

City of Alexandria, Virginia

MEMORANDUM

DATE: May 21, 2025

TO: CHAIR AND MEMBERS OF THE
BOARD OF ARCHITECTURAL REVIEW

FROM: AMIRAH LANE, URBAN PLANNER III, HISTORIC PRESERVATION

SUBJECT: UPDATED STAFF REPORT FOR 222 S. WEST STREET.

The attached staff report has been updated to reflect that the proposed replacement windows comply with the BAR's Administrative Approval Policy.

ISSUE: Certificate of Appropriateness for alterations

APPLICANT: Linett Axelsson represented by Karen Conkey, Architect

LOCATION: Old and Historic Alexandria District
222 S West Street

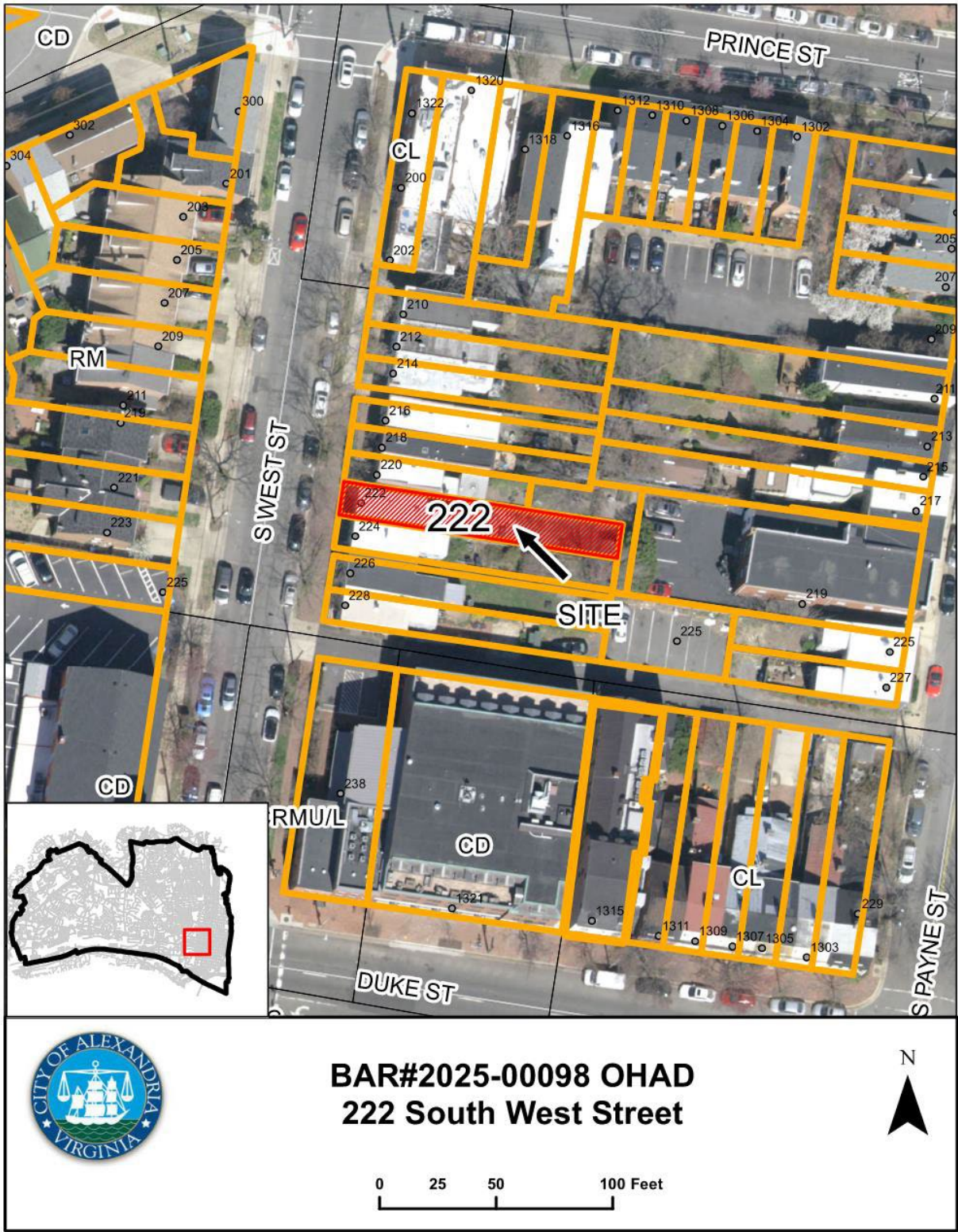
ZONE: RM/Residential Townhouse Zone

STAFF RECOMMENDATION

Staff recommends approval of the application with the condition that the wood siding matches the profile, exposure, and design of the existing siding be installed on the north and east elevations.

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, Permit Center, 4850 Mark Center Drive, Suite 2015, 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.



I. APPLICANT'S PROPOSAL

The applicant requests a Certificate of Appropriateness for exterior alterations, at 222 South West Street. The alterations include the following: replace windows and siding with wood siding and wood windows and repair existing wood trim as required on the front (west) elevation. Replace windows and siding with fiber cement siding, composite trim and aluminum clad wood windows on the side (north) elevation. The existing windows are not original, and the proposed replacement material for the windows and doors comply with the BAR's design guidelines and policies.

Additionally, several proposed alterations are not visible from a public right of way and therefore do not require BAR approval. This includes the replacement of existing rear (east) French doors and side door, replacement of six windows on the side (north) elevation, and installation of exterior light fixtures by the side and rear doors. Because these alterations do not require BAR approval, they are not discussed in the analysis.

