

ISSUE: Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for an addition

APPLICANT: Robert Wade Hampton III, TR

LOCATION: Old and Historic Alexandria District
514 South Pitt Street

ZONE: RM/Residential Townhouse Zone

STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for an addition as submitted, and following the recommendations of Alexandria Archaeology:

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)

The applicant shall not allow any metal detection and/or artifact collection 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)

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, Permit Center, 4850 Mark Center Drive, Suite 2015, 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.



Note: Staff coupled the applications for a Permit to Demolish (BAR #2025-00242) and Certificate of Appropriateness (BAR #2025-00243) for clarity and brevity. The Permit to Demolish requires a roll call vote.

I. APPLICANT'S PROPOSAL

The applicant requests a Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness to remove two doors and connecting wall space at the rear of the home and construct a one-story addition. The addition will include a one-story porch on the south elevation and a patio to the east of the addition, at 514 S. Pitt Street.

Permit to Demolish/Capsulate As the chimney on the rear/east elevation will be retained and encapsulated, a very minimal portion of exterior wall will be removed, along with the existing two doors to be removed.

Certificate of Appropriateness The proposed one-story addition to the rear/east elevation will nearly double the size of the house and will harmonize nicely with the main block. The one-story porch on the south elevation of the addition will measure 8' deep by 5' wide with gradual ramps leading from both the east and west sides of the entry.

Site context

The alley to the east, immediately behind the subject property, is private. However, a wide alley to the south of the private alley is public. A small portion of the proposed addition will be visible from that alley. See Figure 1. The building is not at all visible from Jefferson Court, northeast of the property. The side/south porch will be visible from South Pitt Street.



Figure 1: Visibility from public alley. Area of proposed one-story addition is circled in red.

II. HISTORY

Although there has been a house on this property since at least 1912, it has changed significantly over time. The Board approved remodeling this residence at the September 18, 1974 hearing. Building permit #9418, issued November 1, 1974, includes photos of the house as it appears in Figure 2, and the permit plans show the house looking as it does today, in Figure 3. Therefore, for all practical purposes, the dwelling was constructed in 1974. See Figure 2 for the building pre-remodel and Figure 3 for the building today.



Figure 2: House in early 1970s



Figure 3: House today

Previous BAR Approvals

BAR97-00154 & BAR97-00155 Approval of a rear addition. According to a 2002 BAR application which was never approved, this addition was never constructed. See summary below. There is no associated permit for a rear addition.

From May to November of 2003, BAR2002-00220/BAR2002-00221 for a rear addition was submitted numerous times but was never approved. The BAR kept deferring the case “pending action by the Board of Zoning Appeals.” This BAR application and staff report indicate that the 1997 approved addition was never constructed.

III. ANALYSIS

Permit to Demolish/Capsulate

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

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

The analysis of the standards indicated above relate only to the portions of the wall area and doors proposed for demolition/capsulation. 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 areas proposed for demolition/capsulation are not of unusual or uncommon design and can easily be replicated. The doors are neither historic nor architecturally significant, the chimney will be retained and incorporated into the proposed addition, and the wall area to be removed is minimal, as most of the wall area is taken up by the two doors.

Certificate of Appropriateness

The *Design Guidelines* state that "...the stylistic characteristics of additions to residential buildings should reflect the historic architectural styles found within the historic districts." Staff finds that the proposed addition to the existing structure harmonizes seamlessly with the building and its neighbors. Although it will be minimally visible from a public right of way, the applicant has ensured that the new addition will complement the existing dwelling. See Figure 4. The proposed smooth HardiPlank lap siding, exterior wall sconces for the rear/east elevation, clad windows, fiberglass doors, wooden box columns, and roofing all comply with the BAR policies for Late buildings.



Figure 4: Proposed south elevation with addition

Staff notes that the Board frequently approves rear additions to properties in the Old and Historic District. For example, on February 19, 2025, the Board unanimously approved a rear/north addition to the mid-19th century house at 125 South Pitt, three-and-a-half blocks north of the subject property. Because 125 South Pitt is located at the corner of South Pitt and Prince Streets, the addition was in a very prominent location, unlike the proposed addition for 514 South Pitt, which will be minimally visible from a public right of way.

Staff therefore recommend approval of the project as submitted, noting the recommendations of Alexandria Archaeology.

STAFF

Susan Hellman, 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 Proposed rear one-story addition will comply with Zoning.

F-1 Property is less than 25' in width which means in the RM zone no side yard setback is required.

Code Administration

C-1 A building permit is required.

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 adjacent to 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

- R-1 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)
- R-2 The applicant shall not allow any metal detection and/or artifact collection 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)
- F-1 According to a review of historic maps and aerial photographs, the property at was largely vacant until after the Civil War when a possible utility building (storage shed perhaps) was built on the lot. By the late nineteenth century, the main house that currently stands on the property was built. The property may contain archaeological evidence of the development of Alexandria in the latter nineteenth century and into the early twentieth century.

V. ATTACHMENTS

1 – Application Materials

- Completed application
- Plans
- Material specifications
- Scaled survey plat if applicable
- Photographs

2 – Supplemental Materials

- Public comment
- Any other supporting documentation

BAR CASE# _____
(OFFICE USE ONLY)

ADDRESS OF PROJECT: 514 S Pitt Street

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

TAX MAP AND PARCEL: 080.02-04-27 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: Kulinski Group Architects P.C.

Address: _____

City: _____

State: _____

Phone: _____

E-mail: _____

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

Name: Kulinski Group Architects P.C.

Phone: _____

E-mail: _____

Legal Property Owner:

Name: ROBERT WADE HAMPTON III TR

Address: _____

City: _____

State: _____

Zip: _____

Phone: _____

E-mail: _____

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

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

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

Remove two existing doors at the rear of the home (not visible from the public right of way)

Add new one story addition at the rear of the home.

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: _____

Printed Name: Stephen KulinskiDate: 06/11/2025

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. Stephen Kulinski		0%
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 _____ (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. Wade Robert		100%
2.		
3.		

