

ISSUE: Certificate of Appropriateness for new construction

APPLICANT: Windmill Hill LLC represented by Stephen Kulinski, Architect

LOCATION: Old and Historic Alexandria District
220 & 224 South Peyton Street

ZONE: CD/Commercial Downtown Zone

STAFF RECOMMENDATION

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

- Work with staff to further develop the design of the plaza structure(s).
- Comply with the conditions noted by Alexandria Archaeology.

Archaeology Conditions

1. Hire an archaeological consultant to complete a Documentary Study and an Archaeological Evaluation. If the study identifies potentially significant resources associated with the property, the consultant shall complete a Resource Management Plan, as outlined in the City of Alexandria Archaeological Standards. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, will be implemented. The Archaeological Evaluation and implementation of the Resource Management Plan shall be completed prior to submission of the Final Site Plan unless archaeological work is required in concert with demolition and construction activities, which must be demonstrated to the satisfaction of the City Archaeologist. (Archaeology)
2. The Final Site Plan, Grading Plan, or any other permits involving ground disturbing activities (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of the Zoning Ordinance) shall not be released until the City archaeologist confirms that all archaeological field work has been completed or that an approved Archaeological Evaluation plan and any required Resource Management Plans will be implemented to recover significant resources before or in concert with construction activities. * (Archaeology)
3. Call Alexandria Archaeology (703/746-4399) two (2) weeks before the starting date of any ground disturbance so that an inspection or monitoring schedule for City archaeologists can be arranged. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology)

4. Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology)

5. The applicant/developer shall not allow any metal detection to be conducted on the property, or allow independent parties to collect or excavate artifacts, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology)

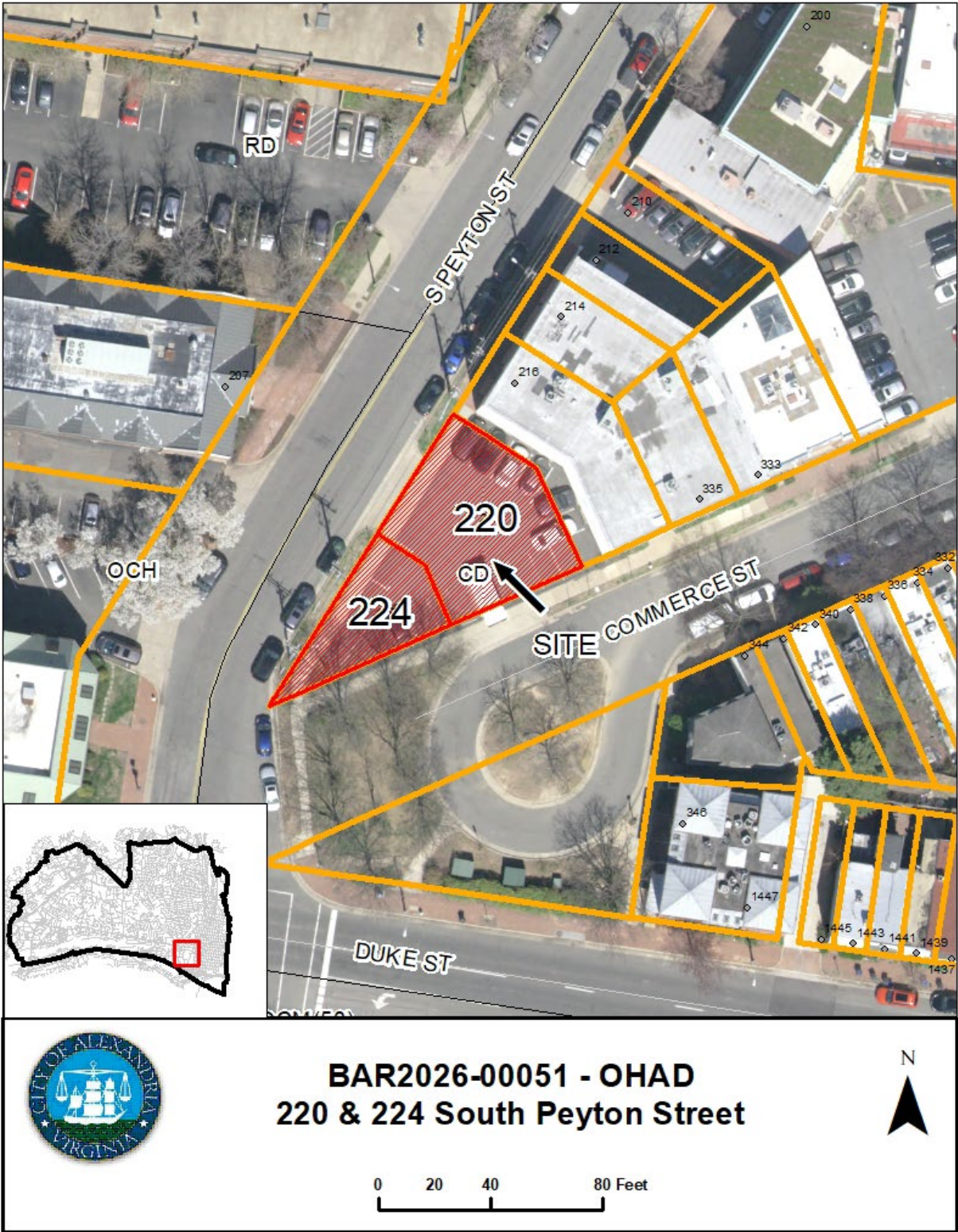
6. The final Certificate of Occupancy shall not be issued for this property until the final archaeological report has been received and approved by the City Archaeologist.*** (Archaeology)

Archaeology Code

All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

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, 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, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



I. APPLICANT'S PROPOSAL

The applicant requests a Certificate of Appropriateness to construct a new three-story building.

Site Context

The project site is a triangular-shaped vacant lot located at the intersection of South Peyton Street and Duke Street on a site created by the converging South Peyton Street and Commerce Street (Figure 1). The south and west elevations will be visible from South Peyton Street as it curves towards Duke Street. The east elevation will be visible from the adjacent Commerce Street. All sides of the building except the attached north side will be visible from a public right-of-way.



Figure 1. Existing view of site from the corner of Duke, Commerce, and South Peyton Streets.

II. HISTORY

The project site was originally occupied during the 1850s. In the early 1920s, a variety of small structures existed on the site including residential and commercial uses. The site is currently occupied by a surface parking lot. The properties on the south side of Peyton Street are currently occupied by a variety of office buildings that were constructed in the 1980s. According to the Sanborn Fire Insurance Maps these blocks were dominated by single unit residential buildings from the earliest maps until the construction of the office buildings currently in place.

The proposal underwent a BAR concept review on September 3, 2025. At the concept review, the Board was generally supportive of the proposal, finding it to be contextual infill development. The Board endorsed the height, mass, scale, and general architectural character of the proposed development. While supportive of the design, the Board had some minor concerns about the use of light-colored brick and the small size of the ground floor columns.

City Council approved the Development Special Use Permit for the project on January 24, 2026 (DSUP2025-10030).

III. ANALYSIS

The applicant is requesting a Certificate of Appropriateness to develop the site into a mixed-use building with ground floor commercial space and two floors of residential units above. The proposed building will be a wedge shape following the site configuration with a height that matches the adjacent building to the north and stepped back terraces at the south.

