

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

**APPLICANT:** Sean and Jill Milliken

**LOCATION:** Old and Historic Alexandria District  
101 Queen Street

**ZONE:** RM/Residential Townhouse Zone

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**STAFF RECOMMENDATION**

Staff recommends approval of the Permit to Demolish (partial) and the Certificate of Appropriateness for alterations as submitted.

**GENERAL NOTES TO THE APPLICANT**

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





**Note:** Staff coupled the applications for a Permit to Demolish (BAR #2022-00134) and Certificate of Appropriateness (BAR #2022-00135) for clarity and brevity. The Permit to Demolish requires a roll call vote.

## **I. APPLICANT'S PROPOSAL**

The applicant requests a Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for alterations, at 101 Queen Street.

### **Permit to Demolish/Capsulate**

The applicant is requesting approval to demolish approximately 62 square feet of masonry on the east/side elevation to enlarge four windows.

### **Certificate of Appropriateness**

The project also proposes to replace all existing windows with Marvin Ultimate Series, aluminum-clad, casement windows with six-light grids. The rear French Doors with sidelights is also being replaced with the same material and light configuration.

Furthermore, the applicant is proposing to paint the unpainted brick building.

### **Site context**

The subject property sits on the northwest corner of the intersection of Queen and North Union streets. There are no alleys running adjacent to the property, but all three elevations, south, east and north are visible from a public way (Figure 1 and 2).



**Figure 1 - South and east elevations**



**Figure 2 - North and east elevations**

## **II. HISTORY**

The building at 101 Queen Street is a three-story, brick vernacular townhouse. The group of townhouses bounded by North Union, North Lee, Queen, and Princess streets was built in **1971** (Building Permit #8841, 7/21/71). This area was not included in the Old and Historic Alexandria District until June of 1984.

### *Previous BAR Approvals*

BAR2005-00097, approved for alterations on 04/18/2005.

BAR2014-00044, approved for window replacement on 2/19/2014.

## **III. ANALYSIS**

### Permit to Demolish/Capsulate

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B), which relate only to the subject property and not to neighboring properties. The Board has purview of the proposed demolition/capsulation regardless of visibility.

<b>Standard</b>	<b>Description of Standard</b>	<b>Standard Met?</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?	No
(2)	Is the building or structure of such interest that it could be made into a historic shrine?	No
(3)	Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?	No
(4)	Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?	N/A
(5)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No
(6)	Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design,	No



	educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?	
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In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted. The areas to be demolished are not historic and the materials are not of unusual or uncommon design and could be reproduced easily. Furthermore, the demolition does not remove any portion of the building containing character defining features of uncommon design or historic merit and does not compromise the integrity of the building as a whole. Therefore, staff supports the application for a Permit to Demolish/Capsulate, as submitted.

#### Certificate of Appropriateness

The BAR's *Design Guidelines* state that "windows and doors are character defining features of buildings that can greatly impact the style and aesthetic of a structure." In this case, the proposed enlargement and replacement of the existing windows will not damage historic fabric, as this structure is only 51 years old. The current design of the house lacks any historic significance or architectural distinction.

Moreover, the Board has continuously approved similar projects of window enlargement and dormer installation on buildings that face or have an elevation facing North Union Street as homeowners wish to maximize the view of the Founder's Park and the Potomac River. In addition, the Board approved a similar project at 100 Quay Street, the subject building's rear neighbor, on March 5, 2014, BAR2014-00032 & BAR 2014-00033 (Figure 3). This townhouse was already painted when the project came before the Board for window enlargement in 2014.



**Figure 3 - 100 Quay Street east elevation**

The *Guidelines* do not have a section addressing window railings, but in general, railings “can have a decorative function as part of the design vocabulary of an architectural style.” As with the project mentioned above (100 Quay Street), staff has no objection to the railing design since the applicant has presented a cohesive plan to integrate a fenestration pattern using high quality, modern window style on all facades in a way that is compatible in mass, scale, height, and architectural expression without disrupting the rhythm or fenestration of the streetscape.

When the Old and Historic Alexandria District was established in 1946, 25 years before this townhouse was constructed, it was not created to freeze Old Town Alexandria at a specific point in time, the way Colonial Williamsburg is often described, but to prevent the demolition of identified historic resources and ensure that infill was compatible with nearby buildings of historic merit. The BAR’s standards and criteria in the zoning ordinance (Section 10-105), as well as the BAR’s adopted policies and *Design Guidelines*, recognize that the historic fabric of Old Town may be modified, altered, and expanded to accommodate contemporary needs and to allow the historic buildings to continue to be used and cherished. The BAR’s charge in the zoning ordinance is first to identify and “protect historic and cultural resources” and second, to ensure that additions, alterations, and new construction are compatible with nearby buildings of historic merit.

The *Guidelines* state that “The Zoning Ordinance stipulates that, in all cases, painting a previously unpainted masonry surfaces, no matter what color, requires review and approval of a Certificate of Appropriateness” and, “the Board strongly discourage the painting of a previously unpainted masonry surface.” However, aesthetically, it was common on 20<sup>th</sup> century multi-unit developments such as Yates Gardens, Ford’s Landing, or the Brand projects at Church Square or Queen/Lee, to paint some units on the blockface to provide a studied variety and an instant patina of age. In addition, during the past several years, the Board has had a more lenient level of design review with late 20<sup>th</sup> century developments, approving a number of substantial alterations, third/fourth floor additions, large dormers, and rooftop terraces on properties within this area. Therefore, due to the modern materials used, the eclectic architectural character of this development, and previous changes approved by the BAR at this contemporary development, staff has no historic preservation related objection to the applicant’s proposal. Consequently, staff has no objection to the painting of the property’s original unpainted brick veneer since it will minimize the scars of the proposed renovation.

In addition, in the last ten years, the Board has approved unpainted brick veneer of late buildings to be painted as the properties at 819 South Lee Street (BAR2020-00276), 625 First Street and 510 Second Street (BAR2021-00470), and 101 Princess Street (BAR2013-00036) to name a few. Therefore, staff recommends approval of the project, as submitted.

#### **STAFF**

Marina Novaes, 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 Proposed replacement doors, new windows, new openings, and masonry painting comply with zoning.

**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 Lei Fei, Plan Reviewer at [Lei.Fei@alexandriava.gov](mailto:Lei.Fei@alexandriava.gov) or 703-746-4200
- F-2 The following comments are for BAR case review only and are not intended to grant approval for demolition.
- C-1 A **building** permit will be required to be issued prior to the start of this work.
- C-2 BAR approval and construction plans are required to be submitted for review prior to the issuance of the permit.
- C-3 At a minimum the plans shall be sealed by a PE licensed in the Commonwealth of VA and shall include;
- Domo any fire rated or load bearing walls
- C-4 Any proposed future alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (2018 USBC).

**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 necessary.

**V. ATTACHMENTS**

- 1 – Application Materials*
- 2 – Supplemental Materials*

ADDRESS OF PROJECT: 101 Queen Street, Alexandria, VA 22314DISTRICT: ☒ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old BuildingTAX MAP AND PARCEL: 065.03-05-43 ZONING: RMAPPLICATION 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: Sean and Jill MillikenAddress: 101 Queen StreetCity: Alexandria State: VA Zip: 22314Phone: 703-338-6614 E-mail: jillmilliken5@yahoo.comAuthorized Agent *(if applicable)*: ☐ Attorney ☒ Architect ☐ \_\_\_\_\_Name: Karen Conkey Phone: 703-589-4550E-mail: kconkey@conkeyarchitects.com**Legal Property Owner:**Name: Sean and Jill MillikenAddress: 101 Queen StreetCity: Alexandria State: VA Zip: 22314Phone: 703-338-6614 E-mail: jillmilliken5@yahoo.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).*

The applicant proposes the following exterior modifications to 101 Queen Street.  
 Replace all windows and the rear terrace doors, and enlarge openings on east façade at kitchen, stairway, home office, and living room. All proposed new doors and windows will meet the established design guidelines. The applicant also requests to paint the unpainted masonry of their home a warm white color.

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**SUBMITTAL REQUIREMENTS:**

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

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

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

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



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

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

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

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

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

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

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

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

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

**APPLICANT OR AUTHORIZED AGENT:**Signature:  \_\_\_\_\_Printed Name: Karen ConkeyDate: 3/21/2022

# 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. Sean and Jill Milliken	101 Queen Street	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 101 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. Sean and Jill Milliken	101 Queen Street	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.

