

Docket Item # 9 & 10
BAR CASE # 2014-00032 & 00033

BAR Meeting
March 5, 2014

ISSUE: Partial Demolition/Capsulation and Certificate of Appropriateness for Alterations

APPLICANT: Magaly Galdo-Hirst & Thompson M. Hirst

LOCATION: 100 Quay Street

ZONE: RM / Residential

STAFF RECOMMENDATION

Approval of the application, as submitted.

*EXPIRATION OF APPROVALS: In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official 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.

**BUILDING PERMIT: Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-838-4360 for further information.

***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.



BAR2014-00032 & BAR2014-00033



Note: The two reports for 100 Quay Street, BAR #2014-00032 (Permit to Demolish/Capsulate) and BAR #2004-00033 (Certificate of Appropriateness) have been combined for clarity and brevity. This item requires a roll call vote.

I. ISSUE

The applicant, who owns and resides at 100 Quay Street, requests approval of a Permit to Demolish/Capsulate and a Certificate of Appropriateness in order to create a cohesive and improved design for this 1970's townhome. The proposed changes, organized by elevation include the following:

North elevation (facing Quay Street)

1. Enlarge the masonry opening around four windows to build a two-story projecting bay window with aluminum-clad wood windows in a contemporary design;
2. Replace the remaining windows and door with aluminum clad wood windows and doors to match those of the bay window; and
3. Replace the existing garage door with a new aluminum and frosted glass door.

East elevation (facing N Union Street)

1. Enlarge three existing window openings to accommodate a pair of two-story projecting bays;
2. Replace the remaining windows and door with aluminum clad wood windows and doors to match those of the bay windows;
3. Modify the existing third floor Palladian window; and
4. Replace the Juliette balcony and flower boxes with a new rail and decorative flower boxes.

South elevation (rear yard, but visible from N Union Street)

1. Add a flat-roof dormer (described as "rooftop embellishment" in the plans) featuring an aluminum clad wood window; and,
2. Replace existing windows and door with materials and style identical to other proposed changes.

II. HISTORY

100 Quay Street is a three-story brick residential rowhouse on a corner lot located at North Union and Quay Street. The Colonial Revival styled building was constructed in **1971** as part of a group of 86 three-story brick townhouses bounded by North Union, North Lee, Queen and Oronoco Streets. This area was not included in the Old and Historic Alexandria District until 1984. The BAR approved a retractable awning at this property in 1988 (#88-00073).

III. ANALYSIS

Permit to Demolish/Capsulate

In considering a Permit to Demolish or Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, Sec 10-105(B):

1. Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?
2. Is the building or structure of such interest that it could be made into an historic shrine?

3. Is the building or structure of such old and unusual or uncommon design, texture, and material that it could not be reproduced or be reproduced only with great difficulty?
4. Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?
5. Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?
6. American culture and heritage and making the city a more attractive and desirable place in which to live?

Staff does not believe the demolition/capsulation proposed in this application rises to a level that meets any of the above criteria, as the building has not achieved historic significance in the forty-three years since its construction and the roof area proposed for demolition is consistent with past BAR approvals for rear dormers in this neighborhood. The proposed enlargement of the window openings will facilitate a greatly improved design for this non-descript, Colonial Revival dwelling that sits at a prominent intersection along North Union Street, within sight of Founder's Park. Further, the demolition does not remove any portion of the building containing character defining features of uncommon design or historic merit, and does not compromise the integrity of the building as a whole. Therefore, staff supports the application for a Permit to Demolish/Capsulate, as submitted.

Certificate of Appropriateness

The BAR's *Design Guidelines* state that windows and doors are a character defining feature of buildings that can greatly impact the style and aesthetic of a structure. In this case, the proposed enlargement and replacement of the existing windows will not damage historic fabric, as this structure is only 43 years old and the existing windows are replacements from the 1980's (permit #36942). The current design of the house lacks any historic significance or architectural distinction, as it is one of a multitude of slight variations on the vernacular Colonial Revival style that dominates the Quay Street development.

Staff finds the present proposal to be very carefully studied and an enormous improvement over the random fenestration on the existing building. In particular, the Palladian window on the east façade, a perfectly understandable response to spectacular views of Founder's Park and the river from the fourth floor of this corner unit, is massively out of scale with the other windows on this highly visible elevation. Through numerous design studies, the architect has found a common proportion in the Colonial Revival tri-partite composition of the existing windows (a large center window with narrow sidelights on each side), simplified and applied that common window module throughout the project. The Palladian window now has a rectangular head so that it is not foreign to the other windows on this elevation. The sizes of other windows have been regularized to the extent possible on the existing structure. A two story bay window, similar to others found in this development, also utilizes the same window type.

The *Design Guidelines* also state that dormers must be proportionate and appropriately centered on structures, with sash and trim that matches other window types on the existing building. The proposed dormer detailing is coordinated with the other proposed window replacements. Dormers have routinely been approved on the rear of townhouses in this development and, although the rear of this corner house is more visible than those on the interior of the block, the dormer design is appropriate for this unit.

Overall, staff finds that the proposed windows, door, and railing replacements are appropriate and compatible with the size and scale of the dwelling. The existing iron railing and fences were off-the-shelf builder grade products whose floral motif was somewhat foreign to the style of the house. Rather than removing it all, the applicant has chosen to have the new balcony railings custom made, so that the overall ironwork assemblage recalls the work of early modern artists such as Piet Mondrian or Diego Giacometti. Finally, the garage door, an area normally lacking thoughtful design in this development, has been integrated into the overall design and the frosted glass will have an interesting soft glow during those brief times when the garage light is on.

Summary

The applicant has presented a cohesive plan to integrate a fenestration pattern using a high quality, modern window style on all facades in a way that is compatible in mass, scale, height, and architectural expression without disrupting the rhythm or fenestration of the streetscape. While it is unlikely that this is the design that would have been produced from a blank sheet of paper, it is a very thoughtful response for a highly visible house located across from a prominent waterfront park. Undoubtedly, the proposed changes will transform this mundane, 1970's colonial revival rowhouse into a refreshing modern design that successfully blends a traditional house form with contemporary details. Therefore, staff recommends approval of the application as submitted.

STAFF

Mary Catherine Collins, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F- finding

Office of Environmental Quality (OEO)

No comments, as the parcel is not in the RPA.

Code Administration

No comments provided.

Transportation & Environmental Services (T&ES)

- R1. The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)
- R2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R3. 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)
- F1. 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)

- F2. This parcel is tagged as being in the floodplain, but it is not located in the floodplain. (T&ES)
- C1. This property is located within the 1%-chance per year floodplain. Therefore, the applicant must comply with Section 6-300 (FLOODPLAIN DISTRICT) of Article VI (SPECIAL AND OVERLAY ZONES) of the City of Alexandria Zoning Ordinance, Section 6-305 (D) All applications for new construction or substantial improvement within any floodplain district, and all building permits issued for the floodplain shall incorporate the following information:
(1) the base flood elevation at the site;
(2) the elevation of the lowest floor (including basement)
(3) For structures to be floodproofed (nonresidential only), the elevation to which the structure will be floodproofed; and,
(4) Topographic information showing existing and proposed ground elevations. (T&ES)
- C2. 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)
- C3. 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)
- C4. Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C5. 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)

V. ATTACHMENTS

1 – Supporting Materials

2 – Application for BAR2014-00032 & 00033 for 100 Quay Street



DEPARTMENT OF PLANNING AND ZONING FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

A. Property Information

A1. Street Address 100 Quay Street, Alexandria, VA 22314 Zone RM
 A2. $\frac{1,547 \text{ SF}}{\text{Total Lot Area}} \times \frac{1.5}{\text{Floor Area Ratio Allowed by Zone}} = \frac{2,321 \text{ SF}}{\text{Maximum Allowable Floor Area}}$

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	914 SF	Basement**	0 SF
First Floor	843 SF	Stairways**	188 SF
Second Floor	843 SF	Mechanical/chimneys	80 SF
Third Floor	337 SF	Other** < 7'6"	483 SF
Porches/ Other		Total Exclusions	751 SF
Total Gross *	2,937 SF		

B1. Existing Gross Floor Area *
2,937 Sq. Ft.
 B2. Allowable Floor Exclusions**
751 Sq. Ft.
 B3. Existing Floor Area minus Exclusions
2,186 Sq. Ft.
 (subtract B2 from B1)

C. Proposed Gross Floor Area (does not include existing area)

Proposed Gross Area*		Allowable Exclusions	
Basement	14 SF	Basement**	0 SF
First Floor	14 SF	Stairways**	0 SF
Second Floor	14 SF	Mechanical**	0 SF
Third Floor	87 SF	Other**	0 SF
Porches/ Other	0 SF	Total Exclusions	0 SF
Total Gross *	129 SF		

C1. Proposed Gross Floor Area *
129 Sq. Ft.
 C2. Allowable Floor Exclusions**
0 Sq. Ft.
 C3. Proposed Floor Area minus Exclusions
129 Sq. Ft.
 (subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 2,315 Sq. Ft.
 D2. Total Floor Area Allowed by Zone (A2) 2,321 Sq. Ft.

*Gross floor area is the sum of all gross horizontal areas under roof, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

** Refer to the zoning ordinance (Section 2-145(B)) and consult with zoning staff for information regarding allowable exclusions.

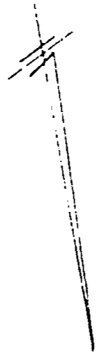
If taking exclusions other than basements, floor plans with excluded areas must be submitted for review. Sections may also be required for some exclusions.

F. Open Space Calculations

Existing Open Space	556 SF
Required Open Space	541 SF
Proposed Open Space	544 SF

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: *Ben Kamen Conkey* Date: 3 February 2014



UNION STREET

57.5' R/W

50' 0" 20' 45" W, 5.113'

N81°10'14"W

21.15'

6' PUBLIC UTILITY ESMT.

CONC. WALL

14.50'
PATIO

73.26'

39.88'
3 STORY
BRICK
No. 100

PARTY WALL
N80°49'46"E.

809

Proposed New Bay
@ 14 SF

8.36'

STP.

808
1,547#

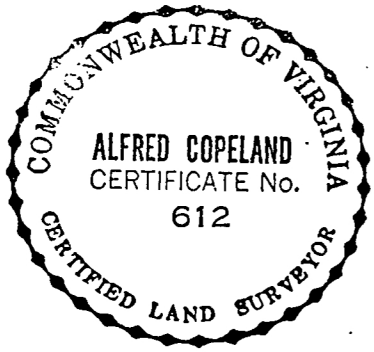
No. 102

18.99' 581°10'14"E.

