

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

APPLICANT: Anne Craner

LOCATION: Old and Historic Alexandria District
601 Princess Street

ZONE: RM/Residential Townhouse Zone

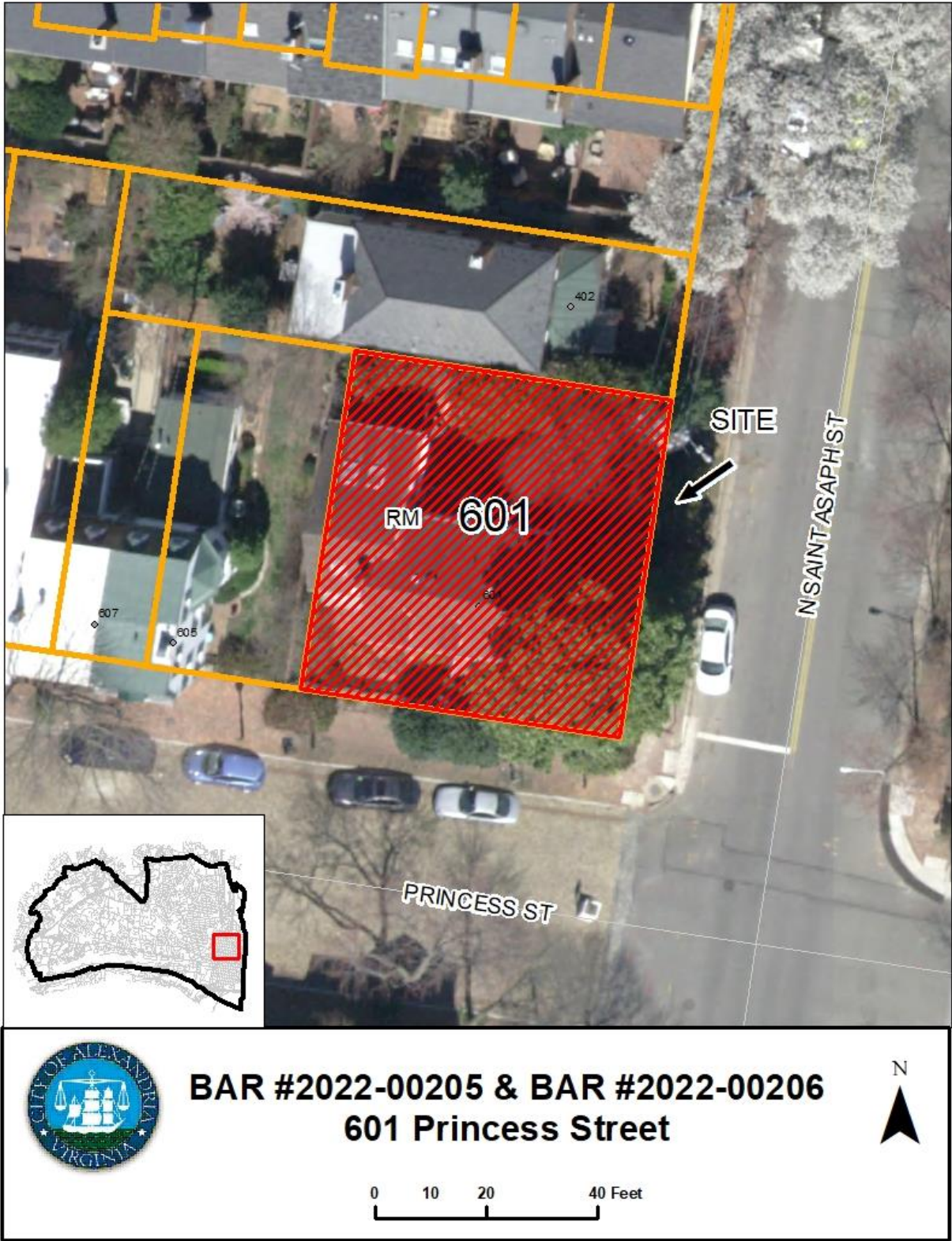
STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness with the following conditions:

1. Submit final window specifications with building permit to confirm that proposed wood windows will have a putty profile; and,
2. Include the statements from Alexandria Archaeology, below, in the General Notes of all on all construction documents 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. 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 should not allow metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

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.



I. APPLICANT'S PROPOSAL

The applicant requests a Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness to construct a two-story addition, as well as alterations, at 601 Princess Street.

Permit to Demolish/Capsulate

88 square feet of demolition is proposed in the rear (north) elevation. Partial encapsulation is proposed on south and north elevations.

Certificate of Appropriateness

At original 1940s structure:

1. Two-story wood frame addition at rear (north) of existing house
2. Replace all existing asphalt shingles with new black architectural asphalt shingles
3. Repair and/or replace all existing operable wood shutters
4. Replace aluminum siding at second floor side and rear elevation with new composite lap siding

At 1977 addition:

1. Replace skylight at front (south) elevation with new gable dormer
2. Replace skylight at rear (north) elevation with new gable wall dormer
3. Replace existing sliding glass doors at first-floor rear elevation with new French doors in existing masonry openings

II. HISTORY

The six-bay, two- and-a-half story colonial revival-style single-family house consists of a masonry main block and two-story masonry addition. Based on Sanborn maps research the original structure was constructed by **1941**. The addition was constructed on the later Old and Historic Alexandria District property in 1977.

Previous BAR Approvals

11/12/1969 – Approved for the installation of white aluminum siding.

8/24/1977 – Approved to extend an existing wall.

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.