3/21/2022

Date

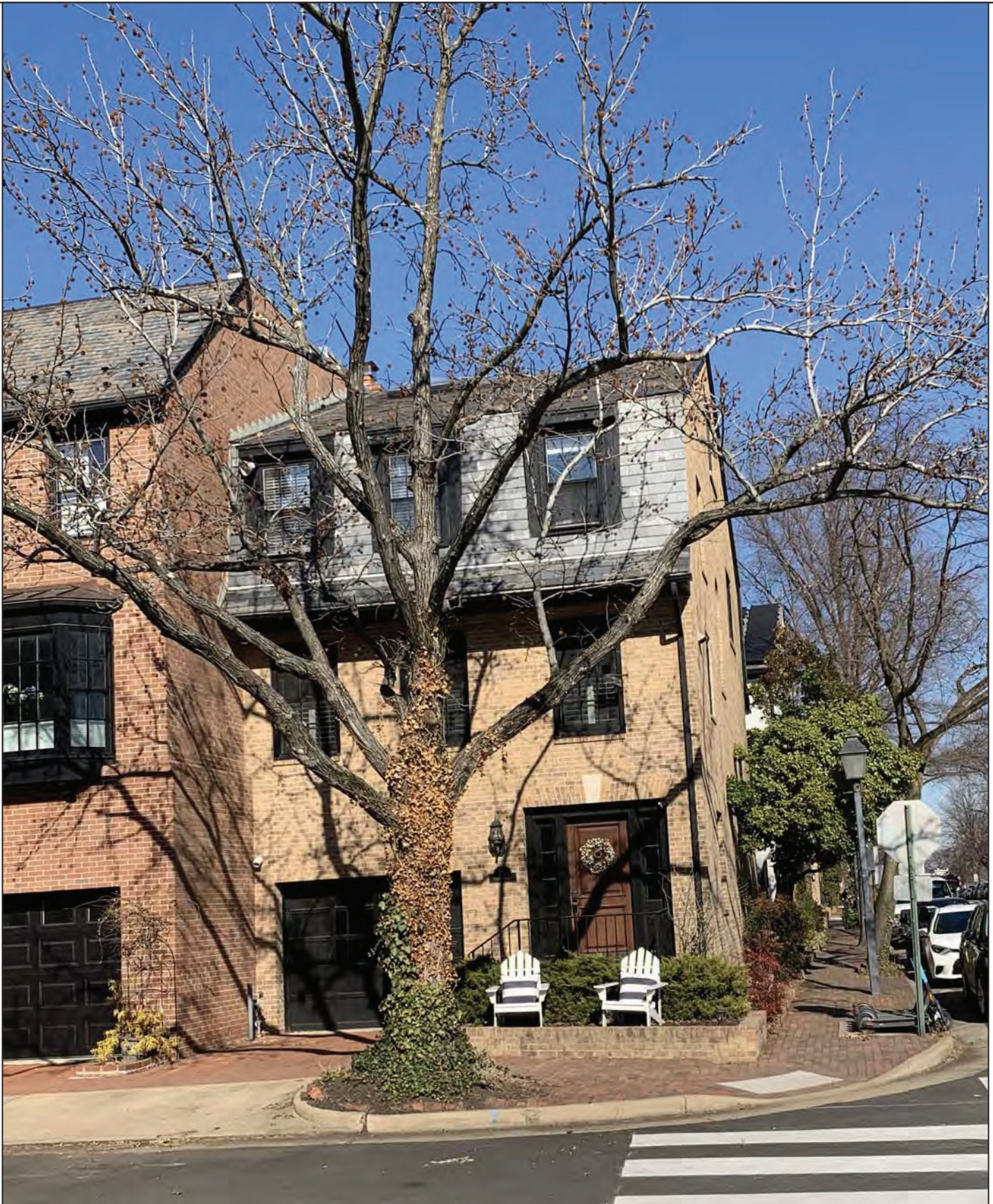
Karen Conkey

Printed Name



Signature





# 101 Queen Street, Alexandria, VA 22314

PHOTO OF EXISTING FRONT ELEVATION

CLIENT:  
Jill and Sean Milliken  
101 Queen Street  
Alexandria, VA 22314

21 MARCH 2022

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

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**ASK  
1.1A**

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PHOTO OF EXISTING SIDE ELEVATION			COPYRIGHT ©		
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				ASK 1.1B NOT FOR CONSTRUCTION	





# 101 Queen Street, Alexandria, VA 22314

PHOTO OF EXISTING REAR ELEVATION

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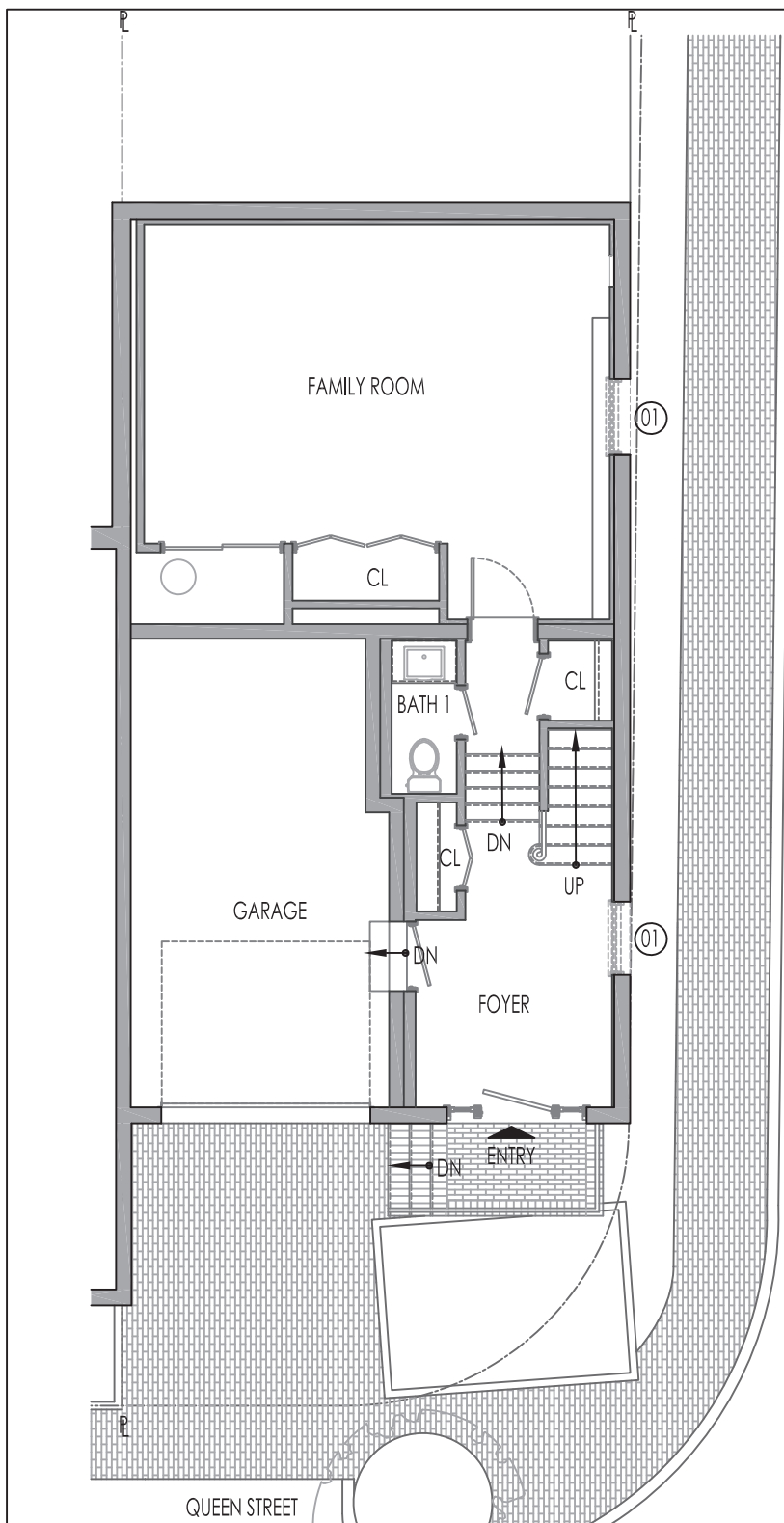
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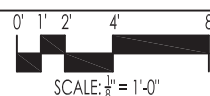
DEMOLITION NOTES	
01	WINDOW TO BE REMOVED
02	DOOR & SIDELIGHTS AS APPL TO BE REMOVED
03	WALL TO BE REMOVED
NEW WORK NOTES	
20	ALUM CLAD WD WINDOW
21	ALUM CLAD WD FRENCH DOORS W/ SIDELIGHTS AS APPL
23	DECORATIVE PTD MTL RAILING - SEE ASK-3.2A FOR DETAILS
24	BRICK JACK ARCH

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## 101 Queen Street, Alexandria, VA 22314

EXISTING BASEMENT PLAN

CLIENT:  
Jill and Sean Milliken  
101 Queen Street  
Alexandria, VA 22314



21 MARCH 2022

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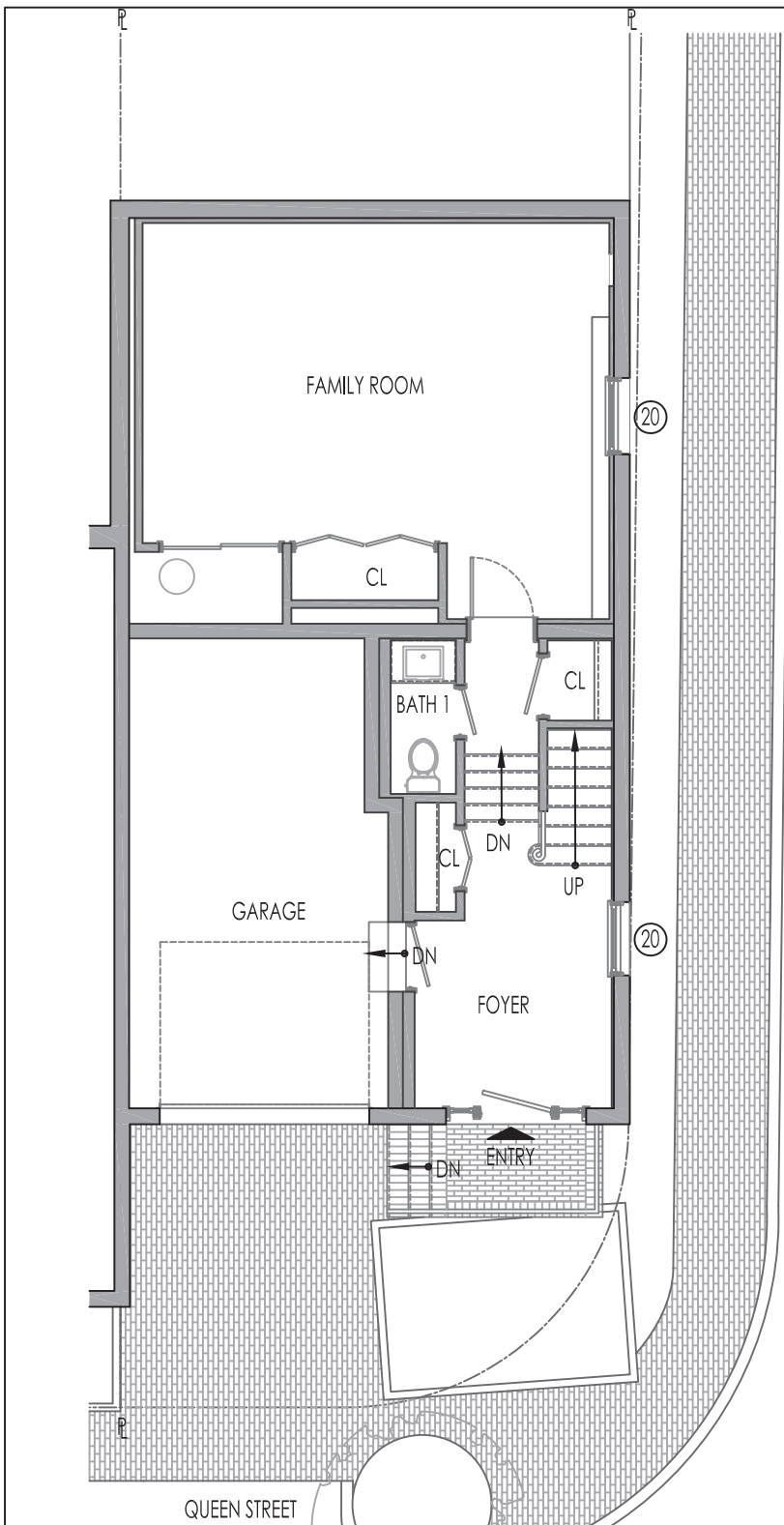
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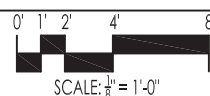
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## 101 Queen Street, Alexandria, VA 22314

