

BAR Meeting
November 7, 2018

ISSUE: Partial Demolition/Capsulation, Alterations and a Waiver of Rooftop HVAC Screening Requirement

APPLICANT: Lesley Morgan and Kevin Pearson

LOCATION: 102 Quay Street

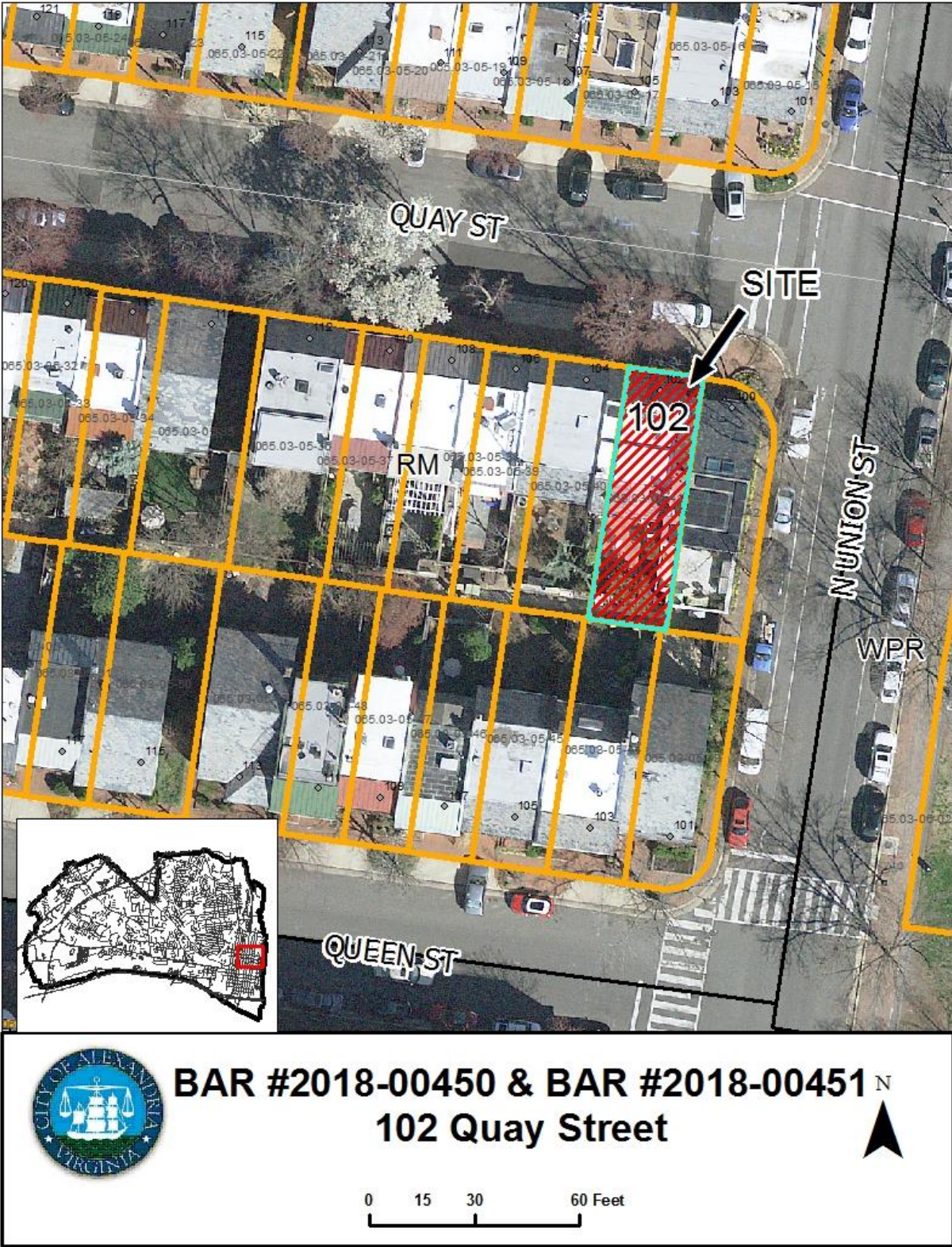
ZONE: RM / Residential

STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate, Certificate of Appropriateness and Waiver of Rooftop Mechanical Screening with the condition that the window muntins be putty profile, per the BAR's window policy.

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, 703-746-4200 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.



Note: Staff coupled the applications for a Permit to Demolish (BAR #2018-0450) and Certificate for Appropriateness (BAR #2018-0451) for clarity and brevity.

I. ISSUE

The applicant is requesting a Permit to Demolish/Capsulate, a Certificate of Appropriateness for alterations and a Waiver of the Rooftop HVAC Screening Requirement for alterations at 102 Quay Street.

Demolition is limited to the area under the three double-hung windows on the front façade for the installation of three French doors.

The following alterations are proposed:

Front façade

- Installation of three multi-light aluminum-clad French doors with simple metal Juliet balconies
- Replacement six-panel wood door with multi-light sidelights
- Replacement steel panel overhead garage door
- Replacement double-hung aluminum-clad sash replacement windows with new aluminum clad windows in the same six-over-six light configuration

Rear elevation

- Reconfiguration of rear attic dormer windows and installation of aluminum-clad multi-light casement windows
- Replacement multi-light French door with sidelights

The applicant also requests a waiver of the requirement to screen rooftop HVAC equipment for the two mechanical units already installed on the flat roof.

II. HISTORY

The three-and-a-half story, three bay brick, vernacular Colonial Revival style townhouse dwelling at 102 Quay Street is one of a group of 86 three-story brick townhouses bounded by North Union, North Lee, Queen and Oronoco Streets which were approved by City Council in 1968 (Special Use Permit #1084) and constructed in **1971**. At the time the area was developed it was not within the boundaries of the Old and Historic Alexandria District, but it was added to the district in June of 1984.

Staff could not locate any previous BAR approvals for the subject property although the BAR has approved several dormer additions, alterations and rooftop HVAC units throughout this early 1970s development.

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

Staff has no objection to the demolition of the limited portion of the front façade on this 1971 house finding that it meets none of the criteria listed above. The material proposed for demolition is not old or unusual or of uncommon design and could be easily reproduced today.

Certificate of Appropriateness for Alterations

This vernacular Colonial Revival townhouse is one of a collection of late-20th-century townhouses, all three stories in height with an attic story and a garage front. The BAR has approved many alterations and additions through the years as the location of the homes has become more desirable, including comprehensive redesigns that have improved the material quality and architectural detailing of traditional style units and changed one end unit to a very handsome contemporary style. The BAR's concern has always been one of compatibility, to ensure that whatever alterations are made are thoughtful designs that improve the overall composition of the subject property, while respecting the scale and character of the neighboring dwellings. The alterations

proposed are minor, using high-quality materials, and do not significantly change the overall design motif or the buildings composition. Staff only notes that the proposed aluminum-clad Jeld Wen window muntins have a beaded profile rather than the putty profile called for in the BAR's adopted window policy.