The proposed three-story building will have commercial space on the ground floor with two levels of residential units above (Figures 2-4). The height of the building will match the existing building to the north of the project site and step down at the second and third floors towards the south. Each of these steps will create rooftop terraces for some of the residential units. These terraces will be enclosed with a dark bronze steel cable railing. A brick dividing wall centered on the building will provide privacy for the two units on each floor.



Figure 2. Proposed view from South Peyton Street.



Figure 3. Proposed view from corner of South Peyton Street and Commerce Street.



Figure 4. Proposed view from Commerce Street.

At the west elevation a projecting bay clad in dark corrugated metal panels is engaged with the adjacent recessed balcony. This feature is centered above the entrance to the ground floor commercial space. There is also a projecting bay with metal panels in the center of the east elevation. On the ground floor of the east side of the building, a recessed area houses the entrance to the residential floors. The ground floor exterior walls will be clad in gray brick, while the second and third floor exterior walls will be clad in beige brick. The landscape walls and recessed entries will be clad in cast stone. The windows and doors will be bronze-colored Marvin Elevate, with the windows having wood interiors and fiberglass exteriors. The building will incorporate exterior wall sconces on the ground floor façade and second and third floor balconies and roof decks.

The proposed design contains some minor changes to the previous design presented at the BAR concept review:

- Simple wood privacy screens separating the residential roof decks have been replaced with brick walls and overhead wood pergolas. The darker-colored brick provides a contrast with the lighter-colored brick on the main cladding of the second and third floors.
- On the Commerce Street elevation, there is a new projecting bay with corrugated metal panels, and the third-floor balcony over the residential entrance has a wood pergola. Additionally, there is additional brick detailing above the first floor.
- There is a flatter dark bronze cornice along the roofline of the building, with some added brick detailing just below.

Staff finds that the proposed design is compatible with the standards set forth in the Zoning Ordinance for the historic district. The project site is located at the edge of the historic district and the majority of the surrounding buildings are commercial buildings dating from the 1980s. The proposed height of the building matches the existing adjacent commercial building to the north and the massing steps down towards Duke Street to the south. The overall proportion of the building is horizontal, helping to further diminish the overall impact of the building on nearby structures. Along with the open patio, the ground floor storefront glazing and brick piers help to create a welcoming streetscape and the simple punched windows at the second and third floors denote this as a residential structure similar to others in the historic district. The projecting bays on the west and east elevation help to break up the massing and recalls similar details on historic structures.

The updates to the design from the concept review are generally responsive to staff's comments and the Board's feedback. The applicant's proposed design effectively breaks up the building's massing by adding more brick detailing and projecting bays, as well as additional variation in brick color. The applicant has also, as requested, provided more detail on the cornice detailing and material. According to the *Design Guidelines*, "architectural detailing such as cornices, lintels, arches, and chimneys should express the traditional quality and quantity of architectural detailing found on historic structures throughout the districts." Staff finds that the proposed design contains a high level of architectural detailing that aligns with the guidelines. The *Design Guidelines* also state that building materials for new residential structures should reflect traditional materials such as wood, brick and stone. The proposed materials for this project are appropriate for a new building in the historic district, incorporating a diverse combination of stone, brick, wood, and metal for the cladding and detailing.

In the opinion of staff, the proposed building is a well-designed, contextually appropriate infill development and will serve as a distinguished gateway to the Old and Historic Alexandria District from this part of Old Town. However, staff believes that the proposed patio structure on the plaza appears too minimal in its current design and could benefit from further development to better complement the architectural detailing of the main building. For example, the incorporation of seating or shading elements in various materials could create a more engaging design that establishes this space as a prominent gateway plaza.

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

- Work with staff to further develop the design of the plaza structure(s).
- Comply with the conditions noted by Alexandria Archaeology.

STAFF

Brendan Harris, Historic Preservation Planner, Planning & Zoning
Tony LaColla, AICP, Land Use + Preservation, Division Chief, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning

- C-1 Proposed new mixed-use building will comply with zoning.
- C-2 Plans and design to follow what was approved under CDS2025-00007 & DSUP2025-10030.

Code Administration

- C-1 A building permit is required.

Transportation and Environmental Services

- C-1 Comply with all requirements of DSUP2025-10030. (T&ES)
- C-2 The Final Site Plan must be approved and released and a copy of that plan must be attached to the demolition permit application. No demolition permit will be issued in advance of the building permit unless the Final Site Plan includes a demolition plan which clearly represents the demolished condition. (T&ES)

Alexandria Archaeology

Archaeology Findings

F-1 This property was actively occupied by the mid-19th century. Townsend Baggett, a local butcher, and later his heirs, owned the property until the early 20th century. By the 1920s several buildings were standing on the property, a mixture of dwellings and small businesses.

F-2. If this project is a federal undertaking or involves the use of any federal funding, the applicant shall comply with federal preservation laws, in particular Section 106 of the National Historic Preservation Act of 1966. The applicant will coordinate with the Virginia Department of Historic Resources and the federal agency involved in the project, as well as with Alexandria Archaeology.

Landscape/Open Space/Historic and Archaeological Interpretation

1. Incorporate and interpret elements of the site history and archaeological findings into the design of the public realm with a professional archaeological consultant or qualified historian, in consultation with Staff. The site plan shall indicate themes and locations of interpretive elements such as interpretive signs, markers, specialty paving, historic features, and the like.

a. Interpretive Signage

A professional archaeological consultant or qualified historian, in consultation with Staff, shall write text and graphically design interpretive signage using a template provided by the Office of Historic Alexandria. Once approved by the Office of Historic Alexandria/Alexandria Archaeology, install the interpretative signage prior to issuance of the Certificate of Occupancy. Alternatively, the applicant may opt to have Alexandria Archaeology write, design, fabricate, and install the interpretive signage for a one-time fee.

b. Interpretive Elements

A professional landscape architect or designer, in consultation with Staff, shall provide graphics, and descriptions for interpretive elements such as markers, plaques, monuments, inscriptions, specialty paving, specialty railings, historic features, and the like, prior to Final Site Plan release subject to approval by the Office of Historic Alexandria/Alexandria Archaeology and the Director of P&Z. Install the interpretative elements prior to issuance of the Certificate of Occupancy. (P&Z) (Arch)

, ***

Archaeology Conditions

1. Hire an archaeological consultant to complete a Documentary Study and an Archaeological Evaluation. If the study identifies potentially significant resources associated with the property, the consultant shall complete a Resource Management Plan, as outlined in the City of Alexandria Archaeological Standards. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, will be implemented. The Archaeological Evaluation and implementation of the Resource Management Plan shall be completed prior to submission of the Final Site Plan unless archaeological work is required in concert with demolition and construction activities, which must be demonstrated to the satisfaction of the City Archaeologist. (Archaeology)
2. The Final Site Plan, Grading Plan, or any other permits involving ground disturbing activities (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of the Zoning Ordinance) shall not be released until the City archaeologist confirms that all archaeological field work has been completed or that an approved Archaeological Evaluation plan and any required Resource Management Plans will be implemented to recover significant resources before or in concert with construction activities. * (Archaeology)
3. Call Alexandria Archaeology (703/746-4399) two (2) weeks before the starting date of any ground disturbance so that an inspection or monitoring schedule for City archaeologists can be arranged. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology)

4. Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology)
5. The applicant/developer shall not allow any metal detection to be conducted on the property, or allow independent parties to collect or excavate artifacts, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology)
6. The final Certificate of Occupancy shall not be issued for this property until the final archaeological report has been received and approved by the City Archaeologist.*** (Archaeology)

Archaeology Code

All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

V. ATTACHMENTS

- Application Materials
- Completed application, demolition and C of A.
- Plans, demolition and C of A
- Material specifications
- Scaled survey plat if applicable
- Photographs

ADDRESS OF PROJECT: 220 and 224 S. Peyton Street

DISTRICT: Old & Historic Alexandria Parker – Gray 100 Year Old Building

TAX MAP AND PARCEL: 073.02-05-12 and 073.02-05-13 ZONING: CD

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: Windmill Hill LLC

Address: _____

City: _____ State: _____

Phone: _____ E-mail: _____

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

Name: Stephen Kulinski AIA Phone: _____

E-mail: _____

Legal Property Owner:

Name: Windmill Hill LLC

Address: _____

City: _____ State: _____

Phone: _____ E-mail: _____

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

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

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

Pursuant to DSUP #2025-10030, approved by City Council on January 24, 2026, the Applicant seeks to construct a new three story building.

The Triangular shaped lot is currently vacant. The building is located at the southwestern edge of the Old and Historic District.

It is surrounded by more contemporary buildings, the majority of which were constructed in the 1980s. Most of the nearby buildings are institutional in use (schools and religious).

There are residential uses along the eastern side of Commerce Street, the closest 8 properties constructed in 1949, the following 7 properties constructed in 1978.

The new building will consist of eight rental apartments on the top two floors above a commercial office use on the ground floor. The entry to the apartment unit lobby will be along Commerce Street..

The entry to the office will be along South Peyton Street. The building will be similar in height to its adjacent northern neighbor. The massing will then step down to the south as it approaches the corner.

There will be balconies and bays to break up the overall massing. The building will define the edge of the urban space and that of the City owned property at the terminus of Commerce Street.

The new building will have a brick exterior with metal accents (bays, railings, cornices). The windows will be storefront aluminum frames and aluminum framed fixed and awning windows on the upper floors. The proposed design also addresses comments from the BAR during Concept Review in September 2025.

SUBMITTAL REQUIREMENTS:

Check this box if there is a homeowner’s association for this property. If so, you must attach a copy of the letter approving the project.

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 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 understand that after reviewing the proposed alterations, BAR staff will invoice the appropriate filing fee in APEX. The application will not be processed until the fee is paid online.
- 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: Stephen Kulinski

Printed Name: Stephen Kulinski

Date: 2/27/2026

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. Windmill Hill LLC		see attached
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 220 and 224 S. Peyton 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. Windmill Hill LLC		see attached
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. Windmill Hill LLC		see attached
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.

2/27/2026
Date

Stephen Kulinski
Printed Name

Stephen Kulinski *Stephen Kulinski*
Signature

APPLICANT OWNERSHIP BREAKDOWN

Owner and Applicant of 220 & 224 S. Peyton Street (TM Nos. 073.02-05-12 & -13)

Windmill Hill LLC (Title Owner/Applicant)



Member(s):	Percent Ownership:
James Michael Dameron	50%
Misty Leigh Dameron	50%

Note: None of the people or entities listed above have a business or financial relationship with any member of the Board of Architectural Review, Board of Zoning Appeals, City Council, or Planning Commission as defined by Section 11-350 of the Zoning Ordinance.

BOARD OF ARCHITECTURE REVIEW OHAD - CERTIFICATE OF APPROPRIATENESS SUBMISSION



EXISTING SITE VIEW A
NOT TO SCALE



EXISTING SITE VIEW C
NOT TO SCALE



EXISTING SITE VIEW B
NOT TO SCALE



KEY PLAN - MODEL VIEW LOCATIONS
NOT TO SCALE



WINDMILL HILL - 220 S PEYTON STREET
ALEXANDRIA, VA 22314

EXISTING SITE PHOTOS



REVISIONS

PROJECT NUMBER	2520
DATE	02/21/2026
SCALE	AS NOTED
DRAWN	KGA
DESIGNED	K&A
APPROVED	

SHEET NUMBER
EX1

2/21/26-2520-01-001

©2026 © KULINSKI GROUP ARCHITECTS P.C. ALL RIGHTS RESERVED. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION AND CONSENT OF KULINSKI GROUP ARCHITECTS P.C.