9.86'

QUAY STREET

60' R/W



*BEING A RESUBDIVISION OF LOTS 688-B AND 788-A

HOUSE LOCATION SURVEY

ALEXANDRIA, VIRGINIA

LOT 808	BLOCK	SECTION 4	SUBDIVISION *OLD TOWNE
SCALE = 1/5		COPELAND AND KEPHART CIVIL ENGINEERING AND LAND SURVEYING 11 NORTH FAYETTE STREET ALEXANDRIA, VIRGINIA 22314	
JOHN SCHWITZLEIN, ET AL PULCE CLUBS ET AL		DATE DEC 10, 1976 CERTIFIED CORRECT <i>Alfred Copeland</i> CERTIFIED LAND SURVEYOR	



100 Quay Street, Alexandria, VA 22314

PHOTO OF EXISTING FRONT ELEVATION

CLIENT:
Magaly Galdo & Tom Hirst
 100 Quay Street
 Alexandria, VA 22314



3 FEBRUARY 2014

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Karen M. Conkey architect LLC

B.A.R. SUBMISSION

ASK
1.0A



100 Quay Street, Alexandria, VA 22314

PHOTO OF EXISTING SIDE ELEVATION

B.A.R. SUBMISSION

ASK
1.0B

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PHOTO OF EXISTING REAR ELEVATION

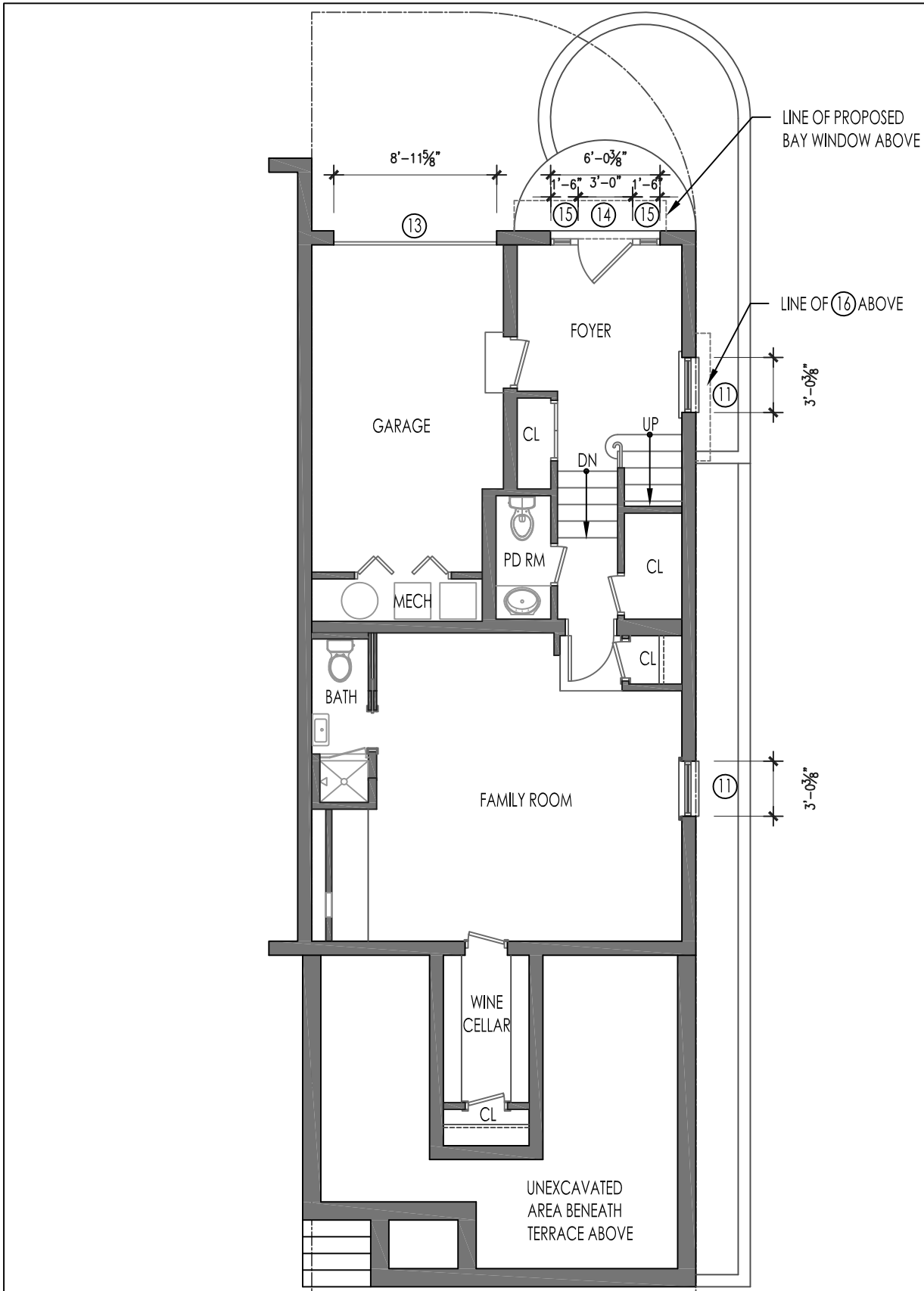
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ASK
1.0C

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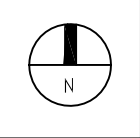
- DEMOLITION WORK
- ① DOOR TO BE REMOVED / REPLACED
 - ② WINDOW TO BE REMOVED REPLACED
 - ③ MASONRY TO BE REMOVED
 - ④ PTD MTL FLOWER BOX TO BE REMOVED / REPLACED
 - ⑤ LINTEL TO BE REMOVED / MASONRY REPAIRED
 - ⑥ ROOF TO BE REMOVED - PATCH AS REQ'D TO MATCH SKYLIGHT TO REMAIN
 - ⑦ PTD MTL GRILLWK TO REMAIN
 - ⑧ AWNING TO REMAIN

- NEW WORK
- ⑩ PTD MTL CHANNEL SOFFIT - SEE DTL 3/ASK 3.1A
 - ⑪ ALUM CLAD WD WINDOW
 - ⑫ DECORATIVE OBSCURED GLAZING - SPECIALTY GLASS
 - ⑬ ALUM & FROSTED GLASS GARAGE DOOR
 - ⑭ PTD WD DOOR W/ SINGLE FLAT PANEL
 - ⑮ PTD WD & GLASS SINGLE PANEL SIDE LIGHT
 - ⑯ PTD MTL FLOWER BOX W/ SLATTED BOTTOM & DECORATIVE MTL RAILING - SEE DTL 3/ASK 3.3A
 - ⑰ ALUM CLAD WD & GLASS PAIR OF DOORS
 - ⑱ ALUM CLAD WD & GLASS SIDELIGHTS & TRANSOM

100 Quay Street, Alexandria, VA 22314

BASEMENT LEVEL PLAN

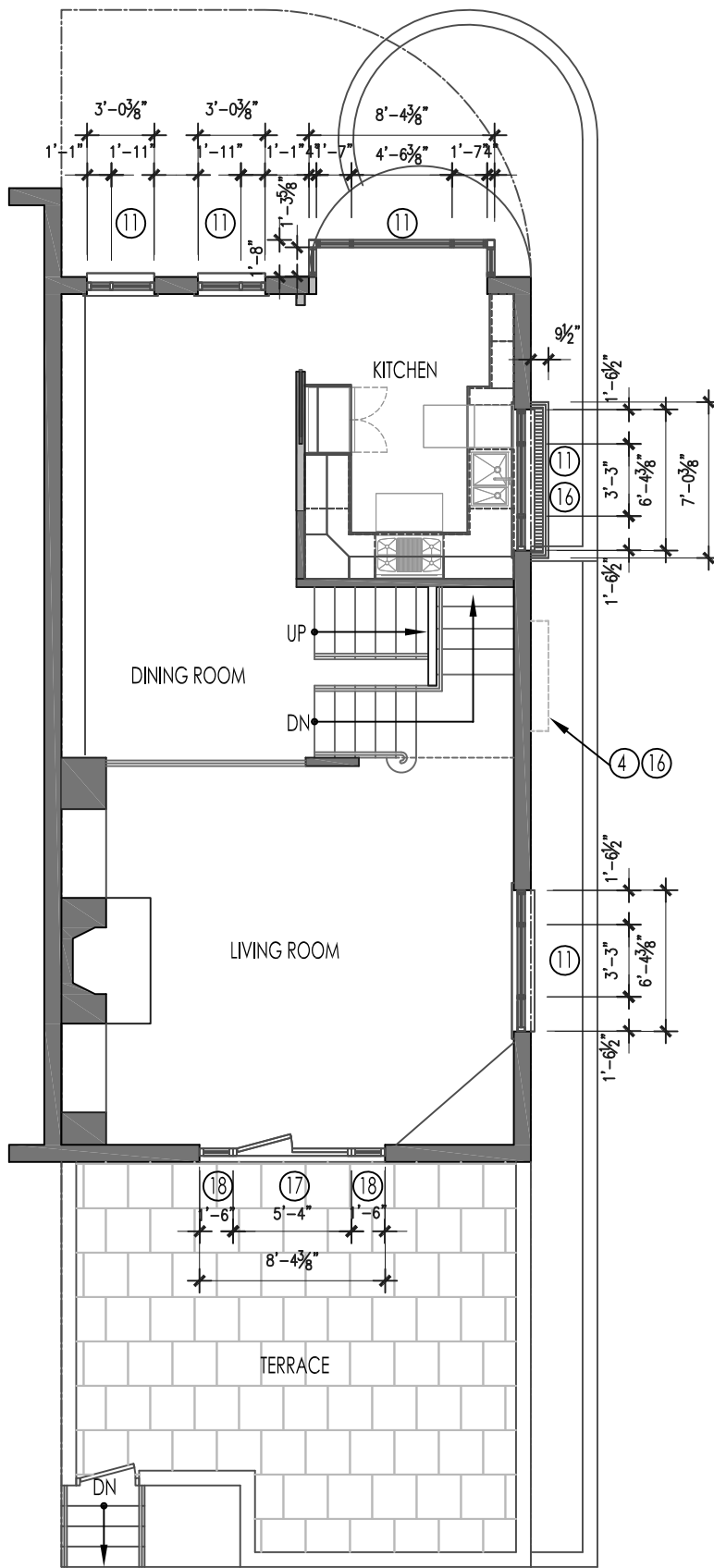
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SCALE: 1/8" = 1'-0"
 3 FEBRUARY 2014

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B.A.R. SUBMISSION
ASK
1.1

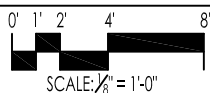


DEMOLITION WORK	
①	DOOR TO BE REMOVED / REPLACED
②	WINDOW TO BE REMOVED / REPLACED
③	MASONRY TO BE REMOVED
④	PTD MTL FLOWER BOX TO BE REMOVED / REPLACED
⑤	LINTEL TO BE REMOVED / MASONRY REPAIRED
⑥	ROOF TO BE REMOVED - PATCH AS REQ'D TO MATCH
⑦	SKYLIGHT TO REMAIN
⑧	PTD MTL GRILLWK TO REMAIN
⑨	AWNING TO REMAIN
NEW WORK	
⑩	PTD MTL CHANNEL SOFFIT - SEE DTL 3/ASK 3.1A
⑪	ALUM CLAD WD WINDOW
⑫	DECORATIVE OBSCURED GLAZING - SPECIALTY GLASS
⑬	ALUM & FROSTED GLASS GARAGE DOOR
⑭	PTD WD DOOR W/ SINGLE FLAT PANEL
⑮	PTD WD & GLASS SINGLE PANEL SIDE LIGHT
⑯	PTD MTL FLOWER BOX W/ SLATTED BOTTOM & DECORATIVE MTL RAILING - SEE DTL 3 /ASK 3.3A
⑰	ALUM CLAD WD & GLASS PAIR OF DOORS
⑱	ALUM CLAD WD & GLASS SIDELIGHTS & TRANSOM

100 Quay Street, Alexandria, VA 22314

1ST FLOOR LEVEL PLAN

CLIENT:
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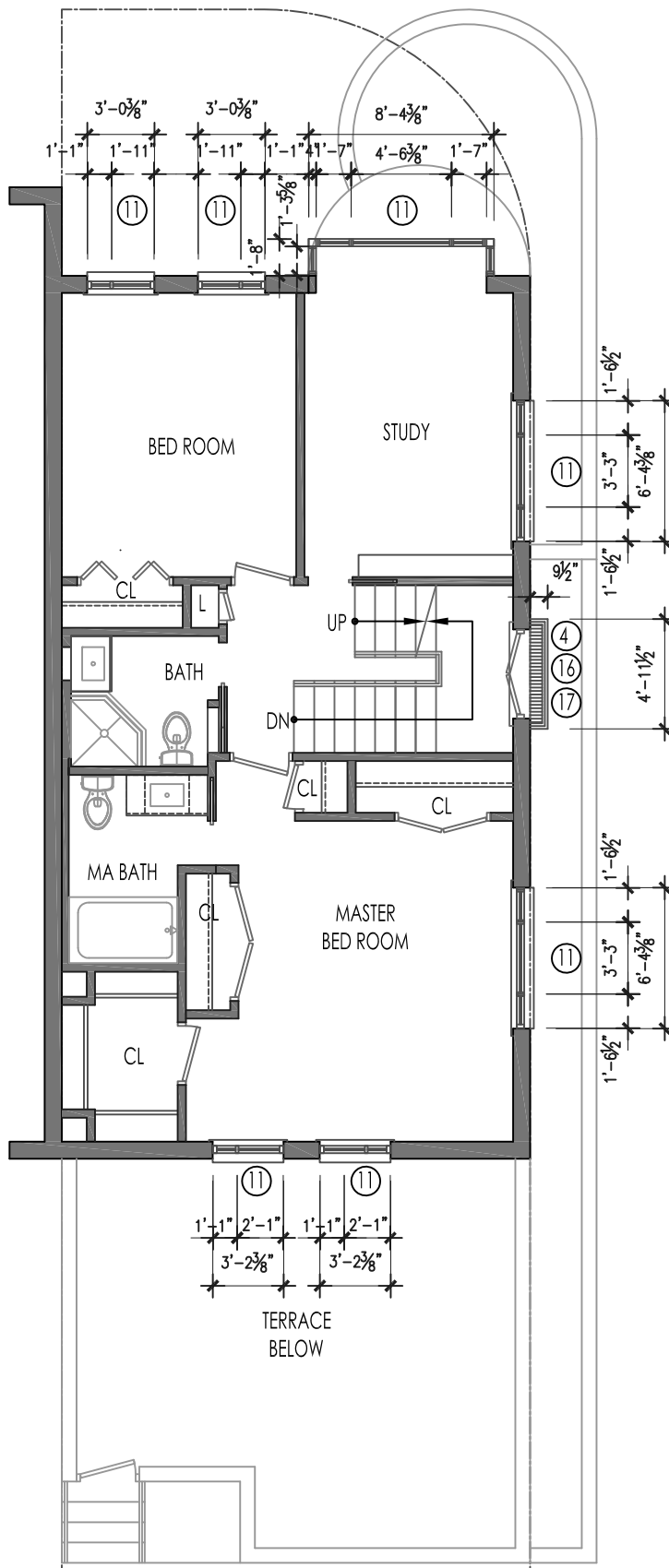
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B.A.R. SUBMISSION

