

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

APPLICANT: Joan and Paul Miller represented by Karen Conkey, Architect

LOCATION: Parker-Gray District
1612 Princess Street

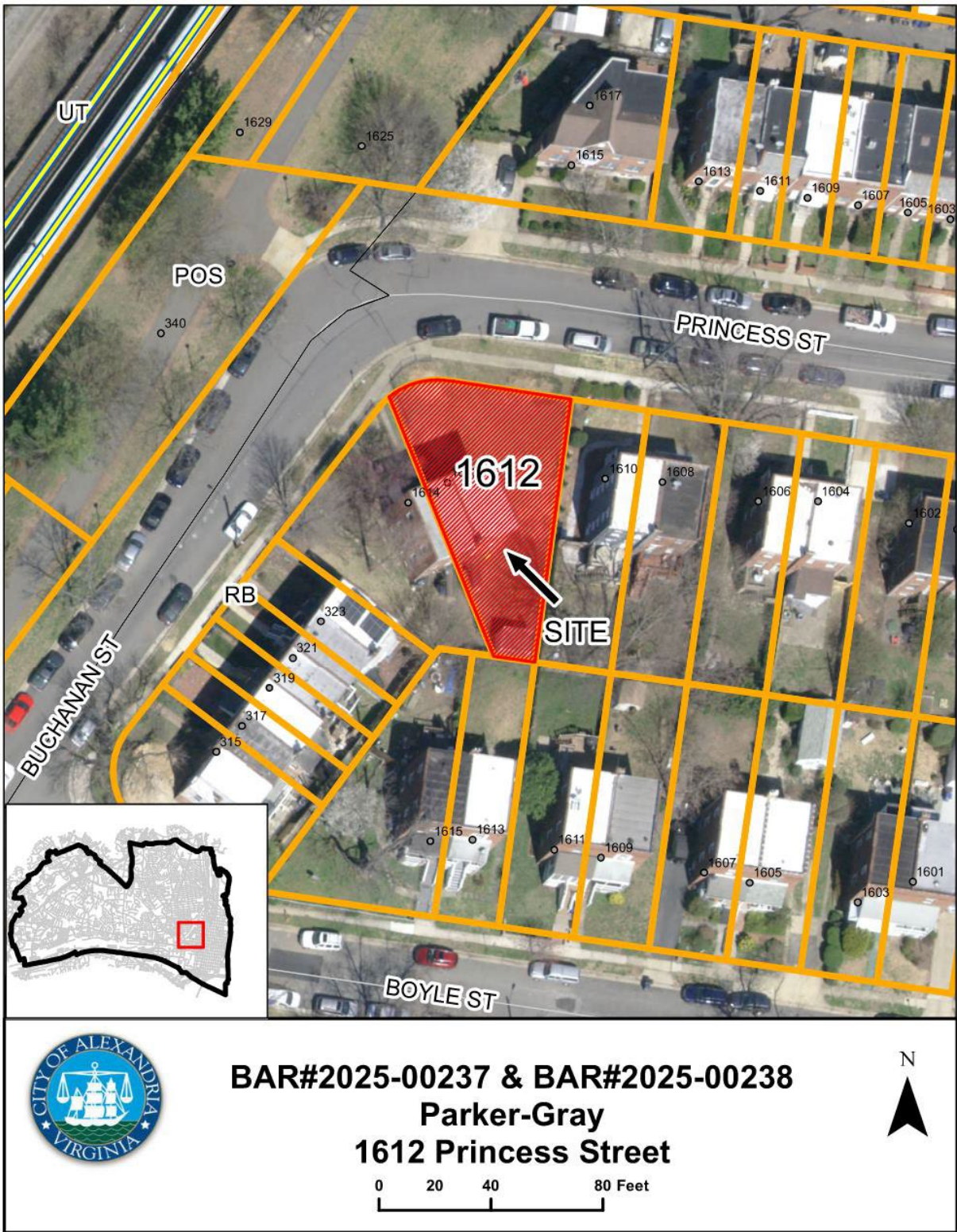
ZONE: RB/Residential Townhouse Zone

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.



Note: Staff coupled the applications for a Permit to Demolish (BAR2025-00238) and Certificate of Appropriateness (BAR2025-00237) 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 renovate the existing one-story front porch and construct a new composite trash enclosure, 1612 Princess Street.

The proposed porch alterations include new composite columns, stairs, and railings, a brick and precast divider between 1612 and 1614 Princess St., and a composite trash enclosure. The proposed new and replacement materials comply with the Board's policies and guidelines.

II. HISTORY

This two-bay brick row house is part of a group of brick houses built in pairs, or "twins," in the colonial revival style in **1945**, based on the Uptown/Parker Gray NRHP nomination. The same design and grouping continues along Princess Street and along Boyle Street, the next street to the south.



Photo 1: Existing conditions at 1612 & 1614 Princess St.

Previous BAR Approvals

BAR2024-00329 – The Board approved a Certificate of Appropriateness for alterations 9/30/24)

BAR2020-00019 – administrative approval for roof replacement (7/27/22)

BAR2019-00277 – administrative approval for window replacement (7/3/19)

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, §10-205(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 portions of the wall area and porch proposed for demolition/capsulation. 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 proposed for demolition/capsulation are not of unusual or uncommon design and can easily be replicated.

Certificate of Appropriateness

The *Design Guidelines* states that porches are important architectural elements. They can serve as a defining element of an architectural style. A porch provides a transition area between the public streetscape and the private interior of a building. Staff has no objection to the proposed alterations, which are appropriate to the architectural style of the structure. The renovated porch will not hide, obscure the architectural details of the main structure. Lastly, the proposed replacement materials complement the property and are architecturally appropriate.

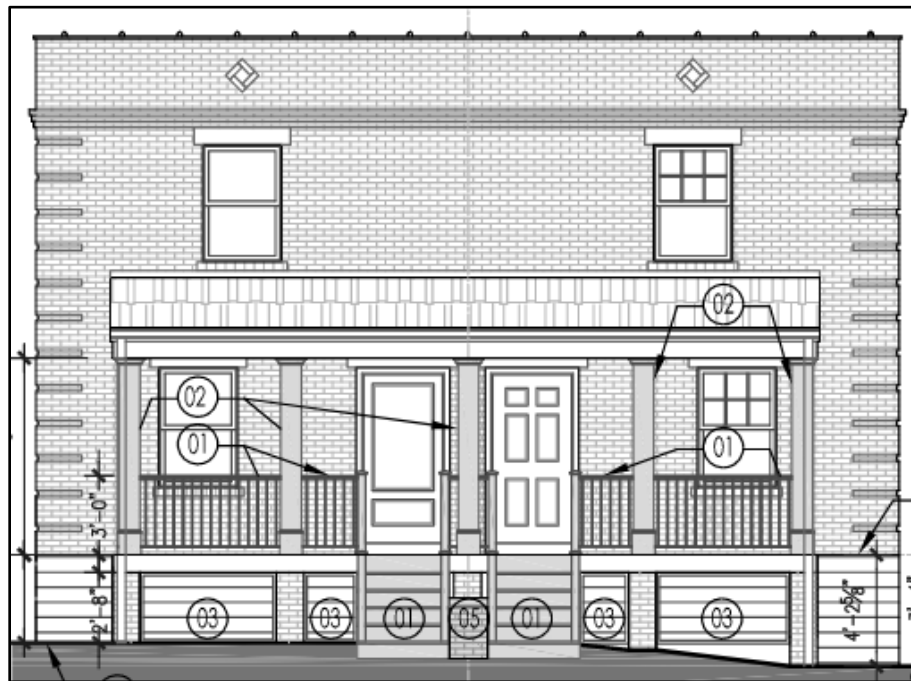


Photo 2: Proposed porch alterations at 1612 & 1614 Princess St.