BOARD OF ARCHITECTURE REVIEW OHAD - CERTIFICATE OF APPROPRIATENESS SUBMISSION



EXISTING SITE VIEW D
NOT TO SCALE



EXISTING SITE VIEW E
NOT TO SCALE



EXISTING SITE VIEW F
NOT TO SCALE



EXISTING SITE VIEW G
NOT TO SCALE



EXISTING SITE VIEW H
NOT TO SCALE



EXISTING SITE VIEW I
NOT TO SCALE



EXISTING SITE VIEW L
NOT TO SCALE



EXISTING SITE VIEW M
NOT TO SCALE




EXISTING SITE VIEW J
NOT TO SCALE



EXISTING SITE VIEW K
NOT TO SCALE




KEY PLAN - MODEL VIEW LOCATIONS
NOT TO SCALE



KULINSKI GROUP ARCHITECTS P.C.
KULINSKIGROUP.COM | 703.856.7245

WINDMILL HILL - 220 S PEYTON STREET
ALEXANDRIA, VA 22314

EXISTING VICINITY PHOTOS

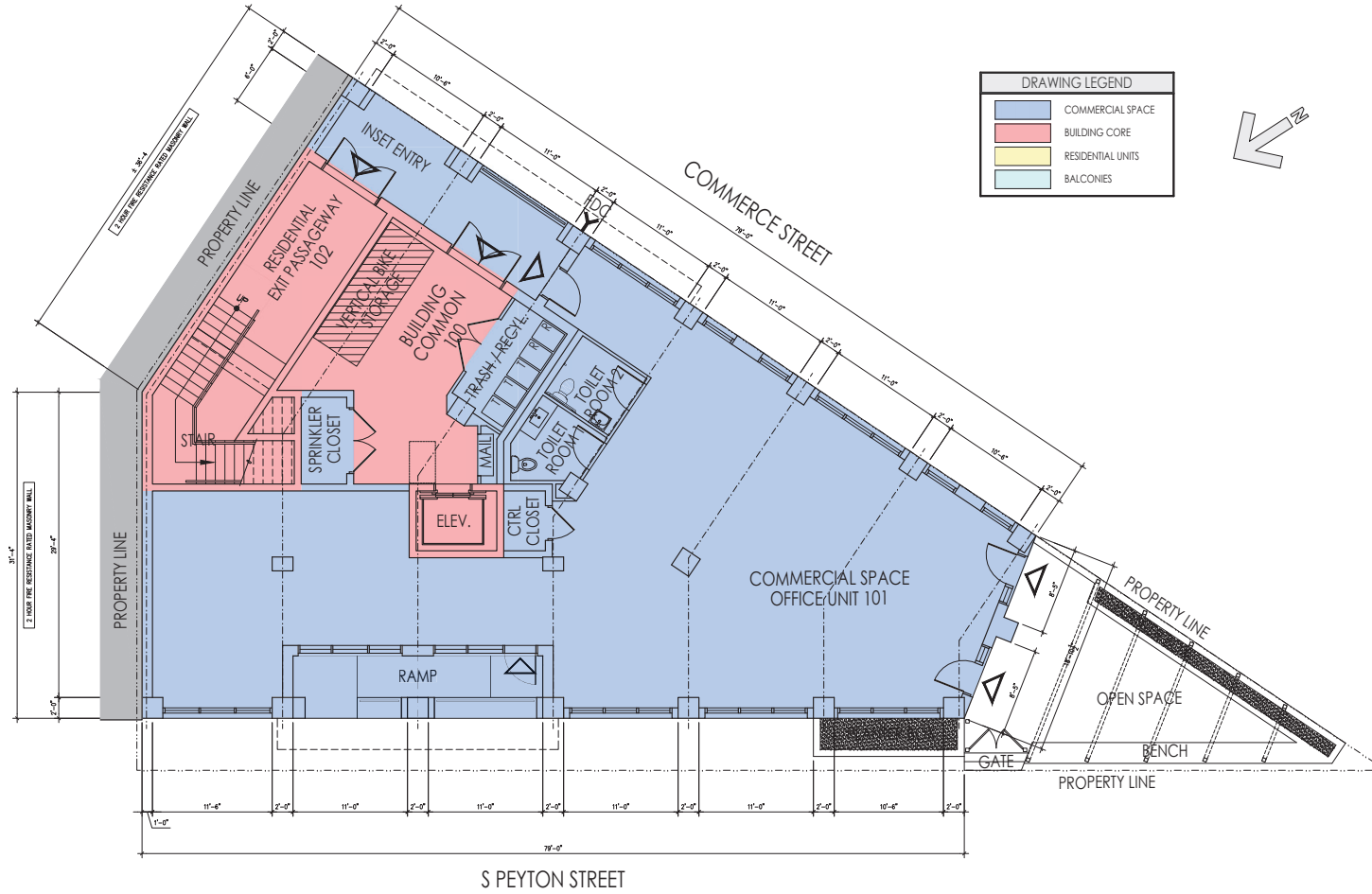


PROJECT NUMBER		2520	
DATE		02/21/2026	
SCALE		AS NOTED	
DRAWN	DESIGNED	APPROVED	
KGA	KGA		

SHEET NUMBER

EX2

BOARD OF ARCHITECTURE REVIEW OHAD - CERTIFICATE OF APPROPRIATENESS SUBMISSION



GROUND FLOOR PLAN
NOTE: FULLY SPRINKLERED NFPA 13

SCALE: 3/16" = 1'-0"



WINDMILL HILL - 220 S PEYTON STREET
ALEXANDRIA, VA 22314
GROUND FLOOR PLAN - COMMERCIAL / RESIDENTIAL ACCESS



NO.	REVISIONS

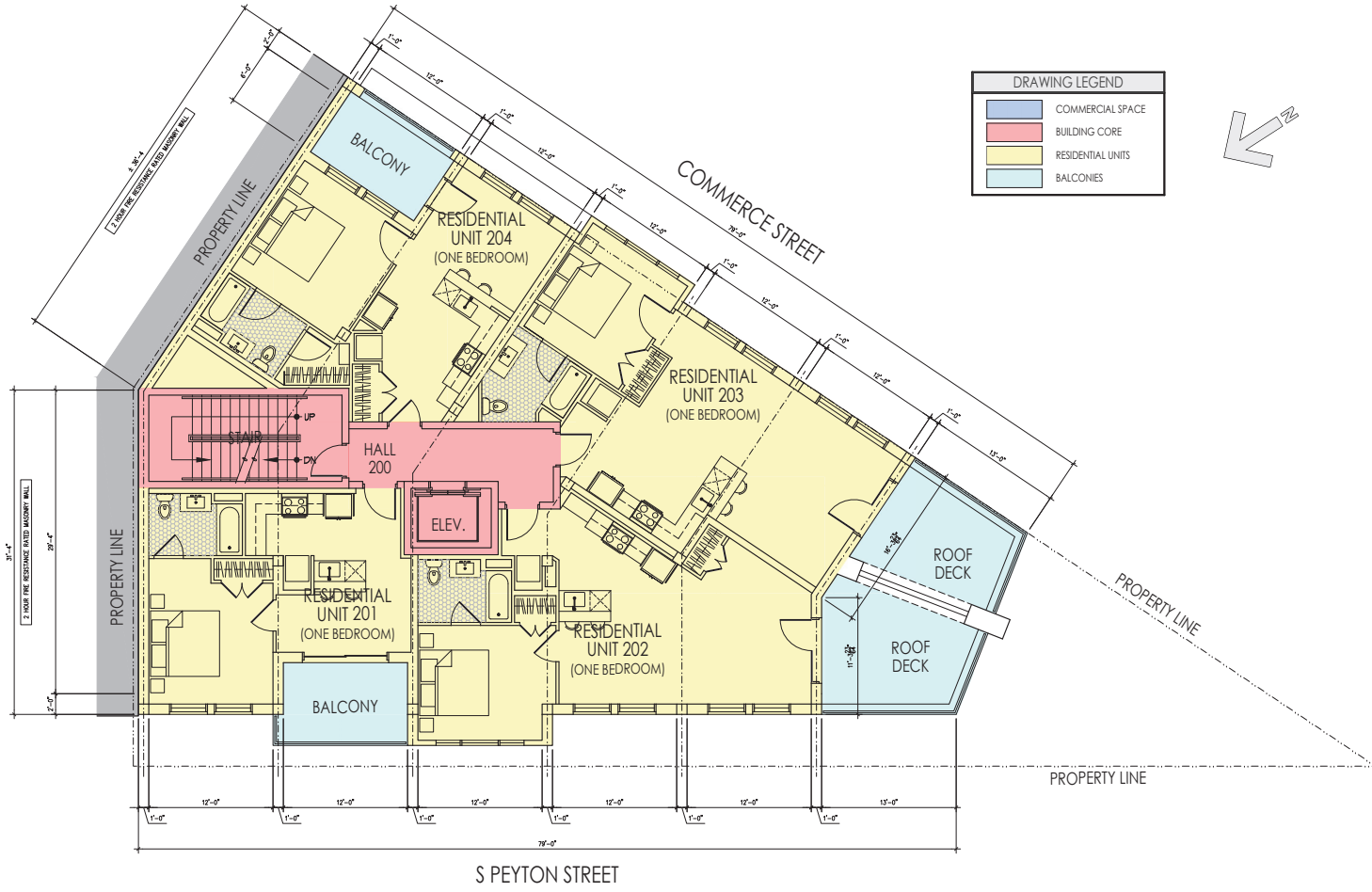
PROJECT NUMBER	2520
DATE	02/27/2026
SCALE	3/16" = 1'-0"
DRAWN	KGA
DESIGNED	KGA
APPROVED	

SHEET NUMBER
A1

2520-PLANS

©2026 KULINSKI GROUP ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION AND CONSENT OF KULINSKI GROUP ARCHITECTS.

