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

for alterations

**APPLICANT:** John Kane

**LOCATION:** Old and Historic Alexandria District

422 North Union Street

**ZONE:** RM/Residential Townhouse Zone

### STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish and Certificate of Appropriateness with the condition that the windows and doors comply with *Alexandria New and Replacement Window Performance Specifications in 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 (<u>including signs</u>). 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 <u>Virginia Department of Historic Resources (VDHR)</u> prior to initiating any work to determine whether the proposed project may qualify for such credits.



<u>Note</u>: Staff coupled the applications for a Permit to Demolish (BAR2021-00334) and Certificate of Appropriateness (BAR2021-00335) for clarity and brevity. The Permit to Demolish requires a roll call vote.

### I. <u>APPLICANT'S PROPOSAL</u>

The applicant requests a Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness to rebuild the existing front dormer, add a terrace at the third floor rear elevation, and add a new exterior stair to the rooftop terraces, as well as alterations, at 422 North Union Street.

### Permit to Demolish/Capsulate

- 1. Demolish the dormer and a portion of roof on the east elevation
- 2. Demolish a portion of the rear/west roof
- 3. Demolish the existing chimney

### Certificate of Appropriateness

- 1. New front dormer with three (3) casement windows, rubber roof and fiber cement siding
- 2. Replacement roofing will match existing asphalt roof as needed
- 3. 36" high metal guardrail surrounding the lower and upper proposed roof terraces
- 4. Relocate existing HVAC unit with new PVC mechanical screening
- 5. New fireplace vent with mechanical screening enclosure (not visible)
- 6. New lower terrace on the west elevation with patio doors, outdoor wall sconces, and a stair with 36" high metal handrails for access to the upper terrace.

### Site context

The property faces Founders Park to the east. The east/front dormer is therefore visible from both North Union Street and the park. The rear/west elevation faces the parking lot for the Lee Street Square development. Although that parking lot is private property, the rear/west elevation is slightly visible from Oronoco Street.

### II. HISTORY

The three-and-a-half story, three bay, brick townhouse dwelling at 422 North Union 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.

### Previous BAR Approvals

BAR2007-0200 – Board approval for wood window replacement (10/3/2007)

BAR2011-0357 – Administrative approval to reroof the townhouse (12/12/2011)

BAR2014-00162/00145 - Board approved for a Permit to Demolish and Alterations (6/4/2015)

### III. <u>ANALYSIS</u>

### Permit to Demolish/Capsulate

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

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

In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted. The roof area which will be demolished is not historic and the materials to be demolished are not of unusual or uncommon design and could be reproduced easily.

### Certificate of Appropriateness

The *Design Guidelines* state that "roof decks should be constructed so that they do not interfere with the historic roofline of a building" and "material should not be used on a roof deck that

detracts from the historic architecture of a structure." The townhouses in this development are *not* historic buildings but *are* compatible with the overall character of the historic district. Although most of the roofs of the townhouse complex appear to be gable designs from the street, they are actually flat for a large portion of the central area. Many homeowners have adapted the large attic areas below for living space and a desire to use the flat roof areas for observation of the Potomac River. Many of these townhouses have similar roof decks. See Figures 1 & 2.





Figure 1: Existing east elevation; 422 N. Union center

Figure 2: Proposed east elevation

The proposed guardrails on the upper and lower terraces will be partially visible when viewed from the public right-of-way on North Union Street and visible when viewed farther away in Founder's Park. Additionally, they will also be partially visible from Oronoco Street across an open parking area behind the property. See Figures 3 & 4.

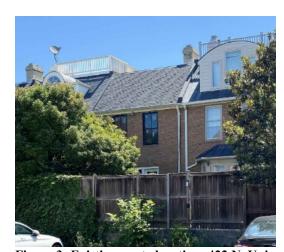




Figure 3: Existing west elevation; 422 N. Union center

Figure 4: Proposed west elevation

Staff finds that while the existing roof is visible in certain locations, it is not a significant architectural feature and is not integral to the overall design of this townhouse given the age of the townhouse and the material composition. The selection of modern materials such as casement

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windows and fiber cement siding are also appropriate. When submitting the building permit, the applicant should submit window and door specifications that complies with the BAR's Window Policy. Staff also has no objection to the HVAC relocation and screening.

