

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

APPLICANT: Alturas 225 NF, LLC

LOCATION: Old and Historic Alexandria District
225 North Fairfax

ZONE: CD/Commercial Downtown Zone

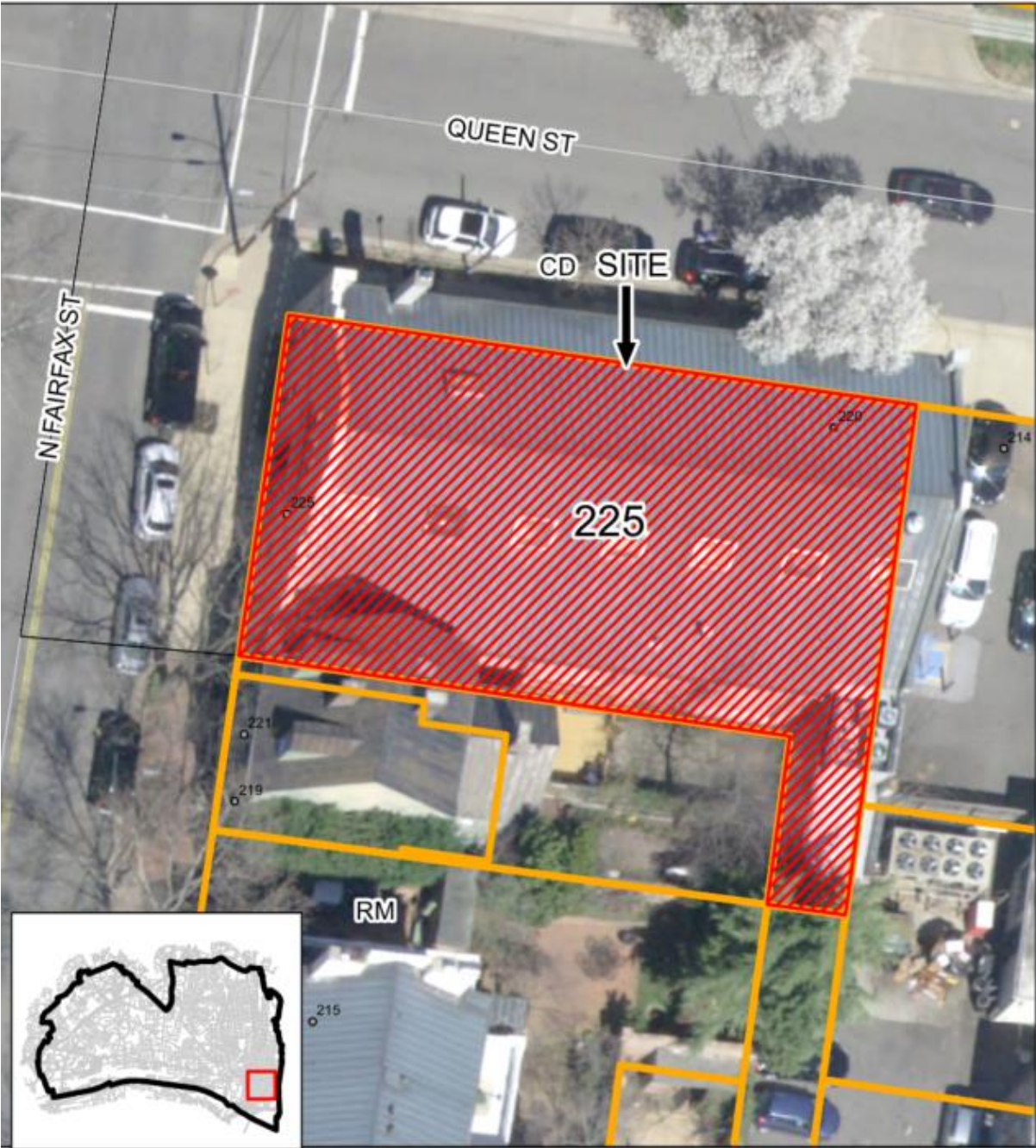
STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish (partial), Certificate of Appropriateness for alterations with the following conditions:

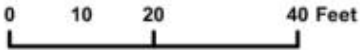
1. The applicant work with staff to revise the spacing of the windows on the dormer to align with the wall piers below.
2. The applicant work with staff to identify a material for the sides of the dormer that is more compatible with building materials found elsewhere on the building.

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, Room 4200, City Hall, 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#2023-00401 & BAR#2023-00436
225 N Fairfax Street



Note: Staff coupled the applications for a Permit to Demolish (BAR #2023-00436) and Certificate of Appropriateness (BAR #2023-00401) for clarity and brevity. The Permit to Demolish requires a roll call vote.

I. APPLICANT'S PROPOSAL

The applicant requests a Permit to Demolish and Certificate of Appropriateness to demolish a portion of the existing roof and construct a new shed roof dormer on the north elevation at 225 North Fairfax Street. The applicant will also be replacing the existing windows.

Permit to Demolish/Capsulate

The proposed demolition will include a portion of the existing sloped roof on the north side of the building. The area of roof to be demolished will be 1,275 square feet.

Certificate of Appropriateness

The applicant is proposing to construct a shed roof dormer on the north half of the roof facing Queen Street. The dormer will be aligned with piers at the exterior wall of the north elevation with five groups of three-part windows centered above the ground floor windows. The dormer will be 76'-2" long and feature standing seam metal roofing. The sides of the dormer will be horizontal fiber cement siding.

The applicant will be replacing all of the existing windows with aluminum clad wood windows.

Site context

The building sits at the southeast corner of the intersection of Queen Street and North Fairfax Streets. The main building entrance faces North Fairfax Street with the area of the proposed dormer facing Queen Street. All portions of the proposed new work will be visible from these streets (Figure 1).



Figure 1: View of building and area of proposed dormer from Queen Street

II. HISTORY

225 North Fairfax Street is a two- and one-half story masonry building with a large stepped parapet originally built as a garage in 1919. Subsequently, it served as a warehouse and, beginning in the 1970s, was renovated for a series of retail and office tenants. A review of building permits and BAR records indicates that numerous changes have been made to the door and window openings over the years. In recent years, the Board approved alterations to convert a raised loading dock door on the Queen Street side of the building at 225 North Fairfax Street into an at-grade pedestrian entrance (BAR #2003-0077, 5/7/2003). In 2004, the Board approved a rear porch and trash enclosure and alterations to the front entrance (BAR #2004-0231, 11/3/2004).

III. ANALYSIS

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, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?	No

The analysis of the standards indicated above relate only to the specific portions of the building proposed for demolition/capsulation, not the overall building. The proposed area of demolition is limited to a portion of the north side of the existing roof. The bulk of the existing roof will remain in place and per the proposed scope of work, the applicant intends to reuse as much of the existing roofing as possible in the new dormer. As the roofing to be removed is similar to the remainder of the roof to remain, the proposed demolition does not represent the loss of any specific historic fabric. The proposed demolition will not have a negative impact on the historic architectural character of the building. In the opinion of Staff, the criteria to demolish and capsule are not met and the Permit to Demolish should be granted.

