

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

APPLICANT: Sean and Jill Milliken, represented by Karen Conkey, Architect

LOCATION: Old and Historic Alexandria District or Parker-Gray District
101 Queen Street

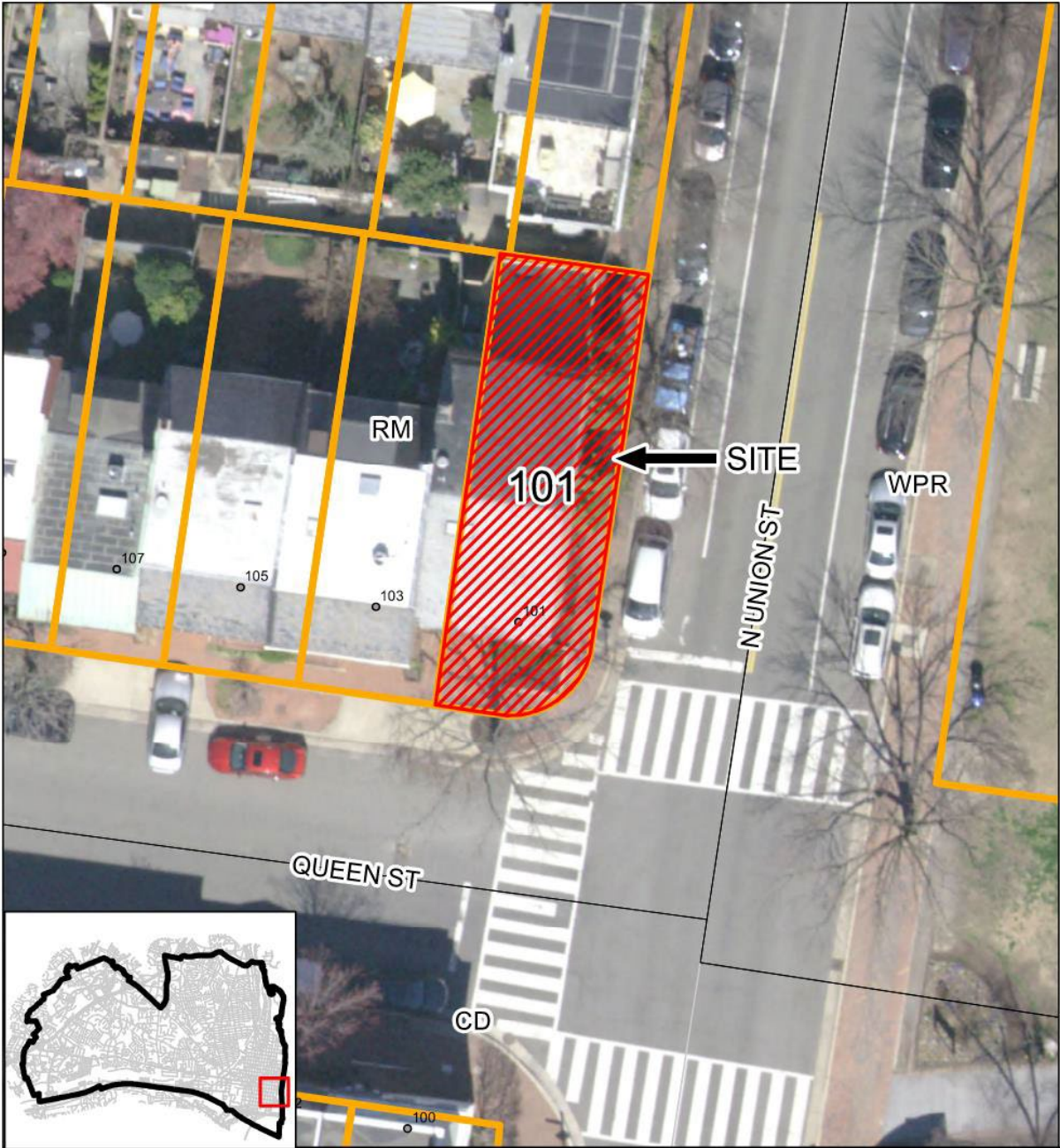
ZONE: RM/Residential Townhouse Zone

STAFF RECOMMENDATION

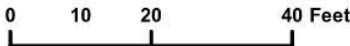
Staff recommends approval of the Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for alterations, as submitted.

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.



BAR#2024-00347 & BAR#2024-00348
101 Queen Street



Note: Staff coupled the applications for a Permit to Demolish (BAR2024-00348) and Certificate of Appropriateness (BAR2024-00347) for clarity and brevity. The Permit to Demolish requires a roll call vote.

I. APPLICANT'S PROPOSAL

The applicant requests a Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness to construct a shed dormer on the north elevation, replace all windows, replace rear terrace doors, and enlarge openings on east façade, as well as alterations, at 101 Queen Street.

Permit to Demolish/Capsulate

The applicant is requesting approval to demolish approximately 242.19 ft² of existing masonry wall area on the east (side) elevation and north (rear) elevation to enlarge four windows.

Certificate of Appropriateness

The project also proposes to construct a 22.29 ft² shed dormer on the rear elevation and to replace all existing windows with aluminum-clad, casement windows with six-light grids. The rear French door with sidelights is also being replaced with the same material and light configuration. Additionally, the applicant is proposing to stain the unpainted masonry building.

Site context

The subject property sits on the northwest corner of the intersection of Queen and North Union streets. There are no alleys running adjacent to the property, but all three elevations, south, east and north are visible from a public way (Photo 1 and 2).



Photo 1 - South and east elevations



Photo 2 - North and east elevations

II. HISTORY

The building at 101 Queen Street is a three-story, brick vernacular townhouse. The group of townhouses bounded by North Union, North Lee, Queen, and Princess streets was built in **1971** (Building Permit #8841, 7/21/71). This area was not included in the Old and Historic Alexandria District until June of 1984.

Previous BAR Approvals

- BAR2022-00134/00135 – Board approval of partial demolition and alterations. (4/20/22)
- BAR2014-00044 – Administrative approval for window replacement on. (2/19/14)
- BAR2005-00097 – Board approval for alterations on. (4/18/05)

III. ANALYSIS

Permit to Demolish/Capsulate

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B) which relate only to the subject property and not to neighboring properties. The Board has purview of the proposed demolition/capsulation regardless of visibility.

Standard	Description of Standard	Standard Met?
(1)	Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?	No
(2)	Is the building or structure of such interest that it could be made into a historic shrine?	No
(3)	Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?	No
(4)	Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?	N/A
(5)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No
(6)	Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design,	No

	educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?	
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In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted. The areas to be demolished are not historic and the materials are not of unusual or uncommon design and could be reproduced easily. Furthermore, 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 character defining features 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 have a negative impact on the historic fabric of this later building. The current design of the townhouse lacks any historic significance or architectural distinction.

Likewise, the Board has continuously approved similar projects of window enlargement and dormer installation on buildings that face or have an elevation facing North Union Street, as homeowners wish to maximize the view of the Founder’s Park and the Potomac River. In addition, the Board approved a similar project at 100 Quay Street, the subject building’s rear neighbor, on March 5, 2014, BAR2014-00032 & BAR 2014-00033 (Figure 3). This townhouse was already painted when the project came before the Board for window enlargement in 2014.



Photo 3 - 100 Quay Street east elevation

The *Design Guidelines* do not have a section addressing window railings, but in general, railings “can have a decorative function as part of the design vocabulary of an architectural style.” As with the project mentioned above (100 Quay Street), staff has no objection to the railing design since the proposed pattern is architecturally appropriate for the later building.

The *Design Guidelines* states that dormers provide light and ventilation to the top floor of a building and can increase the usable floor area. Dormers are also visible elements of a roof and can have adverse impacts on a building if not properly designed. The proposed dormer is appropriate to the architectural style of the existing building and all the windows are operable and in the same style as the rest of the proposed replacement windows. No historic fabric will be lost from the installation of the dormer and staff has no objection to its construction.

When the Old and Historic Alexandria District was established in 1946, 25 years before this townhouse was constructed, it was not created to freeze Old Town Alexandria at a specific point in time, the way Colonial Williamsburg is often described, but to prevent the demolition of identified historic resources and ensure that infill was compatible with nearby buildings of historic merit. The BAR’s standards and criteria in the zoning ordinance (Section 10-105), as well as the BAR’s adopted policies and *Design Guidelines*, recognize that the historic fabric of Old Town may be modified, altered, and expanded to accommodate contemporary needs and to allow the historic buildings to continue to be used and cherished. The BAR’s charge in the zoning ordinance is first to identify and “protect historic and cultural resources” and second, to ensure that additions, alterations, and new construction are compatible with nearby buildings of historic merit.