ASK 1.2



DEMOLITION WORK

- ① DOOR TO BE REMOVED / REPLACED
- ② WINDOW TO BE REMOVED REPLACED
- ③ MASONRY TO BE REMOVED
- ④ PTD MTL FLOWER BOX TO BE REMOVED / REPLACED
- ⑤ LINTEL TO BE REMOVED / MASONRY REPAIRED
- ⑥ ROOF TO BE REMOVED - PATCH AS REQ'D TO MATCH SKYLIGHT TO REMAIN
- ⑦ PTD MTL GRILLWK TO REMAIN
- ⑧ AWNING TO REMAIN

NEW WORK

- ⑩ PTD MTL CHANNEL SOFFIT - SEE DTL 3/ASK 3.1A
- ⑪ ALUM CLAD WD WINDOW
- ⑫ DECORATIVE OBSCURED GLAZING - SPECIALTY GLASS ALUM & FROSTED GLASS GARAGE DOOR
- ⑬ PTD WD DOOR W/ SINGLE FLAT PANEL
- ⑭ PTD WD & GLASS SINGLE PANEL SIDE LIGHT
- ⑮ PTD MTL FLOWER BOX W/ SLATTED BOTTOM & DECORATIVE MTL RAILING - SEE DTL 3/ASK 3.3A
- ⑯ ALUM CLAD WD & GLASS PAIR OF DOORS
- ⑰ ALUM CLAD WD & GLASS SIDELIGHTS & TRANSOM

100 Quay Street, Alexandria, VA 22314

2ND FLOOR LEVEL PLAN

CLIENT:
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3 FEBRUARY 2014
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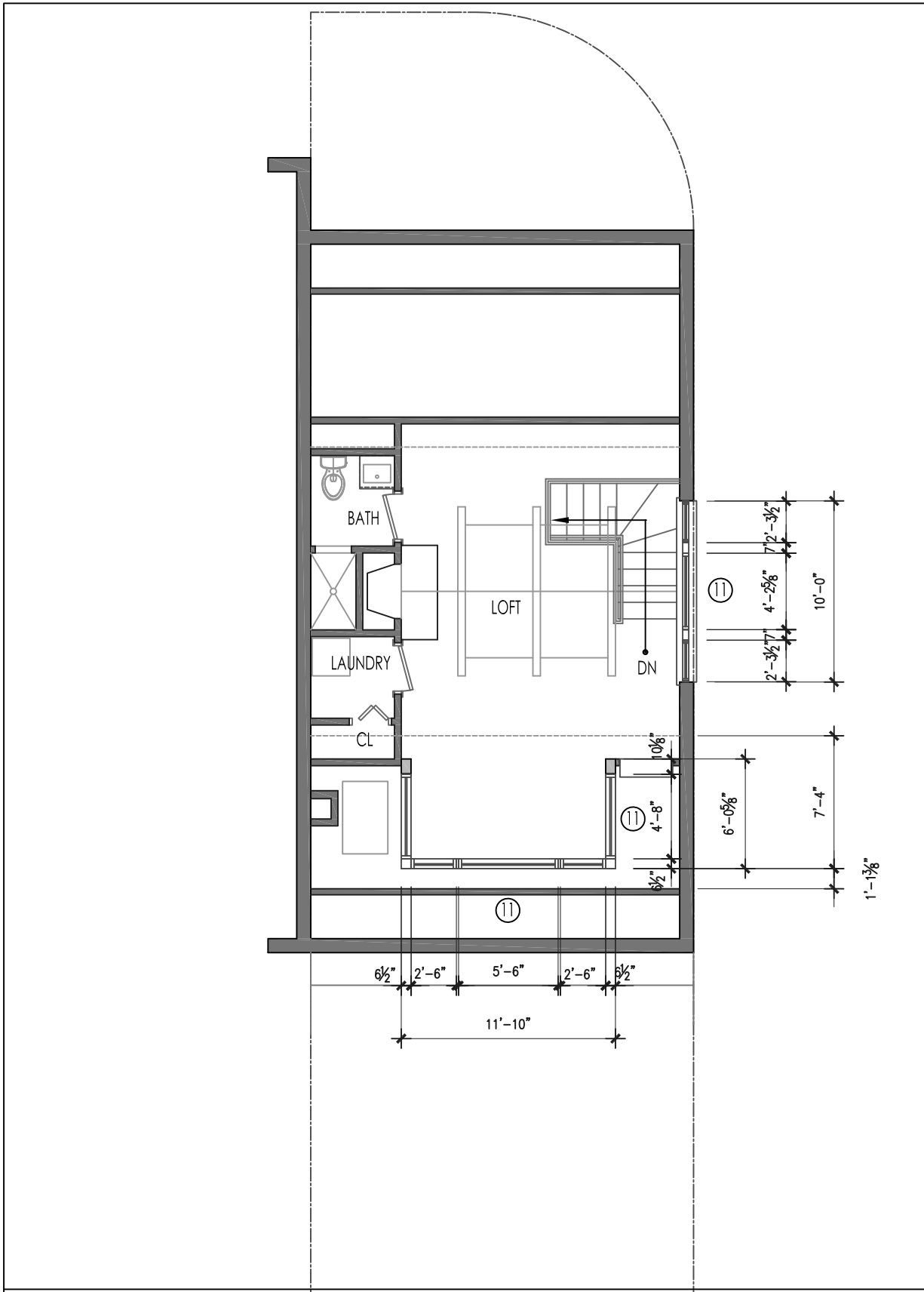
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B.A.R. SUBMISSION

ASK
1.3

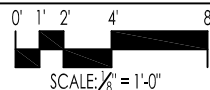


DEMOLITION WORK	
①	DOOR TO BE REMOVED / REPLACED
②	WINDOW TO BE REMOVED REPLACED
③	MASONRY TO BE REMOVED
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⑮	PTD WD & GLASS SINGLE PANEL SIDE LIGHT
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⑰	ALUM CLAD WD & GLASS PAIR OF DOORS
⑱	ALUM CLAD WD & GLASS SIDELIGHTS & TRANSOM

100 Quay Street, Alexandria, VA 22314

3RD FLOOR LEVEL PLAN

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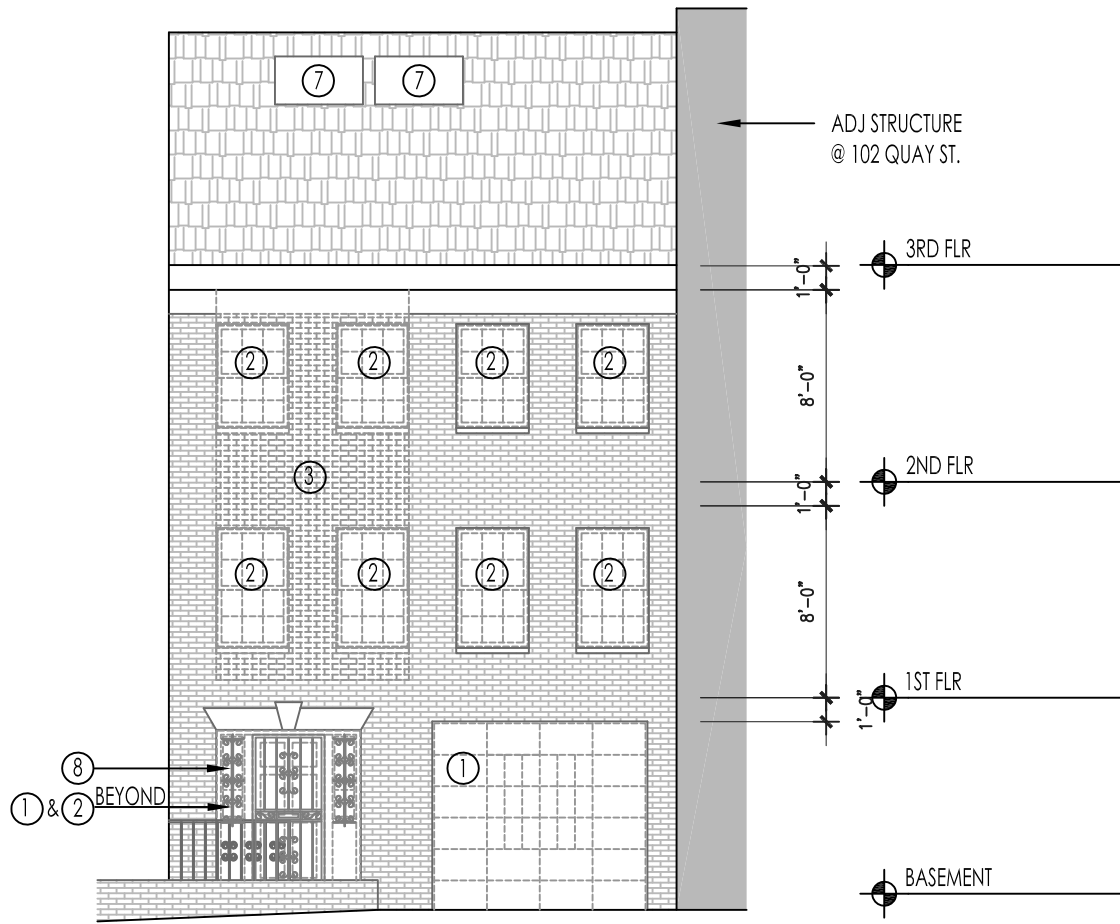
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B.A.R. SUBMISSION

ASK

1.4



- DEMOLITION WORK
- ① DOOR TO BE REMOVED / REPLACED
 - ② WINDOW TO BE REMOVED REPLACED
 - ③ MASONRY TO BE REMOVED
 - ④ PTD MTL FLOWER BOX TO BE REMOVED / REPLACED
 - ⑤ LINTEL TO BE REMOVED / MASONRY REPAIRED
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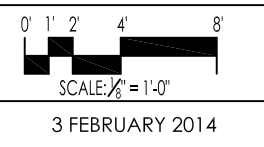
- NEW WORK
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 - ⑰ ALUM CLAD WD & GLASS PAIR OF DOORS
 - ⑱ ALUM CLAD WD & GLASS SIDELIGHTS & TRANSOM