With the condition above, staff recommends approval of the project.

### **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**

- C-1 Per §6-403(B)(2), the Board of Architectural Review may waive or modify the screening requirement of the proposed roof deck and HVAC units, if the board finds such requirement to be architecturally inappropriate.
- C-2 Per §6-403(B), the roof deck and railing guards may be erected as part of the main building to their required heights, regardless of any other height provision or restriction.
- C-3 Per §6-403(B)(4), the roof decks and railing guards may be up to six feet in height or meet the minimum height required by the Virginia Uniform Statewide Building Code, whichever is higher. The roof decks and guards must comply with required setbacks. The existing structure is a townhouse and has no side yard setbacks. The proposed roof deck meets the rear yard setback.
- C-4 The proposed roof deck does not count towards FAR and the proposed third floor alterations will not increase FAR.
- F-1 The proposed roof deck, railing guards, and alterations comply with zoning.

### **Code Administration**

A building permit and plan review are required prior to the start of construction.

### **Transportation and Environmental Services**

No comments received.

### **Alexandria Archaeology**

No archaeological oversight will be necessary for this undertaking.

### V. <u>ATTACHMENTS</u>

- 1 Application Materials
- 2 Supplemental Materials

|--|

ADDRESS OF PROJECT: 42	2 North Union Street			
TAX MAP AND PARCEL:	065.01-05-21		ZONING: RM	1
APPLICATION FOR: (Please	check all that apply)			
☐ CERTIFICATE OF APPRO	PRIATENESS			
PERMIT TO MOVE, REMO (Required if more than 25)				pacted)
☐ WAIVER OF VISION CLEAR VISION CLEARANCE ARE				
☐ WAIVER OF ROOFTOP H (Section 6-403(B)(3), Alexa			NT	
Applicant: Property Owner	er Business (Ple	ase pro	vide business n	ame & contact person)
Name: John Kane Address: 422 North Union Str City: Alexandria Phone: (703) E-mail	State: VA	Zip:	22314	
Authorized Agent (if applicab	/e): Attorney	⊠ Arc	hitect	l
Name: STEPHEN W. KULINSKI,	AIA Phone:	(703) 8	36-7243	
E-mail: steve@kulinskigroup.	com			
Legal Property Owner:				
Name: John Kane				
Address: 422 North Union Stre	eet			
City: Alexandria	State: VA	Zip:	22314	
Phone: (703) E-ma	il:			
☐ Yes ☒ No Is there an hist ☐ Yes ☒ No If yes, has the ☐ Yes ☒ No Is there a hom ☐ Yes ☒ No If yes, has the  If you answered yes to any of the	easement holder agreed eowner's association for the homeowner's association	to the pr his prop approve	roposed alterati erty? ed the propose	d alterations?
in you anoworou you to any or t	abovo, picase aliacii i	a oopy o	i alo lottoi appi	oving 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   doors windows   lighting pergola/trellis   other _roof terraces   ADDITION   DEMOLITION/ENCAPSULATION   SIGNAGE
<b>DESCRIPTION OF PROPOSED WORK:</b> Please describe the proposed work in detail (Additional pages may be attached).
Rebuild existing front dormer, add terrace at third floor rear and new exterior stair to roof top terrace.
SUBMITTAL REQUIREMENTS:
Items listed below comprise the <b>minimum supporting materials</b> for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the <i>Design Guidelines</i> 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
<b>Demolition/Encapsulation</b> : 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.