The *Design Guidelines* state that “The Zoning Ordinance stipulates that, in all cases, painting a previously unpainted masonry surfaces, no matter what color, requires review and approval of a Certificate of Appropriateness” and, “the Board strongly discourage the painting of a previously unpainted masonry surface.” However, aesthetically, it was common practice on 20th century multi-unit developments such as Yates Gardens, Ford’s Landing, or the Brand projects at Church Square or Queen/Lee, to paint some units on the blockface to provide a studied variety and an instant patina of age. In addition, during the past several years, the Board has had a more lenient level of design review with late 20th century developments, approving a number of substantial alterations, third/fourth floor additions, large dormers, and rooftop terraces on properties within this area. Therefore, due to the modern materials used, the eclectic architectural character of this development, and previous changes approved by the BAR at this contemporary development, staff has no historic preservation related objection to the applicant’s proposal. Consequently, staff has no objection to the staining of the property’s original unpainted brick veneer since it will minimize the scars of the proposed renovation.

In addition, in the last ten years, the Board has approved unpainted brick veneer of late buildings to be painted as the properties at 819 South Lee Street (BAR2020-00276), 625 First Street and 510 Second Street (BAR2021-00470), and 101 Princess Street (BAR2013-00036) to name a few. Therefore, staff recommends approval of the project, as submitted.

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 exterior alterations and addition of rear shed dormer will comply with Zoning.

F-1 This property is governed by BZA#1084 in terms of setbacks, FAR and other zoning regulations.

Code Administration

C-1 A building permit is required.

Transportation and Environmental Services

No comments received.

Alexandria Archaeology

No archaeology comments

V. ATTACHMENTS

Application Materials

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

ADDRESS OF PROJECT: 101 Queen Street, Alexandria, VA 22314

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

TAX MAP AND PARCEL: 065.03-05-43 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: Sean and Jill Milliken

Address: 101 Queen Street

City: Alexandria State: VA Zip: 22314

Phone: 703-338-6614 E-mail: jillmilliken5@yahoo.com

Authorized Agent (if applicable): Attorney Architect _____

Name: Karen Conkey Phone: 703-589-4550

E-mail: kconkey@conkeyarchitects.com

Legal Property Owner:

Name: Sean and Jill Milliken

Address: 101 Queen Street

City: Alexandria State: VA Zip: 22314

Phone: 703-338-6614 E-mail: jillmilliken5@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.

REVISED

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

- NEW CONSTRUCTION
- EXTERIOR ALTERATION: *Please check all that apply.*
 - awning
 - fence, gate or garden wall
 - HVAC equipment
 - shutters
 - doors
 - windows
 - siding
 - shed
 - lighting
 - pergola/trellis
 - painting unpainted masonry
 - other _____
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

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

The applicant proposes the following exterior modifications to 101 Queen Street.
Replace all windows and the rear terrace doors, and enlarge openings on east façade
at kitchen, stairway, home office, and living room. Add a rear shed dormer at the third
floor to increase usable living space. All proposed new doors and windows will meet the
established design guidelines. The applicant also proposes to stain the existing
unpainted masonry of their home a warm white color.

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.

REVISED

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.

REVISED

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: 9/16/2024

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. Sean and Jill Milliken	101 Queen Street	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 101 Queen 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. Sean and Jill Milliken	101 Queen Street	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.

9/16/2024 Karen Conkey 
 Date Printed Name Signature



Department of Planning and Zoning Floor Area Ratio and Open Space Calculations

B

A. Property Information

A1. 101 Queen Street, Alexandria, VA 22314 RM
 Street Address Zone

A2. 1,580.00 x 1.55 = 2,449.00
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

(reduced by easement)

(reduced by variance to
2,420 SF)

B. Existing Gross Floor Area

Existing Gross Area

Basement	874.00
First Floor	872.00
Second Floor	893.00
Third Floor	872.00
Attic	
Porches	
Balcony/Deck	
Lavatory***	
Other**	

Allowable Exclusions**

Basement**	0.00
Stairways**	296.00
Mechanical**	15.00
Attic less than 7***	718.00
Porches**	
Balcony/Deck**	
Lavatory***	127.00
Other**	
Other**	

B1. 3,511.00 Sq. Ft.
Existing Gross Floor Area*

B2. 1,156.00 Sq. Ft.
Allowable Floor Exclusions**

B3. 2,355.00 Sq. Ft.
Existing Floor Area Minus Exclusions
(subtract B2 from B1)

Comments for Existing Gross Floor Area

B1. **Total Gross** 3,511.00 B2. **Total Exclusions** 1,156.00

C. Proposed Gross Floor Area

Proposed Gross Area

Basement	
First Floor	
Second Floor	
Third Floor	113.00
Attic	
Porches	
Balcony/Deck	
Lavatory***	
Other	

Allowable Exclusions**

Basement**	
Stairways**	
Mechanical**	
Attic less than 7***	
Porches**	
Balcony/Deck**	
Lavatory***	50.00
Other**	
Other**	

C1. 113.00 Sq. Ft.
Proposed Gross Floor Area*

C2. 50.00 Sq. Ft.
Allowable Floor Exclusions**

C3. 63.00 Sq. Ft.
Proposed Floor Area Minus Exclusions
(subtract C2 from C1)

C1. **Total Gross** 113.00 C2. **Total Exclusions** 50.00

D. Total Floor Area

D1. 2,418.00 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 2,449.00 Sq. Ft.
Total Floor Area Allowed
by Zone (A2)

(reduced by variance to
2,420 SF)

E. Open Space (RA & RB Zones)

E1. 421.00 Sq. Ft.
Existing Open Space

E2. 300.00 Sq. Ft.
Required Open Space

E3. 421.00 Sq. Ft.
Proposed Open Space

Notes

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

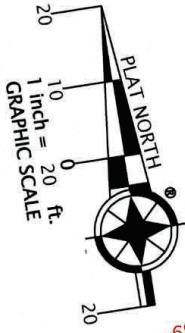
** Refer to the Zoning Ordinance (Section 2-145(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

***Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

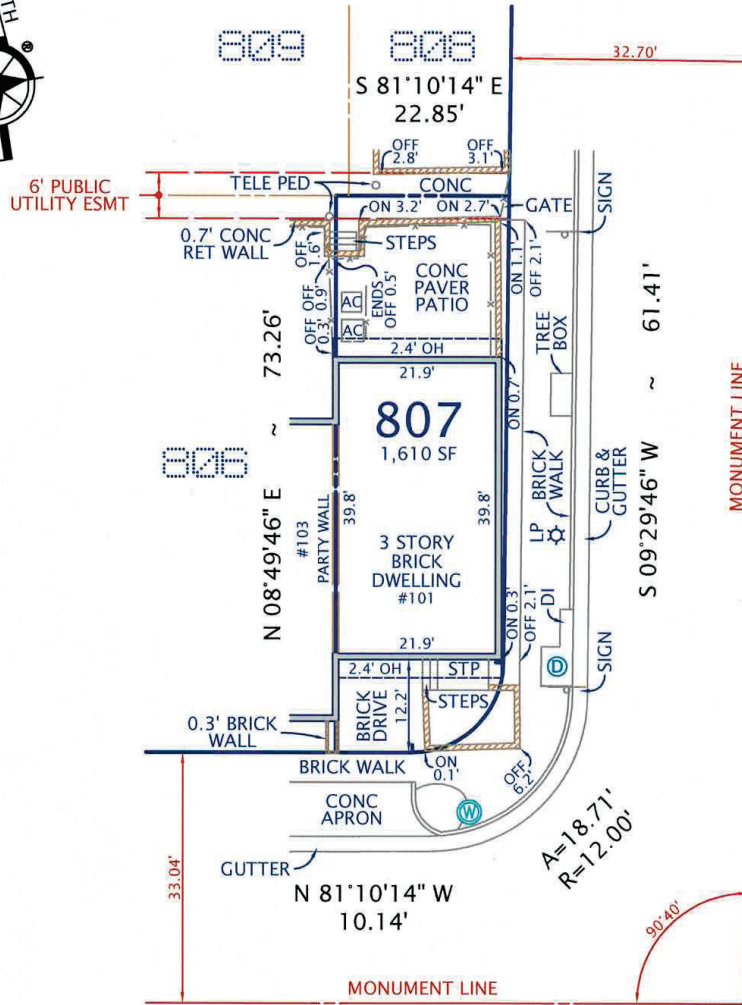
The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature:

Date: 9/16/2024



- NOTES: 1. FENCES ARE FRAME.
 2. RET WALLS ARE 0.7' BRICK UNLESS NOTED.
 3. UTILITIES ARE UNDERGROUND.



