

Docket Item # 5 & 6  
BAR CASE # 2012-0404 &  
2012-0405

BAR Meeting  
January 16, 2013

**ISSUE:** Permit to Demolish &  
Certificate of Appropriateness

**APPLICANT:** Brandon and Alice Patty by Katie Moore, Olios Design, LLC

**LOCATION:** 1107 Duke Street

**ZONE:** CL/Commercial low zone

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**STAFF RECOMMENDATION:** Staff recommends approval of the application as submitted, with the following conditions:

1. That the applicant submit revised window specifications in conformance with the BAR's adopted *Window Policy* for the proposed windows on the south elevation prior to issuance of a building permit;
2. That the proposed railing for the front stoop be a simple metal railing with no pickets; and
3. That final approval of the proposed metal grate be approved by BAR staff prior to issuance of a building permit.

\*EXPIRATION OF APPROVALS NOTE: In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.

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



**BAR2012-00405 & BAR2012-00406**

**\*Note:** The two reports for 1107 Duke Street, BAR #2012-0404 (Permit to Demolish/Capsulate) and BAR #2012-0405 (Certificate of Appropriateness) have been combined for clarity and brevity. This item requires a roll call vote.

**I. ISSUE:**

The applicant requests approval of a Permit to Demolish and a Certificate of Appropriateness at 1107 Duke Street for alterations to the south (front) and north (rear) elevations of the house.

*South (front) elevation:*

- Remove an existing contemporary brick planter that abuts the south elevation.
- Re-open and restore the existing basement level paired window by removing approximately 12 square feet of brick in-fill and install a set of double hung, one-over-one fiberglass windows. The restored window opening will retain its original segmental arch and reintroduce the mullion.
- Construct a window well to a depth of 3' that extends 1.5' from the south elevation (to the front property line) and install an at-grade metal grate over the window well.
- Replace existing non-historic windows with two-over-two simulated divided light wood windows. The front transom light is to be replaced with a single light, clear glass window.
- Replace existing contemporary door with a four-paneled painted wood door.
- Install a metal railing with pickets on the east side of the front stoop.
- Replace existing electric light fixture with a copper lantern-style gas light fixture.

*North (rear) elevation:*

- Remove a door and transom on the east elevation of the rear ell to install a two-over-two simulated divided light wood window 3'2" by 5' in size. The remaining area will be filled with brick to match the existing wall.
- Remove an existing non-historic one-over-one window and approximately 13.5 square feet of masonry on the north elevation of the rear ell to restore a previously existing doorway and install a pair of five-light mahogany French doors.
- Install a replacement electric light fixture on the north elevation of the rear ell.
- Construct an "at-grade" wood deck that is 8 x 6 feet and extending from the north elevation of the rear ell. The deck will not be visible from any public way due to the rear yard fence.
- Demolish an existing wood paneled shed with fiberglass door that is approximately 32 square feet in size and located in the rear yard. The existing shed does not appear to date to the date of construction of the dwelling and Staff has no objection to its removal. The shed will not be

replaced at this time but a replacement shed could be approved administratively in the future if it is compliance with Zoning Ordinance requirements and the BAR's adopted *Minor Architectural Elements Policy*.

- Request for a Waiver of the Rooftop Mechanical Screening Requirement per Section 6-403(B) of the Zoning Ordinance. The applicant is requesting a waiver of the mechanical screening requirement for an existing unscreened condenser unit located on the rear ell. There exists no BAR record of previous waivers for this property.

## **II. HISTORY:**

1107 Duke Street is an attached rowhouse that sits on an interior lot between South Henry Street and South Fayette Street. The entire front elevation is visible from Duke Street and the roof, second story, and a portion of the first story of the rear elevation are visible from both South Henry Street and a public alley that runs north-south between South Henry Street and South Fayette Street.

The subject property is a two-story, two-bay brick rowhouse, with Victorian details which are primarily restricted to the front elevation. The front elevation has a running stretcher bond with butter joints, while the rear features a seven course common bond. The front elevation has a decorative checkerboard brick pattern between the openings at the first and second stories as well as corbeling beneath a false mansard roof that is currently covered in composite shingles. The paired wood windows on the first floor of the front elevation are one-over-one and do not appear to be original. The second story windows are six-over-six replacement vinyl windows. All window frames appear to be original and contain decorative scroll-like cut-outs beneath segmented brick lintels.

According to historic Sanborn Fire Insurance Maps, the dwelling was constructed **between 1891 and 1896** as part of a six house development (1105-1115 Duke Street).<sup>1</sup> According to the 1896 Sanborn Fire Insurance Map, these six buildings were constructed as two-story dwellings with an attached threestory rear ell. Later Sanborn maps do not distinguish the number of stories on the rear ell from the main block, and today, the rear ells of all these properties remains only two stories. Historically, the subject property appears to have shared identical architectural features with the adjoining rowhouses, including massing, window configuration, corbeling, and window trim details. The building was not included in the Old and Historic Alexandria District until 1984 and therefore has alterations that may have not required BAR review.

Later alterations to the south (front) elevation of 1107 Duke Street include the addition of a brick planter, brick stoop with stairs, the infill of a basement window with bricks, and replacement of the original window sashes, the addition of an electric light fixture, and composite shingles on the visible front portion of the roof.

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<sup>1</sup> Alexandria Archaeology's Office has indicated that a structure existed on this parcel as early as 1877. However, the G.M. Hopkins Atlas does not provide additional detail on this structure and it is unclear if this structure was clearly within the property on which 1107 Duke Street now sits. The 1885 and 1891 Sanborn Fire Insurance Maps reflect a small two story structure on what is today, the parcels for 1113 and 1111 Duke Street.

There have been noticeable alterations to the rear ell including the removal of two second story windows and a first story door on the north elevation. The window openings have since been filled in with brick and the doorway replaced with a small one-over-one window. The remaining first story window opening on the north elevation of the main block has been significantly reduced in size and all replacement windows are vinyl.

## II. ANALYSIS:

The project is in compliance with Zoning Ordinance requirements.

### Permit to Demolish/Capsulate

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

- (1) Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?
- (2) Is the building or structure of such interest that it could be made into a historic house?
- (3) Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?
- (4) Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?
- (5) Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?
- (6) 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?

In the opinion of Staff, the criteria to demolish and capsulate generally are not met and the Permit to Demolish should be granted. The area proposed for demolition does not contain any 19<sup>th</sup> or early 20<sup>th</sup> century historic material and will be returning both elevations to a more historically appropriate appearance. The openings on the rear ell have been significantly altered since the building's construction. Staff does not believe that the proposed demolition will compromise the overall integrity of the house.

## Alterations

### *South elevation:*

Staff supports the demolition of the front planter and the re-opening and restoration of the basement window on the front elevation. The planter is likely a 20<sup>th</sup> century alteration and its removal, combined with the reopening of the basement window, is an encouraged and historically appropriate alteration. It is evident that the house was likely constructed with a paired basement window without the existing planter, as the segmented brick arch and mullion still remain and the infill brick is noticeably different in texture than the surrounding masonry. However, the window should be historically appropriate in its dimensions and proportions.

The applicant is requesting to install a pair of one-over-one double-hung basement windows which is not a traditional basement window type. Due to the window's at- and below-grade location, the applicant also requests approval to install fiberglass windows. Staff recommends that the applicant install two wood basement windows, either casement, hopper, or awning in operation, as opposed to the proposed double hung windows. Staff cannot support a fiberglass window in this highly visible location on the front elevation due to the age of the building. Staff recommends that the applicant submit revised window specifications for the basement window for a more stylistically and materially appropriate window for staff approval before installation.



**Figure 1:** Photograph of 1109 Duke Street basement window. Identical to 1107 Duke Street, except that the basement opening at 1107 Duke Street is completely bricked-in.

The proposed window well complies with Zoning, if the window well projects into the public right-of-way, the applicant must apply for an encroachment. Staff has no objection to the proposed window well as window wells are a common feature within Alexandria's historic districts. However, the applicant will need to submit specifications to Staff for the proposed metal grate prior to installation.

The proposed painted wood two-over-two, simulated divided light sash replacements for the remaining openings nearly meet the criteria set forth in the Board of Architectural Review *Window Policy* and will greatly enhance the historic character of the building. With a few minor changes, Staff could approve the replacement windows administratively. For example it is noted that the windows must be sash replacement kits or full-frame replacements and not insert windows. The muntins will need to have a putty glazed profile as opposed to the proposed ovolo style. It is Staff's preference and recommendation that all historic window trim and frames should be retained. The applicant should work with Staff on the details of the frame and muntins for the proposed windows before final approval.

The proposed four-panel wood door is historically appropriate and meets the requirements set forth in the Board's adopted *Policies for Minor Architectural Elements*. The proposed railing does not meet the aforementioned policy. The proposed railing should be simplistic in design and detract as minimally as possible from the prevailing Victorian style of the building. Therefore Staff recommends that the railing design have no balustrade.

The proposed light fixtures are appropriate in scale and material. Staff has no objection to the installation of a gas lamp in place of the existing electric light on the front elevation.

*North elevation:*

The north elevation does not have the same level of integrity as the front elevation. On the north elevation of the rear ell, two second story windows have been removed and replaced with brick, discernible by the disruption in the seven-course common bond brick pattern, and the first story window on this elevation has been considerably reduced in size. Remaining windows have been replaced with six-over-six vinyl windows. Staff fully supports the applicant's proposal to replace the historically inappropriate vinyl windows with wood simulated divided light two-over-two windows, as this complies with the adopted *BAR Window Policy*. The historic window frames should be retained where possible.

Staff has no objections to the design of the French doors, proposed Bevolo electric light fixture, or proposed rear at-grade wood deck as these elements are minimally, or not at all, visible due to an existing rear-yard fence.

The replacement of an existing door and transom on the east elevation of the rear ell with a window is also supported by Staff. The opening may be original to the building however the existing door is not. There have been numerous alterations to openings on the rear ell over time that have lessened its integrity. Staff notes that this change is minimally visible from a public right-of-way and is a common alteration to rear ells as buildings are adapted for modern use.

The rooftop mechanical equipment will be visible from South Henry Street (see Figure 2). However, Staff supports the applicant's request for a Waiver of Rooftop Mechanical Screening Requirement per Section 6-403(B) of the Zoning Ordinance. The unit is minimally visible and Staff believes in this instance that the screening would be more visually obtrusive than the mechanical equipment itself.

Therefore, Staff supports the application generally as submitted with the conditions noted above, finding the proposed alterations in conformance with the *Design Guidelines*.



