

ISSUE: Certificate of Appropriateness for alterations

APPLICANT: Bilgehan Yalcin

LOCATION: Old and Historic Alexandria District
105 Queen Street

ZONE: RM/Residential Townhouse Zone

STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness for alterations with the condition that the door sidelights comply with BAR window glazing specifications: clear, non-reflective, and without tint.

BOARD ACTION 9/16/2021: Partially Approved, Partially Deferred

On a motion by Ms. Irwin and seconded by Mr. Spencer, the Board of Architectural Review voted to partially approve and partially defer BAR #2021-00457 and BAR #2021-00468. The motion carried on a vote of 4-0.

REASON

The Board would like to see changes to the proposed front elevation.

SPEAKERS

Karen Conkey, project architect, gave a brief presentation and was available to answer questions.

Michael Treptow, 111 Queen Street, expressed opposition to the rooftop stair enclosure because it would block views. He supported the rest of the project.

Charles Allegrone, 103 Queen Street, opposed the project, saying that the changes did not fit in with the block and noting that the owner is an out-of-town developer.

Edward D'Alessio, 120 Queen Street, objected to the stair structure and agreed with Mr. Allegrone.

Robert Walker, 112 Queen Street, gave a presentation opposing the project.

Yvonne Callahan, 735 South Lee Street, representing OTCA, opposed the project.

DISCUSSION

Ms. Roberts asked if a roof hatch could be an alternative to the stair enclosure and asked that the applicant consider this option. Ms. Conkey noted that roof hatches leak and can be difficult to use.

Ms. Sennott asked if the architect had visited the roof deck at 100 Quay. Ms. Conkey replied that she had not, but knows it has a spiral stair and that the 6'8" Code requirement meant that the height is probably similar to that of the proposed. She knows of no complaints about this deck.

Ms. Irwin had no issue with enlarging the second-floor windows, noting that this would add variety and interest. Sightlines indicate that the roof deck and its stair enclosure would not be visible from the street. She recommended Option B or C for the stair enclosure.

Mr. Spencer asked if the proposed dormers would be centered between the windows on the below floors and Ms. Conkey verified that. Mr. Spencer has no issue with the modern look, as these are modern homes. He questioned the entablature over the door, indicating that it should be simplified. Ms. Irwin suggested a metal and glass door canopy instead.

Ms. Irwin asked if the applicant could work with staff on the entablature, but Mr. Spencer said that he wanted to see it again.

Ms. Irwin moved to approve Option B for the roof deck stair enclosure and defer the entablature and front elevation to align the dormers and change the railings by the front door.

GENERAL NOTES TO THE APPLICANT

1. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 for further information.
4. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



UPDATE

At the September 16, 2021, hearing, the Board voted to approve a roof terrace and its associated stair enclosure, as well as the extension of the chimney, the conversion of the roof from a faux mansard to a faux gambrel, the replacement of all cast stone lintels with brick jack arches, a new garage door, and miscellaneous changes to the rear/north elevation. The Board also approved the associated demolition and requested that the applicant return with new designs for the entablature and front elevation to align the dormers and to change the railings by the front door. This application includes items deferred from that hearing, plus some minor changes to approved elements.

I. APPLICANT'S PROPOSAL

The applicant proposes adding a metal and glass canopy over the front entry, changing the existing front stoop railing to a metal cable railing, shifting the third-floor dormers to better align with the second-floor windows, changing the front door and entablature, changing the previously-approved metal garage door to a metal and glass garage door, and modifying the configuration of the previously-approved large window over the garage, at 105 Queen Street.

II. HISTORY

The three-story, three-bay townhouse at 105 Queen Street is one of a group of 86 three-story brick townhouses bounded by North Union, North Lee, Queen, and Oronoco streets which were approved by City Council in 1968 (Special Use Permit #1084) and constructed in **1971**. This area was not included in the Old and Historic Alexandria District until June of 1984.