PROPOSED BASEMENT PLAN

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101 Queen Street  
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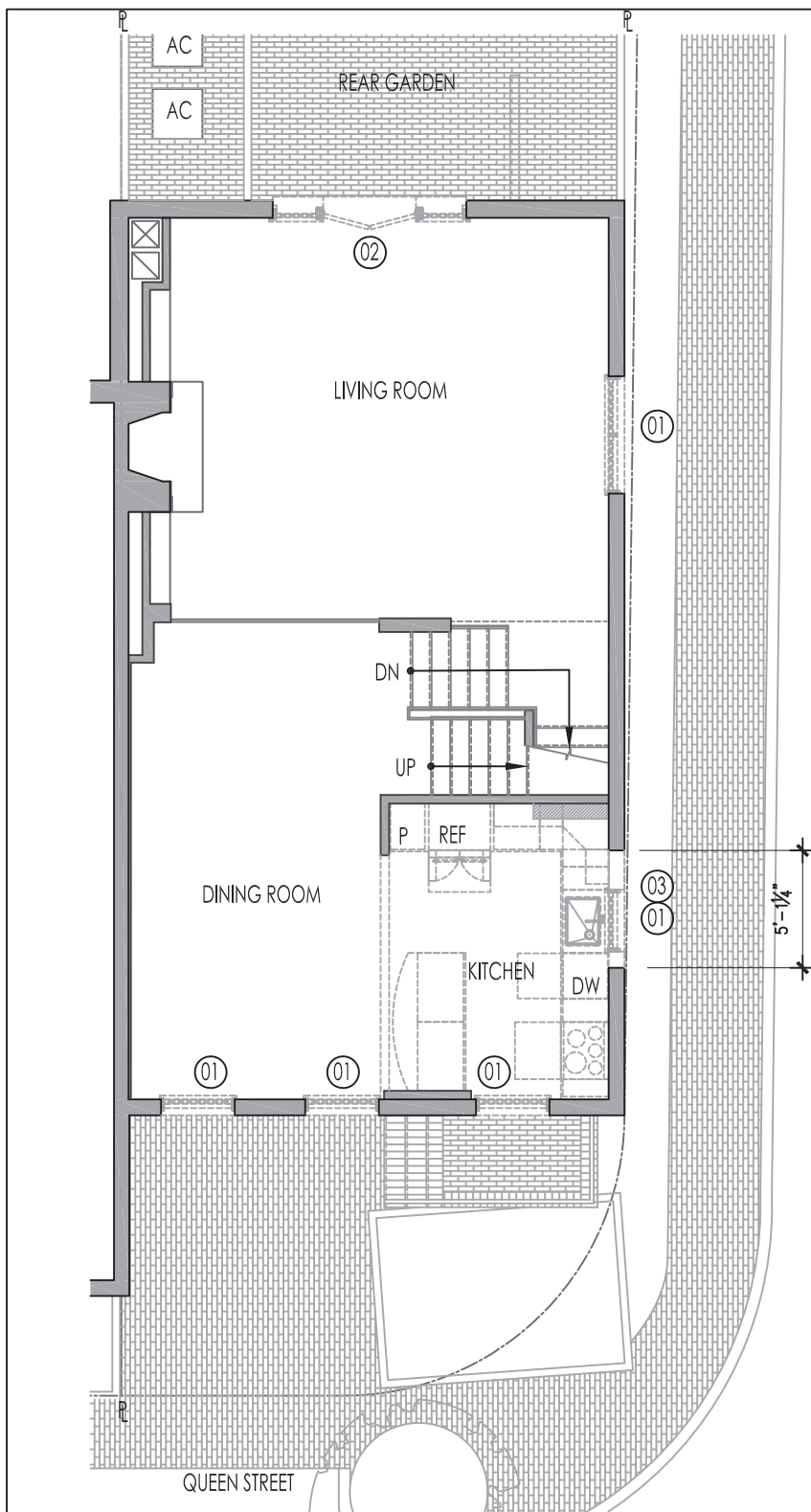
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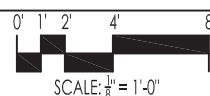
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23	DECORATIVE PTD MTL RAILING - SEE ASK-3.2A FOR DETAILS
24	BRICK JACK ARCH