100 Quay Street, Alexandria, VA 22314

NORTH ELEVATION - PROPOSED DEMOLITION

CLIENT:
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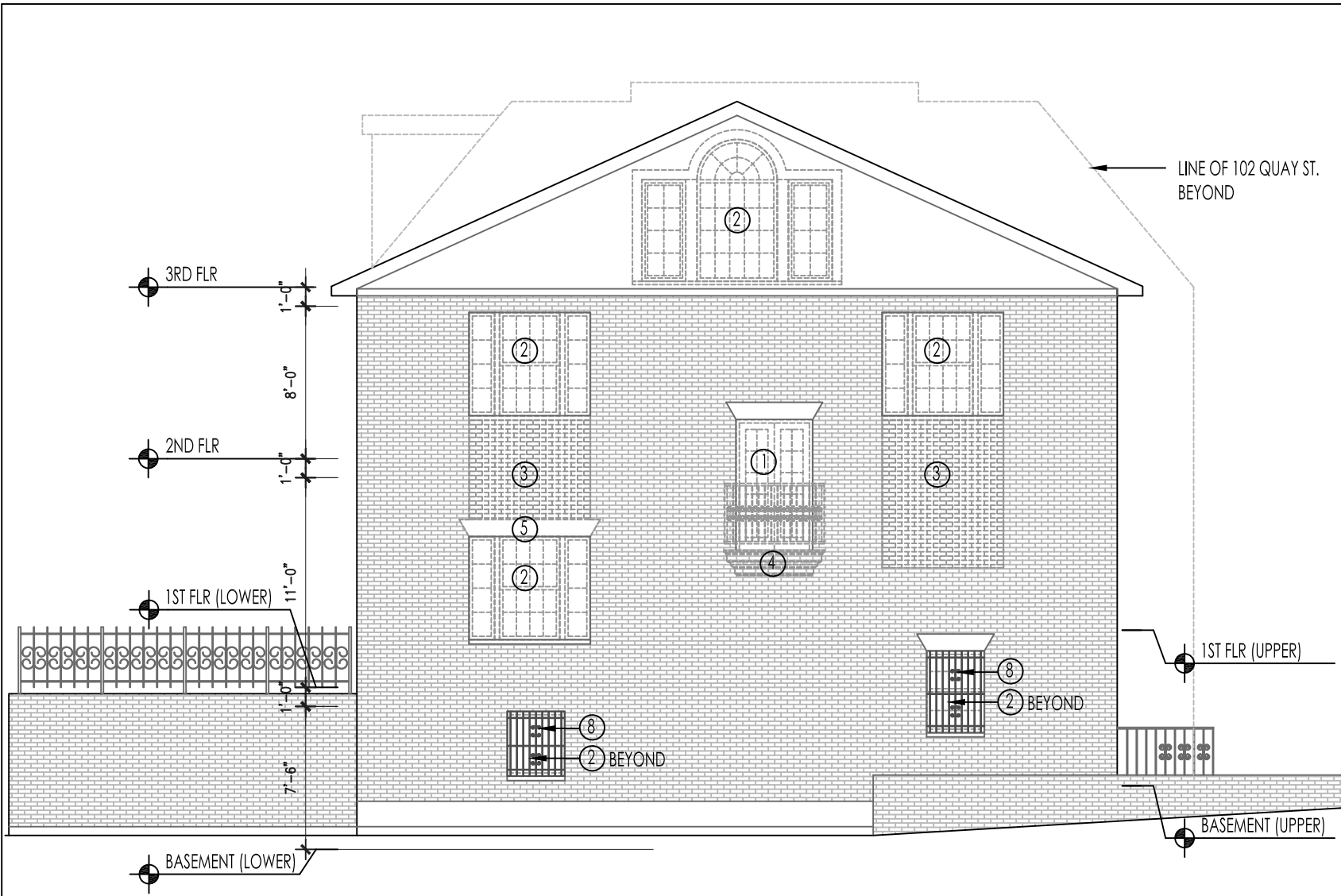
ASK 3.1



DEMOLITION WORK	
①	DOOR TO BE REMOVED / REPLACED
②	WINDOW TO BE REMOVED REPLACED
③	MASONRY TO BE REMOVED
④	PTD MTL FLOWER BOX TO BE REMOVED / REPLACED
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100 Quay Street, Alexandria, VA 22314

NORTH ELEVATION - PROPOSED MODIFICATIONS		B.A.R. SUBMISSION	
CLIENT: Magaly Galdo & Tom Hirst 100 Quay Street Alexandria, VA 22314		ASK 3.1A	
ARCHITECT: 325 north patrick street alexandria, va 22314 703 . 589 . 4550 info@karenmconkey.com Karen M. Conkey architect LLC		SCALE: 1/8" = 1'-0" 3 FEBRUARY 2014	



- DEMOLITION WORK
- ① DOOR TO BE REMOVED / REPLACED
 - ② WINDOW TO BE REMOVED / REPLACED
 - ③ MASONRY TO BE REMOVED
 - ④ PTD MTL FLOWER BOX TO BE REMOVED / REPLACED
 - ⑤ LINTEL TO BE REMOVED / MASONRY REPAIRED
 - ⑥ ROOF TO BE REMOVED - PATCH AS REQ'D TO MATCH
 - ⑦ SKYLIGHT TO REMAIN
 - ⑧ PTD MTL GRILLWK TO REMAIN
 - ⑨ AWNING TO REMAIN

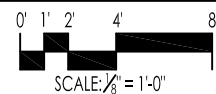
- NEW WORK
- ⑩ PTD MTL CHANNEL SOFFIT - SEE DTL 3/ASK 3.1A
 - ⑪ ALUM CLAD WD WINDOW
 - ⑫ DECORATIVE OBSCURED GLAZING - SPECIALTY GLASS
 - ⑬ ALUM & FROSTED GLASS GARAGE DOOR
 - ⑭ PTD WD DOOR W/ SINGLE FLAT PANEL
 - ⑮ PTD WD & GLASS SINGLE PANEL SIDE LIGHT
 - ⑯ PTD MTL FLOWER BOX W/ SLATTED BOTTOM & DECORATIVE MTL RAILING - SEE DTL 3 /ASK 3.3A
 - ⑰ ALUM CLAD WD & GLASS PAIR OF DOORS
 - ⑱ ALUM CLAD WD & GLASS SIDELIGHTS & TRANSOM

100 Quay Street, Alexandria, VA 22314

EAST ELEVATION - PROPOSED DEMOLITION

CLIENT:
Magaly Galdo & Tom Hirst
 100 Quay Street
 Alexandria, VA 22314

18



3 FEBRUARY 2014

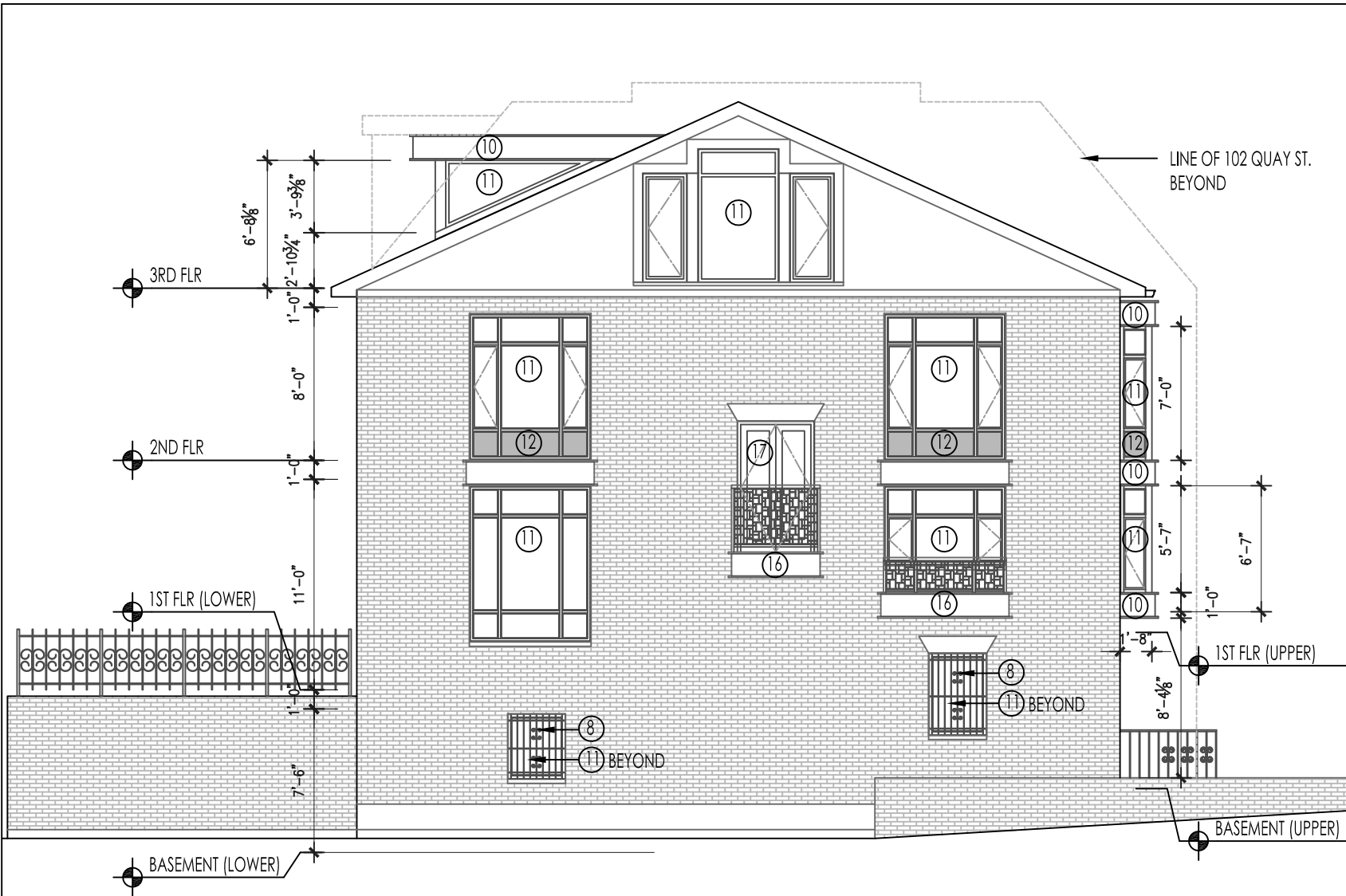
ARCHITECT:

Karen M. Conkey architect LLC

325 north patrick street
 alexandria, va 22314
 703 . 589 . 4550
 info@karenmconkey.com

B.A.R. SUBMISSION

ASK 3.2



- DEMOLITION WORK**
- ① DOOR TO BE REMOVED / REPLACED
 - ② WINDOW TO BE REMOVED REPLACED
 - ③ MASONRY TO BE REMOVED
 - ④ PTD MTL FLOWER BOX TO BE REMOVED / REPLACED
 - ⑤ LINTEL TO BE REMOVED / MASONRY REPAIRED
 - ⑥ ROOF TO BE REMOVED - PATCH AS REQ'D TO MATCH
 - ⑦ SKYLIGHT TO REMAIN
 - ⑧ PTD MTL GRILLWK TO REMAIN
 - ⑨ AWNING TO REMAIN

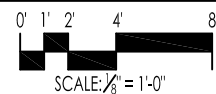
- NEW WORK**
- ⑩ PTD MTL CHANNEL SOFFIT - SEE DTL 3/ASK 3.1A
 - ⑪ ALUM CLAD WD WINDOW
 - ⑫ DECORATIVE OBSCURED GLAZING - SPECIALTY GLASS
 - ⑬ ALUM & FROSTED GLASS GARAGE DOOR
 - ⑭ PTD WD DOOR W/ SINGLE FLAT PANEL
 - ⑮ PTD WD & GLASS SINGLE PANEL SIDE LIGHT
 - ⑯ PTD MTL FLOWER BOX W/ SLATTED BOTTOM & DECORATIVE MTL RAILING - SEE DTL 3 /ASK 3.3A
 - ⑰ ALUM CLAD WD & GLASS PAIR OF DOORS
 - ⑱ ALUM CLAD WD & GLASS SIDELIGHTS & TRANSOM

100 Quay Street, Alexandria, VA 22314

EAST ELEVATION - PROPOSED MODIFICATIONS

CLIENT:
Magaly Galdo & Tom Hirst
 100 Quay Street
 Alexandria, VA 22314

19



3 FEBRUARY 2014

ARCHITECT:

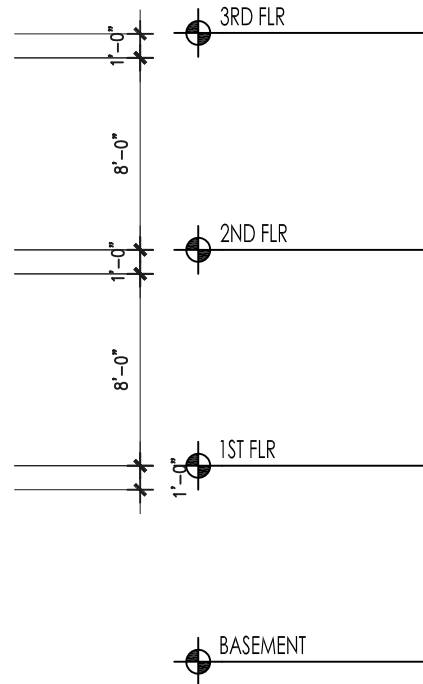
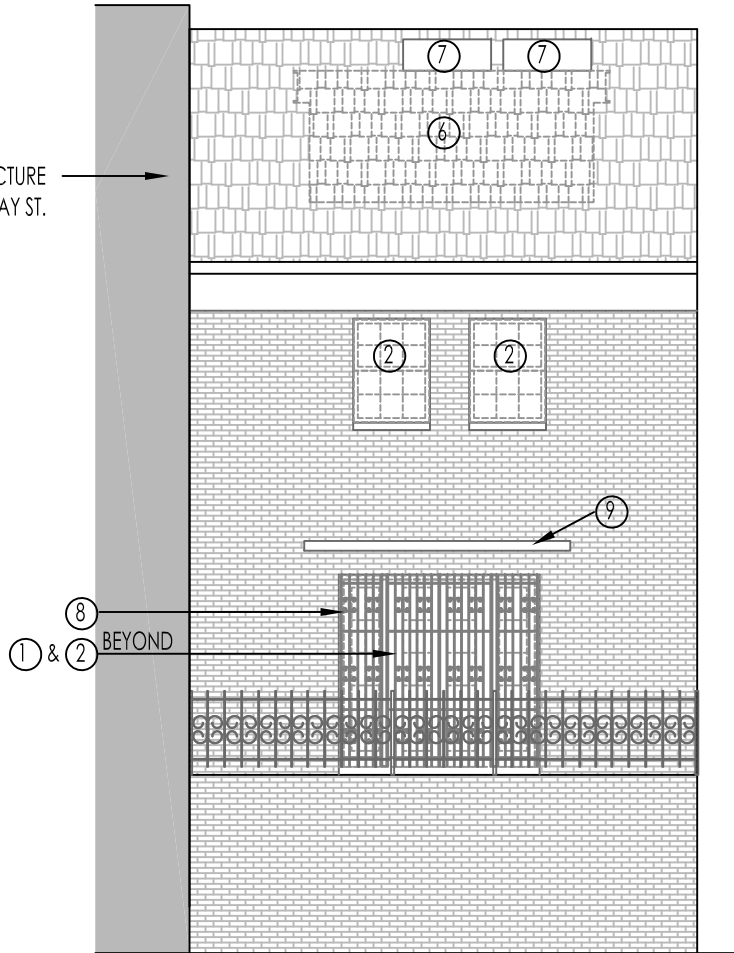
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 703 . 589 . 4550
 info@karenmconkey.com

B.A.R. SUBMISSION

ASK 3.2A

ADJ STRUCTURE
@ 102 QUAY ST.



DEMOLITION WORK

- ① DOOR TO BE REMOVED / REPLACED
- ② WINDOW TO BE REMOVED REPLACED
- ③ MASONRY TO BE REMOVED
- ④ PTD MTL FLOWER BOX TO BE REMOVED / REPLACED
- ⑤ LINTEL TO BE REMOVED / MASONRY REPAIRED
- ⑥ ROOF TO BE REMOVED - PATCH AS REQ'D TO MATCH
- ⑦ SKYLIGHT TO REMAIN
- ⑧ PTD MTL GRILLWK TO REMAIN
- ⑨ AWNING TO REMAIN

NEW WORK

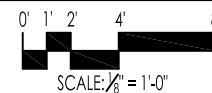
- ⑩ PTD MTL CHANNEL SOFFIT - SEE DTL 3/ASK 3.1A
- ⑪ ALUM CLAD WD WINDOW
- ⑫ DECORATIVE OBSCURED GLAZING - SPECIALTY GLASS
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- ⑮ PTD WD & GLASS SINGLE PANEL SIDE LIGHT
- ⑯ PTD MTL FLOWER BOX W/ SLATTED BOTTOM & DECORATIVE MTL RAILING - SEE DTL 3/ASK 3.3A
- ⑰ ALUM CLAD WD & GLASS PAIR OF DOORS
- ⑱ ALUM CLAD WD & GLASS SIDELIGHTS & TRANSOM

100 Quay Street, Alexandria, VA 22314

SOUTH ELEVATION - PROPOSED DEMOLITION

CLIENT:
Magaly Galdo & Tom Hirst
100 Quay Street
Alexandria, VA 22314

20



3 FEBRUARY 2014

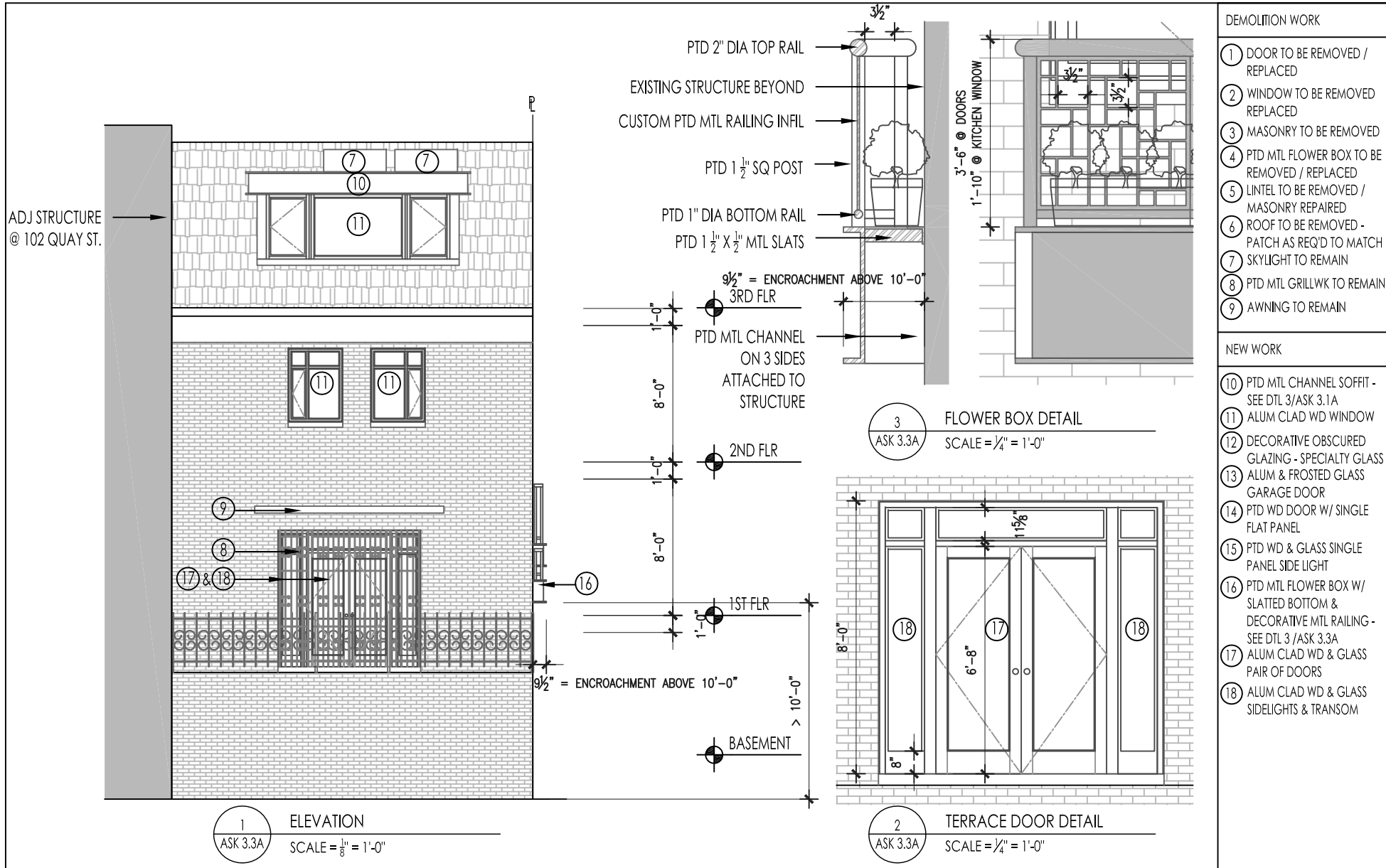
ARCHITECT:

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alexandria, va 22314
703 . 589 . 4550
info@karenmconkey.com

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ASK 3.3

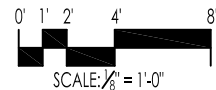


100 Quay Street, Alexandria, VA 22314

PROPOSED SOUTH ELEVATION

CLIENT:
Magaly Galdo & Tom Hirst
100 Quay Street
Alexandria, VA 22314

21



3 FEBRUARY 2014

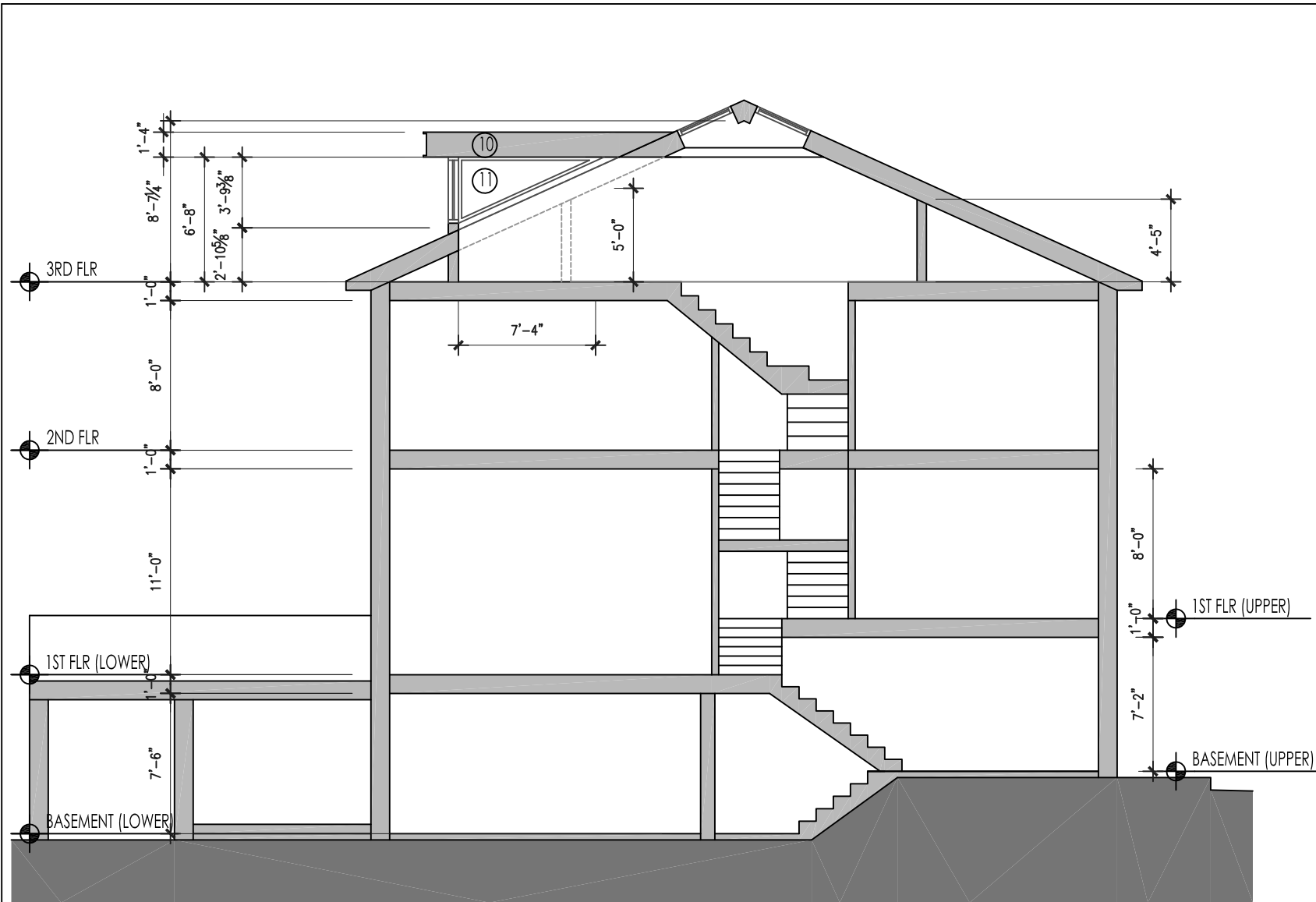
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Karen M. Conkey architect LLC

