

ISSUE: Certificate of Appropriateness for alterations.

APPLICANT: Todd B. Catlin and Daniel W. Lee

LOCATION: Old and Historic Alexandria District
512 Queen Street

ZONE: RM/Residential Townhouse Zone

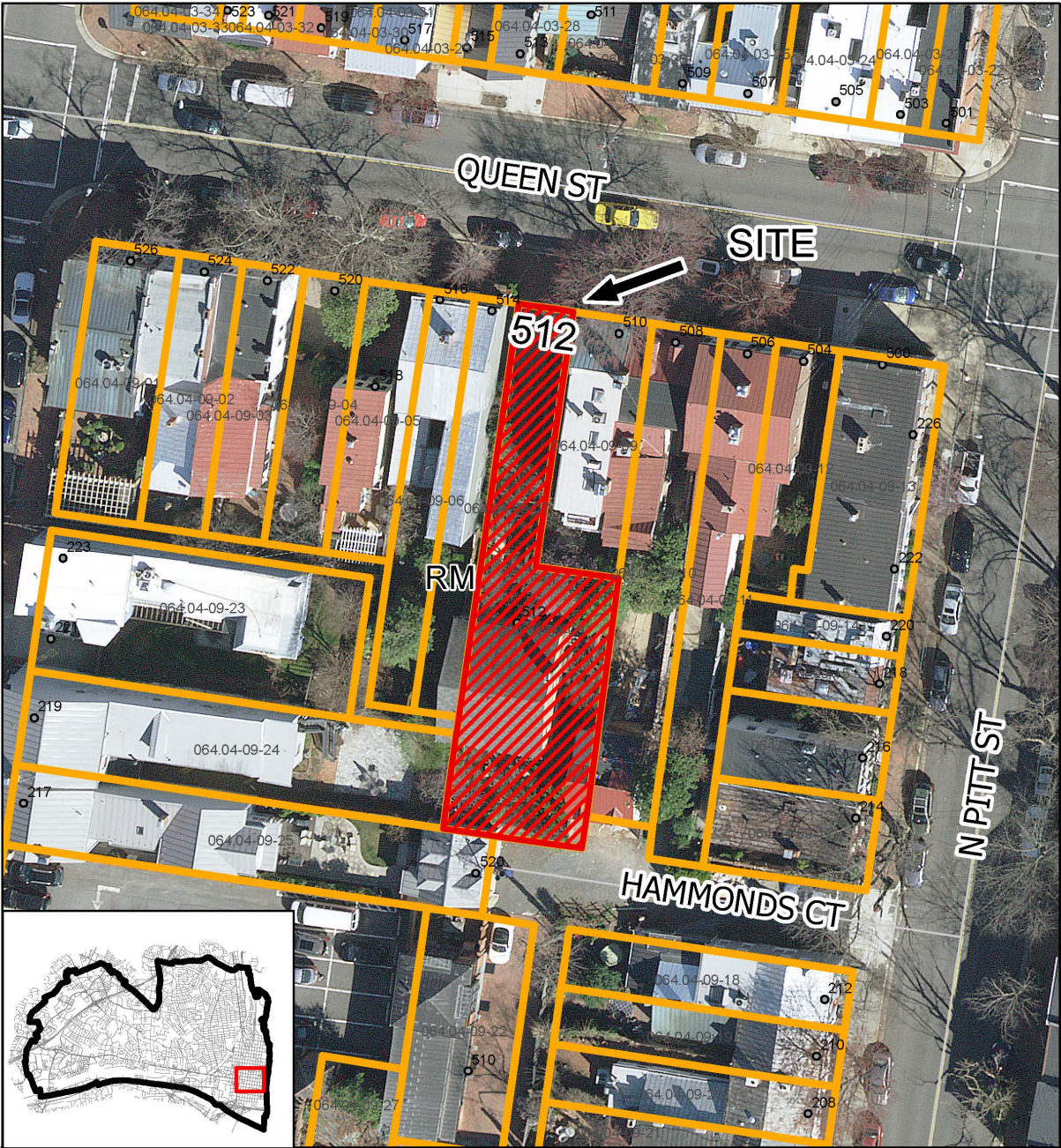
STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness for alterations with the following conditions:

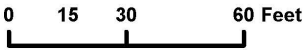
1. The limewash must be at least fifty percent translucent and the underlying red brick must show through;
2. The applicant must provide a sample of the limewash treatment for staff to review prior to initiating limewash or submitting the windows for building permits; and,
3. Replacement windows must comply with the *Alexandria New and Replacement Window Performance Specifications in the Historic Districts*.

GENERAL NOTES TO THE APPLICANT

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



BAR #2020-00025
512 Queen Street



UPDATE

By unanimous consent, the Board of Architectural Review accepted the request for deferral of BAR2020-00025 at the February 19, 2020 public hearing. The updated application includes a request to replace the existing asphalt shingle roof with a metal standing seam roof.