Site context

The subject property is the northernmost of four attached townhouses located at 222-228 South West Street. A public alley runs east/west to the south of the townhouses. There is a narrow side yard along the north elevation that separates the property from 220 South West Street. The siding on all elevations is visible from either South West Street or the public alley. The front façade windows and the two westernmost windows on the north (side) elevation are visible from South West Street.

II. HISTORY

According to Sanborn maps, the two-bay, two-story Italianate building at 222 South West Street was built between **1896** and **1902**. The wood frame building has a dentil cornice with brackets.



Photo 1: Existing conditions.

Previous BAR Approvals

BAR2023-00273 – The Board approved alterations.

BAR2011-00340 – Administrative approval for roof replacement

III. ANALYSIS

Windows/Shutters

The *Design Guidelines* state that “windows are a principal character defining feature of a building and serve both functional and aesthetic purposes. Windows allow the interior of a building to receive natural light, provide a means to see from the inside of a building to the outside and allow ventilation of a building interior.” Furthermore “The size, location, type and trim of windows are a defining element of historic architectural styles.”

The applicant proposes to replace three non-original wood windows and two sets of shutters on the facade. The proposed louvered shutters will be painted wood and operable. The replacement windows will be two-over-two simulated divided lite, double-hung wood windows with dual-pane glass. Additionally, pediments will also be added to the windows.

On the north elevation, the applicant proposes to replace two non-original wood windows. The proposed windows will be two-over-two SDL double-hung aluminum-clad wood windows, with dual-pane glass. Staff has no objection to the proposed replacement windows, shutters, and new pediments. The proposed alterations are architecturally appropriate and comply with the BAR’s design guidelines and policies.

Door

The applicant proposes to replace the existing front door and surround with a painted wood door and pediment. All the townhouses in the row from 222 to 228 South West Street have similar door pediments. Staff finds that the proposed door and pediment will improve the architectural harmony of the row.

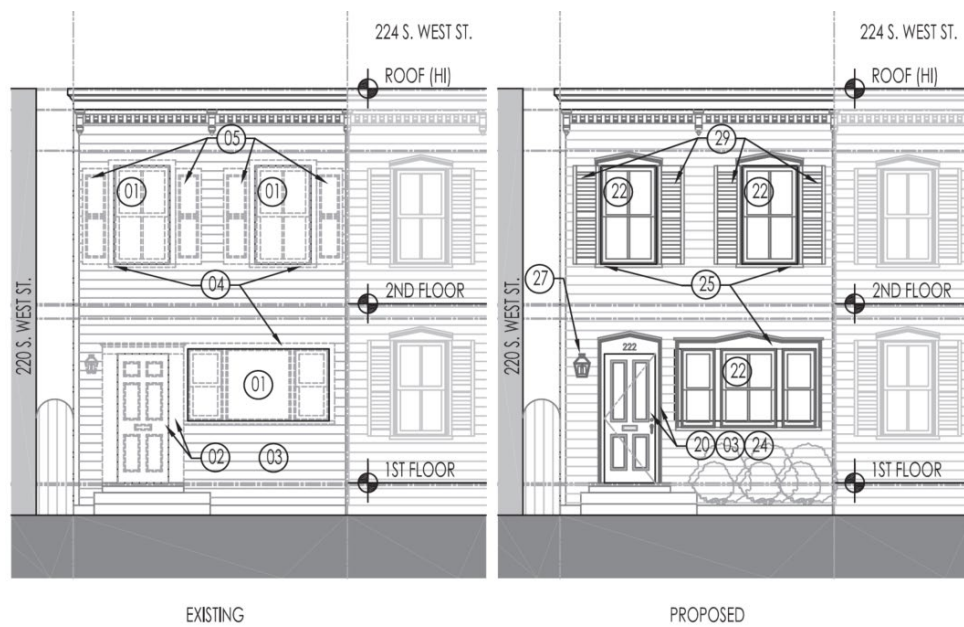


Photo 1: Existing and proposed facade.

Siding/Trim

The *Design Guidelines* state that “siding is one of the principal character defining elements of a building. Brick and wood are the predominant exterior wall materials in the historic districts.” The building currently has painted German lap wood siding and wood trim. The applicant proposes an in-kind replacement of the existing wood siding and repair the wood trim on the façade.

The applicant plans to replace the north and east elevations with fiber cement siding and composite trim. Based on permit records, staff has determined that the existing wood siding on this elevation is non-original; the current siding policy does not support the use of fiber cement siding on early buildings. Staff recommends that new wood siding that matches the profile, exposure, and design of the existing siding be installed on the north and east elevations. Staff notes that if this early property was in the Parker-Gary district, the applicant could use composite siding on non-street facing sides, provided that it has a smooth finish and is paintable.

Summary

Staff believes that the proposed alterations will significantly improve the historic integrity of the block by increasing the uniformity of the architectural features. All the proposed alterations comply with the *Design Guidelines*, except for the fiber cement siding. Staff therefore recommends approval of the Certificate of Appropriateness for alterations, with the condition that the wood siding matches the profile, exposure, and design of the existing siding be installed on the north and east elevations.

STAFF

Amirah Lane, 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

C-1 Proposed renovations will comply with zoning.

Code Administration

F-1 A building permit is required.