сор	ies	ed by staff. All plans must be folded and collated into 12 complete 8 1/2" x 11" sets. Additional may be requested by staff for large-scale development projects or projects fronting Washington Check N/A if an item in this section does not apply to your project.
$\boxtimes$	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
$\boxtimes$		equipment. FAR & Open Space calculation form. Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
$\boxtimes$		Existing elevations must be scaled and include dimensions.  Proposed elevations must be scaled and include dimensions. Include the relationship to structures in plan and elevations.
$\boxtimes$		Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
$\boxtimes$		Manufacturer's specifications for materials to include, but not limited to: roofing, siding,
	$\boxtimes$	windows, doors, lighting, fencing, HVAC equipment and walls. For development site plan projects, a model showing mass relationships to adjacent properties and structures.
unle	ess	& Awnings: One sign per building under one square foot does not require BAR approval illuminated. All other signs including window signs require BAR approval. Check N/A if an item section does not apply to your project.
	N/	
	$\boxtimes$	Linear feet of building: Front: Secondary front (if corner lot): Square feet of existing signs to remain:  Photograph of building showing existing conditions.
	$\boxtimes$	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).
Alte	erat	ions: Check N/A if an item in this section does not apply to your project.
$\boxtimes$	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.
$\boxtimes$		Manufacturer's specifications for materials to include, but not limited to: roofing, siding,
$\boxtimes$		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

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless

BAR Case # \_\_\_\_\_

☐ 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.

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- 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 12 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: Stephen Kulinski

Printed Name: STEPHEN W. KULINSKI, AIA

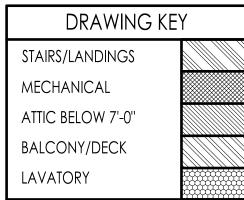
Date: 06/21/21

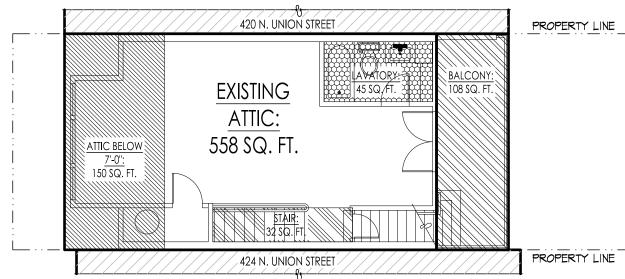
### OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

interest in the applicant, ur	ne, address and percent of ownership nless the entity is a corporation or par	tnership, in which case identify each
	rcent. The term ownership interest sh the application in the real property wh	
Name	Address	Percent of Ownership
1. John Kane	422 N Union Street	100%
	Alexandria, VA 22314	
2.		
3.		
interest in the property loc corporation or partnership,	in which case identify each owner of clude any legal or equitable interest h	(address), unless the entity is a
Name	Address	Percent of Ownership
1. John Kane	422 N Union Street	100%
	Alexandria, VA 22314	
2.		
3.		
interest in the applicant or relationship, as defined by application, or within the 12	in the subject property is required to one Section 11-350 of the Zoning Ordinal Parameter Parameters of the submission of Parameters of Education of	nce, existing at the time of this n of this application with any member o
Name of person of entity	Section 11-350 of the Zoning Ordinance	Body (i.e. City Council, Planning Commission, etc.)
1. John Kane	None	None
2.		
3.		
the filing of this applicate public hearings.  As the applicant or the app	cial relationships of the type descrion and before each public hearing	must be disclosed prior to the
information provided above	e is true and correct.	
06/21/21	STEPHEN W. KULINSKI, AIA	Stephen Kulinski
Date	Printed Name	Signature

