

BAR Meeting
October 21, 2015

ISSUE: Permit to Demolish/Certificate of Appropriateness

APPLICANT: Julie Wannamaker & Howard Bergman

LOCATION: 101 Quay Street

ZONE: RM/Residential

STAFF RECOMMENDATION

Staff recommends approval of the application, as submitted.

GENERAL NOTES TO THE APPLICANT

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a stamped 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.
2. **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.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-838-4360 for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
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.



BAR2015-00265 & BAR2015-00266



Note: Staff coupled the reports for BAR #2015-00265(Permit to Demolish/Capsulate) and BAR #2015-00266 (Certificate of Appropriateness) for clarity and brevity. This item requires a roll-call vote.

I. ISSUE

The applicant requests approval of a Permit to Demolish and a Certificate of Appropriateness in order to construct two bay windows, one each on the south and east elevation, as well as to replace the existing windows and garage door.

II. HISTORY

The dwelling at 119 Quay Street is a one of a group of 86 three-story brick townhouses bounded by North Union, North Lee, Queen and Oronoco streets which was approved by City Council in 1968 (Special Use Permit #1084) and constructed in **1971**. The attached rowhouses are a variety of simple Colonial Revival styles. This area was not included in the Old and Historic Alexandria District between the late 1960s and June of 1984 and, based on staff's research, was included in the district at the request of the property owners who lived there at the time. The Board has reviewed and approved several additions and alterations to houses in this development, including numerous dormers, bay windows, and window replacements.

III. ANALYSIS

Permit to Demolish

In considering a Permit to Demolish, the Board must consider the criteria from Section 10-105(B) of the zoning ordinance:

1. Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?
2. Is the building or structure of such interest that it could be made into an historic shrine?
3. Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?
4. Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?
5. Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?
6. Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage and making the city a more attractive and desirable place in which to live?

7. In the instance of a building or structure owned by the city or the redevelopment and housing authority, such building or structure having been acquired pursuant to a duly approved urban renewal (redevelopment) plan, would retention of the building or structure promote the general welfare in view of needs of the city for an urban renewal (redevelopment) project?

The property on which partial demolition is proposed is a 1970's townhome and does not contain any materials that staff or the BAR's *Design Guidelines* would consider historic. None of the materials are of such old and unusual or uncommon design, texture and material that they could not be reproduced easily. Furthermore, staff finds that retention of the area to be demolished for two bay windows will not demote the general welfare of Alexandria and there are no nearby buildings of historic merit. Therefore, none of the criteria above are met and staff recommends that a Permit to Demolish/Capsulate should be granted.

Certificate of Appropriateness

The *BAR Design Guidelines for Windows* generally describes appropriate replacement and repair for windows on historic buildings. The building in question was constructed in the 1970's and therefore much of what is discussed in the chapter on windows is not relevant. However, the *Design Guidelines* do state that high quality materials should be used and that reflective or tinted glass is not appropriate. In this case, the applicant will actually improve the appearance by replacing reflective glass windows on the east elevation that are not consistent with current policies. Regarding the new bay windows, the guidelines state that bay windows are appropriate on Colonial Revival style buildings. The house at 101 Quay Street could loosely be described as vernacular Colonial Revival.

While multi-light windows are typical on Colonial Revival houses, this is not a requirement. There are many examples of mid-20th century Colonial Revival style houses in Alexandria with one-over-one and picture windows, especially when the windows are paired, grouped, or occur on bays. One can look through Virginia Savage McAlester's book *A Field Guide to American Houses* to find numerous historic examples of this condition. Staff finds that the proposed window replacement does not change the Colonial Revival style of the house and will actually improve the cohesiveness of the façades and will remove inappropriate reflective glass windows on the Union Street elevation. While staff would prefer that the applicant take the proposal a step further and remove or enlarge openings on the highly visible east elevation to improve the symmetry and balance of the existing window openings, staff recognizes that the facades of the houses in this development, particularly the side elevations on N Union Street, were based on an interior floor plan with little regard to exterior formality and the developer did not anticipate a public park or river view when they were constructed. More extensive redesign of the façade, as was recently done across the street at 100 Quay Street, takes significant effort and expense that is not proposed here.

Due to the fact that the proposed replacement will remove inappropriate tinted glass, improve the quality of the existing windows and door, and that the proposed bay windows and one-over-one windows will not alter the inherent style of the building, staff

finds this to be a net improvement in the overall building design and recommends approval, as submitted.

STAFF

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

IV. CITY DEPARTMENT COMMENTS

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

Zoning Comments

The proposed improvements comply with the RM zone regulations and BZA Case #1084 approved for the development in 1968/69. BZA Case#1084 attached.

- F-1 When the residential development was approved in 1968/69, several exterior building improvements were built into a 7.50 wide strip of land dedicated to the City. The existing building improvements include one front building façade and brick planters that face Union Street. The 7.50 feet wide strip of land beyond each of the four end units facing Union Street at one time appear to be part of each lot. Once the homes were built the developer also constructed brick planters in front of each building in the 7.50 strip of land. At 101 Quay Street the color of brick used on the building was also used for the planter. Once the development was finished the developer dedicated the 7.50 feet strip of land (including the planters and building façade) as part of Union Street.
- F-2 The permanent planter at 101 Quay is approximately 7.50 feet beyond the front building façade facing North Union Street.
- F-3 The front building wall of 101 Princess Street is built 9 inches beyond the front building plane of 101 Quay Street. An updated survey will be provided to document the front building façade encroachment at 101 Princess Street. Refer to attached photos supplied by the applicant.
- F-4 The proposed bay window at 101 Quay Street will not project any further than the front building façade of the house at 101 Princess Street now does. The proposed bay will not violate the approved BZA Case #1084.
- C-1 The applicant has agreed to add the City to their insurance policy (equivalent to what is required by an encroachment ordinance) to indemnify the City from injury and liability.
- C-2 Applicant must provide the depth of the proposed decorative railing on the east wall to confirm it does not project into the public right of way.

Code Administration

- F-1 The following comments are for BAR only. Once the applicant has filed for a building permit and additional information has been provided, code requirements will be based upon the building permit plans and the additional information submitted. If there are any questions, the applicant may contact Charles Cooper, Plan Review Division at Charles.cooper@alexandriava.gov or 703-746-4197.
- C-1 Separate building permits are required for this project.
- C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).

Transportation and Environmental Services

No comments received

Alexandria Archaeology

There is low potential for significant archaeological resources to be disturbed by this project. No archaeological action is required.

V. ATTACHMENTS

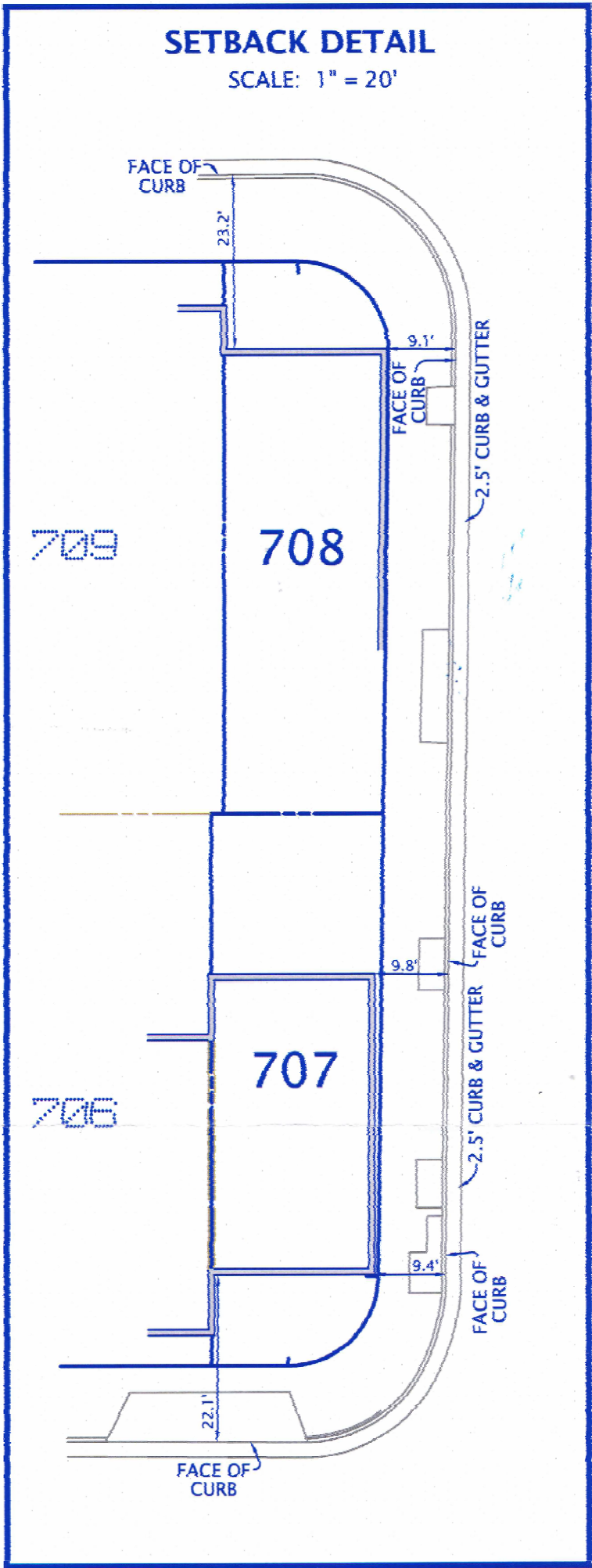
1 – Supplemental Materials

2 – Application for BAR2015-00265 & 2015-00266 : 101 Quay Street

- NOTES: 1. FENCES ARE FRAME.
2. WALLS ARE 0.7' BRICK UNLESS NOTED.
3. UTILITIES ARE UNDERGROUND.