I. APPLICANT'S PROPOSAL

The applicant requests a Certificate of Appropriateness to apply a limewash to all elevations, in-kind window replacement, and to replace the existing asphalt shingle roof with a standing seam metal roof, at 512 Queen Street.

Site context

The subject property is set back 91'- 3" from Queen Street. The alley to the south, behind the subject property, is public. The alley to the west is private. The proposed alterations on all four elevations will be visible from the right-of-way and public alley.

II. HISTORY

The three-bay, two-story Colonial Revival style, brick single-family detached residence at 512 Queen Street was constructed in **1965**. Prior to the Board's approval of construction of the current property (4/14/1965), a two-story flounder house with a one-story 1950s addition was located on the site. The flounder house was constructed by 1885 when the Sanborn Fire Insurance Maps were first published.



Photo 1: Former flounder form house at 512 Queen Street.

Previous BAR Approvals

In 1969 and 1980, the Board approved garden walls and a gate at the front of the lot facing Queen Street.

On May 21, 2008, the BAR approved a Permit to Demolish (BAR2008-0066) to remove a portion of the garden to accommodate a larger tandem parking pad. The demolition was never undertaken.

More recently, in 2018, the BAR approved a permit to demolish/capsulate and certificate of appropriateness for an enlarged parking pad and new garden walls (BAR2018-00288/289).

III. ANALYSIS

Certificate of Appropriateness

Limewash

Staff has no objection to the application of a translucent limewash on this specific mid-20th century brick building in this location in the middle of the block. Limewash (or whitewash) is a breathable alternative to painting an unpainted masonry building. The zoning ordinance specifically prohibits painting unpainted masonry without BAR approval [section 10-209(B)(4)] in order to preserve the original local red brick character of Old Town. The subject property is a later building and is considered a background building within the Old and Historic District. It is set back 91'-3" from Queen Street and is constructed of modern, hard fired brick from the 1960s. Some of the original bricks were randomly treated with a thin glaze to look like weathered paint on brick recycled from another structure. The proposed white limewash will create a more uniform faux patina of age (recalling weathered white paint on red brick) on this Colonial Revival style building that is consistent with similar treatments during this period and will not detract from the building's architectural character. Staff recommends approval of the proposed limewashing with the condition that the underlying red brick show through the limewash and the limewash must be *at least 50 percent translucent*. An example of this treatment on a later structure is the Patina store approved by the BAR at 605 Franklin Street (Photo 2). The applicant must provide a sample for staff to review prior to initiating the painting or for submitting for building permits for window replacement.



Photo 2: Limewash at Patina, 605 Franklin St.

Window Replacement

The *Design Guidelines* states that “windows are a principal character defining feature of a building and serve both functional and aesthetic purposes.” The applicant also proposes replacement of the existing one-over-one windows with one-over-one aluminum clad windows, noting that the previous flounder house at 512 Queen Street, shown in Photo 1, had two-over-two windows. However, there is no record that this was the original window configuration of the flounder house, nor is there any historic or architectural relationship between the windows in the previous wood-frame flounder on this parcel and the windows of the existing brick, side-gable 1960s Colonial Revival style house. The Colonial Revival style attempts to recall the buildings of the late 18th century colonial period of America. Glass in these windows was imported and, therefore, expensive and required between 6 and 12 panes in each window sash.

Given the period of its construction, it is likely that the original windows in the flounder -- which historically was the service ell of a building constructed prior to constructing the primary block of the building -- were a less expensive six-over-six configuration like the flounder form, shed roofed houses directly across the street at 511 and 513 Queen Street (Photo 4). Therefore, the window style of an unrelated structure should not be considered as a precedent for the house there now.



Photo 4: Shed roofed flounder form houses on the 500 block of Queen St.

Staff recommends that the configuration of the replacement windows match the existing one-over-one configuration, to indicate the later period of this house. This design is appropriate for this 1960s Colonial Revival, single-family structure.

Roof Replacement

Staff has no objection to the replacement of the existing asphalt shingle roof. The proposed standing seam metal roof is appropriate for this 1960s Colonial Revival house.

Summary

With the conditions above, staff recommends the approval of one-over-one aluminum clad windows, standing seam metal roof, and the approval of translucent limewash because:

1. The dwelling is set back over 91' from the front lot line, in the middle of the block;
2. Limewash is a breathable membrane that is unlikely to trap moisture within the wall and harm the structure in the future;
3. The existing structure is not historic, and is a later building that was constructed in 1965, using hard fired brick that was originally glazed to look aged;
4. The proposed limewash will be a minimum of 50% translucent so the original brick color will show through; and
5. Brick with a faux patina of age is a characteristic of the Colonial Revival style, such as the mid-20th century period this house.