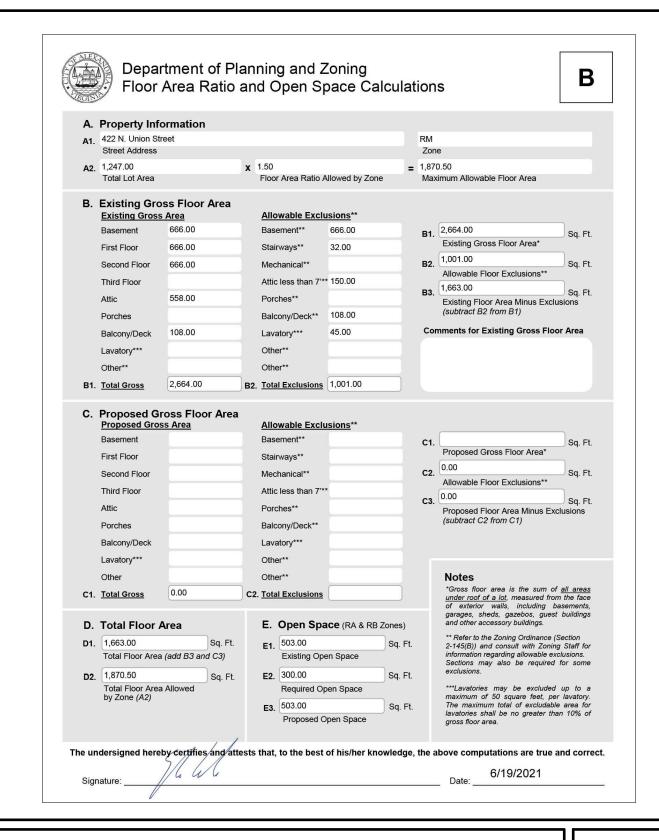
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1 F.A.R. ATTIC DIAGRAM

Z1 SCALE: 1/8" = 1'-0"





422 N. UNION STREET

422 N. UNION STREET ALEXANDRIA, VA 22314

FLOOR AREA RATIO

6/19/2021

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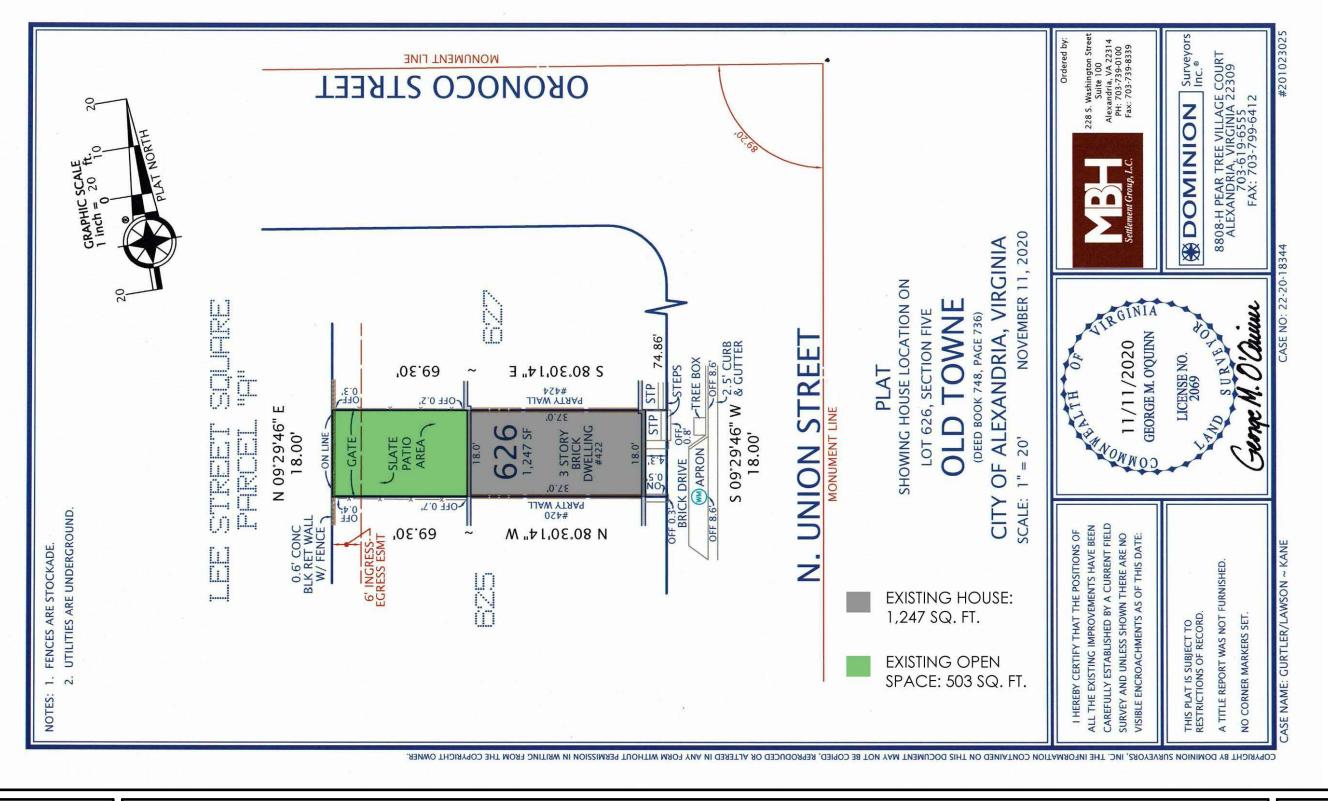
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### REVIEW ARCHITECTURAL PLAN SUBMITTAL О **DISTRICT** BOARD & HISTORIC CITY OF ALEXANDRIA