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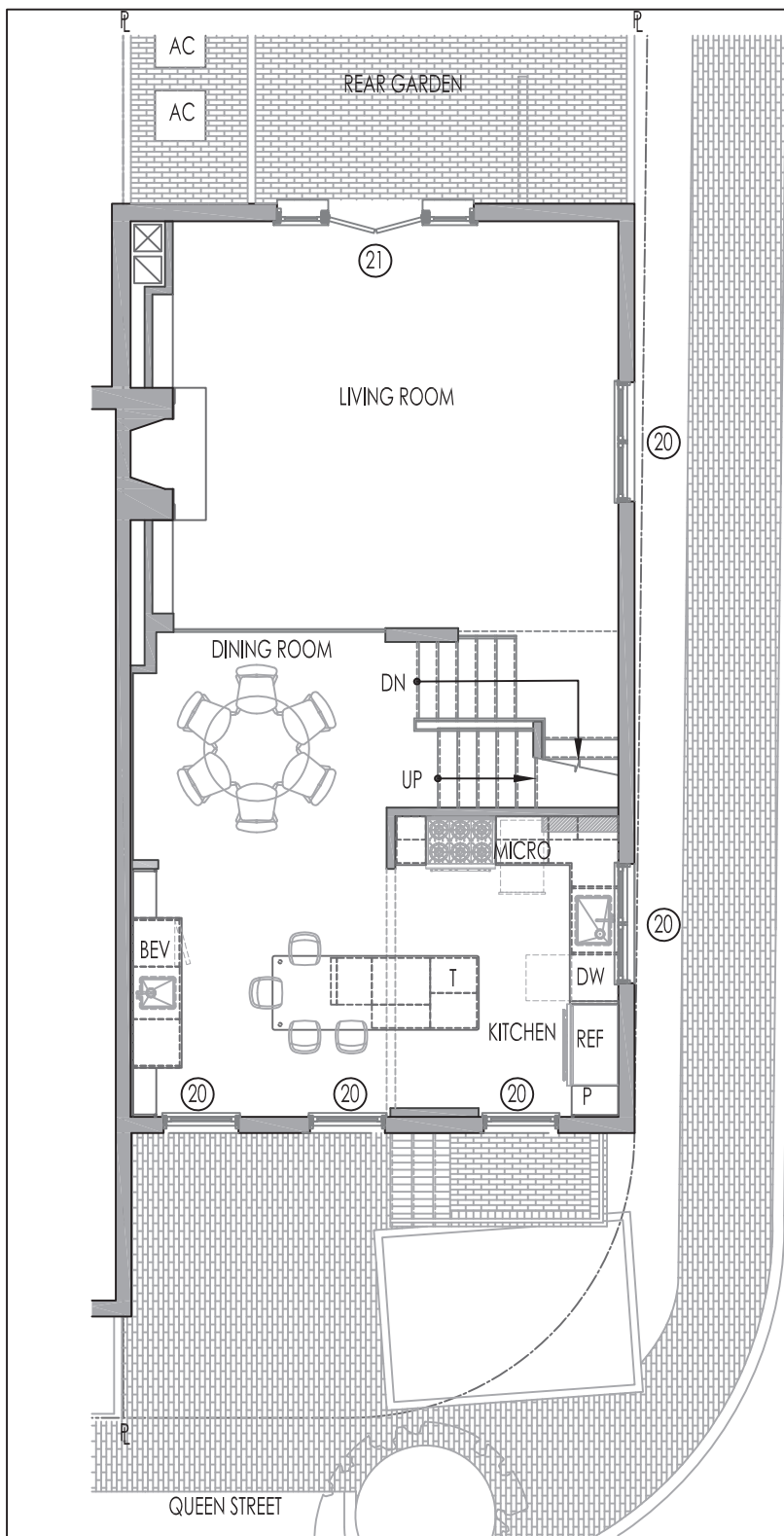
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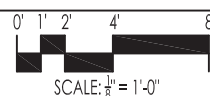
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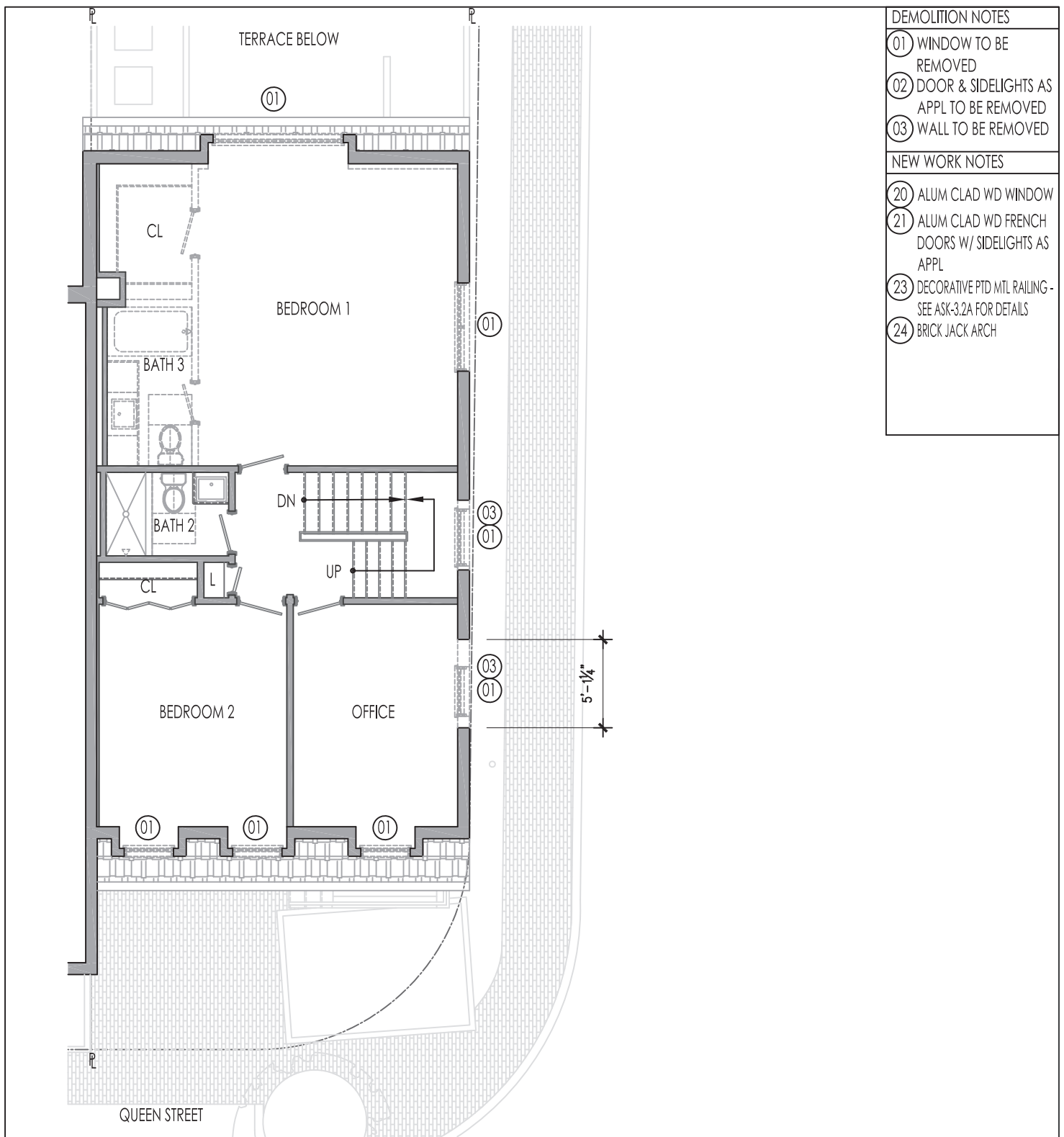
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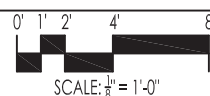
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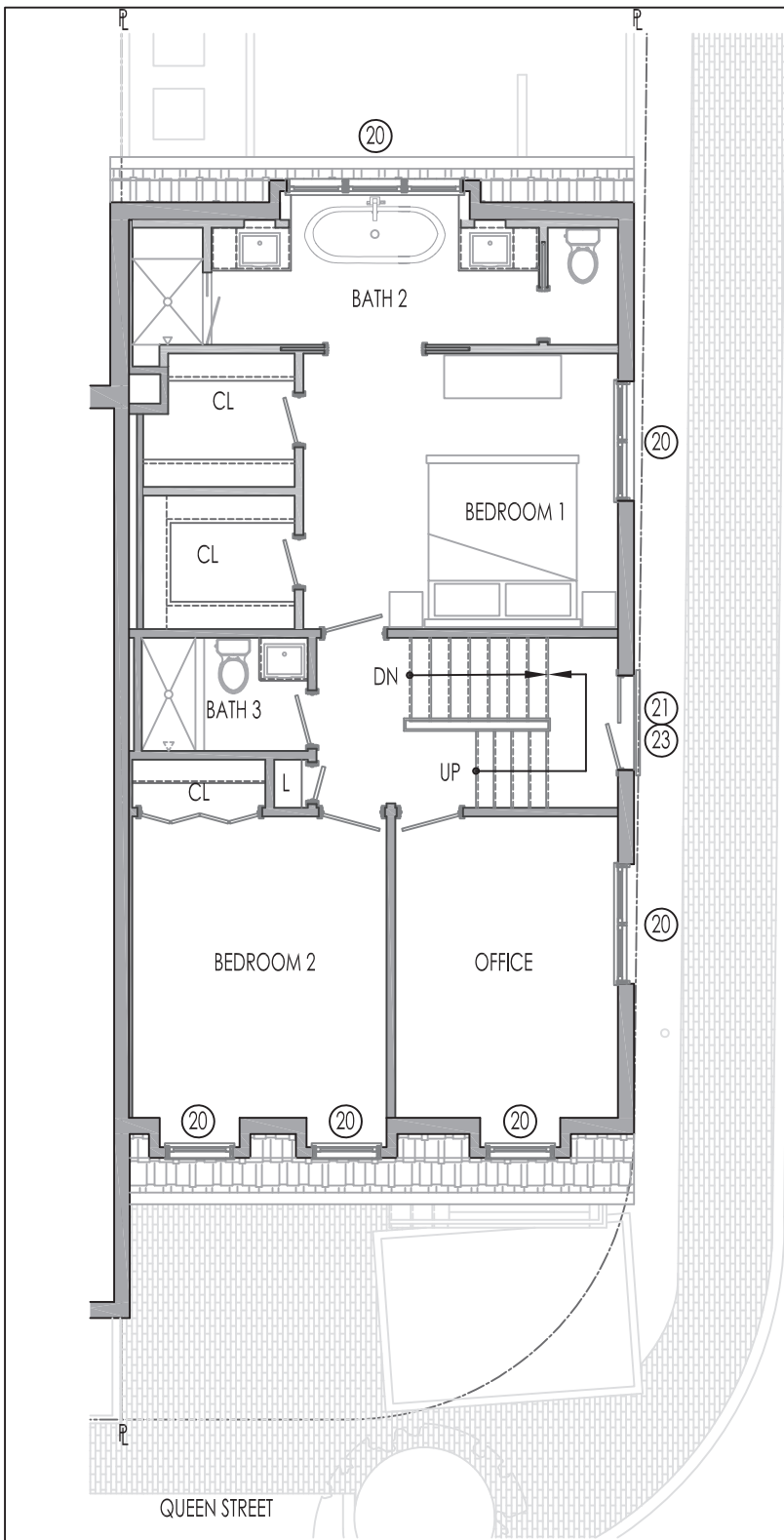
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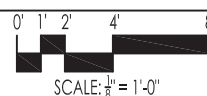
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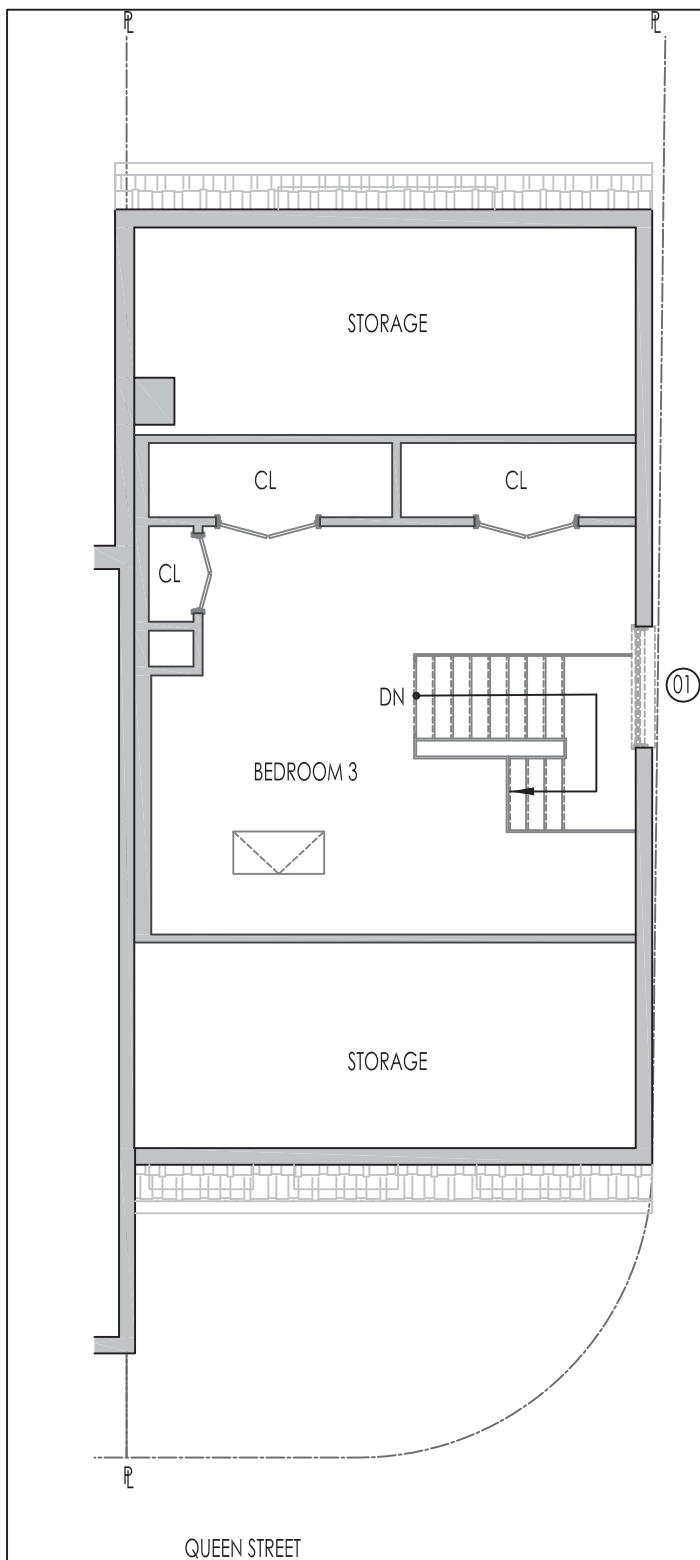