STAFF

Amirah Lane, Historic Preservation Planner, Planning & Zoning

Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning

- F-1 Proposed scope of work changes the materials, color, and design of the building that are the purview of the Board of Architectural Review. No zoning review needed.

Code Administration

- C-1 Alterations require a building permit and plan review 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

No archaeology oversight necessary for this project.

V. ATTACHMENTS

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

BAR Case # _____

ADDRESS OF PROJECT: 512 QUEEN STREET

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

TAX MAP AND PARCEL: 064.04-09-08 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: TODD B CATLIN & DANIEL W. LEE

Address: 512 QUEEN ST

City: ALEXANDRIA State: VA Zip: 22314

Phone: 860 387-8078 E-mail: TBCATLIN@GMAIL.COM

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

Name: _____

Phone: _____

E-mail: _____

Legal Property Owner:

Name: _____

Address: SAME

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

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

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

NATURE OF PROPOSED WORK: Please check all that apply

- ☐ NEW CONSTRUCTION
☐ EXTERIOR ALTERATION: Please check all that apply.
 ☐ awning ☐ fence, gate or garden wall ☐ HVAC equipment ☐ shutters
 ☐ doors ☒ windows ☐ siding ☐ shed
 ☐ lighting ☐ pergola/trellis ☒ painting unpainted masonry
 ☒ other ROOFING
☐ ADDITION
☐ DEMOLITION/ENCAPSULATION
☐ SIGNAGE

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

- LIME WASH EXISTING 1965 MOTTLED BRICK HOUSE

- REPLACE EXISTING WINDOWS (ONE OVER ONE) WITH MODERN PELLA ALUMINIUM CLAD (EXTERIOR) ONE OVER ONE WINDOWS - FULL REMOVAL OF OLD & REPLACEMENT

- REPLACE EXISTING ASPHALT ROOFING SHINGLES WITH METAL STANDING SEAM TYPE ROOFING - SILVER/GRAY COLOR - TO REFLECT HEAT, etc & MORE IN KEEPING W/ HISTORIC HOUSES IN AREA.

SUBMITTAL REQUIREMENTS:

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

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

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

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

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

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

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

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

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

- ☒ ☒ ^{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.

BAR Case # _____

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

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

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

APPLICANT OR AUTHORIZED AGENT:

Signature: 

Printed Name: TODD B. CATLIN DANIEL W. LEE

Date: 1/17/2020

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. Todd B. Catlin	512 Queen St	50%
2. Daniel W. Lee	512 Queen St	50%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____ (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1.		
2.		
3.	N/A	

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.		
2.	N/A	
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.

1/17/2020
Date

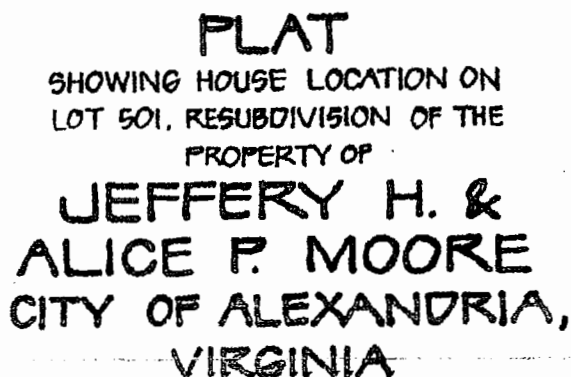
TODD B. CATLIN
Printed Name


Signature

1/17/2020 DANIEL W. LEE



NOTE:
TELEPHONE &
ELECTRIC UNDER.



MAY 11, 1993

QUEEN STREET











512 QUEEN STREET
PROPOSED



512 QUEEN STREET

ORIGINAL STRUCTURE

PHOTO PRE 1965

NOTE 2 OVER 2 WINDOWS.
WHITE PAINT





Lancaster Lime Works
NATURAL LIME FOR PRESERVATION AND BUILDING

Lime Wash

Product Name: Lime Wash

Manufacturer:

Lancaster Lime Works
1630 Millersville Pike
Lancaster, PA 17603
717.207.7014
<http://lancasterlimeworks.com>

Product Description:

Lancaster Lime Works Lime Wash is a non-hydraulic, pre-mixed Lime Wash with the ideal mixture of our lime putty and water. It is made by mixing high-calcium (98%), High PH (12+), carbonating, high surface area, low-magnesium, (slaked) lime putty (calcium hydroxide) with clean non-chlorinated water. The lime is aged for at least one month in the bucket with the surface covered with water to prevent carbonation before being made into lime wash. It will keep like this indefinitely as long as carbon dioxide is excluded.

Designed to replace historic lime washes, it reduces the absorption of water, and allows rapid escape of moisture. With high plasticity and superior workability, it forms a strong bond with masonry units.