BOARD OF ARCHITECTURE REVIEW OHAD - CERTIFICATE OF APPROPRIATENESS SUBMISSION



DRAWING LEGEND	
[Blue Box]	COMMERCIAL SPACE
[Red Box]	BUILDING CORE
[Yellow Box]	RESIDENTIAL UNITS
[Light Blue Box]	BALCONIES

SECOND FLOOR PLAN
NOTE: FULLY SPRINKLERED NFPA 13

SCALE: 3/16" = 1'-0"



WINDMILL HILL - 220 S PEYTON STREET
220 S PEYTON STREET ALEXANDRIA, VA 22314
SECOND FLOOR PLAN - RESIDENTIAL / APARTMENTS



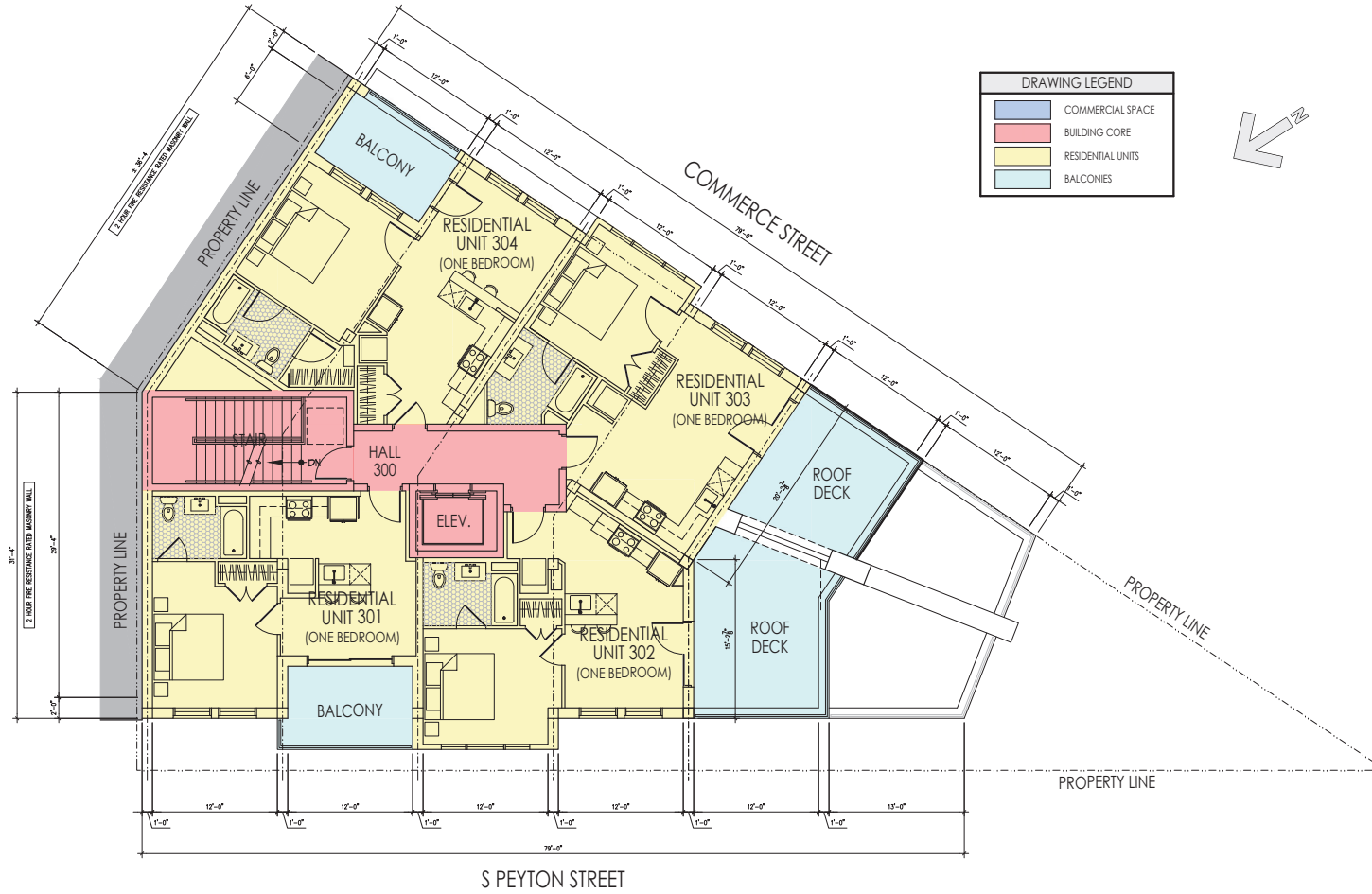
REVISIONS

PROJECT NUMBER	2520	
DATE	02/27/2026	
SCALE	3/16" = 1'-0"	
DRAWN	DESIGNED	APPROVED
KGA	KGA	

SHEET NUMBER
A2
2520-PLANS

©2025 KULINSKI GROUP ARCHITECTS P.C. ALL RIGHTS RESERVED. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION AND CONSENT OF KULINSKI GROUP ARCHITECTS P.C.

BOARD OF ARCHITECTURE REVIEW OHAD - CERTIFICATE OF APPROPRIATENESS SUBMISSION



DRAWING LEGEND	
[Blue Box]	COMMERCIAL SPACE
[Pink Box]	BUILDING CORE
[Yellow Box]	RESIDENTIAL UNITS
[Light Blue Box]	BALCONIES

THIRD FLOOR PLAN
NOTE: FULLY SPRINKLERED NFPA 13

SCALE: 3/16" = 1'-0"



