLO Width:	46.1497955
DLO Height:	33.33266
Drywall/Wood Return 121-139 UI:	



313 North Fayette Street



Current front external view facing West



Current 1<sup>st</sup> floor external view facing West





Current 2<sup>nd</sup> and 3<sup>rd</sup> floor view facing West



Current 2<sup>nd</sup> floor rear external view facing East





Current 3<sup>rd</sup> floor external view facing East



Current 3<sup>rd</sup> floor internal view facing North





Current 3<sup>rd</sup> floor bathroom internal view facing North