SETBACK DETAIL

SCALE: 1" = 20'



PRINCESS STREET

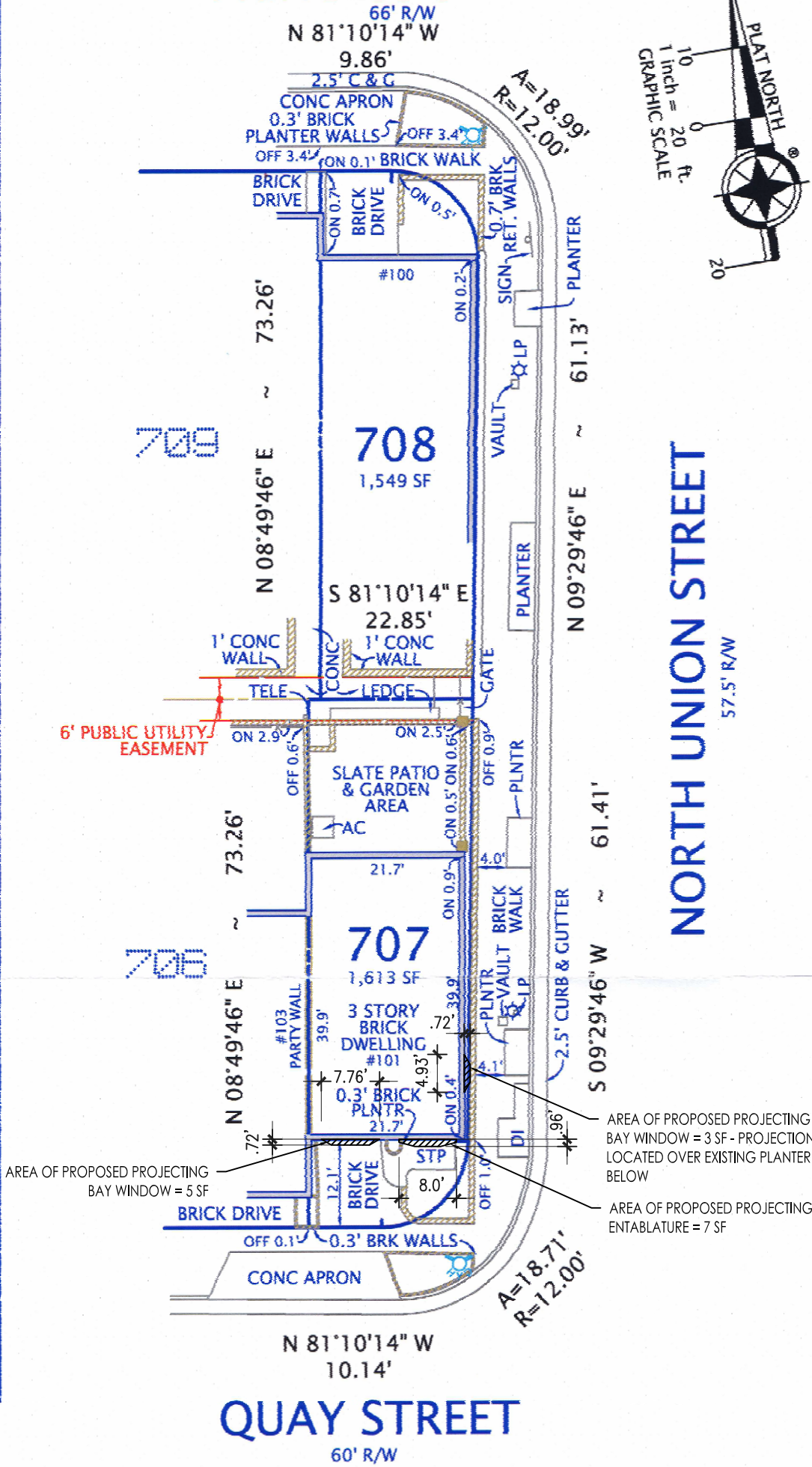


EXHIBIT PLAT
SHOWING

LOTS 707 AND 708, SECTION FOUR

OLD TOWNE

(DEED BOOK 726, PAGE 115)

CITY OF ALEXANDRIA, VIRGINIA

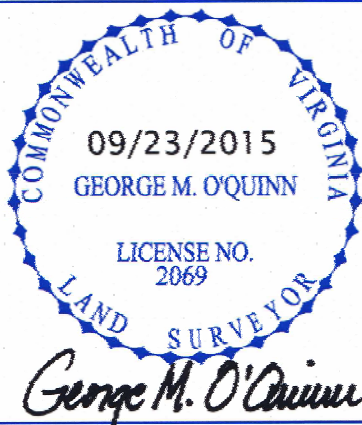
SCALE: 1" = 20'

SEPTEMBER 23, 2015

CERTIFIED CORRECT:

THIS PLAT IS SUBJECT TO
RESTRICTIONS OF RECORD.

A TITLE REPORT WAS NOT FURNISHED.
NO CORNER MARKERS SET.



CASE NAME:

BERGMAN, TR/WANNAMAKER TR
KAREN CONKEY, ARCHITECT



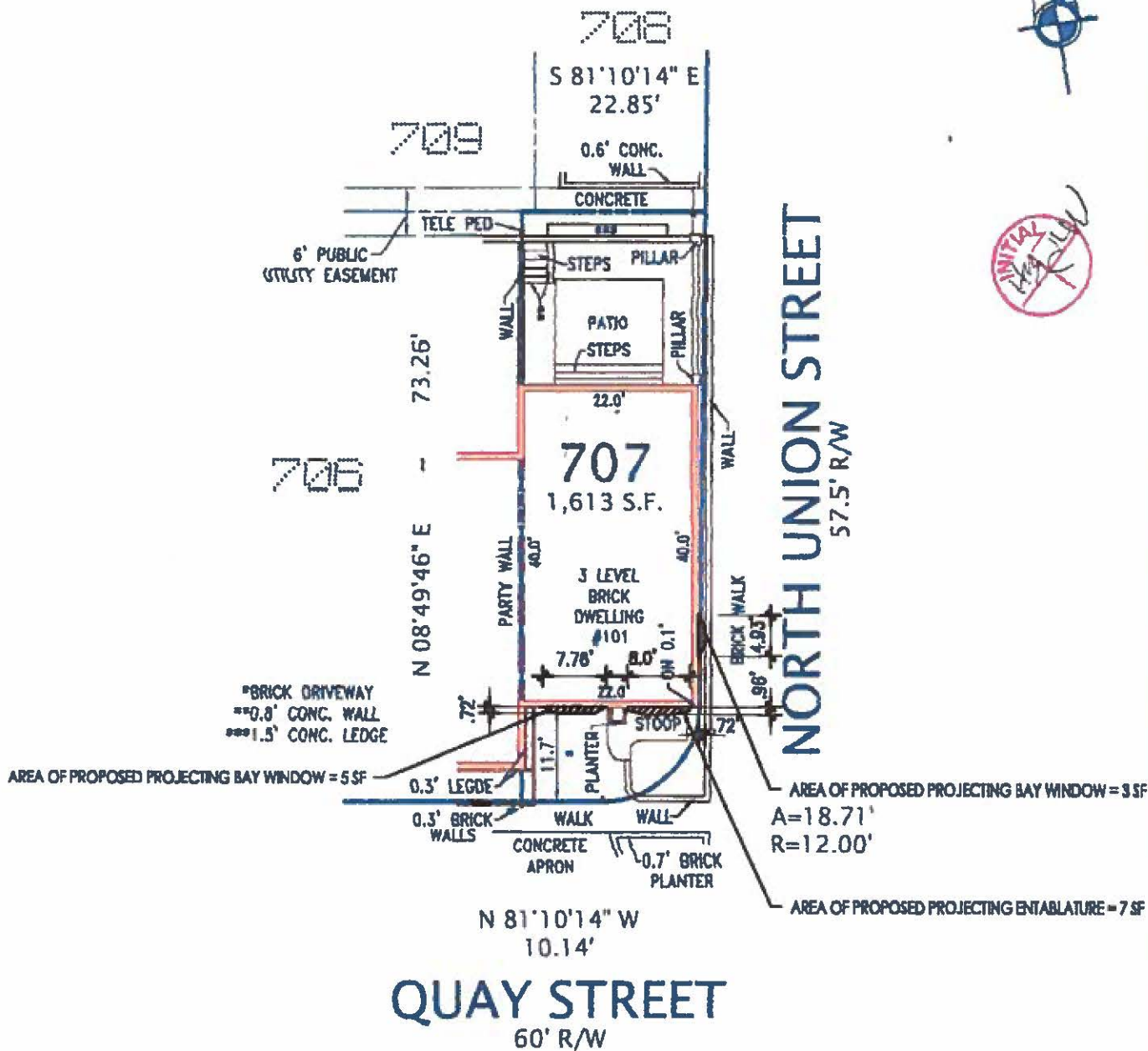
DOMINION

Surveyors
Inc.®

8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX: 703-799-6412

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NOTES: 1. UTILITIES ARE UNDERGROUND.
2. WALLS ARE 0.7' BRICK UNLESS NOTED.



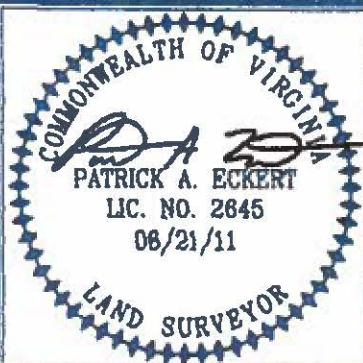
PLAT
SHOWING HOUSE LOCATION ON
LOT 707 SECTION 4
OLD TOWNE
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' JUNE 20, 2011

CASE NAME

BERGMAN

GRAPHIC SCALE

0 20 40



BY PROVISIONS OF THE VIRGINIA CODE: NO CORNER MARKERS SET, BOUNDARY SURVEY NOT PERFORMED.
PLAT SUBJECT TO RESTRICTIONS OF RECORD, TITLE REPORT NOT FURNISHED.

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY, AND UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCRoACHMENTS.

REQUESTED BY:

SHULMAN, ROGERS, GANDAL
PORDY & ECKER

ALEXANDRIA SURVEYS
INTERNATIONAL, LLC

11216 WAPLES MILL ROAD #102 FAIRFAX, VIRGINIA 22030
TEL. NO. 703-660-6615 FAX NO. 703-768-7764



101 Quay Street, Alexandria, VA 22314

PHOTO OF EXISTING QUAY STREET ELEVATION

CLIENT:

Julie Wannamaker & Howard Bergman
101 Quay Street
Alexandria, VA 22314

ARCHITECT:

325 north patrick street
alexandria, va 22314
703 . 589 . 4550
info@karenmconkey.com

14 AUGUST 2015

Karen M. Conkey architect LLC

BAR SUBMITTAL

ASK
1.1A



101 Quay Street, Alexandria, VA 22314

PHOTO OF EXISTING UNION STREET ELEVATION

CLIENT:

Julie Wannamaker & Howard Bergman
101 Quay Street
Alexandria, VA 22314

13 OCTOBER 2015

ARCHITECT:

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Karen M. Conkey architect LLC

BAR SUBMITTAL

ASK
1.1B



101 Quay Street, Alexandria, VA 22314

PHOTO OF EXISTING REAR ELEVATION

CLIENT:

Julie Wannamaker & Howard Bergman
101 Quay Street
Alexandria, VA 22314

ARCHITECT:

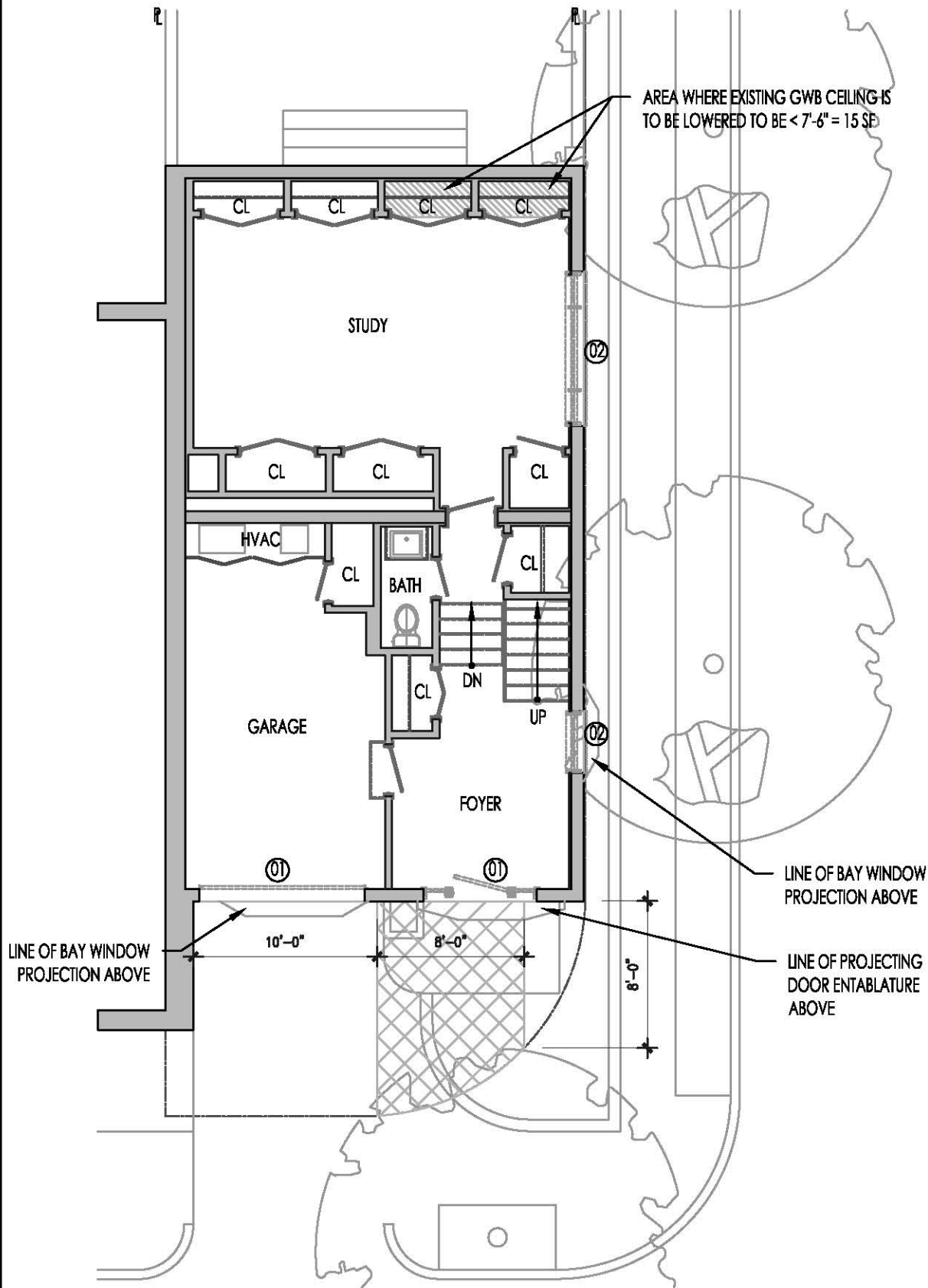
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14 AUGUST 2015






Karen M. Conkey architect LLC

BAR SUBMITTAL

ASK
1.1C



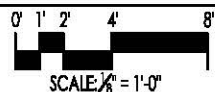
- DEMOLITION WORK**
- 01 DOOR (& SIDE LITE AS APPL.) TO BE REMOVED / REPLACED
 - 02 WINDOW TO BE REMOVED / REPLACED
 - 03 MASONRY TO BE REMOVED - SALVAGE FOR REUSE TO EXTENT POSSIBLE
 - 04 PTD WD PEDIMENT TO BE REMOVED / REPLACED
 - 05 PTD WD PILASTERS TO REMAIN
 - 06 KIT EXHAUST TO BE RELOCATED
- NEW WORK**
- 10 ALUM. CLAD PROJECTING BAY WINDOW W/ PTD COMPOSITE TRIM & MTL ROOF
 - 11 ALUM CLAD WD WINDOW
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 - 19 MASONRY INFILL - BRICK AND MORTAR TO MATCH EXISTING
 - 20 DECORATIVE STRAIGHT ARCH W/ BRICK EMBELLISHMENT
 - 21 RELOCATED KITCHEN EXHAUST - COLOR TO MATCH ADJ TRIM

-  PROPOSED AREA TO BE ADDED = 15 SF
-  PROPOSED AREA TO BE LOWERED TO < 7'-6" = 15 SF
-  EXISTING REAR YARD OPEN SPACE = 493 SF
-  EXISTING FRONT YARD OPEN SPACE = 84 SF
-  PROPOSED FRONT YARD OPEN SPACE = 78 SF

101 Quay Street, Alexandria, VA 22314

BASEMENT LEVEL PLAN - SHOWING PROPOSED DEMOLITION & CONSTRUCTION

CLIENT:
Julie Wannamaker & Howard Bergman
 101 Quay Street
 Alexandria, VA 22314



14 AUGUST 2015

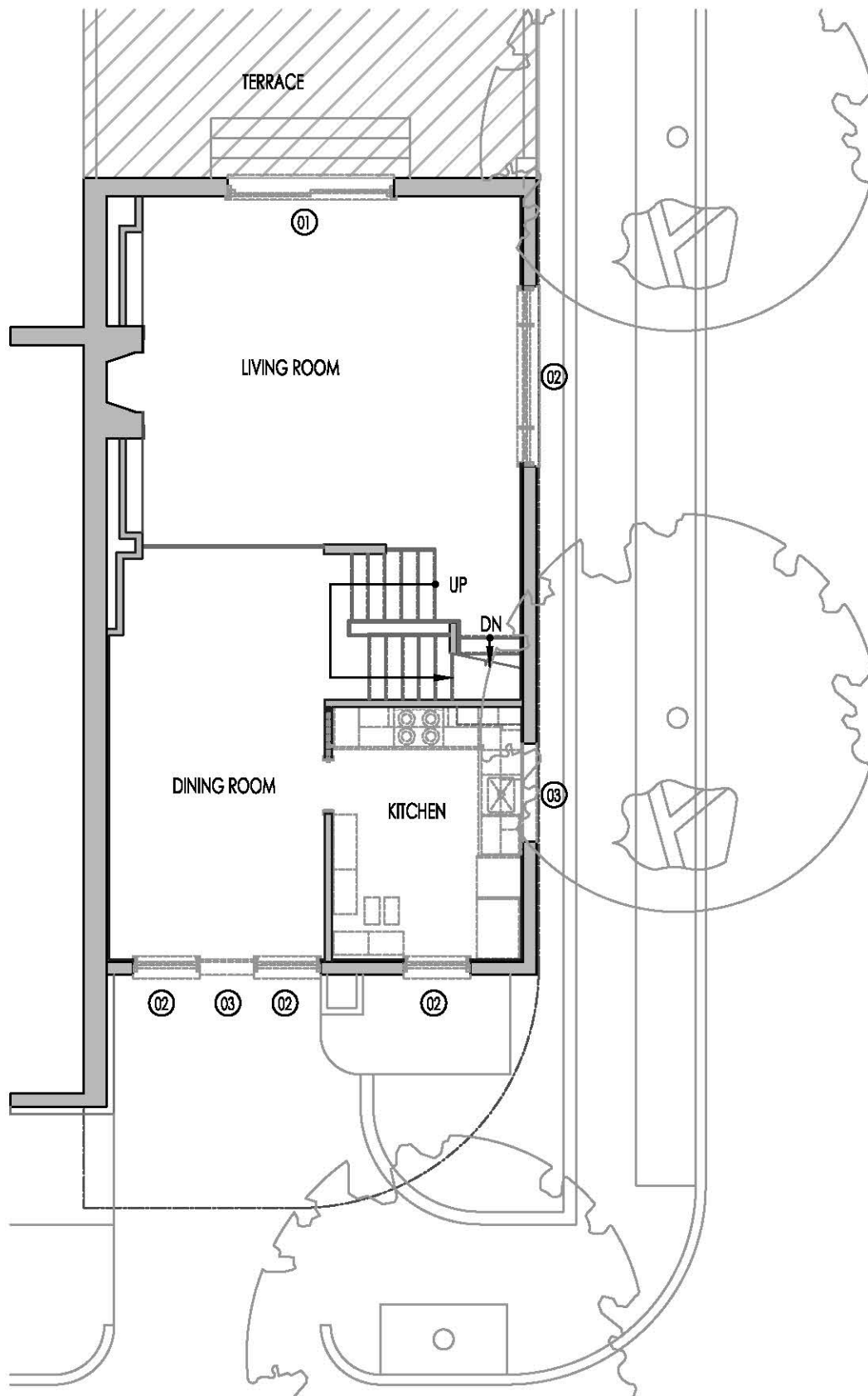
ARCHITECT:

Karen M. Conkey architect LLC






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 info@karenmconkey.com

BAR SUBMITTAL

ASK
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101 Quay Street, Alexandria, VA 22314

1ST FLOOR LEVEL PLAN - SHOWING PROPOSED DEMOLITION

CLIENT:

Julie Wannamaker & Howard Bergman
101 Quay Street
Alexandria, VA 22314



0' 1' 2' 4' 8'

SCALE: 1/8" = 1'-0"

14 AUGUST 2015

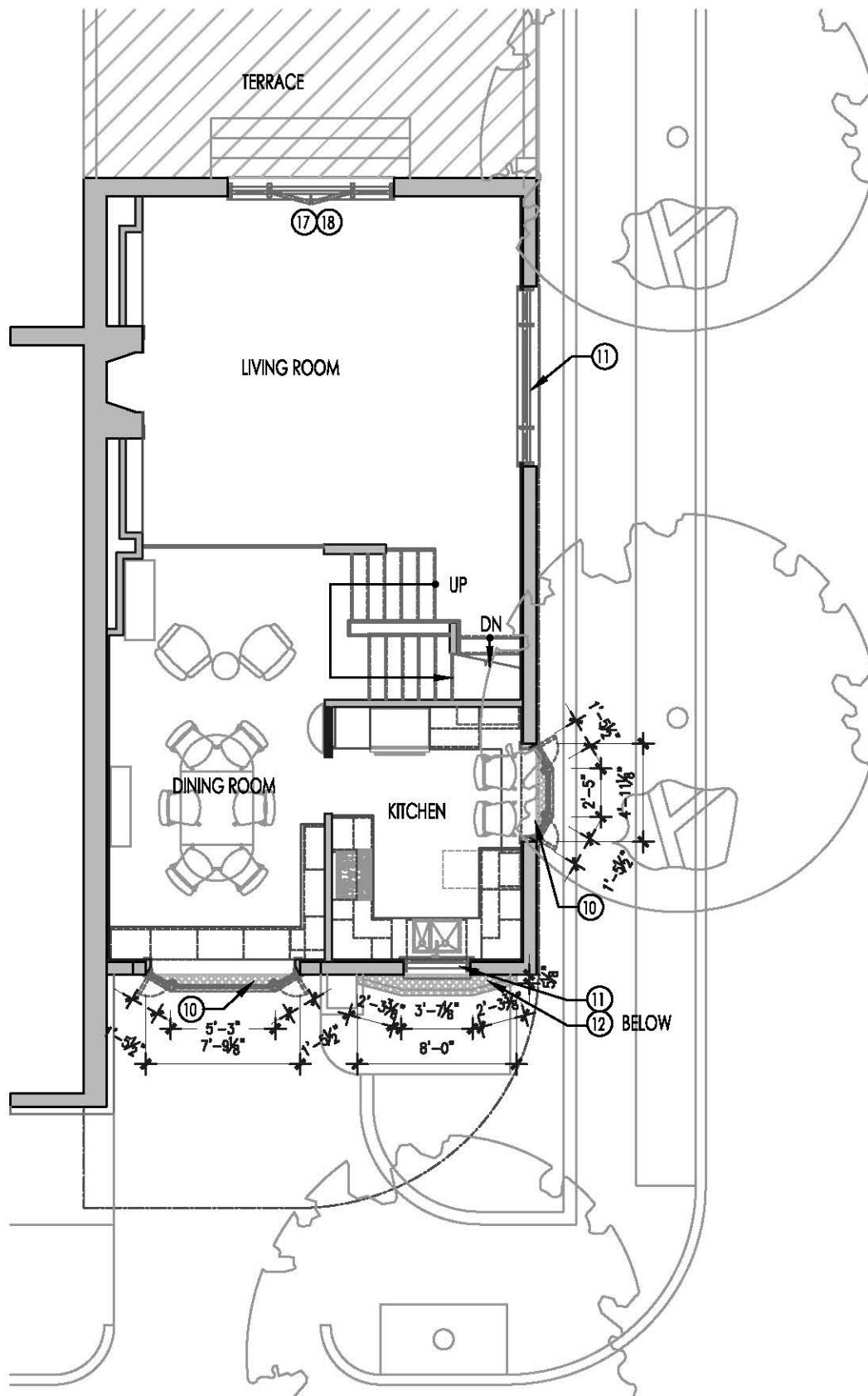
ARCHITECT:

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BAR SUBMITTAL

ASK
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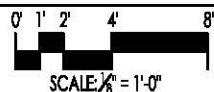
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PROPOSED FRONT YARD OPEN SPACE = 78 SF

101 Quay Street, Alexandria, VA 22314

PROPOSED 1ST FLOOR LEVEL PLAN - ADDING 15 SF

CLIENT:
Julie Wannamaker & Howard Bergman
 101 Quay Street
 Alexandria, VA 22314



14 AUGUST 2015

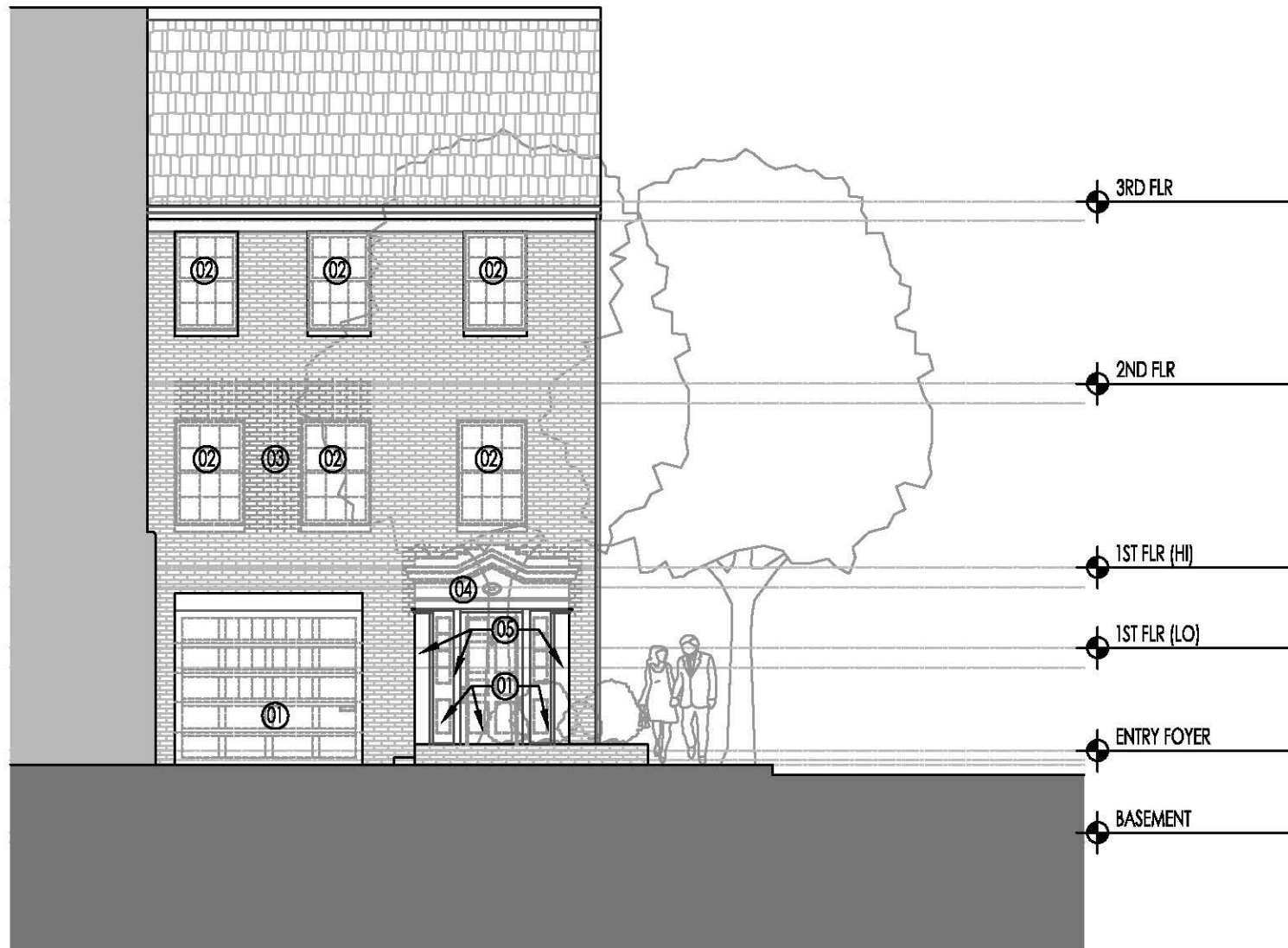
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BAR SUBMITTAL

**ASK
2.1A**



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101 Quay Street, Alexandria, VA 22314

EXISTING QUAY STREET ELEVATION SHOWING PROPOSED DEMOLITION

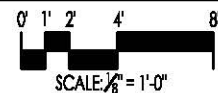
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14 AUGUST 2015

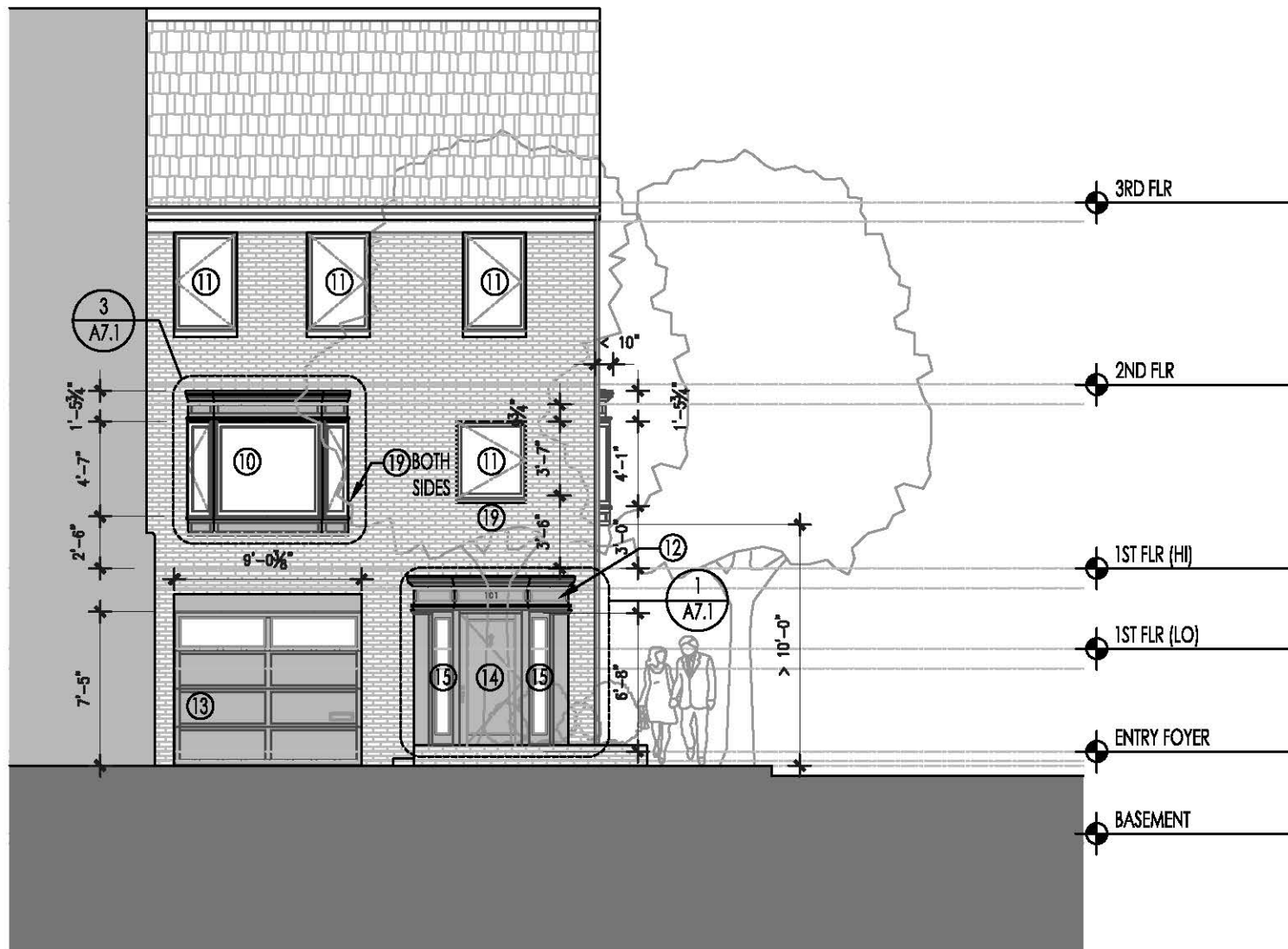
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Karen M. Conkey architect LLC

BAR SUBMITTAL

ASK
3.1



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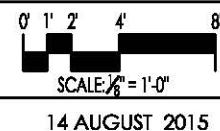
101 Quay Street, Alexandria, VA 22314

PROPOSED QUAY STREET ELEVATION

CLIENT:

Julie Wannamaker & Howard Bergman
101 Quay Street
Alexandria, VA 22314

16



ARCHITECT:

Karen M. Conkey architect LLC

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BAR SUBMITTAL

ASK
3.1A



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101 Quay Street, Alexandria, VA 22314

EXISTING UNION STREET ELEVATION SHOWING PROPOSED DEMOLITION

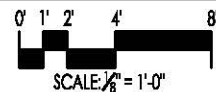
CLIENT:

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101 Quay Street

Alexandria, VA 22314

17



14 AUGUST 2015

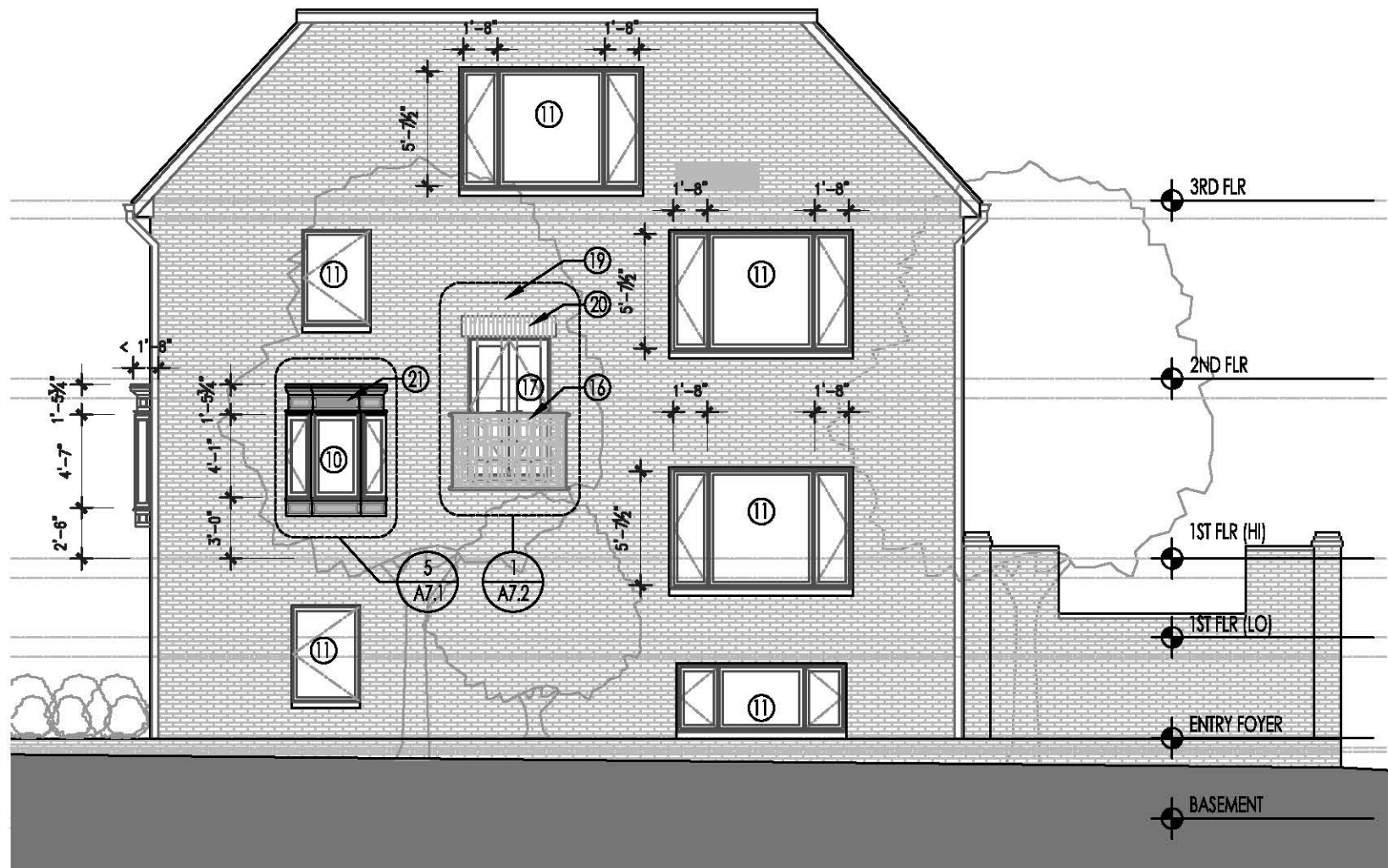
ARCHITECT:

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703 . 589 . 4550
info@karenmconkey.com

Karen M. Conkey architect LLC

BAR SUBMITTAL

ASK
3.2



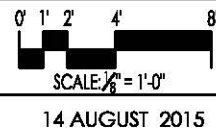
DEMOLITION WORK	
01	DOOR (& SIDE LITE AS APPL.) TO BE REMOVED / REPLACED
02	WINDOW TO BE REMOVED / REPLACED
03	MASONRY TO BE REMOVED - SALVAGE FOR REUSE TO EXTENT POSSIBLE
04	PTD WD PEDIMENT TO BE REMOVED / REPLACED
05	PTD WD PILASTERS TO REMAIN
06	KIT EXHAUST TO BE RELOCATED
NEW WORK	
10	ALUM. CLAD PROJECTING BAY WINDOW W/ PTD COMPOSITE TRIM & MTL ROOF
11	ALUM CLAD WD WINDOW
12	PTD COMPOSITE TRIM PROJECTING ENTABLATURE
13	PTD WD & GLASS GARAGE DOOR
14	PTD WD DOOR W/ SINGLE FLAT PANEL
15	PTD WD & GLASS SINGLE PANEL SIDE LIGHT
16	DECORATIVE PTD MTL RAILING ATTACHED TO EXISTING MASONRY
17	ALUM CLAD WD & GLASS PAIR OF DOORS
18	ALUM CLAD WD & GLASS SIDELIGHTS & TRANSOM
19	MASONRY INFILL - BRICK AND MORTAR TO MATCH EXISTING
20	DECORATIVE STRAIGHT ARCH W/ BRICK EMBELLISHMENT
21	RELOCATED KITCHEN EXHAUST - COLOR TO MATCH ADJ TRIM

101 Quay Street, Alexandria, VA 22314

PROPOSED UNION STREET ELEVATION

CLIENT:
Julie Wannamaker & Howard Bergman
 101 Quay Street
 Alexandria, VA 22314

18



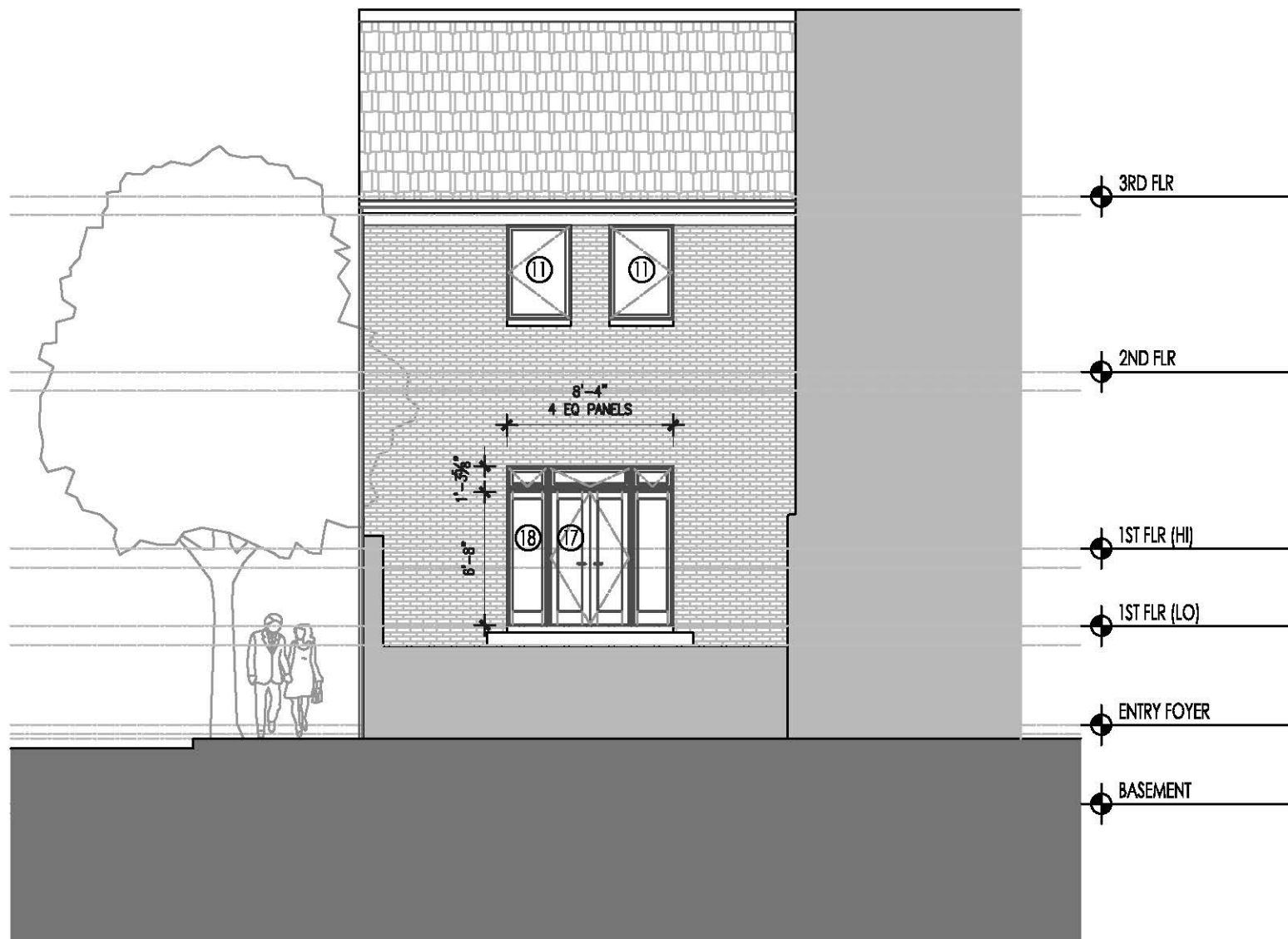
ARCHITECT:

Karen M. Conkey architect LLC

325 north patrick street
 alexandria, va 22314
 703 . 589 . 4550
 info@karenmconkey.com

BAR SUBMITTAL

ASK
3.2A



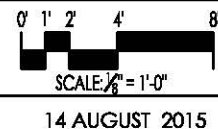
- | DEMOLITION WORK | |
|-----------------|---|
| 01 | DOOR (& SIDE LITE AS APPL.) TO BE REMOVED / REPLACED |
| 02 | WINDOW TO BE REMOVED / REPLACED |
| 03 | MASONRY TO BE REMOVED - SALVAGE FOR REUSE TO EXTENT POSSIBLE |
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| 05 | PTD WD PILASTERS TO REMAIN |
| 06 | KIT EXHAUST TO BE RELOCATED |
| NEW WORK | |
| 10 | ALUM. CLAD PROJECTING BAY WINDOW W/ PTD COMPOSITE TRIM & MTL ROOF |
| 11 | ALUM CLAD WD WINDOW |
| 12 | PTD COMPOSITE TRIM PROJECTING ENTABLATURE |
| 13 | PTD WD & GLASS GARAGE DOOR |
| 14 | PTD WD DOOR W/ SINGLE FLAT PANEL |
| 15 | PTD WD & GLASS SINGLE PANEL SIDE LIGHT |
| 16 | DECORATIVE PTD MTL RAILING ATTACHED TO EXISTING MASONRY |
| 17 | ALUM CLAD WD & GLASS PAIR OF DOORS |
| 18 | ALUM CLAD WD & GLASS SIDELIGHTS & TRANSOM |
| 19 | MASONRY INFILL - BRICK AND MORTAR TO MATCH EXISTING |
| 20 | DECORATIVE STRAIGHT ARCH W/ BRICK EMBELLISHMENT |
| 21 | RELOCATED KITCHEN EXHAUST - COLOR TO MATCH ADJ TRIM |