Transportation and Environmental Services

R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)

R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Alexandria Archaeology

No archaeology comments

V. ATTACHMENTS

- Application Materials
- Completed application
- Plans
- Material specifications
- Scaled survey plat if applicable
- Photographs

ADDRESS OF PROJECT: 222 South West Street, Alexandria, VA 22314

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

TAX MAP AND PARCEL: 074.01-11-36 **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: Linett Axelsson

Address: [REDACTED]

City: [REDACTED] State: [REDACTED] Zip: [REDACTED]

Phone: [REDACTED] E-mail: [REDACTED]

Authorized Agent *(if applicable)*: ☐ Attorney ☒ Architect ☐ [REDACTED]

Name: Karen Conkey Phone: [REDACTED]

E-mail: [REDACTED]

Legal Property Owner:

Name: Linett Axelsson

Address: [REDACTED]

City: [REDACTED] State: [REDACTED] Zip: [REDACTED]

Phone: [REDACTED] E-mail: [REDACTED]

- ☐ Yes ☒ No Is there an historic preservation easement on this property?
☐ Yes ☐ No If yes, has the easement holder agreed to the proposed alterations?
☐ Yes ☒ No Is there a homeowner's association for this property?
☐ Yes ☐ No If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.

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

- ☐ NEW CONSTRUCTION
- ☒ EXTERIOR ALTERATION: *Please check all that apply.*
- | | | | |
|--|---|---|--|
| <input type="checkbox"/> awning | <input type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment | <input checked="" type="checkbox"/> shutters |
| <input checked="" type="checkbox"/> doors | <input checked="" type="checkbox"/> windows | <input checked="" type="checkbox"/> siding | <input type="checkbox"/> shed |
| <input checked="" 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).*

The applicant proposes the following exterior modifications to 222 South West Street.
 Replace non-original windows and siding with wood siding and wood windows and repair existing wood trim as required on the front elevation. Replace non-original windows and siding with fiber cement siding, composite trim and aluminum clad wood windows on the side and rear elevations. They also propose to replace the existing rear French doors with aluminum clad wood doors. All proposed windows and doors 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: 03/24/2025

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. Linett Axelsson	[REDACTED]	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 222 South West 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. Linett Axelsson	[REDACTED]	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. 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.

03/24/2025

Date

Karen Conkey

Printed Name



Signature



222 South West Street, Alexandria, VA 22314

PHOTO OF EXISTING SOUTH WEST STREET

CLIENT:
Linett Axelsson
 222 S. West Street
 Alexandria, VA 22314

24 MARCH 2025

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

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BAR APPLICATION

ASK
1.1A

NOT FOR CONSTRUCTION



222 South West Street, Alexandria, VA 22314

PHOTO OF EXISTING SOUTH WEST STREET

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BAR APPLICATION

**ASK
1.1B**

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PHOTO OF EXISTING SIDE ELEVATION

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PHOTO OF EXISTING REAR ELEVATION

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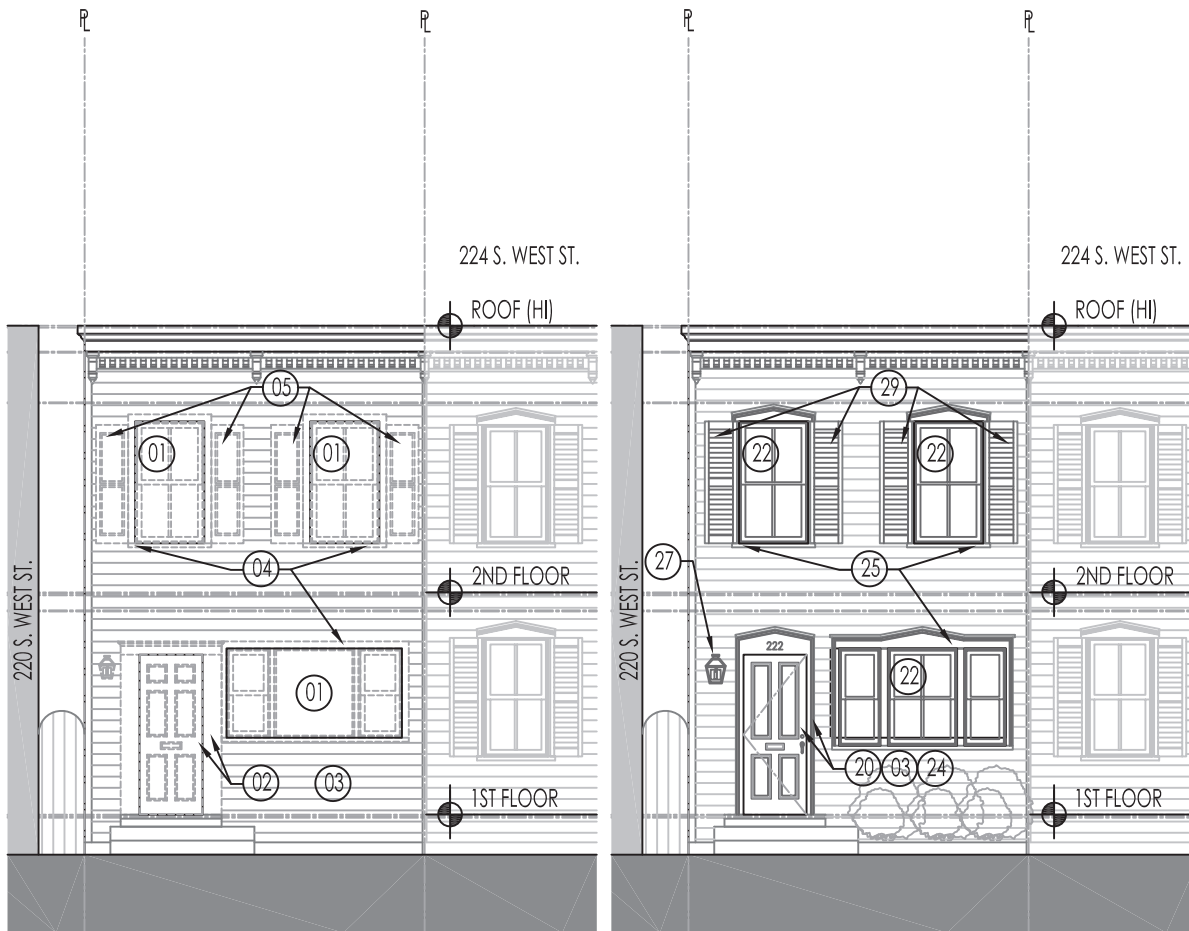
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BAR APPLICATION