Basic Use:

Lancaster Lime Works Lime Wash is excellent for application over a wide variety of stucco, brick and stone, providing excellent strength, durability, breathability, and flexibility. It is especially suitable for very porous and soft masonry units.

A thin coat of Lime Wash must be applied to thoroughly dampened masonry for successful curing. Curing occurs when the Lime Wash slowly dries out over 24+ hours (this is called the carbonation process), and applying to dry masonry or any porous substrate without dampening could lead to flash drying and lime wash failure. Protect installed lime wash from drying heat and winds and frost. Additional coats may be applied after previous coats have carbonated. Carbonation usually takes 24 hours.

Allow 2 weeks of warm weather conditions (above 40 deg F.) for proper curing.

Lime Wash should be re-mixed in the bucket for 5-10 minutes just prior and during application to provide correct workability and consistent consistency and color. Water should not be added unless a thinner coat is desired.

Application should be done using brushes or a sprayer. If a sprayer is used, a thorough back-brushing must be done immediately after application.

This is a non-hydraulic lime wash, and installers should thoroughly familiarize themselves with the LLW Lime Wash Installation Guide, which can be found on the website.

Lancaster Lime Works Lime Wash is packaged in 5 gallon plastic pails with lids. It requires thorough mixing before application.

Compatible with Lancaster Lime Works mortars and Stucco.

Limitations:

Alkali-stable pigments can be used up to 20% of the dry binder weight of the lime wash. Other additives should not be added to the Lime Wash if maximum "breathability" is desired. Lancaster Lime Works Old Fashioned Casein can be added as per technical instructions.

Installations should not be waterproofed or sealed in any way. Not recommended for below-grade exterior applications, or for locations that are constantly wet. Cleaning should be done with very weak acids (such as white vinegar), being careful not to allow cleaners to come into contact with the lime wash. Cleaning with acid degrades surface lime and leaves behind salts which can later cause efflorescence.

Application with a roller is not recommended.

Lancaster Lime Works Lime Wash must not be installed over any substrate that contains salt or other compounds that may cause product failure.

Contractors are responsible for ensuring that installers are properly trained in the correct application of the product.

Training is offered by LLW

Technical Data and Services:

Available upon request. Call our offices at 717.207.7014.

Safety/Health:

Refer to our lime SDS for safety information. Caustic. Wear eye and skin protection at all times when handling.



Proposal - Detailed

Pella Window and Door Showroom of Tysons Corner
8150 Leesburg Pike Suite 140
Vienna, VA 22182
Phone: (301) 354-3689 Fax:

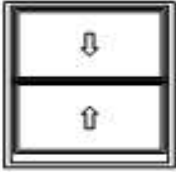
Sales Rep Name: Hopkins, Brett
Sales Rep Phone: 703-346-1650
Sales Rep E-Mail: brett.hopkins@pellamidatlantic.com
Sales Rep Fax: 703-847-5788

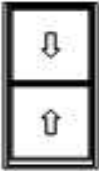
Customer Information	Project/Delivery Address	Order Information
Dan Lee 512 Queen St ALEXANDRIA, VA 22314-2513 Primary Phone: (860) 4616477 Mobile Phone: Fax Number: E-Mail: danlee06078@gmail.com Contact Name: Great Plains #: Customer Number: 1009342761 Customer Account: 1005449930	Lee, Dan & Todd Catlin Lot # , County: Owner Name: Dan Lee Owner Phone: (860) 4616477	Quote Name: Architect Traditional Full Frame all trim Order Number: 717 Quote Number: 12206799 Order Type: Installed Sales Wall Depth: Payment Terms: Tax Code: Cust Delivery Date: None Quoted Date: 1/9/2020 Contracted Date: Booked Date: Customer PO #:

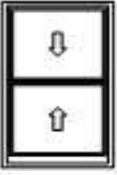
Customer Notes: This is for a full frame replacement where we will remove all interior molding and trim during the installation...all exterior molding and trim will be wrapped in a matching aluminum clad trim...


Pella will install all new interior molding and trim that will be prefinished Bright White to match the interior of the windows...


Architect Series Traditional
Iron Ore aluminum clad ext
Bright White int
White cam action hardware...no sash lifts
1/2 screens


Line #	Location:	Attributes	
10	Kitchen	Architect, Traditional, Double Hung, White	Qty 1
			