Rooftop HVAC Screening Requirement

The zoning ordinance requires that all rooftop mechanical equipment throughout the city be concealed or screened, however it does not clearly define where the HVAC units must be screened from. Section 6-403(B)(3) of the zoning ordinance permits the BAR to waive the screening requirement for rooftop mechanical equipment, should the BAR find that the screening would be more visually obtrusive than the units themselves, or if the screening would damage a historic structure. As the BAR's purview is limited to what may be seen from a public way, the BAR has, generally, considered the units to be functionally concealed if they were not visible by a 6' tall pedestrian standing on the sidewalk across the street, though in some cases views from neighbor's upper floors or adjacent public park have also been considered.

As figure 1 below shows, the top of the two units are minimally visible above the low parapet when seen from the sidewalk bordering Founder's Park across Union Street to the east. Staff has no objection to the waiver of the HVAC screening requirement in this case, noting that these waivers have been quite common in this development and these rooftop units are relatively unobtrusive and minimally visible from a public way. In the opinion of staff, the installation of screening would only draw more attention to the roof if the units were screened at the height of the unit on all sides.



Figure 1: Visibility of rooftop units from North Union Street

Staff recommends that the applications be approved, with the putty profile window muntin in lieu of the proposed beaded profile.

STAFF

Stephanie Sample, 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

C-1 Proposed replacement windows and doors comply with zoning.

Code Administration

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

Transportation and Environmental Services

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

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

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

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

F-2 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:
For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.
For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)

- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Alexandria Archaeology

- F-1 No archaeological oversight necessary for this project.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR 2018-00450 & 2018-00451: 102 Quay Street

ADDRESS OF PROJECT: 102 Quay Street, Alexandria, VA 22314

TAX MAP AND PARCEL: 065.03-05-41 ZONING: RM

APPLICATION FOR: *(Please check all that apply)*

☒ CERTIFICATE OF APPROPRIATENESS

☒ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)

☐ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)

☐ WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

Applicant: ☒ Property Owner ☐ Business *(Please provide business name & contact person)*

Name: Lesley Morgan & Kevin Pearson

Address: 102 Quay Street

City: Alexandria State: VA Zip: 22314

Phone: (703) 419-3649 E-mail: aviatrixlm@gmail.com

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

Name: Karen Conkey Phone: 703-589-4550

E-mail: kconkey@conkeyarchitects.com

Legal Property Owner:

Name: Lesley Morgan & Kevin Pearson

Address: 102 Quay Street

City: Alexandria State: VA Zip: 22314

Phone: (703) 419-3649 E-mail: aviatrixlm@gmail.com

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

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

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

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

☐ awning
☒ doors
☐ lighting
☒ other Railings

☐ fence, gate or garden wall
☒ windows
☐ pergola/trellis

☐ HVAC equipment
☐ siding
☐ painting unpainted masonry

☐ shutters
☐ shed
- ☐ ADDITION
☒ DEMOLITION/ENCAPSULATION
☐ SIGNAGE

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

The applicant proposes the following exterior alterations to the 1970's era brick town home located at 102 Quay Street. Replace garage door. Replace front entry door and sidelights. Replace windows. Replace existing 1st floor double hung windows with French doors and painted metal flower box railing. Replace rear terrace door and sidelights. Replace rear dormer windows with casement windows.

SUBMITTAL REQUIREMENTS:

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

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

Electronic copies of submission materials should be submitted whenever possible.

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

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

Additions & New Construction: *Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 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: 10/05/2018

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. Kevin Pearson Lesley Morgan	102 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 102 Quay Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Kevin Pearson Lesley Morgan	102 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. Kevin Pearson Lesley Morgan		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.

10/05/2018
Date

Karen Conkey
Printed Name


Signature



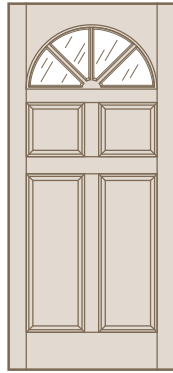
JELD-WEN
WINDOWS & DOORS

Authentic Wood Doors

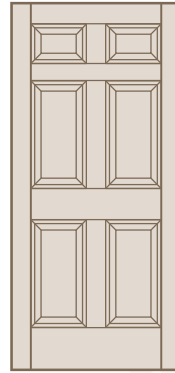
Interior and Exterior Doors



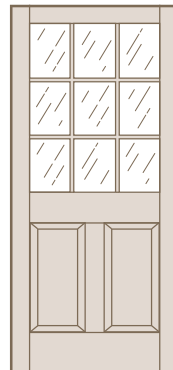
HEMLOCK TRADITIONAL EXTERIOR DOORS



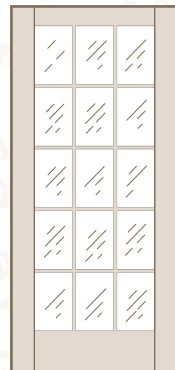
2020
(4-Lite 4-Panel)



2130



944
(9-Lite 2-Panel)



1515
15-Lite

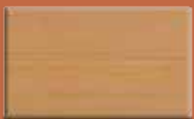
Traditional doors and sidelites are available with clear single-glazed glass only, unless otherwise noted



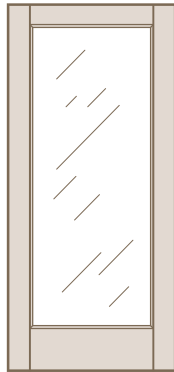
3/4" Single-Hip
Raised-Panel Profile

HEMLOCK is a type of wood that features a fine-textured, straight-grained appearance. Hemlock's light, even color takes stain beautifully and will not darken over time. The wood is also free of pitch and is not likely to splinter.

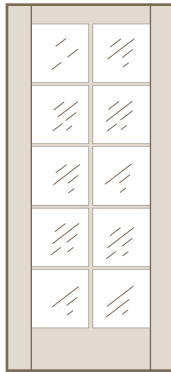
Hemlock



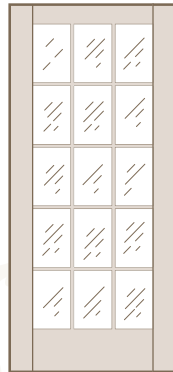
HEMLOCK PREMIUM FRENCH DOORS



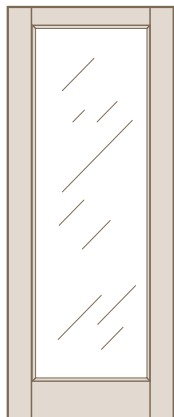
5001



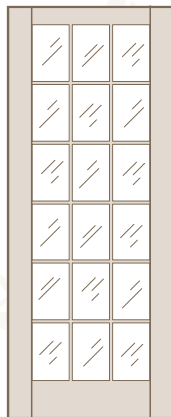
5010



5015

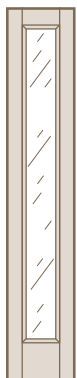


8'0" 5001

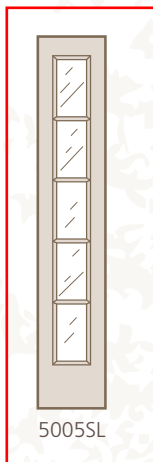


8'0" 5018

SIDELITES



5001SL
(clear
or LoE
insulated
glass)



5005SL



8'0"
5001SL

Premium doors
and sidelites are
available with
clear insulated
glass only, unless
otherwise noted.

