

**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  
1614 Princess Street

**ZONE:** RB/Residential Townhouse Zone

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**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](mailto: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.



A horizontal number line with tick marks at 0, 20, 40, and 80. The word "Feet" is written at the end of the line.

**Note:** Staff coupled the applications for a Permit to Demolish (BAR2025-00240) and Certificate of Appropriateness (BAR2025-00239) 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 removing the existing front porch enclosure and construct a new composite trash enclosure, 1614 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*  
No prior BAR approvals.

### 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.

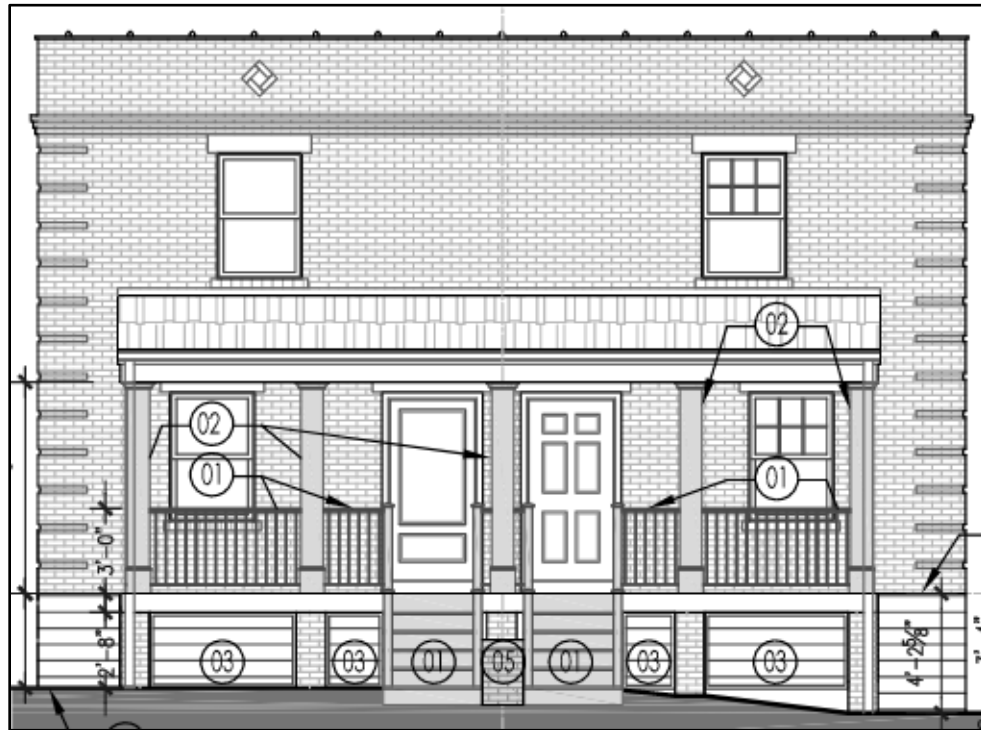


Photo 2: Proposed porch alterations at 1612 & 1614 Princess St.

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: \_\_\_\_\_

State: \_\_\_\_\_

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).*

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**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.*

- ☐ <sup>N/A</sup> ☐ 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.*

- ☐ <sup>N/A</sup> ☐ 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.*

- ☐ <sup>N/A</sup> ☐ 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 1614 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