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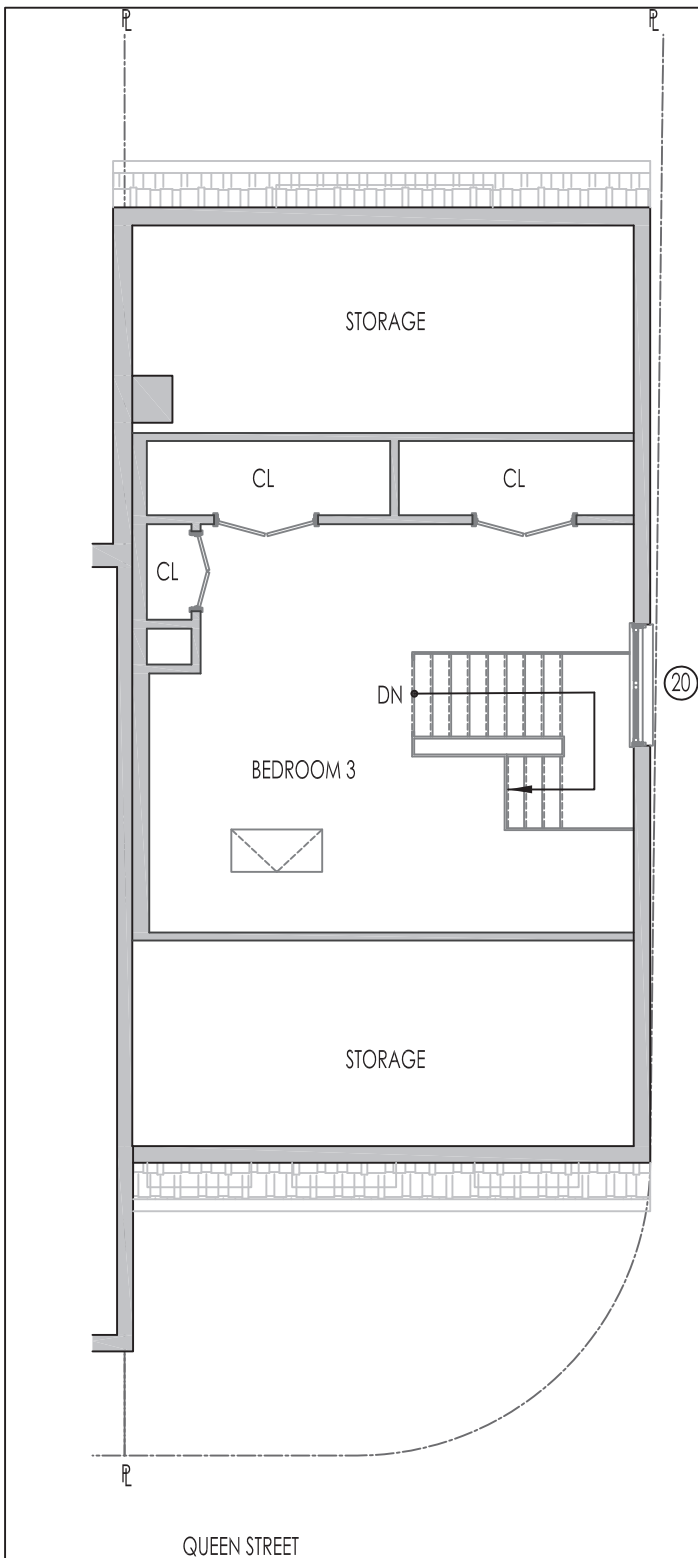
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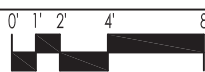
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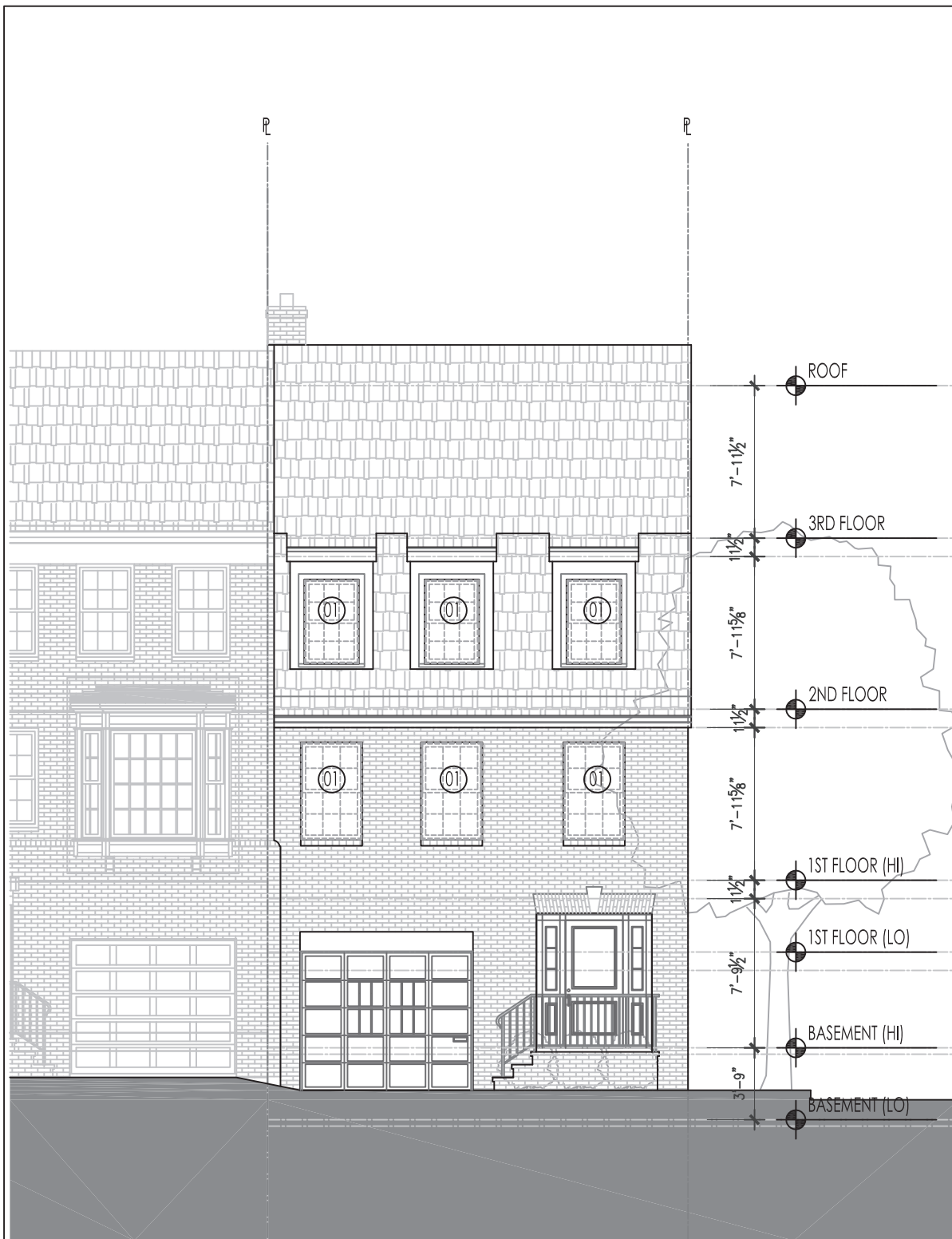
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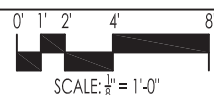
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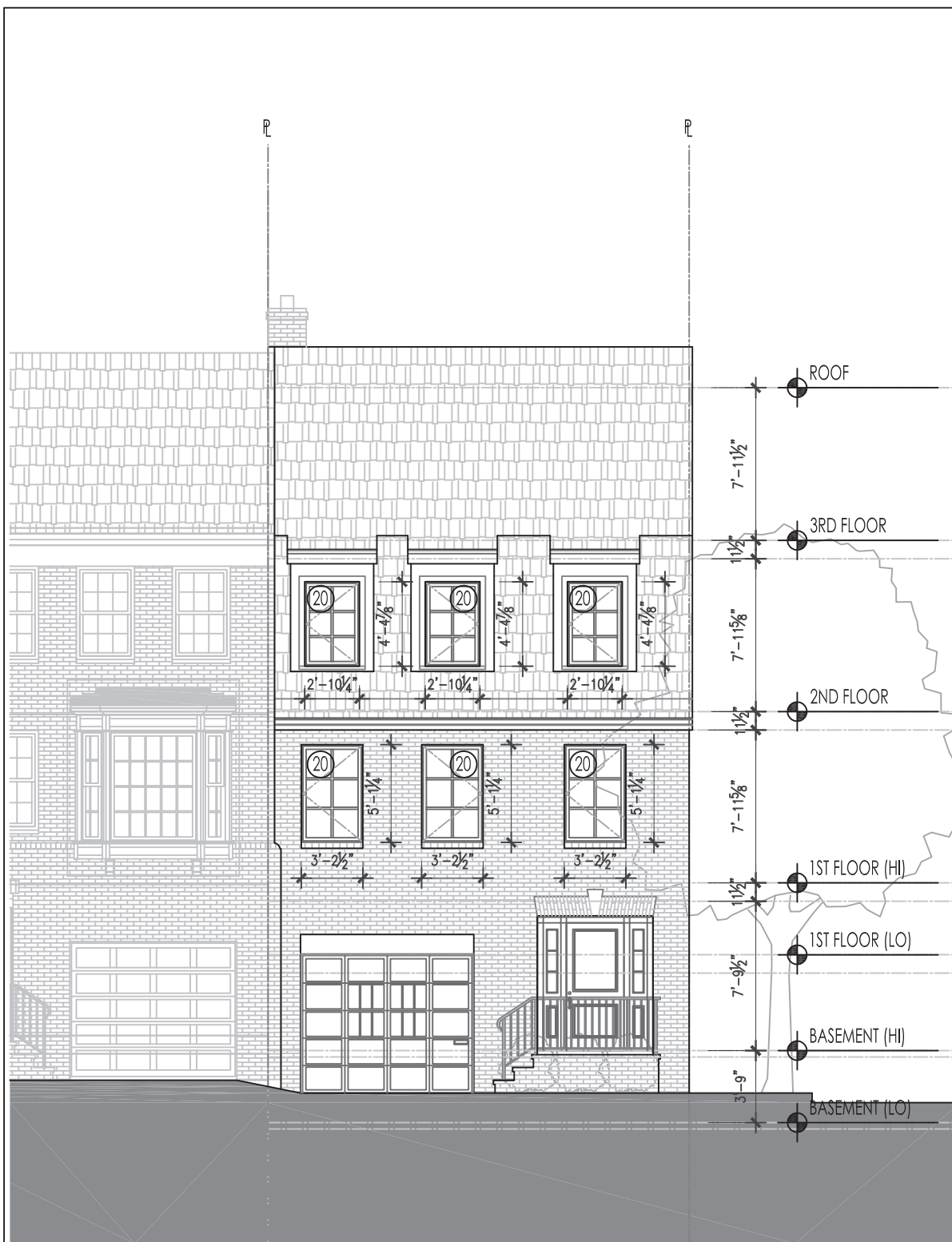
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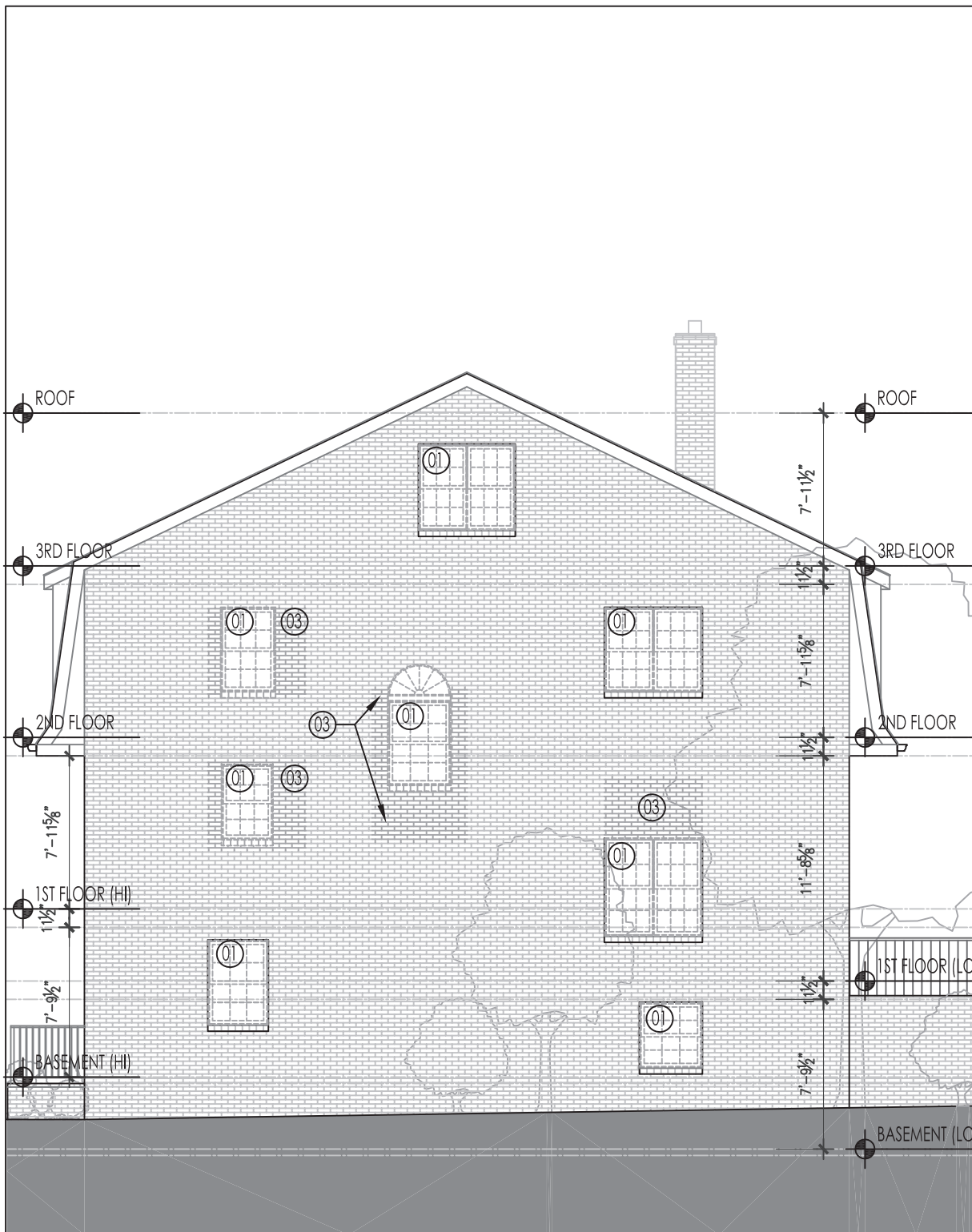