HEMLOCK is a type of wood that features a fine-textured, straight-grained appearance. Hemlock's light, even color takes stain beautifully and will not darken over time. The wood is also free of pitch and is not likely to splinter.

Hemlock

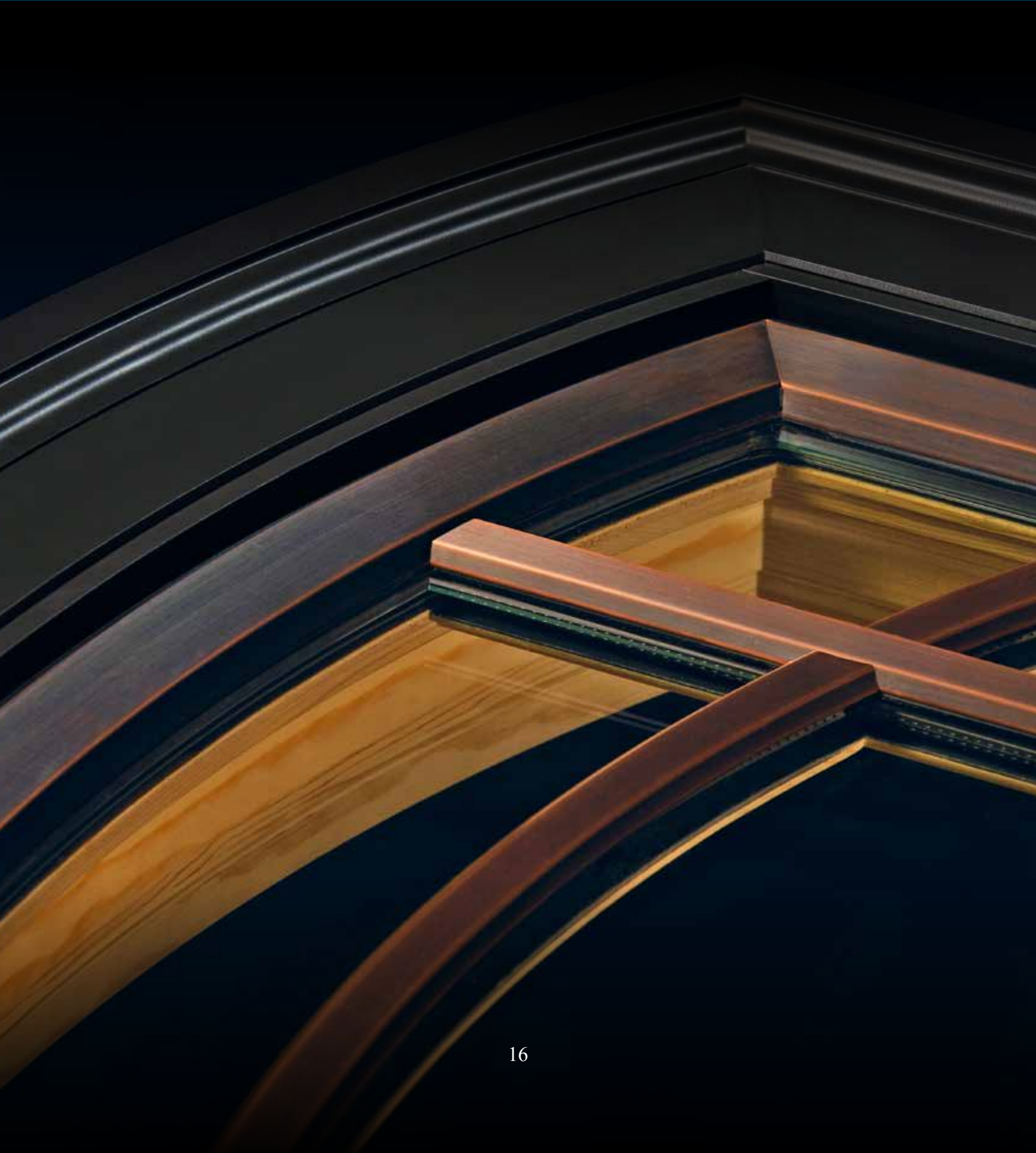




Custom

Wood Windows & Patio Doors

Casement | Double-Hung | Tilt & Turn | Awning | Sliding
Fixed, Radius & Geometric | Clad Entry Door Systems | Patio Doors



Our metal clad color finishes will stay truer and brighter than other finish options. This is because they feature a commercial-grade 70% Kynar 500® resin system that resists fading and chalking. It's so strong it even outperforms silicone, polyester, urethane, powder and acrylic coatings. What's more, our warranty guarantees that the finish won't chalk or fade for 20 years, even in coastal environments.*

CUSTOM COLOR INSPIRED BY BLACK HOT ROD



Standard Colors

Arctic Silver	
Chestnut Bronze	
Black Emerald	
Bronze	
Black Licorice	



Actual colors may vary from the samples displayed. Please visit your JELD-WEN dealer for actual samples.

*Windows and patio doors with metal-clad exteriors installed within one mile of a saltwater source (or other corrosive environment) have specific maintenance requirements. To review our warranty and full care and maintenance instructions, visit jeld-wen.com/resources.

DESCRIPTIONS & OPTIONS



SIMULATED DIVIDED LITES (SDL)

For the most authentic divided lite appearance, select our SDL option. It includes detailed interior wood bars, metal bars placed between the panes of insulating glass, and exterior metal bars that are permanently adhered to the exterior glass. Bars are available in five widths and two profiles—SEE PROFILES AT BOTTOM OF PAGE. Exterior metal bars come in our 41 clad colors or your custom color; or you may choose primed metal bars, which may be painted any color you choose.

PRECISE SIMULATED DIVIDED LITES (PDL)

This option features wood exterior bars, wood interior bars and an internal metal shadow bar. Both interior and exterior bars are designed with identical widths and are permanently adhered to the glass. Muntin bars are available in 3/4" and 1-1/2" sizes. PDLs are designed for wood exteriors only.

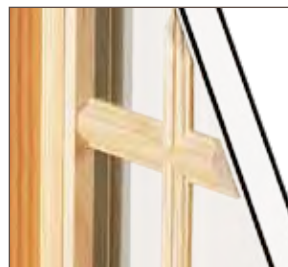


GRILLES BETWEEN THE GLASS (GBG)

Enjoy increased visual appeal and decreased maintenance with our Grilles Between the Glass, which consist of a spacer bar placed between the panes of insulating glass. We offer 5/8" flat grilles, as well as 23/32" and 1" contour grilles. Our contour grilles are available with two-tone coloring (Brilliant White inside and Desert Sand outside or vice versa).