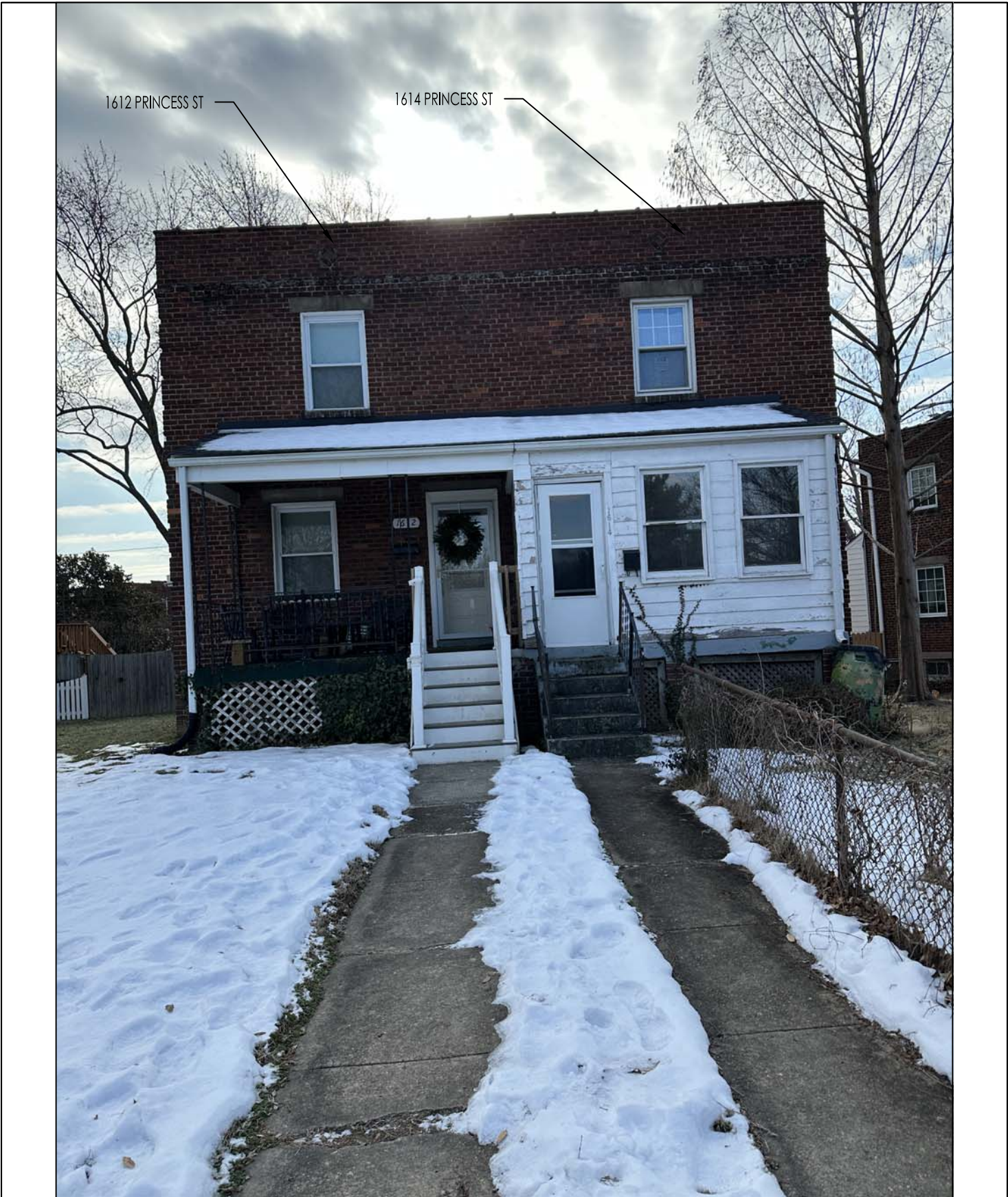
Karen Conkey

Printed Name



Signature





# 1612 & 1614 Princess Street, Alexandria, VA 22314

PHOTO OF EXISTING FRONT ELEVATION

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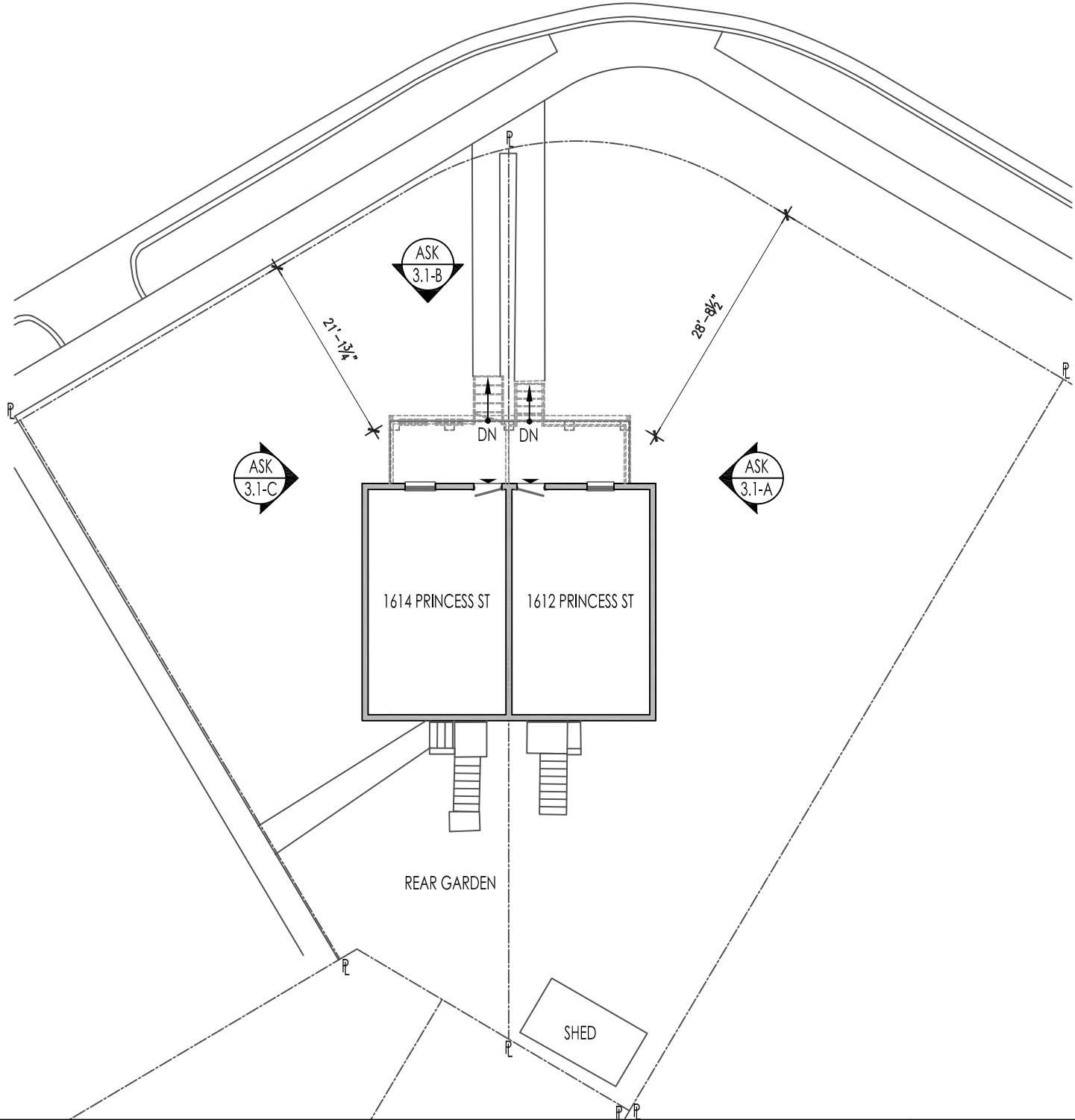
CLIENT:  
Joan and Paul Miller  
1612 Princess Street  
Alexandria, VA 22314

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9 JUNE 2025

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

BAR APPLICATION  
**ASK  
1A**  
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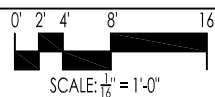
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# 1612 & 1614 Princess Street, Alexandria, VA 22314