B.A.R. SUBMISSION

ASK 3.3A



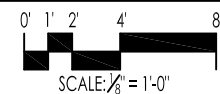
- DEMOLITION WORK**
- ① DOOR TO BE REMOVED / REPLACED
 - ② WINDOW TO BE REMOVED / REPLACED
 - ③ MASONRY TO BE REMOVED
 - ④ PTD MTL FLOWER BOX TO BE REMOVED / REPLACED
 - ⑤ LINTEL TO BE REMOVED / MASONRY REPAIRED
 - ⑥ ROOF TO BE REMOVED - PATCH AS REQ'D TO MATCH
 - ⑦ SKYLIGHT TO REMAIN
 - ⑧ PTD MTL GRILLWK TO REMAIN
 - ⑨ AWNING TO REMAIN

- NEW WORK**
- ⑩ PTD MTL CHANNEL SOFFIT - SEE DTL 3/ASK 3.1A
 - ⑪ ALUM CLAD WD WINDOW
 - ⑫ DECORATIVE OBSCURED GLAZING - SPECIALTY GLASS
 - ⑬ ALUM & FROSTED GLASS GARAGE DOOR
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 - ⑰ ALUM CLAD WD & GLASS PAIR OF DOORS
 - ⑱ ALUM CLAD WD & GLASS SIDELIGHTS & TRANSOM

100 Quay Street, Alexandria, VA 22314

PROPOSED SECTION

CLIENT:
Magaly Galdo & Tom Hirst
 100 Quay Street
 Alexandria, VA 22314



3 FEBRUARY 2014

ARCHITECT:

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B.A.R. SUBMISSION

ASK 4.1

TRADITIONAL EXTERIOR DOORS



7220
V.G. Flat Panel



7282
V.G. Flat Panel



7230
V.G. Flat Panel



2044

Classics never go



2055



2130

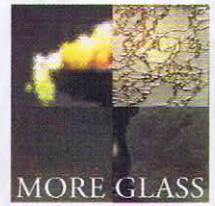


2010



2060

MATCHING SIDELIGHTS FOR FRENCH & SASH DOORS



MORE GLASS
See page 89.

NOTE: Clear glass pictures taken with white backdrop. Glass shown is transparent clear tempered - not frosted. For a full selection of obscure glass options, please refer to page 89 or visit www.simpsondoor.com.



7701 (I.G.)
1701 (S.G.)



7801 (I.G.)
1801 (S.G.)



7702 (I.G.)
1702 (S.G.)



7803 (I.G.)
1803 (S.G.)



7260 (I.G.)

outstanding weather



7843 (I.G.)
1743 (S.G.)



7703 (I.G.)
1703 (S.G.)



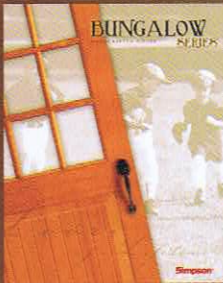
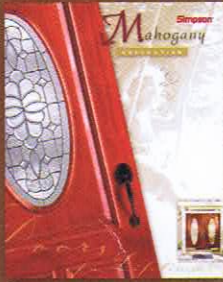
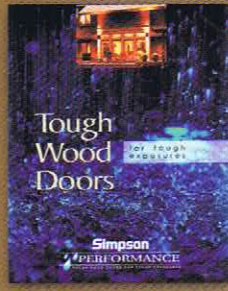
7804 (I.G.)
1804 (S.G.)



7663 (I.G.)
1762 (S.G.)



7705 (I.G.)
1705 (S.G.)



Please Note: Your local Simpson Mastermark Authorized Dealer may not stock all items shown in this catalog. However, all are available upon request. Consult your local dealer for more information.

Simpson[®]
simpsondoor.com

400 Simpson Ave • McCleary, WA 98557 • 1-800-952-4057

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AVANTE™

collection

ALUMINUM CONSTRUCTION



America's Favorite Garage Doors®



*Avante™ Collection, Clear Anodized Frame
with Frosted Tempered Glass*

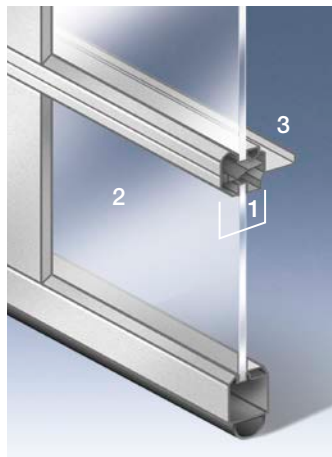




MODERN design meets Asian INSPIRATION

STYLE AND CONSTRUCTION

Aluminum and glass combine to create a sleek, contemporary look. Many window options are available to control the degree of light transmission and privacy.

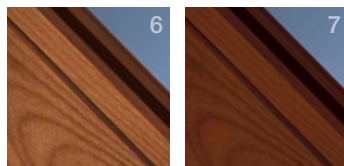
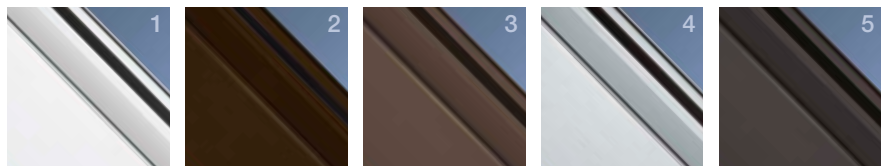


- 1** Aluminum frame provides a virtually maintenance-free, long-lasting door.
- 2** Tempered glass, acrylic or solid aluminum panel options. Insulated glass is also available for increased energy efficiency.
- 3** Integral reinforcing fin provides increased strength and longevity.

Heavy-duty steel ball bearing rollers with nylon tires provide quiet operation.

See your Clopay Dealer for WINDCODE® availability.

FRAME COLOR OPTIONS



- 1** White
 - 2** Bronze
 - 3** Brown
 - 4** Clear Anodized
 - 5** Anodized Black
 - 6** Ultra-Grain® Light Cherry
 - 7** Ultra-Grain® Dark Cherry
- Due to the anodizing process, slight color variation may occur. Custom Colors Available.*



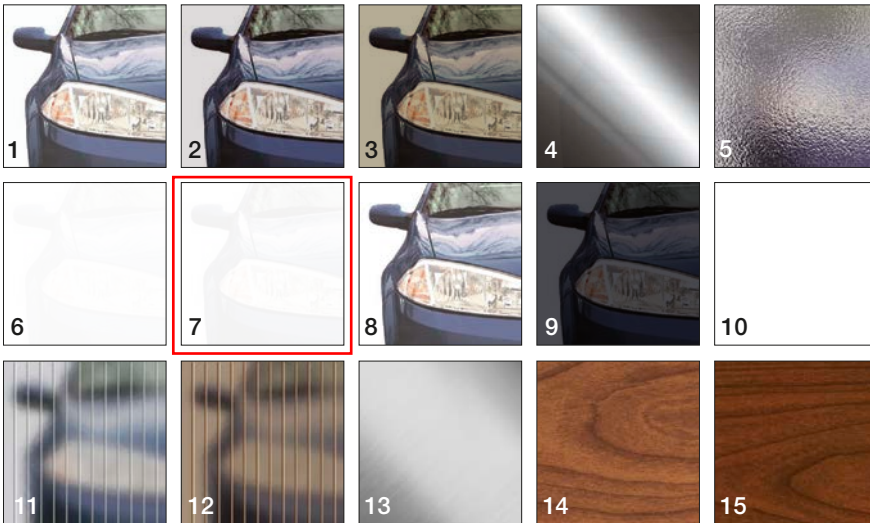
Avante™ Collection, Clear Anodized Frame with Frosted Tempered Glass

AVANTE™

collection

The Avante is the perfect choice to modernize any home; transforming not only garages, it can also be used as an indoor loft partition or a versatile solarium door.

GLASS/PANEL OPTIONS



- 1 Clear Glass*
- 2 Gray Tinted Glass*
- 3 Bronze Tinted Glass*
- 4 Mirrored Glass*
- 5 Obscure Glass*
- 6 White Laminate Glass
- 7 Frosted Glass* or Acrylic
- 8 Clear Acrylic
- 9 Gray Acrylic
- 10 White Acrylic
- 11 Clear Polygal®
- 12 Bronze Polygal®
- 13 Clear Anodized (Aluminum Panel)
- 14 Ultra-Grain® Light Cherry (Aluminum Panel)
- 15 Ultra-Grain® Dark Cherry (Aluminum Panel)

Glass available in single pane or insulated. White laminated and mirrored glass not available insulated.

Panels can be aluminum to match the aluminum frame. Glass/acrylic panels may be combined with aluminum panels. Custom glass and colors available. See your Clopay Dealer for details.

*Glass is tempered

WARRANTIES



HARDWARE

Attractive color-matched aluminum grip handles.



WINDCODE®

Doors available to meet many regional wind load requirements.

WindCode® doors over 16' wide may have reinforcement hardware that shows through the glass panels of the door.



Avante™ Collection, Clear Anodized Frame and Panels with Frosted Insulated Glass

Architect: www.jamesphillipwright.com



A FOCUS ON

green

Clopay® is committed to designing, manufacturing and distributing garage doors that enhance the beauty, safety and value of your home while minimizing the impact on the environment.

The Avante™ Collection helps conserve natural resources by providing environmentally conscious consumers with a durable, reliable, low-maintenance door.

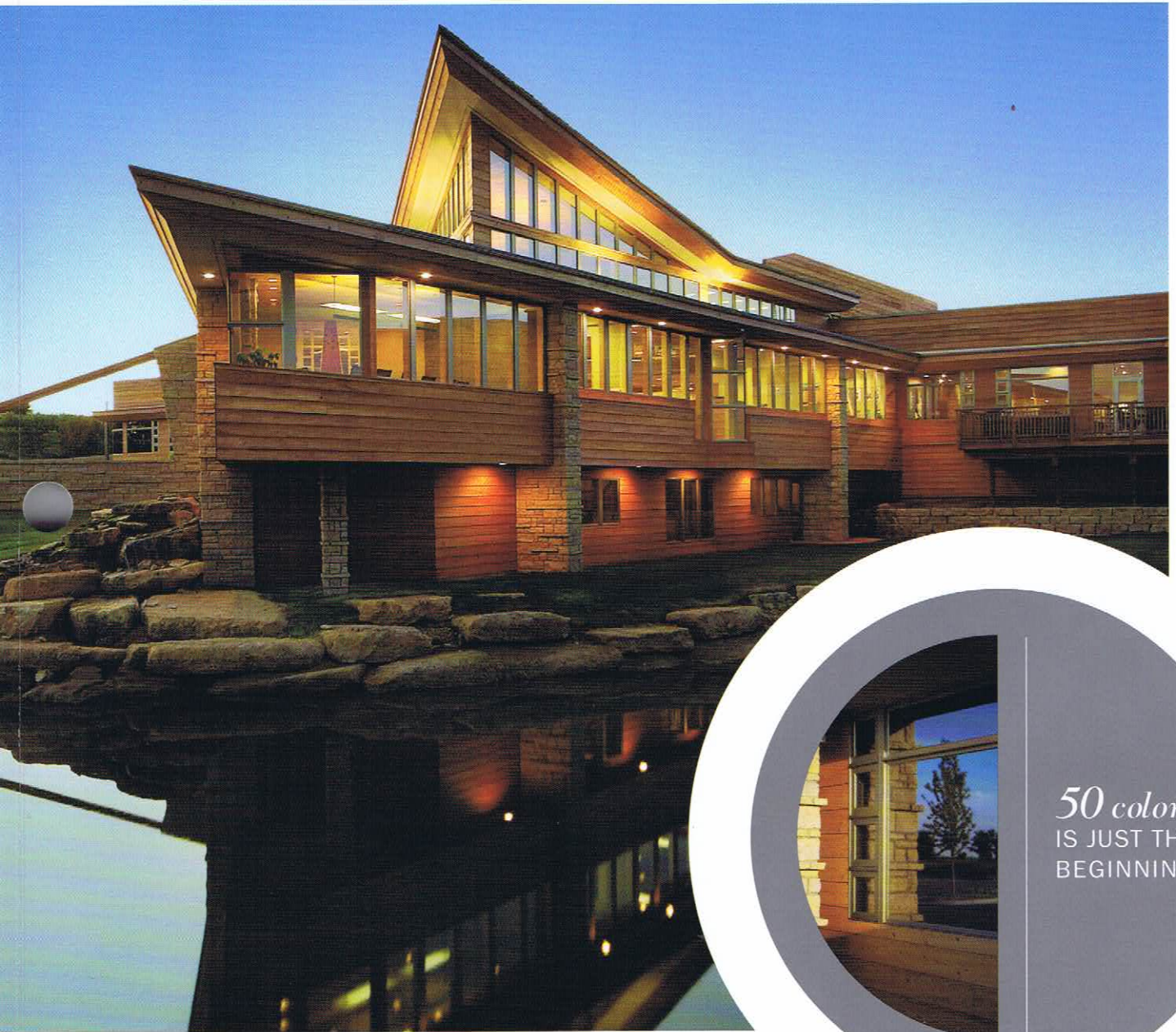
All Clopay doors are made in the U.S., minimizing shipping, damage and handling. For more details on Clopay's green practices visit clopaydoor.com/green.aspx



For more detailed product specification information or availability of our Avante™ Collection Garage Doors, please contact your Clopay Dealer. To locate a dealer to help you select the right door for your home, just go to www.clopaydoor.com/dealer or call 1-800-2CLOPAY (225-6729).