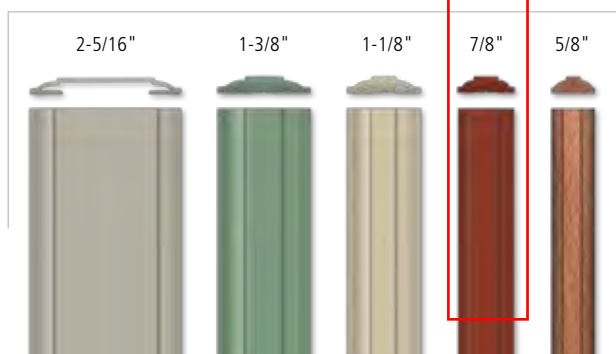
FULL-SURROUND WOOD GRILLES (FS)

Our Full-Surround wood grilles are a convenient way to achieve the look of divided lites. These grilles are positioned on the interior glass and can be removed for easy cleaning. They're available with 7/8", 1-1/8" or 1-3/8" grilles.

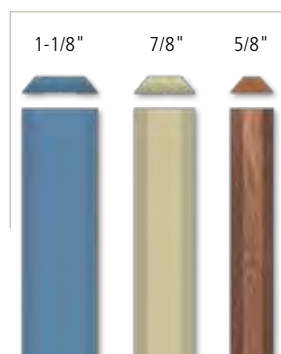


SIMULATED DIVIDED LITE PROFILES

BEAD



PUTTY



CONTEMPORARY (Interior Only)

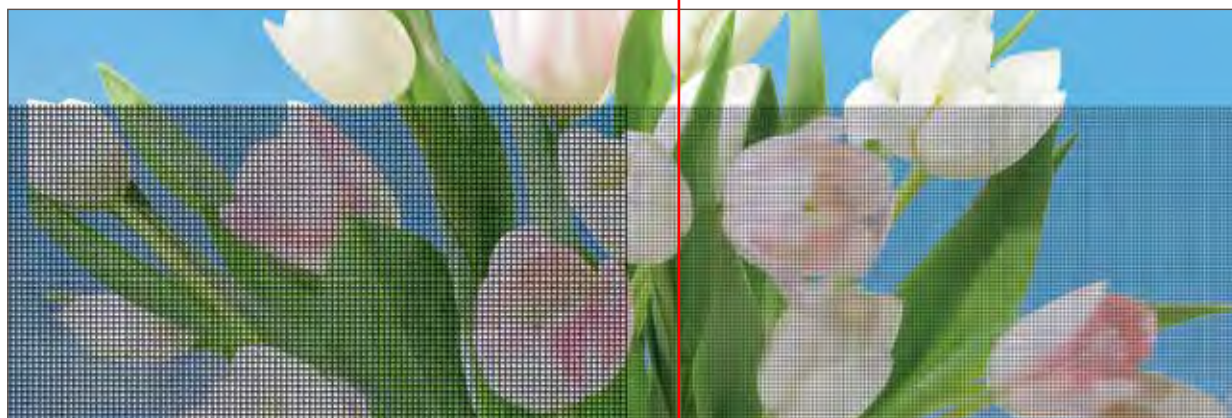


COPPER



ULTRAVUE™ SCREENS

Note: The below images are for illustration purposes only.



View through regular fiberglass insect screen

View through UltraVue insect screen

These screens are designed to keep more insects outside, while letting more natural light inside. They feature fine, black fiberglass mesh with a light gloss finish. UltraVue insect screens are now standard for awning, casement, double-hung and sliding windows.

ALUMINUM FRAME SCREENS

Combine your window with one of the three standard aluminum screen colors or select optional color match to get your aluminum screen in the same color as any of our 41 aluminum colors. Custom color matching is also available.

Chestnut Bronze

Brilliant White

Desert Sand

HARDWARE OVERVIEW



HARDWARE FINISHES	SWINGING PATIO DOOR			SLIDING PATIO DOOR		WINDOWS	
	Traditional	Contemporary	Rustic	Traditional Multi-Point	Traditional	Sash-Lock & Nesting Handle	Tilt & Turn
Distressed Oil-Rubbed Bronze*			□†				
Distressed Nickel			□				
Antique Nickel			□				
Oil-Rubbed Bronze*	□		□	□	□	□	
Antique Brass	□			□	□	□	
Polished Brass	□			□	□	□	
Brushed Chrome	□	□		□	□	□	□
Polished Chrome	□	□		□	□	□	
Powder-Coat Black	□	□		□	□	□	□
Powder-Coat White	□	□		□	□	□	□
Satin Nickel	□†	□†		□†	□†	□	□
Chestnut Bronze						□	
Desert Sand						□	

*Oil-Rubbed Bronze will change in appearance over time. Actual colors may vary from the samples displayed

†Available with optional PVD finish for increased resistance to wear and discoloration

CASEMENT WINDOWS

These stylish windows lend a sense of elegance to any home, and they deliver the most unobstructed viewing areas, structural integrity and ventilation of any operating window. Each one is hinged so the sash opens in a swinging motion.

For an especially charming appearance, select our French casement windows, which feature two sash that open outward without a center mullion and provide a clear opening. We also offer push-out casement windows that operate simply with friction hinges and have a particularly clean look.





DOUBLE-HUNG WINDOWS

No other windows convey the sense of traditional American design like our double-hung windows. They feature an upper and lower sash that slide vertically past each other in a single frame. The sash also tilt in for convenient cleaning. In addition, we offer double-hung sash replacement windows, which allow for easy installation.

We also offer large-scale Epic® series double-hung windows (shown below). They're ideal for either new projects or historic renovations, feature extruded sash components, and can be incorporated into new or existing rough openings that are up to 5'6" wide and 8'6" tall or up to 4'6" wide and 10'6" tall, respectively.