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

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

06/11/25

Date

Stephen Kulinski

Printed Name

14

Stephen Kulinski

Signature



514 S. PITT STREET (FRONT NW ELEVATION)



514 S. PITT STREET (FRONT SW ELEVATION)

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 WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF KULINSKI GROUP ARCHITECTS

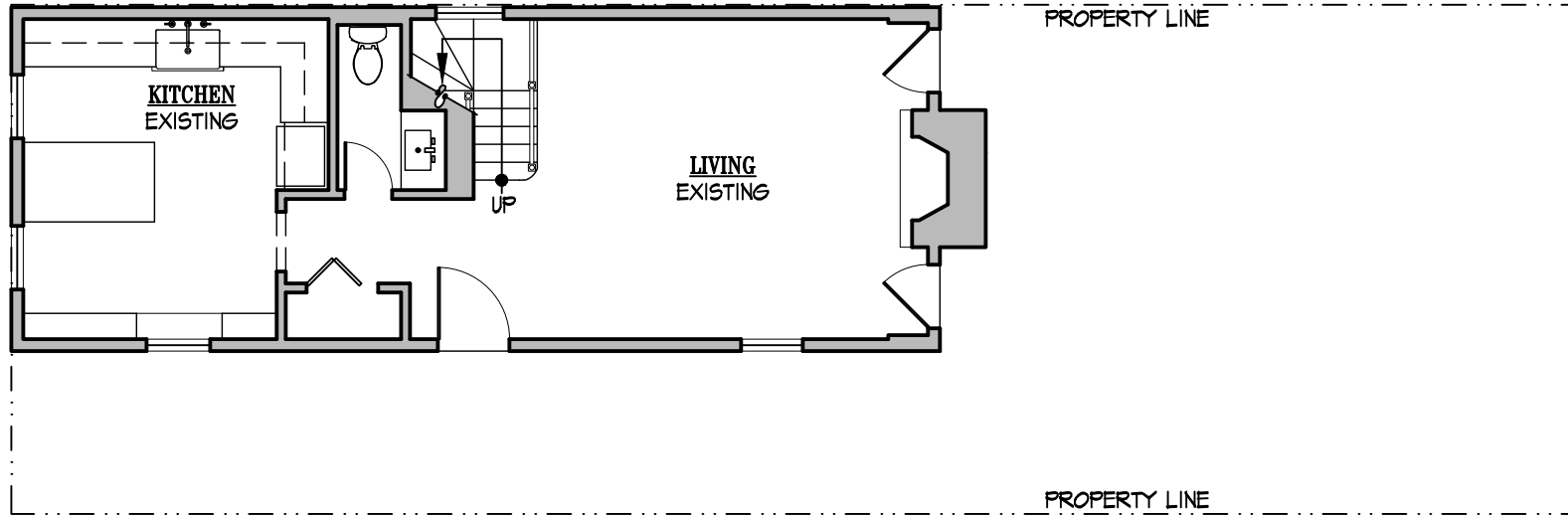


514 S. PITT STREET (REAR EAST ELEVATION)

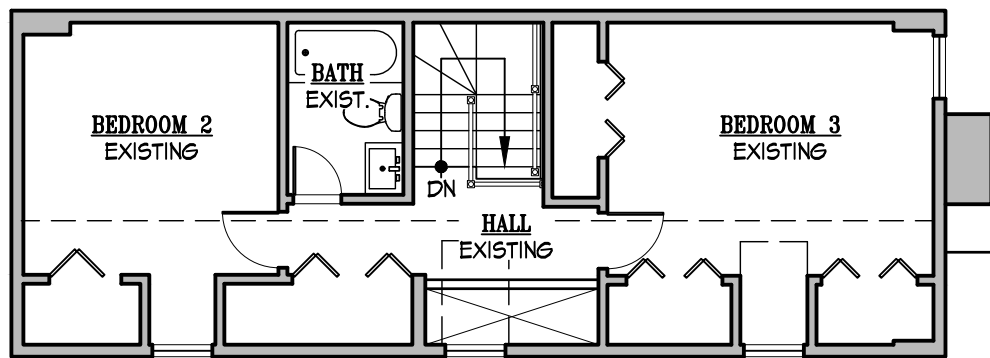


514 S. PITT STREET (REAR YARD IMAGE)

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 WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF KULINSKI GROUP ARCHITECTS