**Figure 2:** View from South Henry Street showing location of rooftop mechanical equipment.

**STAFF:**

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

**IV. CITY DEPARTMENT COMMENTS:**

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

**Alexandria Archaeology:**

**RECOMMENDATIONS**

1. The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:

a. The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.

b. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

**FINDINGS**

F-1 Historical maps indicate the presence of a small house on this property by 1877. By 1891 the street face remained the same, but the house had been extended toward the back of the lot. The property has the potential to yield archaeological resources that could provide insight into life in 19<sup>th</sup>-century Alexandria.

**Code Administration:**

F-1 The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact Ken Granata, Plan Review Services Division Chief, at ken.granata@alexandriava.gov or 703.746.4193.

C-1 A building and trade permits are required for this project. Five sets of *construction documents* that fully detail the construction as well as framing schematics shall accompany the permit application(s). If a Virginia licensed design professional prepares drawings, the plans shall bear the signature and seal of the Virginia licensed design professional in accordance with the Code of Virginia Section 54.1-410B.

**Transportation and Environmental Services (T&ES):**

**RECOMMENDATIONS**

R1. The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)

R2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

- R3. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
- R4. 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)

#### FINDINGS

- F1. Per the plat that was received on January 7, 2013, it is shown to remain behind the property line; hence no Encroachment will be required at this time. An Encroachment (Public Right-of-Way) will be required for the front Window Well if it is discovered to extend beyond 4 inches from the property line during future permit and/or plan submissions. (Sec. 5-2-29) (T&ES)

#### CODE REQUIREMENTS

- 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)

#### **V. ATTACHMENTS**

*1 – Supporting Materials*

*2 – Application BAR2012-00405 and 2012-00406*

EXISTING FRONT VIEW



## EXISTING FRONT VIEW



1107 Duke Street Alexandria, VA 22314 | BAR Submission Package

EXISTING REAR VIEW



## EXISTING REAR VIEW



## EXISTING REAR VIEW



# FRONT FAÇADE RENDERING



# CJ STEEL & IRONWORKS

7121 Gary Road Manassas, VA 20109

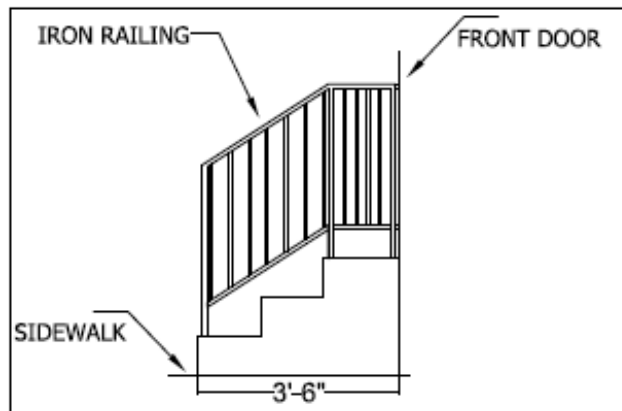
Front Entrance Porch Railing Detail



Front Façade



Front Railing Side View





# FRONT DOOR

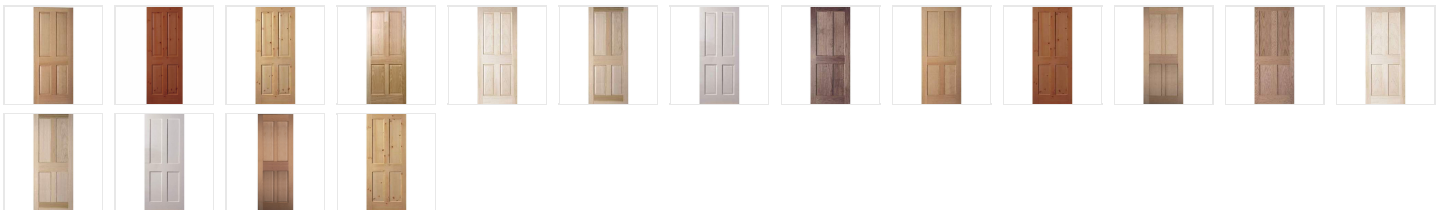
## Four Panel Door



This four panel door displays a prestigious charm. Our four panel door features a raised or flat panel design which will enhance any conventional or contemporary style home. The four panel door is available in eight different wood species or a prime.

Matching four panel bi-folds are also available.

Additional Images



Additional Styles



Product Specifications

**Single Door Widths**

24", 26", 28", 30", 32", 34", 36", 42"

**Double Door Widths**

48", 52", 56", 60", 64", 68", 72"

**Door Height**

80", 84", 96"

**Door Swing**

RH or LH

**Bore available**

2 3/4" (backset)

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### Kwikset Cove Venetian Bronze Entry Knob feat SmartKey

Model # 400CV 11P SMT 6AL RCS Internet # 202099337

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Finish: Venetian Bronze



Door Handing : Universal/Reversible

Product Description | Specifications | Customer Reviews | More Info | Shipping Options

## PRODUCT DESCRIPTION

As the industry leader, Kwikset has provided trusted security for over 60 years and has become synonymous with security, peace of mind, style and innovation. The attractive, traditional colonial design of the Cove makes a simple yet elegant statement in any home. The Venetian Bronze finish is hand-rubbed to reveal unique bronze highlights and provides a rich and warm complement to the product's style. Both knobs/levers can be locked or unlocked by key on the outside, or turn button on the inside. SmartKey Re-key Technology allows you to control who has access to your home. Re-key the lock yourself in seconds in 3 easy steps. Have you recently moved or had a child lose a key. It's time to re-key. SmartKey provides the highest level of residential security and features BumpGuard to protect against lock bumping.

- For use on exterior doors where keyed entry and security is needed
- Featuring SmartKey Re-key Technology. Re-key the lock yourself in seconds in 3 easy steps.
- Universal handing – Fits both right handed and left handed doors
- Patented side locking bar technology offers improved security by protecting against lock bumping, an attack technique used to defeat conventional pin & tumbler locks.
- 2 Keys included
- Easy installation - installs in minutes with just a screwdriver
- Features a fully adjustable latch to fit all standard door preparations
- ANSI/BHMA Grade 3 Security
- Hardware included
- MFG Brand Name : Kwikset
- MFG Model # : 400CV 11P SMT 6AL RCS
- MFG Part # : 94002-535
- Savings Center : Holiday

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## SPECIFICATIONS

ADA Compliant	No	Assembled Depth (in.)	7.36 in
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Assembled Height (in.)	2.78 in	Assembled Width (in.)	3.3 in
Backset size (in.)	Adjustable	Bore hole diameter (in.)	1.0
Commercial Hardware Type	Cylinders	Commercial/Residential	Residential
Door Handing	Universal/Reversible	Door Locks & Knobs Product Type	Knobs
Finish	Venetian Bronze	Housing collar material	Metal
Interior/Exterior	Exterior	Keyed Product Type	Without Deadbolt
Knob cross bore diameter (in.)	2.125	Knob diameter (in.)	2.187
Knob housing height (in.)	2.625	Knob housing width (in.)	2.625
Knob material	Metal	Knob style	Flat ball
Knob throw length (in.)	0.5	Lock Type	Keyed Entry
Manufacturer Warranty	Lifetime mechanical and finish warranty	Material	Metal
Maximum door thickness (in.)	1.75	Minimum door thickness (in.)	1.375
Product Weight (lb.)	1.36	Projection (in.)	2.375
Returnable	90-Day	Strike	Round corner
Strike height (in.)	2.25	Strike width (in.)	1.0
Total number of keys included	2		

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### CUSTOMER REVIEWS

OVERALL RATING 5 / 5

3 out of 3 (100%) reviewers recommend this product.

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- Level of expertise
- Length of ownership

What is relevancy sort?

5 / 5 **GREAT ENTRY KNOB**

MAY 29, 2012



**Cove Venetian Bronze Entry Knob feat SmartKey**

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## Kwikset 660 Venetian Bronze Single Cylinder Deadbolt Feat SmartKey

Model # 660 11P SMT RCAL RCS Internet # 202099365

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**Ships FREE with \$45.00 Order**

**Online Only**

Finish: Venetian Bronze



Door Handing : Universal/Reversible

[Product Description](#) | [Specifications](#) | [Customer Reviews](#) | [More Info](#) | [Shipping Options](#)

### PRODUCT DESCRIPTION

As the industry leader, Kwikset has provided trusted security for over 60 years and has become synonymous with security, peace of mind, style and innovation. The largest-selling deadbolt in America, the 600 series provides tough, effective protection at an affordable price. The Venetian Bronze finish is hand-rubbed to reveal unique bronze highlights and provides a rich and warm complement to the product's style. This single cylinder deadbolt can be locked or unlocked by a key on the outside, or the turn button on the inside. SmartKey Re-key Technology allows you to control who has access to your home. Re-key the lock yourself in seconds in 3 easy steps. Have you recently moved or had a child lose a key? It's time to re-key. SmartKey provides the highest level of residential security and features Bump Guard to protect against lock bumping.

- Fits door thickness of 1-3/8 in. to 1-3/4 in.
- Featuring SmartKey re-key technology, re-key the lock yourself in seconds in 3 easy steps
- For use on exterior doors where keyed entry and security is needed
- Add to a keyed knob or lever (not included) for additional security
- Add to a keyed knob or lever (not included) for additional security
- Patented side locking bar technology offers improved security by protecting against lock bumping, an attack technique used to defeat conventional pin and tumbler locks
- 2 Keys included
- Easy installation, installs in minutes with just a screwdriver
- Features a fully adjustable latch to fit all standard door preparations
- ANSI/BHMA grade 3 security
- MFG Brand Name : Kwikset
- MFG Model # : 660 11P SMT RCAL RCS
- MFG Part # : 96600-585
- Savings Center : Holiday

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### SPECIFICATIONS

ADA Compliant	No	Assembled Depth (in.)	4.0 in
Assembled Height (in.)	2.5 in	Assembled Width (in.)	3.5 in
Backset size (in.)	Adjustable	Commercial Hardware Type	Cylinders
Commercial/Residential	Residential	Deadbolt bore hole diameter (in.)	1.0
Deadbolt cross bore diameter (in.)	2.125	Deadbolt strike	Round corner
Deadbolt strike height (in.)	2.25	Deadbolt strike width (in.)	1.0
Deadbolt throw length (in.)	1.0	Deadbolt trim ring diameter (in.)	3
Door Handing	Universal/Reversible	Door Locks & Knobs Product Type	Deadbolts
Electronic	No	Finish	Venetian Bronze
Interior/Exterior	Exterior	Lock Type	Sgl Cyl Deadbolt
Manufacturer Warranty	Lifetime mechanical and finish warranty	Material	Metal
Product Weight (lb.)	0.5	Projection (in.)	1.125
Required door thickness (in.)	1 3/8 to 1 3/4	Returnable	90-Day
Total number of keys included	2		

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## CUSTOMER REVIEWS

OVERALL RATING 4.3 / 5

11 out of 12 (92%) reviewers recommend this product.