Certificate of Appropriateness

According to the *Design Guidelines*, “dormers provide light and ventilation to the top floor of a building and can increase the usable floor area. At the same time, dormers are particularly visible elements of a roof and can have adverse impacts on a building if not properly designed and sited.” The Board’s general rule is that dormers should not be too large for the structure and minimum historic fabric should be lost from the installation of a dormer.

The existing building includes a strong façade facing North Fairfax Street and a strong façade at the east end of the building, connected by a simple gabled roof and walls that are broken into seven bays by projecting piers. Centered in each of these bays is a single window with an arched brick head, with the exception of the eastern most bay which includes a storefront entry door. As noted above, the window openings have changed several times over the history of the building with the installation of the storefront entry as a more recent intervention.

The proposed dormer is aligned with the two outermost piers and is in the lower section of the sloped roof. Centered above each exterior wall bay is a grouping of three multi-lite windows separated by a solid vertical portion aligned with the wall pier below (Figure 2). The applicant is proposing to salvage as much of the roof to be removed as possible for re-installation on the dormer and where this is not possible, the dormer roof will match the main roof in material and configuration. The sides of the dormer will be horizontal fiber cement siding.

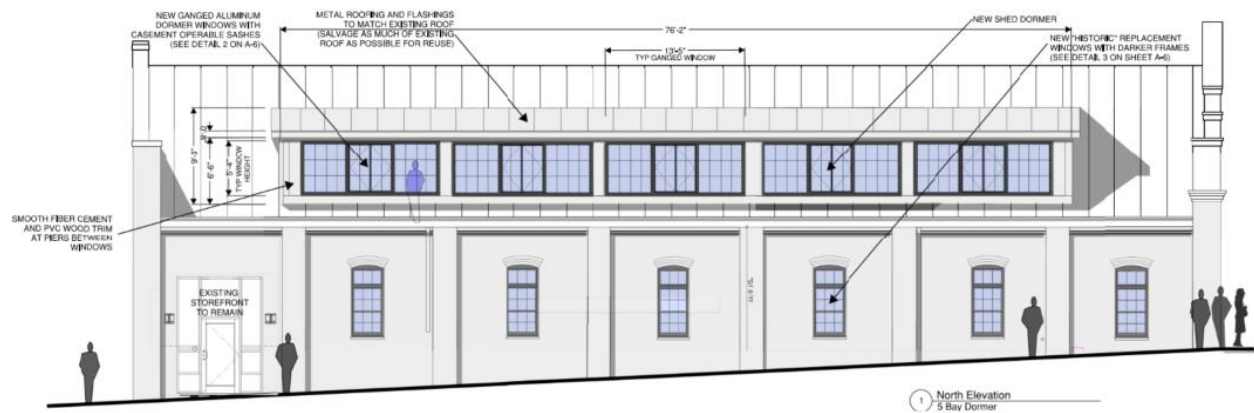


Figure 2: Proposed dormer centered on the north side of the sloped roof

The main building façade faces North Fairfax Street and features the main character defining feature of the building. The arched parapet with steps leading to the north and south along with the vertical proportioned windows is a unique feature in the historic district. As demonstrated in the submitted materials, the proposed dormer will not be visible from North Fairfax Street (Figure 3). Because the subject property is on the corner of the block, the proposed dormer will be visible from the intersection of North Fairfax and Queen Streets. While the BAR has generally considered corner buildings to have two fronts it is important to note that the north side of this building is less unique and more of a utilitarian design than the unique façade facing North Fairfax Street.



Figure 3: View of N Fairfax Street façade and site section showing visibility of dormer

While the proposed dormer will not be visible from North Fairfax Street, it will be highly visible from Queen Street. As previously noted, the existing Queen Street design is more simple than the building façade and is generally utilitarian in nature. The deck at the east side of the building and the storefront entrance at the east end of the north elevation are both modern interventions into this building that were approved by the BAR. The design of the proposed dormer includes five bays of three ganged, square windows with a vaguely industrial design motif that is consistent with the original use of the building as an automotive garage. The use of a standing seam roof similar to the roof on the main building is compatible with the overall design. The use of fiber cement siding on the east and west sides of the dormer are somewhat discontinuous with building materials found elsewhere on the building.

Staff finds that while the addition of the proposed dormer to the north side of the building will change the architectural character of this portion of the building, the overall building character will not be significantly modified in a negative way. Those architectural elements that make this building unique in the historic district will not be affected by the proposed dormer. Given the utilitarian nature of the design for the north side of the building, the inclusion of a simple dormer with building components similar to those found elsewhere on the building gives one the impression that the dormer is original to the design. Through the use of an architectural language that is balanced and symmetrical, the overall composition of the north elevation retains its integrity with this significant modification to the existing structure. The historic fabric on this side of this building has been compromised through the years through modifications and the replacement of original windows.

Staff recommends the approval of the Certificate of Appropriateness for the proposed dormer but recommends continued study in some areas. The rhythm of the north elevation with the protruding piers and centered single windows sets up the simplicity of the north elevation. Staff recommends that the applicant consider altering the spacing of the windows in the dormer so that the vertical solid sections are widened to align with the piers below. This would also allow for windows to become somewhat more narrow, giving them a vertical proportion similar to the other windows on the building. Staff also finds the proposed use of fiber cement siding on the sides of the dormer to not be compatible with the materials found elsewhere on the building. Staff recommends that the applicant consider alternative materials that would be more subtle and compatible with the overall building.

The applicant is proposing the replacement of the existing vinyl windows throughout the building. These windows are not original to the building; in one location an original steel sash window is still in place. Given the age and industrial nature of the building, steel sash windows would likely have originally been installed. The *BAR Policies for Administrative Approval* document states that buildings built before 1932 should include single glazed wood windows on street facing elevations. This regulation is mostly intended for use on Early residential buildings in the historic district that would almost exclusively have originally had single glazed wood windows. This unique industrial style building is different from these types of residential structures. Modern steel sash windows are unusual, and the Board has previously found it to be infeasible to require their use when approving window replacement. Staff has found that the proposed narrow frame metal clad windows are a reasonable facsimile to the original steel sash windows and the Board has previously approved their use on a similar type of building. Staff recommends that the Board similarly approve their use on this unique building.

Staff recommends approval of the Permit to Demolish (partial) and Certificate of Appropriateness for alterations with the following conditions:

1. The applicant work with staff to revise the spacing of the windows on the dormer to align with the wall piers below.
2. The applicant work with staff to identify a material for the sides of the dormer that is more compatible with building materials found elsewhere on the building.