Previous BAR Approvals

September 16, 2021:

- BAR2021-00457 (partial approval) The portions of this application approved by the BAR include a roof terrace with a stair enclosure and two HVAC units. The BAR also approved numerous alterations to the building, including new casement windows throughout, a new front/south door, new terrace doors and sidelights on the rear/north elevation, new painted fiber cement soffits, new gutters/downspouts on both elevations, and a new steel garage door. Additionally, two windows on the second story of the front elevation were approved to be replaced with a large window flanked by terrace doors with tempered glass railings, while two small windows on the second story of the rear elevation will be replaced by one large triple window. The applicant also secured approval to replace all cast stone lintels with brick jack arches and to add an entablature with a copper roof to the front elevation. The chimney will be extended with brick to match the existing brick and the roof will be converted to a faux gambrel, with two shed dormer windows on the front/south elevation, and a triple shed-style window on the rear/north elevation.
- BAR2021-00468 approved demolitions of the existing roof, cast stone lintels, soffits, and door pediment from all elevations in order to replace them with upgraded materials. The removal of portions of wall on both elevations to enlarge window openings was also approved.

III. ANALYSIS

As requested by the BAR, the applicant proposes several changes to the south/primary elevation. These changes include simplifying the entablature over the door, replacing the existing railings, and making various other tweaks to the design. See Figure 1 for the previous submission and Figure 2 for the current submission. The Board specifically suggested a simplified entablature and a metal and glass canopy over the door, both of which are more in keeping with the appearance of the house. The proposed brick jack arch over the door works better with the overall design than the previously submitted Colonial Revival entablature.