Standard	Description of Standard	Standard Met?
(1)	Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?	No
(2)	Is the building or structure of such interest that it could be made into a historic shrine?	No
(3)	Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?	No
(4)	Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?	N/A
(5)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No
(6)	Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?	No

In the opinion of staff, none of the criteria for demolition and capsulation are met in this case and the Permit to Demolish/Capsulate should be granted. The building is considered a later building in the Old and Historic Alexandria District and the wall area to be demolished is limited to the rear elevation and will not compromise the integrity of the main block. The materials and workmanship of the affected portions could be reproduced easily today.

Certificate of Appropriateness

According to the *Design Guidelines*, “As a general rule, the Boards favor contextual background buildings which allow historic structure to maintain the primary visual importance.” Furthermore, “It is not the intention of the Boards to dilute design creativity in residential additions. Rather, the Boards seek to promote compatible development that is, at once, both responsible to the needs and tastes of the late 20th century while being compatible with the historic character of the districts.”

Staff has no objection to the construction of a two-story addition on the north elevation of the 1940s portion of the existing structure and proposed dormers. The addition will be constructed in-line with the main block, 10'-8" feet from the east property line and will not detract from the architectural character of the main building or the historic district. Furthermore, the applicant proposes to use composite lap siding and trim, which will distinguish the addition from the main

block. Also on the north elevation, the applicant will remove two skylights and a portion of the roof in order to construct a new gable and wall dormer. The proposed dormer brick will match the portion of the elevation it is located on. The dormer will also be constructed with composite rake trim and a wood window and shutters. The second proposed dormer will be located on the south elevation. It will be a front gable dormer with composite lap siding and trim with asphalt shingles and a wood window.

The proposed replacement of existing doors, shutters, windows, siding, and gutters comply with the BAR Administrative Approval policy. All proposed new and replacement material complies with the BAR Design Guidelines and Policies. Therefore, staff recommends approval of the project, with note to the recommendations of Alexandria Archaeology and zoning.

STAFF

Amirah Lane, Historic Preservation Planner, Planning & Zoning
Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

III. CITY DEPARTMENT COMMENTS

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

Zoning

C-1 Proposed addition complies with zoning.

F-1 Basement FAR exclusion exceeds the gross basement area by 2 square feet. Does not affect zoning compliance, correct prior to building permit submission.

Code Administration

C-1 Building permit is required.

Transportation and Environmental Services

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

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

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

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

C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99).

(T&ES)

- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Alexandria Archaeology

- F-1 This property is just outside the limits of the original lots surveyed in 1749, but there is evidence the block had been delineated by 1863. Several maps from the mid 1800's depict buildings located in or around the property, including the 1877 Hopkins map depicting two buildings within the modern lot boundaries. One building on the corner of the block is unlabeled, and a second building straddling the modern property line is labeled 'Thos. Maguire.' The 1939 WPA Tax map has the property coded as containing a single-family dwelling, and aerial imagery from 1937 suggests the central portion of the current structure had been built. This property has ties to the earliest period of Alexandria's history as a town, as well as the development of Old Town in the mid nineteenth and early twentieth centuries.
- R-1 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.
- R-2 The applicant should not allow metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
- R-3 The above statements (in R-1, R-2) must appear in the General Notes of the site plan so that on-site contractors are aware of the requirement.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR 2022-00205 & 2022-00206: 601 Princess Street

ADDRESS OF PROJECT: 601 Princess StreetDISTRICT: ☒ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old BuildingTAX MAP AND PARCEL: 064 02-09-06 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: Anne CranerAddress: 601 Princess StreetCity: Alexandria State: VA Zip: 22314Phone: _____ E-mail: craneranne@aol.comAuthorized Agent *(if applicable)*: ☐ Attorney ☒ Architect ☐ _____Name: Erin May Phone: 703-836-6666E-mail: erin@erinmayarch.com**Legal Property Owner:**Name: Anne CranerAddress: 601 Princess StreetCity: Alexandria State: VA Zip: 22314Phone: _____ E-mail: craneranne@aol.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 ☐ fence, gate or garden wall ☐ HVAC equipment ☒ shutters
 ☒ doors ☐ windows ☒ siding ☐ shed
 ☐ lighting ☐ pergola/trellis ☐ painting unpainted masonry
 ☐ other _____
☒ ADDITION
☒ DEMOLITION/ENCAPSULATION
☐ SIGNAGE

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

At existing 1940s structure:

- New 2-story wood-frame addition at rear of existing house
- Replace all existing asphalt shingles with new black architectural asphalt shingles
- Repair and/or replace all existing operable wood shutters
- Replace aluminum siding at second floor side and rear with new composite lap siding

At existing 1990s structure,

- Replace skylight at front/street-side of structure with a new gable dormer
- Replace skylight at rear side of structure with new gable wall dormer
- Replace existing sliding glass doors at first floor rear with new french doors in existing masonry openings

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 3 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 3 sets of 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: Erin L. May

Printed Name: Erin L May, AIA

Date: 4/18/2022

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. Anne Craner	601 Princess St. Alexandria, VA 22314	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 _____ (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. Anne Craner	601 Princess St. Alexandria, VA 22314	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.		
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.