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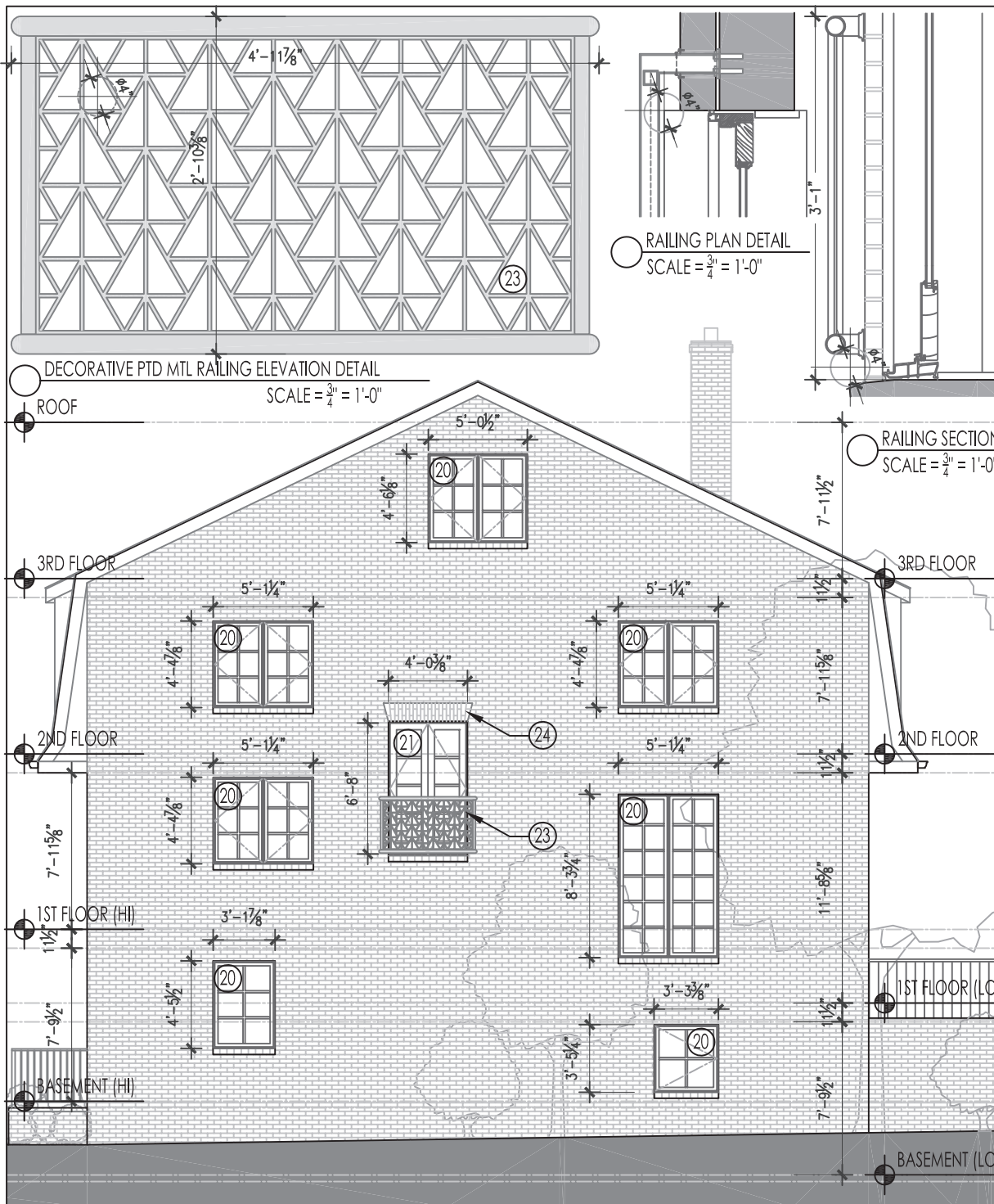