<p>Viewed From Exterior</p>			
<p>PK # 2078</p> <p>1: Non-Standard Size Double Hung, Equal General Information: Standard, Luxury, Clad, Pine, 5", 3 11/16", No Certification Exterior Color / Finish: Painted, Standard Enduraclad, White Interior Color / Finish: Bright White Paint Interior Sash / Panel: Ogee, Ogee, Standard, No Sash Lugs Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, White, No Window Opening Control Device, No Limited Opening Hardware, No Sash Lift, No Integrated Sensor Screen: Half Screen, Standard EnduraClad, White, Standard, InView™ Performance Information: U-Factor 0.29, SHGC 0.28, VLT 0.53, CPD PEL-N-232-00253-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08 11, Egress Does not meet typical United States egress, but may comply with local code requirements Grille: No Grille,</p>			
RIW210 - Full Tear Out Installation - Single Unit			Qty 1
PSPAINTRR24 - PAINTRR24 Paint Picture Frame, Stool, Shirt for Full Tear Ou			Qty 1


Line #	Location:	Attributes	
15	Rear Liv Room	Architect, Traditional, Double Hung, White	Qty 3
			
<p>Viewed From Exterior</p>			
<p>PK # 2078</p> <p>1: Non-Standard Size Double Hung, Equal General Information: Standard, Luxury, Clad, Pine, 5", 3 11/16", No Certification Exterior Color / Finish: Painted, Standard Enduraclad, White Interior Color / Finish: Bright White Paint Interior Sash / Panel: Ogee, Ogee, Standard, No Sash Lugs Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, White, No Window Opening Control Device, No Limited Opening Hardware, No Sash Lift, No Integrated Sensor Screen: Half Screen, Standard EnduraClad, White, Standard, InView™ Performance Information: U-Factor 0.29, SHGC 0.28, VLT 0.53, CPD PEL-N-232-00253-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08 11, Egress Meets Typical for ground floor 5.0 sqft (E1) (United States Only) Grille: No Grille,</p>			
PSPAINTRR24 - PAINTRR24 Paint Picture Frame, Stool, Shirt for Full Tear Ou			Qty 1
RIW210 - Full Tear Out Installation - Single Unit			Qty 1


Line #	Location:	Attributes	
20	Laundry	Architect, Traditional, Double Hung, White	Qty 1
		<p>PK # 2078</p> <p>1: Non-Standard Size Double Hung, Equal General Information: Standard, Luxury, Clad, Pine, 5", 3 11/16", No Certification Exterior Color / Finish: Painted, Standard Enduraclad, White Interior Color / Finish: Bright White Paint Interior Sash / Panel: Ogee, Ogee, Standard, No Sash Lugs Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, White, No Window Opening Control Device, No Limited Opening Hardware, No Sash Lift, No Integrated Sensor Screen: Half Screen, Standard EnduraClad, White, Standard, InView™ Performance Information: U-Factor 0.29, SHGC 0.28, VLT 0.53, CPD PEL-N-232-00253-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08 11, Egress Does not meet typical United States egress, but may comply with local code requirements Grille: No Grille,</p>	
	Viewed From Exterior		
		PSPAINTRR24 - PAINTRR24 Paint Picture Frame, Stool, Shirt for Full Tear Ou	Qty 1
		RIW210 - Full Tear Out Installation - Single Unit	Qty 1


Line #	Location:	Attributes	
25	Front Liv Room	Architect, Traditional, Double Hung, White	Qty 3
		<p>PK # 2078</p> <p>1: Non-Standard Size Double Hung, Equal General Information: Standard, Luxury, Clad, Pine, 5", 3 11/16", No Certification Exterior Color / Finish: Painted, Standard Enduraclad, White Interior Color / Finish: Bright White Paint Interior Sash / Panel: Ogee, Ogee, Standard, No Sash Lugs Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, White, No Window Opening Control Device, No Limited Opening Hardware, No Sash Lift, No Integrated Sensor Screen: Half Screen, Standard EnduraClad, White, Standard, InView™ Performance Information: U-Factor 0.29, SHGC 0.28, VLT 0.53, CPD PEL-N-232-00253-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08 11, Egress Does not meet typical United States egress, but may comply with local code requirements Grille: No Grille,</p>	
	Viewed From Exterior		
		PSPAINTRR24 - PAINTRR24 Paint Picture Frame, Stool, Shirt for Full Tear Ou	Qty 1
		RIW210 - Full Tear Out Installation - Single Unit	Qty 1


Line #	Location:	Attributes	
30	Bottom Stairs	Support Product Contemporary, Direct Set Fixed Frame, White	Qty 1
	 <p>Viewed From Exterior</p>	<p>PK # 2078</p> <p>1: Fixed Frame General Information: Interior Glazed, Factory Assembled, Standard, Clad, Pine, 5", 3 11/16", No Certification Exterior Color / Finish: Painted, Standard Enduraclad, White Interior Color / Finish: Bright White Paint Interior Glass: Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Performance Information: U-Factor 0.29, SHGC 0.32, VLT 0.62, CPD PEL-N-18-02773-00001, Performance Class CW, PG 90, Calculated Positive DP Rating 90, Calculated Negative DP Rating 90, Year Rated 08 11 Grille: No Grille,</p>	
		RIW210 - Full Tear Out Installation - Single Unit	Qty 1
		PSPAINTRR24 - PAINTRR24 Paint Picture Frame, Stool, Shirt for Full Tear Ou	Qty 1