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- Length of ownership

What is relevancy sort?

5 / 5 **AWESOME!**

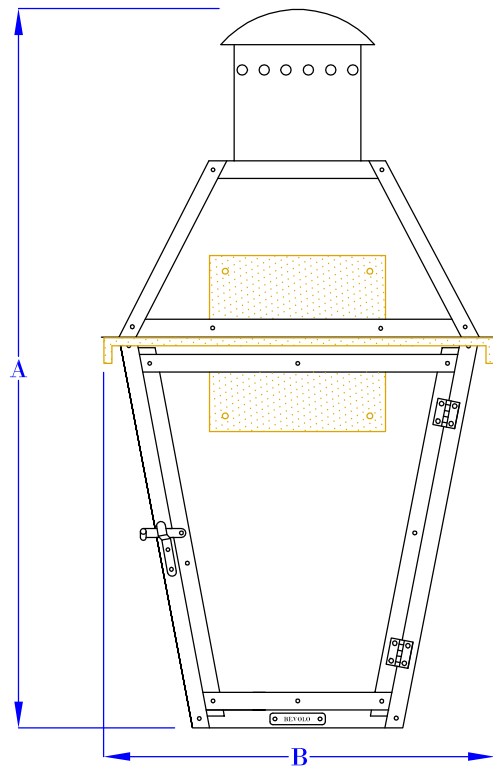
DECEMBER 11, 2010



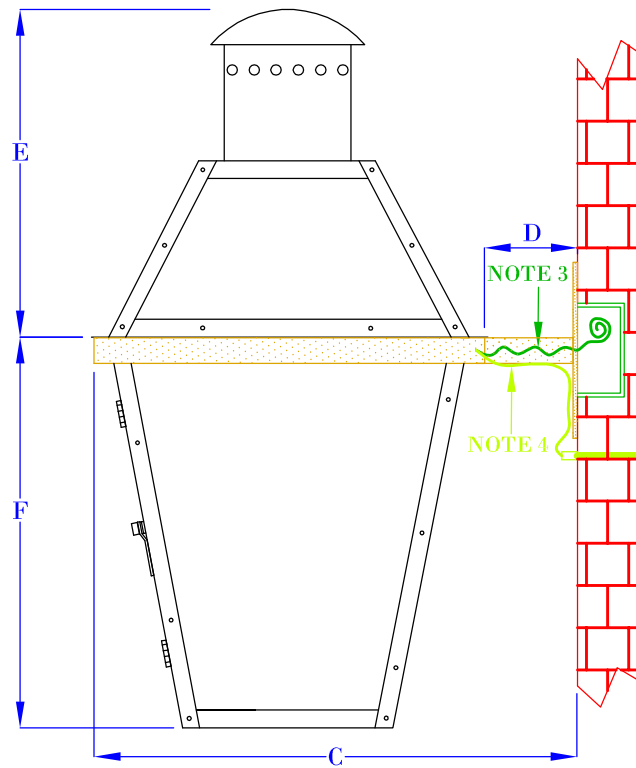
**660 Venetian Bronze Single Cylinder Deadbolt Feat SmartKey**

**KHen**

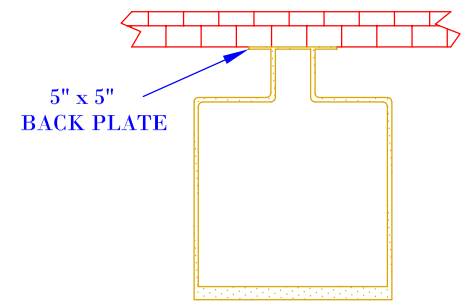
Smart Key is fast, easy, and awesome! It was so easy to re-key our locks.



**FRONT VIEW**  
(NTS)



**SIDE VIEW**  
(NTS)



**TOP VIEW**  
(NTS-BRACKET ONLY)

**NOTES:**

1. MOUNTING HARDWARE SUPPLIED BY OTHERS
2. FIXTURES ARE HANDCRAFTED. DIMENSIONS MAY VARY PLUS OR MINUS  $\frac{1}{4}$ "
3. ELECTRIC LIGHTS SUPPLIED WITH 18/2 WIRE WITH GROUND
4. GAS LIGHTS SUPPLIED WITH  $\frac{3}{16}$ " COPPER GAS LINE AND  $\frac{3}{16}$ " x  $\frac{1}{4}$ " GAS LINE ADAPTOR

SIZE:	14"	18"	21"	24"	27"	30"	36"
A:	14 $\frac{1}{4}$ "	17 $\frac{3}{4}$ "	20 $\frac{1}{2}$ "	25 $\frac{1}{4}$ "	26 $\frac{1}{4}$ "	30 $\frac{5}{8}$ "	37"
B:	9 $\frac{1}{4}$ "	10 $\frac{1}{2}$ "	11 $\frac{1}{2}$ "	13 $\frac{1}{4}$ "	14 $\frac{1}{2}$ "	17 $\frac{1}{2}$ "	21 $\frac{1}{2}$ "
C:	11 $\frac{3}{4}$ "	13"	14"	15 $\frac{3}{4}$ "	17"	20"	24"
D:	2 $\frac{1}{2}$ "	2 $\frac{1}{2}$ "	2 $\frac{1}{2}$ "	2 $\frac{1}{2}$ "	2 $\frac{1}{2}$ "	2 $\frac{1}{2}$ "	2 $\frac{1}{2}$ "
E:	6 $\frac{1}{4}$ "	7 $\frac{5}{8}$ "	9 $\frac{3}{8}$ "	12 $\frac{3}{8}$ "	11 $\frac{7}{8}$ "	14 $\frac{1}{2}$ "	17 $\frac{3}{8}$ "
F:	8"	10 $\frac{1}{8}$ "	11 $\frac{1}{8}$ "	12 $\frac{7}{8}$ "	14 $\frac{3}{8}$ "	16 $\frac{1}{8}$ "	19 $\frac{5}{8}$ "

**BEVOLO GAS & ELECTRIC LIGHTS**

DRW BY: JJG

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**LIGHT:** FRENCH QUARTER

DATE: APP. BY: MAJ

**BRACKET:** ORIGINAL BRACKET MOUNT

9-17-2010 REVISION: 3



## Material Options

FROM THE GLORY OF GOLD TO THE COOLNESS OF CHROME

Our materials are chosen for their beauty, durability and authenticity and all are mounted on the interior of your home (i.e. reverse cut). The Gold is 22K and it looks it. The Metallics are bright, the Etched has depth and light and the White has the character of hand painting. Which ever you choose, consider your home style, what was originally there and your personal preference. Each one is accompanied by a high resolution image for your close inspection. It's difficult for a photo to do justice to such wonderful materials but we've done our best. Each photo here is of [The Americana](#) style with the various [Shadow Options](#) available.

If you would like to order samples of any or all of these materials, you can do so [here](#).



### 23.5K Gold

This super premium material contains the highest pure gold content possible for gold leaf. It's color and texture exudes a richness and complexity that is truly beautiful. View a high-res pic [here](#).



### 22K Burnished Gold

Beautiful in color with a shiny reflective surface, our Burnished Gold option is rated to last 14 years outdoors. Applied to the interior of your window, this material should last a long time. View a high-res pic [here](#).

### 22K Matte Gold

Like its burnished sibling, the Matte Gold



material is smooth and excellent at reflecting light in all directions. This is a great options where you have a porch roof above your window or you simply prefer a smoother finish. View a high-res pic [here](#). Note: gold color is more intense than shown in photo.



## Silver Metallic

Bright and shiny, the Silver Metallic is a great option if you are looking for a modern or more contemporary look. It also pairs well with more traditional font style like The Grant, Antique or Americana. View a high-res picture [here](#).



## Etched

Our Etched look works well in both traditional and modern environments. It is soft yet easy to see from a distance and has the added benefit of allowing light to filter into your home. View a high-res pic [here](#).



## White

Our premium cast White Vinyl option is economical but bright and eye catching. This goes well with all styles and since it is reverse cut, it offers a seamless, hand painted look. View a high-res pic [here](#).

"No public Twitter messages." — housenumberlab

SHOPPING CART

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MEMBER

The House Number Lab is a proud member of The D.C.

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## EXTERIOR PAINT COLOR

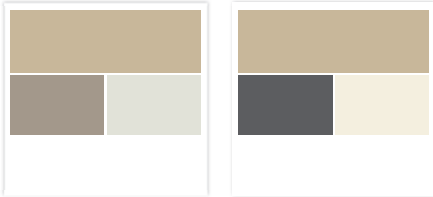


### huntington beige

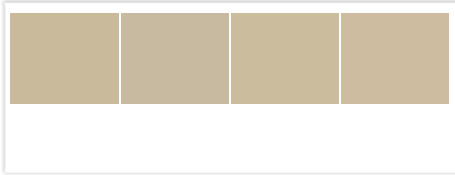
HC-21

This color is part of the Historic Color collection. A collection of 174 time-honored hues comprises our most popular palette. Steeped in tradition, the refined, elegant colors of the Historical Collection deliver timeless color that can be used in traditional as well as contemporary spaces. Inspired by the documented colors found in 18th- and 19th-century architecture, these classic, inviting tones continue to serve us well today.

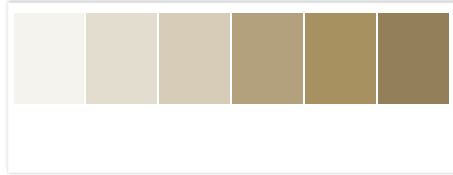
#### GOES GREAT WITH



#### SIMILAR COLORS



#### MORE SHADES



# FRONT DOOR PAINT COLOR

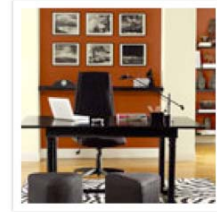


## navajo red

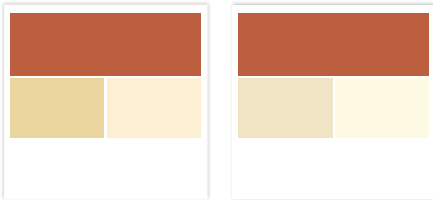
2171-10

Reminiscent of a Southwest landscape, this stunning brick-colored hue brings an earthy, grounded feel to any room.