WINDMILL HILL - 220 S PEYTON STREET
220 S PEYTON STREET ALEXANDRIA, VA 22314

THIRD FLOOR PLAN - RESIDENTIAL / APARTMENTS



REVISIONS

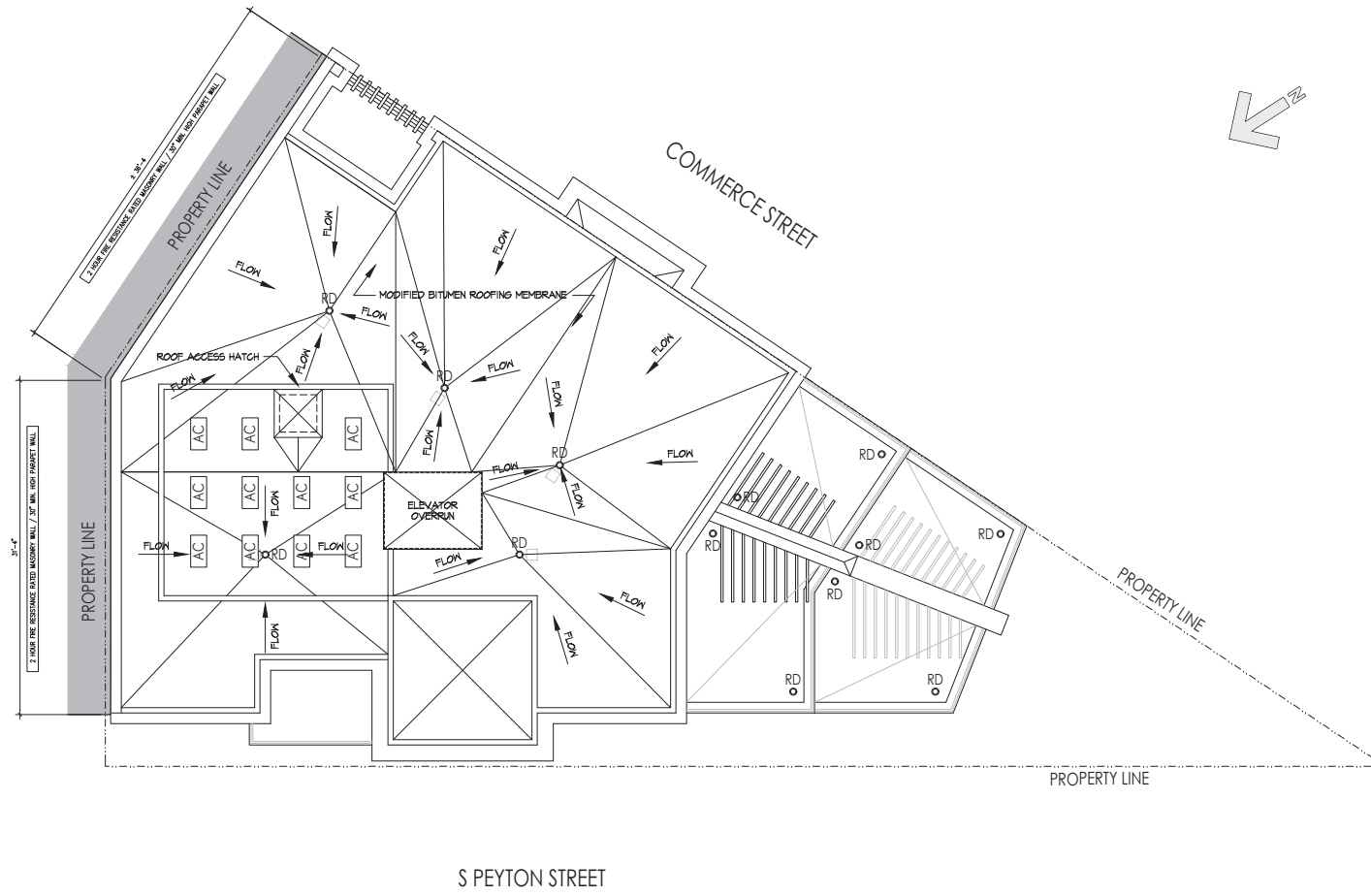
PROJECT NUMBER	2520
DATE	02/27/2026
SCALE	3/16" = 1'-0"
DRAWN	KGA
DESIGNED	KGA
APPROVED	

SHEET NUMBER
A3

2520-PLANS

©2026 KULINSKI GROUP ARCHITECTS P.C. ALL RIGHTS RESERVED. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION AND CONSENT OF KULINSKI GROUP ARCHITECTS P.C.

BOARD OF ARCHITECTURE REVIEW OHAD - CERTIFICATE OF APPROPRIATENESS SUBMISSION



ROOF PLAN

SCALE: 3/16" = 1'-0"



WINDMILL HILL - 220 S PEYTON STREET
 220 S PEYTON STREET ALEXANDRIA, VA 22314
 ROOF PLAN



REVISIONS

PROJECT NUMBER	2520
DATE	02/27/2026
SCALE	3/16" = 1'-0"
DRAWN	KGA
DESIGNED	KGA
APPROVED	

SHEET NUMBER
A4
 2520-PLANS

2025 © KULINSKI GROUP ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION AND CONSENT OF KULINSKI GROUP ARCHITECTS.

BOARD OF ARCHITECTURE REVIEW OHAD - CERTIFICATE OF APPROPRIATENESS SUBMISSION

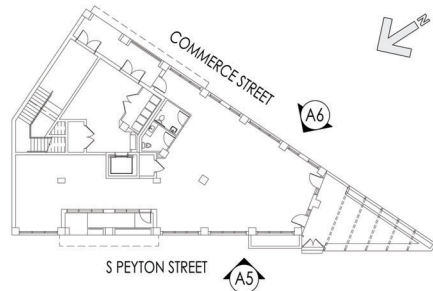
DRAWING KEY - MATERIAL TAGS					
(A) ALUMINUM CLAD DOOR	(F) BRICK ACCENT BAND	(K) SYNTHETIC TRIM HVAC SCREEN	(P) 6'-0" TALL METAL GATE		
(B) ALUMINUM CLAD WINDOW	(G) CAST STONE ACCENT BAND	(L) METAL WIRE MESH SCREEN	(Q) METAL WIRE		
(C) METAL CORNICE	(H) SYNTHETIC TRIM	(M) SYNTHETIC CORBEL / BRACKET	(R) METAL OVERHEAD FRAMES		
(D) BRICK VENEER	(I) WALL HUNG SCONCE LIGHT	(N) CORRUGATED METAL PANELS	(S) WOOD PRIVACY SCREEN		
(E) CAST STONE VENEER	(J) STEEL DOOR	(O) METAL RAIL	(T) BRICK CORNICE		

ALL SYNTHETIC TRIM TO BE SMOOTH TEXTURE, SOLID CORE AND PAINTABLE



FRONT / S PEYTON STREET ELEVATION

SCALE: 3/16" = 1'-0"



KEY PLAN - ELEVATION VIEW LOCATION

SCALE: 1/16" = 1'-0"



WINDMILL HILL - 220 S PEYTON STREET
220 S PEYTON STREET ALEXANDRIA, VA 22314

FRONT / S PEYTON STREET ELEVATION



REVISIONS

PROJECT NUMBER	2520	
DATE	02/17/2026	
SCALE	3/16" = 1'-0"	
DRAWN	DESIGNED	APPROVED
K&A	K&A	K&A

SHEET NUMBER	A5
--------------	----

KULINSKI GROUP ARCHITECTS P.C. 220 S PEYTON STREET ALEXANDRIA, VA 22314 703.886.7243

BOARD OF ARCHITECTURE REVIEW OHAD - CERTIFICATE OF APPROPRIATENESS SUBMISSION

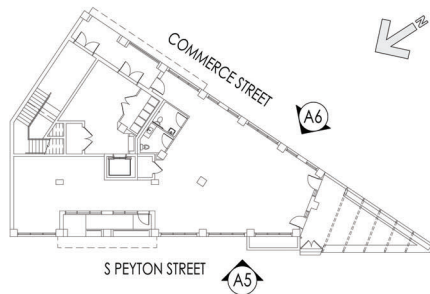
DRAWING KEY - MATERIAL TAGS					
(A) ALUMINUM CLAD DOOR	(F) BRICK ACCENT BAND	(K) SYNTHETIC TRIM HVAC SCREEN	(P) 6'-0" TALL METAL GATE		
(B) ALUMINUM CLAD WINDOW	(G) CAST STONE ACCENT BAND	(L) METAL WIRE MESH SCREEN	(Q) METAL WIRE		
(C) METAL CORNICE	(H) SYNTHETIC TRIM	(M) SYNTHETIC CORBEL / BRACKET	(R) METAL OVERHEAD FRAMES		
(D) BRICK VENEER	(I) WALL HUNG SCONCE LIGHT	(N) CORRUGATED METAL PANELS	(S) WOOD PRIVACY SCREEN		
(E) CAST STONE VENEER	(J) STEEL DOOR	(O) METAL RAIL	(T) BRICK CORNICE		