EXISTING SITE PLAN SHOWING PROPOSED DEMOLITION

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



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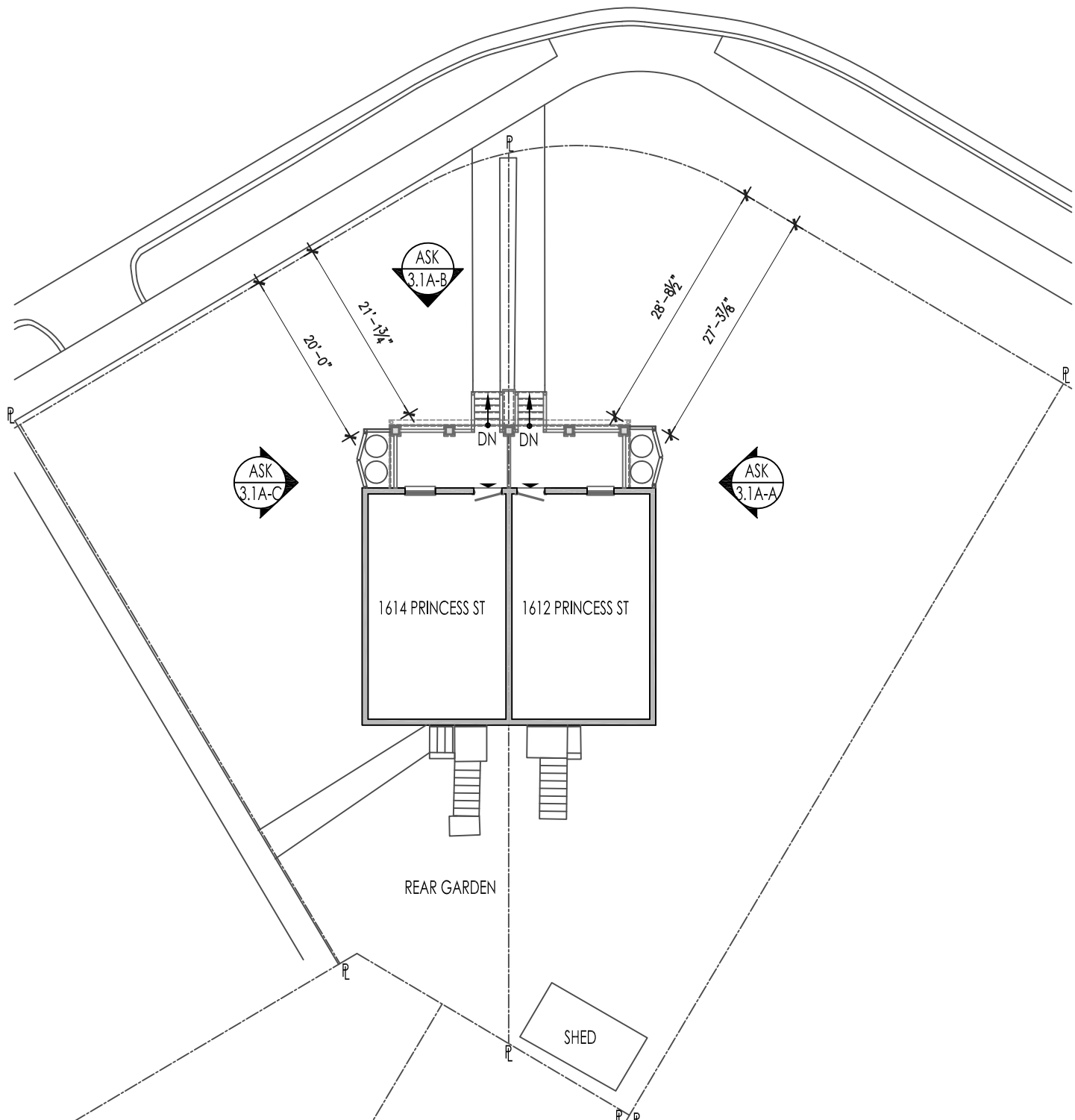
BAR APPLICATION

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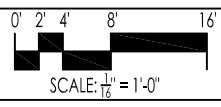
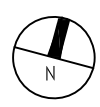
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# 1612 & 1614 Princess Street, Alexandria, VA 22314

PROPOSED SITE PLAN

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



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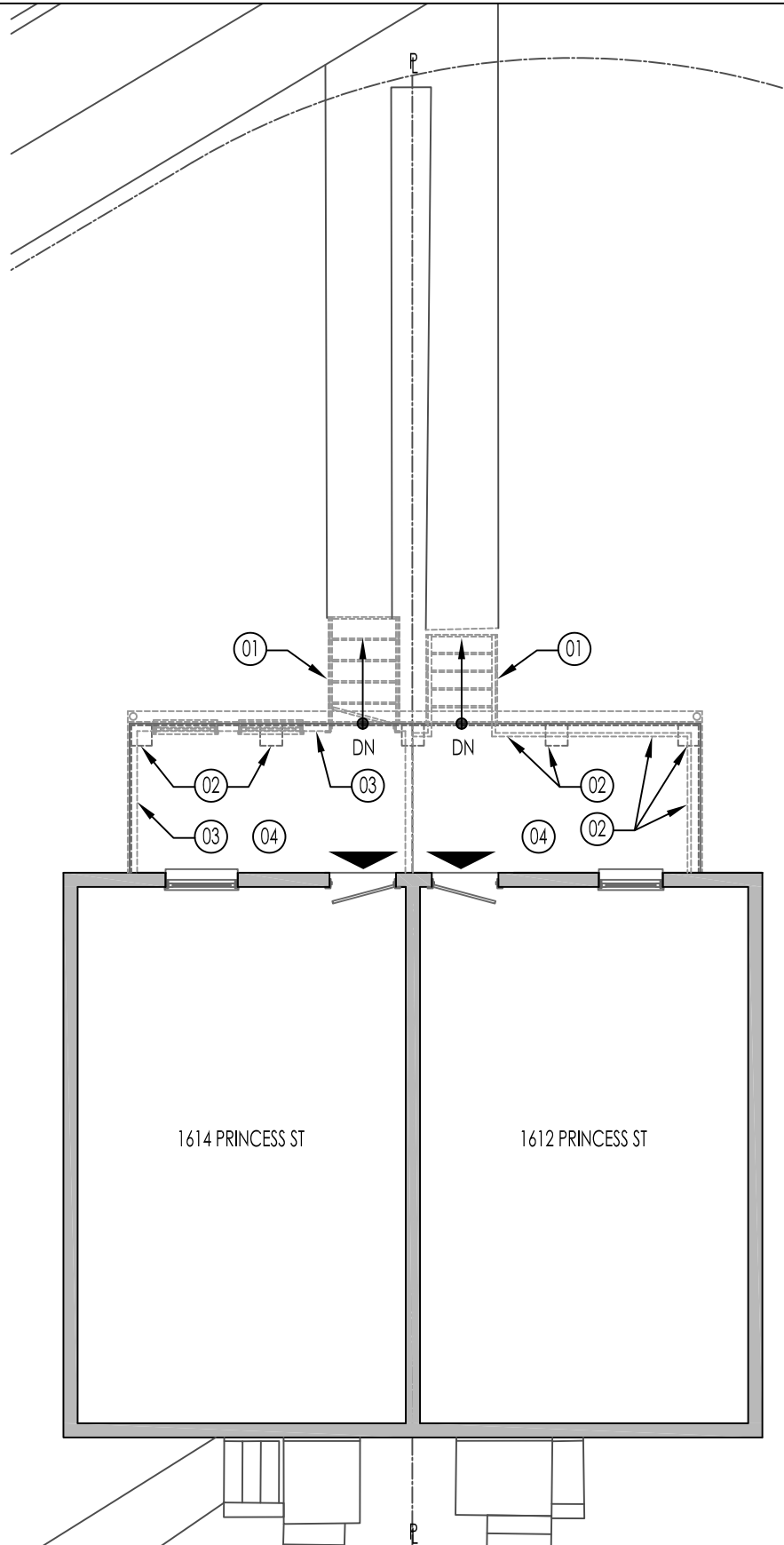
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# ASK 1.0A