STAFF

Bill Conkey, AIA, Historic Preservation Architect, Planning & Zoning
Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

III. CITY DEPARTMENT COMMENTS

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

Zoning

C-1 Proposed window replacement and installation of the second floor dormer will comply with zoning.

Code Administration

C-1 Building permit is required

Transportation and Environmental Services

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

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

R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)

F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)

F-2 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:

For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.

For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)

C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)

C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property

line. (T&ES)

- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Alexandria Archaeology

- C-1 No archaeological oversight necessary for this undertaking.

V. ATTACHMENTS

- 1 – Supplemental Materials
- 2 – Application for BAR 2023-000401 & BAR 2023-000436

BAR CASE# _____
(OFFICE USE ONLY)

ADDRESS OF PROJECT: 225 N. Fairfax Street

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

TAX MAP AND PARCEL: 065.03-09-01 ZONING: CD

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: Alturas 225 NF, LLC

Address: 2132 Leroy Place, NW

City: Washington State: DC Zip: 20008

Phone: 202-841-4670 E-mail: JAS@AlturasREI.com

Authorized Agent (if applicable): Attorney Architect Managing Member

Name: Jeffrey Schonberger Phone: 202-841-4670

E-mail: JAS@Alturasrei.com

Legal Property Owner:

Name: Same as Applicant

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

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

- NEW CONSTRUCTION
- EXTERIOR ALTERATION: *Please check all that apply.*
 - 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).*

Applicant proposes to replace the existing vinyl clad windows on N Fairfax Street and Queen street with more historically compatible industrial style metal windows and add an industrial style shed dormer on the roof facing Queen which would replace the current bubble skylight. (Please see attached drawings.)

SUBMITTAL REQUIREMENTS:

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

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Demolition/Encapsulation : *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

- N/A
- Survey plat showing the extent of the proposed demolition/encapsulation.
- Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
- Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
- Description of the reason for demolition/encapsulation.
- Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. Check N/A if an item in this section does not apply to your project.

- ^{N/A} Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
- FAR & Open Space calculation form.
- Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
- Existing elevations must be scaled and include dimensions.
- Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
- Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- For development site plan projects, a model showing mass relationships to adjacent properties and structures.

Signs & Awnings: One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.

- ^{N/A} Linear feet of building: Front: _____ Secondary front (if corner lot): _____
- Square feet of existing signs to remain: _____
- Photograph of building showing existing conditions.
- Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
- Location of sign (show exact location on building including the height above sidewalk).
- Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
- Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

Alterations: Check N/A if an item in this section does not apply to your project.

- ^{N/A} Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
- An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
- Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

ALL APPLICATIONS: *Please read and check that you have read and understand the following items:*

- I understand that after reviewing the proposed alterations, BAR staff will invoice the appropriate filing fee in APEX. The application will not be processed until the fee is paid online.
- I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- I, the applicant, or an authorized representative will be present at the public hearing.
- I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and revised materials.

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

APPLICANT OR AUTHORIZED AGENT:

Signature: _____ 

Printed Name: Jonathan Schwansky

Date: 9.20.23

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. Jeffrey Schonberger	2132 Leroy Place, NW, Washington DC	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 225 N. Fairfax 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. Jeffrey Schonberger	2132 Leroy Place, NW, Washington DC	100%
2.		
3.		

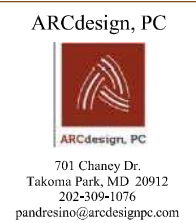
3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this 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. None		
2. None		
3. None		

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.

9.20.25 Jeffrey Schonberger 
 Date Printed Name Signature

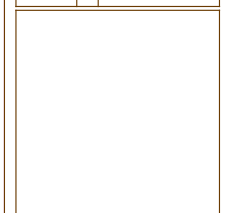


Existing conditions drawings credited to: Niles Bolton Associates Inc from Barbara Fahs

225 N. Fairfax Street
Alexandria, Virginia

DESIGN INTENT
NOT FOR
CONSTRUCTION

REVISION DATE	NO.	DESCRIPTION



DATE: Concept Design	7/24/23
Revisions	11/2/23

DRAWN BY:
CHECKED BY:

SHEET TITLE:

COVER SHEET

SCALE: SHOWN

SHEET NO.

CS-1

225 N. FAIRFAX STREET
ALEXANDRIA, VA

NEW DORMER AND WINDOW REPLACEMENT

PRELIMINARY CONCEPT DESIGN DRAWINGS

for Review and Comment
by Board of Architectural
Review (Staff Level)

7/28/23
(REVISED 11/2/23)

225 N. Fairfax Street
 Alexandria, Virginia

DESIGN INTENT
 NOT FOR
 CONSTRUCTION

REVISION DATE	NO.	DESCRIPTION

DATE: Concept Design 7/24/23
 Revisions 11/2/23

DRAWN BY:
 CHECKED BY:

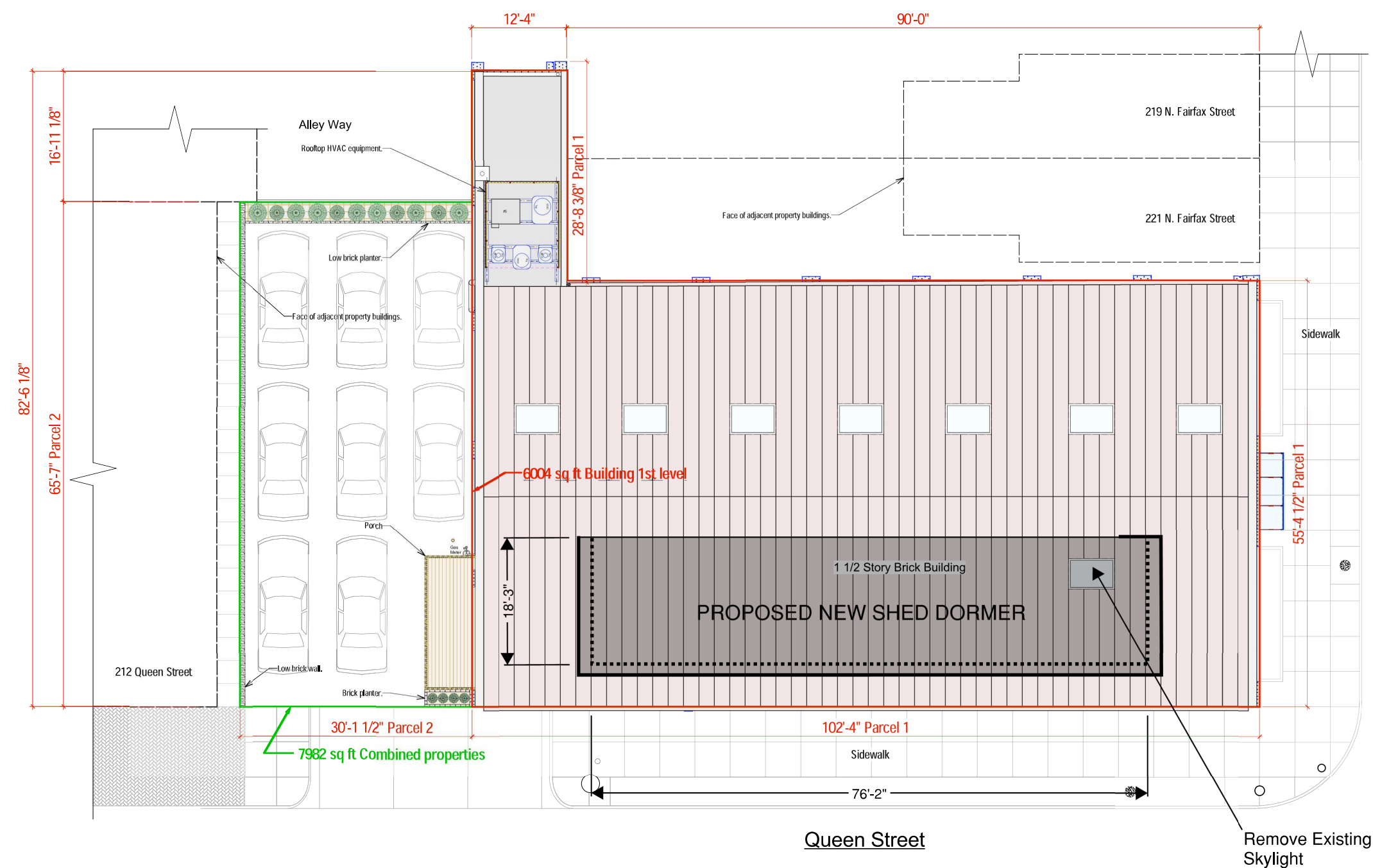
SHEET TITLE:

SITE PLAN

SCALE: SHOWN

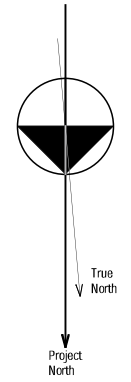
SHEET NO.

A-1



1 Site Plan
 00 Scale: 1/16" = 1'-0"

Property Information:
 Address: 225 North Fairfax Street Alexandria VA 22314-2664
 Tax Assessment map Number: 065-03-09-01



PLEASE NOTE THAT ALL DIMENSIONS ARE APPROXIMATE BASED ON CONCEPTUAL NATURE OF THE PROJECT AT THIS TIME

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ARCdesign, PC



701 Chaney Dr.
Takoma Park, MD 20912
202-309-1076
pandresino@arcdesignpc.com

Existing conditions drawings credited to:
Niles Bolton Associates Inc from Barbara Fahs

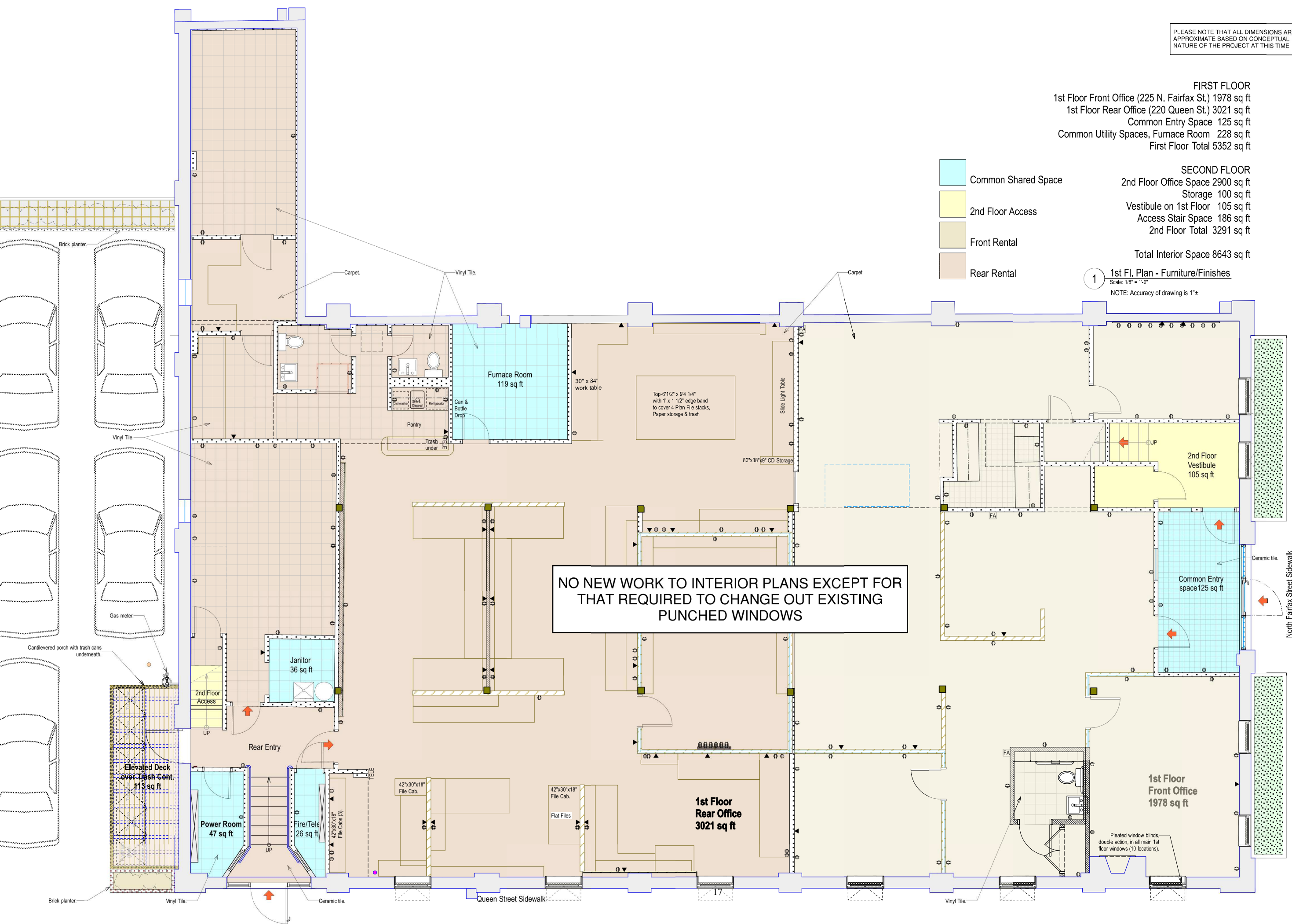
FIRST FLOOR
1st Floor Front Office (225 N. Fairfax St.) 1978 sq ft
1st Floor Rear Office (220 Queen St.) 3021 sq ft
Common Entry Space 125 sq ft
Common Utility Spaces, Furnace Room 228 sq ft
First Floor Total 5352 sq ft