Follow us on 

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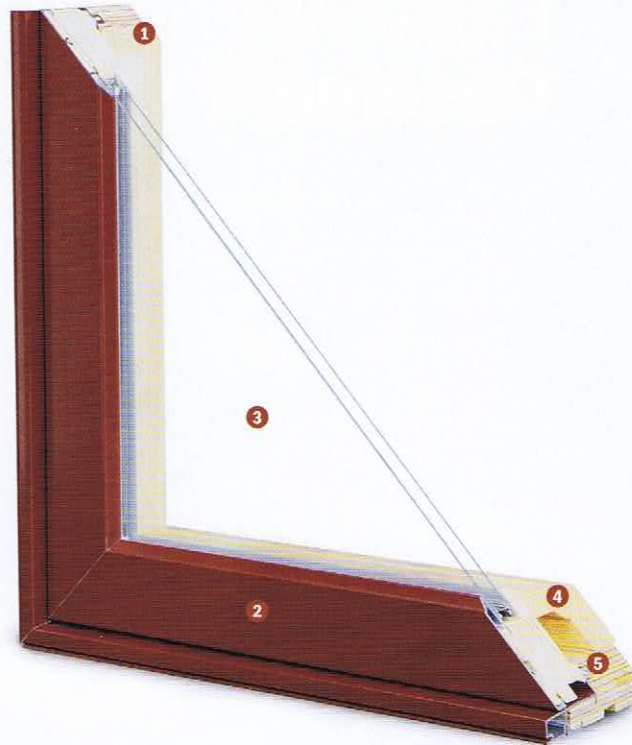


50 colors
IS JUST THE
BEGINNING

DESIGN GUIDE

Unlimited Possibilities with Made-to-Order Windows & Doors

Eagle Axiom® Casement Windows



Frame & Sash

1 Select wood components are kiln dried, and treated with water/insect repellent and preservative. Interior wood surfaces are available in complimentary pine or mixed grain fir, or optional wood species including cherry, hickory, African mahogany, maple, oak, walnut, alder or vertical grain fir. Interior surfaces are available unfinished or factory primed. Optional factory-applied finishes are available in a variety of stains and basecoats.

2 Wood components are fitted with aluminum extrusions on the exterior. 50 Eagle Complimentary Colors™ that meet AAMA 2604 specifications are available, as well as custom colors. Also available is a selection of seven exterior anodized options.

Glazing

3 High-Performance™ Low-E4® glass with a low-conductance spacer. Triple insulated glass, tinted, clear IG,

high-altitude glass and other special glazing options are available.

4 Glass is fixed in place from the interior with wood stops that can be removed for easy reglazing if necessary. Glass stops available in colonial and contemporary profiles.

Weather Strip

5 A continuous perimeter bulb weather strip around the frame allows for proper seal at corners.

A secondary bulb weather strip is applied on three sides of the sash. Available in white or optional black.

Hardware

Equipped with a stainless steel gear operator, concealed hinges and hinge track. Radius units use stainless steel piano hinges.

Concealed sash locks (multi-point on units over 3' high) provide a positive lock by operating one convenient lever.

Stainless steel keepers resist corrosion.*

Locks, handles and operator covers are available in 10 finishes and can be shipped separately closer to job completion.

Eagle's construction locks and crank handles keep your permanent window hardware away from the construction process and possible damage, yet allow operation of windows during construction.

Electric operators are available in bronze, white, black or gold.

ADA hardware is available upon request.

Electric Operator



Available In
BRONZE, WHITE, BLACK
OR GOLD

Features & Options

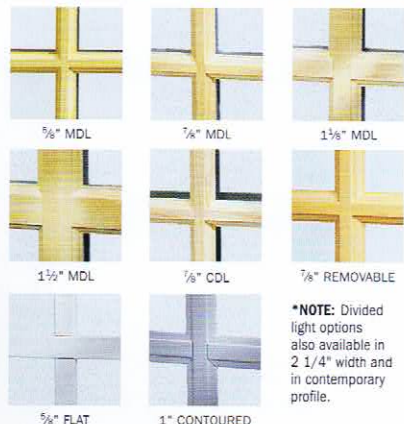
Crank Handles & Operator Covers



Sash Locks



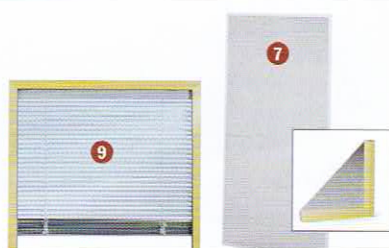
Divided Lights



MDL = Modern Divided Lights* **Flat** = Between-glass grilles
CDL = Classic Divided Lights* **Contoured** = Between-glass grilles
Removable = Removable wood grilles

*NOTE: Divided light options also available in 2 1/4" width and in contemporary profile.

Blinds, Shades & Insect Screens



Construction Hardware



Window Anchorage

Folding vinyl nailing fins are pre-applied into a kerf on the frame exterior to facilitate installation. Optional metal installation clips are available.

7 Insect Screens

Charcoal fiberglass screen mesh fits into an aluminum frame in colors of bronze, white or gold as well as optional black. Aluminum screen mesh and wood-veneered insect screen also available as options.

TruScene® insect screens available in painted aluminum or wood-veneered options.

Eagle Axiom® retractable insect screen available in wood-veneered options.

8 Divided Lights

Modern Divided Lights. Fixed interior and exterior grilles with internal spacers between two panes of glass. Available in 5/8", 7/8", 1 1/2", 1 3/4" or 2 1/4" widths and colonial or contemporary profiles.

Classic Divided Lights. Fixed exterior and interior grilles without an internal spacer. Available in 5/8", 7/8", 1 1/2", 1 3/4" or 2 1/4" widths and colonial or contemporary profiles.

Between-glass grilles. Available in 5/8" flat or 1" contoured aluminum profiles. Two-tone colors of colony white/pebble tan, colony white/sierra bronze or colony white/forest green are available on the 1" profile.

Removable wood grilles. Removable wood grilles are available in a 7/8" width and colonial or contemporary profiles. Optional surround and fixed exterior grilles also available.

9 Privacy Options

System 3 Blinds. A 5/8" aluminum slat blind is mounted to an extruded aluminum blind panel and applied to the window, creating a triple-glazed window boasting privacy and energy-efficiency. Available in four colors. Blind panels are offered in

white, tan, gold or an optional wood veneer to match your interior. Panels provide a virtually dust-free environment.

System 3 Shades. Pleated fabric shades are available in six colors to effortlessly and beautifully filter the light. See page 15 for more details.

System 3 Shades



Available In
 ALMOND, PEARL, MAGNOLIA,
 GARDENIA, WINTER WHITE AND VANILLA



EXTERIOR INTERIOR INTERIOR

WHITE

ALDER

CAPRI



Ascent[®] Hinged French Doors

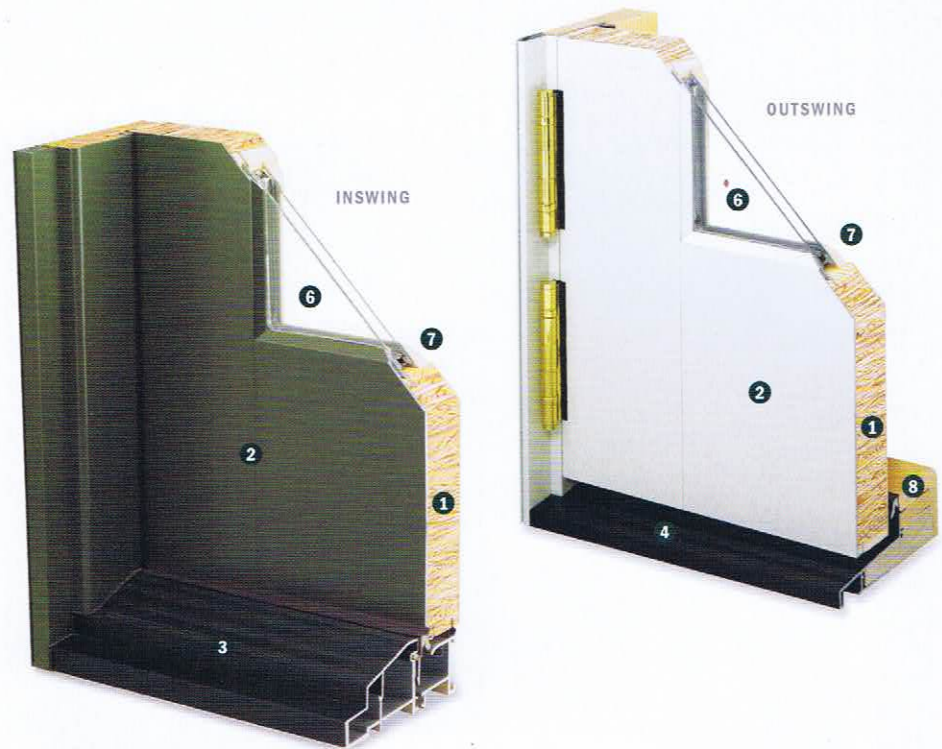
Bottom and mid-rail options are just the start to this door's solid design. Go as high as 10 feet, then select a handle set accenting your style. Unique indeed.

Venting inswing or
outswing sidelites

Raised solid wood
panel inserts

Architecturally correct
transoms aligning
planes and sight lines

Ascent® Hinged French Doors



Frame & Panel

1 Select wood components are kiln dried, and treated with water/insect repellent and preservative. Interior wood surfaces are available in complimentary pine or mixed grain fir, or optional wood species including cherry, hickory, African mahogany, maple, oak, walnut, alder or vertical grain fir. Interior surfaces are available unfinished or factory primed. Optional factory-applied finishes are available in a variety of stains and basecoats.

2 Wood components are fitted with aluminum extrusions on the exterior. 50 Eagle Complimentary Colors™ that meet AAMA 2604 specifications are available, as well as custom colors. Also available is a selection of seven exterior anodized options.

Sill

3 Premium grade aluminum inswing sill with an oak threshold. Sills have a built-in drainage channel that allows water to drain away from the interior of the door. A top plate is removable for easy channel cleaning. A polyurethane thermal barrier helps reduce heat loss. Available in mill or dark bronze anodized finish.

4 Premium grade aluminum outswing bumper sill with oak threshold. Bumper sill is backed with a compression foam weather strip. Available in mill or dark bronze anodized finish.