422 N. UNION STREET

422 N. UNION STREET ALEXANDRIA, VA 22314

OPEN SPACE PLAT

6/19/2021

**Z**2

RIGHTS IN THESE PLANS. THESE PLANS ETHEY TO BE ASSIGNED TO ANY THIRD

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422 N. UNION STREET (SUBJECT PROPERTY)

EXISTING STREETSCAPE SCALE: N/A



EXISTING IMAGE LOOKING WEST SCALE: N/A

EXISTING IMAGE LOOKING EAST 3

SCALE: N/A

A1

KULINSKIGROUP.COM I 703.836.7243

422 N. UNION STREET

422 N. UNION STREET ALEXANDRIA, VA 22314

EXISTING CONDITIONS IMAGES

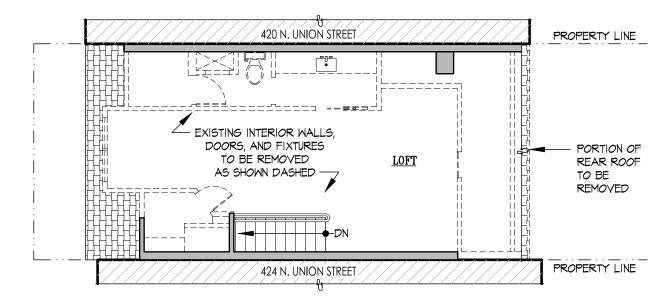
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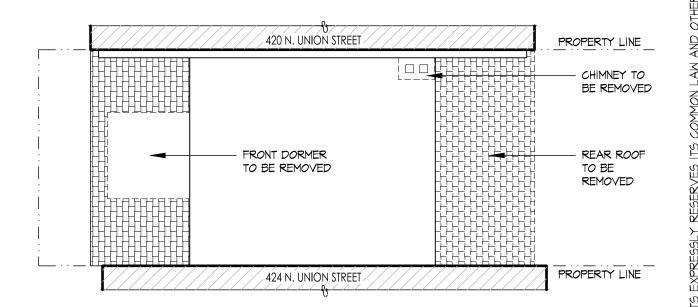
### SYMBOLS LIST

EXISTING CONSTRUCTION TO BE REMOVED

EXISTING FULL HEIGHT WALL TO REMAIN



ATTIC DEMO PLAN A2 SCALE: 1/8" = 1'-0"



ROOF DEMO PLAN SCALE: 1/8" = 1'-0"