Staff recommends approval of the application, 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 replacement of the front porch will comply with Zoning.

Code Administration

C-1 A building permit is required.

Transportation and Environmental Services

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

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

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

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

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

- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)

- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)

- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Alexandria Archaeology

No archaeology comments

V. ATTACHMENTS

1 – Application Materials

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

2 – Supplemental Materials

- Public comment
- Any other supporting documentation

ADDRESS OF PROJECT: _____

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

TAX MAP AND PARCEL: _____ ZONING: _____

APPLICATION FOR: *(Please check all that apply)*

☐ CERTIFICATE OF APPROPRIATENESS

☐ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)

☐ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION
CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)

☐ WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

Applicant: ☐ Property Owner ☐ Business *(Please provide business name & contact person)*

Name: _____

Address: _____

City: _____

Zip: _____

Phone: _____

E-mail: _____

Authorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☐ _____

Name: _____

Phone: _____

E-mail: _____

Legal Property Owner:

Name: _____

Address: _____

City: _____

State: _____

Phone: _____

E-mail: _____

- ☐ 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
☐ doors
☐ lighting
☐ other _____

☐ fence, gate or garden wall
☐ windows
☐ pergola/trellis

☐ HVAC equipment
☐ siding
☐ painting unpainted masonry

☐ shutters
☐ shed

☐ ADDITION
☐ DEMOLITION/ENCAPSULATION
☐ SIGNAGE

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

SUBMITTAL REQUIREMENTS:

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

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

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

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

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

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

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

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

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

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

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

- ☒ I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- ☒ I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- ☒ I, the applicant, or an authorized representative will be present at the public hearing.
- ☒ I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and revised materials.

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

APPLICANT OR AUTHORIZED AGENT:Signature: Printed Name: Karen ConkeyDate: 6/9/2025

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Joan & Paul Miller	[REDACTED]	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 1612 Princess St (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. Joan & Paul Miller	[REDACTED]	100%
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Karen Conkey	spouse	William Conkey
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