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EXISTING EAST SIDE ELEVATION			ASK 3.2	
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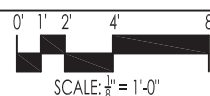
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PROPOSED EAST SIDE ELEVATION - OPTION A

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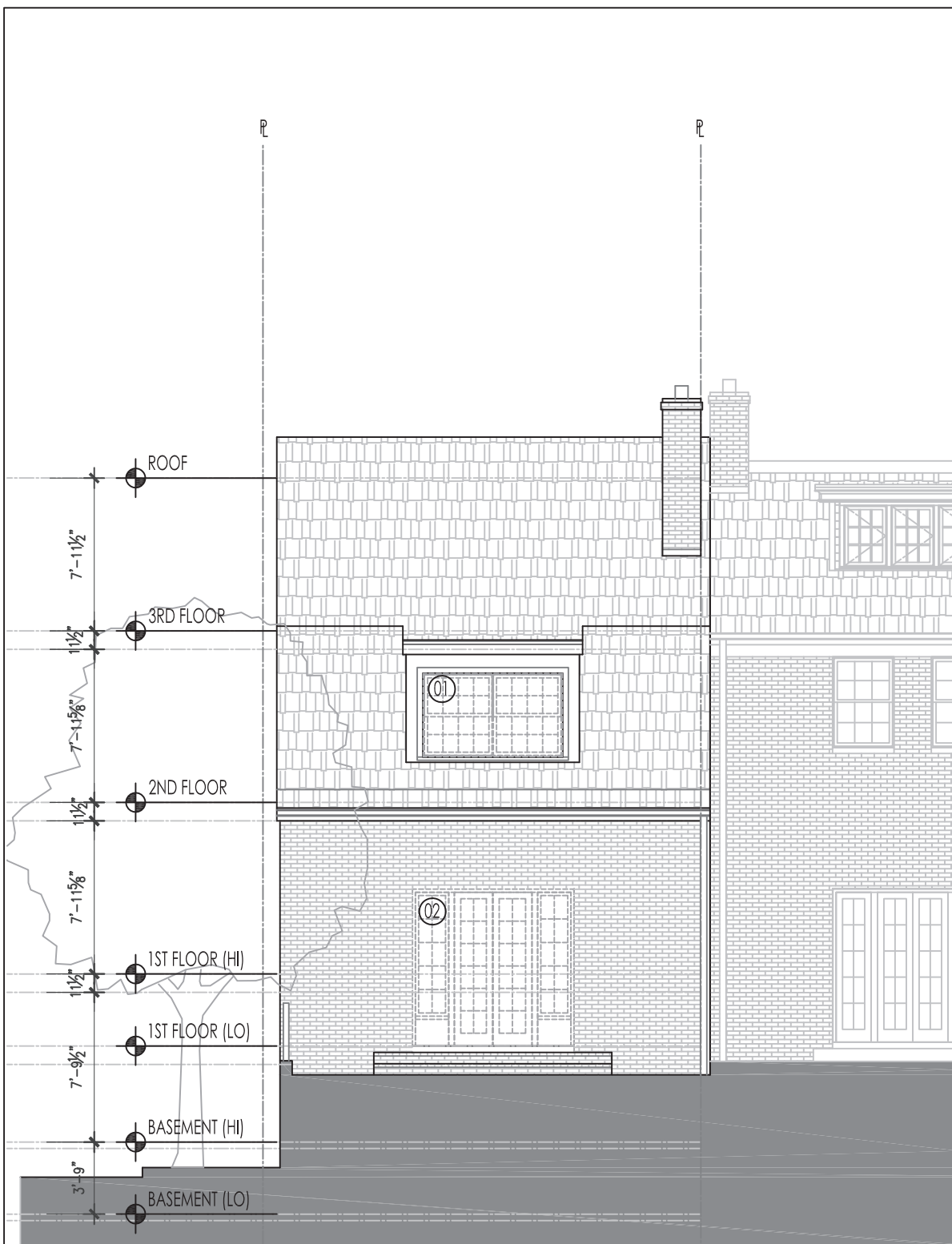
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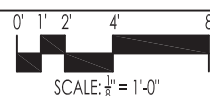
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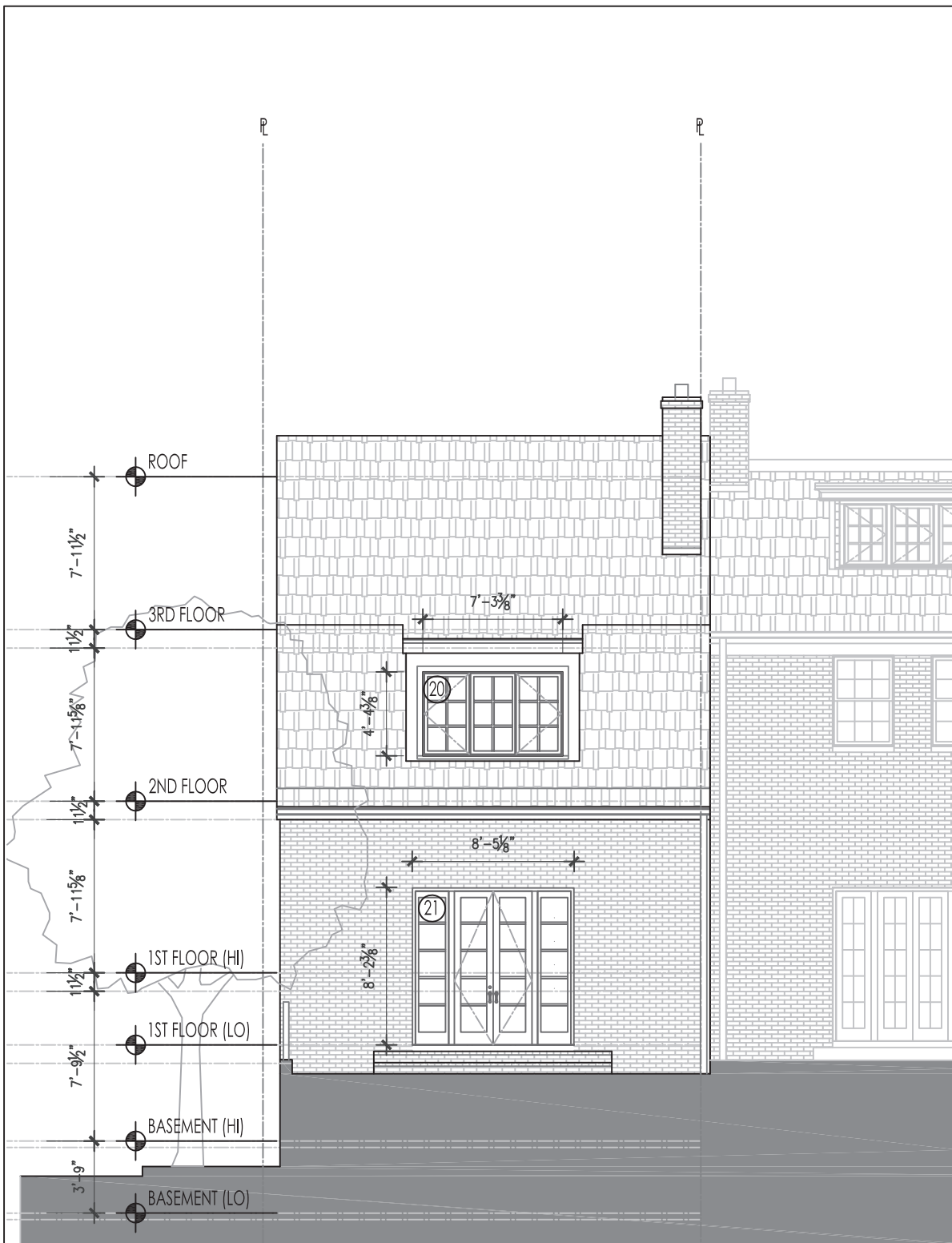
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# ULTIMATE

MARVIN SIGNATURE™ COLLECTION





## ULTIMATE CASEMENT



Casement and Picture windows with Satin Nickel hardware



Casement windows with Matte Black hardware

## ULTIMATE CASEMENT

The Ultimate Casement window is offered in some of the largest sizes in the industry, with a secure multi-point lock, durable hardware that ensures smooth operation, and Marvin's exclusive Wash Mode for easy cleaning—even on upper floors. With many design options, including round top shapes, the Ultimate Casement window flexes to fit your vision and can be sized to complement the most expansive views.



ULTIMATE CASEMENT INTERIOR WITH FOLDING HANDLE



ULTIMATE CASEMENT EXTERIOR WITH FOLDING HANDLE



ULTIMATE CASEMENT PUSH OUT INTERIOR WITH PUSH OUT HANDLE





## ULTIMATE SWINGING FRENCH DOOR



Inswing French door with Matte Black hardware



Swinging French door and Picture windows

## ULTIMATE SWINGING FRENCH DOOR

The Ultimate Swinging French door combines a classic single- and double-panel French style with expert craftsmanship. Engineered for both quality and performance, this door features a beautiful, substantial wood surround and a durable sill for weather protection even in harsh climates. To maximize views and access to the outdoors, select from inswing or outswing operation in sizes up to 14 feet wide and 9 feet high, and if a more streamlined look is desired, choose our short bottom rail option with sleek ¾ inch wood surround on all sides.



OUTSWING INTERIOR  
WITH TALL BOTTOM RAIL



ARCH TOP INSWING INTERIOR  
WITH TALL BOTTOM RAIL



INSWING INTERIOR WITH  
SHORT BOTTOM RAIL



INSWING EXTERIOR WITH  
SHORT BOTTOM RAIL

CE THIS PRODUCT IS CE CERTIFIED

# EXTERIOR FINISH OPTIONS

STONE WHITE

COCONUT CREAM

SIERRA WHITE

CASHMERE

PEBBLE GRAY

HAMPTON SAGE

CADET GRAY

CLAY

CASCADE BLUE

SUEDE

GUNMETAL

WINEBERRY

BRONZE

BAHAMA BROWN

EVERGREEN

EBONY

BRIGHT SILVER (PEARLESCENT)

COPPER (PEARLESCENT)

LIBERTY BRONZE (PEARLESCENT)

CUSTOM COLOR: ANY COLOR YOU WANT

## EXTRUDED ALUMINUM

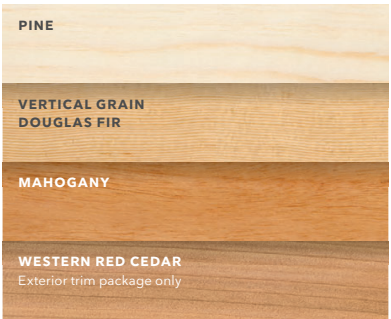
Extruded aluminum is an extremely tough cladding that protects wood windows, mimics the profiles of wood, and provides superior durability. It is the most commonly ordered Marvin material.

Select a color from our palette of 19 durable extruded aluminum colors, including a spectrum of rich hues and three pearlescent finishes. If you have more specialized needs, we can also work with you to create a custom color.

## WOOD SPECIES

Wood is a premium material for windows and doors, offering classic aesthetic appeal, many options for customization, and design versatility.

We treat exposed millwork with a water repellent wood preservative to help it last longer. Choose from one of the four options below. Each is ready to be finished to match your project's exacting requirements.



Ultimate Double Hung G2 window in Ebony



Ultimate Double Hung G2 window in Suede



## DIVIDED LITES



## DIVIDED LITES

The look of multiple, individual panes of glass in a window sash is popular in a wide range of architectural styles—from historic replications to modern farmhouses. For those who seek historical accuracy, authentic divided lites utilize many individual glass panes in a single window. Simulated divided lites, available in a number of different styles, mimic the look of individual panes of glass in a window sash without sacrificing the energy efficiency of a single pane of glass. Our custom capabilities allow us to create almost any divided lite pattern to match your design style.

**SIMULATED DIVIDED LITE (SDL)**

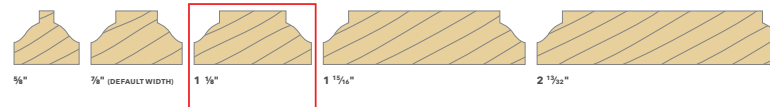
SDL bars are permanently adhered to both sides of the glass. Simulated Divided Lites with Spacer Bars (SDLs) are an energy-efficient way to create the look of authentic divided lites.

**AUTHENTIC DIVIDED LITE (ADL)**

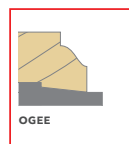
Separate panes of glass are glazed between bars—the way windows have been made since the beginning. Available exclusively with wood exterior units.

**GRILLES-BETWEEN-THE-GLASS (GBG)**

Grilles are permanently installed between the glass panes. This low-maintenance grille offers the look of a divided lite pattern with the ease of cleaning just one pane of glass. Available with different interior and exterior colors.

**FIVE STANDARD BAR WIDTHS****STICKING AND PROFILES**

Sticking refers to the interior profiles of your wood window. Choose from the standard Ogee profile (used on traditional projects) or the optional clean, contemporary Square sticking.

**OGE****SQUARE****SQUARE STICKING**

SCREENS



Double Hung Insert G2 windows with Full Screens

SCREENS

Choose from an aluminum surround in three finishes or a wood interior surround that complements warm wood interiors and comes factory-prepped for staining and painting. A variety of screen mesh options in aluminum or fiberglass allow for further customization for aesthetics or to ensure you're choosing a mesh that's fine enough to keep even the littlest bugs away.