422 N. UNION STREET

422 N. UNION STREET ALEXANDRIA, VA 22314

**DEMOLITION PLANS** 

6/19/2021

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. THESE PLANS TO ANY THIRD







422 N. UNION STREET

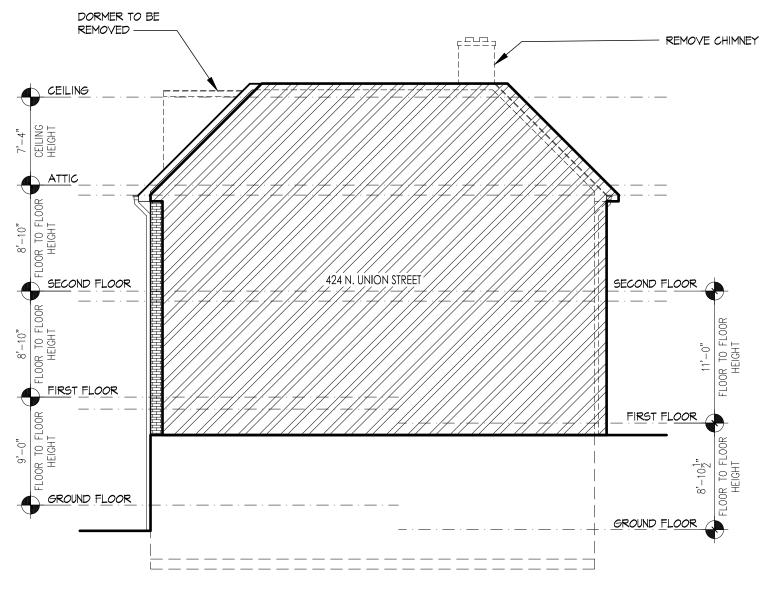
422 N. UNION STREET ALEXANDRIA, VA 22314

EAST DEMOLITION ELEVATION

6/19/2021

**A3** 

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NORTH DEMO ELEVATION SCALE: 1/8" = 1'-0"



422 N. UNION STREET

422 N. UNION STREET ALEXANDRIA, VA 22314

NORTH DEMOLITION ELEVATION

6/19/2021

A4

RIGHTS IN THESE PLANS. THESE PLANS THEY TO BE ASSIGNED TO ANY THIRD

## PORTION OF REAR ROOF TO BE REMOVED REMOVE CHIMNEY 7'-4" CEILING HEIGHT $8'-10\frac{1}{2}$ " GROUND FLOOR

1 WEST DEMO ELEVATION

A5 SCALE: 1/8" = 1'-0"



422 N. UNION STREET

422 N. UNION STREET ALEXANDRIA, VA 22314

WEST DEMOLITION ELEVATION

6/19/2021

A5

RIGHTS IN THESE PLANS. THESE PLANS ETHEY TO BE ASSIGNED TO ANY THIRD

1 SOUTH DEMO ELEVATION

A6 SCALE: 1/8" = 1'-0"



422 N. UNION STREET

422 N. UNION STREET ALEXANDRIA, VA 22314

SOUTH DEMOLITION ELEVATION

6/19/2021

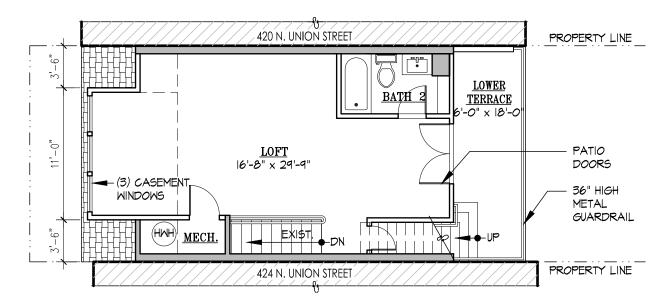
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RIGHTS IN THESE PLANS. THESE PLANS THEY TO BE ASSIGNED TO ANY THIRD