ALL SYNTHETIC TRIM TO BE SMOOTH TEXTURE, SOLID CORE AND PAINTABLE



REAR / COMMERCE STREET ELEVATION

SCALE: 3/16" = 1'-0"



KEY PLAN - ELEVATION VIEW LOCATION

SCALE: 1/16" = 1'-0"



WINDMILL HILL - 220 S PEYTON STREET
 220 S PEYTON STREET ALEXANDRIA, VA 22314
 REAR / COMMERCE STREET ELEVATION



REVISIONS

PROJECT NUMBER	2520	
DATE	02/27/2020	
SCALE	3/16" = 1'-0"	
DRAWN	DESIGNED	APPROVED
KGA	KGA	KGA

SHEET NUMBER
A6

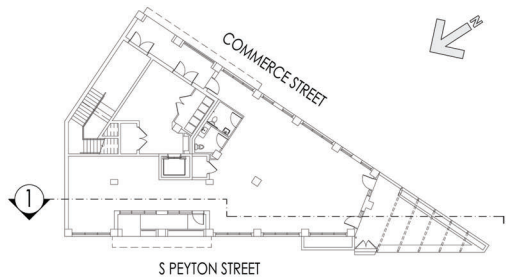
GROUP ARCHITECTS P.C. RESERVES THE RIGHT TO MAKE CHANGES OR CORRECT ANY ERRORS OR OMISSIONS IN ANY FORM OR MANNER WITHOUT NOTICE. THE USER SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND CONSENTS OF ALL NEARBY GROUP ARCHITECTS.

BOARD OF ARCHITECTURE REVIEW OHAD - CERTIFICATE OF APPROPRIATENESS SUBMISSION



BUILDING SECTION / BUILDING HEIGHT DIAGRAM
NOTE: FULLY SPRINKLERED NFPA 13

SCALE: 3/16" = 1'-0"



KEY PLAN - SECTION CUT LOCATION
SCALE: 1/16" = 1'-0"

DRAWING LEGEND	
	1 HR VERTICAL FIRE RESISTANCE
	2 HR HORIZONTAL FIRE RESISTANCE
	1/2 HR VERTICAL FIRE RESISTANCE
	1/2 HR HORIZONTAL FIRE RESISTANCE



WINDMILL HILL - 220 S PEYTON STREET
220 S PEYTON STREET
ALEXANDRIA, VA 22314

BUILDING SECTION / BUILDING HEIGHT DIAGRAM



REVISIONS

PROJECT NUMBER	2520
DATE	02/17/2026
SCALE	1/8" = 1'-0"
DRAWN	K&A
DESIGNED	K&A
APPROVED	

SHEET NUMBER
A7

220 S PEYTON STREET, ALEXANDRIA, VA 22314. THIS DRAWING IS THE PROPERTY OF KULINSKI GROUP ARCHITECTS. ANY REUSE OR REPRODUCTION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF KULINSKI GROUP ARCHITECTS IS STRICTLY PROHIBITED. KULINSKI GROUP ARCHITECTS P.C. IS NOT RESPONSIBLE FOR ANY DAMAGE OR LOSS OF PROPERTY ARISING FROM THE USE OF THIS DRAWING. KULINSKI GROUP ARCHITECTS P.C. IS NOT A LICENSED ARCHITECT IN THE STATE OF VIRGINIA. KULINSKI GROUP ARCHITECTS P.C. IS NOT A LICENSED ARCHITECT IN THE STATE OF VIRGINIA. KULINSKI GROUP ARCHITECTS P.C. IS NOT A LICENSED ARCHITECT IN THE STATE OF VIRGINIA.

BOARD OF ARCHITECTURE REVIEW OHAD - CERTIFICATE OF APPROPRIATENESS SUBMISSION

MODEL VIEWS ARE INTENDED TO REPRESENT ARCHITECTURAL BUILDING FORMS, FEATURES, AND MATERIALS. LANDSCAPE AND SITE DESIGN ELEMENTS ARE ILLUSTRATIVE ONLY.



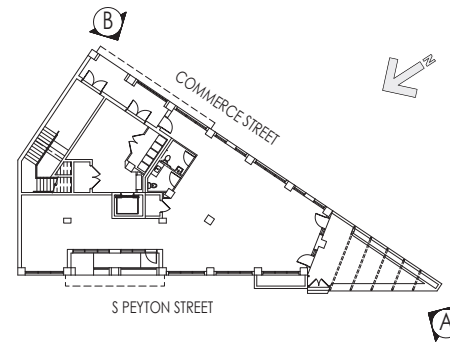
VIEW A - LOOKING NORTHEAST FROM S PEYTON STREET
NOT TO SCALE



VIEW FROM ABOVE - FROM THE CORNER OF S PEYTON STREET AND COMMERCE STREET
NOT TO SCALE




VIEW B - LOOKING SOUTHWEST FROM COMMERCE STREET
NOT TO SCALE




KEY PLAN - MODEL VIEW LOCATIONS
SCALE: 1/16" = 1'-0"

©2026 KULINSKI GROUP ARCHITECTS. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF KULINSKI GROUP ARCHITECTS. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM KULINSKI GROUP ARCHITECTS.



WINDMILL HILL - 220 S PEYTON STREET
ALEXANDRIA, VA 22314

MODEL VIEWS



REVISIONS		

PROJECT NUMBER	2520
DATE	02/27/2026
SCALE	AS NOTED
DRAWN	KGA
DESIGNED	KGA
APPROVED	

SHEET NUMBER	A8
2520-PLANS	



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

B

A. Property Information

A1. 220 South Peyton Street
Street Address

CD COMMERCIAL
Zone

A2. 4,381.50 x 1.50 = 6,572.25
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

<u>Existing Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	<input type="text"/>	Basement**	<input type="text"/>	B1. <input type="text" value="0.00"/> Sq. Ft. Existing Gross Floor Area*
First Floor	<input type="text"/>	Stairways**	<input type="text"/>	B2. <input type="text" value="0.00"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor	<input type="text"/>	Mechanical**	<input type="text"/>	B3. <input type="text" value="0.00"/> Sq. Ft. Existing Floor Area Minus Exclusions (subtract B2 from B1)
Third Floor	<input type="text"/>	Attic less than 7'**	<input type="text"/>	Comments for Existing Gross Floor Area <div style="border: 1px solid gray; height: 60px; margin-top: 5px;"></div>
Attic	<input type="text"/>	Porches**	<input type="text"/>	
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>	
Balcony/Deck	<input type="text"/>	Lavatory***	<input type="text"/>	
Lavatory***	<input type="text"/>	Other**	<input type="text"/>	
Other**	<input type="text"/>	Other**	<input type="text"/>	
B1. Total Gross	<input type="text" value="0.00"/>	B2. Total Exclusions	<input type="text" value="0.00"/>	

C. Proposed Gross Floor Area

<u>Proposed Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	<input type="text"/>	Basement**	<input type="text"/>	C1. <input type="text" value="2,900.00"/> Sq. Ft. Proposed Gross Floor Area*
First Floor	2,800.00	Stairways**	100.00	C2. <input type="text" value="200.00"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor	<input type="text"/>	Mechanical**	<input type="text"/>	C3. <input type="text" value="2,700.00"/> Sq. Ft. Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Third Floor	<input type="text"/>	Attic less than 7'**	<input type="text"/>	
Attic	<input type="text"/>	Porches**	<input type="text"/>	
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>	
Balcony/Deck	<input type="text"/>	Lavatory***	100.00	
Lavatory***	100.00	Other**	<input type="text"/>	
Other	<input type="text"/>	Other**	<input type="text"/>	
C1. Total Gross	<input type="text" value="2,900.00"/>	C2. Total Exclusions	<input type="text" value="200.00"/>	