SECOND FLOOR
2nd Floor Office Space 2900 sq ft
Storage 100 sq ft
Vestibule on 1st Floor 105 sq ft
Access Stair Space 186 sq ft
2nd Floor Total 3291 sq ft

Total Interior Space 8643 sq ft

- Common Shared Space
- 2nd Floor Access
- Front Rental
- Rear Rental

1 1st Fl. Plan - Furniture/Finishes
Scale: 1/8" = 1'-0"
NOTE: Accuracy of drawing is 1"±

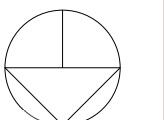


NO NEW WORK TO INTERIOR PLANS EXCEPT FOR THAT REQUIRED TO CHANGE OUT EXISTING PUNCHED WINDOWS

220 Queen Street
and
225 North Fairfax Street
Alexandria, Virginia

**DESIGN INTENT
NOT FOR
CONSTRUCTION**

REVISION DATE	NO.	DESCRIPTION



PROJECT NORTH

DATE: Concept Design 7/24/23
Revisions 11/2/23

DRAWN BY:
CHECKED BY:

SHEET TITLE:
FIRST FLOOR PLAN


SCALE: SHOWN

SHEET NO.
A-2

PLEASE NOTE THAT ALL DIMENSIONS ARE APPROXIMATE BASED ON CONCEPTUAL NATURE OF THE PROJECT AT THIS TIME

FIRST FLOOR
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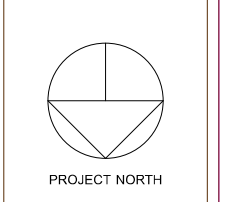
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 pandresino@arcdesignpc.com

Existing conditions drawings credited to:
 Niles Bolton Associates Inc from Barbara Fahs

**220 Queen Street
 and
 225 North Fairfax Street**
 Alexandria, Virginia

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 CONSTRUCTION**

REVISION DATE	NO.	DESCRIPTION

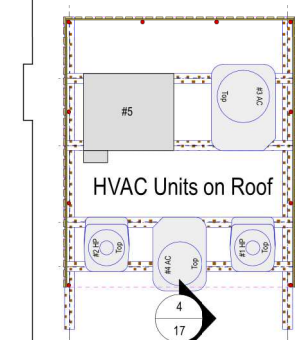


DATE: Concept Design 7/24/23
 Revisions 11/2/23

DRAWN BY:
 CHECKED BY:

SHEET TITLE:
SECOND FLOOR PLAN

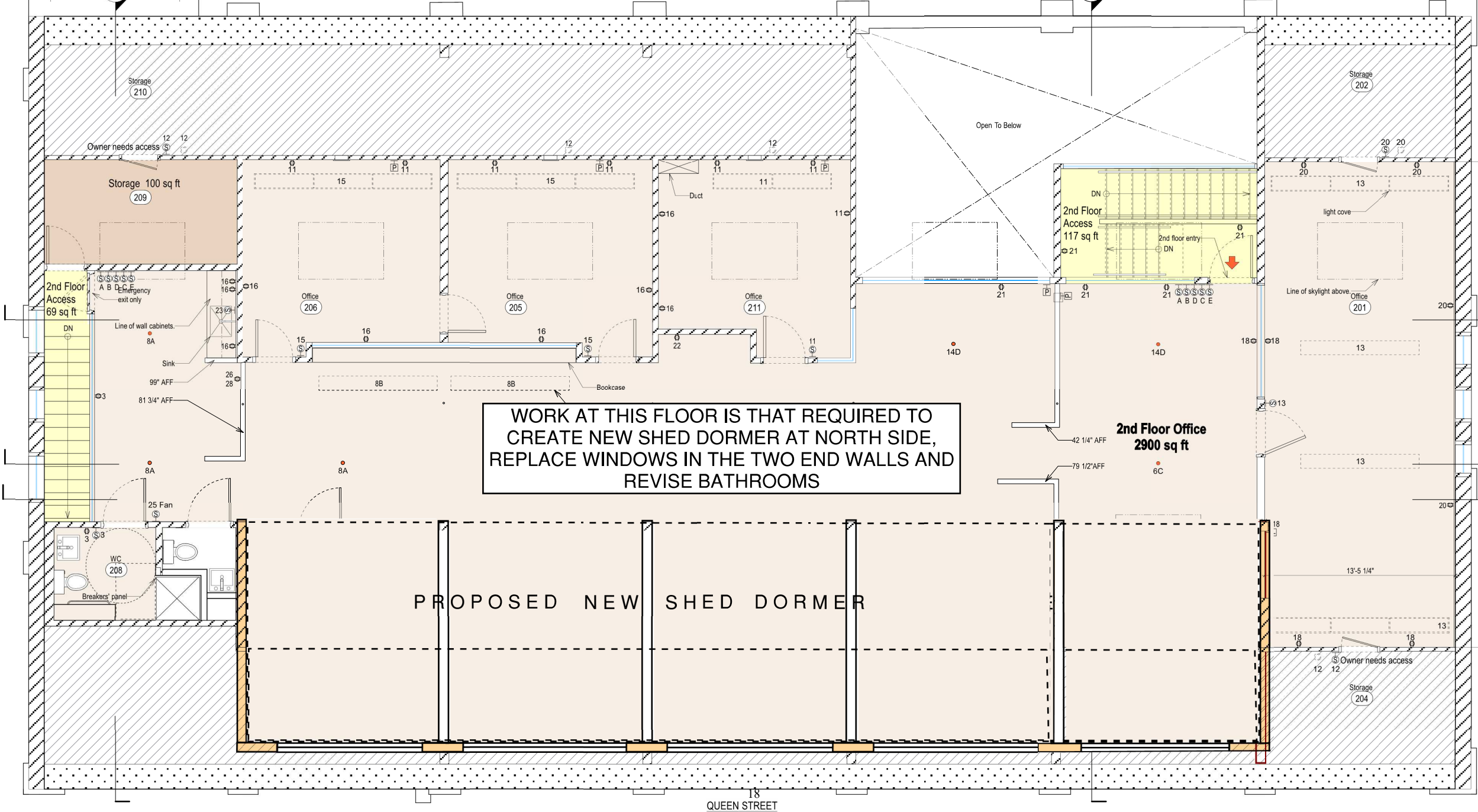
SCALE: SHOWN
 SHEET NO.
A-3



Symbol legend

- Outlet
- Ⓢ Switch
- ☎ Phone
- ☎ Fax

1 Second Floor - Plan
 Scale: 1/8" = 1'-0"
 NOTE: Accuracy of drawing is 1"± and shaded area is not surveyed



WORK AT THIS FLOOR IS THAT REQUIRED TO CREATE NEW SHED DORMER AT NORTH SIDE, REPLACE WINDOWS IN THE TWO END WALLS AND REVISE BATHROOMS