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QUEEN STREET

NORTH UNION STREET

PLAT
 SHOWING HOUSE LOCATION ON
 LOT 807, SECTION FOUR
OLD TOWNE
 (DEED BOOK 726, PAGE 115)
 CITY OF ALEXANDRIA, VIRGINIA
 SCALE: 1" = 20' JANUARY 24, 2020

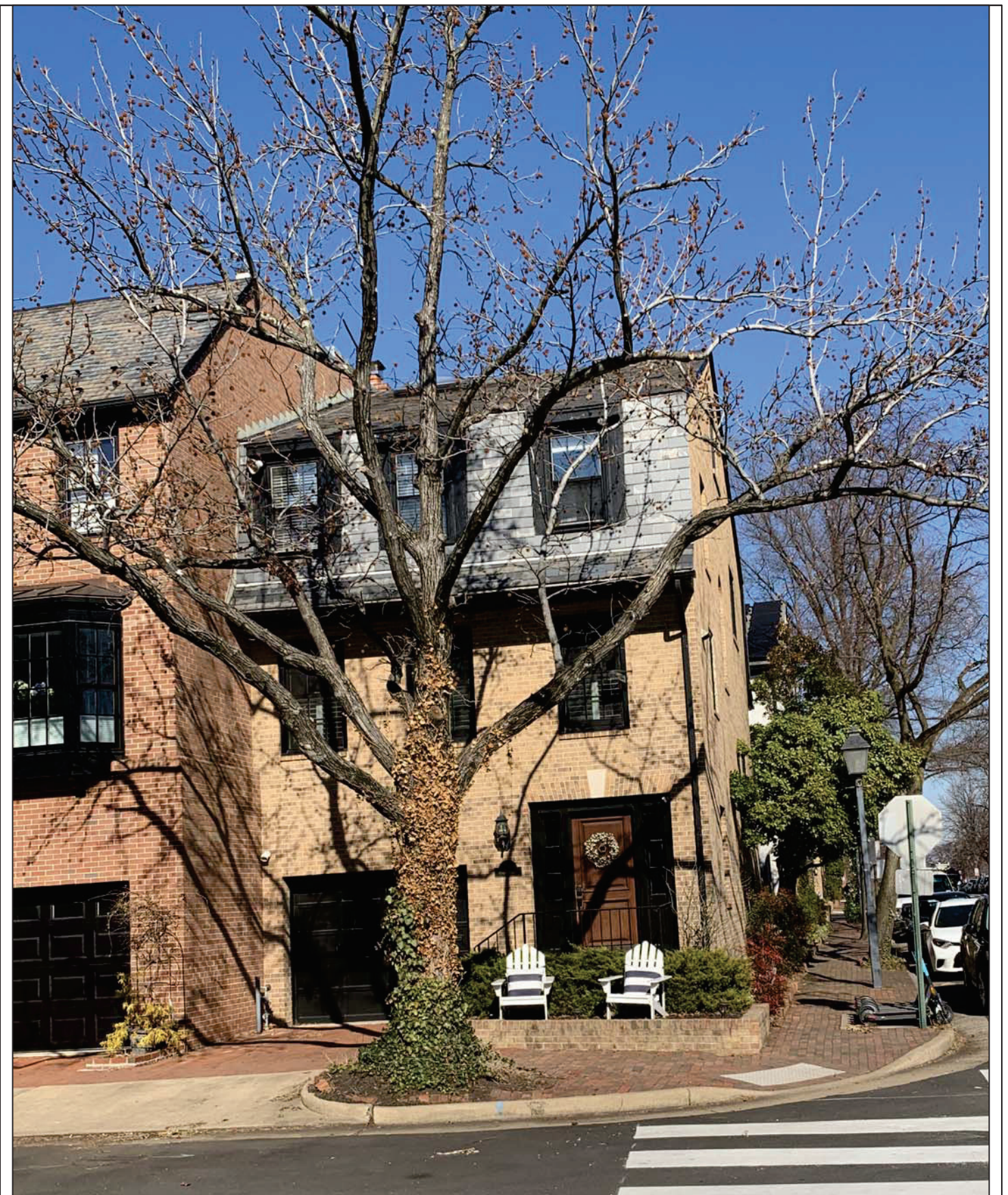
I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.
 A TITLE REPORT WAS NOT FURNISHED.
 NO CORNER MARKERS SET.



Ordered by:
Monarch
 TITLE, INC.[®]
 675 N. Washington Street, Suite 435
 Alexandria, Virginia 22314
 Phone: 703-852-7700

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



<h1>101 Queen Street, Alexandria, VA 22314</h1>			<p>BAR SUBMISSION</p> <h1>ASK 1.1A</h1> <p>NOT FOR CONSTRUCTION</p>	
<p>PHOTO OF EXISTING FRONT ELEVATION</p>			<p>COPYRIGHT ©</p>	
<p>CLIENT: Jill and Sean Milliken 101 Queen Street Alexandria, VA 22314</p>		<p>15</p>	<p>ARCHITECT: 407 south lee street alexandria, va 22314 703 . 589 . 4550 info@conkeyarchitects.com</p>	
			<p>16 SEPTEMBER 2024</p>	
			<p>Conkey architects</p>	



101 Queen Street, Alexandria, VA 22314

PHOTO OF EXISTING SIDE ELEVATION

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CLIENT:
Jill and Sean Milliken
 101 Queen Street
 Alexandria, VA 22314

16

16 SEPTEMBER 2024

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

Conkey | architects

BAR SUBMISSION

**ASK
 1.1B**

NOT FOR CONSTRUCTION



101 Queen Street, Alexandria, VA 22314

PHOTO OF EXISTING REAR ELEVATION

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CLIENT:
Jill and Sean Milliken
 101 Queen Street
 Alexandria, VA 22314

17

16 SEPTEMBER 2024

ARCHITECT:

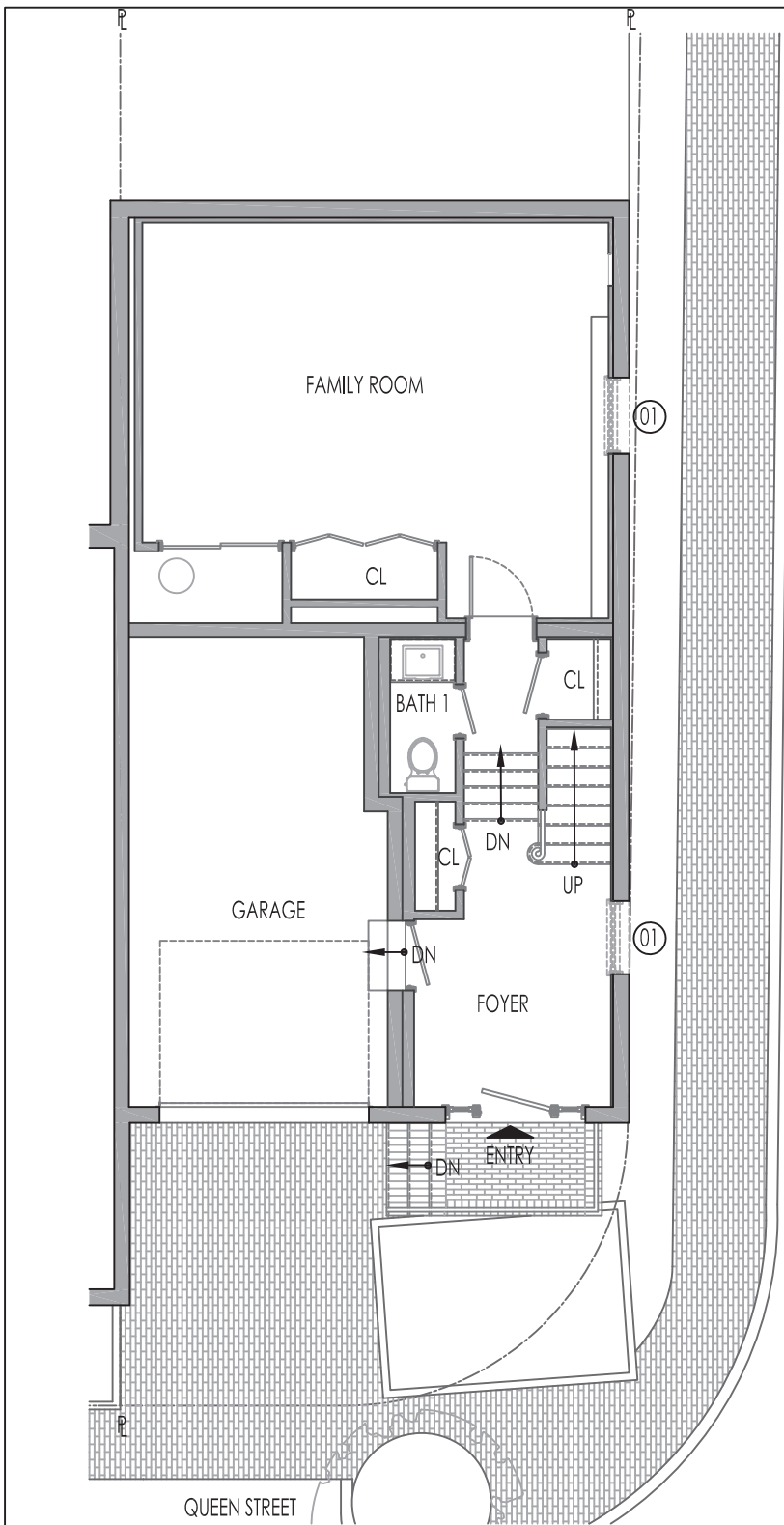
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 alexandria, va 22314
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 info@conkeyarchitects.com