ASK
1.1D

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EXISTING

PROPOSED

DEMOLITION NOTES	
01	NON-ORIGINAL WINDOW TO BE REPLACED
02	NON-ORIGINAL DOOR & SURROUND AS APPL TO BE REPLACED
03	NON-ORIGINAL SIDING TO BE REMOVED - SALVAGE ANY ORIGINAL SIDING BENEATH TO EXTENT POSSIBLE FOR REUSE
04	TRIM TO BE REPAIRED- REPLACE AS REQ'D
05	SHUTTERS TO BE REPLACED
06	GUTTER & DOWNSPOUT TO BE REPLACED
NEW WORK NOTES	
20	PTD WD DOOR & SURROUND
21	ALUM CLAD DOOR
22	PTD WD WINDOW
23	ALUM CLAD WD WINDOW
24	PTD WD SIDING
25	PTD WD TRIM
26	PTD COMPOSITE TRIM
27	EXTERIOR LIGHT FIXTURE
28	PRE-FINISHED MTL OG GUTTER & DOWNSPOUT
29	PTD WD OPERABLE SHUTTERS
30	PTD FIBER CEMENT SIDING

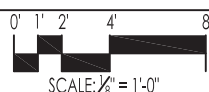
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222 South West Street, Alexandria, VA 22314

S. WEST STREET ELEVATION - EXISTING & PROPOSED

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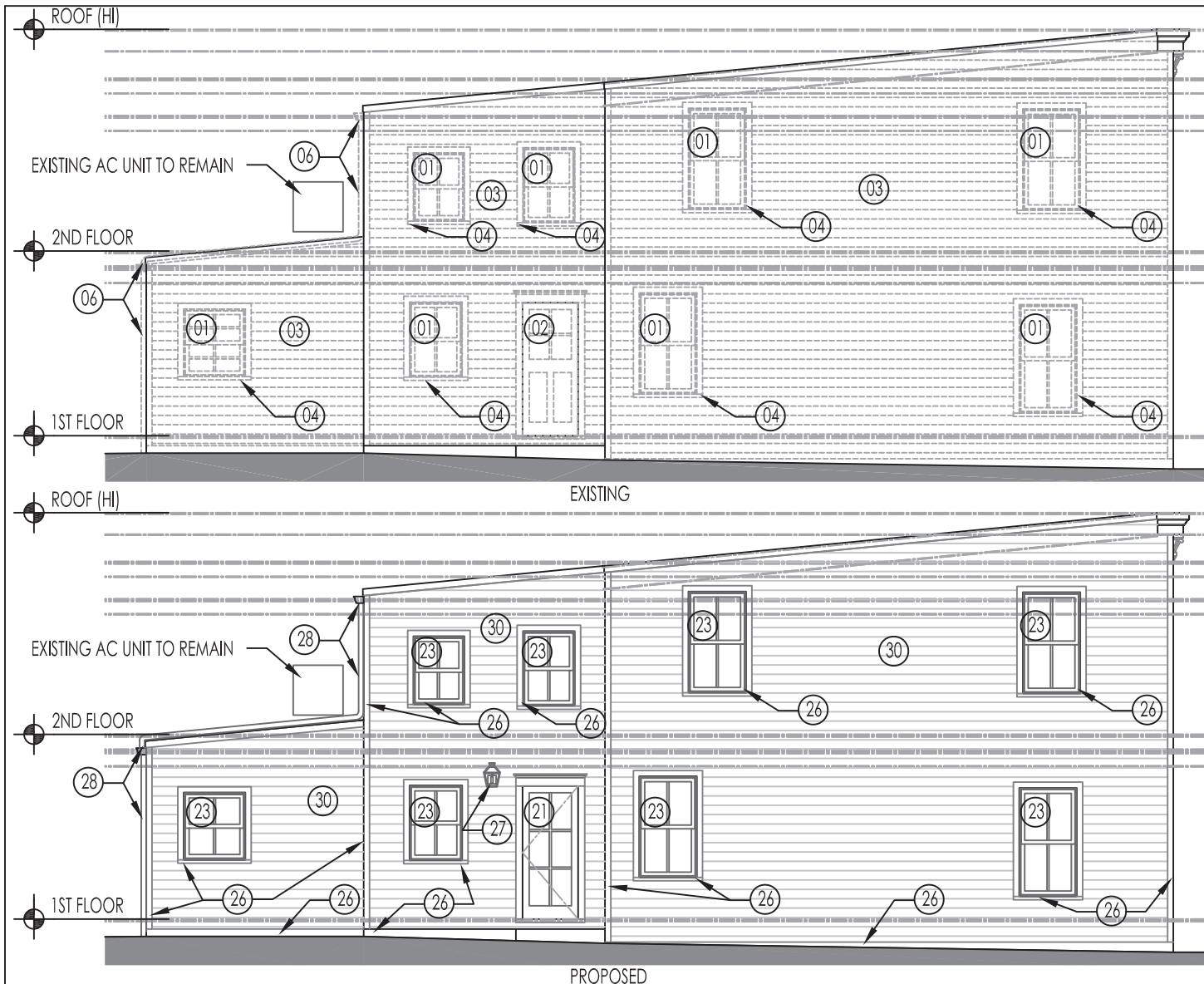
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BAR APPLICATION