4/18/2022

Date

Erin L May, AIA

Printed Name

Erin L May

Signature

Craner Residence

601 Princess Street Alexandria, Virginia

BOARD OF ARCHITECTURAL REVIEW

Application Deadline: May 02, 2022

Hearing Date: June 1, 2022



DRAWING INDEX	
CS	Cover Sheet, Drawing Index
0	FAR
1	Existing Survey
2	Proposed Survey
3	Existing Photographs
4	Existing/Proposed Front Elevation
5	Existing/Proposed Side (West) Elevation
6	Existing/Proposed Side (East) Elevation
7	Existing/Proposed Rear Elevation
8	Window/Door Specifications

Issue Set: BAR
Date: 4/18/2022
Scale:

CS



Department of Planning & Zoning Floor Area Ratio and Open Space Calculations

B

0

A. Property Information

A1. Street Address Zone

A2. x =
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor AreaExisting Gross Area

Basement

First Floor

Second Floor

Third Floor

Attic

Porches

Balcony/Deck

Lavatory***

Other**

Allowable Exclusions**

Basement**

Stairways**

Mechanical**

Attic less than 7'***

Porches**

Balcony/Deck**

Lavatory***

Other**

Other**

B1. Sq. Ft.
Existing Gross Floor Area*

B2. Sq. Ft.
Allowable Floor Exclusions**

B3. Sq. Ft.
Existing Floor Area Minus Exclusions
(subtract B2 from B1)

Comments for Existing Gross Floor Area**B1. Total Gross** **B2. Total Exclusions** **C. Proposed Gross Floor Area**Proposed Gross Area

Basement

First Floor

Second Floor

Third Floor

Attic

Porches

Balcony/Deck

Lavatory***

Other

Allowable Exclusions**

Basement**

Stairways**

Mechanical**

Attic less than 7'***

Porches**

Balcony/Deck**

Lavatory***

Other**

Other**

C1. Sq. Ft.
Proposed Gross Floor Area*

C2. Sq. Ft.
Allowable Floor Exclusions**

C3. Sq. Ft.
Proposed Floor Area Minus Exclusions
(subtract C2 from C1)

C1. Total Gross **C2. Total Exclusions** **D. Total Floor Area**

D1. Sq. Ft.
Total Floor Area (add B3 and C3)

D2. Sq. Ft.
Total Floor Area Allowed
by Zone (A2)

E. Open Space (RA & RB Zones)

E1. Sq. Ft.
Existing Open Space

E2. Sq. Ft.
Required Open Space

E3. Sq. Ft.
Proposed Open Space

Notes

*Gross floor area is the sum of all areas under roof of a lot, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

** Refer to the Zoning Ordinance (Section 2-145(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

***Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: Erin D. May

Date: _____



SHOWING HOUSE LOCATION ON
THE PROPERTY LOCATED AT

601 PRINCESS STREET
CITY OF ALEXANDRIA, VIRGINIA

OCTOBER 16, 1995

19951006010

Disturbed Area Certification: I hereby certify that the limits of disturbance associated with this project represent a total land disturbance of less than 2,500 square feet. I further certify that no construction work, material storage, dumpster placement, construction access or disturbance of any other kind will take place beyond the limits of disturbance as depicted. I acknowledge that should this project result in land disturbance equal to or greater than 2,500 square feet, the City will issue a stop work order and work on the project will not be allowed to resume until a Grading Plan has been submitted to and approved by the City of Alexandria, Department of Transportation and Environmental Services.

Drainage Certification: I hereby certify that the existing and proposed drainage patterns associated with this project are as depicted herein, that construction of this project will not create a nuisance to adjacent or downstream properties either public or private and that any existing drainage problems on adjacent or downstream properties either public or private will not be exacerbated by construction of this project. I acknowledge that should this project result in the creation of any nuisance, or exacerbation if any existing drainage problem, the City will issue a stop work order and work on this project will not be allowed to resume until a Grading Plan has been submitted to and approved by the City of Alexandria, Department of Transportation and Environmental Services.





Princess Street, SW Corner



North St. Asaph Street, East Elevation



Side (East) Elevation - 1990's Structure



Princess Street, SW Corner



North St. Asaph Street, North East Elevation



Rear (North) Elevation, 1940's Structure

new architectural asphalt
shingles, typical

new front gable dormer -
composite lap siding and trim
w/ asphalt shingles and
wood window unit