DOUBLE-HUNG FEATURES & OPTIONS

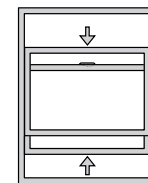
CONCEALED JAMB LINER

- » Replicates historic architecture
- » No exposed track
- » Cover will match interior specie and finish



DELUXE CAM-LOCK WITH CONCEALED TILT LATCH

- » Tilt Sash allows for easy cleaning from the inside of your home
- » A single mechanism controls both the locking and tilting of the sash
- » Tilt latches are concealed within the sash for a clean, streamlined appearance



DOUBLE-HUNG

Uses moving sash on top and bottom to increase usability and air circulation

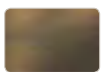
OPTIONAL 3-1/2" BOTTOM RAIL

- » Replicates historic architecture

AVAILABLE HARDWARE FINISHES*



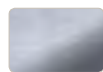
Oil-Rubbed
Bronze**†



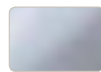
Antique
Brass



Polished
Brass



Brushed
Chrome



Polished
Chrome



Powder-Coat
White



Chestnut
Bronze



Desert Sand



Powder-Coat
Black



Satin Nickel†

*Finishes may appear different due to variations in printing

**Oil-Rubbed Bronze will change in appearance over time

†Available with optional PVD finish for increased resistance to wear and discoloration

SASH REPLACEMENT SYSTEM



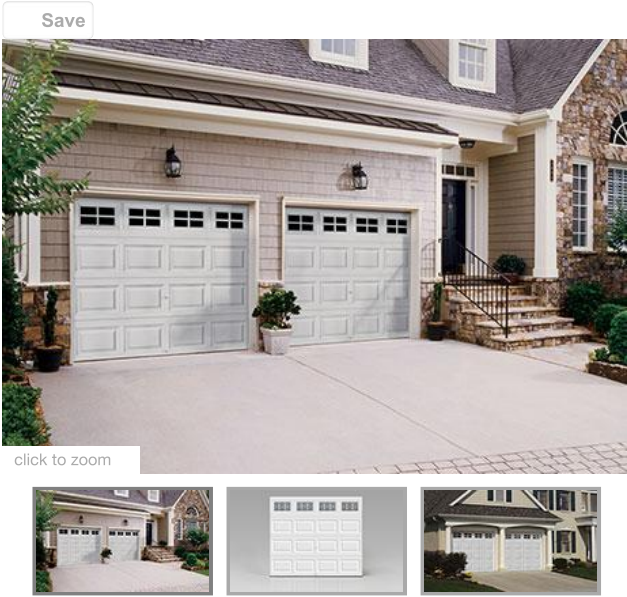
SASH REPLACEMENT SYSTEM

Includes all of the necessary parts and hardware for replacing existing windows while keeping trim and frame intact



HOME / RESIDENTIAL GARAGE DOORS / CLASSIC™ COLLECTION

STEEL INSULATED GARAGE DOORS



CLASSIC™ COLLECTION

★★★★★ 4.6 (88) Write a review

classic short or long panel steel garage doors with or without insulation.



Available in a wide range of looks and colors, Clopay's Classic™ Collection steel doors complement every home so there's no sacrificing style for strength, durability and comfort

WHERE TO BUY

SEE ON MY HOUSE

ADD TO IDEA BOOK

OVERVIEW

DESIGN OPTIONS

CONSTRUCTION




BROCHURE

INSTALLATION & CARE

27

ENTER TO WIN \$1,000! +

DOOR DESIGNS

			
ELEGANT SHORT 3-LAYER DOORS	ELEGANT LONG 3-LAYER DOORS	TRADITIONAL SHORT PANEL 2 AND 1-LAYER DOORS	TRADITIONAL LONG PANEL 2 AND 1-LAYER DOORS


For size and color availability, [click here](#)
Depending on door height, exact door appearance and number of sections may be different than illustrations above. [Click here](#) for complete details.

TOP SECTIONS









SOLID TOP SECTIONS

	
SOLID ELEGANT SHORT	SOLID ELEGANT LONG







WROUGHT IRON SERIES ACRYLIC WINDOWS









		
TUSCANY SHORT*	TUSCANY LONG*	ORLEANS SHORT*
		
ORLEANS LONG*		

LEADED SERIES GLASS WINDOWS






















		
KRISTIN SHORT	KRISTIN LONG	TRENTON SHORT
		
TRENTON LONG	CARLISLE SHORT	CARLISLE LONG
		
ROSELLE SHORT	ROSELLE LONG	

DECORATIVE INSERT SERIES WINDOWS

		
COLONIAL 509	CHARLESTON 508	STOCKTON 612
		
SUNSET 601	CHARLESTON 608	MADISON 611

 PRAIRIE 510	 MADISON ARCH 613	 PRAIRIE 610
 SUNSET 501	 SUNSET 503	 SUNSET 603
 PLAIN SHORT	 PLAIN LONG	

ARCHITECTURAL SERIES WINDOWS

 PLAIN SHORT	 PLAIN LONG	 SHORT WITH RECTANGULAR GRILLES
 SHORT WITH SQUARES GRILLES	 LONG WITH RECTANGULAR GRILLES	 LONG WITH SQUARE GRILLES
 ARCH1 PLAIN	 ARCH1 WITH VERTICAL GRILLES	 ARCH1 WITH GRILLES
 ARCH2 PLAIN	 ARCH2 WITH GRILLES	 ARCH2 WITH VERTICAL GRILLES
 KRISTIN SHORT	 KRISTIN LONG	 TRENTON SHORT
 TRENTON LONG	 CLAYTON SHORT	 CLAYTON LONG
 WROUGHT IRON SHORT*	 WROUGHT IRON LONG*	 WROUGHT IRON ARCH*

DOUBLE TOP SECTIONS

 MADISON ARCH 613	 MADISON ARCH613 (DOUBLE DOOR)
 SUNSET 502 (7', 7'6", 12' WIDTHS ONLY)	 SUNSET 502 (DOUBLE DOOR)



SUNSET 503 (DOUBLE DOOR)



SUNSET 504 (14', 15', 15'6" WIDTHS ONLY)



SUNSET 505 (16', 17', 18' WIDTHS ONLY)



SUNSET 506 (10', 20' WIDTHS ONLY)



SUNSET 603 (DOUBLE DOOR)



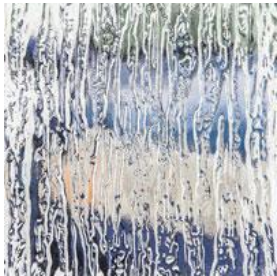
SUNSET 605 (DOUBLE DOOR)

*Acrylic window designs.
**Available only on 2" thick 3-Layer doors only.
***Sunset Windows not available on Ultra-Grain® doors.

SPECIALTY GLASS OPTIONS



SEEDED



RAIN

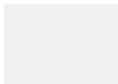


FROSTED

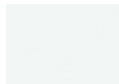


OBSCURE

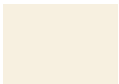
COLORS



STANDARD
WHITE



GLACIER
WHITE*



ALMOND



DESERT TAN



SANDTONE



BRONZE*



CHOCOLATE



MOCHA
BROWN*



BLACK*



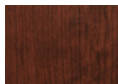
HUNTER
GREEN*



GRAY*



ULTRA-GRAIN
CLASSIC
MEDIUM
FINISH*



ULTRA-GRAIN
CLASSIC
CHERRY
FINISH*



ULTRA-GRAIN
CLASSIC
WALNUT
FINISH*

*Available on select models. For more information regarding size and color availability, [click here](#).
Color Blast Custom Paint Option Available.

REQUEST COLOR SAMPLES

★★★★★ 4.6 | 88 Reviews



Search topics and reviews



Reviews

[Write a review](#)

Rating Snapshot

Select a row below to filter reviews.