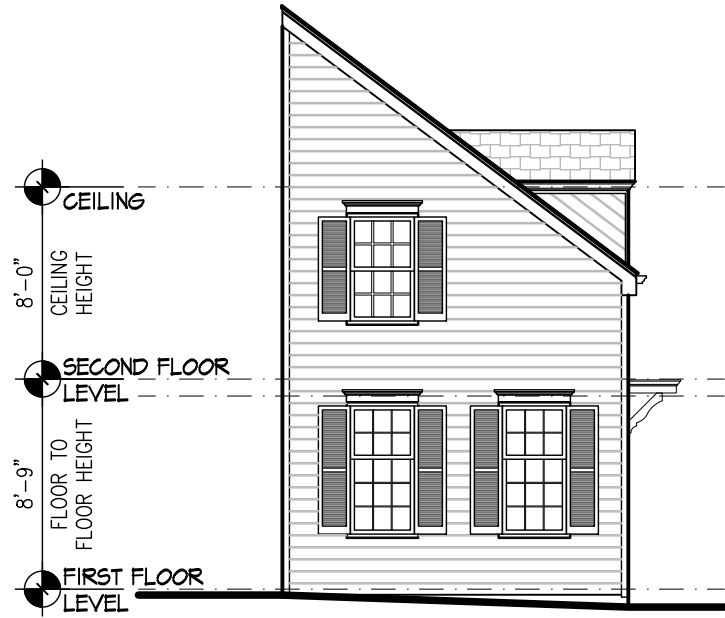


1 EXISTING FIRST FLOOR PLAN
 A3 SCALE: 1/8" = 1'-0"



2 EXISTING SECOND FLOOR PLAN
 A3 SCALE: 1/8" = 1'-0"

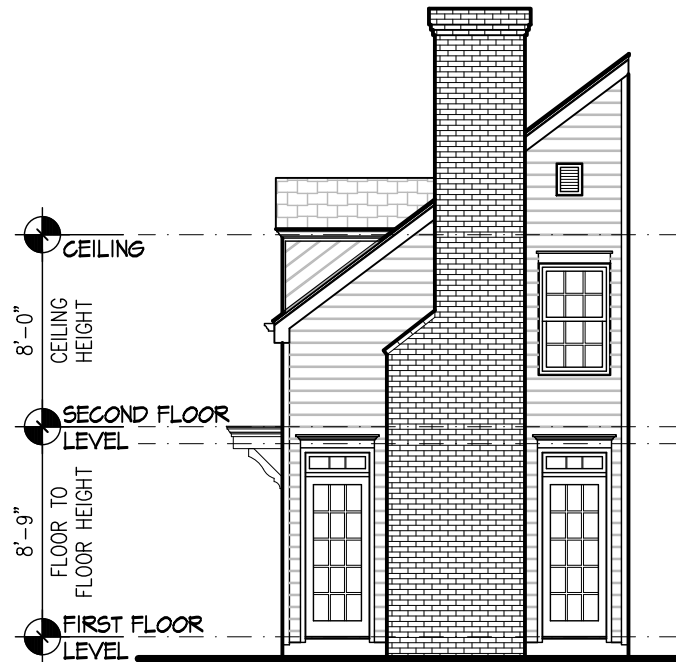
2025 © KULINSKI GROUP ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF KULINSKI GROUP ARCHITECTS



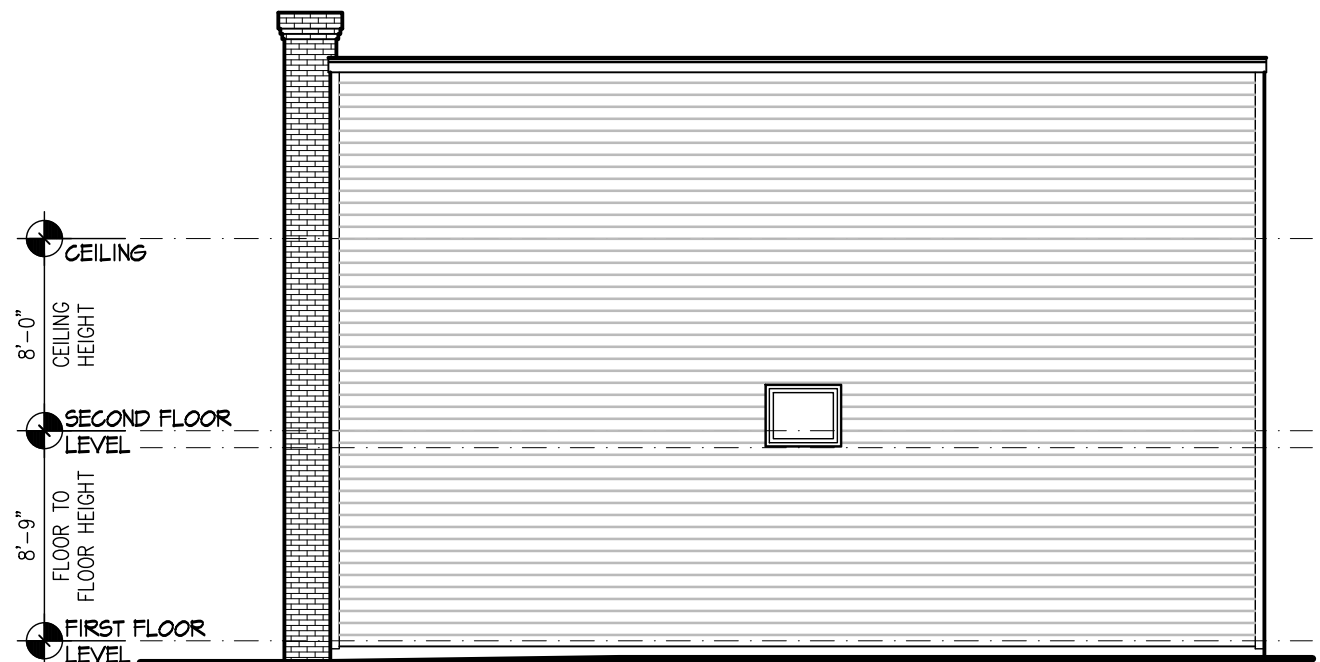
1 EXISTING FRONT (WEST) ELEVATION
 A4 SCALE: 1/8" = 1'-0"