Conkey | architects

BAR SUBMISSION

**ASK
 1.1C**

NOT FOR CONSTRUCTION



DEMOLITION NOTES	
01	WINDOW TO BE REMOVED
02	DOOR & SIDELIGHTS AS APPL TO BE REMOVED
03	WALL TO BE REMOVED
04	AREA OF ROOF TO BE MODIFIED
NEW WORK NOTES	
20	ALUM CLAD WD WINDOW
21	ALUM CLAD WD FRENCH DOORS W/ SIDELIGHTS AS APPL
23	DECORATIVE PTD MTL RAILING - SEE ASK-3.2A FOR DETAILS
24	BRICK JACK ARCH
25	FIBER CEMENT CLAD DORMER W/ MTL ROOFING

THESE DRAWINGS AND SPECIFICATIONS, AND THE IDEAS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, CONKEY ARCHITECTS. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT, OR BY ANY OTHER PERSON FOR ANY PURPOSE OTHER THAN FOR THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

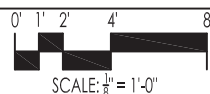
101 Queen Street, Alexandria, VA 22314

EXISTING BASEMENT PLAN

CLIENT:
Jill and Sean Milliken
 101 Queen Street
 Alexandria, VA 22314



18



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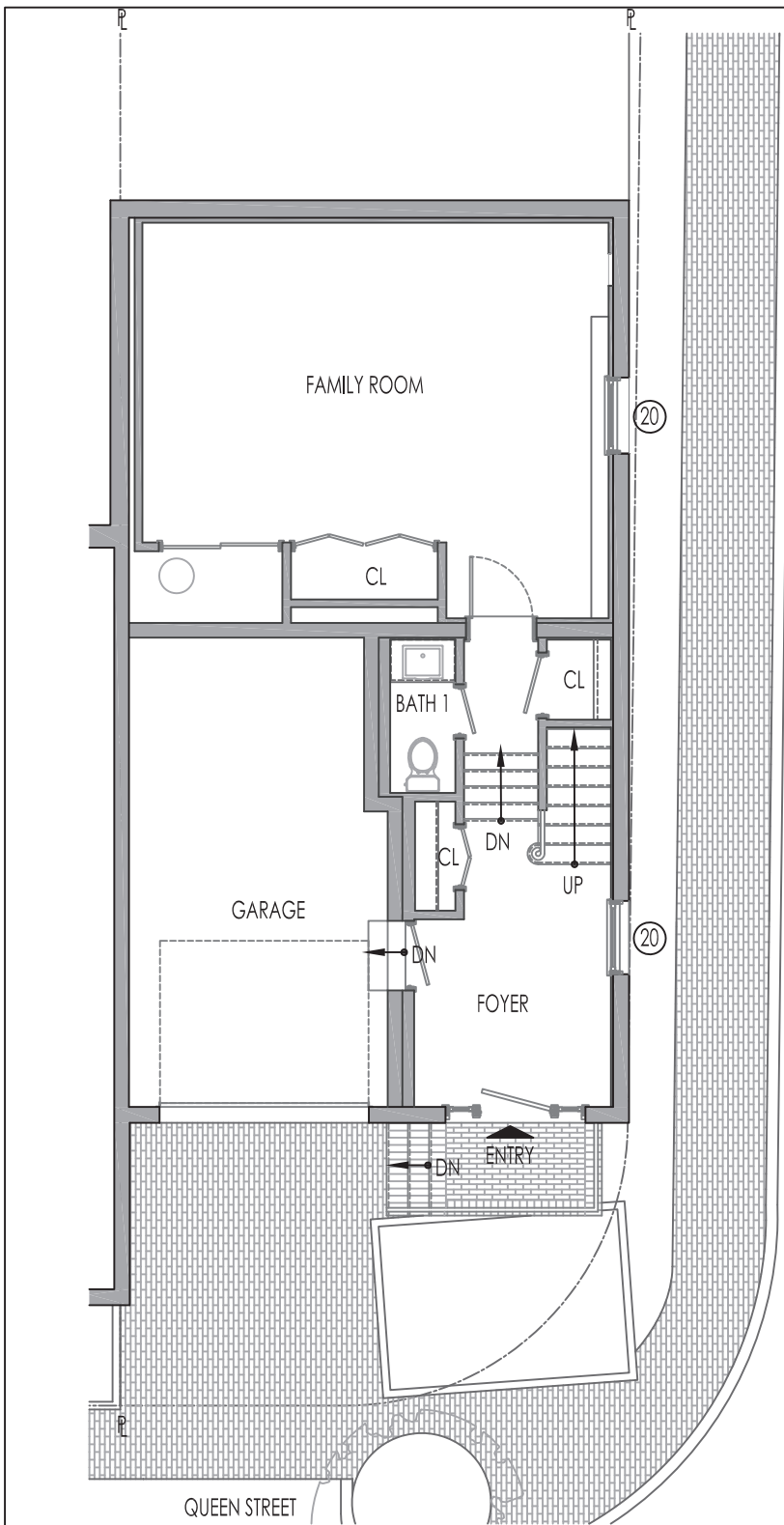
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DEMOLITION NOTES	
01	WINDOW TO BE REMOVED
02	DOOR & SIDELIGHTS AS APPL TO BE REMOVED
03	WALL TO BE REMOVED
04	AREA OF ROOF TO BE MODIFIED
NEW WORK NOTES	
20	ALUM CLAD WD WINDOW
21	ALUM CLAD WD FRENCH DOORS W/ SIDELIGHTS AS APPL
23	DECORATIVE PTD MTL RAILING - SEE ASK-3.2A FOR DETAILS
24	BRICK JACK ARCH
25	FIBER CEMENT CLAD DORMER W/ MTL ROOFING