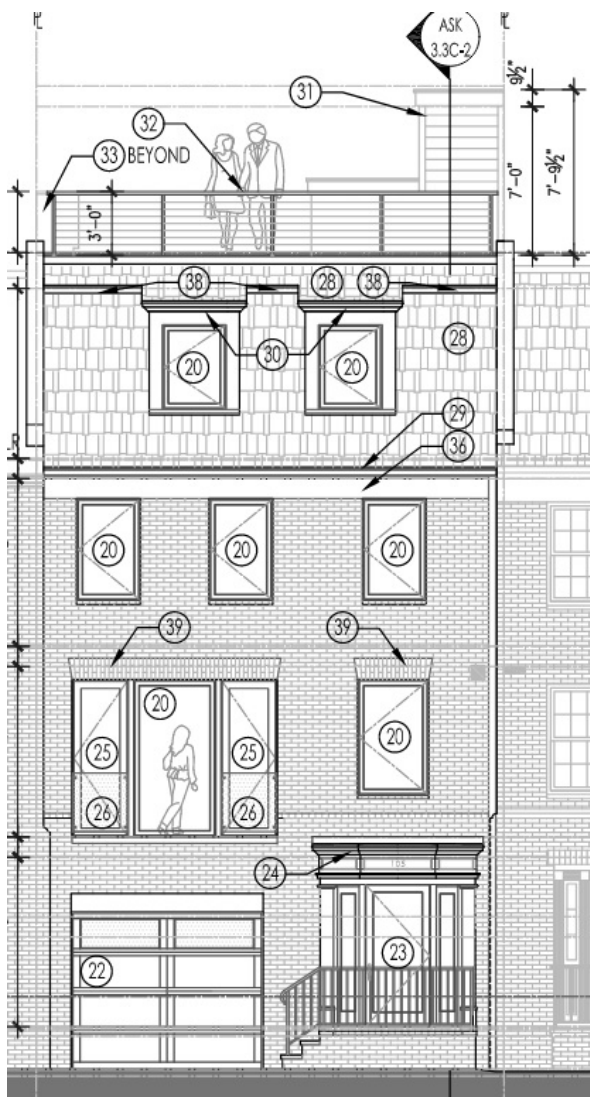


Figure 1: Original submission for south elevation

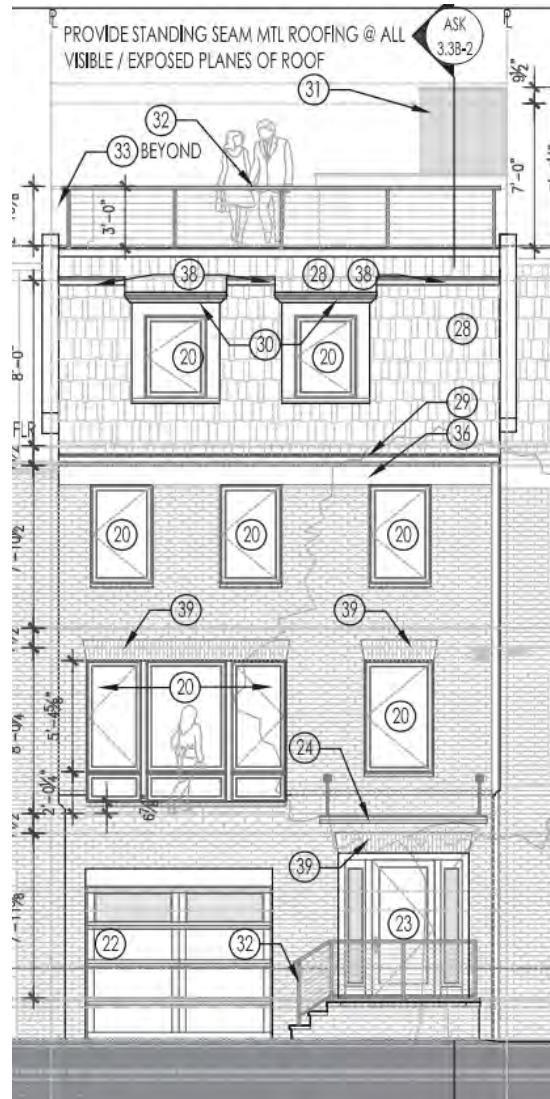


Figure 2: Current submission for south elevation

The BAR also requested that the applicant change the railing on the front stoop to match the approved railing on the roof deck. This will now be a painted metal cable railing, more consistent with the overall design than the existing painted wrought iron railing. In addition, much like the canopy and railings, the proposed front door better harmonizes with the rest of the design of the

house. The wood panel door gives the front entry a more streamlined look than the previously proposed painted wood and glass door, and therefore better relates to the overall composition. The proposed metal and glass storm door will be unobtrusive and blend in with the design. The railings and doors meet all requirements and could be administratively approved by staff. However, the door sidelights do not comply with the BAR window glazing specifications and staff therefore does not endorse them. The glass must be clear, non-reflective, and without tint.

Figure 2 demonstrates that the third-floor dormers have been shifted slightly to better align them with the second-floor windows below. The dormers are now centered over the gap between the second-floor windows, providing a degree of symmetry to the design. The applicant also proposes simplifying the previously-approved picture window over the garage by removing the proposed doors and railings. This window will now be composed of fixed casement windows from the same Marvin Ultimate collection approved in the prior hearing. These comply with all window specifications. While the proposed metal and glass garage doors are not wood, which the *Design Guidelines* specify as a preferred material, the Board approved the steel doors at the prior hearing, and the proposed doors are "...appropriate to the architectural character and materials of the garage."

As noted in the previous staff report, wholesale façade alteration in a more contemporary style has been supported by the BAR in the past decade with many examples in this development. At the July hearing, the Board asked the applicant to modernize the design of the primary elevation, which the applicant has successfully done with these proposed changes. The proposed changes fulfill the *Design Guideline* that changes "...should not hide, obscure or cause the removal of historic architectural details" and that "materials used should be appropriate and compatible with the historic structure of the building." The proposed changes also comply with Zoning Ordinance Section 10-105(A)(2), which lists the features and factors the Board must consider for approval of a Certificate of Appropriateness. These include but are not limited to, (a) the overall architectural design, form, style, and structure; (b) the architectural details; (d) texture, material and color, and the extent to which any new architectural features are historically appropriate; (e) the relation of the features listed previously to similar features of the preexisting building or structure, if any, and to buildings and structures in the immediate surroundings.