2 EXISTING RIGHT SIDE (SOUTH) ELEVATION
 A4 SCALE: 1/8" = 1'-0"

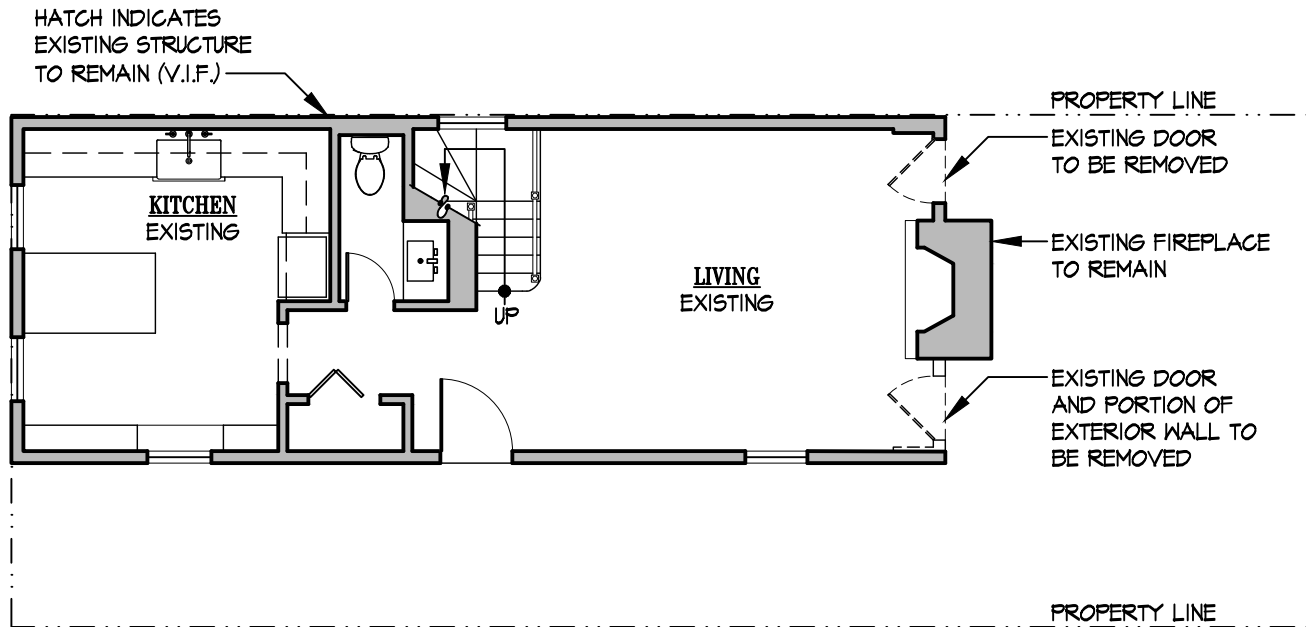


3 EXISTING REAR (EAST) ELEVATION
 A4 SCALE: 1/8" = 1'-0"

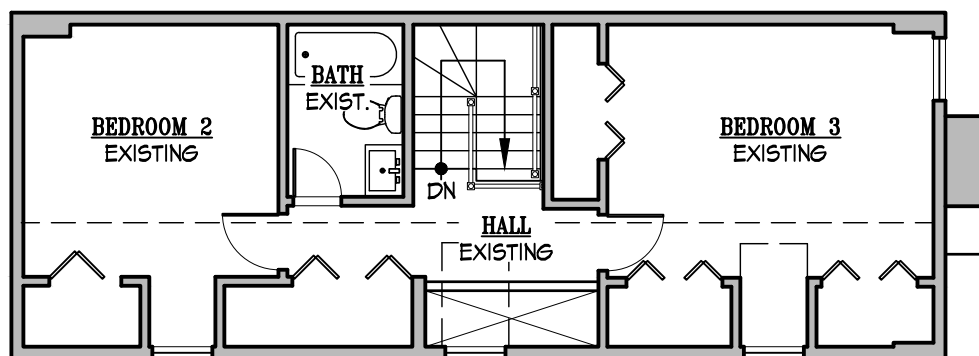


4 EXISTING LEFT SIDE (NORTH) ELEVATION
 A4 SCALE: 1/8" = 1'-0"

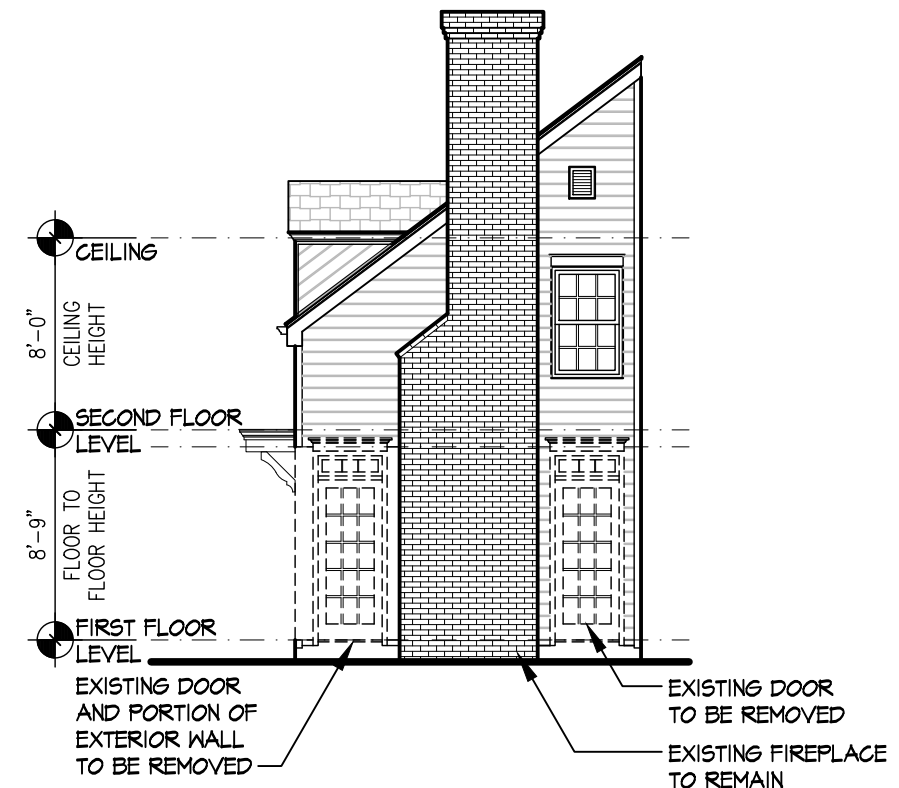
2025 © KULINSKI GROUP ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF KULINSKI GROUP ARCHITECTS