ASK
3.1

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DEMOLITION NOTES

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- 05 SHUTTERS TO BE REPLACED
- 06 GUTTER & DOWNSPOUT TO BE REPLACED

NEW WORK NOTES

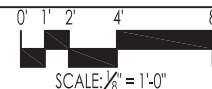
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- 30 PTD FIBER CEMENT SIDING

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NORTH (SIDE) ELEVATION - EXISTING & PROPOSED

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 222 S. West Street
 Alexandria, VA 22314



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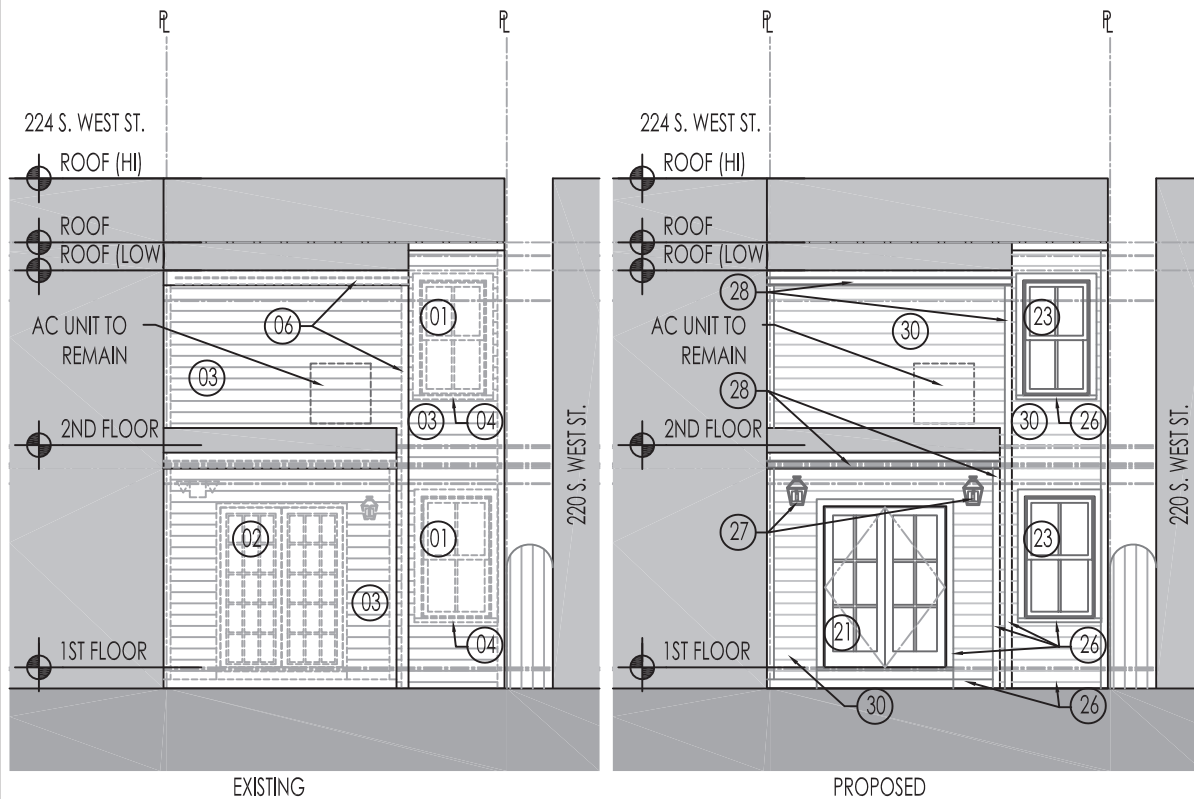
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BAR APPLICATION

ASK
3.2

NOT FOR CONSTRUCTION



DEMOLITION NOTES	
01	NON-ORIGINAL WINDOW TO BE REPLACED
02	NON-ORIGINAL DOOR & SURROUND AS APPL TO BE REPLACED
03	NON-ORIGINAL SIDING TO BE REMOVED - SALVAGE ANY ORIGINAL SIDING BENEATH TO EXTENT POSSIBLE FOR REUSE
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05	SHUTTERS TO BE REPLACED
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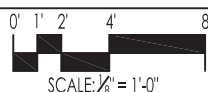
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21	ALUM CLAD DOOR
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25	PTD WD TRIM
26	PTD COMPOSITE TRIM
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222 South West Street, Alexandria, VA 22314

EAST (REAR) ELEVATION - EXISTING & PROPOSED

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 Alexandria, VA 22314



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 703 . 589 . 4550
 info@conkeyarchitects.com

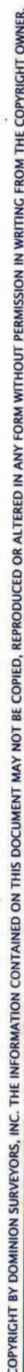
Conkey | architects

BAR APPLICATION

ASK
3.3

NOT FOR CONSTRUCTION

A graphic scale bar is shown below the map, with markings for 20, 10, 0, and 20 feet. Below the scale bar, it says "1 inch = 20 ft." and "GRAPHIC SCALE". To the right of the scale bar is a compass rose with a star in the center, indicating North.



(INST. #020030799)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' FEBRUARY 24, 2010

COMMONWEALTH OF VIRGINIA
02/24/2010
GEORGE M. O'QUINN
LICENSE NO.
2069
LAND SURVEYOR
George M. O'Quinn

 **DOMINION** Surveyors
Inc.®
8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX: 703-799-6412

#100218001

ULTIMATE

MARVIN SIGNATURE™ COLLECTION

PROPOSED
WINDOWS &
TERRACE
DOORS

ULTIMATE DOUBLE HUNG G2



Double Hung G2 window with Oil Rubbed Bronze hardware



Double Hung G2 windows in Ebony

ULTIMATE DOUBLE HUNG G2

The Ultimate Double Hung G2 window is an embodiment of our dedication to the craft of creating windows and doors. Influenced by the rich, historical significance of this window style and inspired by innovative design, each feature is thoughtfully added and every detail is carefully considered. This is all in service of shaping a window that deserves to be in the unique homes our customers desire.