101 Quay Street, Alexandria, VA 22314

PROPOSED REAR ELEVATION

CLIENT:
Julie Wannamaker & Howard Bergman
 101 Quay Street
 Alexandria, VA 22314

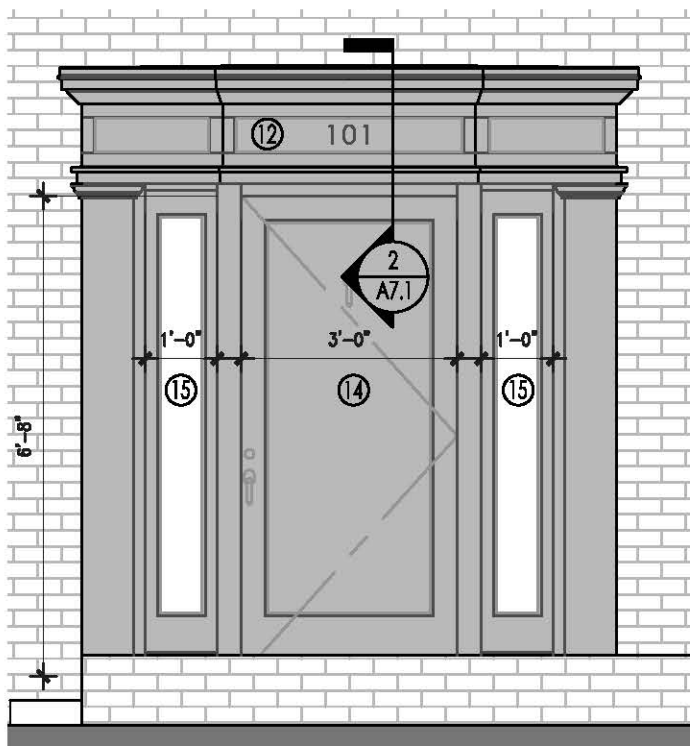
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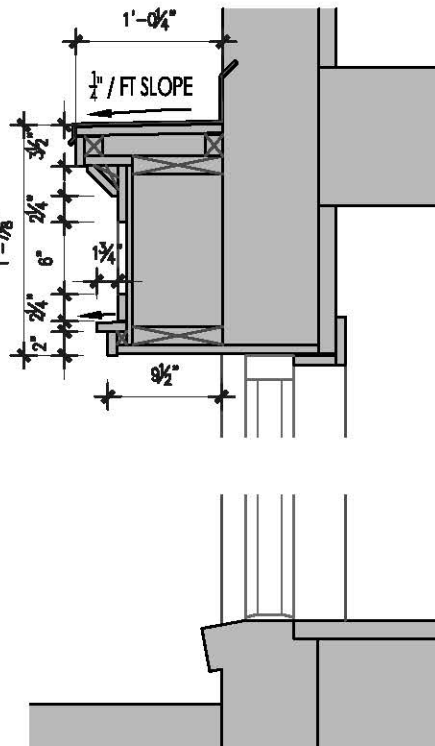
ARCHITECT:
 325 north patrick street
 alexandria, va 22314
 703 . 589 . 4550
 info@karenmconkey.com
Karen M. Conkey architect LLC

BAR SUBMITTAL

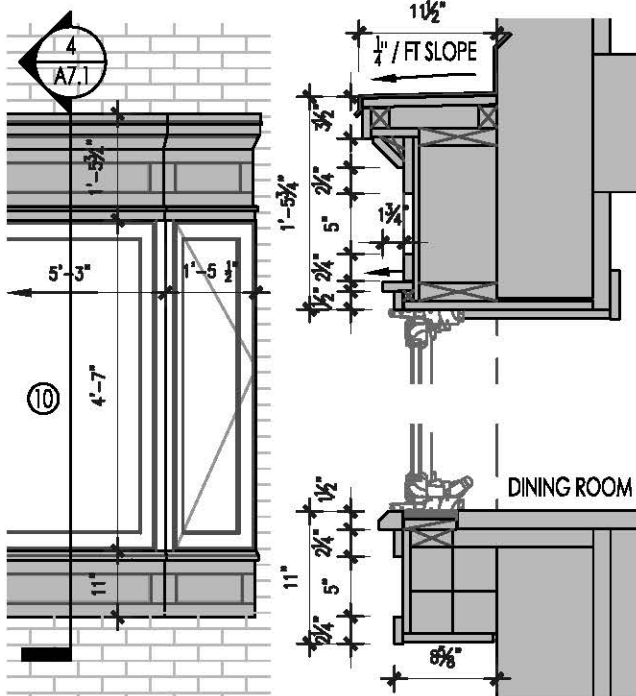
ASK
3.3A



1 ENLARGED ELEVATION OF FRONT ENTRY
SCALE: $\frac{3}{8}" = 1'-0"$

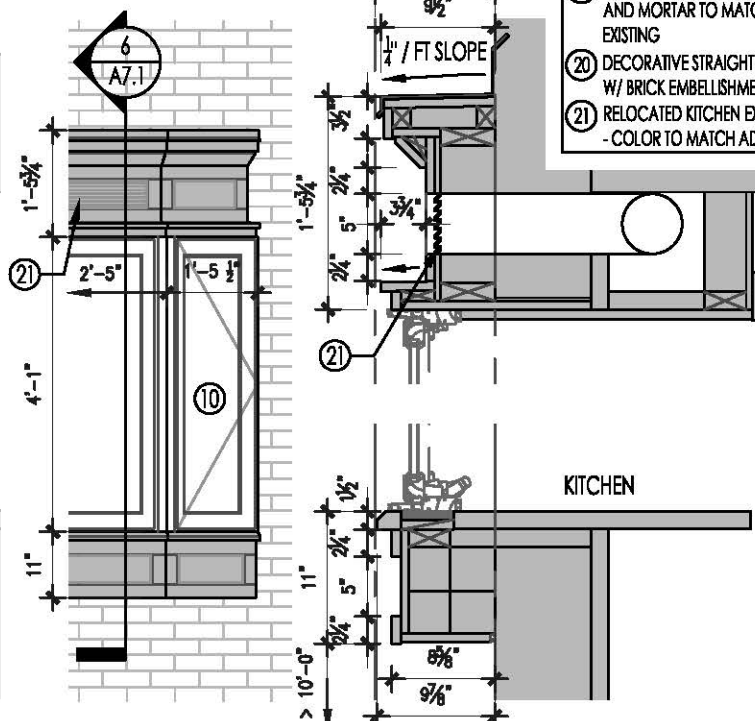


2 SECTION OF PROJECTING ENTABLATURE
SCALE: $\frac{3}{4}" = 1'-0"$



3 ENLARGED ELEVATION OF QUAY ST BAY WINDOW
SCALE: $\frac{3}{8}" = 1'-0"$

4 SECTION OF QUAY ST BAY WINDOW
SCALE: $\frac{3}{4}" = 1'-0"$



5 ENLARGED ELEVATION OF UNION ST BAY WINDOW
SCALE: $\frac{3}{8}" = 1'-0"$

6 SECTION OF UNION ST BAY WINDOW
SCALE: $\frac{3}{4}" = 1'-0"$

DEMOLITION WORK	
01	DOOR (& SIDE LITE AS APPL.) TO BE REMOVED / REPLACED
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101 Quay Street, Alexandria, VA 22314

DETAILS @ FRONT ENTRY & BAY WINDOWS

CLIENT:

Julie Wannamaker & Howard Bergman
101 Quay Street
Alexandria, VA 22314

SCALE AS NOTED
21

14 AUGUST 2015

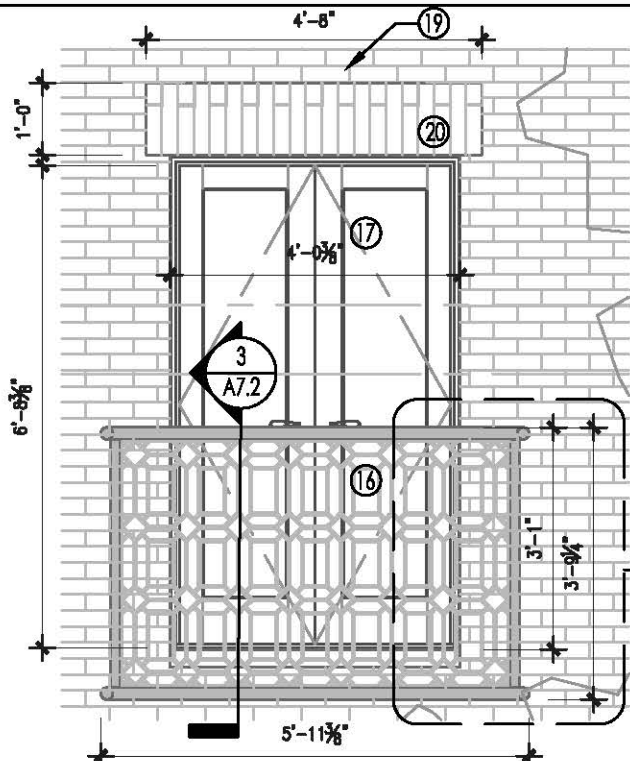
ARCHITECT:

Karen M. Conkey architect LLC

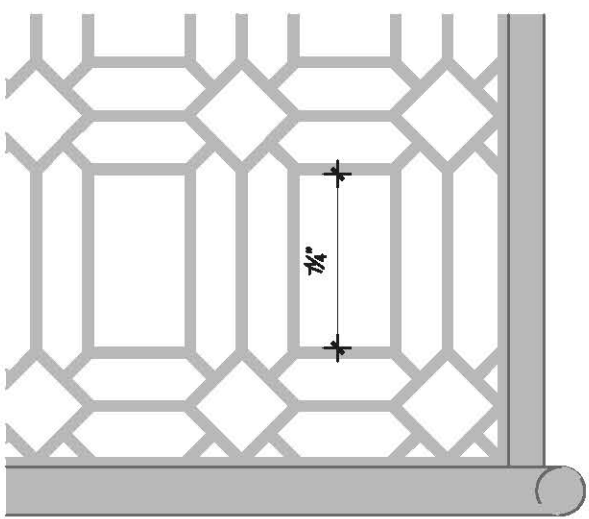
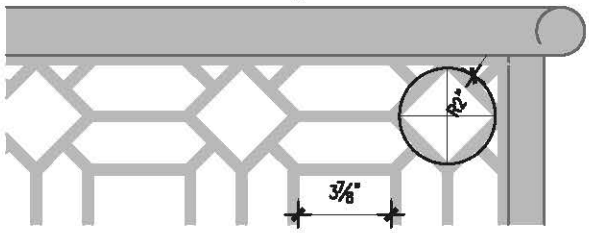
325 north patrick street
alexandria, va 22314
703 . 589 . 4550
info@karenmconkey.com

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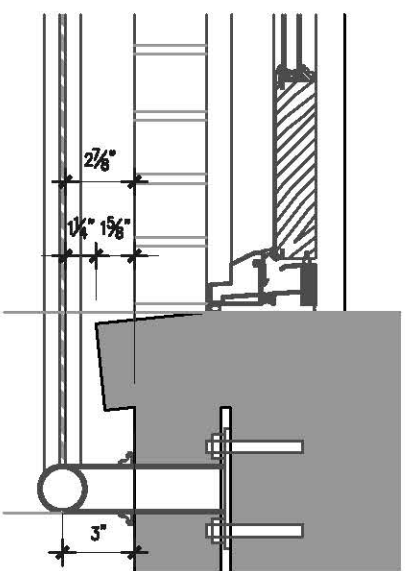
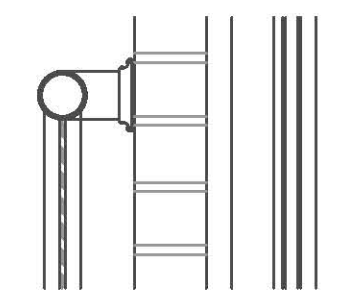
ASK
7.1



1 ENLARGED ELEVATION
SCALE: $\frac{3}{8}'' = 1'-0''$



2 ENLARGED ELEVATION OF RAIL DETAIL
SCALE: $1 \frac{1}{2}'' = 1'-0''$



3 SECTION DETAIL @ RAILING
SCALE: $1 \frac{1}{2}'' = 1'-0''$

DEMOLITION WORK	
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21	RELOCATED KITCHEN EXHAUST - COLOR TO MATCH ADJ TRIM

101 Quay Street, Alexandria, VA 22314

DETAILS @ DECORATIVE RAILING ON UNION STREET

CLIENT:
Julie Wannamaker & Howard Bergman
101 Quay Street
Alexandria, VA 22314

SCALE AS NOTED
22
14 AUGUST 2015

ARCHITECT:
325 north patrick street
alexandria, va 22314
703 . 589 . 4550
info@karenmconkey.com
Karen M. Conkey architect LLC

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7.2



MARVIN 
Windows and Doors

Built around you.