1 DEMOLITION FIRST FLOOR PLAN
 A5 SCALE: 1/8" = 1'-0"

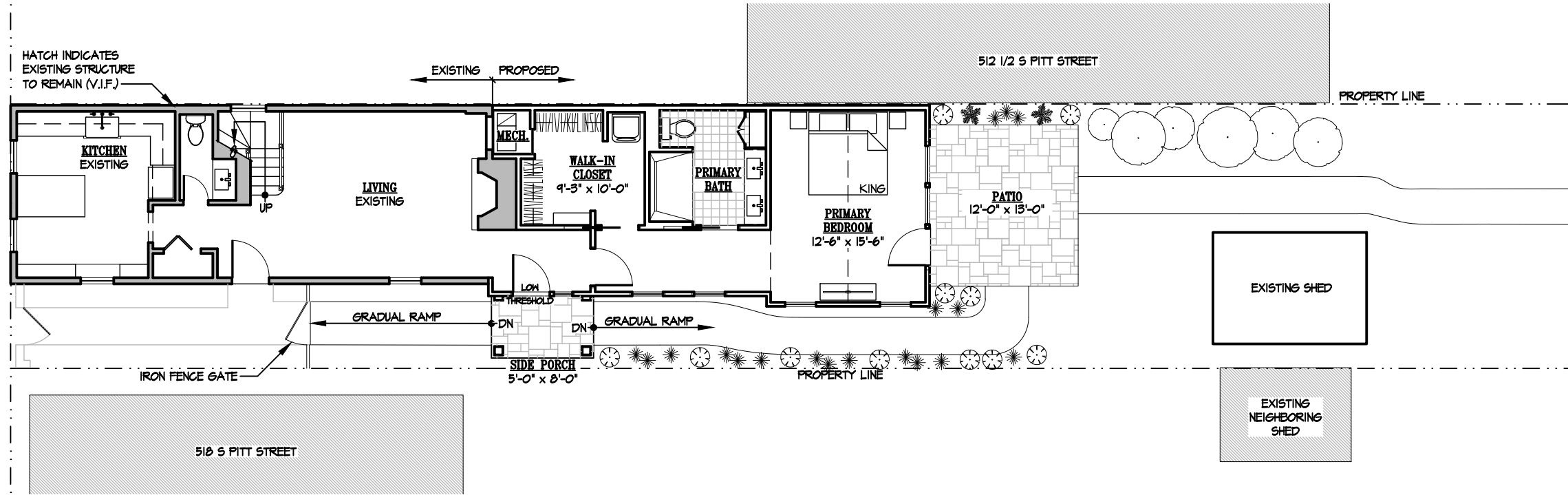


2 EXISTING SECOND FLOOR PLAN
 A5 SCALE: 1/8" = 1'-0"
 NOTES: NO DEMOLITION WORK TO BE DONE ON THE SECOND FLOOR.

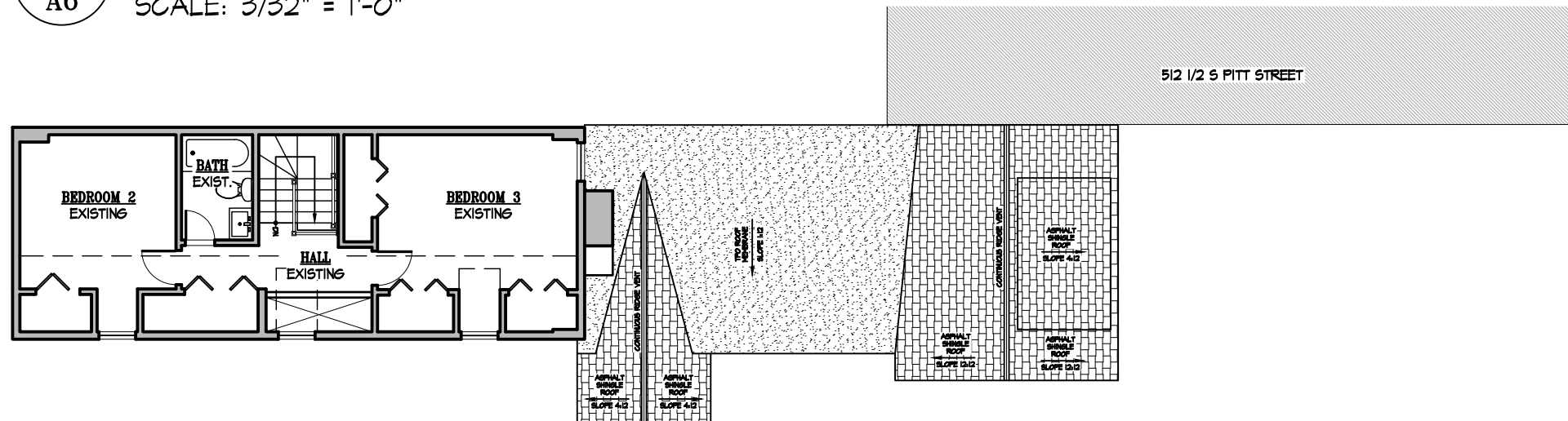


3 DEMOILTION REAR (EAST) ELEVATION
 A5 SCALE: 1/8" = 1'-0"

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 WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF KULINSKI GROUP ARCHITECTS