Line #	Location:	Attributes	
35	Top Stairs	Architect, Traditional, Double Hung, White	Qty 1
	 <p>Viewed From Exterior</p>	<p>PK # 2078</p> <p>1: Non-Standard Size Double Hung, Equal General Information: Standard, Luxury, Clad, Pine, 5", 3 11/16", No Certification Exterior Color / Finish: Painted, Standard Enduraclad, White Interior Color / Finish: Bright White Paint Interior Sash / Panel: Ogee, Ogee, Standard, No Sash Lugs Glass: Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, White, No Window Opening Control Device, No Limited Opening Hardware, No Sash Lift, No Integrated Sensor Screen: Half Screen, Standard EnduraClad, White, Standard, InView™ Performance Information: U-Factor 0.29, SHGC 0.28, VLT 0.52, CPD PEL-N-232-00257-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08 11, Egress Does not meet typical United States egress, but may comply with local code requirements Grille: No Grille,</p>	
		PSPAINTRR24 - PAINTRR24 Paint Picture Frame, Stool, Shirt for Full Tear Ou	Qty 1
		RIW210 - Full Tear Out Installation - Single Unit	Qty 1

Line #	Location:	Attributes	
40	Bathroom	Architect, Traditional, Double Hung, White	Qty 1
		<p>PK # 2078</p> <p>1: Non-Standard Size Double Hung, Equal General Information: Standard, Luxury, Clad, Pine, 5", 3 11/16", No Certification Exterior Color / Finish: Painted, Standard Enduraclad, White Interior Color / Finish: Bright White Paint Interior Sash / Panel: Ogee, Ogee, Standard, No Sash Lugs Glass: Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, White, No Window Opening Control Device, No Limited Opening Hardware, No Sash Lift, No Integrated Sensor Screen: Half Screen, Standard EnduraClad, White, Standard, InView™ Performance Information: U-Factor 0.29, SHGC 0.28, VLT 0.52, CPD PEL-N-232-00257-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08 11, Egress Does not meet typical United States egress, but may comply with local code requirements Grille: No Grille,</p>	
	Viewed From Exterior		
		PSPAINTRR24 - PAINTRR24 Paint Picture Frame, Stool, Shirt for Full Tear Ou	Qty 1
		RIW210 - Full Tear Out Installation - Single Unit	Qty 1

Line #	Location:	Attributes	
45	Master Bedroom	Architect, Traditional, Double Hung, White	Qty 2
		<p>PK # 2078</p> <p>1: Non-Standard Size Double Hung, Equal General Information: Standard, Luxury, Clad, Pine, 5", 3 11/16", No Certification Exterior Color / Finish: Painted, Standard Enduraclad, White Interior Color / Finish: Bright White Paint Interior Sash / Panel: Ogee, Ogee, Standard, No Sash Lugs Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, White, No Window Opening Control Device, No Limited Opening Hardware, No Sash Lift, No Integrated Sensor Screen: Half Screen, Standard EnduraClad, White, Standard, InView™ Performance Information: U-Factor 0.29, SHGC 0.28, VLT 0.53, CPD PEL-N-232-00253-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08 11, Egress Does not meet typical United States egress, but may comply with local code requirements Grille: No Grille,</p>	
	Viewed From Exterior		
		PSPAINTRR24 - PAINTRR24 Paint Picture Frame, Stool, Shirt for Full Tear Ou	Qty 1
		RIW210 - Full Tear Out Installation - Single Unit	Qty 1

Line #	Location:	Attributes	
50	Office	Architect, Traditional, Double Hung, White	Qty 1
			
Viewed From Exterior			
<p>PK # 2078</p> <p>1: Non-Standard Size Double Hung, Equal General Information: Standard, Luxury, Clad, Pine, 5", 3 11/16", No Certification Exterior Color / Finish: Painted, Standard Enduraclad, White Interior Color / Finish: Bright White Paint Interior Sash / Panel: Ogee, Ogee, Standard, No Sash Lugs Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, White, No Window Opening Control Device, No Limited Opening Hardware, No Sash Lift, No Integrated Sensor Screen: Half Screen, Standard EnduraClad, White, Standard, InView™ Performance Information: U-Factor 0.29, SHGC 0.28, VLT 0.53, CPD PEL-N-232-00253-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08 11, Egress Does not meet typical United States egress, but may comply with local code requirements Grille: No Grille,</p>			
RIW210 - Full Tear Out Installation - Single Unit			Qty 1
PSPAINTRR24 - PAINTRR24 Paint Picture Frame, Stool, Shirt for Full Tear Ou			Qty 1

Line #	Location:	Attributes	
55	Office	Architect, Traditional, Double Hung, White	Qty 1
			