Notes

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

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

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

D. Total Floor Area

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

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

E. Open Space

E1. Sq. Ft.
Existing Open Space

E2. Sq. Ft.
Required Open Space

E3. Sq. Ft.
Proposed Open Space

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

Signature: _____

She Kuban

31

Date: _____

10/02/2025



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

B

A. Property Information

A1. 220 South Peyton Street
Street Address

CD RESIDENTIAL
Zone

A2. 4,381.50 x 1.25 = 5,476.88
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area	Allowable Exclusions**	
Basement	Basement**	B1. <input type="text" value="0.00"/> Sq. Ft. Existing Gross Floor Area*
First Floor	Stairways**	B2. <input type="text" value="0.00"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor	Mechanical**	B3. <input type="text" value="0.00"/> Sq. Ft. Existing Floor Area Minus Exclusions (subtract B2 from B1)
Third Floor	Attic less than 7'**	
Attic	Porches**	
Porches	Balcony/Deck**	
Balcony/Deck	Lavatory***	
Lavatory***	Other**	
Other**	Other**	
B1. Total Gross <input type="text" value="0.00"/>	B2. Total Exclusions <input type="text" value="0.00"/>	

Comments for Existing Gross Floor Area

C. Proposed Gross Floor Area

Proposed Gross Area	Allowable Exclusions**	
Basement	Basement**	C1. <input type="text" value="7,640.00"/> Sq. Ft. Proposed Gross Floor Area*
First Floor 800.00	Stairways** 770.00	C2. <input type="text" value="2,170.00"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor 2,935.00	Mechanical**	C3. <input type="text" value="5,470.00"/> Sq. Ft. Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Third Floor 2,505.00	Attic less than 7'**	
Attic	Porches**	
Porches	Balcony/Deck** 1,000.00	
Balcony/Deck 1,000.00	Lavatory*** 400.00	
Lavatory*** 400.00	Other**	
Other	Other**	
C1. Total Gross <input type="text" value="7,640.00"/>	C2. Total Exclusions <input type="text" value="2,170.00"/>	

Notes

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

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

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

D. Total Floor Area

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

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

E. Open Space

E1. Sq. Ft.
Existing Open Space

E2. Sq. Ft.
Required Open Space

E3. Sq. Ft.
Proposed Open Space

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

Signature: _____

Sheela K...

32

Date: _____

10/02/2025

220 S. Peyton Street – Old and Historic Alexandria District Material Specifications

First Floor Brick:

Manufacturer: General Shale Brick

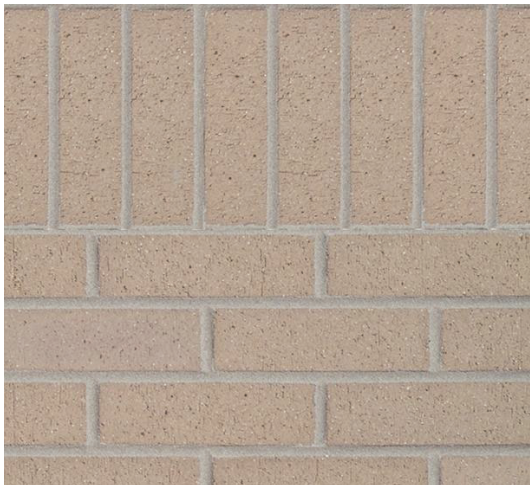
Color: Steel



Second and Third Floor Brick:

Manufacturer: General Shale Brick

Color: Coliseum



Landscape Walls and Recessed Entries:

Manufacturer: Arriscraft – Renaissance Cast Stone

Color: Bedford



Exterior Wall Sconce (Ground Floor):

Manufacturer: Lumens – Eurofase Ren 2-Light

Finish: Black

Size: 5 1/2" Wide x 6" Deep x 23 1/4" Tall



Exterior Wall Sconce (2nd and 3rd Floor Balconies / Roof Decks):

Manufacturer: Lumens – Eurofase Ren 1-Light

Finish: Black

Size: 5 ½" Wide x 6" Deep x 16 ½" Tall



Windows and Doors:

Manufacturer: Marvin – Elevate

Casement / Awning / Fixed Aluminum Clad

Lite Pattern: One Lite

Color: Bronze



Roofing:

Material: GAF RUBEROID EnergyCap Torch Granule FR Membrane

Color: Bright White



Roof Deck Surface:

Material: Duradek Vinyl Decking

Color: Surcoseal Suede



Metal Railing:

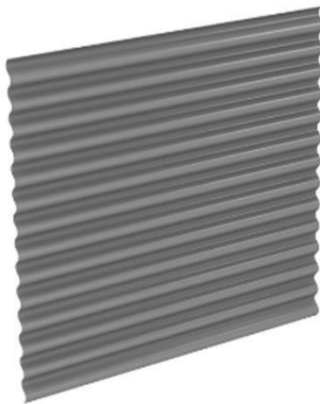
Material: Painted Steel

Color: Dark Bronze

Bay Window Cladding Panels:

Material: Centria – vertical Econolap 3/4"

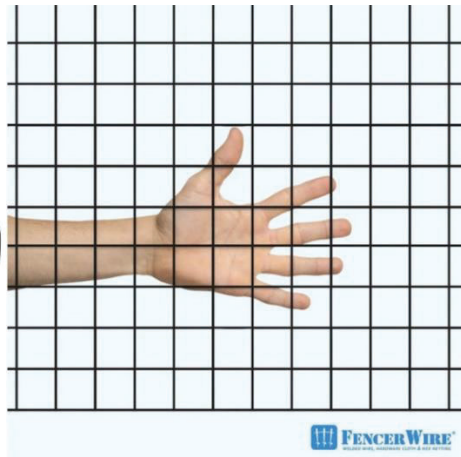
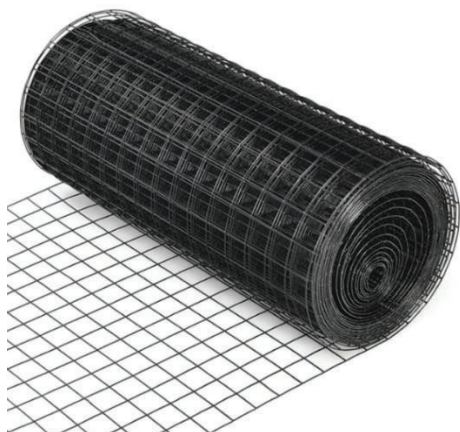
Color: Dark Bronze



HVAC Screen Panels:

Material: Welded Wire Mesh – Black Vinyl Coated 1x1

Color: Black



Bay Trim, Coping, and Cornice:

Material: Metal
Color: Dark Bronze

Ground Floor Patio Wall Light:

Manufacturer: BEGA – Wall Luminaire
Finish: Black
Size: 7" Wide x 2 ½" Deep x 3 ¾" Tall