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

6/9/2025

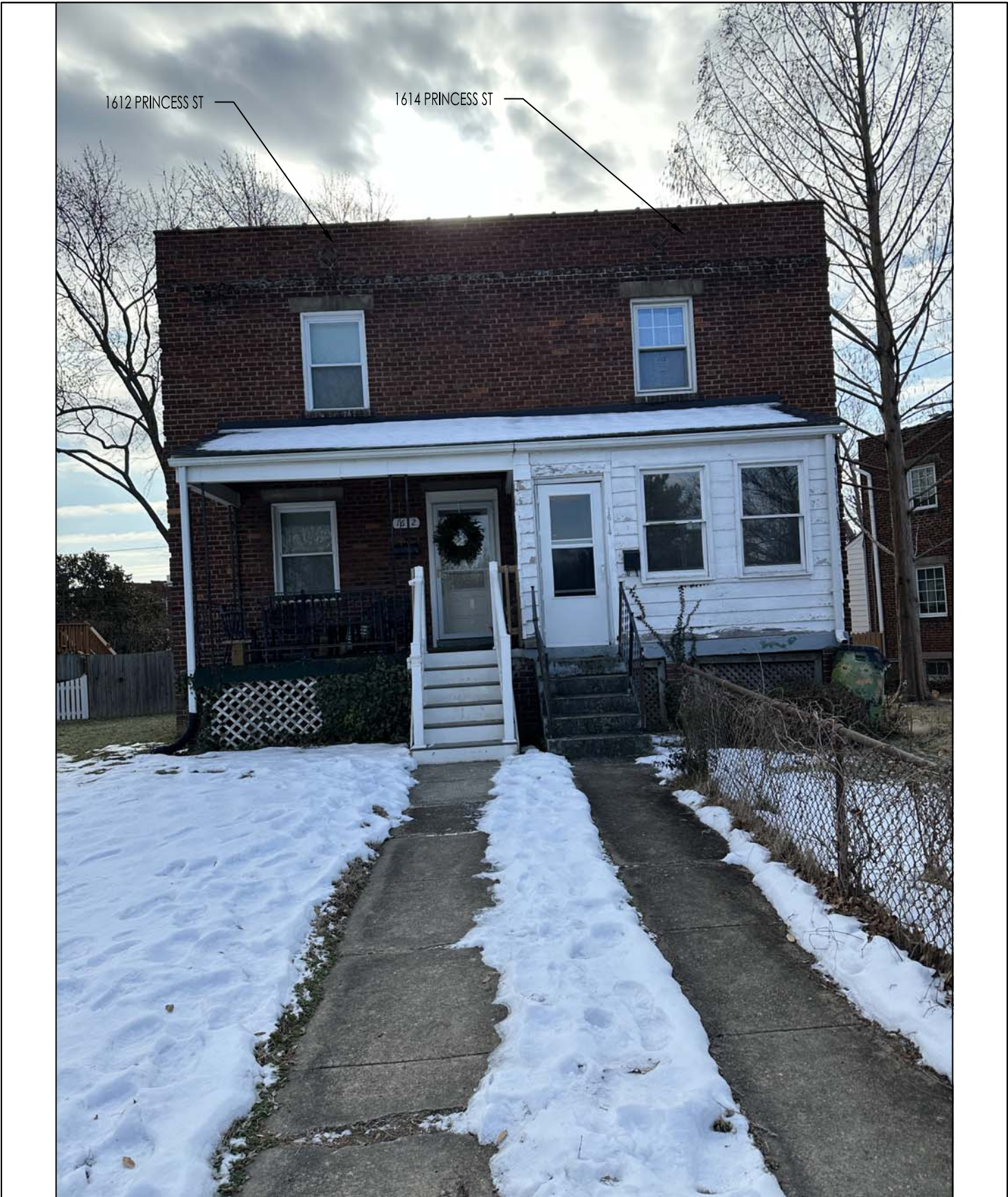
Date

Karen Conkey

Printed Name



Signature



1612 & 1614 Princess Street, Alexandria, VA 22314

PHOTO OF EXISTING FRONT ELEVATION

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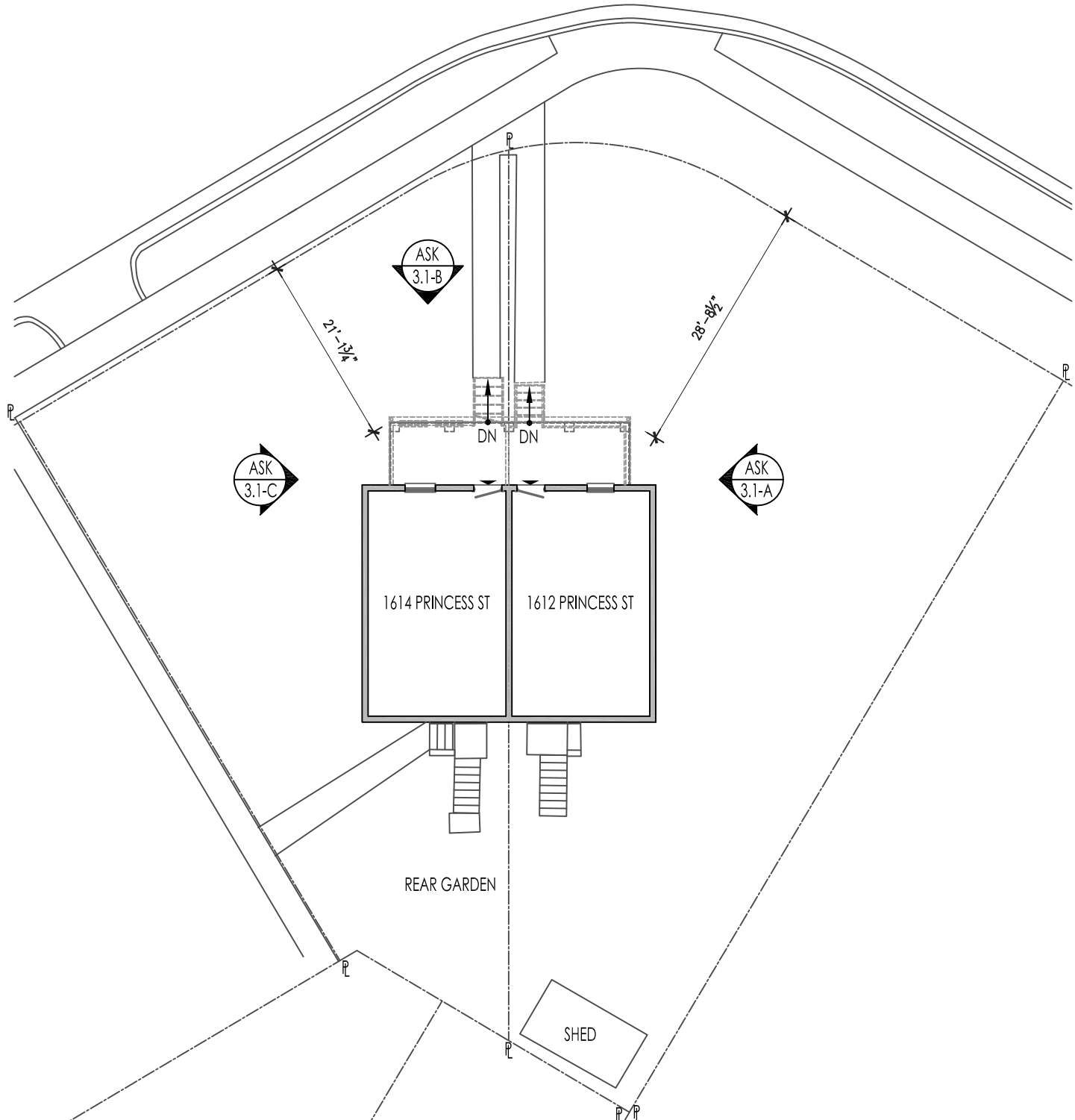
CLIENT:
Joan and Paul Miller
1612 Princess Street
Alexandria, VA 22314

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9 JUNE 2025

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

BAR APPLICATION
**ASK
1A**
NOT FOR CONSTRUCTION

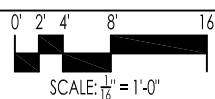
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1612 & 1614 Princess Street, Alexandria, VA 22314

EXISTING SITE PLAN SHOWING PROPOSED DEMOLITION

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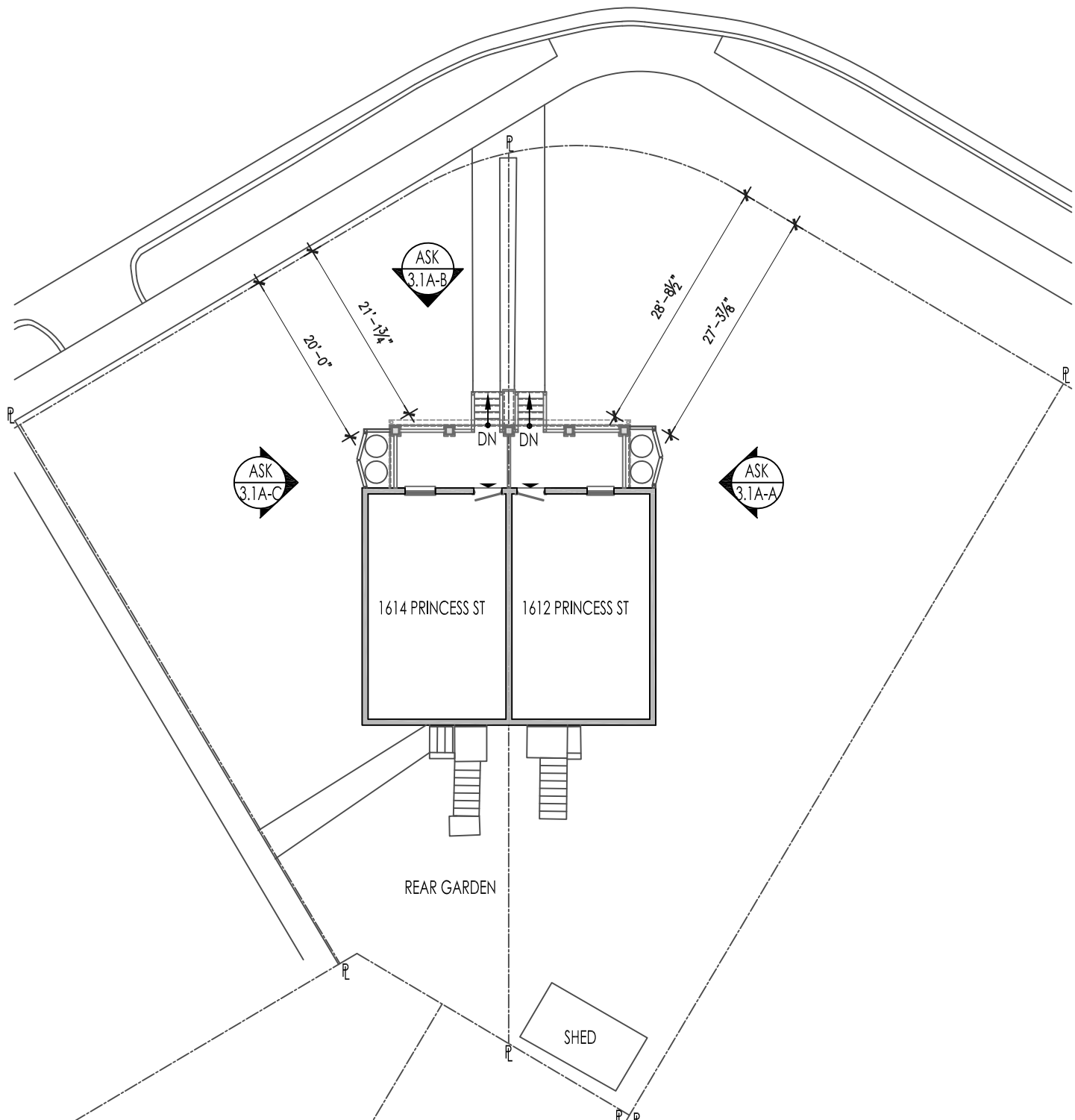
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BAR APPLICATION

ASK
1.0

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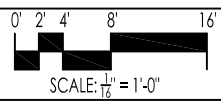
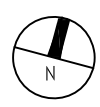
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1612 & 1614 Princess Street, Alexandria, VA 22314