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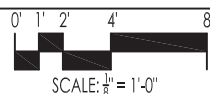
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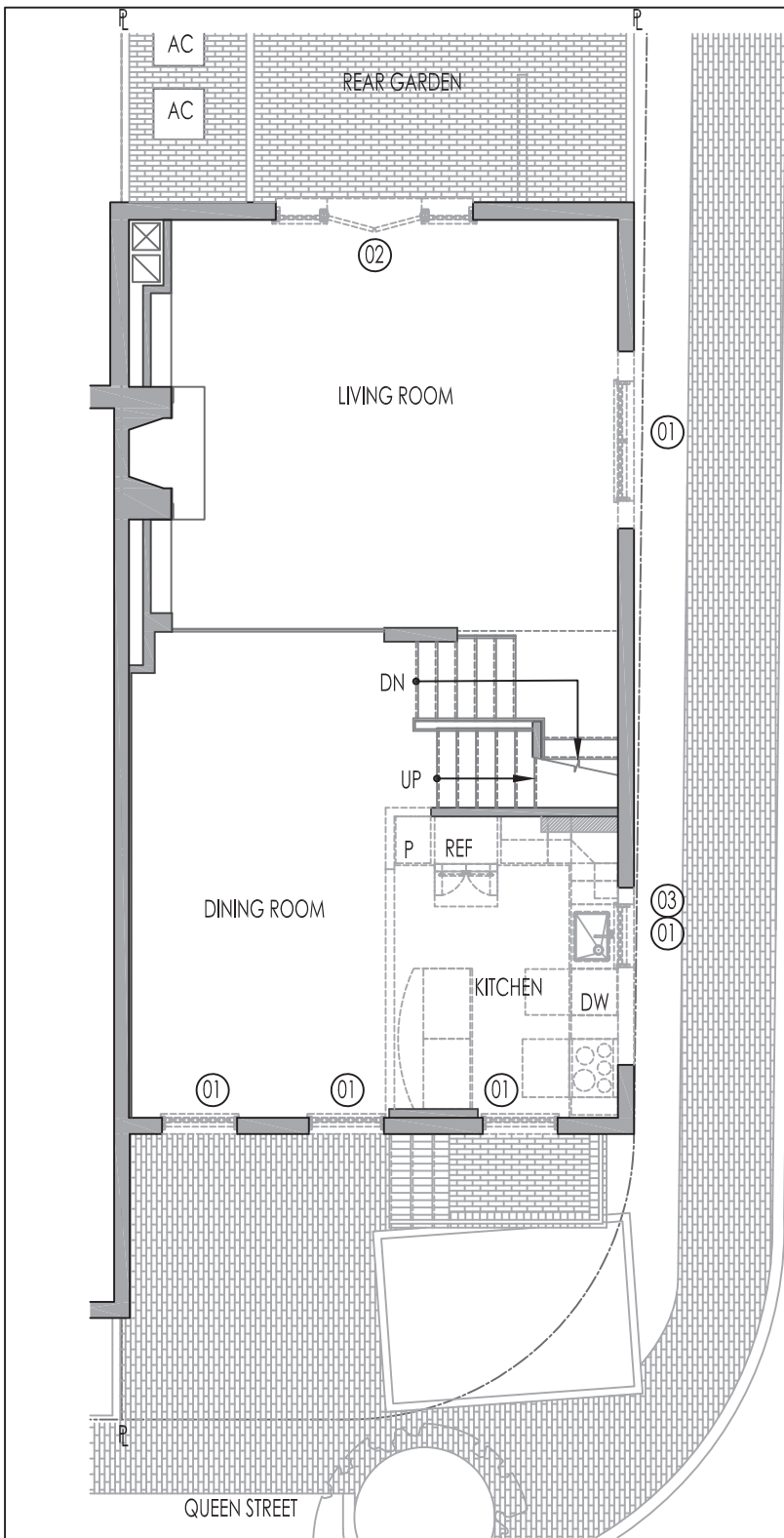
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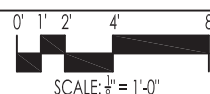
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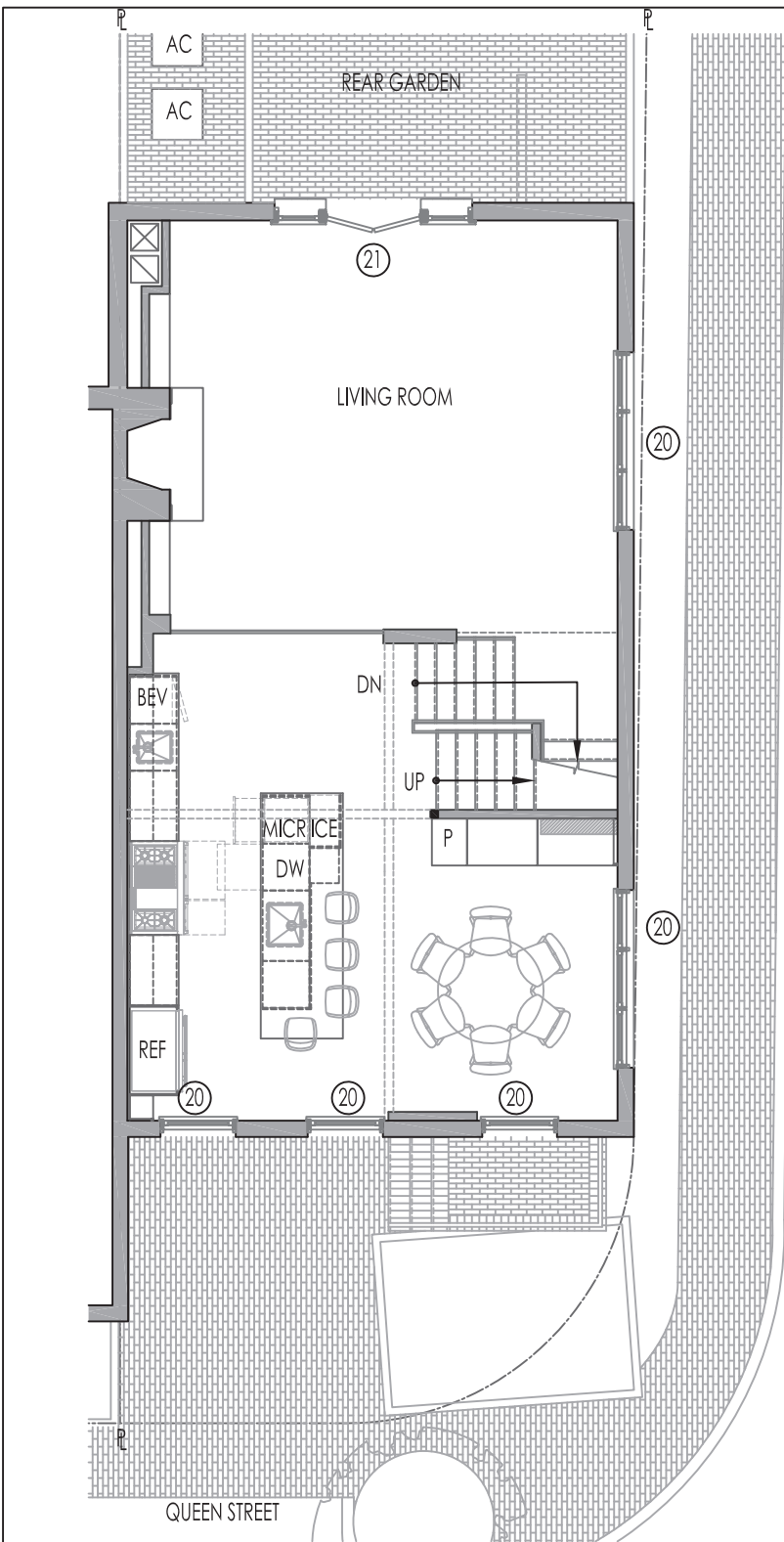
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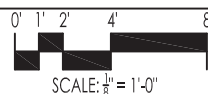
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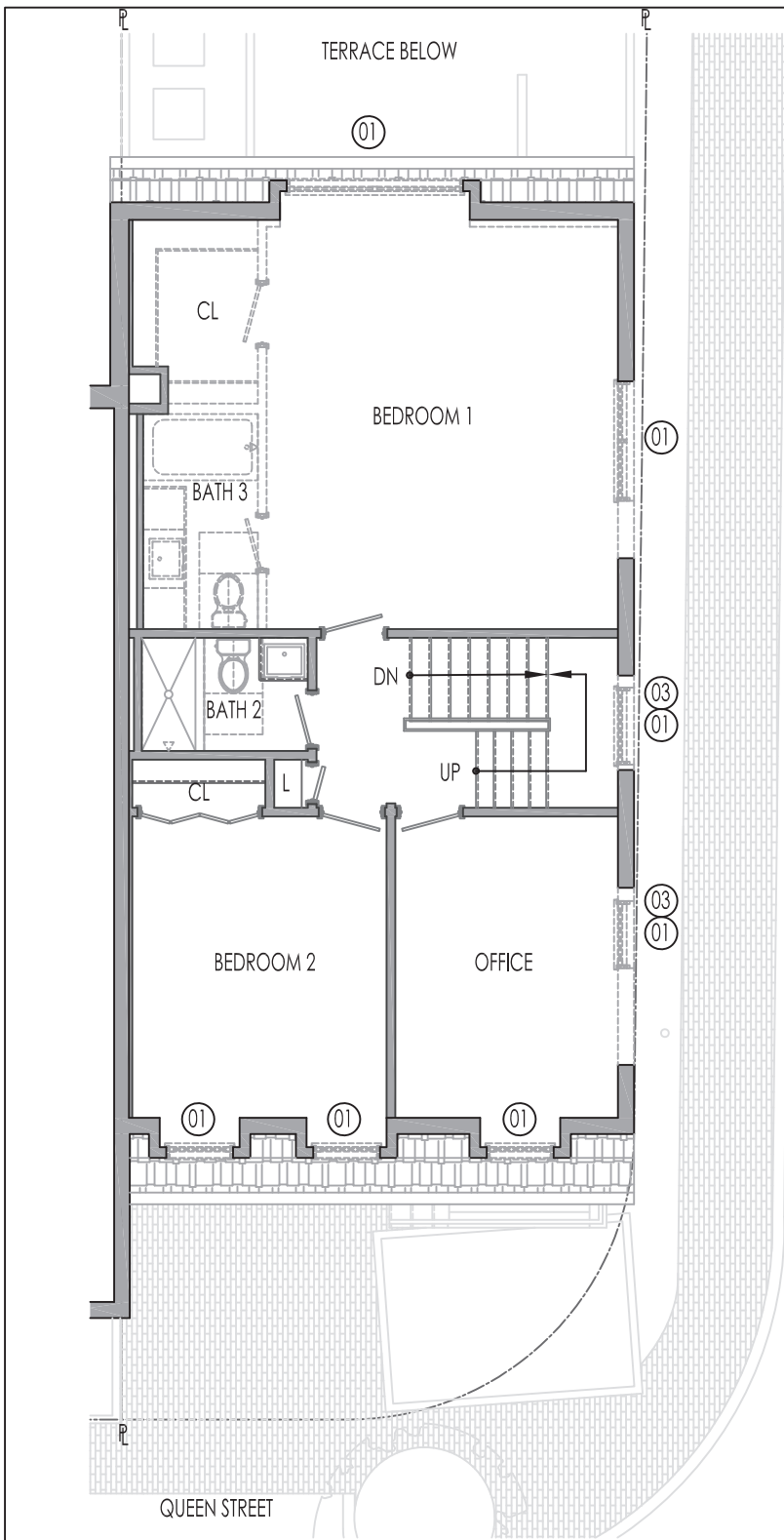