1 PROPOSED FIRST FLOOR PLAN
 A6 SCALE: 3/32" = 1'-0"

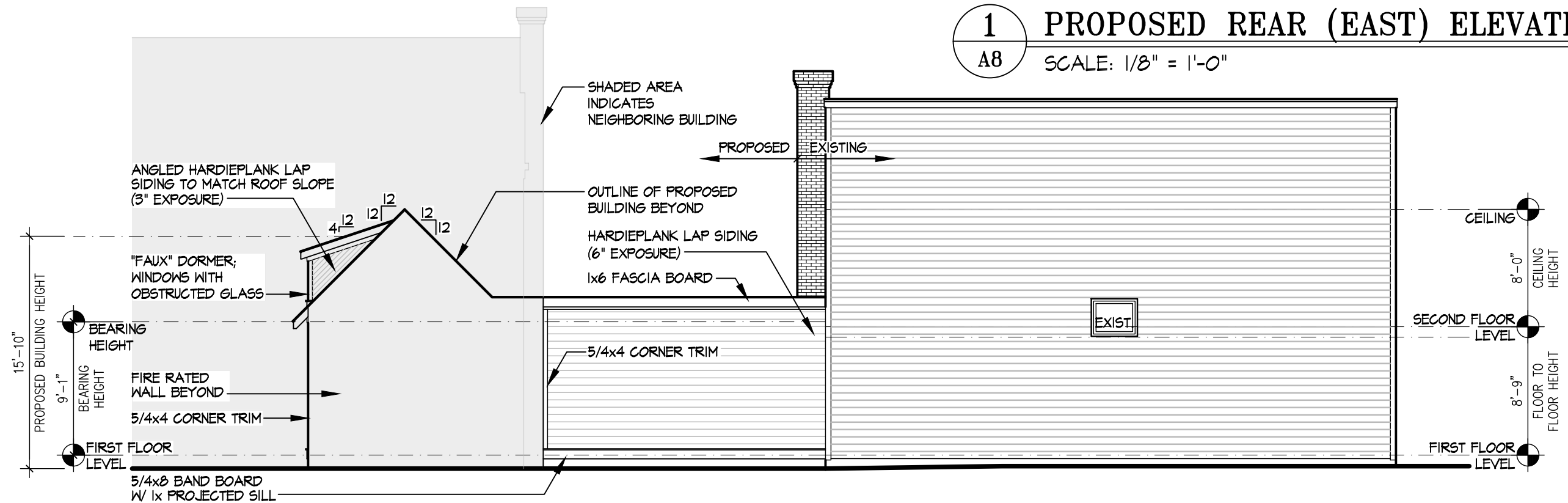


2 PROPOSED SECOND FLOOR PLAN
 A6 SCALE: 3/32" = 1'-0"

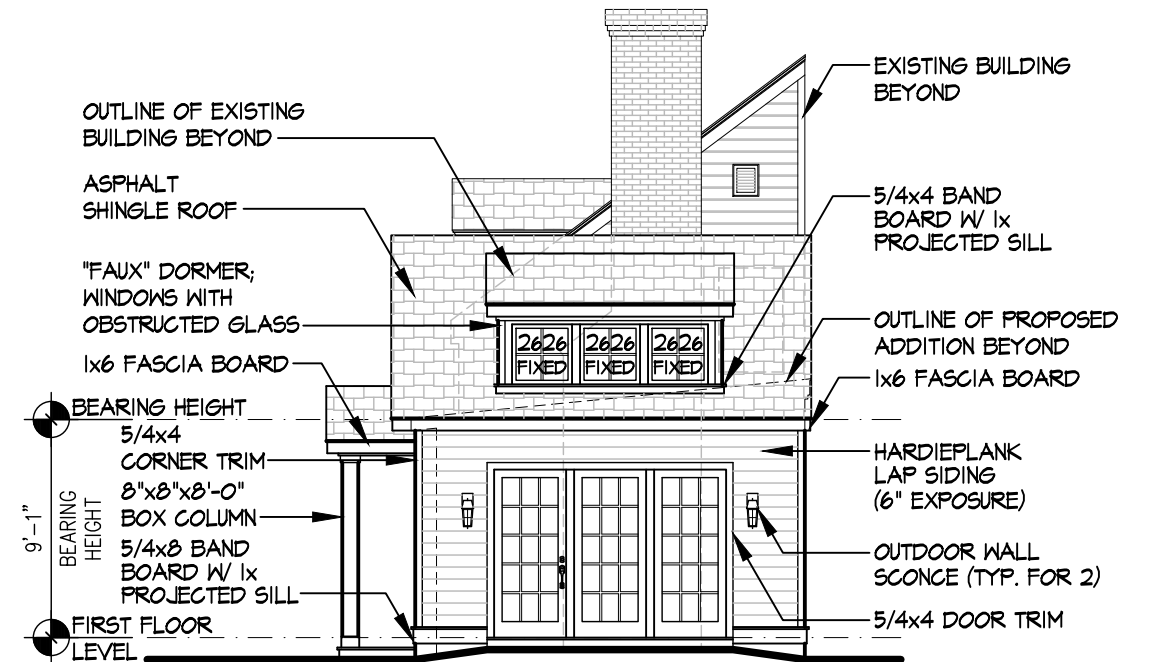
2025 © KULINSKI GROUP ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF KULINSKI GROUP ARCHITECTS



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 WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF KULINSKI GROUP ARCHITECTS



2 PROPOSED LEFT SIDE (NORTH) ELEVATION
A8 SCALE: 1/8" = 1'-0"



1 PROPOSED REAR (EAST) ELEVATION
A8 SCALE: 1/8" = 1'-0"

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 WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF KULINSKI GROUP ARCHITECTS