PROPOSED SITE PLAN

CLIENT:
Joan and Paul Miller
1612 Princess Street
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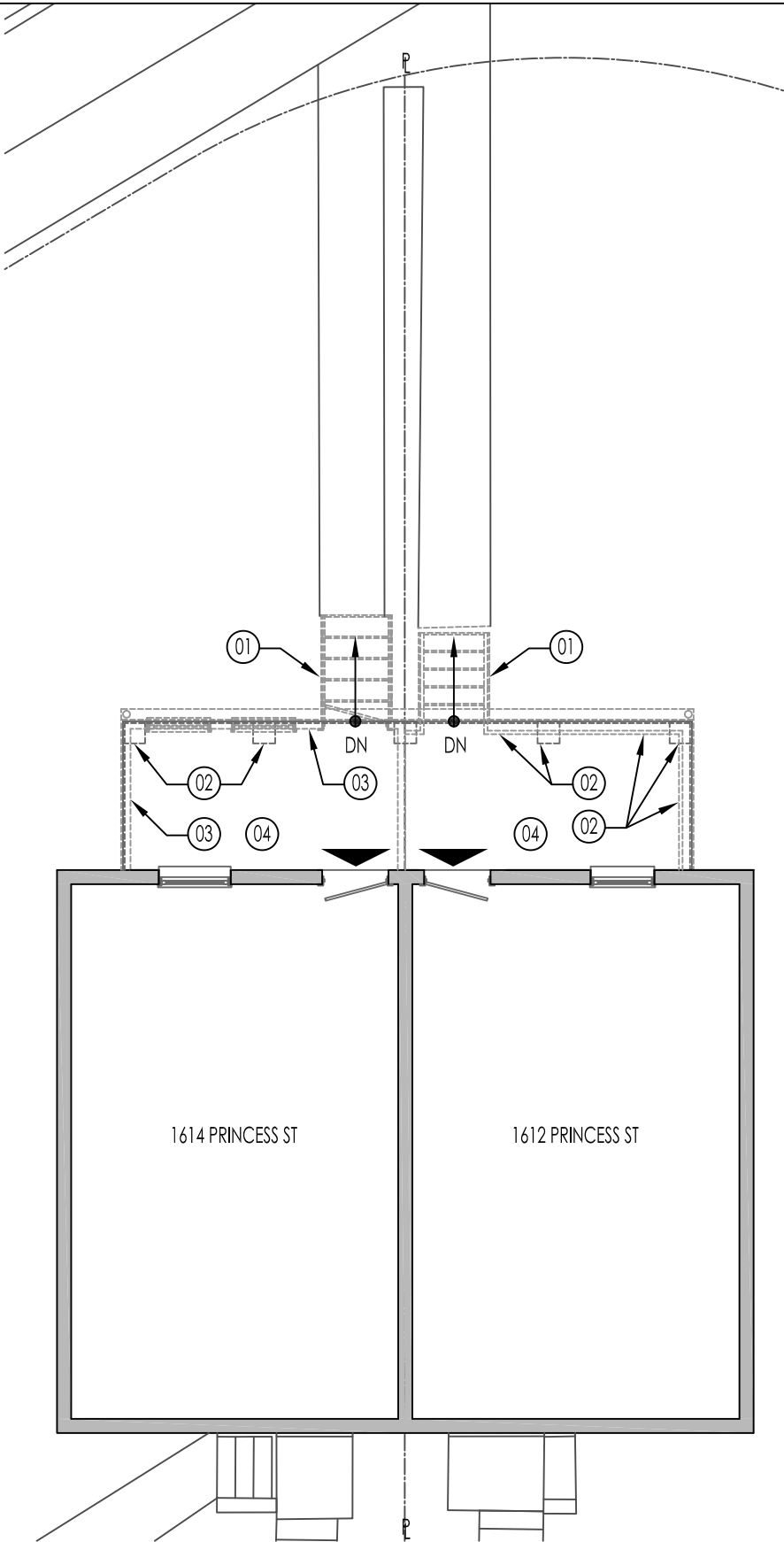
BAR APPLICATION

ASK 1.0A

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- DEMOLITION NOTES
- 01 STAIRS TO BE REPLACED
 - 02 COLUMNS AND RAILINGS TO BE REPLACED
 - 03 PORCH ENCLOSURE TO BE REMOVED
 - 04 PORCH FLOOR COVERING TO BE REMOVED
 - 05 PORCH SKIRTING TO BE REPLACED

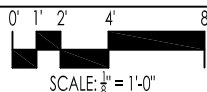


1612 & 1614 Princess Street, Alexandria, VA 22314

EXISTING 1ST FLOOR PLAN SHOWING PROPOSED DEMOLITION

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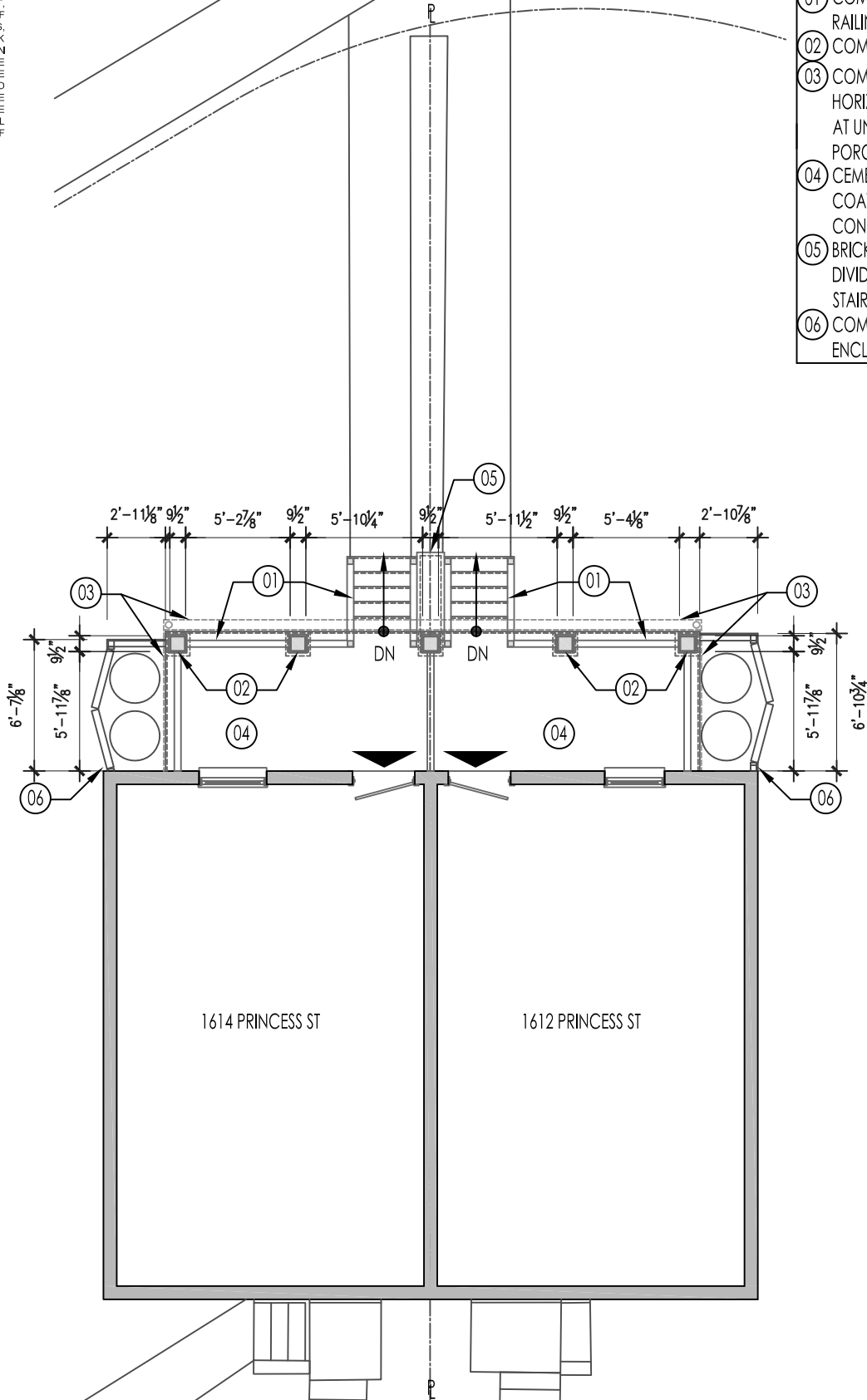
BAR APPLICATION