INTERIOR



EXTERIOR



WASH MODE WITH SASH LOCK IN ANTIQUE BRASS

WOOD EXTERIOR DOUBLE HUNG WINDOWS



Casement windows in Bronze with Oil Rubbed Bronze hardware



Wood Double Hung windows with custom stain

WOOD EXTERIOR DOUBLE HUNG WINDOWS

The Ultimate Wood Double/Single Hung, Ultimate Wood Double Hung Magnum, and Ultimate Wood Double Hung Insert are quintessentially American windows designed to fit seamlessly into the historic fabric of your home, neighborhood, or community. With residential and commercial applications, these windows are perfect for any historic building.

ULTIMATE WOOD
DOUBLE/SINGLE HUNGULTIMATE WOOD
DOUBLE HUNG MAGNUMULTIMATE WOOD
DOUBLE HUNG INSERT

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



ULTIMATE SWINGING FRENCH DOOR



Inswing French door with Matte Black hardware



Swinging French door and Picture windows

ULTIMATE SWINGING FRENCH DOOR

The Ultimate Swinging French door combines a classic single- and double-panel French style with expert craftsmanship. Engineered for both quality and performance, this door features a beautiful, substantial wood surround and a durable sill for weather protection even in harsh climates. To maximize views and access to the outdoors, select from inswing or outswing operation in sizes up to 14 feet wide and 9 feet high, and if a more streamlined look is desired, choose our short bottom rail option with sleek 4 3/4 inch wood surround on all sides.



OUTSWING INTERIOR
WITH TALL BOTTOM RAIL



ARCH TOP INSWING INTERIOR
WITH TALL BOTTOM RAIL



INSWING INTERIOR WITH
SHORT BOTTOM RAIL



INSWING EXTERIOR WITH
SHORT BOTTOM RAIL

CE THIS PRODUCT IS CE CERTIFIED

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

COLOR TBD

EXTRUDED ALUMINUM

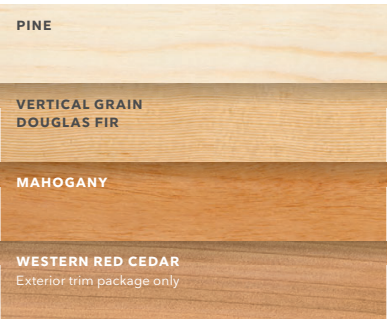
Extruded aluminum is an extremely tough cladding that protects wood windows, mimics the profiles of wood, and provides superior durability. It is the most commonly ordered Marvin material.

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



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)**

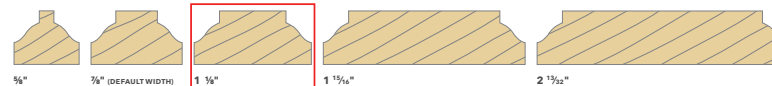
SDL bars are permanently adhered to both sides of the glass. Simulated Divided Lites with Spacer Bars (SDLs) are an energy-efficient way to create the look of authentic divided lites.

**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.

**OGE****SQUARE****SQUARE STICKING**

GLASS + GLAZING



Awning and Picture windows and Outswing French door

**DUAL PANE GLAZING**

Our standard glazing is dual pane: two panes of glass with Low E coatings and insulated with argon gas. Compared to a single glass pane, dual pane glass cuts energy costs significantly because of low emissivity coating and the gas filled insulating space between the glass layers.

**TRIPLE PANE GLAZING**

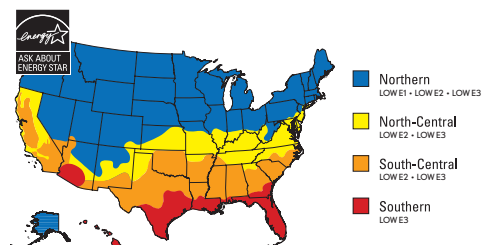
Triple pane glazing consists of three panes of glass with Low E coatings applied to the surface. Two glass spaces are insulated with argon gas between the panes. Available in products where glazing thickness can be wider than ¾ inch.

GLASS + GLAZING

The thermal and structural properties of wood combined with the right glazing make Marvin wood and clad-wood products an optimal choice for energy efficiency. We offer thousands of window and door options with two or three panes of glass and a range of glazing options to meet the performance challenges of any climate.

GLASS COATINGS

Low E coatings are microscopically thin, essentially invisible coatings on the glass surface that help manage the amount of light and heat conducted through a window pane or reflected away from it, reducing a home's dependence on heat and air conditioning. The national ENERGY STAR® program recognizes products that meet strict energy-efficiency guidelines to suit climates in different areas of the country, and Marvin offers products to meet climate and code requirements in every region.

**LOW E1**

Low E1 coating is a good choice when you want maximum solar heat gain and radiant heating properties. This type of coating is generally used in Northern climates where heating is prioritized over cooling. You'll reap maximum benefits when windows with this type of coating are positioned to receive direct sun exposure.

LOW E2

The most common Low E coating since it works well across most geographic regions and climates. Low E2 with two metallic coatings balances less solar heat gain and improved radiant heating properties.

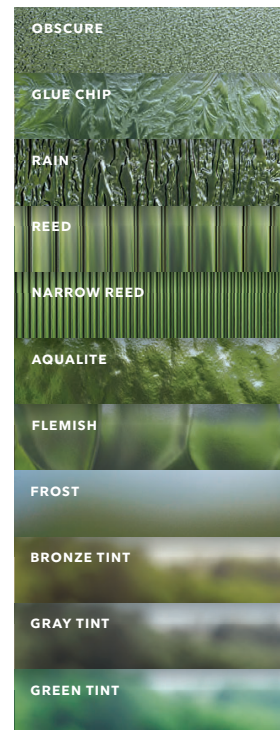
LOW E3

Used in applications where solar heat gain may be a concern, low E3 coating uses multiple metallic layers for radiant properties similar to Low E2. This type of coating is most commonly used in Southern, sunny climates where cooling is prioritized over heating.