PROPOSED FRONT (WEST) ELEVATION

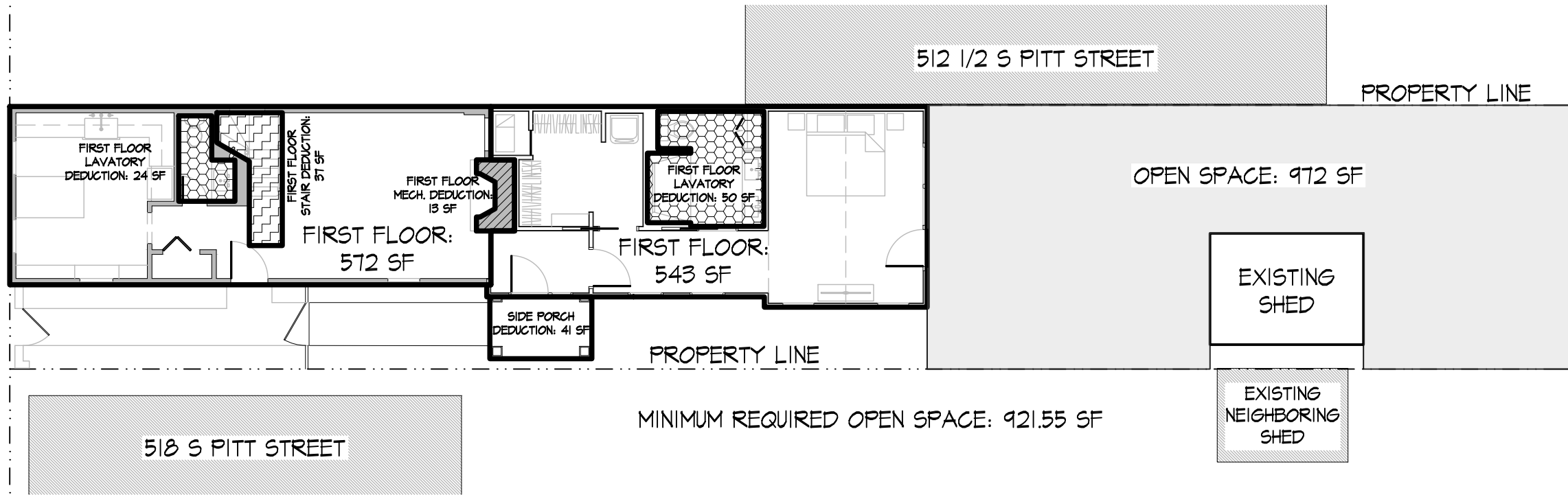


PROPOSED REAR (EAST) ELEVATION

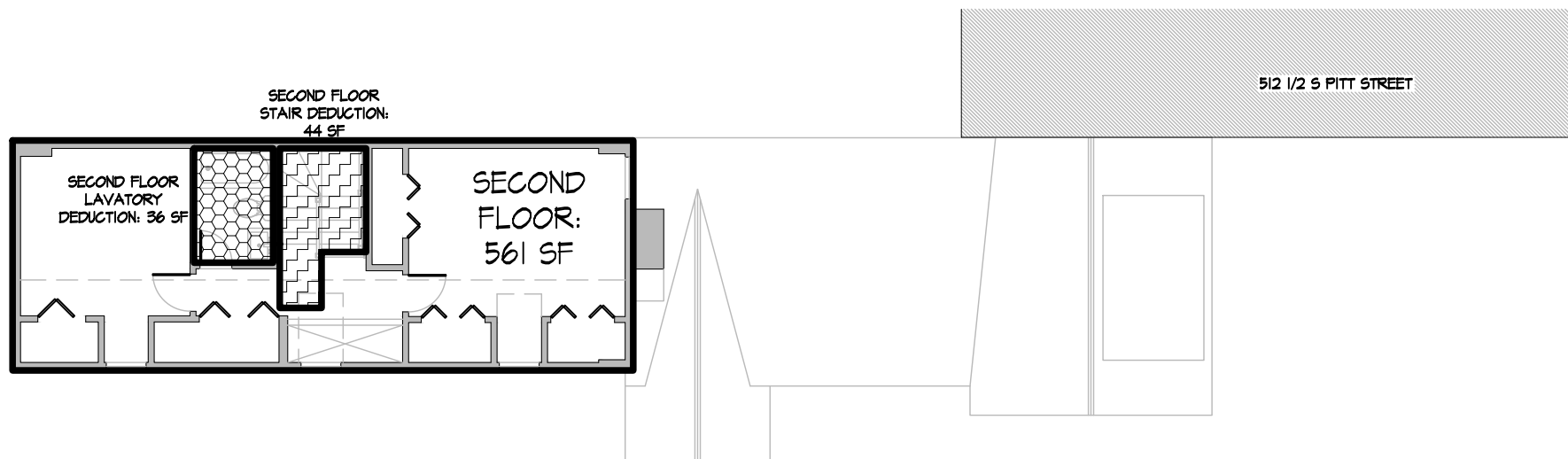


PROPOSED RIGHT SIDE (SOUTH) ELEVATION

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 WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF KULINSKI GROUP ARCHITECTS



1 FIRST FLOOR F.A.R. AND OPEN SPACE DIAGRAM
Z1 SCALE: 3/32" = 1'-0"



2 SECOND FLOOR F.A.R. DIAGRAM
Z1 SCALE: 3/32" = 1'-0"

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

A. Property Information
A1. 514 S. Pitt Street
Street Address
A2. 2,633.00
Total Lot Area
Zone: RM
Floor Area Ratio Allowed by Zone: 1.50
Maximum Allowable Floor Area: 3,949.50

B. Existing Gross Floor Area
Existing Gross Area
Basement: 572.00
First Floor: 561.00
Second Floor: 572.00
Third Floor: 561.00
Attic: 572.00
Porch: 561.00
Balcony/Deck: 572.00
Lavatory: 561.00
Other: 572.00
B1. Total Gross: 1,133.00
B2. Total Exclusions: 154.00
B3. Existing Floor Area Minus Exclusions (subtract B2 from B1): 979.00
Comments for Existing Gross Floor Area