5 Aluminum ADA sill available with outswing doors and inswing door wall depths of $4\frac{9}{16}$ " and $6\frac{3}{16}$ ". Low profile design is a smooth transition from interior to exterior and is wheelchair-accessible. A polyurethane thermal barrier helps reduce heat loss. Available in dark bronze anodized finish.

Glazing

6 High-Performance™ Low-E4® glass with a low-conductance spacer. Triple insulated glass, tinted, clear IG, high-altitude glass and other special glazing options are available.

7 Glass is fixed in place from the interior with wood stops that can be removed for easy reglazing if necessary. Glass stops available in colonial and contemporary profiles.

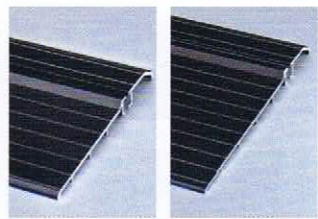

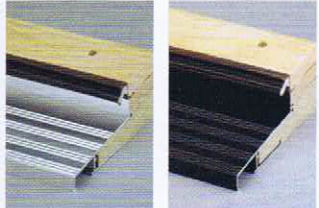

Weather Strip

8 The frame perimeter consists of an upgraded high-performance foam-filled weather strip.

Hardware

Eagle's Autolatch® stainless steel multi-point locking system locks the panel in three positions to provide a secure, weatherproof entry system. Some door heights lock the panel in four positions.

Features & Options

<p>3 <i>4 7/16" Inswing Sill</i></p> 	<p>5 <i>Inswing ADA Sill</i></p> 	<p>9 <i>Handle Finishes</i></p> 	
<p>4 <i>Outswing Sill</i></p> 	<p><i>Outswing ADA Sill</i></p> 	<p>11 <i>Heavy-Duty Commercial Grade Hinges</i></p> 	
<p>10 <i>Temporary Construction Handle</i></p> 			

9 Standard Capri handle set finish is polished brass with a 1" security deadbolt throw, 45mm backset and 90° thumb turn located above the handle. Other optional finishes include stainless steel (Capri only), limited lifetime brass, antique brass, oil-rubbed bronze, pewter, satin chrome, bright chrome, white or black. Keyed locks are available. Dummy handle sets are available in all finishes for inactive door panels. Optional handle styles include: Athens, Bellagio, Luxor, Normandy, Piedmont, Riviera and

Tuscany. Optional square escutcheon plate also available.

10 Temporary construction handle is sent with all hinged French doors. This handle allows operation during the construction phase, protecting finished hardware from damage or job site theft.

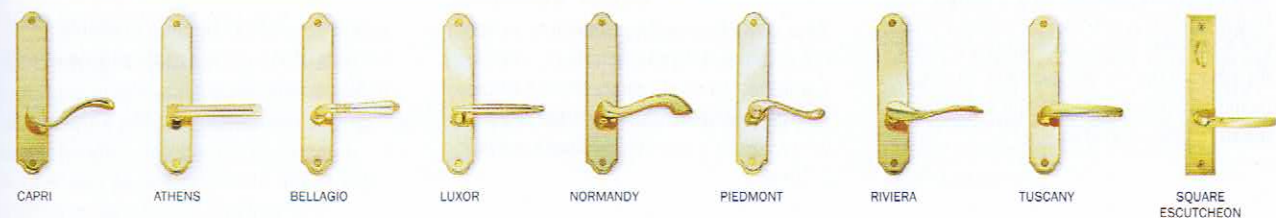
11 Heavy-duty commercial grade hinges are available in a standard finish of polished brass or optional finishes of limited lifetime brass, antique brass, oil-rubbed bronze, pewter, satin chrome,

bright chrome, white, black or stainless steel to match your handle set. Hinges are complete with matching screws. An innovative hinge shimming system allows for minor adjustments.

Door Anchorage

Inswing and outswing doors receive a factory-applied vinyl nailing fin with drip cap. Some inswing doors require an adjustable metal nailing fin. Optional metal installation clips are available.

9
French Door Handle Styles



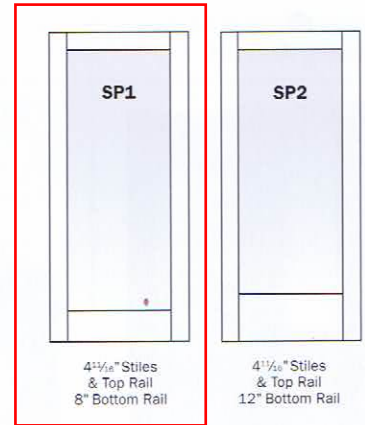
The above handle styles are available in all nine finishes (Capri handle has an added finish of stainless steel). Escutcheon plates are also available as pictured or square.

Ascent® Hinged French Door Panel Labeling System

Eagle has added a consistent labeling configuration to our panels for your ordering ease. Scan the designs to see which one fits your needs.

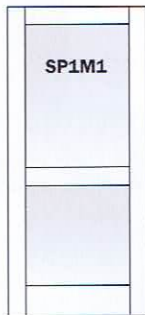
Traditional Panel Options

Eagle's Ascent® door panel options provide clean lines to complement a modern style. These options are an economical way to add interest to your project's design.

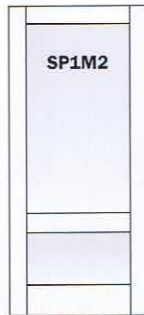


Mid-Rail Panel Options

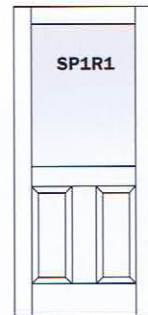
Raised Panel Options



4 1/8" Stiles & Top Rail
5 1/8" Mid-Rail
8" Bottom Rail



4 1/8" Stiles & Top Rail
5 1/8" Mid-Rail
8" Bottom Rail



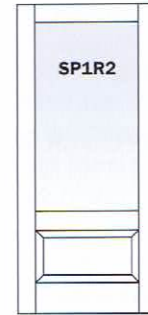
4 1/8" Stiles & Top Rail
5 1/8" Mid-Rail
8" Bottom Rail
Raised Panel



4 1/8" Stiles & Top Rail
5 1/8" Mid-Rail
12" Bottom Rail







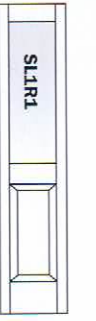



4 1/8" Stiles & Top Rail
5 1/8" Mid-Rail
12" Bottom Rail

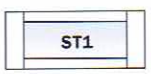

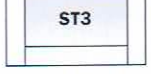
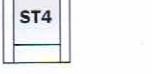


4 1/8" Stiles & Top Rail
5 1/8" Mid-Rail
8" Bottom Rail
Raised Panel


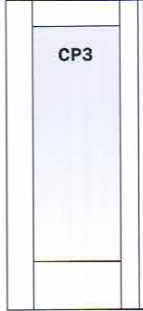
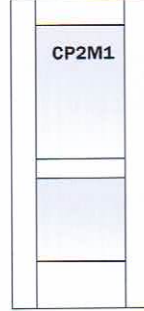
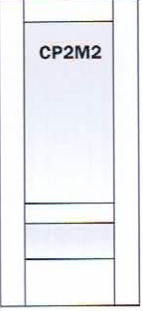
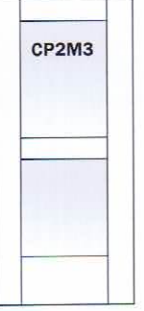
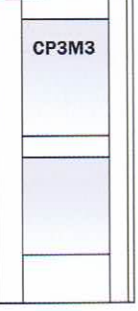



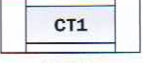
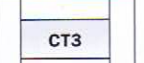

Sidelite Panel Options

							
2 1/4" Stiles 4 1/8" Top Rail 8" Bottom Rail	2 1/4" Stiles 4 1/8" Top Rail 12" Bottom Rail	2 1/4" Stiles 4 1/8" Top Rail 5 1/8" Mid-Rail 8" Bottom Rail	2 1/4" Stiles 4 1/8" Top Rail 5 1/8" Mid-Rail 8" Bottom Rail	2 1/4" Stiles 4 1/8" Top Rail 5 1/8" Mid-Rail 12" Bottom Rail	2 1/4" Stiles 4 1/8" Top Rail 5 1/8" Mid-Rail 12" Bottom Rail	2 1/4" Stiles 4 1/8" Top Rail 5 1/8" Mid-Rail 8" Bottom Rail Raised Panel	2 1/4" Stiles 4 1/8" Top Rail 5 1/8" Mid-Rail 8" Bottom Rail Raised Panel

Transom Panel Options

			
4 1/8" Stiles 2 1/4" Rails	2 1/4" Stiles & Rails	4 1/8" Stiles & Rails	2 1/4" Stiles 4 1/8" Rails

Commercial Panel Options*

					
6 1/2" Stiles & Top Rail 12" Bottom Rail	6 1/2" Stiles & Top Rail 12" Bottom Rail	6 1/2" Stiles & Top Rail 5 1/8" Mid Rail 12" Bottom Rail	6 1/2" Stiles & Top Rail 5 1/8" Mid-Rail 12" Bottom Rail	6 1/2" Stiles & Top Rail 5 1/8" Mid-Rail 12" Bottom Rail	6 1/2" Stiles & Top Rail 5 1/8" Mid-Rail 12" Bottom Rail
					
2 1/4" Stiles 6 1/2" Top Rail 12" Bottom Rail	2 1/4" Stiles 6 1/2" Top Rail 5 1/8" Mid Rail 12" Bottom Rail	2 1/4" Stiles 6 1/2" Top Rail 5 1/8" Mid-Rail 12" Bottom Rail	6 1/2" Stiles 2 1/4" Rails	6 1/2" Stiles & Rails	2 1/4" Stiles 6 1/2" Rails

*Also available for residential applications.

ADDRESS OF PROJECT: 100 Quay Street, Alexandria, VA 22314TAX MAP AND PARCEL: 065.03-05-42 ZONING: RMAPPLICATION 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: Magaly Galdo-Hirst & Thompson M. HirstAddress: 100 Quay StreetCity: Alexandria State: VA Zip: 22314Phone: 703-683-0648 E-mail: mmgaldo@yahoo.comAuthorized Agent *(if applicable)*: Attorney Architect _____Name: Karen ConkeyPhone: 703-589-4550E-mail: kconkey@karenmconkey.com

Legal Property Owner:

Name: Magaly Galdo-Hirst & Thompson M. HirstAddress: 100 Quay StreetCity: Alexandria State: VA Zip: 22314Phone: (703) 683-0648 E-mail: mmgaldo@yahoo.com

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

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

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

- NEW CONSTRUCTION
- EXTERIOR ALTERATION: *Please check all that apply.*
 - awning fence, gate or garden wall HVAC equipment shutters
 - doors windows siding shed
 - lighting pergola/trellis painting unpainted masonry
 - other decorative railings & roof embellishment
- 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 alterations to the 1970's era brick and stucco town home located at 100 Quay Street. Replace all exterior windows and doors on all facades with aluminum clad wood windows and doors. Add a 2 story projecting bay window to the Quay Street facade. On the Union Street facade, the applicant proposes to do the following; enlarge three of the window openings, modify the existing 3rd floor Palladian window eliminating the arched top, add a decorative metal flower box and new 1st floor window opening, and replace the existing flower box & railing with a new decorative flower box & metal rail to match the proposed new flower box. And lastly, add a decorative rooftop embellishment to the south facing rear facade.

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.

Electronic copies of submission materials should be submitted whenever possible.

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. All plans must be folded and collated into 5 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. 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 5 sets of 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: 02/03/2014

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 ten 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. Thompson M Hirst & Magaly Galdo-Hirst	100 Quay Street	100%
2. Thompson M Hirst & Magaly Galdo-Hirst		
3. Thompson M Hirst & Magaly Galdo-Hirst		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 100 Quay Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten 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. Thompson M Hirst & Magaly Galdo-Hirst		100%
2. Thompson M Hirst & Magaly Galdo-Hirst		
3. Thompson M Hirst & Magaly Galdo-Hirst	100 Quay Street	

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require 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. All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

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. Thompson M Hirst & Magaly Galdo-Hirst		N/A
2. Thompson M Hirst & Magaly Galdo-Hirst		N/A
3. Thompson M Hirst & Magaly Galdo-Hirst		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.

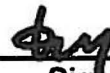
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

02/03/2014

Date

Karen Conkey

Printed Name



Signature