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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

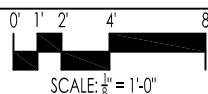


# 1612 & 1614 Princess Street, Alexandria, VA 22314

EXISTING 1ST FLOOR PLAN SHOWING PROPOSED DEMOLITION

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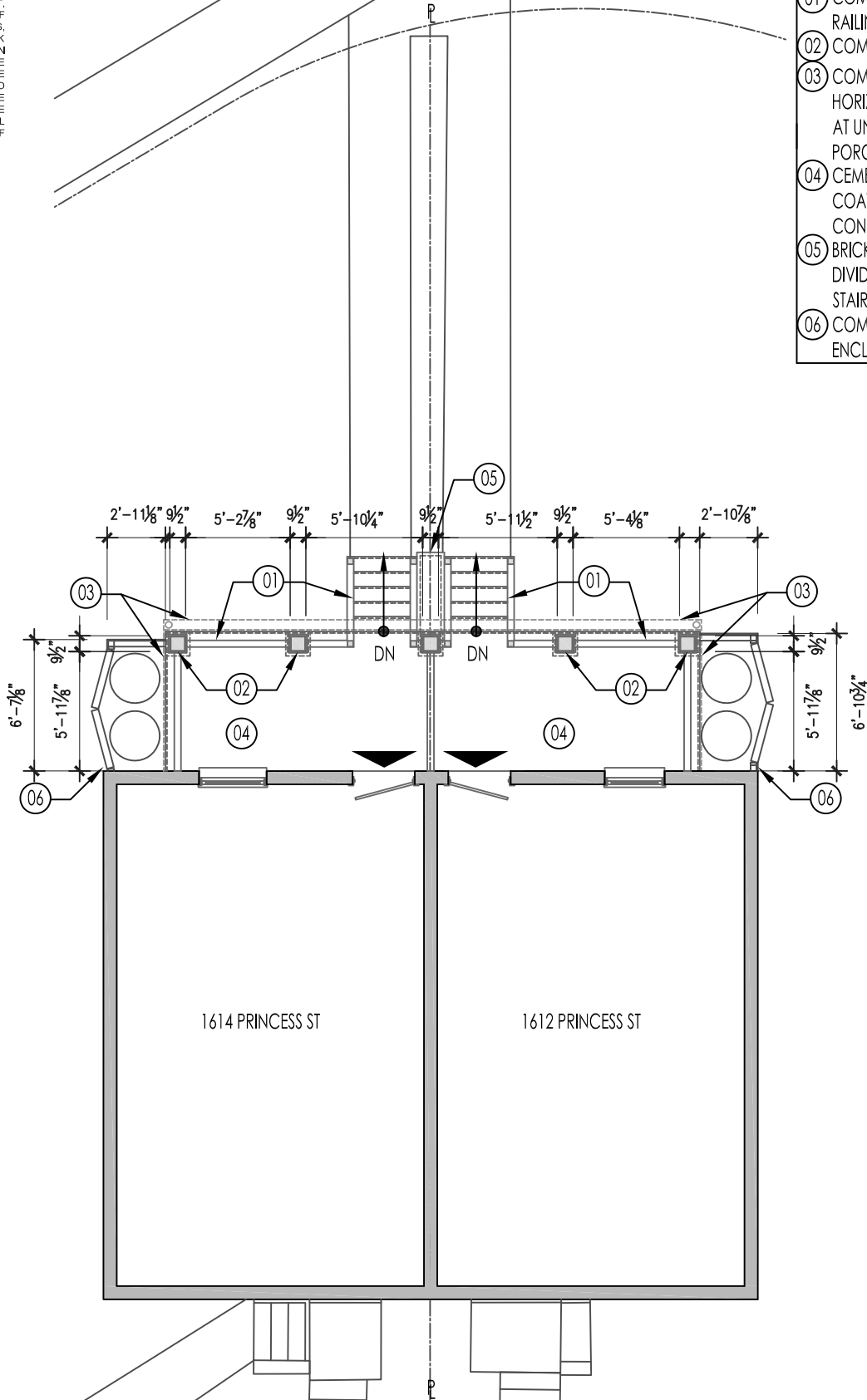
BAR APPLICATION

**ASK  
2.1**

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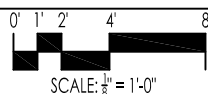
- NEW WORK NOTES
- 01 COMPOSITE STAIRS AND RAILINGS
  - 02 COMPOSITE COLUMNS
  - 03 COMPOSITE HORIZONTAL SKIRTING AT UNDERSIDE OF PORCH
  - 04 CEMENTITIOUS COATING ON EXISTING CONCRETE SLAB
  - 05 BRICK AND PRECAST DIVIDER BETWEEN STAIRS
  - 06 COMPOSITE ENCLOSURE FOR TRASH