**ASK
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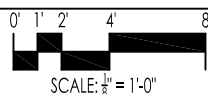
- NEW WORK NOTES
- 01 COMPOSITE STAIRS AND RAILINGS
 - 02 COMPOSITE COLUMNS
 - 03 COMPOSITE HORIZONTAL SKIRTING AT UNDERSIDE OF PORCH
 - 04 CEMENTITIOUS COATING ON EXISTING CONCRETE SLAB
 - 05 BRICK AND PRECAST DIVIDER BETWEEN STAIRS
 - 06 COMPOSITE ENCLOSURE FOR TRASH



1612 & 1614 Princess Street, Alexandria, VA 22314

PROPOSED 1ST FLOOR PLAN

CLIENT:
Joan and Paul Miller
1612 Princess Street
Alexandria, VA 22314



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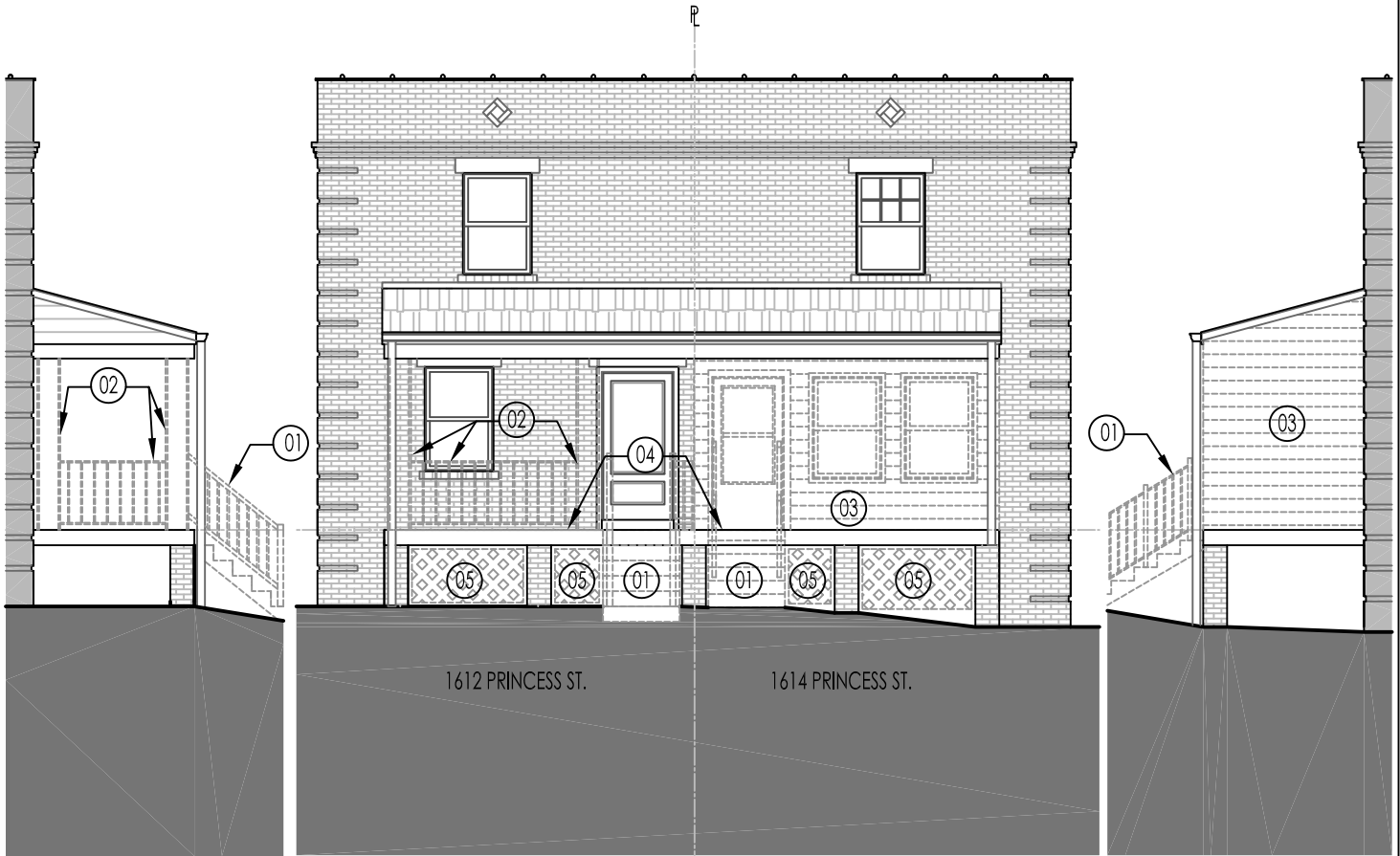
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DEMOLITION NOTES

- 01 STAIRS TO BE REPLACED
- 02 COLUMNS AND RAILINGS TO BE REPLACED
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- 05 PORCH SKIRTING TO BE REPLACED



A SIDE ELEVATION
1612 PRINCESS ST

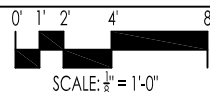
B FRONT ELEVATION OF 1612 & 1614 PRINCESS ST

C SIDE ELEVATION
1614 PRINCESS ST

1612 & 1614 Princess Street, Alexandria, VA 22314

EXISTING ELEVATIONS SHOWING PROPOSED DEMOLITION

CLIENT:
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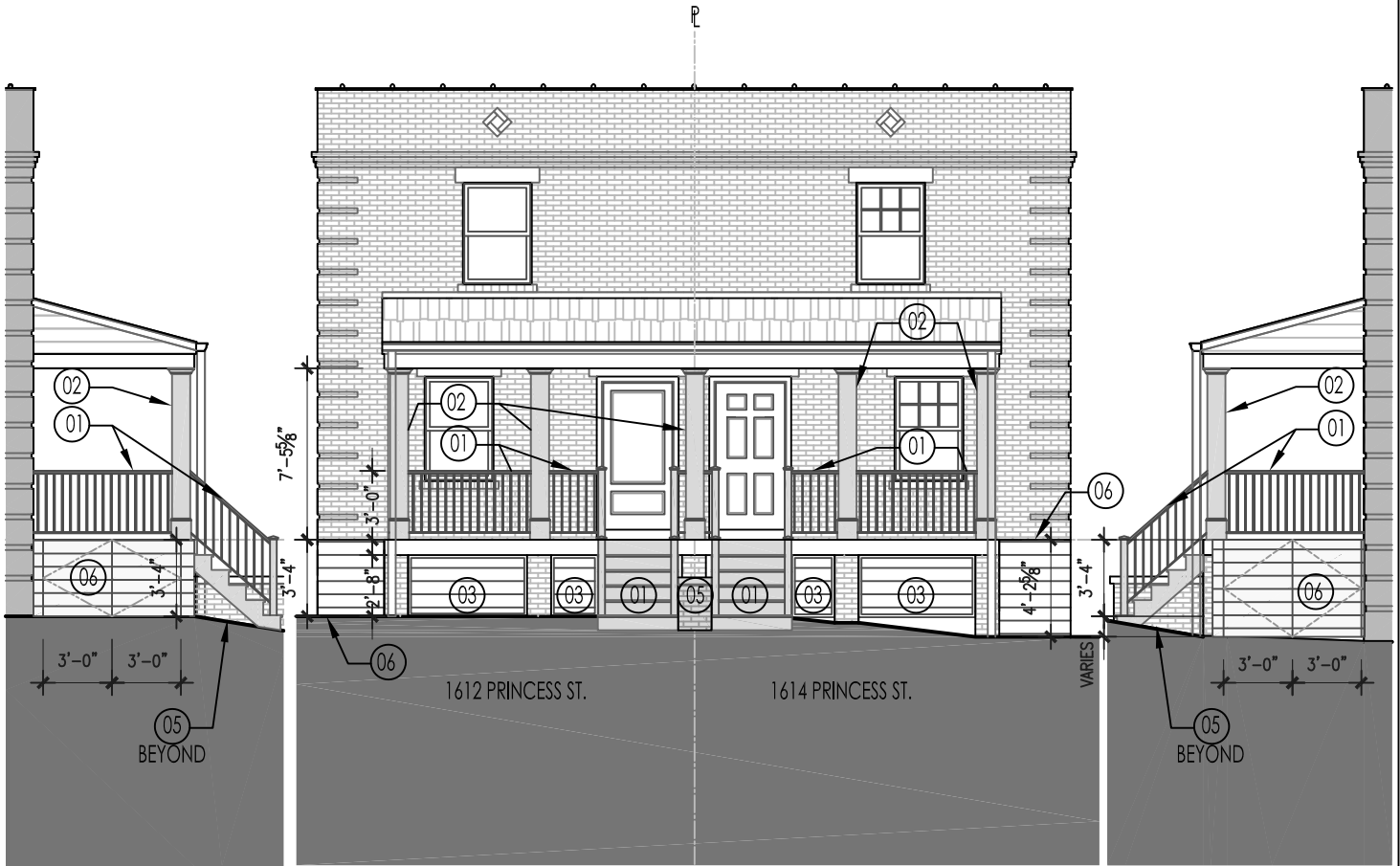
ASK
3.1