CASEMENT SCREEN OPTIONS



**RETRACTABLE SCREEN**  
The innovative Retractable Screen from Marvin lets the breeze in and easily retracts out of sight when not in use. A tight seal and a strong adjustable pull bar ensure extraordinary performance. Marvin's unique concealed design makes the screen nearly undetectable when it is in the retracted position.

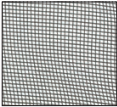


**INSWING CASEMENT SCREEN**  
The beautifully crafted inswing screen can bring in fresh air along with its classic appearance to standard or round top casement windows.

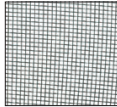


**WOOD SCREEN SURROUND**  
The patented wood screen surround with Hi-Transparency screen mesh and aluminum exterior creates a seamless wood interior.

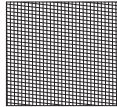
SCREEN MESH OPTIONS



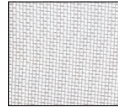
CHARCOAL FIBERGLASS



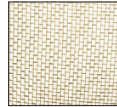
CHARCOAL ALUMINUM WIRE



BLACK ALUMINUM WIRE



BRIGHT ALUMINUM WIRE



BRIGHT BRONZE WIRE



HI-TRANSPARENCY MESH



## DOUBLE HUNG SCREEN OPTIONS

**RETRACTABLE SCREEN**

The innovative Retractable Screen, available on the Ultimate Double Hung G2 window, is a factory-installed screen that easily retracts out of sight when not in use. The screen can be drawn to rest at one of two stop points, resulting in a seal at either the sill or at the checkrail.

**FULL OR HALF SCREEN**

Exterior screen with an aluminum surround. The full screen covers both the top and bottom sash. The half screen only covers the bottom sash.

## DOUBLE HUNG STORM OPTIONS

**TWO-LITE WOOD STORM SASH OR SCREEN**

A wood frame containing non-removable glass. The storm sash can be removed during the summer and replaced with a wood framed screen. Available only for wood windows.

**STORM AND SCREEN COMBINATIONS**

A combination unit is composed of two glass panels and one screen panel that can be easily removed from the interior for cleaning. Available with a wood (bare or primed) or aluminum surround, panels can be configured multiple ways, glass above screen, screen above glass, or glass above glass.

**ENERGY PANEL**

Often confused with storm windows, an energy panel is technically a glazing option. It is a removable, exterior glass panel finished on the edges by a surround. Energy panels cover the exposed glass surface of each sash and offer added energy efficiency for wood windows with single glazing.

## DOOR SCREEN OPTIONS

**ULTIMATE SWINGING SCREEN DOOR**

Featuring panels of extruded aluminum for a beautiful millwork appearance with traditional shadow-lines, this easy-to-install, easy-to-remove panel system requires no tools and has a clean exterior that blends into the door frame. Classic oval exterior handle and storm insert options are also available.

**STANDARD SWINGING SCREEN DOOR**

This tough, extruded aluminum swinging screen door matches the door, made of the same thick metal as the cladding. Solid protection and outstanding performance, with die cast handles, automatic closer, and aluminum hinges.

**ULTIMATE SLIDING SCREEN DOOR**

Aluminum top hung sliding screen with roller bar, adjustable rollers and unmatched sliding operation. The exterior profile replicates the look of a traditional wood screen. Also available in a standard top hung version for Ultimate Sliding French doors, Sliding Patio doors, and Ultimate Inswing doors.

**STANDARD SLIDING SCREEN (NOT SHOWN)**

Aluminum top hung sliding screen with adjustable rollers and replaceable bottom guide. Available on wood and clad-wood sliding and inswing doors.

**TOP-HUNG SCREEN (NOT SHOWN)**

Aluminum top hung sliding screens come with adjustable rollers and replaceable bottom guide for flawlessly smooth operation.

**SCENIC DOOR SLIDING SCREEN (SHOWN ON LEFT)**

The Marvin Ultimate Sliding Screen operates with ease and conceals when not in use. The screen is unobtrusive even in large sizes measuring up to 12 feet wide and up to 10 feet high uni-directional or up to 24 feet wide bi-parting.

## WINDOW HARDWARE



Double Hung G2 with Auto-locking Sash Lock in Satin Nickel

## WINDOW HARDWARE

Marvin's durable and elegant hardware is engineered to work seamlessly and to harmonize with any décor. Choose a finish to complement your architectural style. Matte Black, Satin Taupe, Bronze, and White are painted finishes. These durable finishes mimic the look of metal and present a practical alternative. Satin Nickel, Brass, Antique Brass, Polished Chrome, Oil Rubbed Bronze, and Satin Chrome offer the rich appearance and durability of authentic metal finishes.

**AUTO-LOCKING  
HARDWARE SYSTEM**

**PRODUCTS:**  
Ultimate Double Hung G2

**AVAILABLE FINISHES:**  
Matte Black • Brass • Satin Taupe  
Satin Nickel • Bronze • White  
Antique Brass • Oil Rubbed Bronze  
Polished Chrome • Satin Chrome

**TRADITIONAL  
LIFT LOCK**

**PRODUCTS:**  
Ultimate Single Hung G2

**AVAILABLE FINISHES:**  
Matte Black • Brass • Satin Taupe  
Satin Nickel • Bronze • White  
Antique Brass • Oil Rubbed Bronze  
Polished Chrome • Satin Chrome

**CONTEMPORARY  
LIFT LOCK**

**PRODUCTS:**  
Ultimate Single Hung G2

**AVAILABLE FINISHES:**  
Matte Black • Satin Taupe • White  
Satin Nickel • Brass • Satin Chrome

**SASH LOCK\***

**PRODUCTS:**  
Ultimate Tilt Pac

**AVAILABLE FINISHES:**  
Satin Taupe • Bronze • Brass • White

**FOLDING HANDLE**

**PRODUCTS:**  
Ultimate Casement • Ultimate Awning  
Ultimate Casement Narrow Frame  
Ultimate Awning Narrow Frame

**AVAILABLE FINISHES:**  
Matte Black • Brass • Satin Taupe  
Satin Nickel • Bronze • White  
Antique Brass • Oil Rubbed Bronze  
Polished Chrome • Satin Chrome

**CRANK HANDLE**

**PRODUCTS:**  
Ultimate Casement • Ultimate Awning  
Ultimate Casement Narrow Frame  
Ultimate Awning Narrow Frame

**AVAILABLE FINISHES:**  
Satin Taupe • Bronze • Brass • White

**PUSH OUT HANDLE\*\***

**PRODUCTS:**  
Ultimate Casement • Ultimate Awning  
Ultimate Casement Narrow Frame  
Ultimate Awning Narrow Frame

**AVAILABLE FINISHES:**  
Matte Black • Brass • Satin Taupe  
Satin Nickel • Bronze • White  
Antique Brass • Oil Rubbed Bronze  
Polished Chrome • Satin Chrome

**HANDLE**

**PRODUCTS:**  
Ultimate Tilt Turn (Key option available†)

**AVAILABLE FINISHES:**  
Satin Taupe • Bronze • Brass • White

**FOLDING HANDLE**

**PRODUCTS:**  
Ultimate Glider

**AVAILABLE FINISHES:**  
Matte Black • Brass • Satin Chrome  
Satin Nickel • Bronze • White • Satin Taupe  
Antique Brass • Oil Rubbed Bronze

## FINISHES

MATTE BLACK

BRONZE

OIL RUBBED  
BRONZE

ANTIQUE BRASS

SATIN TAUPE

SATIN NICKEL

BRASS

POLISHED  
CHROME

SATIN CHROME

WHITE

\* Also available as keyed sash lock in Satin Taupe, Bronze or White.

\*\* Satin Taupe not available, Oil Rubbed Bronze is standard.

† Key option available in Bronze and White.



## DOOR HARDWARE



Inswing French door with Contemporary swinging handle in Matte Black

## DOOR HARDWARE

Deceptively sturdy, Marvin hardware looks too beautiful to stand up to everyday use. Despite the graceful curves, ergonomic design, and elegant finishes, this door hardware is engineered for durability. Satin Nickel, Brass, and Oil Rubbed Bronze finishes are available with a PVD finish. The Physical Vapor Deposition (PVD) process adds a layer of toughness to hardware exposed to environmental factors like direct sun and humidity. PVD finishes resist fading and discoloration, even in coastal areas.

**TRADITIONAL SWINGING FRENCH HANDLE**

**AVAILABLE FINISHES:**  
Matte Black • Satin Taupe • Dark Bronze  
White • Antique Brass • Satin Chrome  
Oil Rubbed Bronze • Polished Chrome

**PVD FINISHES:**  
Satin Nickel • Brass • Oil Rubbed Bronze

**TRADITIONAL SLIDING FRENCH HANDLE**

**AVAILABLE FINISHES:**  
Matte Black • Satin Taupe • Dark Bronze  
White • Antique Brass • Satin Chrome  
Oil Rubbed Bronze • Polished Chrome

**PVD FINISHES:**  
Satin Nickel • Brass • Oil Rubbed Bronze

**TRADITIONAL SLIDING PATIO HANDLE**

**AVAILABLE FINISHES:**  
Matte Black • Satin Taupe • Dark Bronze  
White • Antique Brass • Satin Chrome  
Oil Rubbed Bronze • Polished Chrome

**PVD FINISHES:**  
Satin Nickel • Brass • Oil Rubbed Bronze

**CONTEMPORARY SLIDING HANDLE**

**AVAILABLE FINISHES:**  
Matte Black • Dark Bronze

**PVD FINISHES:**  
Satin Nickel • Brass • Oil Rubbed Bronze

**CONTEMPORARY SWINGING HANDLE**

**AVAILABLE FINISHES:**  
Matte Black • Dark Bronze

**PVD FINISHES:**  
Satin Nickel • Oil Rubbed Bronze

**ADJUSTABLE HINGE**

**AVAILABLE FINISHES:**  
Matte Black • Satin Taupe • Dark Bronze • White  
Antique Brass • Satin Chrome • Polished Chrome  
Oil Rubbed Bronze • Goldtone • Silver Frost

**PVD FINISHES:**  
Satin Nickel • Brass • Oil Rubbed Bronze

## FINISHES

MATTE BLACK

DARK BRONZE

OIL RUBBED  
BRONZEOIL RUBBED  
BRONZE PVD

ANTIQUE BRASS

SATIN TAUPE

SATIN NICKEL

BRASS

POLISHED  
CHROME

SATIN CHROME

WHITE