# 1612 & 1614 Princess Street, Alexandria, VA 22314

PROPOSED 1ST FLOOR PLAN

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



9 JUNE 2025

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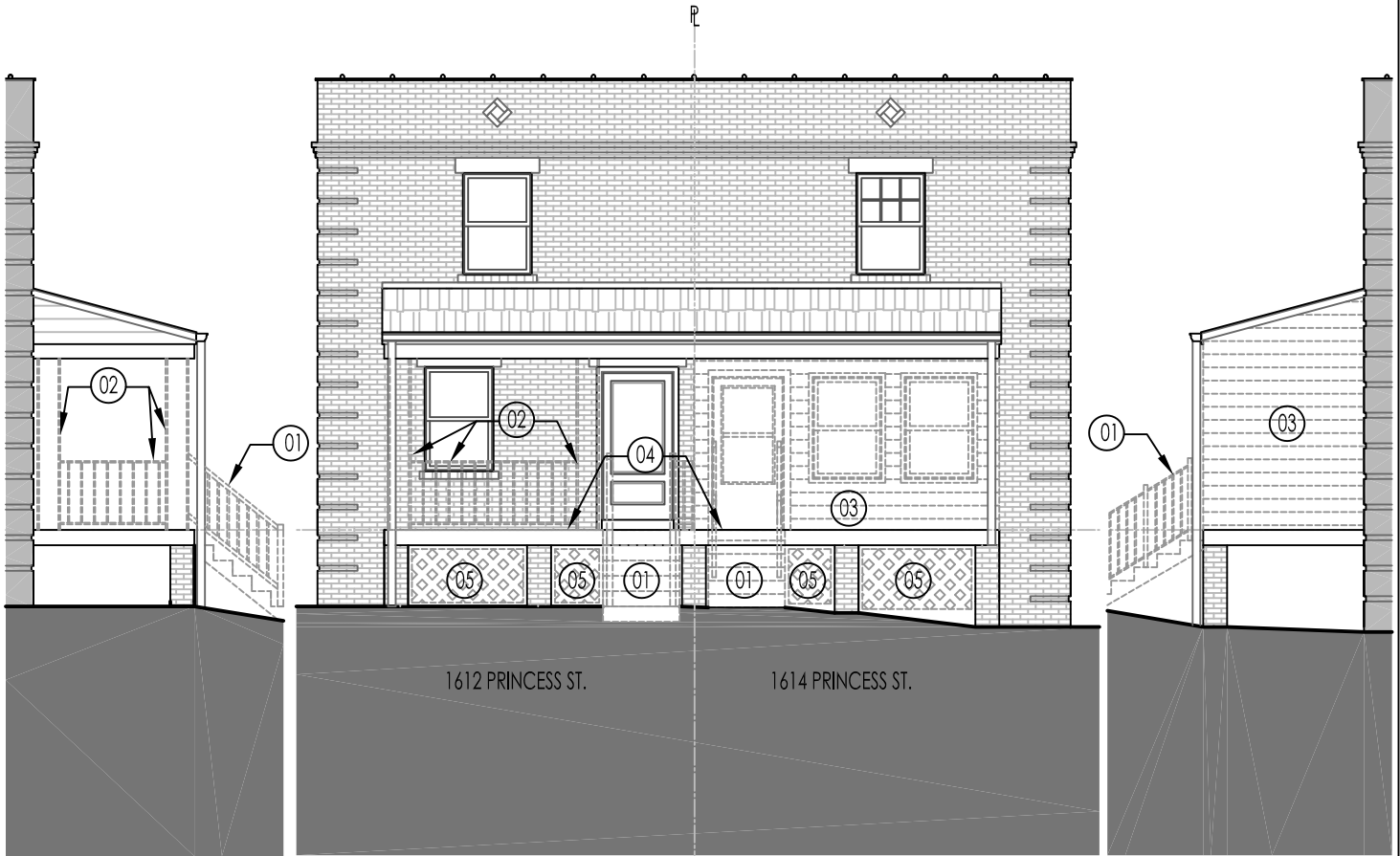
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# DEMOLITION NOTES

- 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



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

0' 1' 2' 4' 8'  
SCALE:  $\frac{1}{8}" = 1'-0"$

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BAR APPLICATION

**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

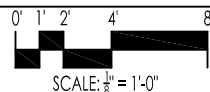
(B) FRONT ELEVATION OF 1612 & 1614 PRINCESS ST

(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

### COPYRIGHT ©

ARCHITECT:

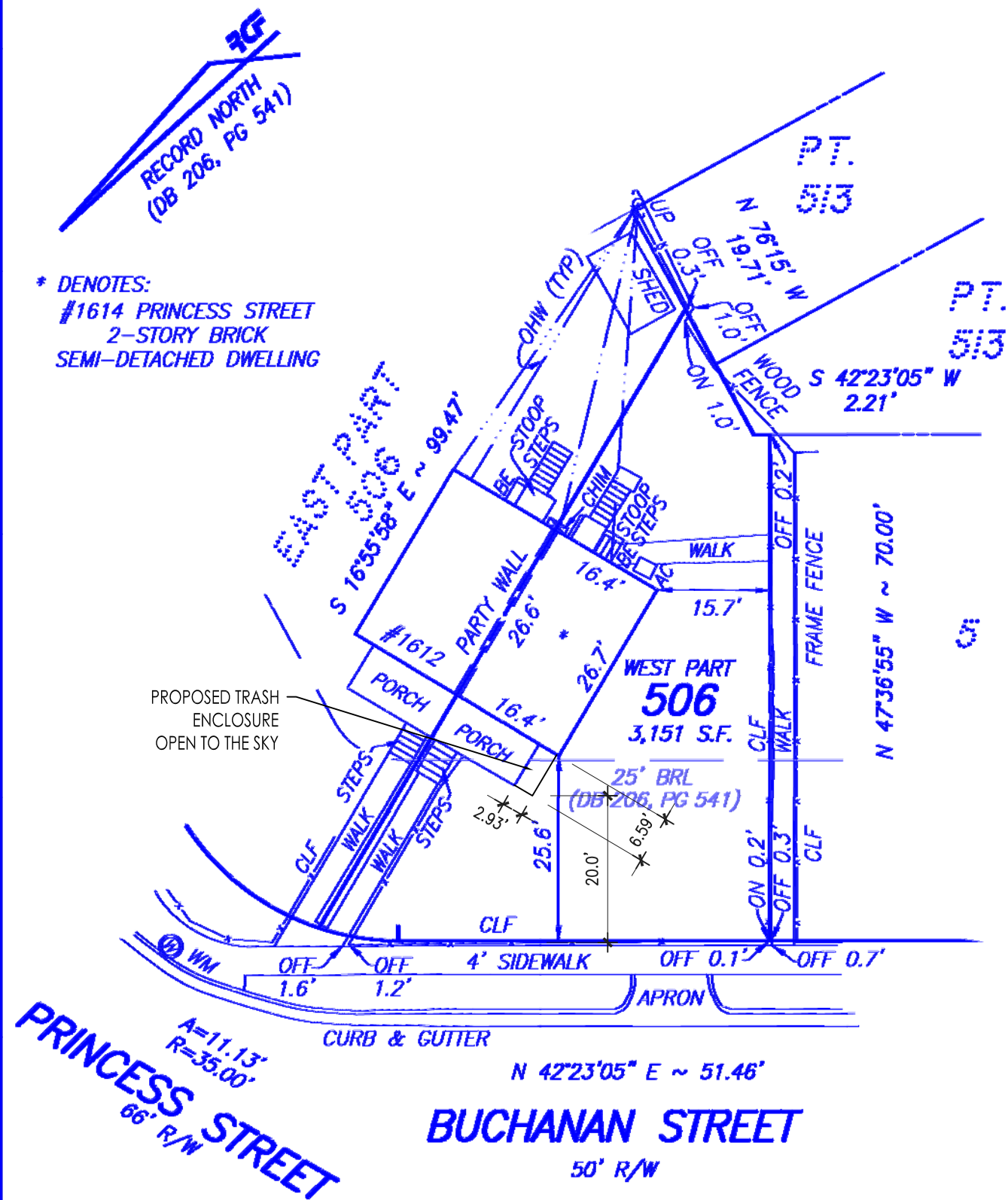
407 south lee street  
alexandria, va 22314  
703 . 589 . 4550  
info@conkeyarchitects.com

**Conkey | architects**

### BAR APPLICATION

**ASK  
3.1A**

NOT FOR CONSTRUCTION



**TEXT LEGEND:**

BE = BASEMENT ENTRANCE  
BRL = BUILDING RESTRICTION LINE  
CLF = CHAIN LINK FENCE  
OHW = OVERHEAD WIRES  
TYP = TYPICAL  
WM = WATER METER

SHOWING PHYSICAL IMPROVEMENT SURVEY  
WESTERLY PART 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: NOVEMBER 07, 2024

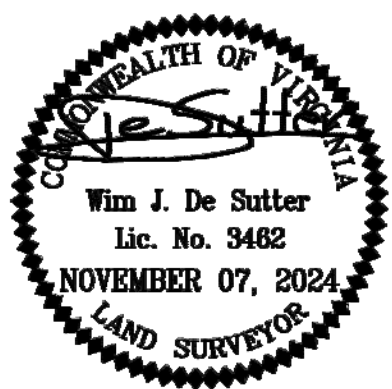
INSTR. #110016166  
PLAT SUBJECT TO  
RESTRICTIONS OF RECORD.  
TITLE REPORT NOT FURNISHED,  
THUS ALL EASEMENTS MAY NOT  
BE SHOWN.

OWNER: PAUL G. MILLER & JOAN S. MILLER

**RC FIELDS**  
& ASSOCIATES, INC.

ENGINEERING • LAND SURVEYING • PLANNING  
700 S. Washington Street Suite 220 www.rcfassoc.com  
Alexandria, Virginia 22314 (703) 549-6422

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. NO PROPERTY CORNERS  
WERE SET.





# 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.

**Trex Select®**  
COMPOSITE RAILING

\$\$ 25 YEARS ★★



Classic rail with  
round aluminum balusters

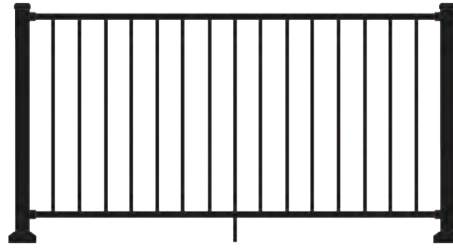


**Trex Select™**  
ALUMINUM RAILING

\$\$ 25 YEARS ★★



Square balusters

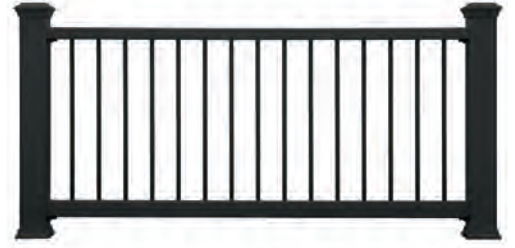


**Trex Enhance®**  
COMPOSITE RAILING

\$ 25 YEARS ★



Round aluminum balusters



Available at home centers

T-Rail with square  
composite balusters

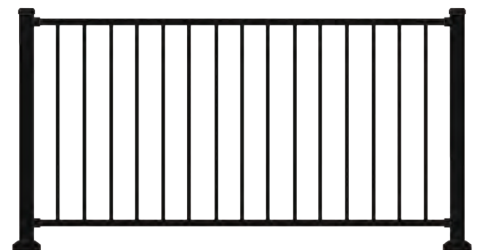


**Trex Enhance™**  
STEEL RAILING

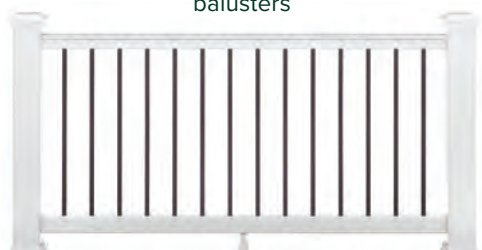
\$ 15 YEARS ★



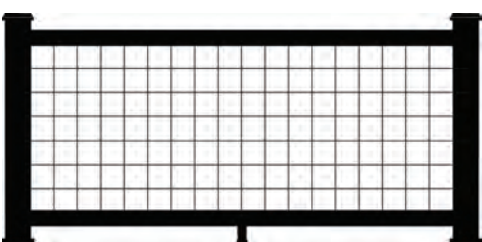
Square balusters



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

Product images are for illustration purposes and can be changed at any time without notice.