NOT FOR CONSTRUCTION

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NEW WORK NOTES

- 01 COMPOSITE STAIRS AND RAILINGS
- 02 COMPOSITE COLUMNS
- 03 COMPOSITE HORIZONTAL SKIRTING AT UNDERSIDE OF PORCH
- 04 CEMENTITIOUS COATING ON EXISTING CONCRETE SLAB
- 05 BRICK AND PRECAST DIVIDER BETWEEN STAIRS
- 06 COMPOSITE ENCLOSURE FOR TRASH



(A) SIDE ELEVATION
1612 PRINCESS ST

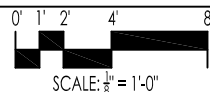
(B) FRONT ELEVATION OF 1612 & 1614 PRINCESS ST

(C) SIDE ELEVATION
1614 PRINCESS ST

1612 & 1614 Princess Street, Alexandria, VA 22314

PROPOSED ELEVATIONS

CLIENT:
Joan and Paul Miller
1612 Princess Street
Alexandria, VA 22314



9 JUNE 2025

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ARCHITECT:

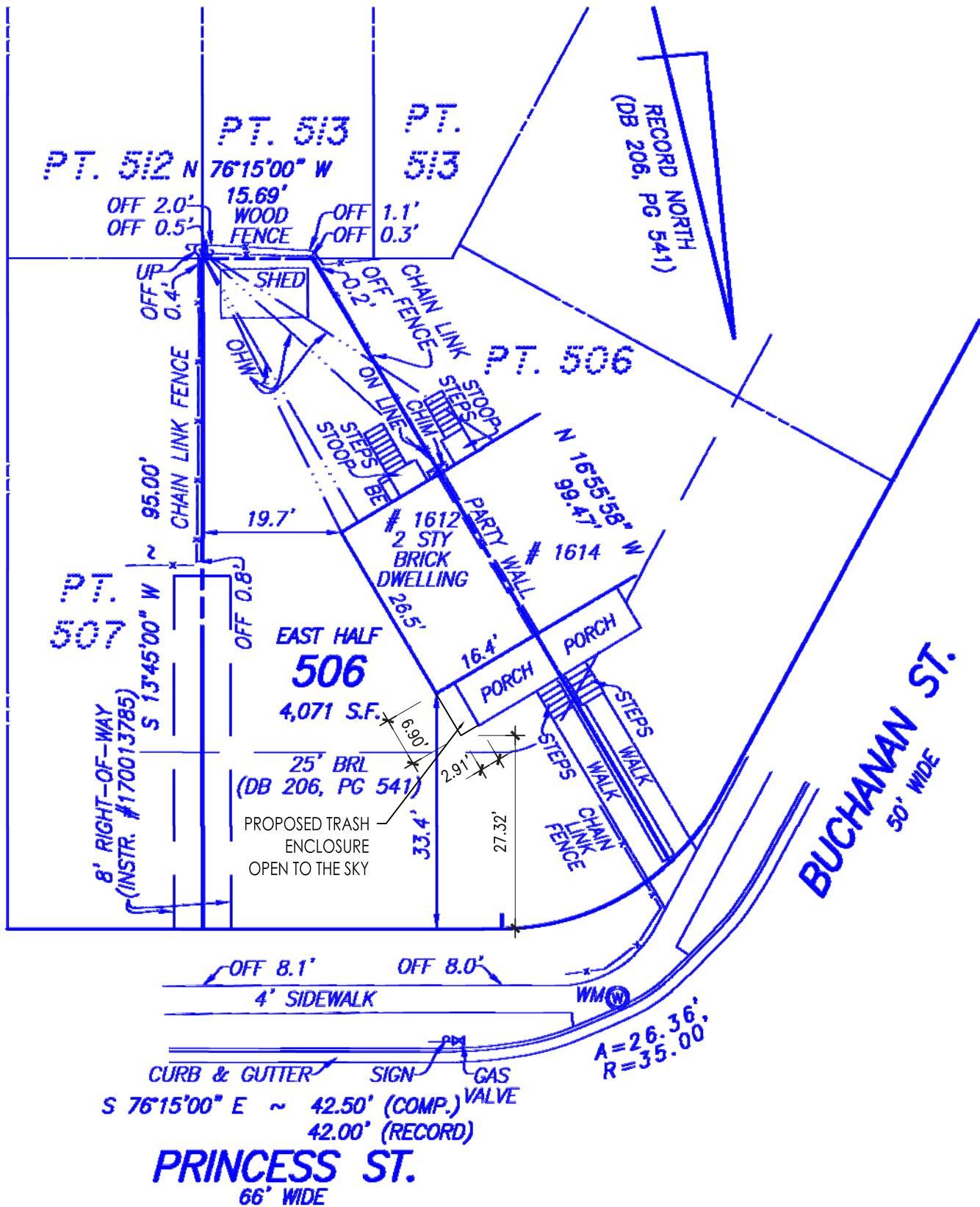
407 south lee street
alexandria, va 22314
703 . 589 . 4550
info@conkeyarchitects.com

Conkey | architects

BAR APPLICATION

**ASK
3.1A**

NOT FOR CONSTRUCTION



PLAT

SHOWING PHYSICAL IMPROVEMENT SURVEY
EAST ONE-HALF OF LOT 506, BLOCK 3 OF THE
RESUBDIVISION OF PART OF BLOCKS 2 AND 3

BAGGETT TRACT

DB. 206, PG. 541

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20'
DATE: APRIL 9, 2019

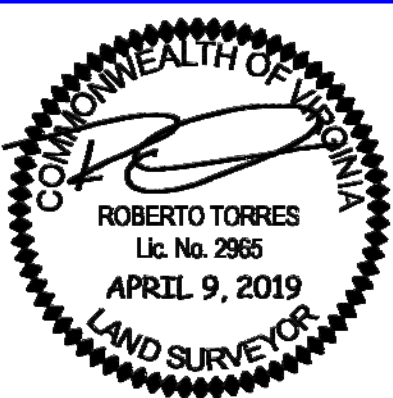
INSTR. #170013785
PLAT SUBJECT TO
RESTRICTIONS OF RECORD.
TITLE REPORT NOT FURNISHED,
THUS ALL EASEMENTS MAY NOT
BE SHOWN.