5 ★	<div></div>	68
4 ★	<div></div>	8
3 ★	<div></div>	8
2 ★	<div></div>	2

Average Customer Ratings

Overall	★★★★★	4.6
Quality/Durability	<div></div>	4.5
Overall Value	<div></div>	4.5
Appearance/Design	<div></div>	4.7

30

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PHOTO OF EXISTING QUAY ST FACADE

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PHOTO OF EXISTING REAR FACADE

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EXISTING QUAY STREET FACADE SHOWING PROPOSED DEMOLITION

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DEMOLITION WORK

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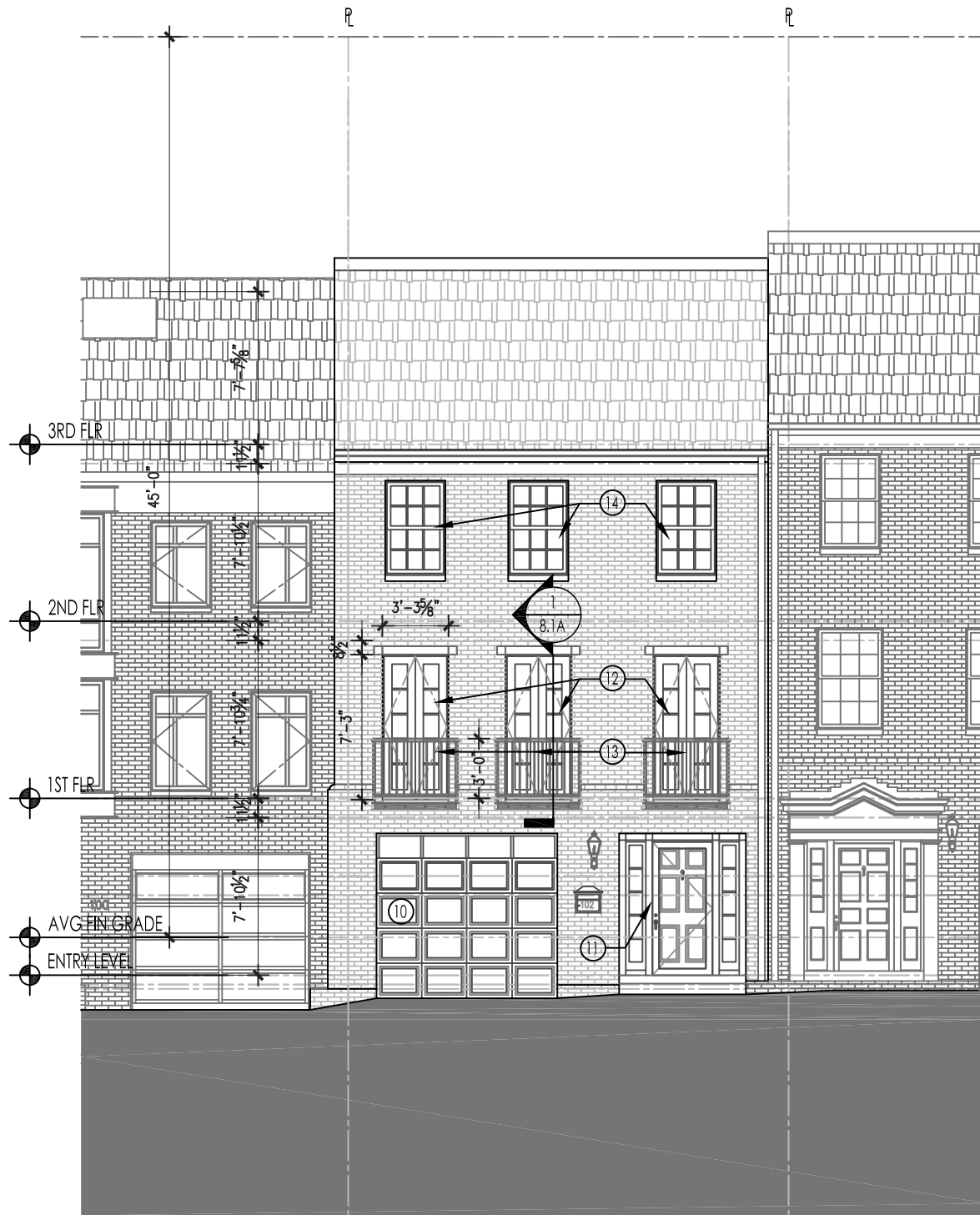
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PROPOSED QUAY STREET ELEVATION

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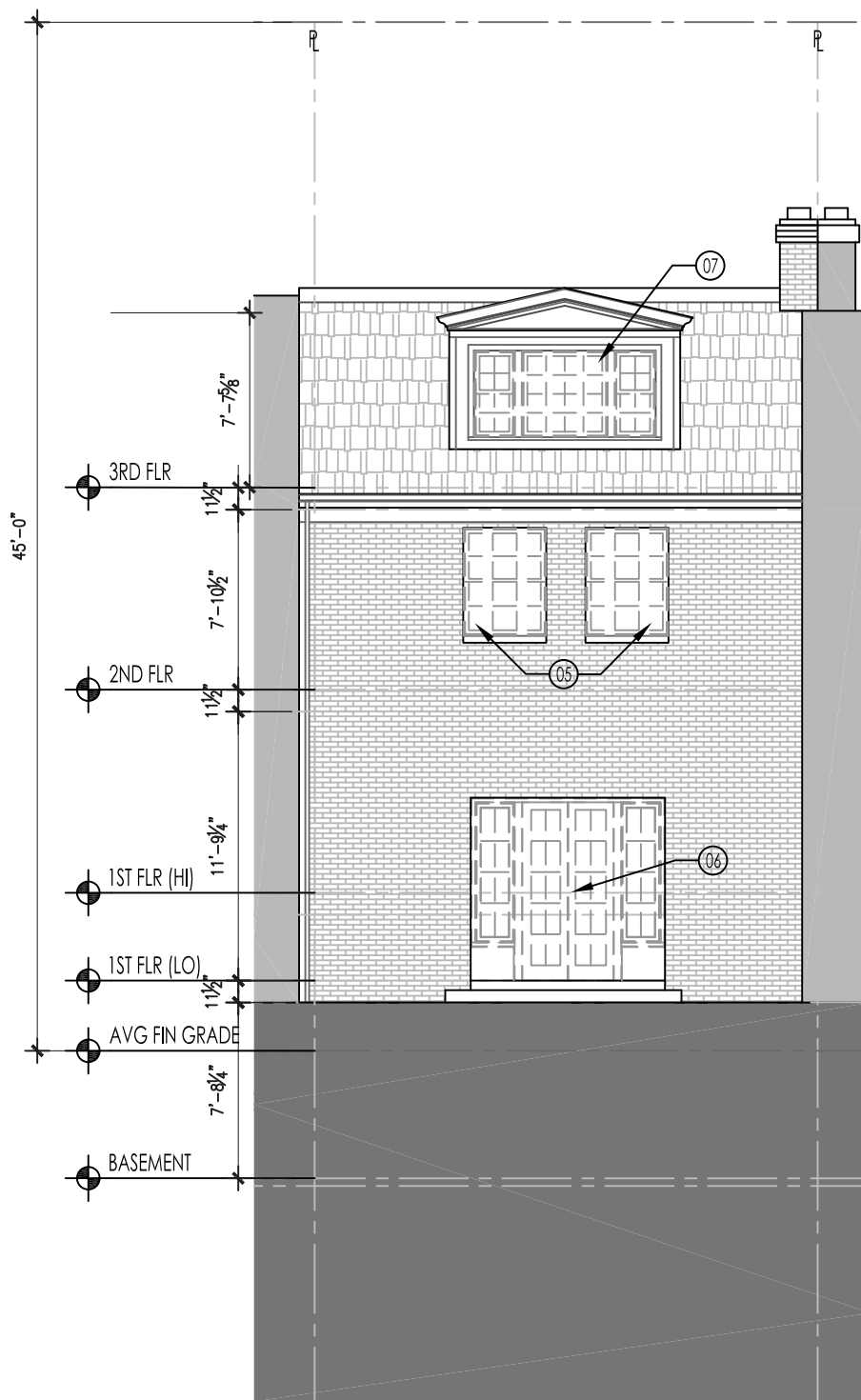
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BAR SUBMISSION