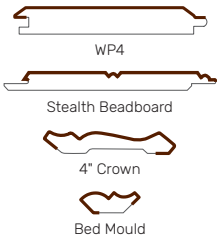


### Canvas Series

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](https://versatex.com/canvas) for handling & installation guides



### 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

### VERSAWRAP™

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



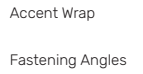
Classic Wrap



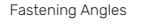
Raised Panel



Tapered Column



Accent Wrap



Fastening Angles



24

11404 05/22

### 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](https://versatex.com)





## TRIMBOARD

	Nominal Width	2	3	4	5	6	8	10	12	16
Thickness	Actual Width	1 1/2"	2 1/2"	3 1/2"	4 1/2"	5 1/2"	7 1/4"	9 1/4"	11 1/4"	15 1/4"
5/8 (5/8" actual)				•		•		•	•	•
1 (3/4" actual)		•	•	•	•	•	•	•	•	•
5/4 (1" actual)			•	•	•	•	•	•	•	•
6/4 (1 1/4" actual)			•		•	•	•	•	•	
8/4 (1 1/2" actual)			•		•	•	•	•	•	

- 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

## SHEET

Thickness	Width & Length	4x8'	4x10'	4x12'	4x18'	4x20'
1/4"		•	•			
3/8"		•	•	•	•	
1/2"		•	•	•	•	•
5/8"		•	•	•	•	•
3/4"		•	•	•	•	•
1"		•	•	•	•	•
1 1/4"		•	•	•	•	
1 1/2"		•	•	•	•	

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



## T&G PROFILES

Nominal Thickness x Width	Actual	Length	8'	10'	18'
1/2 x 4 Beadboard	1/2" x 3 1/2"		•		
1/2 x 6 Beadboard	1/2" x 5 1/2"		•		
1 x 6 Beadboard	3/4" x 5 1/2"		•		
1/2 x 4 Stealth Bead	1/2" x 4"		•		
1/2 x 6 Stealth Bead	1/2" x 6"		•		
1/2 x 48 Beaded Sheet	1/2" x 48"		•	•	
1 x 6 WP4/Nickel Gap	3/4" x 5 1/2"		•		
1 x 8 WP4/Nickel Gap	3/4" x 7 1/4"		•		

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

## MOULDINGS

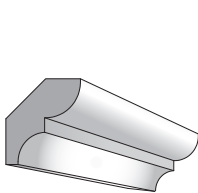
### Crown Profiles

#### Crown Mouldings

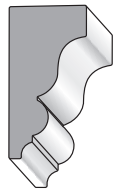
3" VER52  
4" VER49  
5" VER47  
6" VER45

8" VER8C01

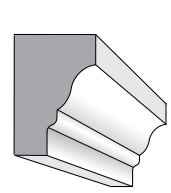
Solid Crown  
VER212



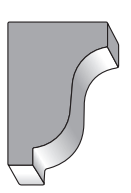
Bed Mould  
VER75



Imperial Rake  
VERIR01

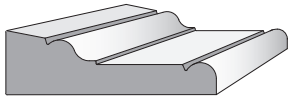


Rams Crown  
VERRC01

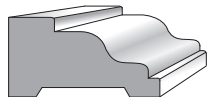


Pediment Crown  
VERPC01 - 12'

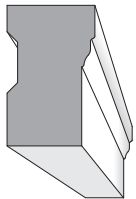
### Casing Profiles



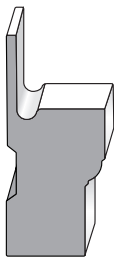
Adams Casing  
VER97



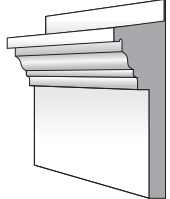
Rake Mould  
VER287



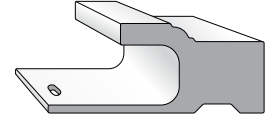
Brick Mould  
VER180 - 18'



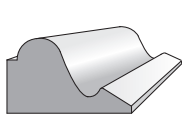
Brick w/ Flange  
VERBMF01 - 18'



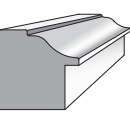
Crosshead Pediment  
VERCHP01



J-Channel Brick  
VERJB01 - 18'

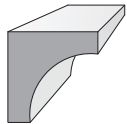


Base Cap  
VER164

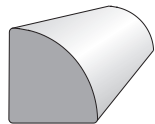


Backband  
VER281

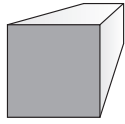
### Cove Profiles



Scotia Cove  
VER93



Quarter Round  
VER105

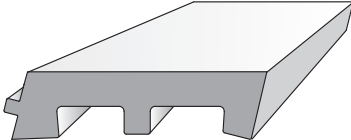


Baluster  
VER236

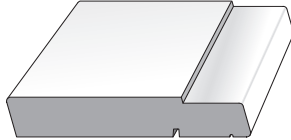


Nose Cover  
VERNC01

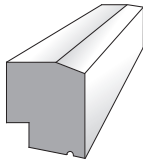
### Sill Profiles



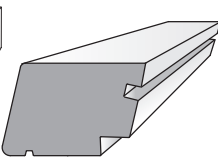
Sill  
VERS07



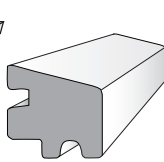
Double Hung Sill  
VERDHS - 18'