Staff recommends approval of the project with the condition that the glass in the door sidelights be clear, non-reflective, and without tint.

STAFF

Susan Hellman, 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

F-1 The proposed location change for the dormers complies with zoning.

Code Administration

C-1 A building permit and plan review are required prior to the start of construction.

Transportation and Environmental Services

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

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

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

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

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

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

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

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

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

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

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

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

C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons,

etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Alexandria Archaeology

F-1 No archaeological oversight will be necessary for this undertaking.

V. ATTACHMENTS

1 – Application Materials

2 – Supplemental Materials

3 – [September 16, 2021 Staff Report](#)

ADDRESS OF PROJECT: 105 Queen Street, Alexandria, VA 22314

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

TAX MAP AND PARCEL: 065.03-05-45 ZONING: RM

APPLICATION FOR: *(Please check all that apply)*☒ CERTIFICATE OF APPROPRIATENESS☒ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)☐ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION
CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)☐ WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)Applicant: ☒ Property Owner ☐ Business *(Please provide business name & contact person)*

Name: Bilgehan Yalcin

Address: 7801 Loisdale Road

City: Springfield State: VA Zip: 22150

Phone: 703-626-2227 E-mail: byalcin@springfieldmarble.com

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

Name: Karen Conkey Phone: 703-589-4550

E-mail: kconkey@conkeyarchitects.com

Legal Property Owner:

Name: Bilgehan Yalcin

Address: 7801 Loisdale Road

City: Springfield State: VA Zip: 22150

Phone: 703-626-2227 E-mail: byalcin@springfieldmarble.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.*
- | | | | |
|---|---|---|-----------------------------------|
| <input type="checkbox"/> awning | <input type="checkbox"/> fence, gate or garden wall | <input checked="" type="checkbox"/> HVAC equipment | <input type="checkbox"/> shutters |
| <input checked="" type="checkbox"/> doors | <input checked="" type="checkbox"/> windows | <input type="checkbox"/> siding | <input type="checkbox"/> shed |
| <input type="checkbox"/> lighting | <input type="checkbox"/> pergola/trellis | <input type="checkbox"/> painting unpainted masonry | |
| <input checked="" type="checkbox"/> other _____ | | | |
- ☒ ADDITION
- ☒ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

Based on the outcome of the BAR hearing on 9/16/21, the applicant proposes the following revisions to the Queen Street façade, add a metal and glass canopy over the front entry, change the existing metal picket railing to a painted metal cable railing at the front stoop, and shift the dormers at the 3rd floor to better align with the window openings on the 2nd floor. Further the applicant wishes to change the front door to a painted solid single panel wood door and sidelights with obscured glazing and add a metal and glass storm door. They also wish to modify the configuration of the large order window at the 1st floor dining room eliminating the doors and railing providing fixed and casement windows instead. All other proposed modifications were approved at the 9/16/21 hearing.

SUBMITTAL REQUIREMENTS:

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

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

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

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

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

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

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

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

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

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

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

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

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

APPLICANT OR AUTHORIZED AGENT:Signature:  _____Printed Name: Karen ConkeyDate: 11/15/2021

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. Bilgehan Yalcin	7801 Loisdale Rd	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 105 Queen Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Bilgehan Yalcin	7801 Loisdale Rd	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.