repair or replace
(in-kind) operable
painted wood shutters



PROPOSED
FRONT (South) ELEVATION

existing masonry chimney -
no work

remove all asphalt shingle for
replacement in-kind

remove skylight

existing windows to remain,
unless noted otherwise

existing aluminum gutters and
downspouts, no work

existing unpainted brick,
no work

remove all operable wood
shutters for replacement
in-kind



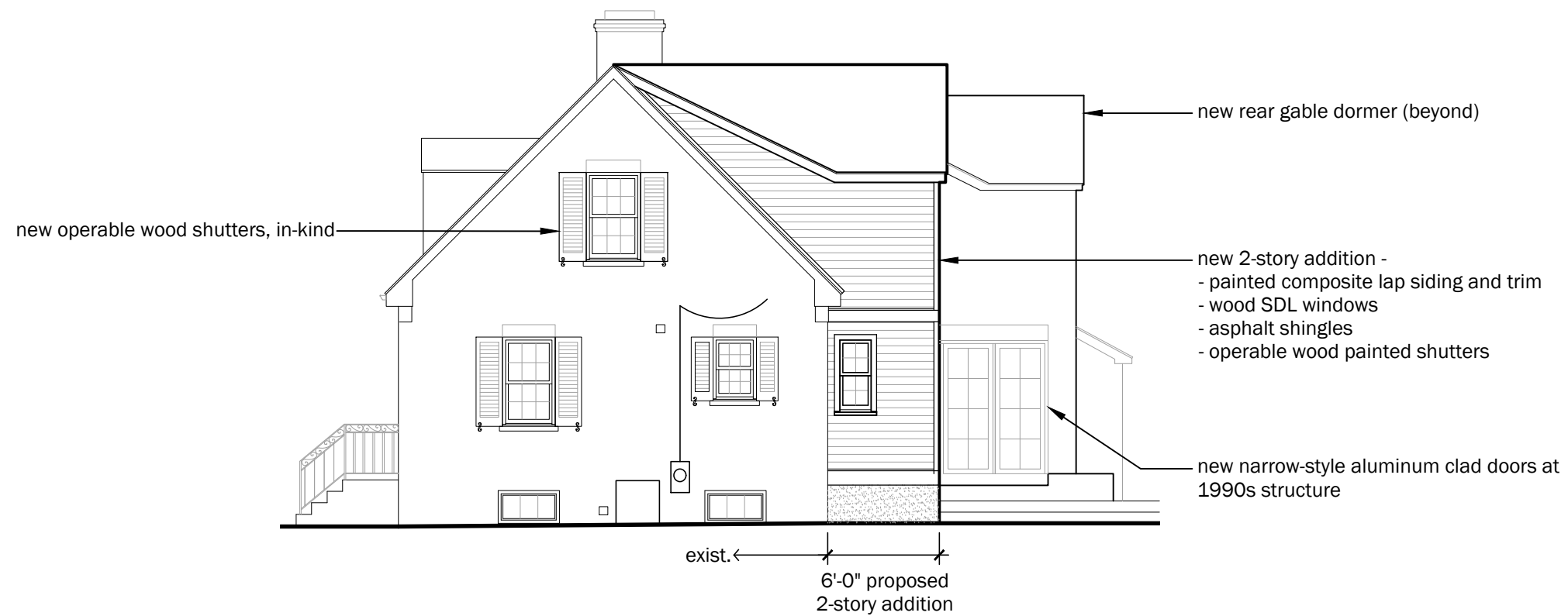
EXISTING
FRONT (South) ELEVATION



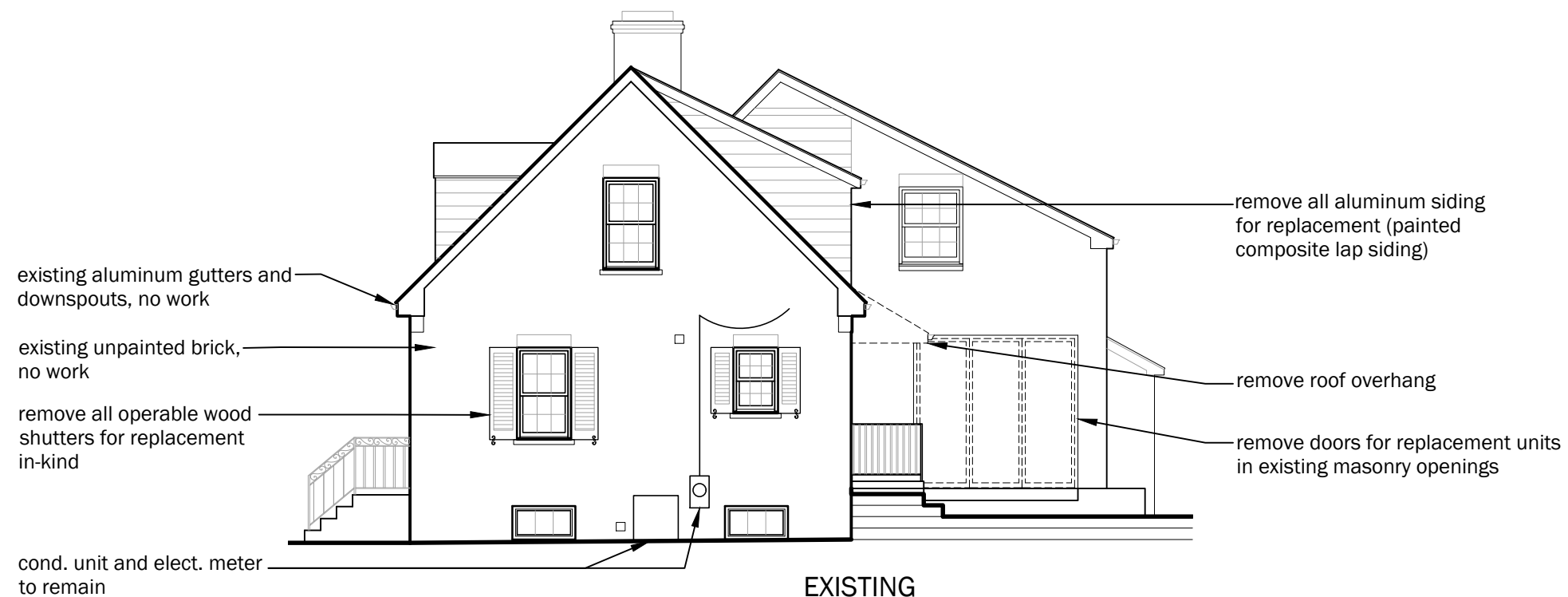
PROPOSED
SIDE (WEST) ELEVATION



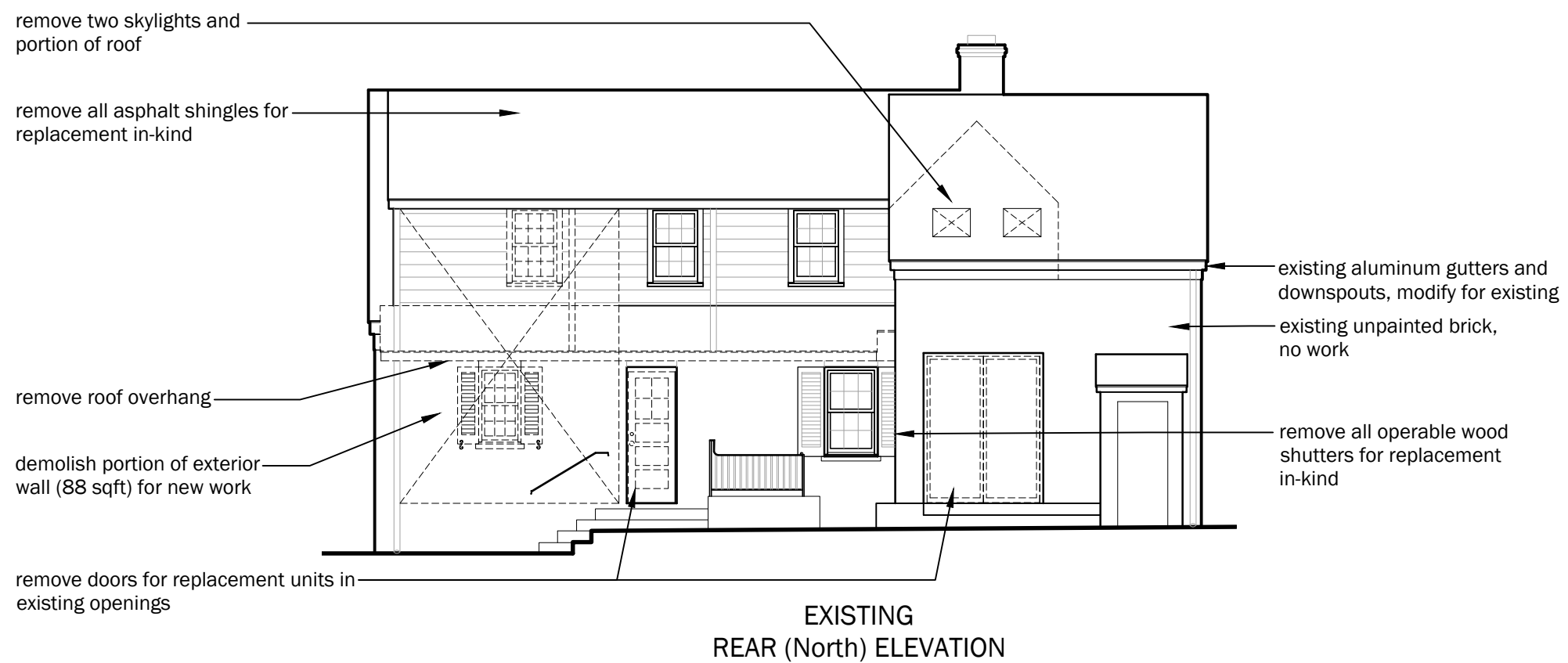
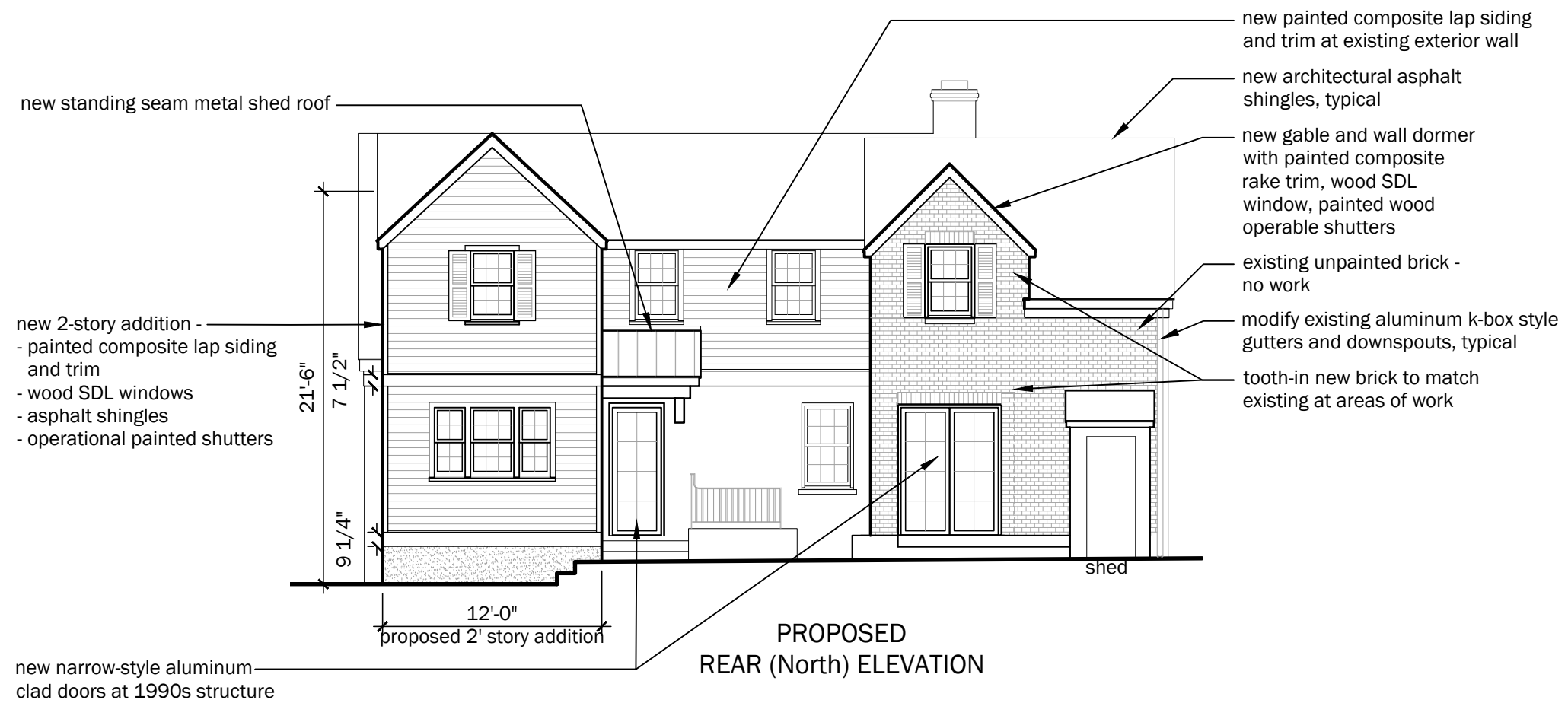
EXISTING
SIDE (WEST) ELEVATION