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- | DEMOLITION NOTES | |
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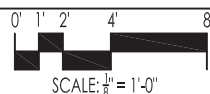
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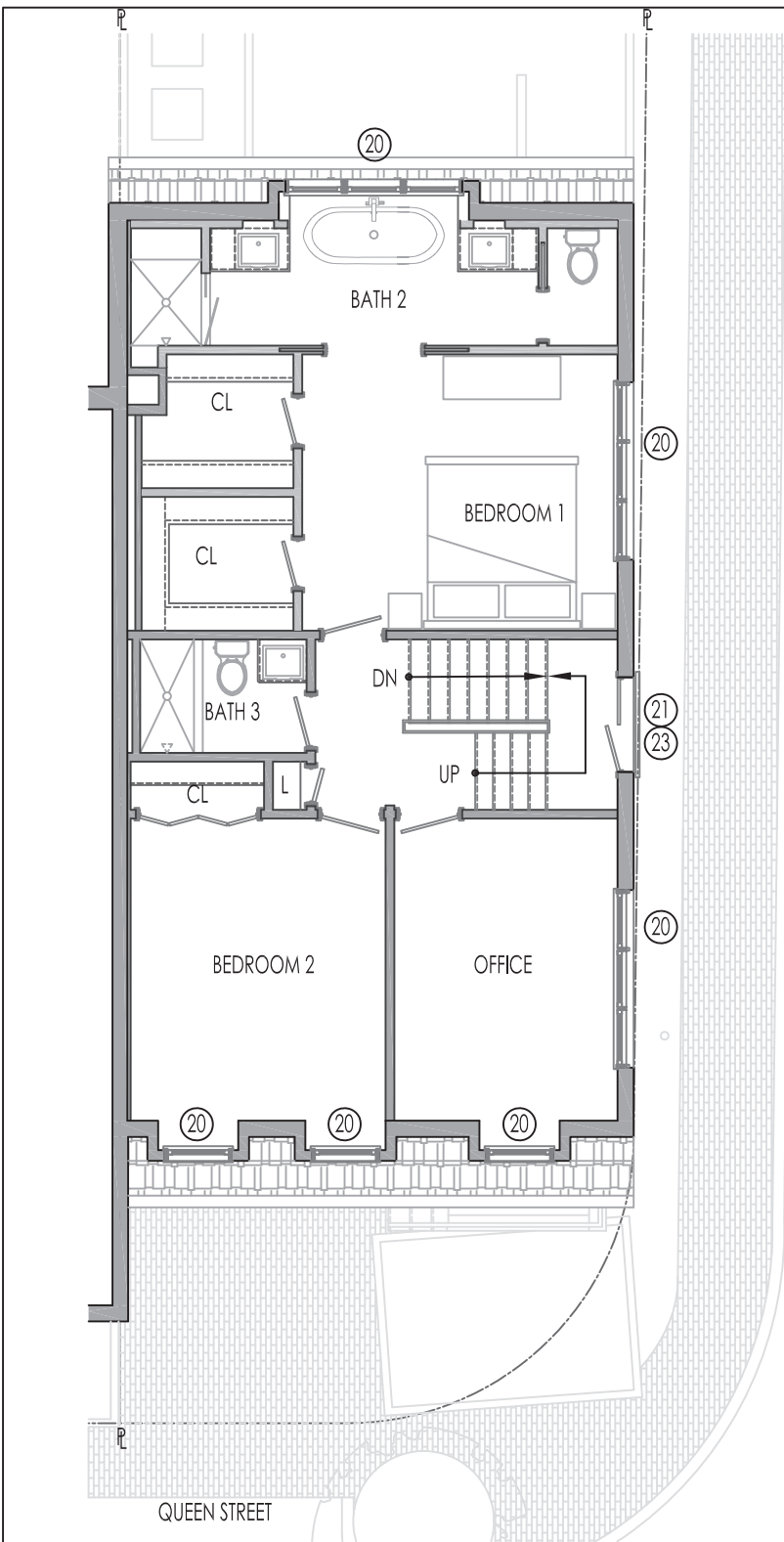
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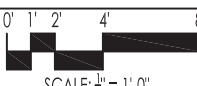
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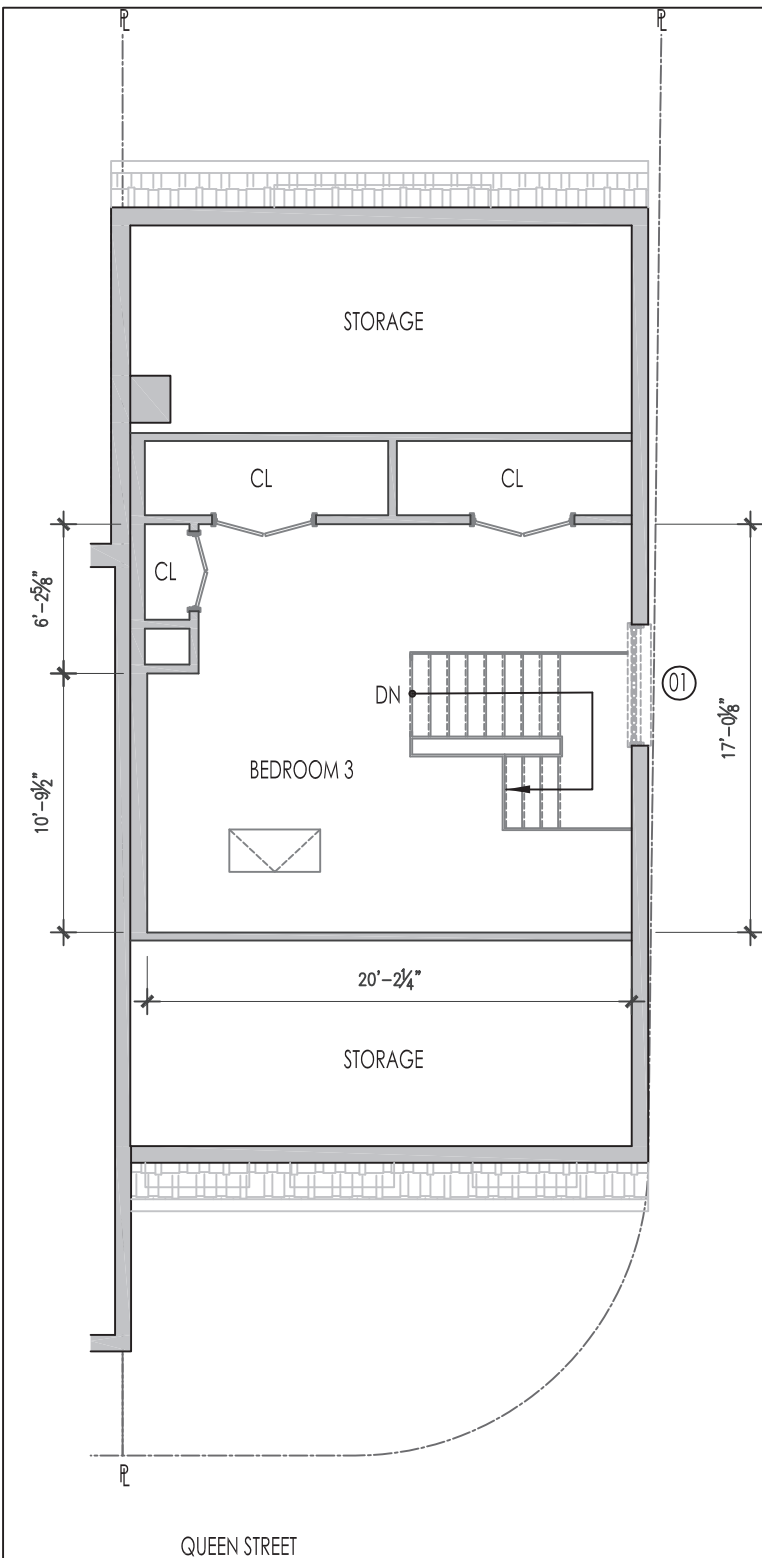
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DEMOLITION NOTES	