11/15/2021

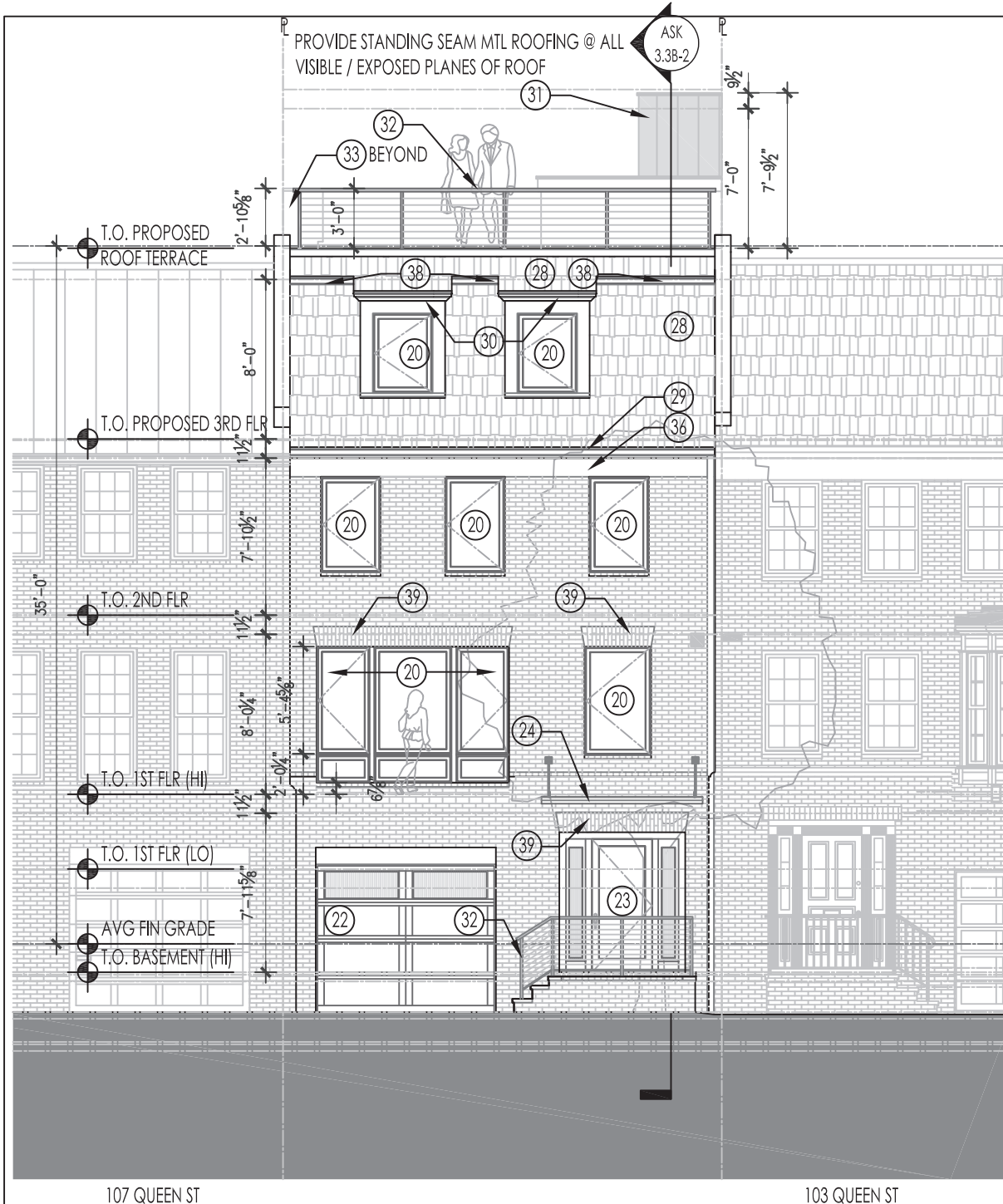
Date

Karen Conkey

Printed Name



Signature



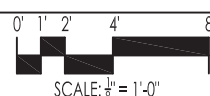
- NEW WORK NOTES
- 08 CHIMNEY TO BE EXTENDED - BRICK TO MATCH EXISTING
 - 20 ALUM CLAD WD WINDOW
 - 21 PARSED MASONRY AREA-WAY W/ PTD MTL GRATE
 - 22 MTL & GLASS GARAGE DOOR
 - 23 PTD WD SINGLE PANEL ENTRY DOOR W/ MTL & GLASS STORM DOOR & SIDELIGHTS W/ OBSCURED GLAZING
 - 24 PTD MTL & GLASS CANOPY W/ LED DOWN LIGHTING
 - 25 ALUM CLAD WD TERRACE DOOR(S) W/ SIDELIGHTS AS APPL
 - 26 NOT USED
 - 27 HVAC UNIT
 - 28 SALVAGED SLATE ROOFING - SUPPLEMENT SLATES TO MATCH EXIST
 - 29 PTD MTL GUTTER & DOWNSPOUT
 - 30 FIBER CEMENT CLAD DORMER
 - 31 FIBER CEMENT CLAD STAIR ENCLOSURE W/ UV STABLE ROOFING
 - 32 PTD MTL CABLE RAILING
 - 33 STONE CLAD OUTDOOR KITCHEN
 - 34 PTD PT WD HVAC SCREEN
 - 35 EXTERIOR LIGHT
 - 36 PTD FIBER CEMENT SOFFIT
 - 37 UV STABLE MEMBRANE ROOFING W/ COMPOSITE DECKING
 - 38 PTD FIBER CEMENT TRIM
 - 39 BRICK JACK ARCH TO MATCH ADJ MASONRY
 - 40 THIN BRICK VENEER

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

105 Queen Street, Alexandria, VA 22314

PROPOSED REVISED QUEEN STREET ELEVATION

CLIENT:
Bill Yalcin
 7801 Loisdale Road
 Springfield, VA 22150