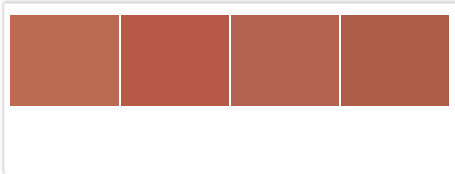
### SEE COLOR IN ROOM



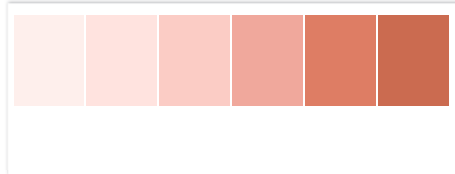
### GOES GREAT WITH



### SIMILAR COLORS



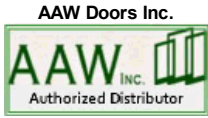
### MORE SHADES



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<b>Door Thickness:</b>	1-3/4"
<b>Glass Type:</b>	Dual Pane
<b>Glass Style:</b>	Clear Low-E Beveled Other glass types are available - call for details
<b>Glass Sticking/Stop:</b>	Ovalo Sticking
<b>Glass Thickness:</b>	1/2"
<b>Finished:</b>	Optional, available with prehanging option
<b>Paintable/Stainable:</b>	Yes/Yes
<b>Fire Rating:</b>	None
<b>Hurricane Rated:</b>	No
<b>FSC Certified:</b>	Yes
<b>Warranty:</b>	1 Year Limited Manufacturer Warranty

**OPTIONS:**  
Pre-hanging  
Pre-finish  
Other glass types are available - call for details

**Low-E Glass**

A Low-E coating is a microscopically thin, virtually invisible, metal or metallic oxide layer deposited directly on the surface of one or more of the panes of glass. The Low-E coating reduces the infrared radiation from a warm pane of glass to a cooler pane, thereby lowering the U-factor of the window.

- Benefits of Low-E glass:
- Low-E glass reduces energy loss by as much as 30%–50%
  - Allows the inner pane to stay warmer in winter
  - Reduces room side condensation of the window
  - Reduces the transmission of ultraviolet light
  - Maintains a natural appearance, viewed from the outside or inside
  - Homeowners save on energy costs, for both heating and cooling

Click for larger image



- Brand: AAW Inc.

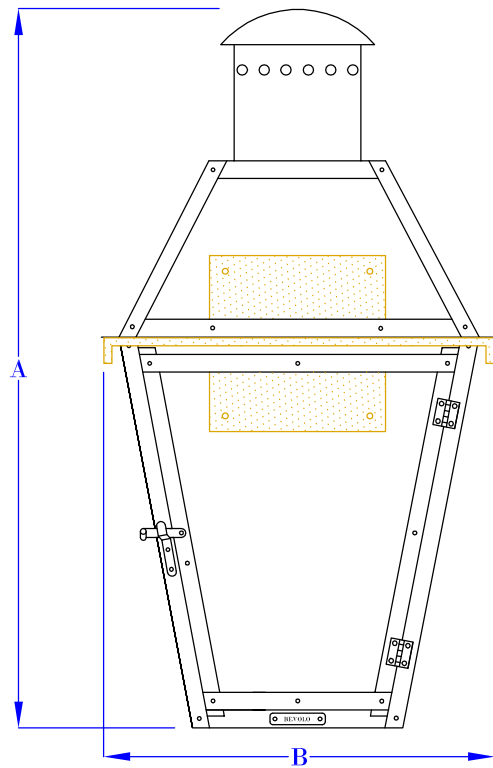
General information about our doors

**Pre-Hanging**

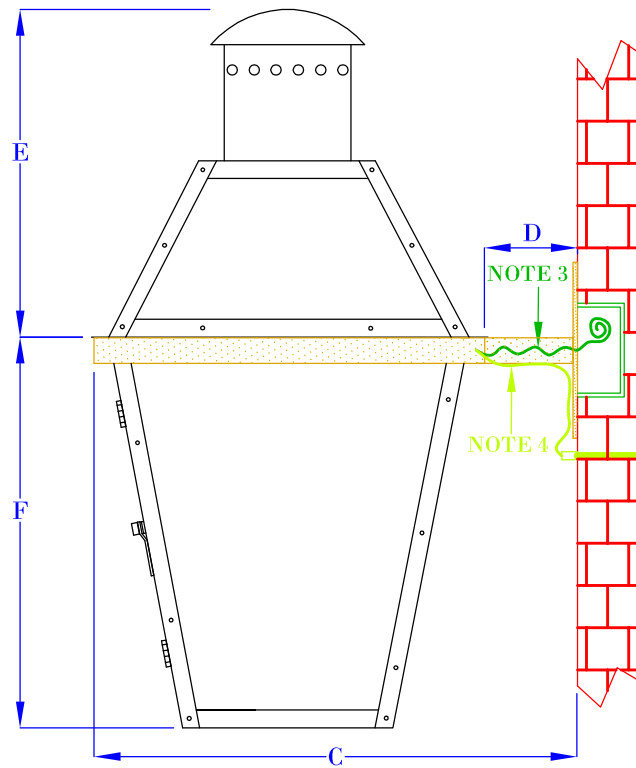
With our double door pre-hanging option, both doors will be operable and hinged to the frame. We will pre-drill the primary door for handle and deadbolt. The secondary door will come with T-astragal and 6" flush bolts installed. We will not pre-drill a bore on the secondary door for a handle. This complete package ensures smooth, easy installation with a precise fit.

Each pre-hung door unit comes standard with the following:

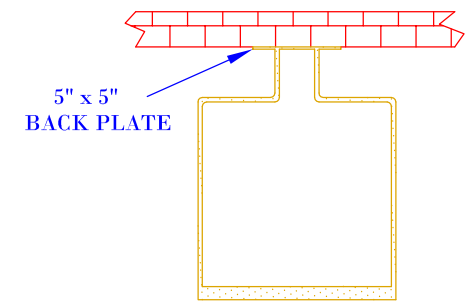
- Solid Mahogany jambs in 4-9/16", 5-1/4" or 6-5/8" wide (custom sizes available)
- Adjustable Aluminum door sill (door threshold) in Zinc, Bronze, Brass or solid Oak
- Door shoe (door sweep) weatherproofs in Brass, Bronze or Zinc
- Q-Ion weatherstripping in white or bronze
- 4"x4" commercial grade ball-bearing hinges in Zinc, Brass or Bronze (3 hinges for 80" door and 4 hinges for 96" door)
- 2-1/2" interior colonial casing
- 2-1/4" exterior brickmould
- Pre-drilled for handle and deadbolt on active door



**FRONT VIEW**  
(NTS)



**SIDE VIEW**  
(NTS)



**TOP VIEW**  
(NTS-BRACKET ONLY)

**NOTES:**

1. MOUNTING HARDWARE SUPPLIED BY OTHERS
2. FIXTURES ARE HANDCRAFTED. DIMENSIONS MAY VARY PLUS OR MINUS  $\frac{1}{4}$ "
3. ELECTRIC LIGHTS SUPPLIED WITH 18/2 WIRE WITH GROUND
4. GAS LIGHTS SUPPLIED WITH  $\frac{3}{16}$ " COPPER GAS LINE AND  $\frac{3}{16}$ " x  $\frac{1}{4}$ " GAS LINE ADAPTOR

SIZE:	14"	18"	21"	24"	27"	30"	36"
A:	14 $\frac{1}{4}$ "	17 $\frac{3}{4}$ "	20 $\frac{1}{2}$ "	25 $\frac{1}{4}$ "	26 $\frac{1}{4}$ "	30 $\frac{5}{8}$ "	37"
B:	9 $\frac{1}{4}$ "	10 $\frac{1}{2}$ "	11 $\frac{1}{2}$ "	13 $\frac{1}{4}$ "	14 $\frac{1}{2}$ "	17 $\frac{1}{2}$ "	21 $\frac{1}{2}$ "
C:	11 $\frac{3}{4}$ "	13"	14"	15 $\frac{3}{4}$ "	17"	20"	24"
D:	2 $\frac{1}{2}$ "	2 $\frac{1}{2}$ "	2 $\frac{1}{2}$ "	2 $\frac{1}{2}$ "	2 $\frac{1}{2}$ "	2 $\frac{1}{2}$ "	2 $\frac{1}{2}$ "
E:	6 $\frac{1}{4}$ "	7 $\frac{5}{8}$ "	9 $\frac{3}{8}$ "	12 $\frac{3}{8}$ "	11 $\frac{7}{8}$ "	14 $\frac{1}{2}$ "	17 $\frac{3}{8}$ "
F:	8"	10 $\frac{1}{8}$ "	11 $\frac{1}{8}$ "	12 $\frac{7}{8}$ "	14 $\frac{3}{8}$ "	16 $\frac{1}{8}$ "	19 $\frac{5}{8}$ "

**BEVOLO GAS & ELECTRIC LIGHTS**

DRW BY: JJG

LIGHT: FRENCH QUARTER

DATE: APP. BY: MAJ

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BRACKET: ORIGINAL BRACKET MOUNT

9-17-2010 REVISION: 3

# Katie Moore Moore - 1317001

Quote #: S71ZU2W

A Proposal for Window and Door Products prepared for:

**Shipping Address:**

OLD TOWN WINDOWS & DOORS  
631 S PATRICK ST  
ALEXANDRIA, VA 22314-4018

**Project Description:**

*Marvin ultimate wood DH product proposal*

**Featuring products from:**



TIM MOON  
OLD TOWN WINDOWS & DOORS  
631 S PATRICK ST  
ALEXANDRIA, VA 22314-4018

Email:  
[tim@oldtownwindowsanddoors.com](mailto:tim@oldtownwindowsanddoors.com)

This report was generated on 1/7/2013 3:43:13 PM using the Marvin Order Management System, version 0001.10.00 (Current). Price in USD. Unit availability and price are subject to change. Dealer terms and conditions may apply.

## UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.

Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

NUMBER OF LINES: 9

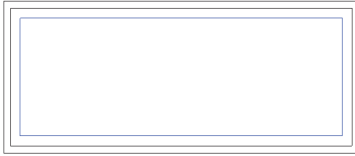
TOTAL UNIT QTY: 10

LINE	MARK UNIT	BRAND	ITEM	QTY
1	Over front door	Marvin	Wood Rectangle RO 37 3/4" X 16 1/2"	1
2	Front Window	Marvin	Wood Marvin Assembly RO 81 1/4" X 78 3/32"	1
3	Kitchen	Marvin	Wood Ultimate Double Hung CN 3224 RO 38 3/8" X 57 1/2"	1
4	Master Bath	Marvin	Wood Ultimate Double Hung CN 2424 RO 30 3/8" X 57 1/2"	1
5	Bedroom 1	Marvin	Wood Ultimate Double Hung RO 28 3/4" X 68"	1
6	Powder Room	Marvin	Wood Ultimate Double Hung CN 2414 RO 30 3/8" X 37 1/2"	1
7	MBR 1	Marvin	Wood Marvin Assembly RO 55 1/4" X 69 1/2"	1
8	Master Bedroom 2	Marvin	Wood Ultimate Double Hung CN 2630 RO 32 3/8" X 69 1/2"	1
9	Basement	Integrity	All Ultrex Double Hung RO 25 3/4" X 30 1/2"	2

## LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1 Qty: 1	Mark Unit: Over front door			
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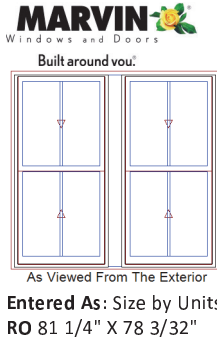


As Viewed From The Exterior

Entered As: RO  
 RO 37 3/4" X 16 1/2"

Primed Pine Exterior  
 Primed Pine Interior  
 Wood Rectangle DG  
 Rough Opening w/ Subsill  
 37 3/4" X 16 1/2"  
 IG - 1 in - 1 Lite  
 Low E ll w/Argon  
 4 9/16" Jamb  
 Exterior Casing - None  
 Standard Subsill  
 No Installation Method

Line #2 Qty: 1	Mark Unit: Front Window			
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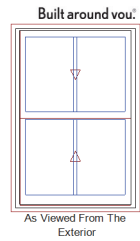


Primed Pine Exterior  
 Primed Pine Interior  
 2W1H - Rectangle Assembly  
 Assembly Rough Opening w/ Subsill  
 81 1/4" X 78 3/32"  
**Hindrance: Assembly exceeds size limitation. Contact your Marvin representative for availability and/or possible opening and pricing adjustments.**

Unit: A1  
 Wood Ultimate Double Hung  
 CN 32 X Basic Frame 76 1/2"  
 Rough Opening w/ Subsill  
 38 3/8" X 78 3/32"  
 Top Sash  
     IG - 1 Lite  
     Low E II w/Argon  
     1 1/8" SDL - With Spacer Bar  
     Rectangular - Special Cut 2W1H  
     Primed Pine Ext - Primed Pine Int  
     Ovolo Sticking  
 Bottom Sash  
     IG - 1 Lite  
     Low E II w/Argon  
     1 1/8" SDL - With Spacer Bar  
     Rectangular - Special Cut 2W1H  
     Primed Pine Ext - Primed Pine Int  
     Ovolo Sticking  
 Bronze Sash Lock  
 White Jamb Hardware  
 Aluminum Screen  
 Stone White Surround  
 Charcoal Fiberglass Mesh

Unit: A2  
 Wood Ultimate Double Hung  
 CN 32 X Basic Frame 76 1/2"  
 Rough Opening w/ Subsill  
 38 3/8" X 78 3/32"  
 Top Sash  
     IG - 1 Lite  
     Low E II w/Argon  
     1 1/8" SDL - With Spacer Bar  
     Rectangular - Special Cut 2W1H  
     Primed Pine Ext - Primed Pine Int  
     Ovolo Sticking  
 Bottom Sash  
     IG - 1 Lite  
     Low E II w/Argon  
     1 1/8" SDL - With Spacer Bar  
     Rectangular - Special Cut 2W1H  
     Primed Pine Ext - Primed Pine Int  
     Ovolo Sticking  
 Bronze Sash Lock  
 White Jamb Hardware  
 Aluminum Screen  
 Stone White Surround  
 Charcoal Fiberglass Mesh  
 Vertical Space Mull 5 1/2"  
 Factory Mull Charge  
 6 9/16" Jambs  
 BMC  
 Standard Subsill  
 No Installation Method

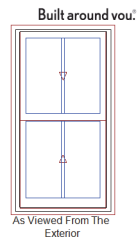
Line #3	Mark Unit: Kitchen			
Qty: 1				



Entered As: CN  
 CN 3224  
 RO 38 3/8" X 57 1/2"

Primed Pine Exterior  
 Primed Pine Interior  
 Wood Ultimate Double Hung  
 CN 3224  
 Rough Opening w/ Subsill  
 38 3/8" X 57 1/2"  
 Top Sash  
 IG - 1 Lite  
 Low E II w/Argon  
 1 1/8" SDL - With Spacer Bar  
 Rectangular - Special Cut 2W1H  
 Primed Pine Ext - Primed Pine Int  
 Ovolo Sticking  
 Bottom Sash  
 IG - 1 Lite  
 Low E II w/Argon  
 1 1/8" SDL - With Spacer Bar  
 Rectangular - Special Cut 2W1H  
 Primed Pine Ext - Primed Pine Int  
 Ovolo Sticking  
 Bronze Sash Lock  
 White Jamb Hardware  
 Aluminum Screen  
 Stone White Surround  
 Charcoal Fiberglass Mesh  
 6 9/16" Jambs  
 BMC  
 Standard Subsill  
 No Installation Method

Line #4	Mark Unit: Master Bath			
Qty: 1				



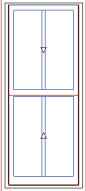
Entered As: CN  
 CN 2424  
 RO 30 3/8" X 57 1/2"

Primed Pine Exterior  
 Primed Pine Interior  
 Wood Ultimate Double Hung  
 CN 2424  
 Rough Opening w/ Subsill  
 30 3/8" X 57 1/2"  
 Top Sash  
 IG - 1 Lite  
 Low E II w/Argon  
 1 1/8" SDL - With Spacer Bar  
 Rectangular - Special Cut 2W1H  
 Primed Pine Ext - Primed Pine Int  
 Ovolo Sticking  
 Bottom Sash  
 IG - 1 Lite  
 Low E II w/Argon  
 1 1/8" SDL - With Spacer Bar  
 Rectangular - Special Cut 2W1H  
 Primed Pine Ext - Primed Pine Int  
 Ovolo Sticking  
 Bronze Sash Lock  
 White Jamb Hardware  
 Aluminum Screen  
 Stone White Surround  
 Charcoal Fiberglass Mesh  
 6 9/16" Jambs  
 BMC  
 Standard Subsill  
 No Installation Method

Line #5	Mark Unit: Bedroom 1			
Qty: 1				



Built around you.™



As Viewed From The Exterior

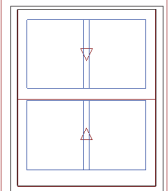
Entered As: RO  
 RO 28 3/4" X 68"

Primed Pine Exterior  
 Primed Pine Interior  
 Wood Ultimate Double Hung  
 Rough Opening w/ Subsill  
 28 3/4" X 68"  
 Top Sash  
     IG - 1 Lite  
     Low E II w/Argon  
     1 1/8" SDL - With Spacer Bar  
     Rectangular - Special Cut 2W1H  
     Primed Pine Ext - Primed Pine Int  
     Ovolo Sticking  
 Bottom Sash  
     IG - 1 Lite  
     Low E II w/Argon  
     1 1/8" SDL - With Spacer Bar  
     Rectangular - Special Cut 2W1H  
     Primed Pine Ext - Primed Pine Int  
     Ovolo Sticking  
 Bronze Sash Lock  
 White Jamb Hardware  
 Aluminum Screen  
 Stone White Surround  
 Charcoal Fiberglass Mesh  
 6 9/16" Jambs  
 BMC  
 Standard Subsill  
 No Installation Method

Line #6	Mark Unit: Powder Room			
Qty: 1				



Built around you.™



As Viewed From The Exterior

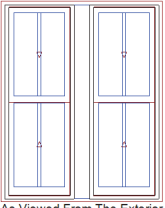
Entered As: CN  
 CN 2414  
 RO 30 3/8" X 37 1/2"

Primed Pine Exterior  
 Primed Pine Interior  
 Wood Ultimate Double Hung  
 CN 2414  
 Rough Opening w/ Subsill  
 30 3/8" X 37 1/2"  
 Top Sash  
     IG - 1 Lite  
     Low E II w/Argon  
     1 1/8" SDL - With Spacer Bar  
     Rectangular - Special Cut 2W1H  
     Primed Pine Ext - Primed Pine Int  
     Ovolo Sticking  
 Bottom Sash  
     IG - 1 Lite  
     Low E II w/Argon  
     1 1/8" SDL - With Spacer Bar  
     Rectangular - Special Cut 2W1H  
     Primed Pine Ext - Primed Pine Int  
     Ovolo Sticking  
 Bronze Sash Lock  
 White Jamb Hardware  
 Aluminum Screen  
 Stone White Surround  
 Charcoal Fiberglass Mesh  
 6 9/16" Jambs  
 BMC  
 Standard Subsill  
 No Installation Method

Line #7	Mark Unit: MBR 1			
Qty: 1				



Built around you.