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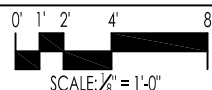


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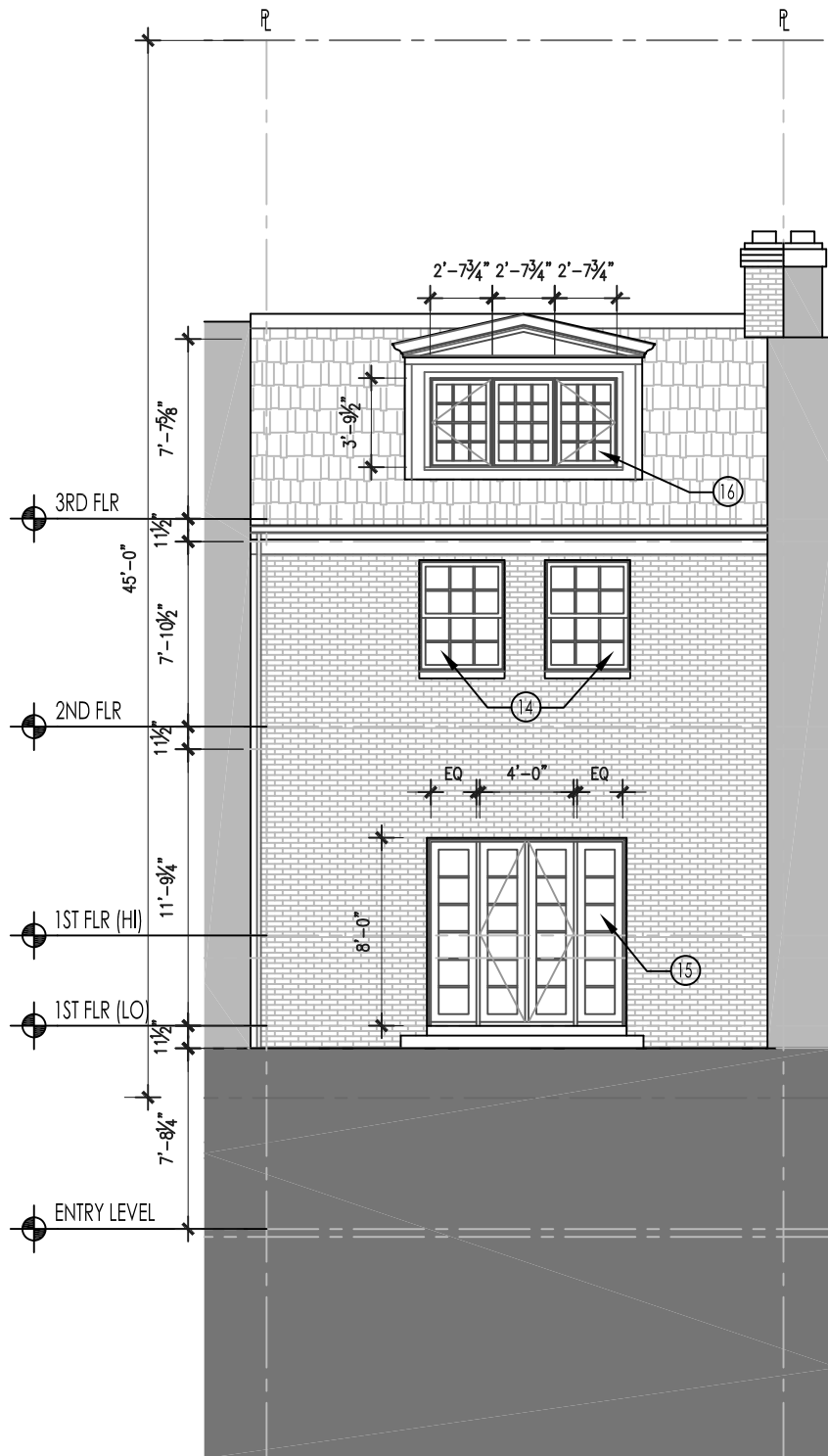
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BAR SUBMISSION

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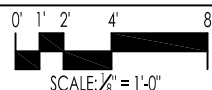