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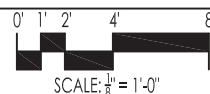
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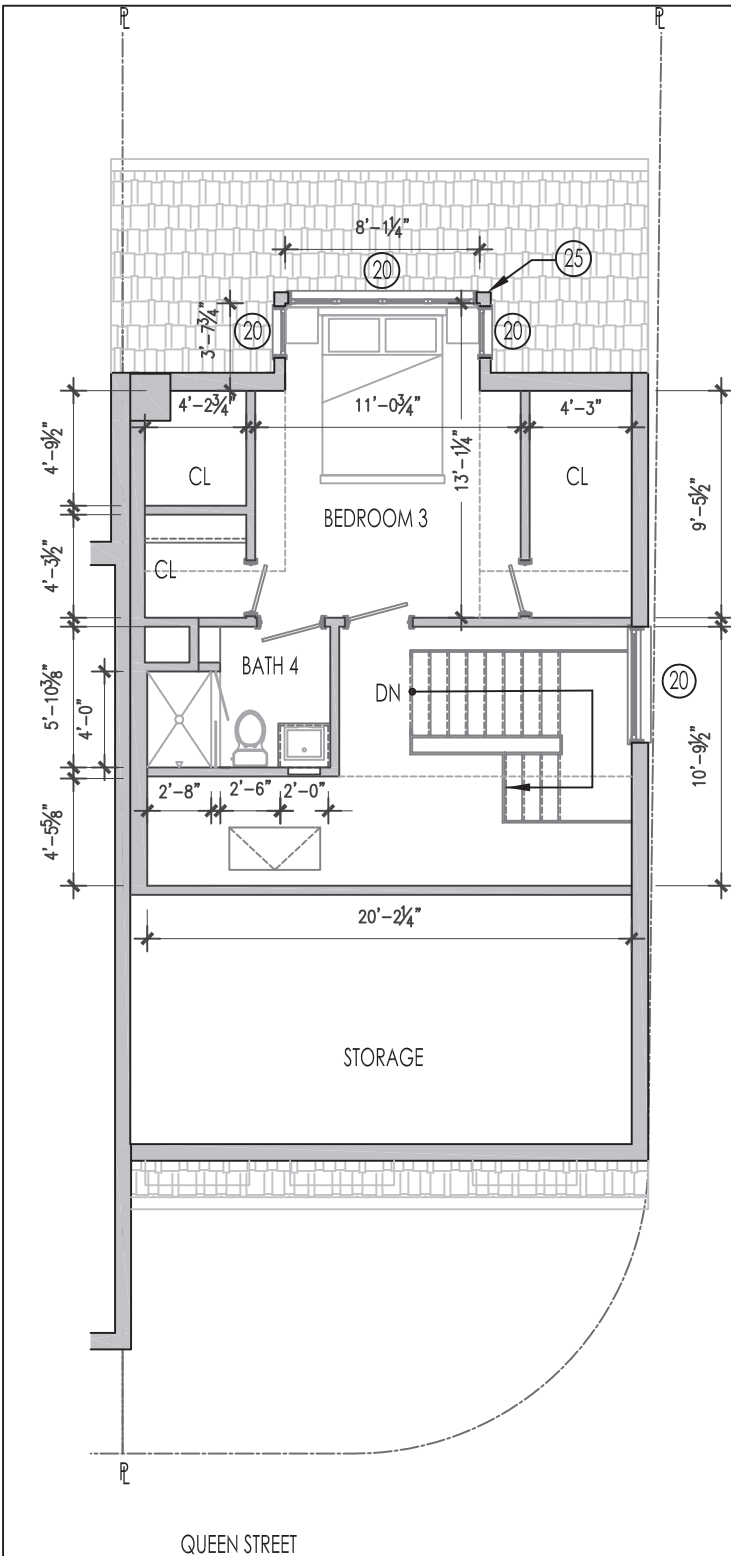
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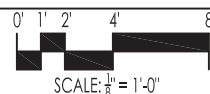
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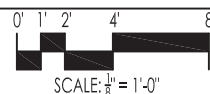
- | DEMOLITION NOTES | |
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| 01 | WINDOW TO BE REMOVED |