As Viewed From The Exterior

Entered As: Size by Units  
 RO 55 1/4" X 69 1/2"

Primed Pine Exterior  
 Primed Pine Interior  
 2W1H - Rectangle Assembly  
 Assembly Rough Opening w/ Subsill  
 55 1/4" X 69 1/2"

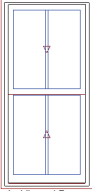
Unit: A1  
 Wood Ultimate Double Hung  
 Basic Frame 24 3/8" X Call Number 30  
 Rough Opening w/ Subsill  
 25 3/8" X 69 1/2"  
 Top Sash  
 IG - 1 Lite  
 Low E II w/Argon  
 1 1/8" SDL - With Spacer Bar  
 Rectangular - Special Cut 2W1H  
 Primed Pine Ext - Primed Pine Int  
 Ovolo Sticking  
 Bottom Sash  
 IG - 1 Lite  
 Low E II w/Argon  
 1 1/8" SDL - With Spacer Bar  
 Rectangular - Special Cut 2W1H  
 Primed Pine Ext - Primed Pine Int  
 Ovolo Sticking  
 Bronze Sash Lock  
 White Jamb Hardware  
 Aluminum Screen  
 Stone White Surround  
 Charcoal Fiberglass Mesh

Unit: A2  
 Wood Ultimate Double Hung  
 Basic Frame 24 3/8" X Call Number 30  
 Rough Opening w/ Subsill  
 25 3/8" X 69 1/2"  
 Top Sash  
 IG - 1 Lite  
 Low E II w/Argon  
 1 1/8" SDL - With Spacer Bar  
 Rectangular - Special Cut 2W1H  
 Primed Pine Ext - Primed Pine Int  
 Ovolo Sticking  
 Bottom Sash  
 IG - 1 Lite  
 Low E II w/Argon  
 1 1/8" SDL - With Spacer Bar  
 Rectangular - Special Cut 2W1H  
 Primed Pine Ext - Primed Pine Int  
 Ovolo Sticking  
 Bronze Sash Lock  
 White Jamb Hardware  
 Aluminum Screen  
 Stone White Surround  
 Charcoal Fiberglass Mesh  
 Vertical Space Mull 5 1/2"  
 Factory Mull Charge  
 6 9/16" Jambs  
 BMC  
 Standard Subsill  
 No Installation Method

Line #8	Mark Unit: Master Bedroom 2			
Qty: 1				



Built around you.



As Viewed From The Exterior

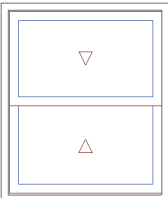
Entered As: CN  
 CN 2630  
 RO 32 3/8" X 69 1/2"

- Primed Pine Exterior
- Primed Pine Interior
- Wood Ultimate Double Hung
- CN 2630
- Rough Opening w/ Subsill
- 32 3/8" X 69 1/2"
- Top Sash
  - IG - 1 Lite
  - Low E II w/Argon
  - 1 1/8" SDL - With Spacer Bar
  - Rectangular - Special Cut 2W1H
  - Primed Pine Ext - Primed Pine Int
  - Ovolo Sticking
- Bottom Sash
  - IG - 1 Lite
  - Low E II w/Argon
  - 1 1/8" SDL - With Spacer Bar
  - Rectangular - Special Cut 2W1H
  - Primed Pine Ext - Primed Pine Int
  - Ovolo Sticking
- Bronze Sash Lock
- White Jamb Hardware
- Aluminum Screen
- Stone White Surround
- Charcoal Fiberglass Mesh
- 6 9/16" Jambs
- BMC
- Standard Subsill
- No Installation Method

Line #9	Mark Unit: Basement			
Qty: 2				



Built to perform:



As Viewed From The Exterior

Entered As: RO  
 RO 25 3/4" X 30 1/2"

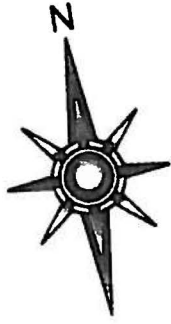
- Stone White Exterior
- Stone White Interior
- Integrity Double Hung
- All Ultrex
- Rough Opening 25 3/4" X 30 1/2"
- Top Sash
  - IG - 1 Lite
  - Low E II w/Argon
- Bottom Sash
  - IG - 1 Lite
  - Low E II w/Argon
- 1 White Sash Lock
- White Sash Lift
- Exterior Aluminum Screen
- Stone White Surround
- Charcoal Fiberglass Mesh
- 6 9/16" Jambs
- Nailing Fin

\*\*\*Note: Integrity All Ultrex rough openings are 1/2" greater than overall frame size width and 1/2" greater than frame size height. Please take note of this when ordering All Ultrex custom sized units.

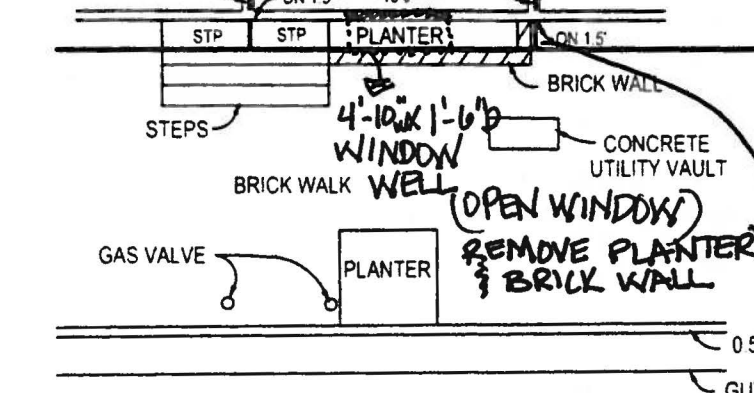
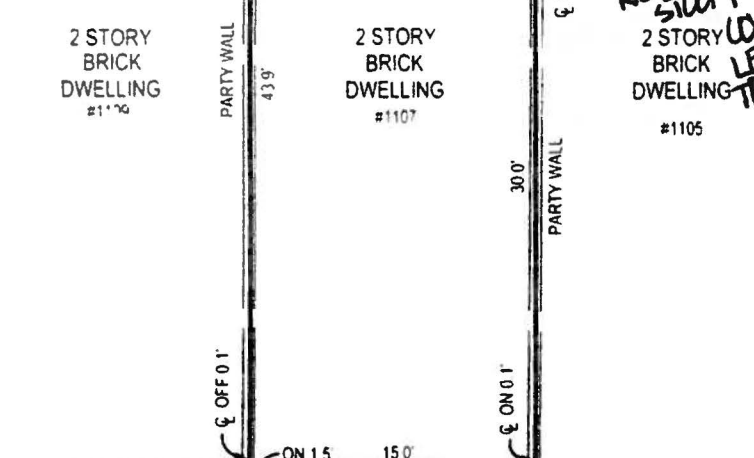
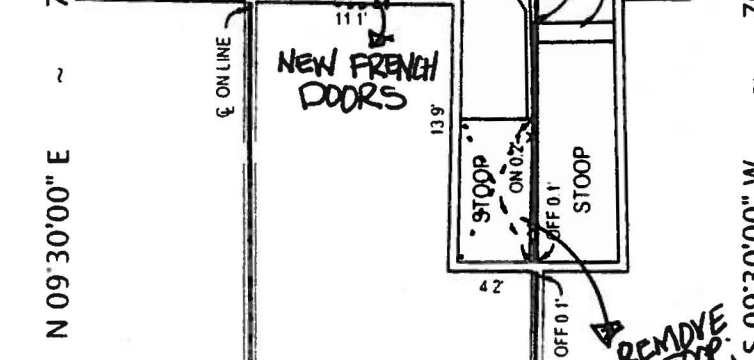
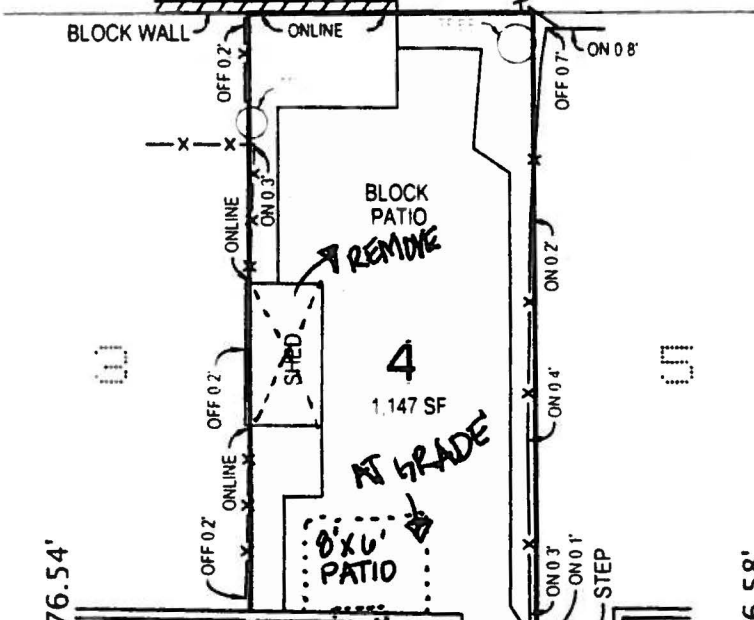
CHESTER W. FANNON

LOT II

S 80°51'17" E  
14.98'



LOT "A"



N 80°41'00" W ~ 14.98'

DUKE STREET

N 80°41'00" W

MONUMENT LINE

33.00'

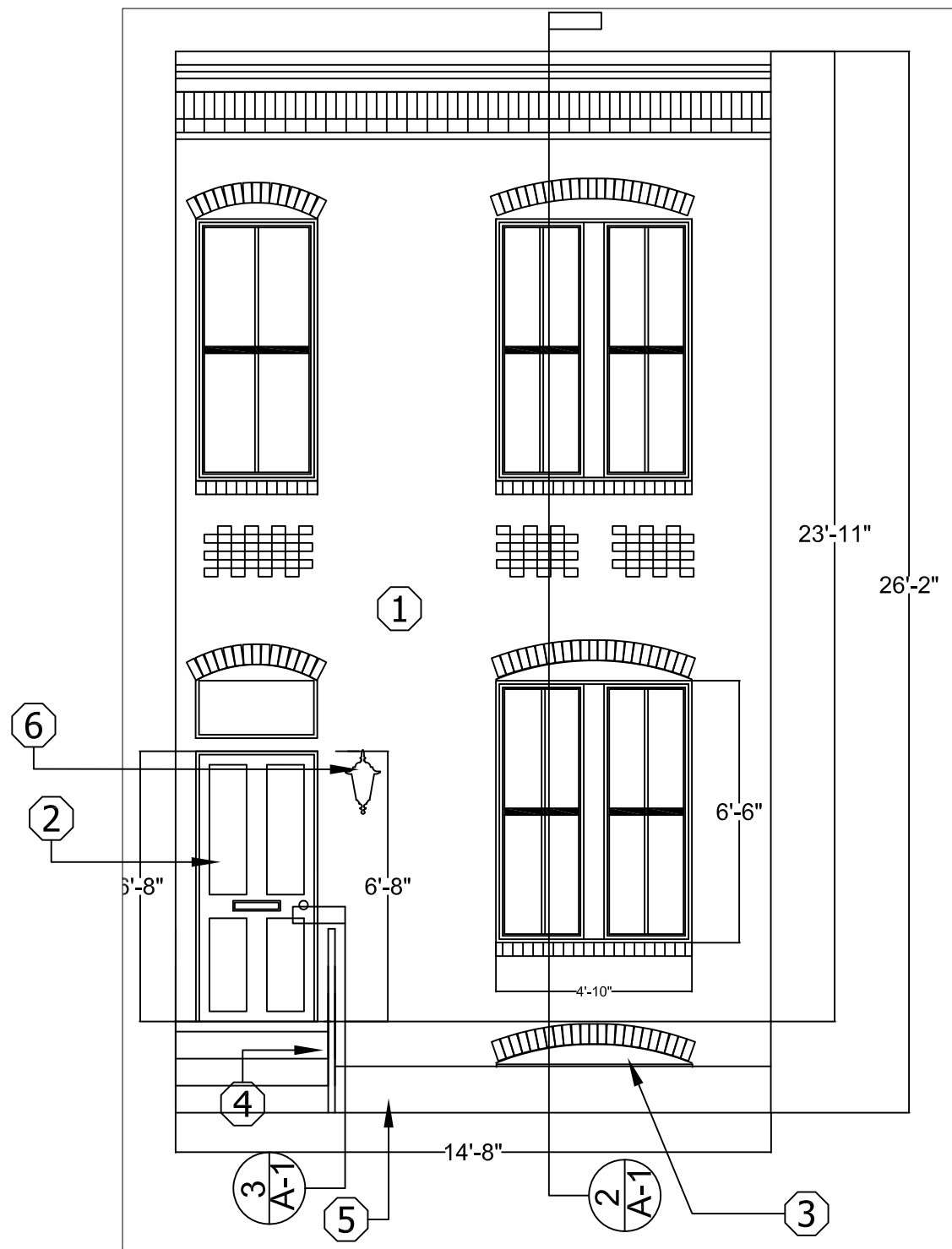
34.67'