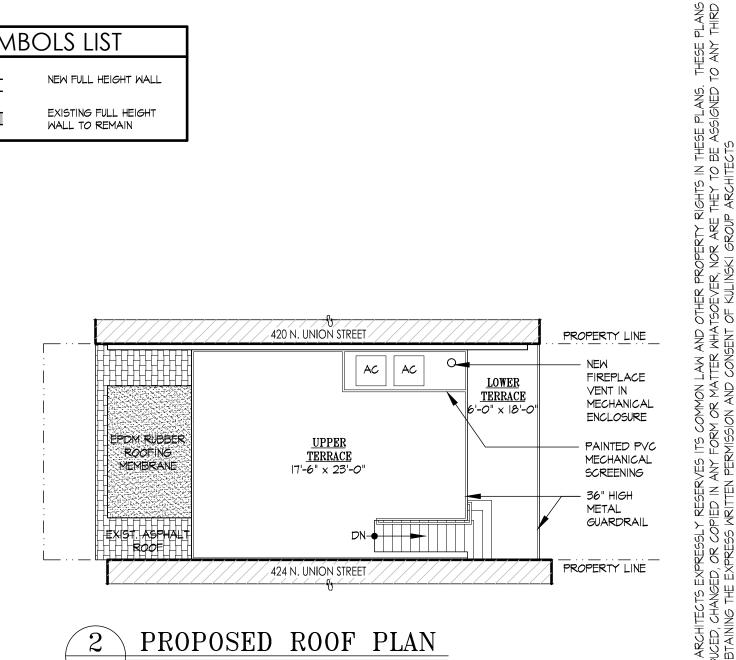
### SYMBOLS LIST

NEW FULL HEIGHT WALL

EXISTING FULL HEIGHT WALL TO REMAIN



PROPOSED ATTIC PLAN A7 SCALE: 1/8" = 1'-0"



PROPOSED ROOF PLAN SCALE: 1/8" = 1'-0"



422 N. UNION STREET

422 N. UNION STREET ALEXANDRIA, VA 22314

PROPOSED PLANS

6/19/2021

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## ARCHITECTURAL SUBMITTAL PLAN OF DISTRICT HISTORIC **OF ALEXANDRIA**





422 N. UNION STREET

422 N. UNION STREET ALEXANDRIA, VA 22314

PROPOSED EAST ELEVATION

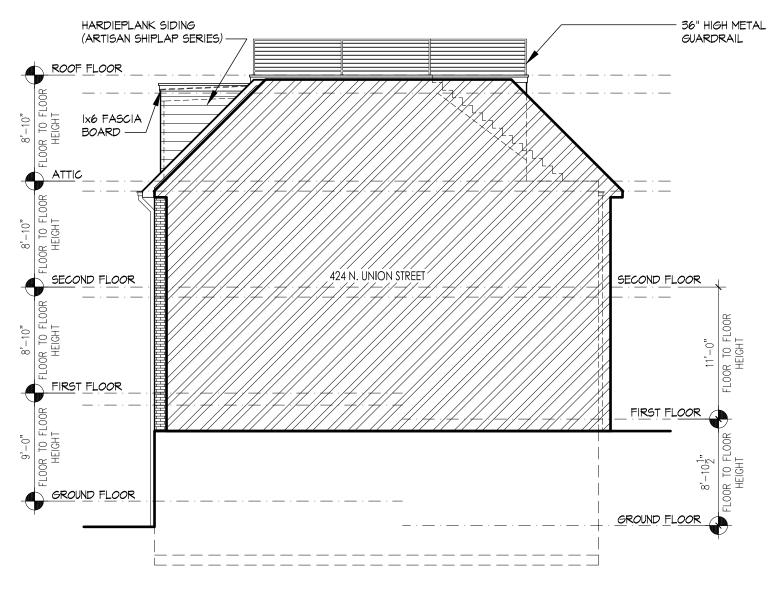
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6/19/2021

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PROPOSED NORTH ELEVATION SCALE: 1/8" = 1'-0"