Viewed From Exterior			
<p>PK # 2078</p> <p>1: Non-Standard Size Double Hung, Equal General Information: Standard, Luxury, Clad, Pine, 5", 3 11/16", No Certification Exterior Color / Finish: Painted, Standard Enduraclad, White Interior Color / Finish: Bright White Paint Interior Sash / Panel: Ogee, Ogee, Standard, No Sash Lugs Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, White, No Window Opening Control Device, No Limited Opening Hardware, No Sash Lift, No Integrated Sensor Screen: Half Screen, Standard EnduraClad, White, Standard, InView™ Performance Information: U-Factor 0.29, SHGC 0.28, VLT 0.53, CPD PEL-N-232-00253-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08 11, Egress Does not meet typical United States egress, but may comply with local code requirements Grille: No Grille,</p>			
PSPAINTRR24 - PAINTRR24 Paint Picture Frame, Stool, Shirt for Full Tear Ou			Qty 1
RIW210 - Full Tear Out Installation - Single Unit			Qty 1

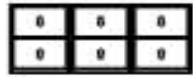
Line #	Location:	Attributes	
60	Guest Bedroom	Architect, Traditional, Double Hung, White	Qty 1
			
Viewed From Exterior			
<p>PK # 2078</p> <p>1: Non-Standard Size Double Hung, Equal General Information: Standard, Luxury, Clad, Pine, 5", 3 11/16", No Certification Exterior Color / Finish: Painted, Standard Enduraclad, White Interior Color / Finish: Bright White Paint Interior Sash / Panel: Ogee, Ogee, Standard, No Sash Lugs Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, White, No Window Opening Control Device, No Limited Opening Hardware, No Sash Lift, No Integrated Sensor Screen: Half Screen, Standard EnduraClad, White, Standard, InView™ Performance Information: U-Factor 0.29, SHGC 0.28, VLT 0.53, CPD PEL-N-232-00253-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08 11, Egress Does not meet typical United States egress, but may comply with local code requirements Grille: No Grille,</p>			
PSPAINTRR24 - PAINTRR24 Paint Picture Frame, Stool, Shirt for Full Tear Ou			Qty 1
RIW210 - Full Tear Out Installation - Single Unit			Qty 1

Line #	Location:	Attributes
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65 Guest Bedroom

Architect, Traditional, 3-Wide Double Hung, White**Qty**

1

PK #
2078

Viewed From Exterior

1: 45.62557 Double Hung, Equal**General Information:** Standard, Luxury, Clad, Pine, 5", 3 11/16", No Certification**Exterior Color / Finish:** Painted, Standard Enduraclad, White**Interior Color / Finish:** Bright White Paint Interior**Sash / Panel:** Ogee, Ogee, Standard, No Sash Lugs**Glass:** Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude**Hardware Options:** Cam-Action Lock, White, No Window Opening Control Device, No Limited Opening Hardware, No Sash Lift, No Integrated Sensor**Screen:** Half Screen, Standard EnduraClad, White, Standard, InView™**Performance Information:** U-Factor 0.29, SHGC 0.28, VLT 0.53, CPD PEL-N-232-00253-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11, Egress Meets Typical 5.7 sqft (E) (United States Only)**Grille:** No Grille,**Vertical Mull 1:** FactoryMull, Standard Joining Mullion, Frame To Frame Width- 0", Mull Design Pressure- 20**2: 45.62557 Double Hung, Equal****General Information:** Standard, Luxury, Clad, Pine, 5", 3 11/16", No Certification**Exterior Color / Finish:** Painted, Standard Enduraclad, White**Interior Color / Finish:** Bright White Paint Interior**Sash / Panel:** Ogee, Ogee, Standard, No Sash Lugs**Glass:** Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude**Hardware Options:** Cam-Action Lock, White, No Window Opening Control Device, No Limited Opening Hardware, No Sash Lift, No Integrated Sensor**Screen:** Half Screen, Standard EnduraClad, White, Standard, InView™**Performance Information:** U-Factor 0.29, SHGC 0.28, VLT 0.53, CPD PEL-N-232-00253-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11, Egress Meets Typical 5.7 sqft (E) (United States Only)**Grille:** No Grille,**Vertical Mull 2:** FactoryMull, Standard Joining Mullion, Frame To Frame Width- 0", Mull Design Pressure- 20**3: 45.62557 Double Hung, Equal****General Information:** Standard, Luxury, Clad, Pine, 5", 3 11/16", No Certification**Exterior Color / Finish:** Painted, Standard Enduraclad, White**Interior Color / Finish:** Bright White Paint Interior**Sash / Panel:** Ogee, Ogee, Standard, No Sash Lugs**Glass:** Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude**Hardware Options:** Cam-Action Lock, White, No Window Opening Control Device, No Limited Opening Hardware, No Sash Lift, No Integrated Sensor**Screen:** Half Screen, Standard EnduraClad, White, Standard, InView™**Performance Information:** U-Factor 0.29, SHGC 0.28, VLT 0.53, CPD PEL-N-232-00253-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11, Egress Meets Typical 5.7 sqft (E) (United States Only)**Grille:** No Grille,**PSPAINTRR25 - PAINTRR25 Paint Extension Jambs for Full Tear Out**