OWNER: PAUL G. MILLER & JOAN S. MILLER
CLIENT: CHARLES JURIS

RC FIELDS
& ASSOCIATES, INC.
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730 S. Washington Street
Alexandria, Virginia 22314
www.rcfassoc.com
(703) 549-8422

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE
BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND/OR WITH
CALIBRATED ELECTRONIC DISTANCE MEASURING EQUIPMENT AND, UNLESS
OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.

DRAFTED: JD CHECKED: WDS



Trex®

Where
life
plays

out.



Railing

Metal and composite collections make it easy to find your style and frame your view



More Material Options

From traditional composites to sleek metal offerings, our wide selection of safe and stylish railing options offers more choices for your build.



Elevated Style

With cable, mesh, glass and baluster infill options, you can achieve a look that suits your style and is a fashionable alternative to standard wood or vinyl railing.



Durability to Match our Decking

Built with the same outstanding durability as Trex decking—your railing is engineered to endure whatever Mother Nature sends its way.



Easy Installation

Deck railing kits, pre-assembled panels and online resources make installation simple.

TrexSelect®
COMPOSITE RAILING

\$\$ 25 YEARS ★★

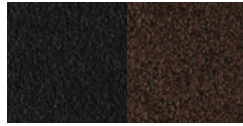


Classic rail with
round aluminum balusters

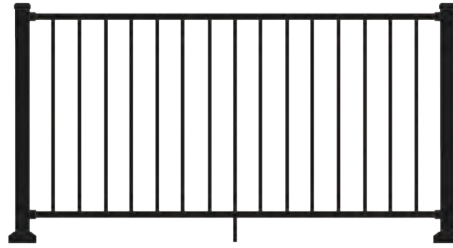


TrexSelect™
ALUMINUM RAILING

\$\$ 25 YEARS ★★



Square balusters

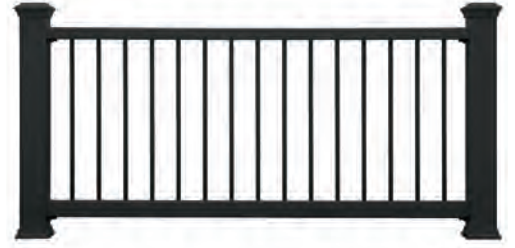


TrexEnhance®
COMPOSITE RAILING

\$ 25 YEARS ★



Round aluminum balusters



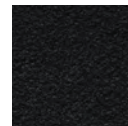
Available at home centers

T-Rail with square
composite balusters

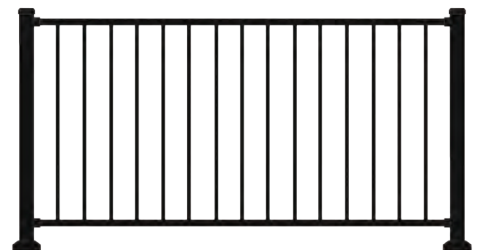


TrexEnhance™
STEEL RAILING

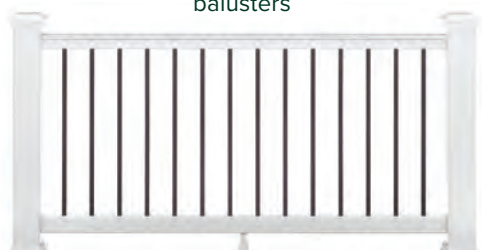
\$ 15 YEARS ★



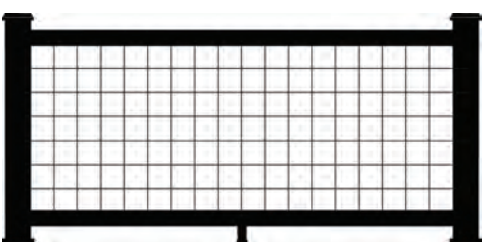
Square balusters



T-Rail with round aluminum
balusters



Select™ steel mesh railing



Get inspired by photos of
some of our favorite decking
and railing pairings.



Find your style



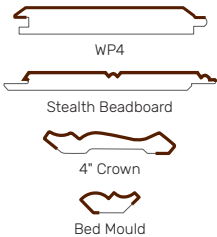
VERSATEX® BUILDING PRODUCTS

Product Catalog

Canvas Series

BEAUTY OF WOOD.
DURABILITY OF PVC.

Profile	Actual Size	16'	18'
WP4	3/4" x 5 1/2"	•	
Stealth Bead	1/2" x 6"		•
4" Crown	9/16" x 3 5/8"	•	
Bed Mould	9/16" x 1 3/4"	•	



- All profiles available in all finishes
- Color-matched touch-up kit available for purchase
- Visit versatex.com/canvas for handling & installation guides



Nominal	Actual Inside	Actual Outside
4 x 4 x 8'6"	3 3/4" x 3 3/4" x 8'6"	4 3/4" x 4 3/4" x 8'6"
4 x 4 x 10'	3 3/4" x 3 3/4" x 10'	4 3/4" x 4 3/4" x 10'
6 x 6 x 8'6"	5 3/4" x 5 3/4" x 8'6"	6 3/4" x 6 3/4" x 8'6"
6 x 6 x 10'	5 3/4" x 5 3/4" x 10'	6 3/4" x 6 3/4" x 10'
8 x 8 x 8'6"	8 1/2" x 8 1/2" x 8'6"	9 1/2" x 9 1/2" x 8'6"
8 x 8 x 10'	8 1/2" x 8 1/2" x 10'	9 1/2" x 9 1/2" x 10'
12 x 12 x 12'	9 3/4" x 9 3/4" x 12'	11 1/4" x 11 1/4" x 12'

- Special 10" Classic wraps available (minimum quantities apply)
- All 4", 6" and 8" VERSAWRAPs are made from actual 1/2" thick VERSATEX; 12" wraps are made from actual 3/4" thick VERSATEX
- Raised Panel wraps available in all 6" x 6" and 8" x 8" profiles
- Raised Panels start 16 1/2" from bottom with a railing gap from 30 3/4" to 30 1/2"; Clearance above top panel measures 8 3/4"
- Painting of Raised Panel wraps is recommended for best aesthetic results and to prevent dirt accumulation where panels are milled into product

Tapered VERSAWRAP

Actual	5'	6'
12" base – 8" cap	•	•
16" base – 12" cap	•	•

- Fastening angles and 3 1/2" decorative accent wrap pieces are included for the cap and base of each Tapered column

Accent Wrap

Nominal	Actual Inside Dimension
4 x 4 x 10	4 3/4" x 4 3/4" x 10"
6 x 6 x 10	6 3/4" x 6 3/4" x 10"
8 x 8 x 10	9 1/2" x 9 1/2" x 10"
4 x 4 x 10'	4 3/4" x 4 3/4" x 10'

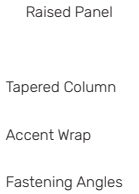
- Nominal 10 x 10 x 10' Accent Wraps are available in "UNIT" quantities
- Add 1" to inside dimensions to calculate outside measurements



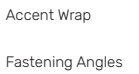
Classic Wrap



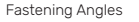
Raised Panel



Tapered Column



Accent Wrap



Fastening Angles



SOFFIT SYSTEM

Actual	18' Vented	18' Solid
1/2" x 12"	•	•
1/2" x 16"	•	•
1/2" x 24"	•	•

- Custom lengths available in "Smartpack" quantities
- Available in smooth finish only

Product	Nominal	Actual	18' Smooth	18' Timber Ridge
Notched Fascia	1 x 8	3/4" x 7 1/4"	•	•
Frieze Board	5/4 x 6	1" x 5 1/2"	•	•

- Custom lengths and widths available in "Smartpack" quantities



WHY VERSATEX?