422 N. UNION STREET

422 N. UNION STREET ALEXANDRIA, VA 22314

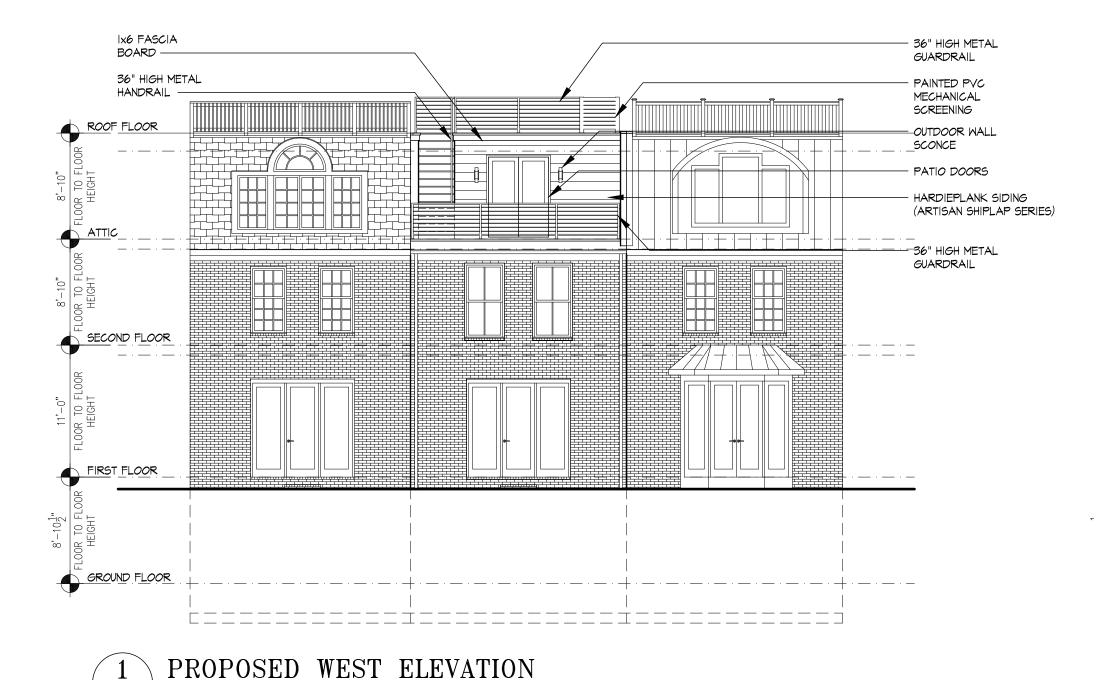
PROPOSED NORTH ELEVATION

6/19/2021

**A9** 

. THESE PLANS TO ANY THIRD

## ARCHITECTURAL SUBMITTAL PLAN OF DISTRICT HISTORIC **OF ALEXANDRIA**





422 N. UNION STREET

422 N. UNION STREET ALEXANDRIA, VA 22314

A10

PROPOSED WEST ELEVATION

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

6/19/2021

A10

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RIGHTS IN THESE PLANS. E THEY TO BE ASSIGNED

# IX6 FASCIA BOARD — . 420 N. ÚNIÓN STREET GROUND FLOOR PROPOSED SOUTH ELEVATION SCALE: 1/8" = 1'-0"

. THESE PLANS TO ANY THIRD

422 N. UNION STREET

36" HIGH METAL GUARDRAIL

PAINTED PVC MECHANICAL

422 N. UNION STREET ALEXANDRIA, VA 22314

PROPOSED SOUTH ELEVATION

6/19/2021

A11

HARDIEPLANK SIDING (ARTISAN SHIPLAP SERIES)

IX6 FASCIA BOARD

SECOND FLOOR

FIRST FLOOR

GROUND FLOOR





MODEL IMAGE LOOKING WEST SCALE: N/A

MODEL IMAGE LOOKING EAST SCALE: N/A



422 N. UNION STREET

422 N. UNION STREET ALEXANDRIA, VA 22314

MODEL IMAGES

6/19/2021

A12