Qty 3

RIW210 - Full Tear Out Installation - Single Unit

Qty 1

RIW211 - Additional Unit within same opening over 96 united inches

Qty 2

From: [Paul and Avis Fleming Hodge](#)
To: [Lia Niebauer](#)
Subject: [EXTERNAL]Fwd: Delivery Status Notification (Failure)
Date: Monday, January 11, 2021 4:03:05 PM
Attachments: [icon.png](#)

Date: Sun, 10 Jan 2021 18:22:25 -0500

Subject: re proposed exterior changes to 512 Queen St., Alexandria, VA, 22314, before the BAR on 1/21

Dear Lia Niiebauer,

My wife and I live at 514 Queen St., next door to 512 and closest to this set-back house (Note: we are long-term renters of 514 Queen, not owners).

Todd Duncan and Daniel Lee have made many handsome improvements to their house, a very ordinary 1950s brick, with lowest-common denominator, garish brick and non-mullioned windows, which would not, I believe, be approved today. A lime wash would be a huge improvement to the brick and a new, metal, roof also a clear improvement.

We strongly approve the proposed changes.

We used to own the three-story brick at 317 Queen Street, have lived only in historic houses since birth, over 80 years ago, and have been active in historic preservation in Old Town and in Unison, outside Middleburg. I created the nonprofit Unison Preservation Society, which put the Unison Village on the National Register and then created the 8-square-mile Unison Battlefield Historic District. We also were among the half dozen families, working with preservation attorney Robert Montague III, suing the city and blocking four 22-story

waterfront high rises, where Founders Park now graces the waterfront at the foot of Queen Street.

We think the changes proposed by Todd Catlin and Daniel Lee would be a distinct upgrade for this historic and handsome block of Queen Street, where it is the only non-historic house and is currently noticeable, though set back, for its cheap brick exterior.

Thanks for letting neighbors comment.

Paul and Avis Hodge

571-982-3300; a.p.hodge2@gmail.com.

DISCLAIMER: This message was sent from outside the City of Alexandria email system. DO NOT CLICK any links or download attachments unless the contents are from a trusted source.

From: [Todd Catlin](#)
To: [Lia Niebauer](#)
Subject: [EXTERNAL]Fwd: 512 Queen Street proposed changes BAR 1/21/2021
Date: Tuesday, January 12, 2021 12:18:55 PM

Begin forwarded message:

From: Rosemary Furfaro <rosemary.furfaro@comcast.net>
Subject: 512 Queen Street proposed changes
Date: February 9, 2020 at 12:40:16 PM EST
To: Todd Catlin & Dan Lee Neighbors <Tbcatlin@gmail.com>

Dear Todd,

I'm delighted that you're my neighbors, and that your lovely home is across from mine at 511 Queen Street.

It's heartening to learn that you both are continuing your interest in maintaining the condition of your home, as well as adhering to the historical standards set by Alexandria's BAR.

I didn't realize lime-washing brick is an option for bare brick homes, but I'm happy that you're considering this method. I find it adds a softer and more attractive appearance rather than bland, unpainted brick, as in the new brick of our addition we made in 2007-8. And I believe your choice of two-over-two windows will add character to your home. Kudos for both of you!

I feel fortunate that, as neighbors, you agree with my late husband's and my position we've held since buying this home in historic Old Town in 2004: That we are the stewards of these charming residences, and maintaining their historic appearance as well as gaining the guidance of the BAR in this process helps our property values, helps these structures to remain stable, and therefore continue to be one of Old Town Alexandria's most valuable assets—a big draw for tourism.

Best wishes on your progress. I think it's a never-ending endeavor.

Sincerely,

Rosemary Furfaro
511 Queen Street
Alexandria, VA 22314

From: [Todd Catlin](#)
To: [Lia Niebauer](#)
Subject: [EXTERNAL]Fwd: 512 Queen Street BAR 1/21/2021
Date: Tuesday, January 12, 2021 12:17:08 PM

Begin forwarded message:

From: S Edgington <sedgington003@gmail.com>
Subject: 512 Queen Street
Date: February 10, 2020 at 4:46:16 PM EST
To: tbcatlin@gmail.com

Hello Todd,

Thank you for letting us know your plans for your home. We are directly across the street at 513 Queen St. Both of us believe that the improvements you propose would definitely give your home more visual interest.

Best regards,

Eric and Susan Edgington