SPECIALTY GLASS

Our specialty options include glass for unique project needs like sound abatement (STC/OITC), high altitudes, Sea Turtle Conservation Codes, and California fire zones. We also offer laminated glass on certain products that's designed specifically for hurricane zones.

A variety of decorative glass options are available to meet the unique needs of each project. Laminated glass is also available in clear, bronze, gray, or green with tinted interlayers.



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.

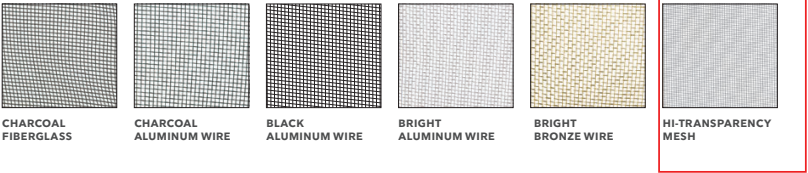


INSWING CASEMENT SCREEN
The beautifully crafted inswing screen can bring in fresh air along with its classic appearance to standard or round top casement windows.



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

PRIMELOCK®

TRIM • SIDING • PATTERNS

ALL NATURAL MEETS HIGH TECH



- Clear Finger-Joint Eastern White pine
- Naturally decay resistant
- No chemicals added
- Suitable for interior and exterior use
- Low VOCs
- Uniform texture and straight-grained
- Accepts paint well
- Multi-layer protection, 3-step process, conditioner, sealer and topcoat

SIDING AND TRIM FOR
FRONT ELEVATION

S4S Trim Boards



1x2, 3, 4, 5, 6, 8, 10 & 12
5/4x4, 5, 6, 8, 10 & 12

*For interior and exterior use



Siding

1/2x6 Bevel Siding
1x6 Drop Siding
1x6 & 1x8 Nickel Gap Siding



Patterns

1x4 Edge & Center Bead
5/8x4 Edge & Center Bead
1x6 Edge & Center Bead
1x6 WP4
1x6 T&G Flush Face
1x8 WP4 *special order
1x8 Edge & Center Bead *special order



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30
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PRIMELOCK®

TRIM • SIDING • PATTERNS
ALL NATURAL MEETS HIGH TECH



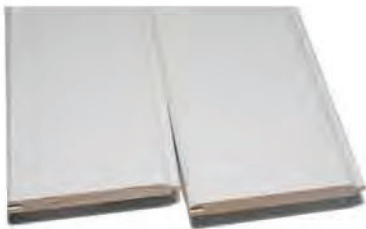
1x4 Edge & Center Bead
Non-reversible



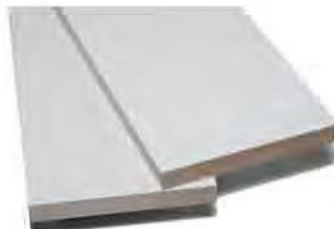
5/8x4 Edge & Center Bead
Non-reversible



1x6 Edge & Center Bead
Non-reversible



1x6 & 1x8 WP4
(V-face/Flush back)
Non-reversible



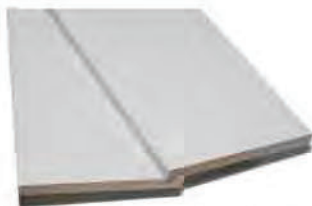
1 1/8 x ALS Widths
S4S (smooth face)



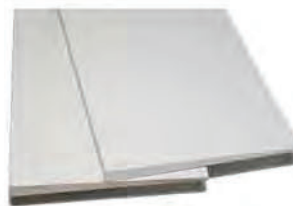
1x6 T&G Center Match
Non-reversible



23/32 x 5 1/2
German/Drop Siding



3/4 x ALS Widths
S4S (smooth face)



Bevel Siding
1/2x6



Nickel Gap Siding
1x6 & 1x8

Princeton Forest Products

www.princetonforestproducts.com



INSPIRATION

at your door®

Simpson®
Door Company

SIMPSONDOOR.COM

NANTUCKET® COLLECTION

Nantucket Island is a place of great beauty that withstands the harsh coastal weather of the North Atlantic. That same resilient charm is expressed in the Nantucket® Collection by Simpson. Featuring a 10-year warranty, these doors combine weather-resistant wood species with a modified mortise-and-tenon construction technique. The result is a door that will retain its rugged beauty, regardless of what nature sends its way.



VIEW ENTIRE **NANTUCKET COLLECTION**
simpsondoor.com/nantucket



77860

Shown in Douglas fir with 77260 sidelights with flat panels and optional shaker sticking

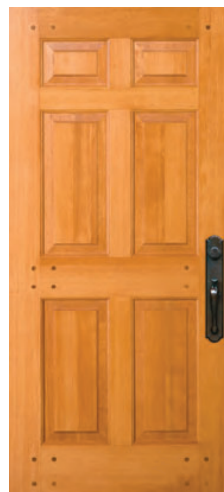
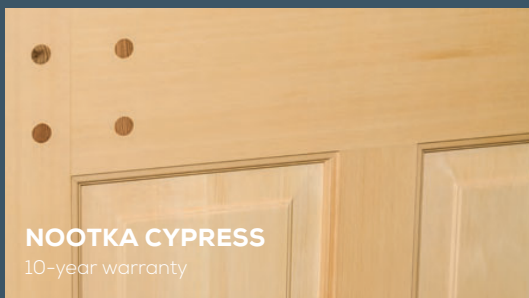
33



WOOD SPECIES

You can choose from three wood species options. Because the grain patterns and color of natural wood will vary, your door will have a one-of-a-kind texture, warmth and personality.