Innovative, practical solutions for a sustainable future.

VERSATEX Building Products are manufactured from cellular PVC, which is impervious to insects and moisture and capable of below-grade installation. Our product formula ensures VERSATEX maintains its bright white color and is dense enough to use the same cutting tools & fasteners one would with a traditional product. These factors and more create an ideal solution for moisture-sensitive areas, including those along coastal zones or regions affected by salt and high humidity.

Warping, fading, cupping, or splitting is now a thing of the past – just a building product with high aesthetic value backed by an industry-best, lifetime, fully transferable, non-prorated warranty.

A big "thank you" to the builders whose craftsmanship is featured in this brochure.



A product of VERSATEX Building Products,
400 Steel Street | Aliquippa, PA 15001
724.857.1111 | versatex.com





- 5/8, 1 and 5/4 available in standard 12', 18' and 20' lengths;
- 6/4 and 8/4 available in standard 18' lengths
- 5/8, 1 and 5/4 boards come with protective film applied
- Custom lengths and widths available in "Smartpack" quantities
- 1 1/2" thick Trimboards may be subject to extended lead times
- Most thicknesses can be ordered reversible - Smooth/Timber Ridge or Smooth/Smooth

- Custom lengths and widths available in "Smartpack" quantities
- 5' wide Sheets available in certain sizes and special quantities



- Special 3/4" x 3 1/2" x 18' standard Beadboard available in "UNIT" quantities
- End-matched WP4 available in 16' lengths

Crown Profiles

Casing Profiles

Adams Casing
VER97

Rake Mould
VER287

Brick Mould
VER180 - 18'

Brick w/ Flange
VERBMF01 - 18'

Crosshead Pediment
VERCHP01

J-Channel Brick
VERJB01 - 18'

Base Cap
VER164

Backband
VER281

Cove Profiles

Four 3D perspective drawings of different corner profiles are shown in a row. From left to right: 1. Scotia Cove (VER93): A square corner with a quarter-round cutout on the inside. 2. Quarter Round (VER105): A square corner with a quarter-round cap on the outside. 3. Baluster (VER236): A square corner with a quarter-round cap on the outside. 4. Nose Cover (VERN001): A square corner with a quarter-round cap on the outside, featuring a small notch or hole in the center of the cap.

Sill Profiles

Sill
VERS07

Double Hung Sill
VERDHS - 18'

Historic Sill
VERHS02

Heavy Nose Sill
VERHS01

Sill Nose
VERSN01

Subsill Nose
VER282

Additional Profiles

Drip Cap
VER197

Shingle Mould
VER210

T-Mould
VERT01 – 12'

Garage Seal
VERGD01

Louver Blades

Water Table
VERWT01 – 18'

Panel Mould
VER217

Beadboard Cap
PABEADCAP



- Custom lengths and widths available in "Smartpack" quantities



- Stealth Corner not available in nominal 1 x 6
- Special 12' and 22' Corners available in "UNIT" quantities
- Custom widths up to 10" available in "UNIT" quantities
- 10' and 20' Corners available in "Smartpack" quantities

Stealth Hidden Fastener Corner			
Orientation	Actual	20' Smooth	
Inside	1 1/8" x 1 1/2"	•	
Outside	1 1/8" x 3 1/2"	•	
Outside	1 1/8" x 5 1/2"	•	

Competition 2-piece corner

VERSATEX 1-piece corner

Stealth Hidden Fastener Corner

Inside Corner

All mouldings manufactured in 16' lengths except where noted.

ColorWorks

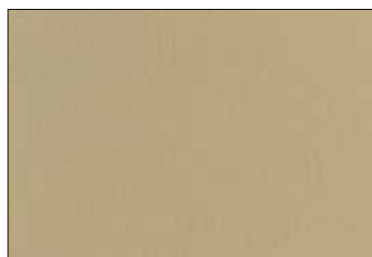
Sikagard® FlexCoat ATC - Colors / Finishes



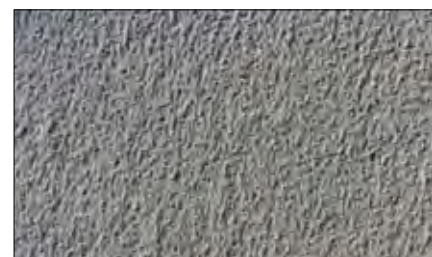
Ivory Cream



Sandpiper Beige



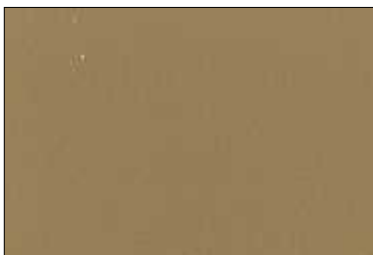
Provincial Tan



Backroll Finish



Adobe



Toffee



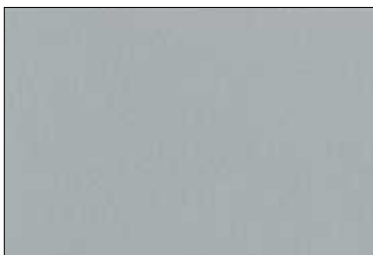
Spanish Tile



Knockdown Finish



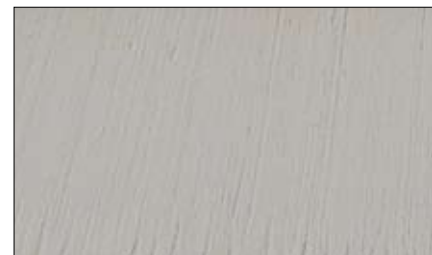
Redwood Tile



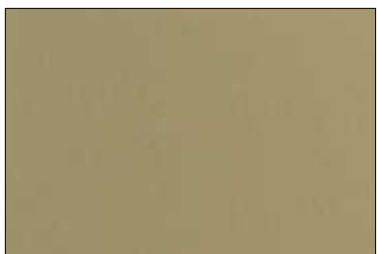
Speedway Gray



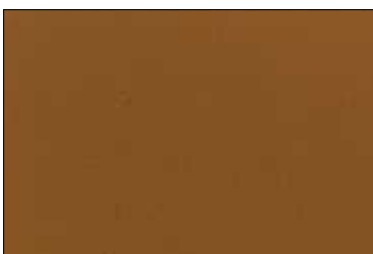
Bright Gray



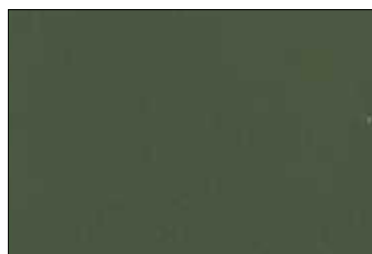
Broom Finish



Dodge City Tan



Fired Brick



Slate Green

Black and White colors also available on request.

Note: Sikagard FlexCoat ATC is the top coat that is designed and tested as a component for the Sikagard FlexCoat system.

The final cured color of the actual product may vary. Use actual cured product for color matching.

Prior to each use of any Sika product, the user must always read and follow the warnings and instructions on the product's most current Technical Data Sheet, product label and Material Safety Data Sheet which are available online at www.sikaconstruction.com or by calling Sika's Technical Service Department at 800-933-7452.

Nothing contained in any Sika materials relieves the user of the obligation to read and follow the warnings and instruction for each Sika product as set forth in the current Technical Data Sheet, product label and Material Safety Data Sheet prior to product use.



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