15 NOVEMBER 2021

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ARCHITECT: 325 north patrick street
 alexandria, va 22314
 703 . 589 . 4550
 info@conkeyarchitects.com

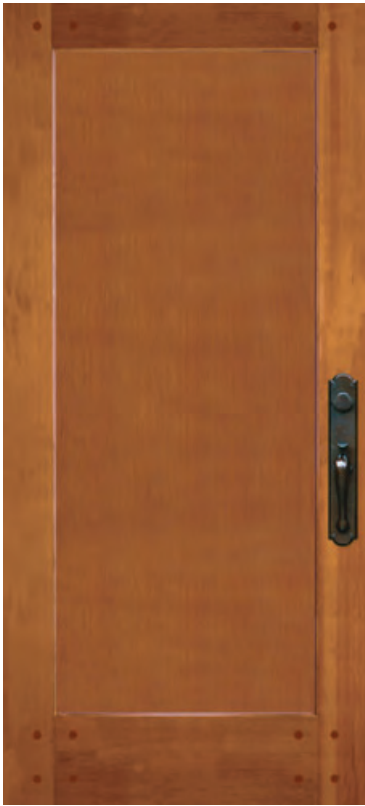
Conkey | architects

BAR RESUBMISSION

ASK
3.1A

NOT FOR CONSTRUCTION

77220



The door you have selected is available with almost unlimited personalization options. For example, you can order this door in any type of wood and any size and change virtually any detail. To make this door even more "you," Personalize Your Door below.

DOOR SPECIFICATIONS (AS SHOWN):

Wood Species: Fir

Profile: Ovolo Sticking

Panel Type: 3/4" FP

Rough opening needs to be 2" wider and 2 1/2" taller than your door.

[Get a Quote](#)

PERSONALIZE YOUR DOOR

Make Your Selections and See Your Door Below

77701



The door you have selected is available with almost unlimited personalization options. For example, you can order this door in any type of wood and any size and change virtually any detail. To make this door even more “you,” Personalize Your Door below.

DOOR SPECIFICATIONS (AS SHOWN):

Glass: ~~Clear~~

Profile: Ovolo Sticking

Rough opening needs to be 2" wider and 2 1/2" taller than your door.