PROPOSED
SIDE (EAST) ELEVATION



EXISTING
SIDE (EAST) ELEVATION



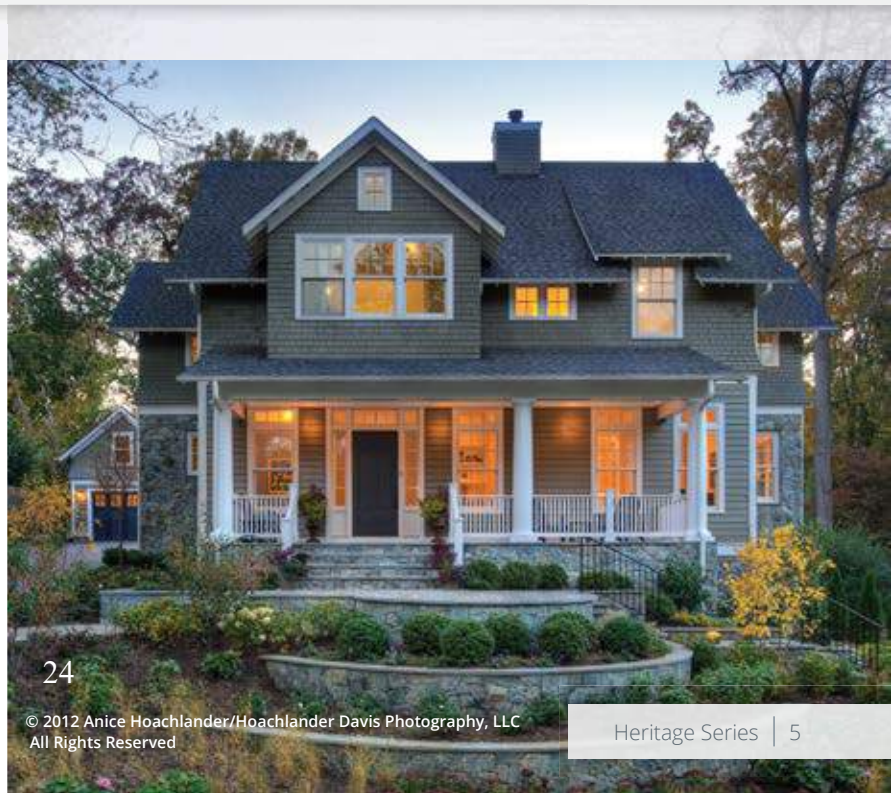


The Heritage Series

Kolbe's Heritage Series windows and doors are carefully crafted with a wood interior and exterior, making it possible to create architecturally intricate and historically accurate details. Choose from an extensive palette of exterior colors, interior wood species and finishes, divided lite profiles and patterns, and more.

The Heritage Series provides:

- Endless capabilities to replicate intricate architectural details
- Divided lite profiles & patterns; aesthetic & efficient glass choices
- Wood interior & exterior in familiar to exotic wood species
- K-Kron II exterior coating provides a high performance finish
- A palette of 40+ exterior & 20 interior pre-finish choices



Crank-Out Casements

Kolbe's crank-out casements combine a simple cranking operation with many options for customization to create a uniquely crafted window with an unobstructed view of the outdoors. By opening and closing easily and effectively, they provide excellent ventilation. Crank handles fold down when not in use to prevent interference with blinds.



Crank-Out Casement Standard Features

- ▶ 1-3/4" thick sash
- ▶ Overall jamb width is 4-9/16"
- ▶ Constructed of pine, with pine interior stops and wood mull casings on mull units
- ▶ Energy efficient, insulating LoE²-270 glass
- ▶ Glazed to the interior with beveled wood glazing beads
- ▶ 1-15/16" exterior brickmould applied
- ▶ Exterior wood parts are treated
- ▶ Exterior frame and sash are latex primed
- ▶ Interior screens with clay-colored aluminum frames and BetterVue® fiberglass mesh
- ▶ Clay-colored folding handles, operator covers and multi-point locks
- ▶ Corrosion-resistant dual-arm operators with concealed, adjustable hinges *(single-arm operators with concealed, adjustable hinges on "S" Series casements; single-arm operators with Euro hinges for added support on segment head and half-circle top units)*

NOTE: All measurements are nominal.

Hardware

- ▶ Folding handles with standard Clay-colored finish. Also available in White, Beige, Bright Brass, Antique Brass, Satin Nickel, Antique Nickel, Rustic Umber and Matte Black.
- ▶ Multi-point locking system* *(standard)* with up to three locking points to quickly and securely lock units from one convenient location. Multi-point locking levers will match operator handle colors.

*Not available on French casements.

Folding Handle
(shown in Clay)



Folding Handle with Custodial Lock
(shown in Matte Black)



Multi-Point Locking Lever
(shown in Clay)





Crank-Out Casement Options

Glass (pg. 184)

- ▶ LoE-180
- ▶ LoE³-340
- ▶ LoE³-366
- ▶ ThermaPlus™ LoE
- ▶ Neat®
- ▶ Triple pane
- ▶ Patterned-, bronze-, or gray-lite
- ▶ Tempered or laminated
- ▶ Other options standard to the industry

Divided Lites (pgs. 185-186)

- ▶ Performance divided lites with 5/8", 7/8", 1-1/8", 1-3/8", 1-3/4", 2-1/4" or 4-1/2" bars
- ▶ True divided lites with 5/8" LoE² insulating glass and 1-1/8" bars
- ▶ Grilles-in-the-airspace
- ▶ Interior removable wood grilles with 7/8" or 1-1/8" bars and full surrounds

Screens

- ▶ Screens with White, Beige, Dark Bronze Anodized, Clear Anodized and Coal Black frames
- ▶ Screens with aluminum or UltraVue® fiberglass mesh
- ▶ Wood wrapped screens (not available on radius top or "S" series units)
- ▶ Retractable screen kit
- ▶ Retractable screen covers available as beveled (standard) or square

Exterior Finishes (pg. 183)

- ▶ K-Kron II exterior paint finish

NOTE: All measurements are nominal.