SOUTH HENRY STREET

MONUMENT LINE

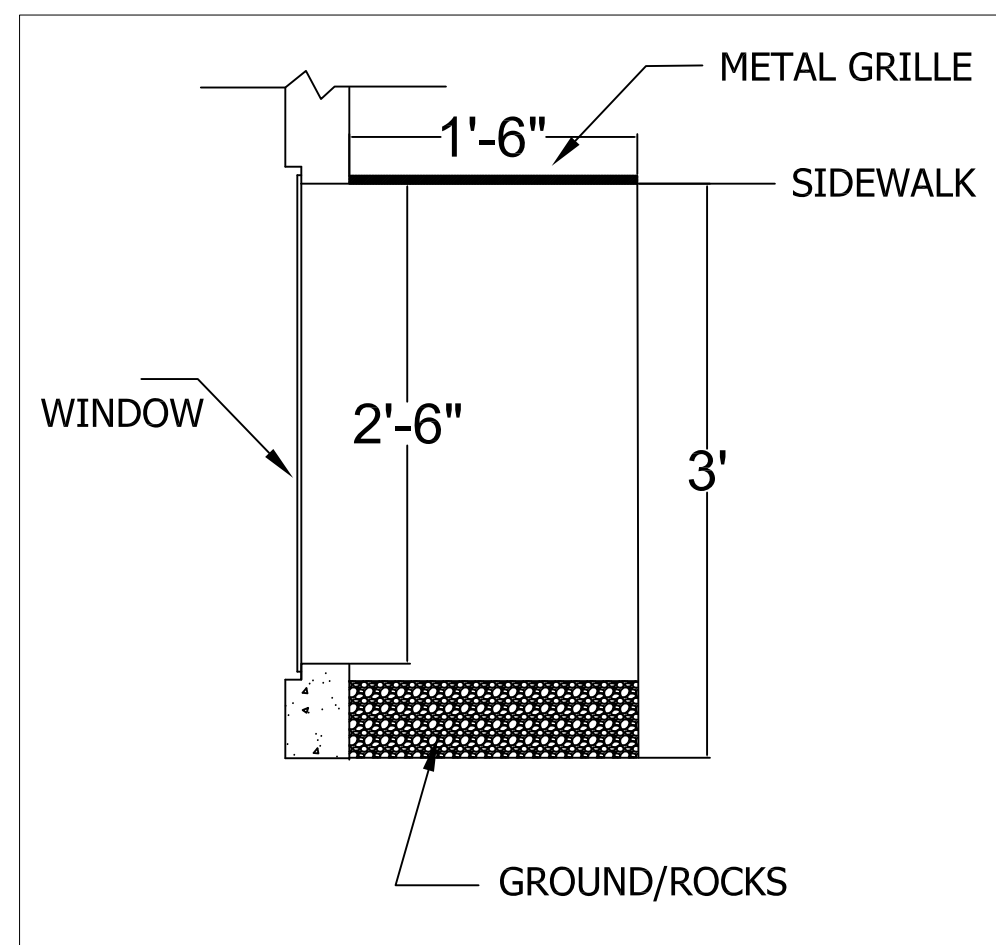
N 09°30'00" E

90°11'00"

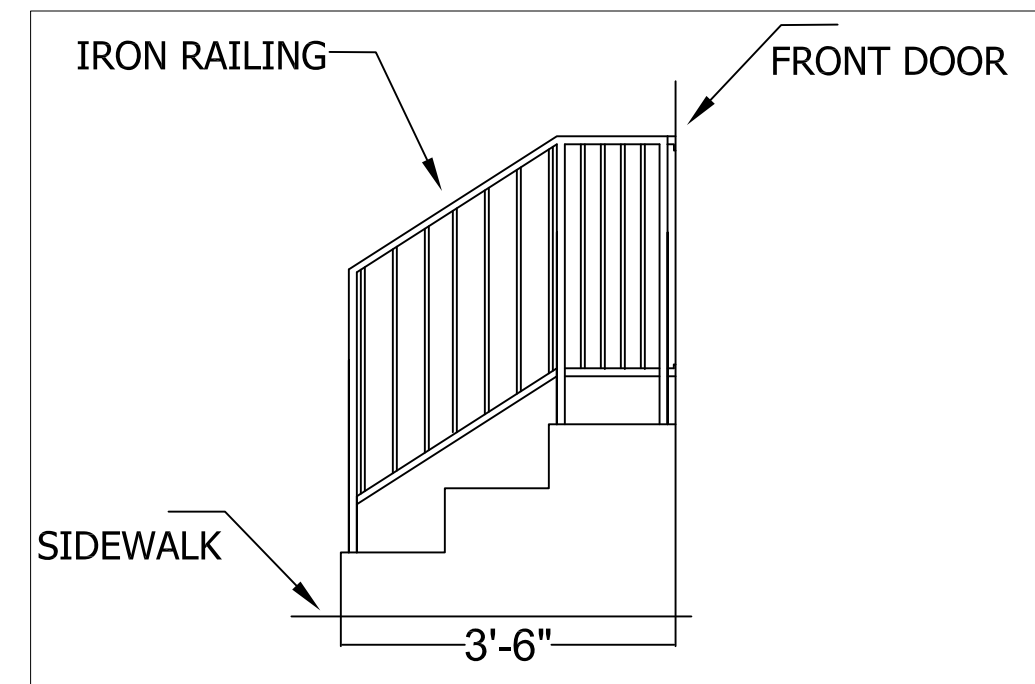


**1** FRONT EXTERIOR ELEVATION  
SCALE: 1/4" = 1'-0"

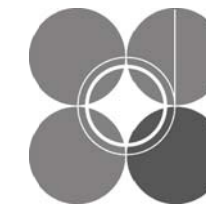
- ① EXTERIOR BRICK TO BE PAINTED, COLOR: HUNTINGTON BEIGE (HC-21)
- ② 4-PANEL WOOD DOOR; PAINTED RED, COLOR: NAVAJO RED (2171-10)
- ③ OPEN UP EXISTING WINDOW; ADD WINDOW WELL W/ METAL GRILLE
- ④ ADD BLACK WROUGHT IRON RAILING
- ⑤ REMOVE GARDEN BED AND TREE
- ⑥ INSTALL GAS LANTERN



**2** FRONT WINDOW WELL SECTION  
SCALE: 1" = 1'-0"



**3** FRONT PORCH RAILING SIDE VIEW  
SCALE: 1/2" = 1'-0"



OLIOS DESIGN, LLC  
ALEXANDRIA, VIRGINIA 22314

**BRANDON AND ALICE PATTY  
BOARD OF ARCHITECTURAL REVIEW**

1107 DUKE STREET ALEXANDRIA, VA 22314	DWG NO: 112012-1	DESIGNER: KMOORE
	PROJECT NO: 112012	
GENERAL CONTRACTOR: ZELAYA PROPERTIES, LLC		