PROPOSED NEW SHED DORMER

18
 QUEEN STREET

NORTH FAIRFAX STREET



225 N. Fairfax Street
 Alexandria, Virginia

DESIGN INTENT
 NOT FOR
 CONSTRUCTION

REVISION DATE	NO.	DESCRIPTION

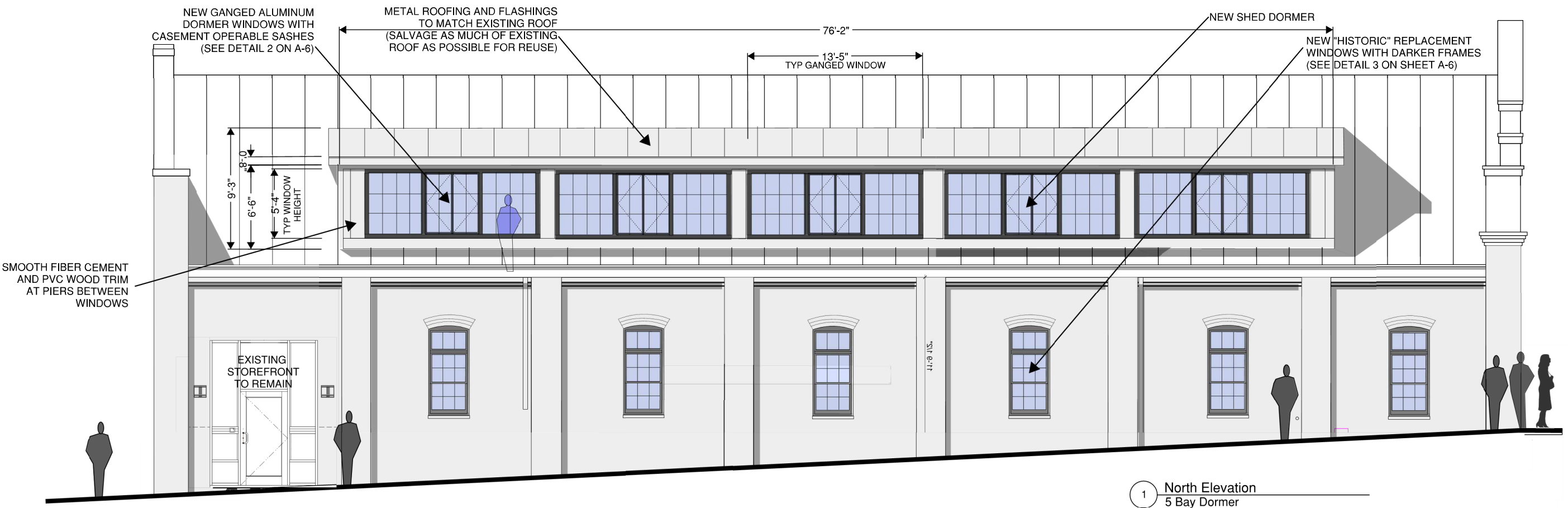
DATE: Concept Design 7/24/23
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ELEVATIONS

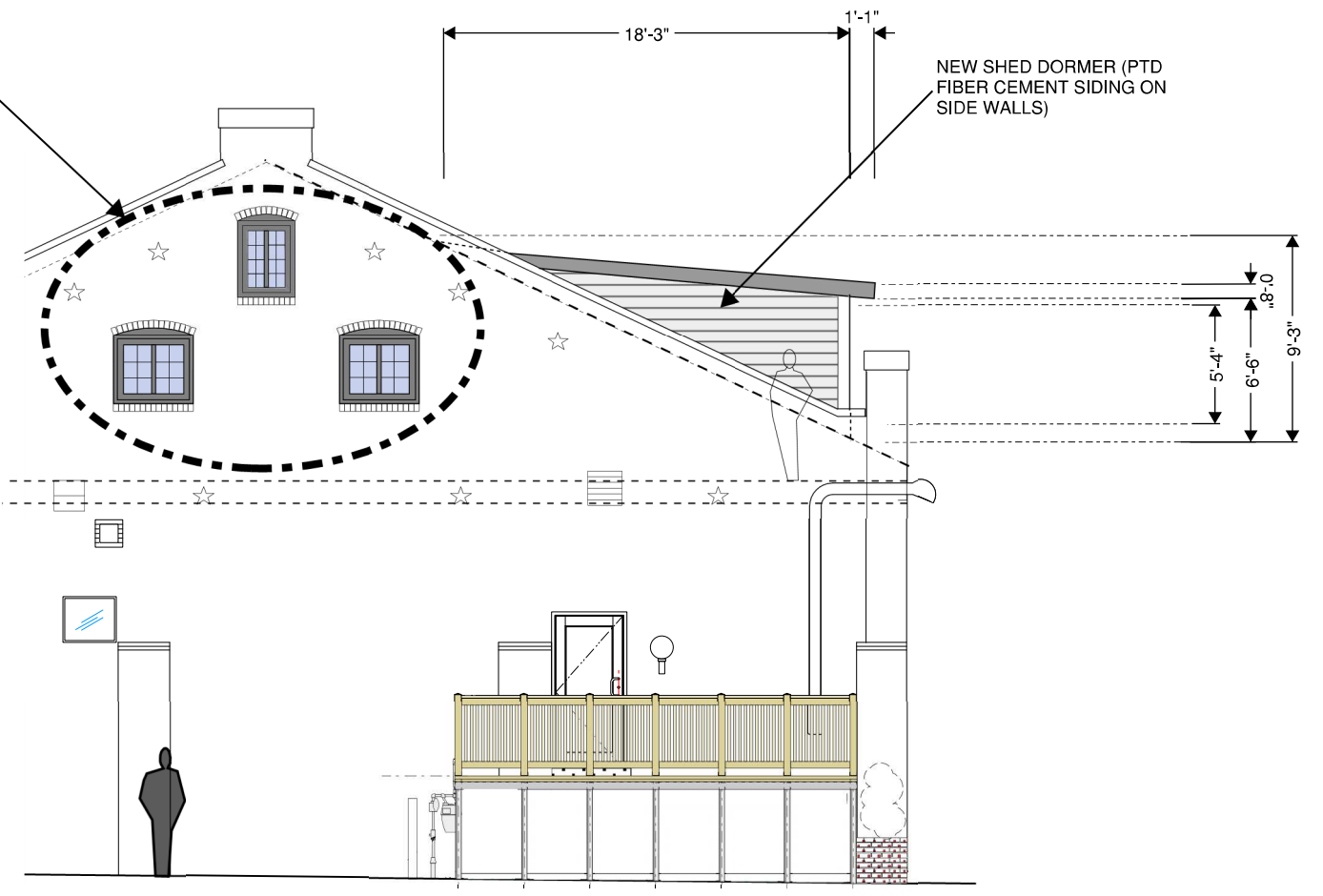
SCALE: SHOWN
 SHEET NO.