ULTIMATE PUSH OUT CASEMENT & ULTIMATE PUSH OUT REPLACEMENT CASEMENT



The Ultimate Casement, pushed in the right direction.

For classic operation and timeless feel, nothing is as simple and clean as the Push Out Casement. Marvin® makes this classic tradition more contemporary with an adjustable sash limiter, concealed multi-point locking system, and easy one handle operation. It's easy style with modern functionality.



**ULTIMATE PUSH OUT
CASEMENT**



**ULTIMATE PUSH OUT
REPLACEMENT CASEMENT**



SASH LIMITER

The Sash Limiter allows you to safely open your window on windy days. Flip a lever to lock the sash securely in place at multiple pre-set angles.

WINDOW OPENING CONTROL DEVICE

Marvin's window opening control device option limits the casement sash opening to 4" or less when engaged. The release mechanism allows for operation beyond 4". This option is compliant with the ASTM F2090-10 standard specification for window fall prevention.



BOW & BAY WINDOWS



Take an ordinary space to an extraordinary place.

Bring light and space into any room with the open, gorgeous look of traditional Bay or modern Bow Windows. Available in Casement, Double Hung or Picture Windows, the design combinations are endless. Marvin® makes installation easy for new construction and replacement projects, meaning anywhere can now become an extraordinary place to sit or stand.

BAY WINDOWS



INTERIOR



EXTERIOR

BOW WINDOWS



DESIGN POSSIBILITIES

This is only one design for bow windows. Please see the options section or Marvin.com for more possibilities.

Clad Ultimate Casement Push Out Casement Bow and Bay

Min and Max Sizing, Projection and Standard Heights for Bows and Bays

Configuration	Minimum and Maximum Rough Opening Guidelines									
	Width		x	Height		Width		x	Height	
	in	mm		in	mm	in	mm		in	mm
Bow - 3 Wide	49 9/16	(1259)	x	25	(635)	108 11/16	(2761)	x	73	(1854)
Bow - 4 Wide	65 7/16	(1662)	x	25	(635)	143 9/32	(3639)	x	73	(1854)
Bow - 5 Wide	80 5/8	(2048)	x	25	(635)	157 5/32	(3992)	x	73	(1854)
Bow - 6 Wide	94 29/32	(2411)	x	25	(635)	162 3/8	(4124)	x	73	(1854)
Bay - 30°	48 21/32	(1236)	x	25	(635)	139 5/16	(3539)	x	73	(1854)
Bay - 45°	45 11/32	(1152)	x	25	(635)	129 5/8	(3292)	x	73	(1854)
Bay - 90°	17 5/8	(448)	x	25	(635)	73 5/8	(1870)	x	73	(1854)

Configuration	Projection Depth			
	Minimum		Maximum	
	in	mm	in	mm
Bow - 3 Wide	3 13/32	(87)	7 9/16	(192)
Bow - 4 Wide	6 7/8	(175)	15 1/8	(384)
Bow - 5 Wide	10 1/4	(260)	20 1/16	(510)
Bow - 6 Wide	15 1/4	(387)	26 7/32	(666)
Bay - 30°	8 5/8	(219)	18 5/8	(473)
Bay - 45°	12 21/32	(321)	26 13/16	(681)
Bay - 90°	22 1/16	(560)	42 1/16	(1068)

ULTIMATE SWINGING FRENCH DOORS



Makes any entrance grander.

Our elegant Ultimate Swinging French Door opens wide to embrace the morning. Available in Inswing, Outswing or Arch Top, and 2 1/4" panel, the Ultimate Swinging French Door is unmatched in fit, finish, sizes and configuration. The sill is made of tough Ultrex® that will not warp, rot, corrode or fade over the years. So when the weather comes knocking, our performance-tested energy-efficient doors keep the weather outside. And the concealed multi-point locking system means it stays out.



INSWING



OUTSWING



ARCH TOP



DESIGN POSSIBILITIES

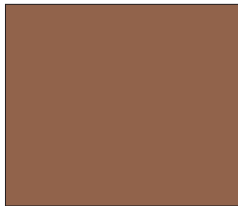
There are many more designs for divided lites.
Visit Marvin.com for more possibilities.

MARVIN® OPTIONS: STANDARD & CUSTOM COLORS

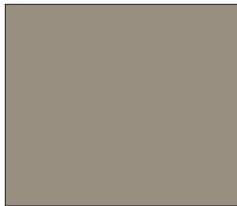
STANDARD CLAD COLORS:



BRIGHT SILVER
PEARLESCENT



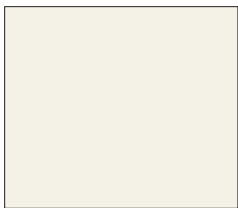
COPPER
PEARLESCENT



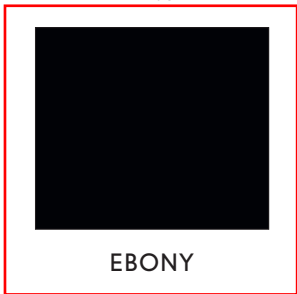
PEBBLE GRAY



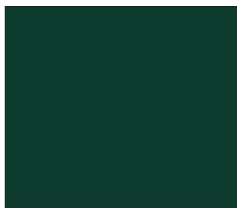
BRONZE



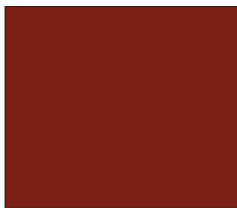
STONE WHITE



EBONY



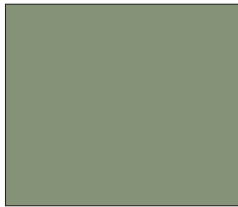
EVERGREEN



WINEBERRY



COCONUT CREAM



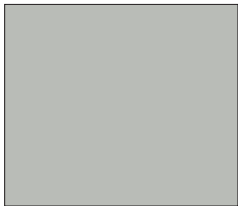
HAMPTON SAGE



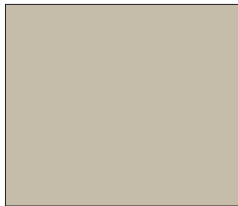
CASHMERE



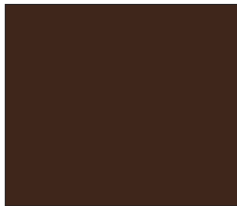
ARCTIC WHITE



CUMULUS GRAY



DESERT BEIGE

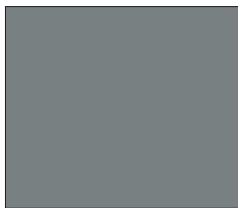


BAHAMA BROWN



SIERRA WHITE

Printed color may
not be an accurate
representation.
Ask your local Marvin
retailer for color chips.



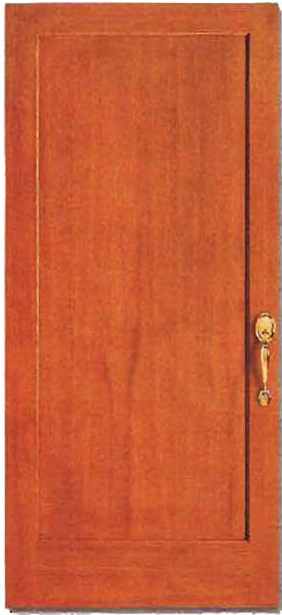
CADET GRAY



CASCADE BLUE



FRENCH VANILLA



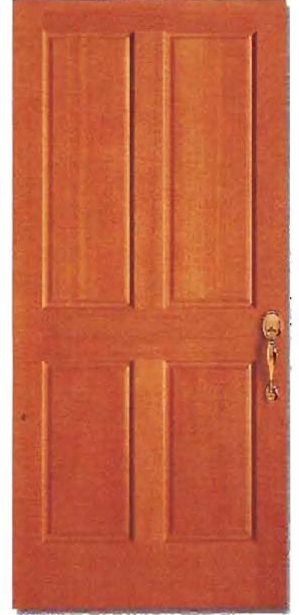
7220
V.G. Flat Panel



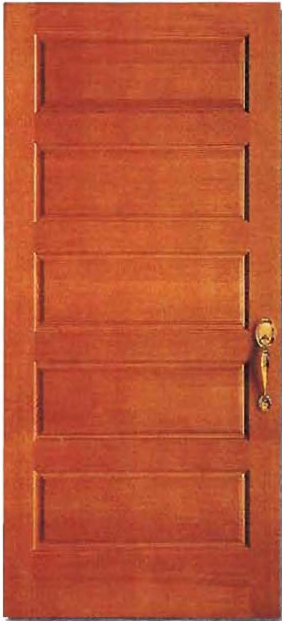
7282
V.G. Flat Panel



7230
V.G. Flat Panel



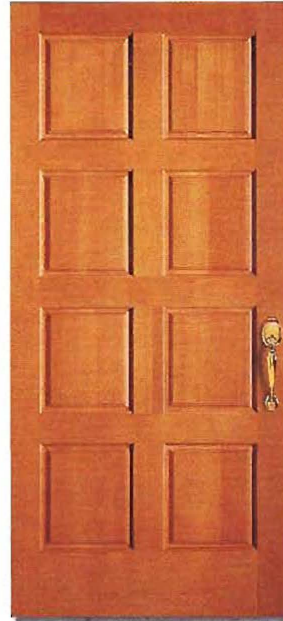
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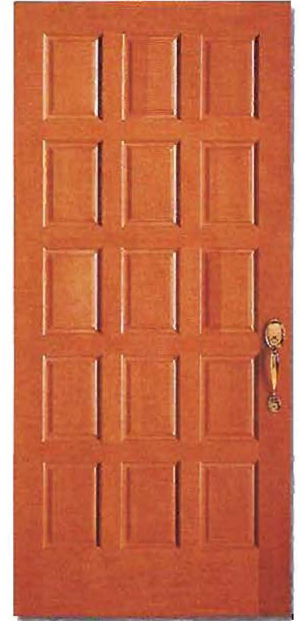
2055



2130



2010



2060

MATCHING SIDELIGHTS FOR FRENCH & SASH DOORS



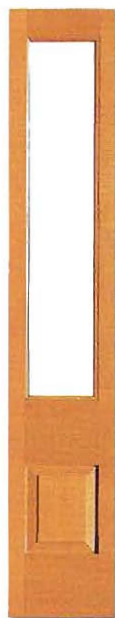
MORE GLASS

See page 89.

NOTE: Clear glass pictures taken with white backdrop. Glass shown is transparent clear tempered - not frosted. For a full selection of obscure glass options, please refer to page 89 or visit www.simpsondoor.com.



7701 (I.G.)
1701 (S.G.)



7801 (I.G.)
1801 (S.G.)



7702 (I.G.)
1702 (S.G.)



7803 (I.G.)
1803 (S.G.)



7260 (I.G.)



7843 (I.G.)
1743 (S.G.)