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PROPOSED REAR FACADE

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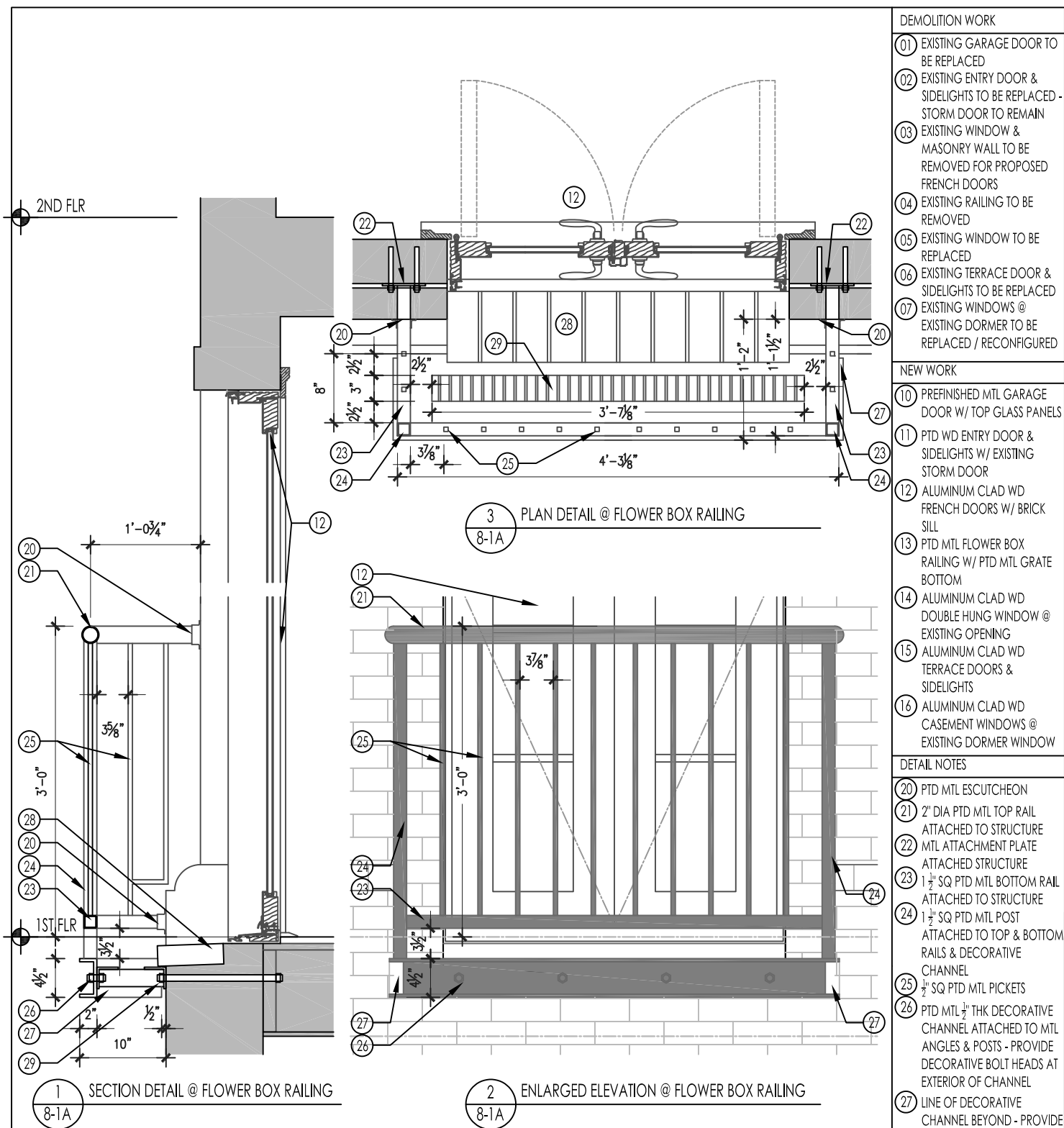
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BAR SUBMISSION

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102 Quay Street, Alexandria, VA 22314

TYPICAL DETAILS @ FRENCH DOORS & FLOWER BOX RAILING

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5 OCTOBER 2018

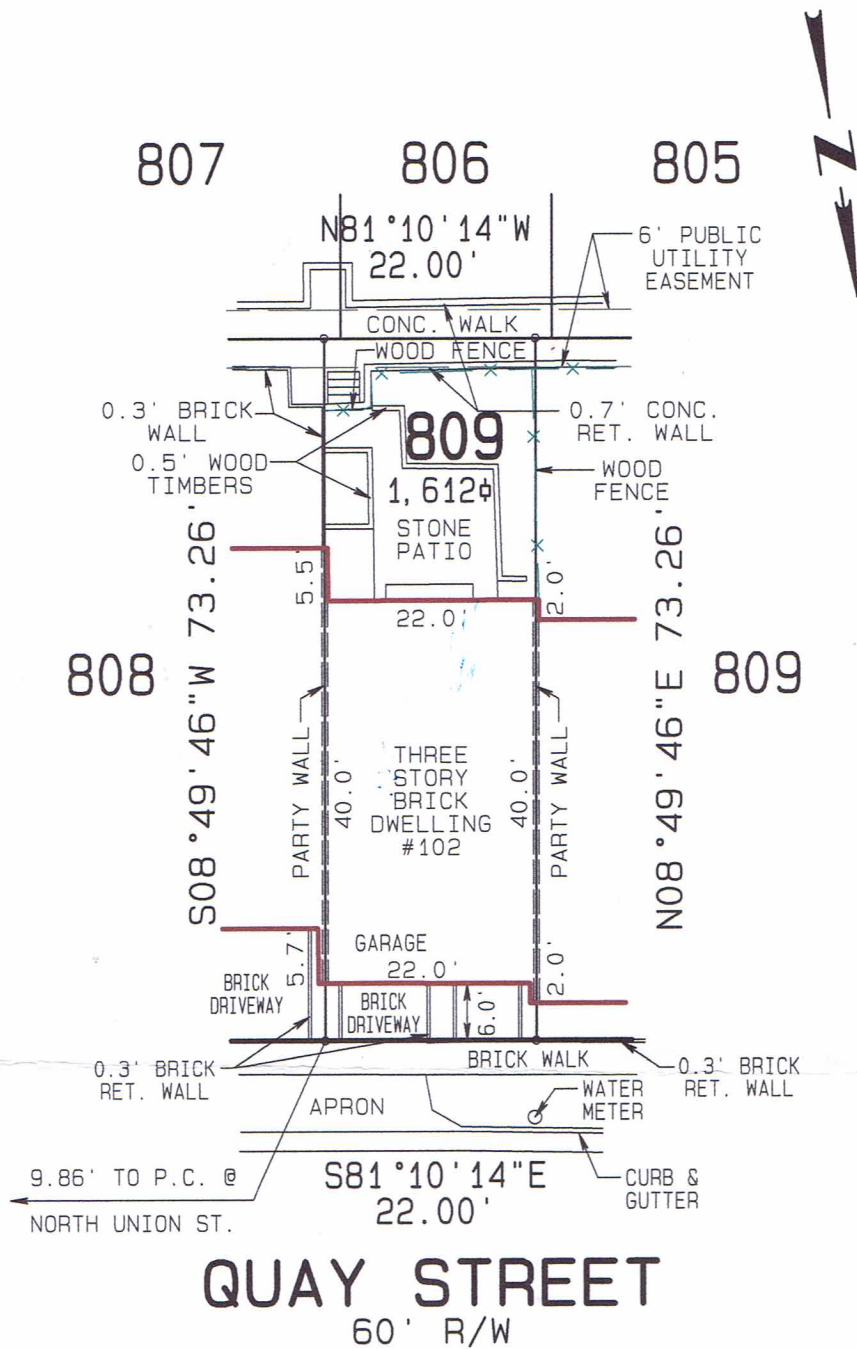
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ASK
8.1A

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PHYSICAL IMPROVEMENTS SURVEY
LOT 809, SECTION 4
OLD TOWNE

CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1"=20' DATE: APRIL 24, 2017

CASE NAME: LESLEY J. MORGAN

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