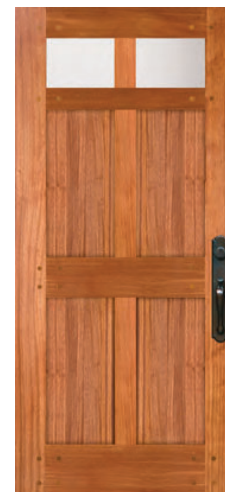
- Available in Douglas Fir, Sapele Mahogany and Nootka Cypress



77130 RP
Shown in Douglas fir



77144 RP
Shown in nootka cypress



77132 FP
Shown in sapele mahogany
with optional shaker sticking



77664 FP
Shown in Douglas fir with
optional shaker sticking



77684 RP
Shown in nootka cypress with
77663 sidelight



77660 FP
Shown in sapele mahogany
with optional shaker sticking



77944 FP
Shown in nootka cypress with 77703
sidelight and optional P-516 glass.
Privacy Rating 5.



ANY DOOR. **ANY GLASS.**
Shown with optional P-516 Glass

RP 1-7/16" INNERBOND® DOUBLE HIP-RAISED PANEL

FP 3/4" FLAT PANEL



Search



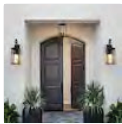
Alexandria 10PM

22304

TRUE FINE
Jefferson 19.3 in. 1-Light Black Outdoor Wall Lantern Sconce



★★★★★ Questions & Answers



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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.

**SIDING AND TRIM FOR
REAR & SIDE
ELEVATIONS**

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

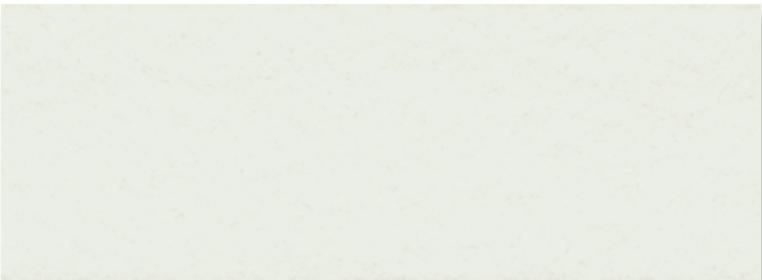
HARDIETRIM® BATTEN BOARDS



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.

HardiePlank®

Sleek and strong, HardiePlank® lap siding is not just our best-selling product – it's the most popular brand of siding in America.

With a full spectrum of colors and textures, homeowners can enjoy protection from the elements and the versatility to make their dream home a reality. From Victorians to Colonials, HardiePlank lap siding sets the standard in exterior cladding.

HardieTrim®
5/4 x 3.5 in.
Arctic White

HardiePlank®
6.25 in. Smooth
Arctic White

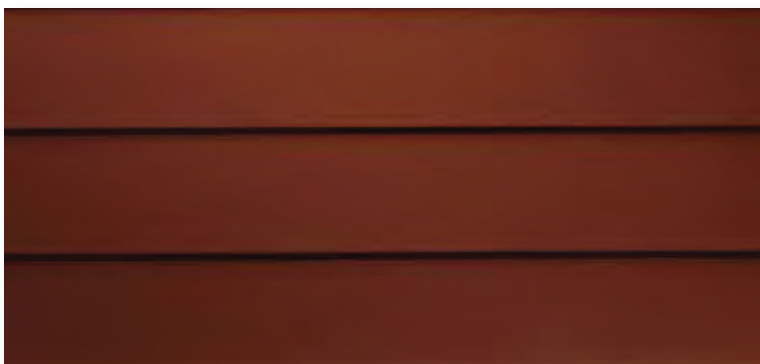
A classic look for
THE HOME OF THEIR DREAMS.



SELECT CEDARMILL®

Khaki Brown

Thickness	5/16 in.			
Length	12 ft. planks			
Width	5.25 in.	6.25 in.	7.25 in.	8.25 in.
Exposure	4 in.	5 in.	6 in.	7 in.
ColorPlus Pcs./Pallet	324	280	252	210
Prime Pcs./Pallet	360	308	252	230
Pcs./Sq.	25.0	20.0	16.7	14.3



SMOOTH

Countrylane Red

Thickness	5/16 in.			
Length	12 ft. planks			
Width	5.25 in.	6.25 in.	7.25 in.	8.25 in.
Exposure	4 in.	5 in.	6 in.	7 in.
ColorPlus Pcs./Pallet	324	280	252	210
Prime Pcs./Pallet	360	308	252	230
Pcs./Sq.	25.0	20.0	16.7	14.3



BEADED CEDARMILL®*

Light Mist

Thickness	5/16 in.			
Length	12 ft. planks			
Width	8.25 in.			
Exposure	7 in.			
ColorPlus Pcs./Pallet	210			
Prime Pcs./Pallet	240			
Pcs./Sq.	14.3			



BEADED SMOOTH*

Heathered Moss

Thickness	5/16 in.			
Length	12 ft. planks			
Width	8.25 in.			
Exposure	7 in.			
ColorPlus Pcs./Pallet	210			
Prime Pcs./Pallet	240			
Pcs./Sq.	14.3			

*Beaded Cedarmill® and Beaded Smooth are available exclusively with ColorPlus Technology in Pittsburgh, Philadelphia and New England districts.

Products are available primed or with ColorPlus Technology finishes. For more details, visit jameshardiepros.com