Other Options (custom options are also available)

- ▶ French casements
- ▶ Other wood species and FSC-certified wood (pg. 182)
- ▶ Interior prefinishing (pg. 182)
- ▶ Interior casing
- ▶ Prep for stool
- ▶ Exterior brickmould and casing (pg. 187)
- ▶ Projected sill nosing, extended sill horns or no sill nosing
- ▶ Ovolo and square profile glazing beads and interior divided lite bars (pgs. 185-186)
- ▶ Universal design casement handle and lock in White or Clay (pg. 189)
- ▶ Factory-installed Window Opening Control Device (WOCD) (pg. 188)
- ▶ Motorized window system
- ▶ Single-arm operators with Euro hinges
- ▶ Extension jambs (up to 12" applied; over 12" shipped loose for field application)
- ▶ Galvanized steel installation clips
- ▶ Bow and bay options: insulated platforms, support brackets and oak-veneered head and seat boards
- ▶ High performance modifications

Traditional Double Hungs

Kolbe's traditional double hungs offer classic styling, with a sloped sill to help guard against water damage. Available as cottage-style units, radius-top shapes or 30° and 45° bays, traditional double hungs open and close smoothly and effortlessly, with a tilt-in or removable sash for easy cleaning.



Traditional Double Hung Standard Features

- ▶ 1-3/8" thick sash
- ▶ Overall jamb width is 4-9/16" (*basic box width is 4-9/16"*)
- ▶ Frame thickness is 3/4" at side jambs and head
- ▶ Sill thickness is 1-3/16", slope is 14°
- ▶ Constructed of pine, with pine interior stops and wood mull casings on mull units
- ▶ Energy efficient, insulating LoE²-270 glass
- ▶ Glazed to the interior with beveled wood glazing beads
- ▶ 1-15/16" exterior brickmould applied
- ▶ Exterior wood parts are treated
- ▶ Exterior frame and sash are latex primed
- ▶ Rigid PVC head parting stop with flexible fins and waterseal at the sill
- ▶ Clay-colored heavy duty sash lock
- ▶ Machined finger grooves on the top rail of the upper sash and bottom rail of the lower sash
- ▶ Spring-loaded block-and-tackle mechanical balances to carry the sash weight
- ▶ Beige PVC jambliners with compression foam backing
- ▶ Pine-veneered head and seat boards; unique narrow mullions and cable support system on bay units

NOTE: All measurements are nominal.

Hardware

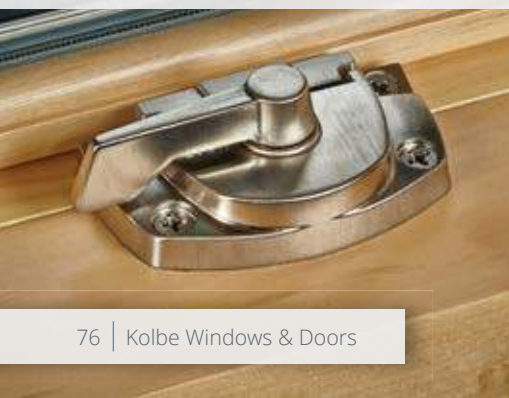
- ▶ Sash lock in Clay (*standard*), White, Beige, Bright Brass, Antique Brass, Satin Nickel, Brushed Chrome[†], Antique Nickel, Rustic Umber, Oil-Rubbed* or Matte Black.
- ▶ Curved, square, or traditional style sash lift handle for ease of use. Available in Clay, White, Beige, Bright Brass, Antique Brass, Satin Nickel, Bright Chrome[†], Brushed Chrome[†], Antique Nickel, Rustic Umber, Oil-Rubbed* or Matte Black.
- ▶ Universal design crank handle hardware kit offers ease-of-use for people with physical limitations. Available in White (*not pictured*).

[†] Brushed Chrome finishes are only available on Signature sash locks and curved sash lift handles.

* The Oil-Rubbed finish is not available on curved sash lift handles. This is a living finish, which means that it will change appearance over time with use.

Sash Lock

(shown in Satin Nickel)



Curved Sash Lift Handle

(shown in Clay)



Traditional Style Sash Lift Handle

(shown in Antique Nickel)





Traditional Double Hung Options

Glass (pg. 184)

- ▶ LoE-180
- ▶ LoE³-340
- ▶ LoE³-366
- ▶ ThermaPlus™ LoE
- ▶ Neat®
- ▶ Triple pane
- ▶ Tempered or laminated
- ▶ Other options standard to the industry

Divided Lites (pgs. 185-186)

- ▶ Performance divided lites with 5/8", 7/8", 1-1/8", 1-3/8", 1-3/4", 2-1/4", or 4-1/2" bars
- ▶ True divided lites with 1/2" LoE² insulating glass and 1-1/8" bars
- ▶ Grilles-in-the-air-space
- ▶ Interior removable wood grilles with 7/8" or 1-1/8" bars and full surrounds

Screens

- ▶ Full or half screens with aluminum frames and options for BetterVue® or UltraVue® fiberglass screen mesh or aluminum screen mesh; frames will match the exterior color of the unit
- ▶ StormGuard combination storm/screen units

Exterior Finishes (pg. 183)

- ▶ K-Kron II exterior paint finish

NOTE: All measurements are nominal.