**RELEASE INFO:**

01.3.12	REVISED BAR REVIEW
12.28.12	REVISED FOR BAR REVIEW
12.17.12	BAR REVIEW

**1107 DUKE STREET  
FRONT & BACK  
EXTERIOR  
ELEVATION**

DRAWN BY: KMOORE

PAGE NO: <b>A.1</b>	SCALE: VARIES
DATE: 12-13-2012	



OLIOS DESIGN, LLC  
ALEXANDRIA, VIRGINIA 22314

**BRANDON AND ALICE PATTY  
BOARD OF ARCHITECTURAL REVIEW**

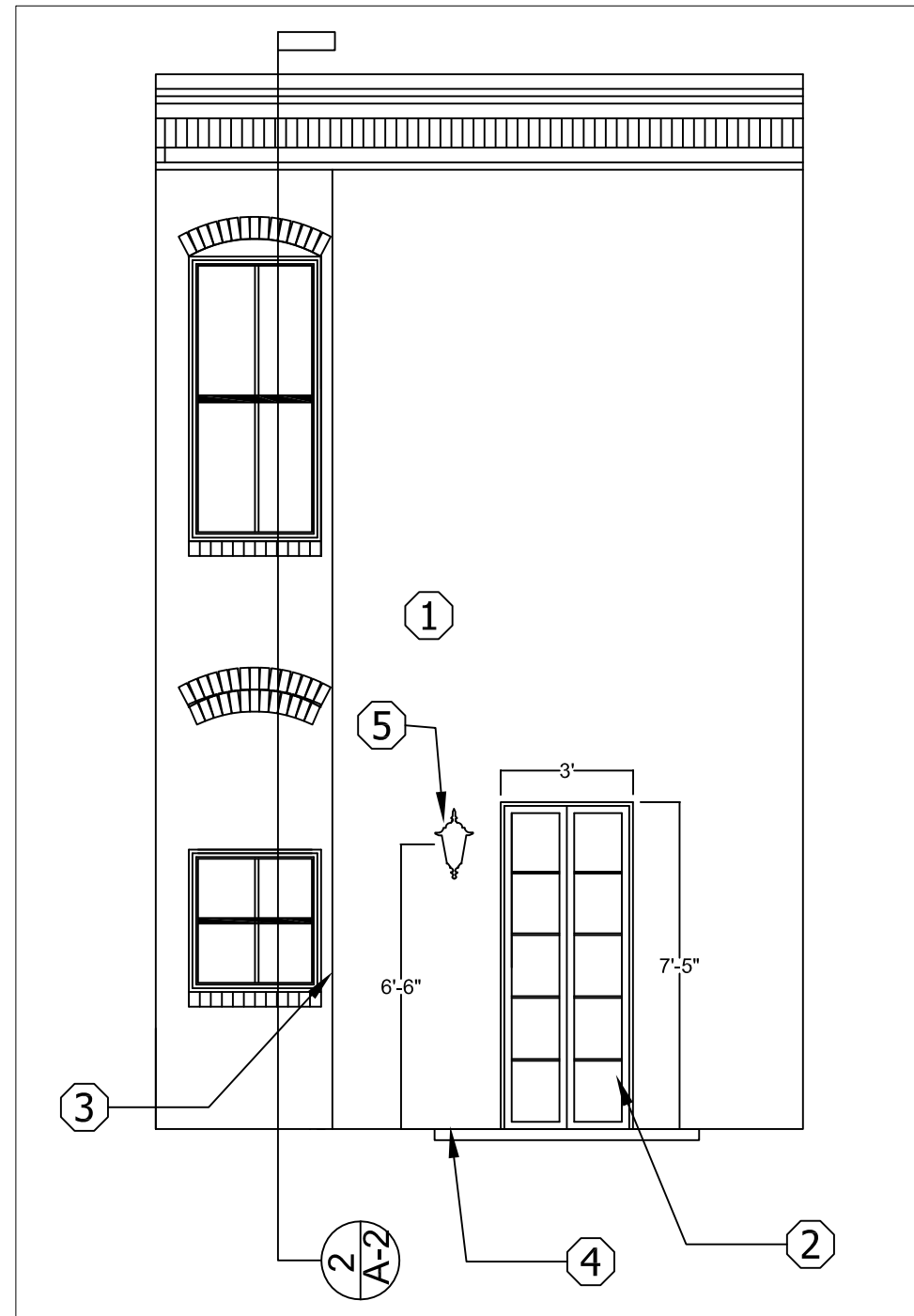
DWG NO: 112012-1	DESIGNER: KMOORE
PROJECT NO: 112012	
GENERAL CONTRACTOR: ZELAYA PROPERTIES, LLC	

**RELEASE INFO:**

01.3.12	REVISED BAR REVIEW
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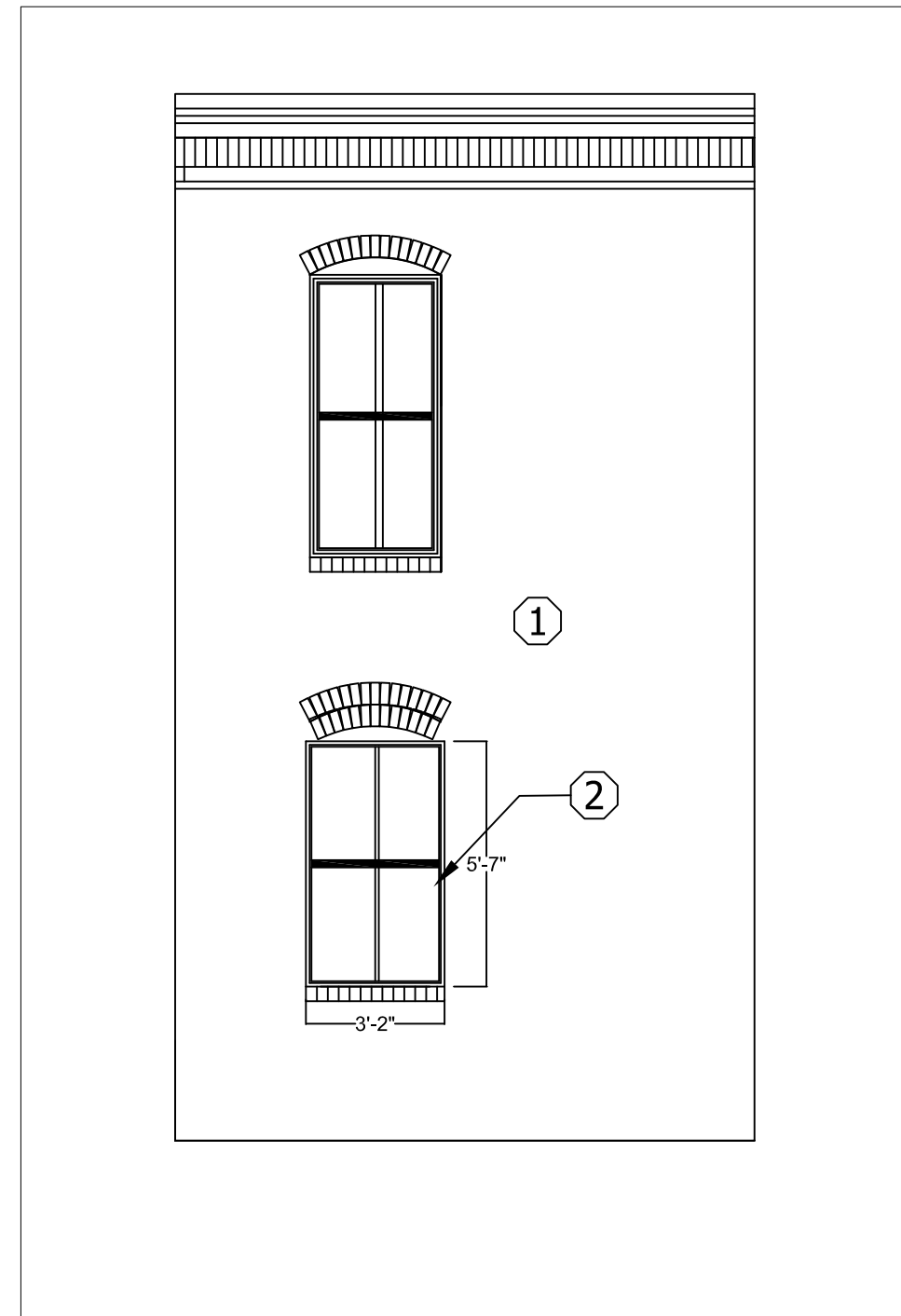
**1107 DUKE STREET  
FRONT & BACK  
EXTERIOR  
ELEVATION**

DRAWN BY: KMOORE	
PAGE NO: <b>A.2</b>	SCALE: VARIES
	DATE: 12-13-2012



**1** REAR EXTERIOR ELEVATION  
SCALE: 1/4" = 1'-0"

- ① EXTERIOR BRICK TO BE PAINTED, COLOR: HUNTINGTON BEIGE (HC-21)
- ② REPLACE EXISTING WINDOW WITH FRENCH DOORS
- ③ REPLACE EXISTING DOOR AND TRANSOM WITH WINDOW
- ④ INSTALL NEW PATIO, APPROXIMATELY 6' X 8' OFF OF NEW FRENCH DOORS.
- ⑤ INSTALL NEW ELECTRIC WALL-MOUNTED FIXTURE



**2** REAR EXTERIOR SIDE VIEW  
SCALE: 1/4" = 1'-0"

- ① EXTERIOR BRICK TO BE PAINTED, COLOR: HUNTINGTON BEIGE (HC-21)
- ② NEW WINDOW; OPENING WIDTH SIZE NOT TO CHANGE; REMOVE TRANSOM

ADDRESS OF PROJECT: 1107 DUKE STREET ALEXANDRIA, VA 22314TAX MAP AND PARCEL: 074.01-09-17 ZONING: CLAPPLICATION 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: BRANDON AND ALICE PATTYAddress: 1107 DUKE STREETCity: ALEXANDRIA State: VA Zip: 22314Phone: 904.477-4495 E-mail: alijag77@gmail.comAuthorized Agent *(if applicable)*:  Attorney  Architect  INTERIOR DESIGNERName: KATIE MOORE OF OLIOS DESIGN, LLCPhone: 202.412.6255E-mail: KATIE@OLIOSDESIGN.COM

Legal Property Owner:

Name: BRANDON AND ALICE PATTYAddress: 1107 DUKE STREETCity: ALEXNDRIA State: VA Zip: 22314Phone: 904.477.4495 E-mail: alijag77@gmail.com

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

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

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

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

FRONT EXTERIOR: REMOVE STORM DOOR, REPLACE EXISTING DOOR WITH 4-PANEL WOOD, PAINTED RED DOOR, REPLACE STAINED GLASS TRANSOM WITH CLEAR GLASS AND ADDRESS DECAL, ADD GAS LAMP, ADD IRON RAILING, REMOVE GARDEN BED AND TREE, OPEN WINDOW AND ADD WINDOW WELL WITH METAL GRILLE, PAINT FACADE, REPLACE WINDOWS

BACK EXTERIOR: REMOVE EXISTING DOOR AND REPLACE WITH WINDOW, REMOVE EXISTING WINDOW AND REPLACE WITH FRENCH DOORS, PAINT FACADE, ADD SMALL DECK, REMOVE EXISTING SHED, INSTALL ELECTRIC LANTERN, REPLACE WINDOWS

**SUBMITTAL REQUIREMENTS:**

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

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

Electronic copies of submission materials should be submitted whenever possible.

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

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

**Additions & New Construction:** *Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 12 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.*

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

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

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

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

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


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

- I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- I, the applicant, or an authorized representative will be present at the public hearing.
- I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 12 sets of revised materials.

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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: KATIE M. MOORE

Date: 12/17/2012

**OWNERSHIP AND DISCLOSURE STATEMENT**

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1. BRANDON PATTY	1107 DUKE STREET	50%
2. ALICE PATTY	1107 DUKE STREET	50%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 1107 DUKE STREET ALEXANDRIA, VA 22314 (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. BRANDON PATTY	1107 DUKE STREET	50%
2. ALICE PATTY	1107 DUKE STREET	50%
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. n/a	n/a	n/a
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.

12.17.12  
Date

Katie M. Moore  
Printed Name

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*Katie M. Moore*  
Signature