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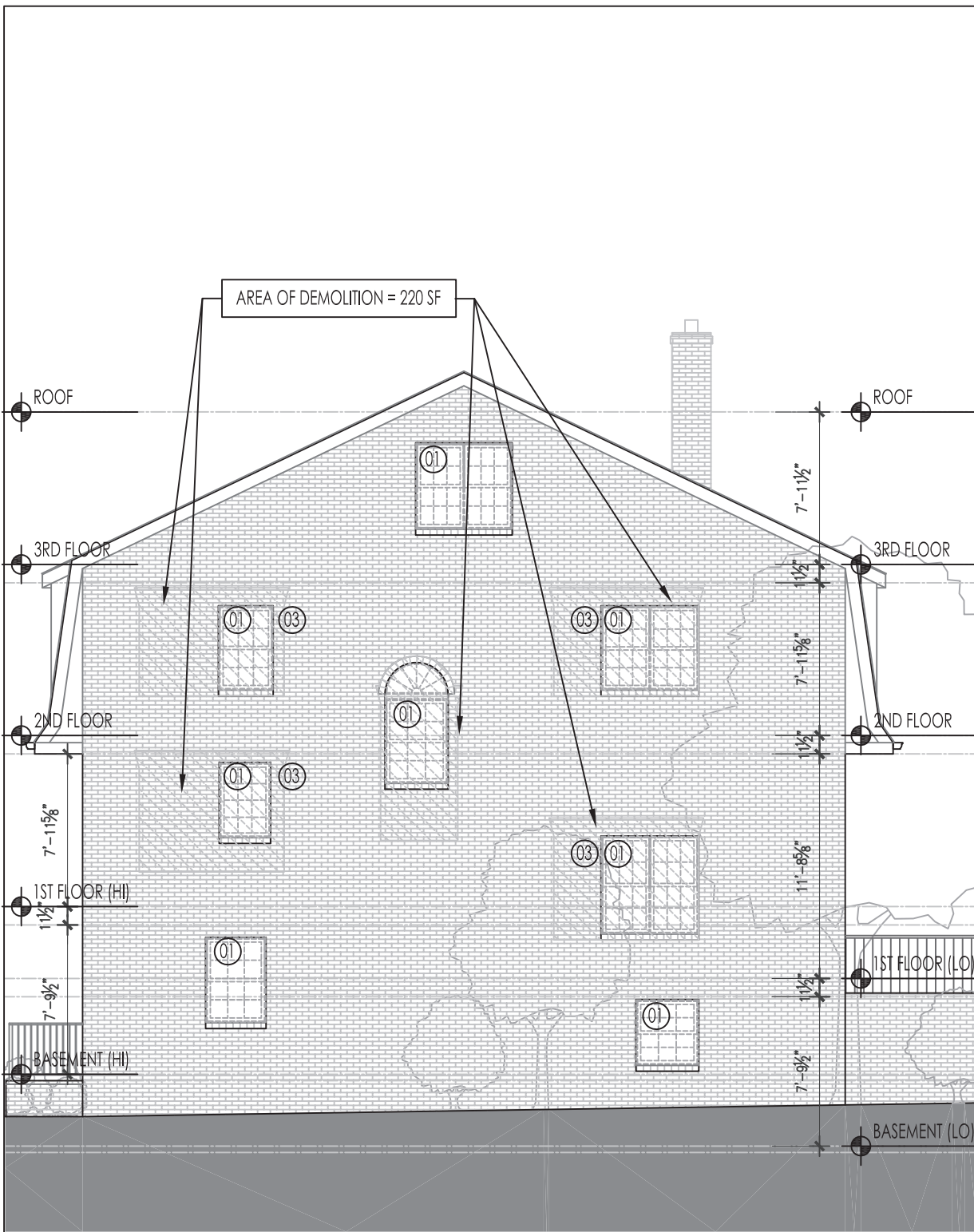
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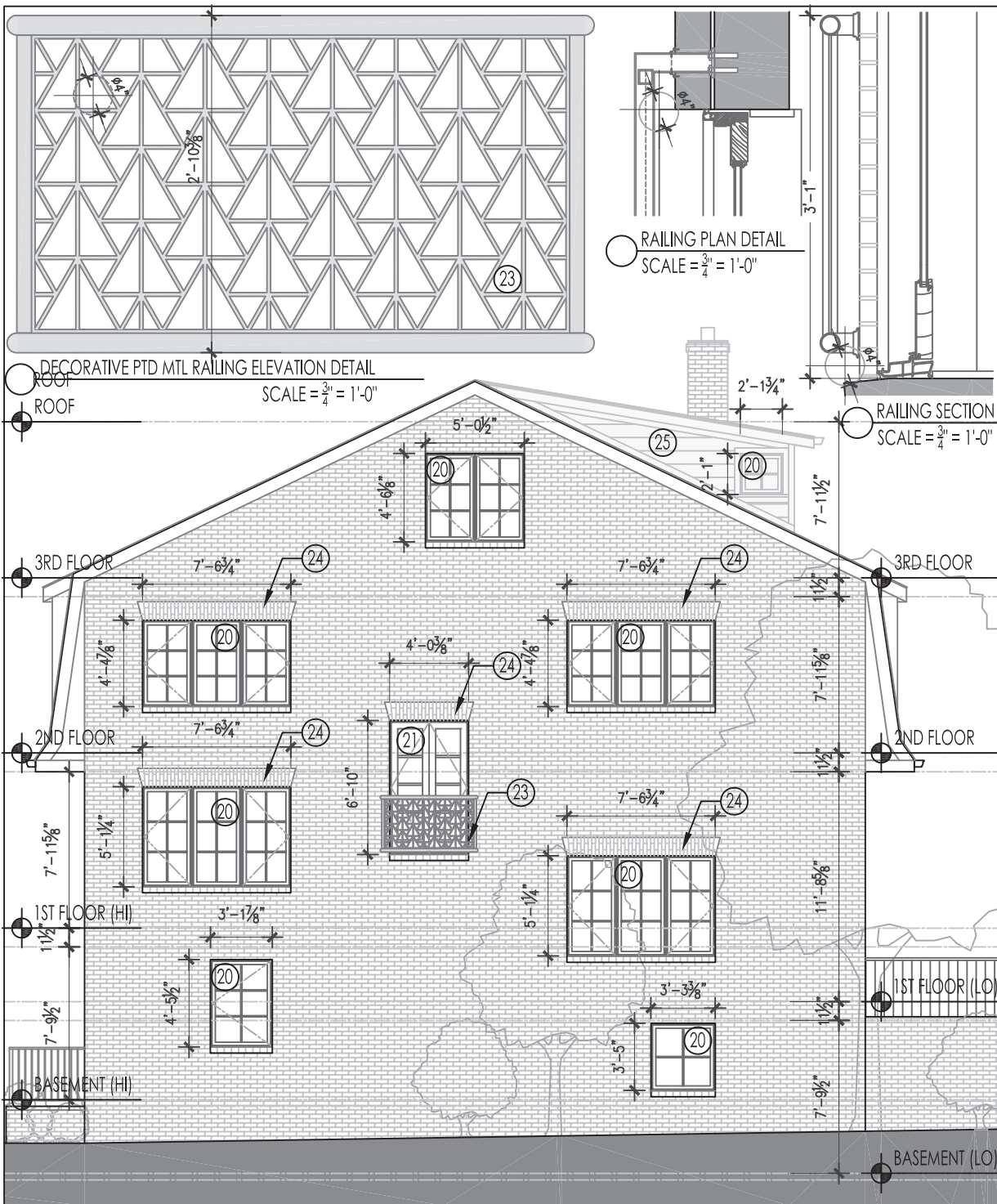
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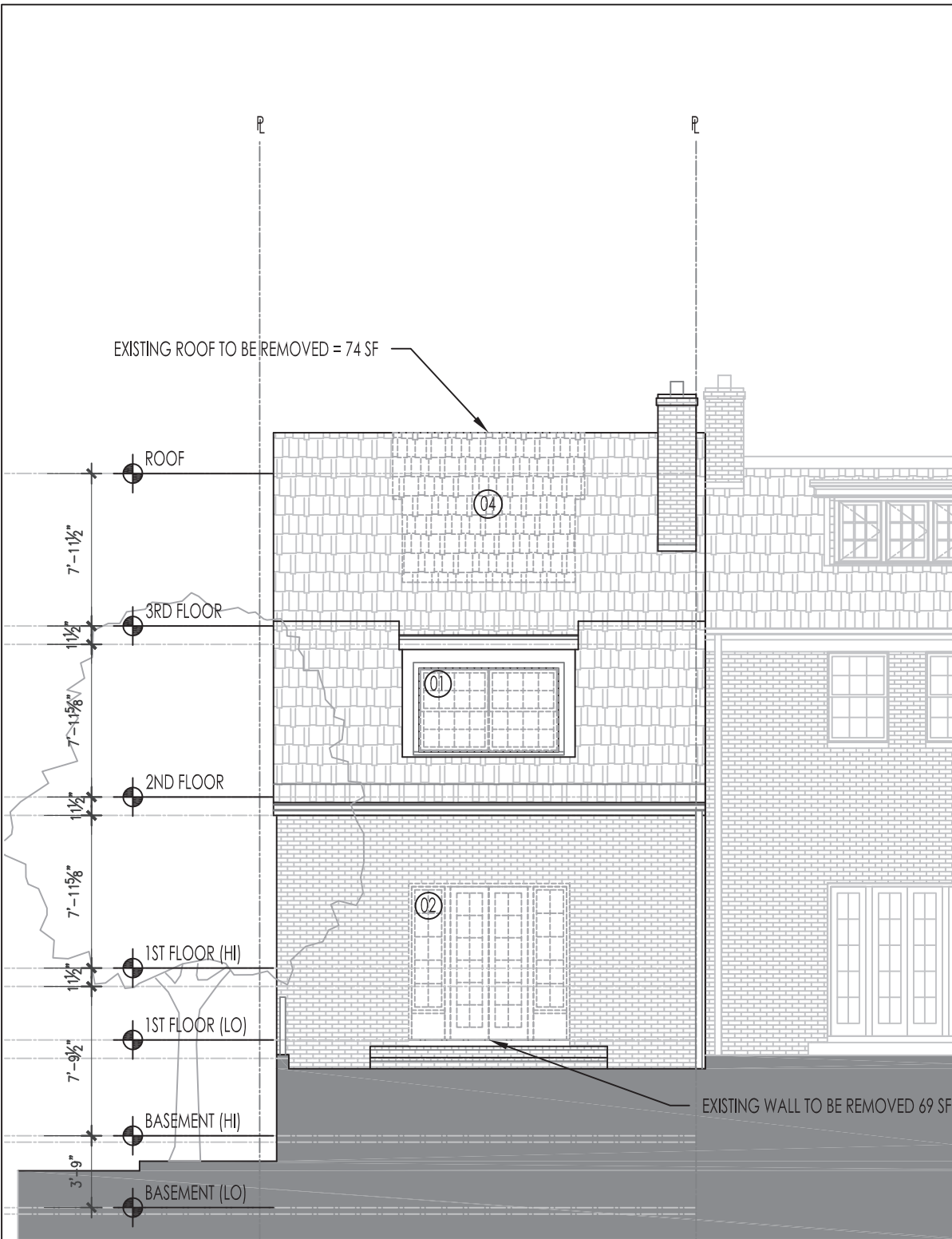
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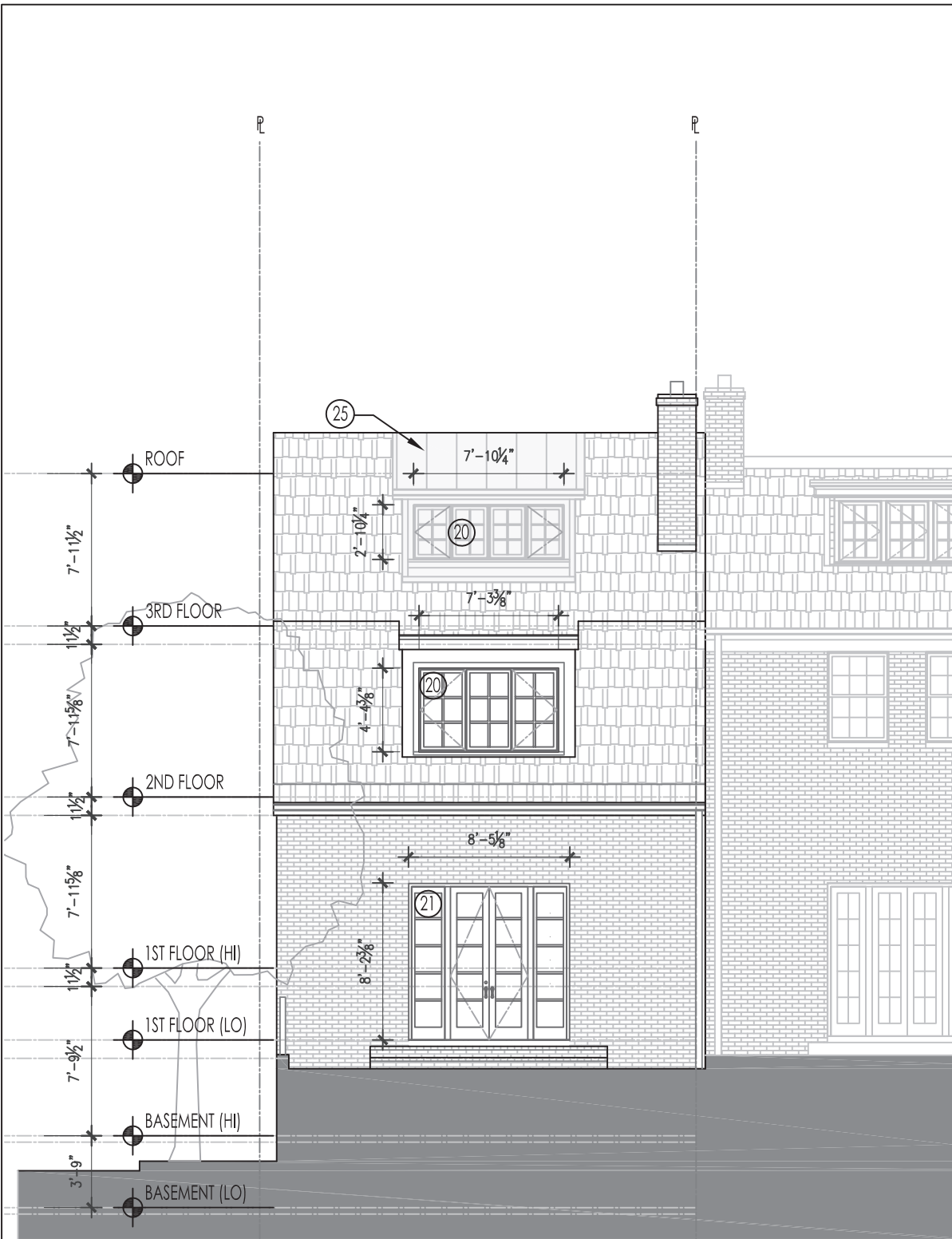
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NEW WORK NOTES

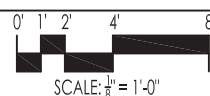
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