Other Options (custom options are also available)

- ▶ Other wood species and FSC-certified wood (pg. 182)
- ▶ Interior prefinishing (pg. 182)
- ▶ Interior casing
- ▶ Exterior brickmould and casing (pg. 187)
- ▶ Prep for stool
- ▶ Projected sill nosing, extended sill horns or no sill nosing
- ▶ Ovolo and square profile glazing beads and interior divided lite bars (pgs. 185-186)
- ▶ No finger grooves in top, bottom or both sash
- ▶ Universal design crank handle hardware kit in White (pg. 189)
- ▶ White jamb liners
- ▶ Extension jambs (up to 12" applied, over 12" shipped loose for field application)
- ▶ Factory-installed Window Opening Control Device (WOCD) (pg. 188)
- ▶ Sash limiters for safety
- ▶ Galvanized steel installation clips
- ▶ Insulated platforms, support brackets, and oak-veneered head and seat boards for bay units
- ▶ Available as replacement sash kits (pg. 80)

Square Style Sash Lift Handle

(shown in Bright Brass)



Divided Lites

Expand the character of your home or project by adding one of our divided lite options to your windows and doors. Choose anything from a traditional, colonial-style pattern to a unique, custom design to accentuate the overall appearance of your project. Kolbe offers four types of divided lites: grilles-in-the-airspace, wood removable grilles, performance divided lites and true divided lites. As standard, wood bars have a beveled profile, however, an ovolo profile or a square profile is also available. (See pg. 186, *Glazing Beads & Muntin Bars*) Divided lite cross section drawings can be found on pgs. 178-179.



Beveled



Ovolo



Square



Performance Divided Lites

Kolbe's performance divided lite (PDL) glazing system gives the appearance of true divided lites without sacrificing energy efficiency. Extruded aluminum bars are adhered to the exterior and pine bars are adhered to the interior of the single lite of insulating glass. Aesthetically pleasing spacer bars are installed within the insulating glass unit. Together, these bars create the illusion of true divided lites. PDL bars are available in 5/8", 7/8", 1-1/8", 1-3/8", 1-3/4", 2-1/4" or 4-1/2" bar widths. The exterior finish of the aluminum bars will match the exterior finish on the unit. Variations on the PDL option may include custom grille patterns, custom bar widths or no spacer bars. Some designs may have a composite material for the exterior PDL bar.

True Divided Lites

True divided lites (TDL) give each unit the traditional look often found in historical projects. Units with TDL are comprised of wood muntin bars in between glass panes. The horizontal and vertical, colonial-style wood TDL bars use interlocking half-lap joints. Profile shadow lines enhance the warm, richness of the wood on both the interior and exterior. The exterior finish on the bars will match the exterior finish of the unit. TDL options include custom patterns and bar widths, other wood species and interior stain or paint finishes. Depending on glass options chosen, standard bar widths are available in 7/8" or 1-1/8". TDL glass units are not filled with argon gas.

Swinging Doors

Doors can be a defining feature of a project – VistaLuxe Collection swinging doors are designed with slim stiles and rails to maximize viewing areas and invite the light into your space. Combine with other VistaLuxe products into a unique design while preserving symmetry and sightlines.





Standard Features

- ▶ Panel thicknesses are defaulted by swing choice: inswing 1-3/4" or 2-1/8"; outswing 2-1/8"
- ▶ 3" wide stiles and top rail; 5" bottom rail
- ▶ LVL stiles for superior strength and stability
- ▶ Pine interiors, ready for a variety of finishes
- ▶ Exterior wood parts are treated
- ▶ Extruded aluminum exterior finished with a 70% PVDF fluoropolymer coating (*meets performance requirements of AAMA 2605*)
- ▶ Energy efficient, tempered LoE²-270 glass
- ▶ Accessory grooves are integral to the extruded frames so units can easily be mulled together
- ▶ Low-profile, Dark Bronze anodized aluminum exterior sill with an Oak interior threshold
- ▶ Nailing fin with additional head drip caps
- ▶ Matte Black Dallas handle set
- ▶ Adjustable Black hinges
- ▶ Weather-resistant, multi-point stainless steel operator parts and hardware channels
- ▶ Black weatherstripping

NOTE: All measurements are nominal.

Options* (*custom options are also available*)

- ▶ Panels available with 10" bottom rail and/or 5" stiles and top rail
- ▶ Electronic multi-point door lock for entrance doors with 5" wide stiles (*not available on double or French doors*)
- ▶ Multiple sill options, including Clear anodized aluminum, thermal or non-thermal ADA-compliant sills
- ▶ Flat casing and stucco return kits for field application
- ▶ Accessory groove fillers and frame expanders for field application
- ▶ Steel stiffeners with matching mull covers
- ▶ Extension jambs in a variety of sizes
- ▶ Galvanized steel installation clips
- ▶ Beige or Rustic weatherstripping
- ▶ 3" cross rail
- ▶ Flat panel configurations

* See pages 32-34 for wood species, interior & exterior finish, glass, and divided lite options available for all VistaLuxe Collection products.

Hardware

Dallas Handles

As standard, Matte Black Dallas style handles are applied to VistaLuxe Collection inswing and outswing doors. Optional Satin Nickel and Rustic Umber finishes are also available. Hinge color will coordinate with handle color.

Baldwin Handles

Also available, through our partnership with Baldwin® Hardware, are Santa Monica and Lakeshore handle sets in Matte Black, Satin Nickel or Rustic Umber.

Dallas Handle
(shown in Rustic Umber)



Dallas Handle
(shown in Satin Nickel)



Santa Monica Handle
(shown in Matte Black)



Lakeshore Handle
(shown in Satin Nickel)