7703 (I.G.)
1703 (S.G.)



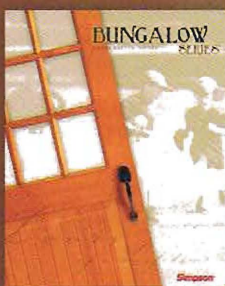
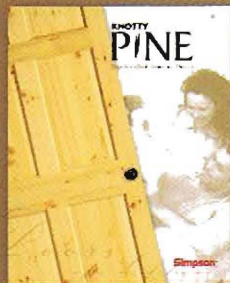
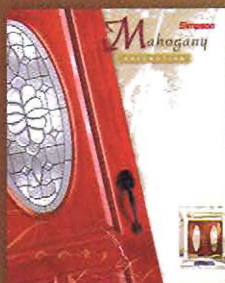
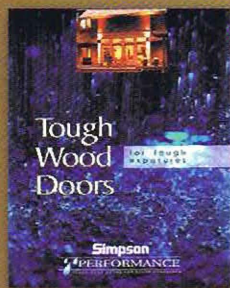
7804 (I.G.)
1804 (S.G.)



7663 (I.G.)
1762 (S.G.)



7705 (I.G.)
1705 (S.G.)



Please Note: Your local Simpson Mastermark Authorized Dealer may not stock all items shown in this catalog. However, all are available upon request. Consult your local dealer for more information.

Simpson®
simpsondoor.com

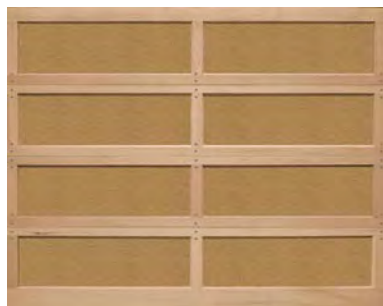
400 Simpson Ave • McCleary, WA 98557 • 1-800-952-4057

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Model 10 Finished Door Designs *Continued*

NOTE: The seven foot high doors are illustrated below. Design may appear different dependent upon the height and number of sections of the door. Please contact your dealer for illustrations providing dimensions and line drawings for each design.

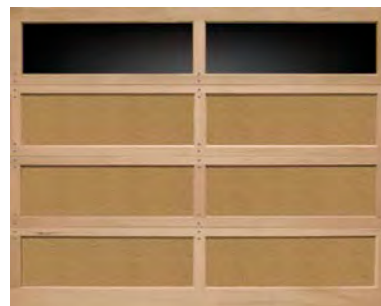
Long Panel



Solid Long



Plain Short



Plain Long



Sunset



Sunset (16' Wide)



Cathedral Short



Boral TruExterior® Trim

PRODUCT & INSTALLATION GUIDE



A New Category of Exterior Trim

A New Category of Exterior Trim

- The first and only Poly-ash trim product, consisting of a blend of proprietary polymers and coal combustion products (ash).
- Poly-ash composition provides consistency throughout the material with virtually no moisture cycling⁺ or expansion and contraction⁺.
- Developed with years of rigorous internal and 3rd party testing, proven with thousands of installations.
- Composed of more than 70% recycled materials.
- Boral TruExterior® Trim is a product you can trust to provide exceptional performance, superior workability and a lasting appearance for exterior applications.

An Excellent Exterior Trim Alternative

Like Wood, Boral TruExterior® Trim...

- is easy to handle (similar weight)
- is reversible with an authentic wood grain and smooth side
- is easy to cut, rout, drill and fasten
- can be installed with the same tools

Unlike Wood, Boral TruExterior® Trim...

- is a low maintenance product
- has exceptional durability
- is resistant to rotting, cracking, splitting from moisture and virtually free from termites⁺
- offers excellent workability

Unlike most other trim products, Boral TruExterior® Trim...

- maintains a high level of dimensional stability during periods of moisture and temperature change⁺
- is suitable for ground contact
- does not require end-sealing, special adhesives or other cumbersome and costly installation techniques
- can be painted any color
- contains one of the highest levels of recycled content



⁺Please see Boral TruExterior® Trim Limited Warranty and Product Data Sheets for proprietary test results located at www.BoralTruExterior.com

Like No Other

Boral TruExterior® Trim satisfies the exterior trim customer's need for a product that is:

- **Easy to install**
- **Long-lasting, withstanding nature's elements**
- **Competitively priced compared to other products in the marketplace**

Superior Workability

Boral TruExterior® Trim is creating an entirely new category of reliable exterior trim that offers phenomenal performance, remarkable workability, and a lasting look without the limitations that plague other exterior trim products. Plus it can be installed using proven woodworking tools and methods.

Applications

Designed to be used in non-structural applications, Boral TruExterior® Trim is suited for ground contact, which makes it ideal for exterior trim applications such as:

- **Corners**
- **Soffits**
- **Fascia**
- **Batten strips**
- **Frieze boards**
- **Rake boards**
- **Garage door casings**
- **Window surrounds**
- **Door trim**
- **Other non-structural exterior trim applications**



Boral TruExterior® Trim

Available Sizes

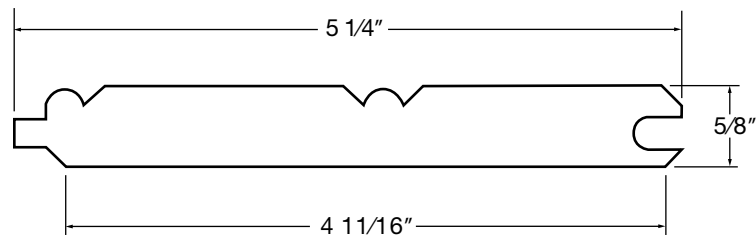
Boral TruExterior® Trim is reversible with wood grain on one side and a smooth finish on the reverse. It comes in 16' lengths and is available in both 4/4 and 5/4 thicknesses (3/4" and 1" actual, respectively).

4/4 Nominal Thickness <i>nominal size</i>	3/4" Actual Thickness <i>actual size</i>	5/4 Nominal Thickness <i>nominal size</i>	1" Actual Thickness <i>actual size</i>	2" Nominal Thickness <i>nominal size</i>	1 1/2" Actual Thickness <i>actual size</i>
1 x 4	3/4" x 3 1/2"	5/4 x 4	1" x 3 1/2"	2 x 4	1 1/2" x 3 1/2"
1 x 5*	3/4" x 4 1/2"	-	-	-	-
1 x 6	3/4" x 5 1/2"	5/4 x 6	1" x 5 1/2"	2 x 6	1 1/2" x 5 1/2"
1 x 8	3/4" x 7 1/4"	5/4 x 8	1" x 7 1/4"	2 x 8	1 1/2" x 7 1/4"
1 x 10	3/4" x 9 1/4"	5/4 x 10	1" x 9 1/4"	2 x 10	1 1/2" x 9 1/4"
1 x 12	3/4" x 11 1/4"	5/4 x 12	1" x 11 1/4"	2 x 12	1 1/2" x 11 1/4"

*Subject to regional availability.

Beadboard Product Dimensions

Nominal Dimensions	Actual Dimensions
5/8 x 6 x 16	5/8" x 5 1/4" x 16'



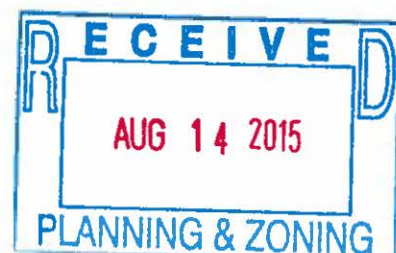
BAR Case # 2015-008005/cn8006ADDRESS OF PROJECT: 101 Quay Street, Alexandria, VA 22314TAX MAP AND PARCEL: 065.03 - 05 - 15 ZONING: RMAPPLICATION FOR: *(Please check all that apply)*☒ CERTIFICATE OF APPROPRIATENESS☒ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet 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: Julie Wannamaker & Howard BergmanAddress: 101 Quay StreetCity: Alexandria State: VA Zip: 22314Phone: 952-232-7393 E-mail: jwannamaker2012@gmail.comAuthorized Agent *(if applicable)*: ☐ Attorney ☒ Architect ☐ _____Name: Karen Conkey Phone: 703-589-4550E-mail: kconkey@karenmconkey.com

Legal Property Owner:

Name: Julie Wannamaker & Howard BergmanAddress: 101 Quay StreetCity: Alexandria State: VA Zip: 22314Phone: 952-232-7393 E-mail: jwannamaker2012@gmail.com

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

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



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

- ☐ NEW CONSTRUCTION
- ☒ EXTERIOR ALTERATION: *Please check all that apply.*
- | | | | |
|---|---|---|-----------------------------------|
| <input type="checkbox"/> awning | <input type="checkbox"/> fence, gate or garden wall | <input 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 <u>decorative railing</u> | | | |
- ☐ 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 alterations to the 1970's era brick townhome located at 101 Quay Street. Replace all exterior windows and doors on all facades with aluminum clad wood windows and doors. Add a partial story projecting bay windows to both the Quay and Union Street facades. Add a projecting entablature above the front entry on Quay Street, where the existing pilasters at the door surround would remain. Lastly, add a pair of terrace doors with a decorative metal railing and straight brick arch on the Union Street facade to more balance the existing composition of window 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: 

Printed Name: Karen Conkey

Date: 08-14-2015

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1. Julie Wannamaker Howard Bergman	101 Quay 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 Quay Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Julie Wannamaker Howard Bergman	101 Quay 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. Julie Wannamaker Howard Bergman	N/A	N/A
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

08-14-2015
Date

Karen Conkey
Printed Name


Signature



DEPARTMENT OF PLANNING AND ZONING FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

A. Property Information

A1. Street Address 101 Quay Street Zone RM

A2. 1,613 SF x 1.5 = 2,420 SF (3,060 SF EXISTING)
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	880 SF	Basement**	
First Floor	880 SF	Stairways**	163 SF
Second Floor	880 SF	Mechanical**	47 SF
Third Floor > 5' - 0"	630 SF	Other**	
Porches/ Other	0 SF	Total Exclusions	210 SF
Total Gross *	3,270 SF		

B1. Existing Gross Floor Area *
3,270 Sq. Ft.

B2. Allowable Floor Exclusions**
210 Sq. Ft.

B3. Existing Floor Area minus Exclusions
3,060 Sq. Ft.
(subtract B2 from B1)

C. Proposed Gross Floor Area (does not include existing area)

Proposed Gross Area*		Allowable Exclusions	
Basement	7 SF	Basement**	0 SF
First Floor	8 SF	Stairways**	0 SF
Second Floor	0 SF	Mechanical**	0 SF
Third Floor	0 SF	Other** < 7' - 6"	15 SF
Porches/ Other	0 SF	Total Exclusions	15 SF
Total Gross *	15 SF		

C1. Proposed Gross Floor Area *
15 Sq. Ft.

C2. Allowable Floor Exclusions**
15 Sq. Ft.

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

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 3,060 (EXISTING) Sq. Ft.

D2. Total Floor Area Allowed by Zone (A2) 2,420 Sq. Ft.

*Gross floor area is the sum of all gross horizontal areas under roof, 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.

If taking exclusions other than basements, floor plans with excluded areas must be submitted for review. Sections may also be required for some exclusions.

F. Open Space Calculations

Existing Open Space	577 SF
Required Open Space	565 SF
Proposed Open Space	571 SF

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

Signature: 

Date: 8/14/2015