A-4



1 North Elevation
 5 Bay Dormer

REPLACE EXISTING THREE
 WINDOWS AT SECOND
 FLOOR END GABLE WALL (SEE
 DETAIL 3 ON A-6)



2 East Elevation
 Scale: 1/4" = 1'-0"

PLEASE NOTE THAT ALL DIMENSIONS ARE APPROXIMATE BASED ON CONCEPTUAL NATURE OF THE PROJECT AT THIS TIME





225 N. Fairfax Street
Alexandria, Virginia

**DESIGN INTENT
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CONSTRUCTION**

REVISION DATE	NO.	DESCRIPTION

DATE: Concept Design 7/24/23
Revisions 11/2/23

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SHEET TITLE:

ELEVATIONS

SCALE: SHOWN

SHEET NO.

A-5



DESIGN INTENT
NOT FOR
CONSTRUCTION

REVISION DATE NO. DESCRIPTION

REVISION DATE	NO.	DESCRIPTION

DATE: Concept Design 7/24/23
Revisions 11/2/23

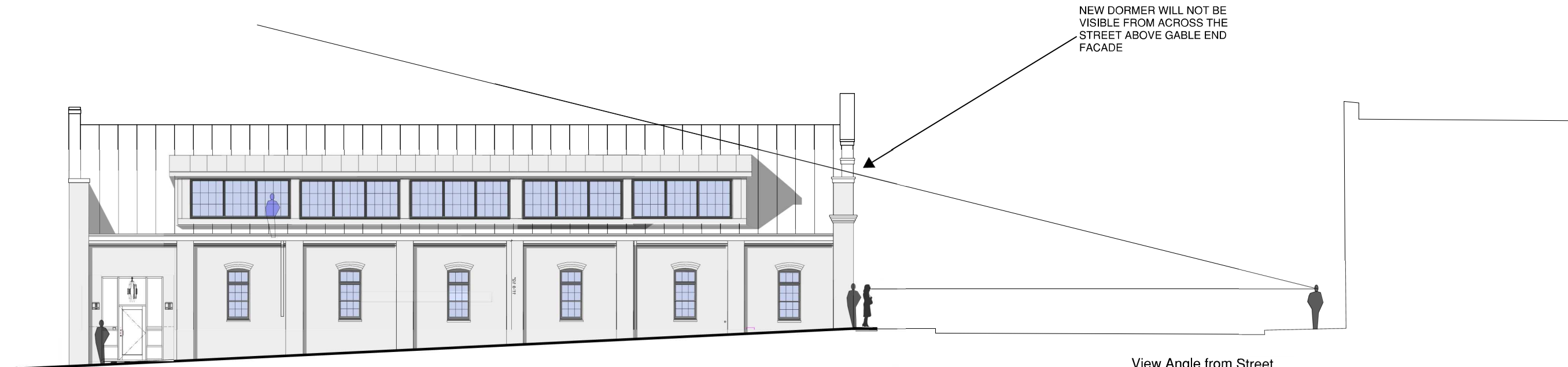
DRAWN BY:
CHECKED BY:

SHEET TITLE:

VIEW ANGLE
@ FAIRFAX
STREET
& WINDOW
DETAILS

SCALE: SHOWN

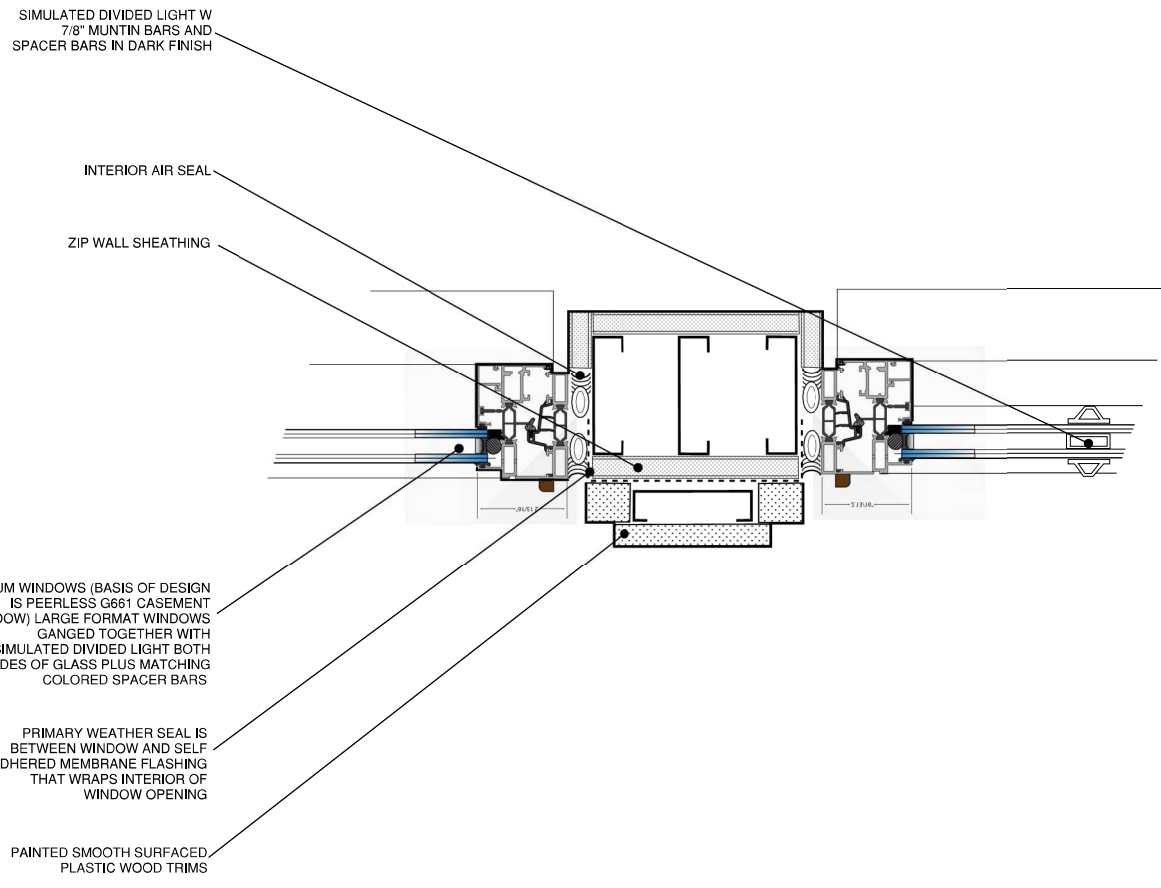
SHEET NO.