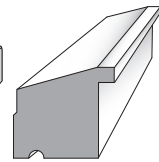
Historic Sill  
VERHS02



Heavy Nose Sill  
VERHS01

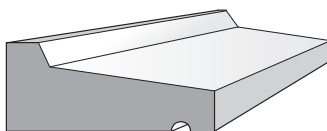


Sill Nose  
VERSN01

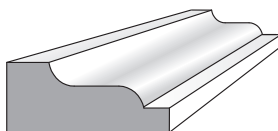


Subsill Nose  
VER282

### Additional Profiles

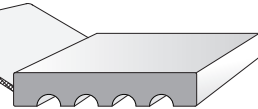
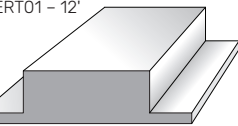


Drip Cap  
VER197



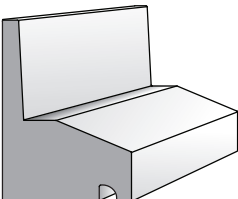
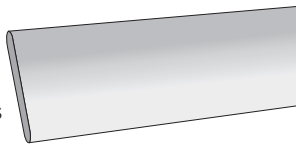
Shingle Mould  
VER210

T-Mould  
VERT01 - 12'

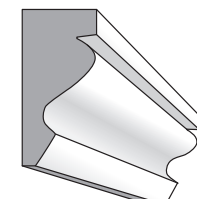


Garage Seal  
VERGD01

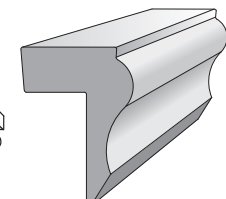
Louver Blades



Water Table  
VERWT01 - 18'



Panel Mould  
VER217



Beadboard Cap  
PABEADCAP



## STEALTH TRIM

	Product	Nominal	Actual	18' Smooth	18' Timber Ridge
	Stealth Skirtboard	1 x 8	3/4" x 7 1/4"	•	•
	Stealth Skirtboard	1 x 10	3/4" x 9 1/4"	•	•
	Standard Stealth, Stealth w/ Flange, & Trim w/ Flange	5/4 x 4	1" x 3 1/2"	•	•
	Standard Stealth, Stealth w/ Flange, Trim w/ Flange & Stealth Skirtboard	5/4 x 6	1" x 5 1/2"	•	•
	Standard Stealth & Stealth Skirtboard	5/4 x 8	1" x 7 1/4"	•	•
	Stealth Casing w/ J-Channel		1 1/8" x 3 1/2"	•	
	Stealth Casing w/ J-Channel		1 1/8" x 5 1/2"	•	

- Custom lengths and widths available in "Smartpack" quantities



## CORNERS

	Nominal	Actual	Finish Length	Smooth 10'	Smooth 20'	Smooth 22'	Timber Ridge 10'	Timber Ridge 20'
	1 x 6	3/4" x 5 1/2"		•				
	5/4 x 4	1" x 3 1/2"		•	•	•	•	•
	5/4 x 6	1" x 5 1/2"		•	•	•	•	•
	5/4 x 8	1" x 7 1/4"		•				

- 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



Inside Corner

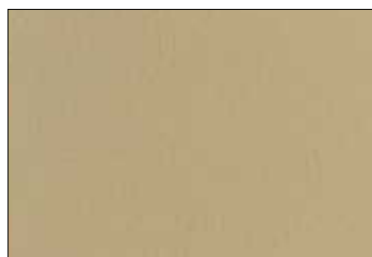
All mouldings manufactured in 16' lengths except where noted.



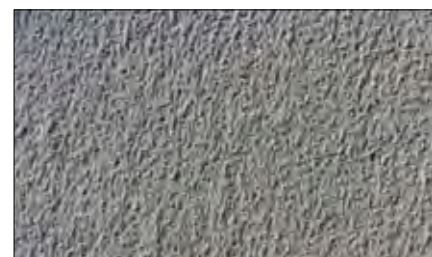
Ivory Cream



Sandpiper Beige



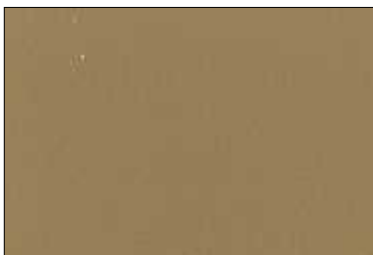
Provincial Tan



Backroll Finish



Adobe



Toffee



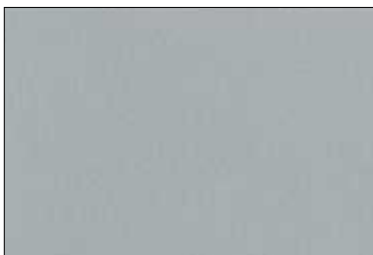
Spanish Tile



Knockdown Finish



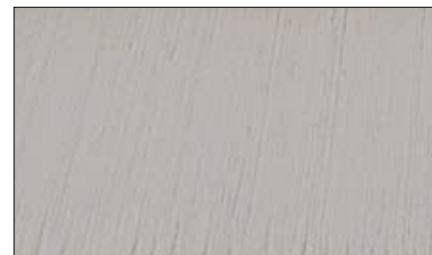
Redwood Tile



Speedway Gray



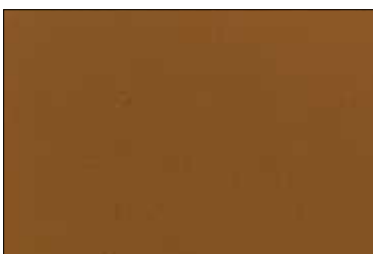
Bright Gray



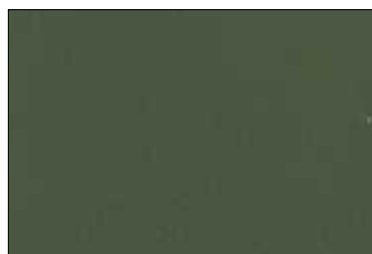
Broom Finish



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](http://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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