Get a Quote

PERSONALIZE YOUR DOOR UPDATES

Make Your Selections and See Your Door Below

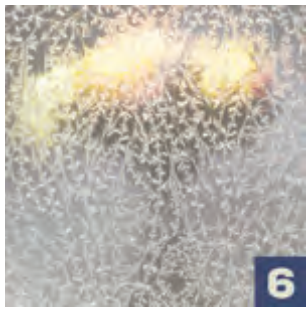
77701

GET A QUOTE

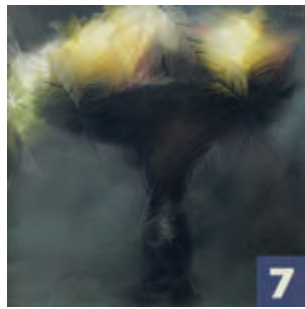
(DOOR ONLY) MSRP PER DOOR: \$1,910.25

- Temporarily, This Design is Subjected to Additional Lead Time
- Priming extends manufacturing lead time by one additional week.

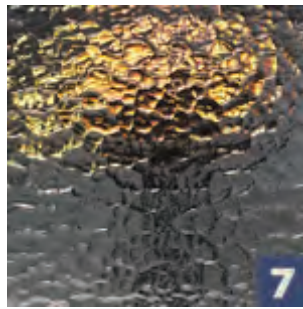
Compare



Glue Chip



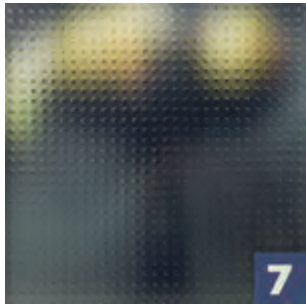
Large Leaf



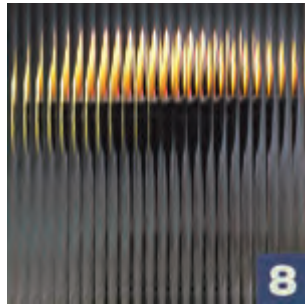
O 32 Clear



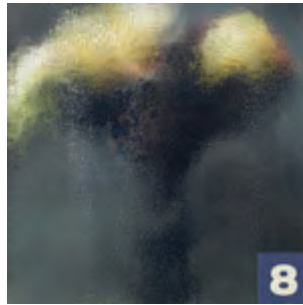
Rain



Screen Dot



Narrow Reed



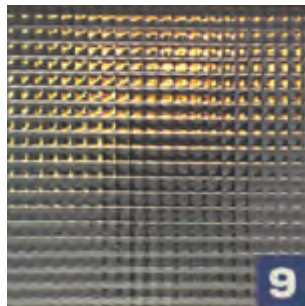
Sable



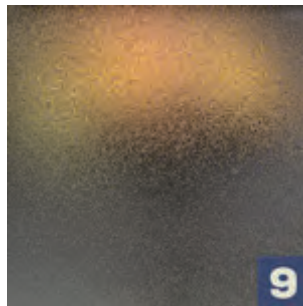
Luminating



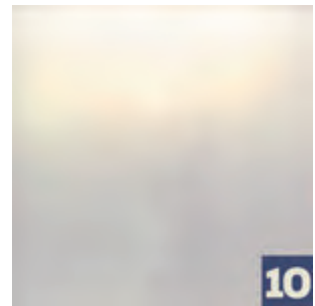
Delta Frost



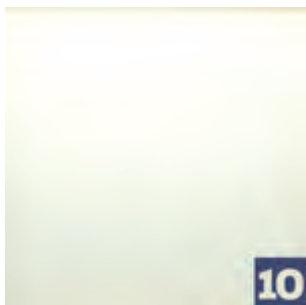
Cross Reed



P-516



Satin Etch



White Laminate

DECORATIVE GLASS



Simpson's trademark glass inserts are the crown jewels of our business. These intricate designs reflect meticulous attention to detail and we offer many different configurations to suit nearly any architectural style. Take our Glass Taste Test to decide which detail works for you.