NEW DORMER WILL NOT BE VISIBLE FROM ACROSS THE STREET ABOVE GABLE END FACADE

View Angle from Street
5 Bay Option

1 North Elevation



SIMULATED DIVIDED LIGHT W 7/8" MUNTIN BARS AND SPACER BARS IN DARK FINISH

INTERIOR AIR SEAL

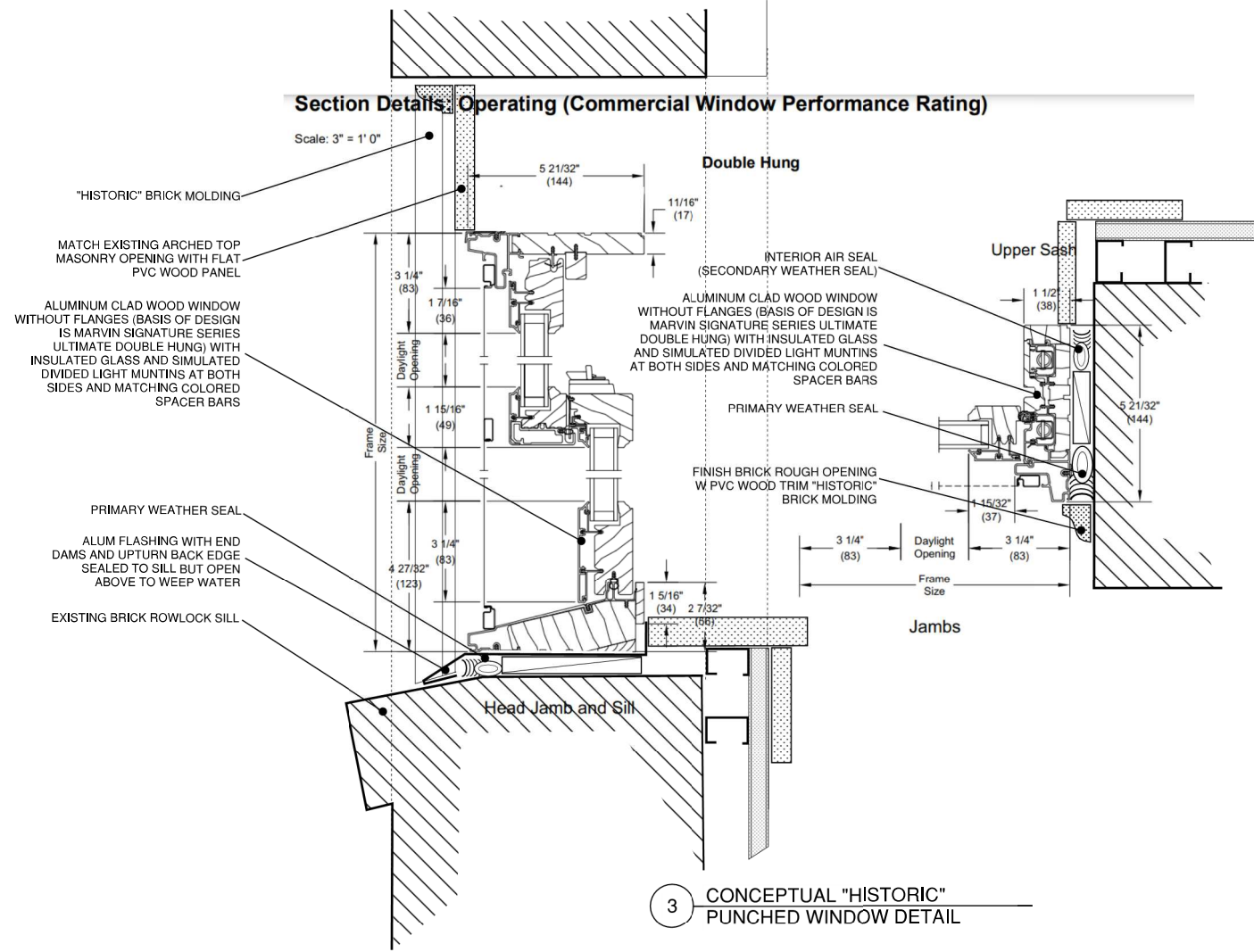
ZIP WALL SHEATHING

ALUM WINDOWS (BASIS OF DESIGN IS PEERLESS G661 CASEMENT WINDOW) LARGE FORMAT WINDOWS GANGED TOGETHER WITH SIMULATED DIVIDED LIGHT BOTH SIDES OF GLASS PLUS MATCHING COLORED SPACER BARS

PRIMARY WEATHER SEAL IS BETWEEN WINDOW AND SELF ADHERED MEMBRANE FLASHING THAT WRAPS INTERIOR OF WINDOW OPENING

PAINTED SMOOTH SURFACED PLASTIC WOOD TRIMS

2 CONCEPTUAL DORMER WINDOW DETAIL



Section Details: Operating (Commercial Window Performance Rating)

Scale: 3" = 1' 0"

"HISTORIC" BRICK MOLDING

MATCH EXISTING ARCHED TOP MASONRY OPENING WITH FLAT PVC WOOD PANEL

ALUMINUM CLAD WOOD WINDOW WITHOUT FLANGES (BASIS OF DESIGN IS MARVIN SIGNATURE SERIES ULTIMATE DOUBLE HUNG) WITH INSULATED GLASS AND SIMULATED DIVIDED LIGHT MUNTINS AT BOTH SIDES AND MATCHING COLORED SPACER BARS

PRIMARY WEATHER SEAL
ALUM FLASHING WITH END DAMS AND UPTURN BACK EDGE SEALED TO SILL BUT OPEN ABOVE TO WEEP WATER

EXISTING BRICK ROWLOCK SILL

Double Hung

INTERIOR AIR SEAL (SECONDARY WEATHER SEAL)

ALUMINUM CLAD WOOD WINDOW WITHOUT FLANGES (BASIS OF DESIGN IS MARVIN SIGNATURE SERIES ULTIMATE DOUBLE HUNG) WITH INSULATED GLASS AND SIMULATED DIVIDED LIGHT MUNTINS AT BOTH SIDES AND MATCHING COLORED SPACER BARS

PRIMARY WEATHER SEAL

FINISH BRICK ROUGH OPENING W PVC WOOD TRIM "HISTORIC" BRICK MOLDING

Upper Sash

1 1/2" (38)

5 21/32" (144)

15/32" (37)

Jamb

3 1/4" (83)

Daylight Opening 3 1/4" (83)

Frame Size

3 CONCEPTUAL "HISTORIC" PUNCHED WINDOW DETAIL

WINDOW DETAILS SHOWN HERE ARE CONCEPTUAL AND DIAGRAMMATIC AND ARE MEANT TO SHOW DESIGN INTENT. FINAL DETAILS AND FINAL WINDOW PRODUCTS ARE TO BE DETERMINED