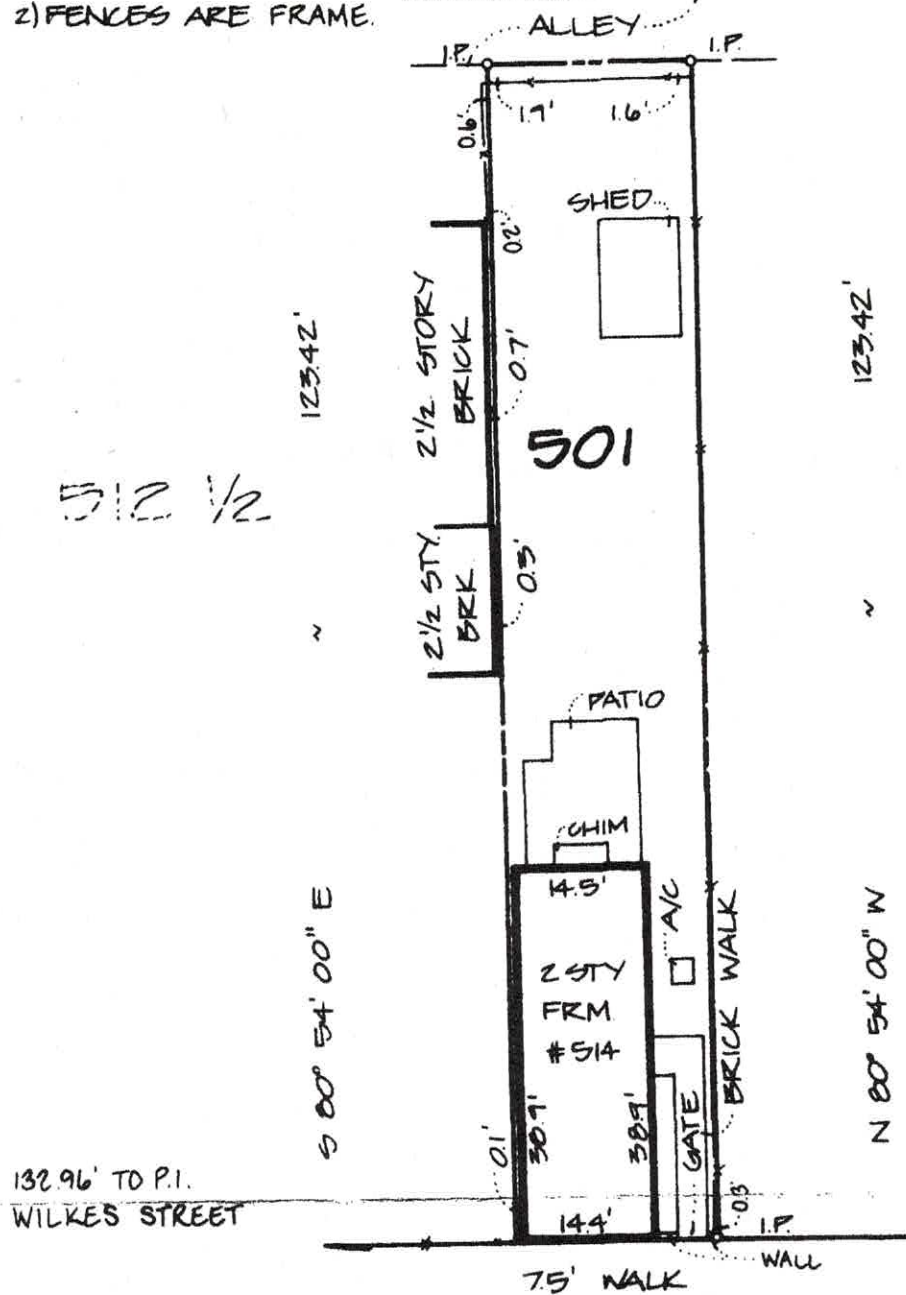
C. Proposed Gross Floor Area
Proposed Gross Area
Basement: 572.00
First Floor: 561.00
Second Floor: 572.00
Third Floor: 561.00
Attic: 572.00
Porch: 561.00
Balcony/Deck: 572.00
Lavatory: 561.00
Other: 572.00
C1. Total Gross: 1,133.00
C2. Total Exclusions: 154.00
C3. Proposed Floor Area Minus Exclusions (subtract C2 from C1): 979.00
Notes

D. Total Floor Area
D1. 1,472.00
Total Floor Area (add B3 and C3)
D2. 3,949.50
Total Floor Area Allowed by Zone (A2)
E. Open Space
E1. 1,664.00
Existing Open Space
E2. 921.55
Required Open Space
E3. 972.00
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: Stephen Kulinski Date: 6/13/25

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 WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF KULINSKI GROUP ARCHITECTS

NOTE: 1) UTILITIES UNDER. S 01° 30' 00" W ~ 21.55'
2) FENCES ARE FRAME.



N 01° 30' 00" E ~ 21.33'
SOUTH PITT STREET
66' R/W

PLAT

SHOWING HOUSE LOCATION ON
LOT 501

THOMAS SHELTON ESTATE
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20'

MAY 10, 1989

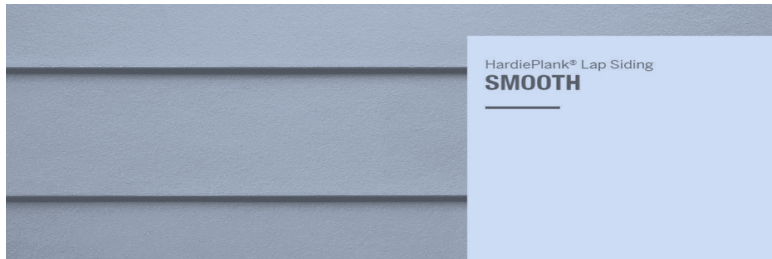
514 S. Pitt Street – Old and Historic District

Hardieplank Lap Siding:

Finish: Beaded Smooth

Exposure: 3" / 6"

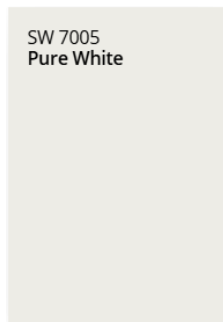
Color: SW 6249 – Storm Cloud (or equivalent to match existing)



Synthetic Wood Trim:

Finish: Smooth

Color: SW 7005 – Pure White



Exterior Wall Sconce:

Manufacturer: Quoizel Newbury 11 Inch Tall Outdoor Wall Light

Finish: Mystic Black



Front Entry Door:

Manufacturer: Jeld-Wen – Fiberglass Exterior Patio Door
1 Operable Panel w/ 2 Fixed Panels
Color: Brilliant White
Hardware Finish: Flat Black



Windows:

Manufacturer: Jeld-Wen – Sitaline Aluminum Double Hung Clad Wood Window
Lite Pattern: 6 over 6
Color: Brilliant White



Manufacturer: Jeld-Wen – Sitaline Aluminum Clad Fixed Wood
Window w/ Obscured Glass
Lite Pattern: 4 Lite
Color: Brilliant White



Roofing:

Rear Roof

Material: Architecture Grade Asphalt Shingle Roof
Color: Dark Gray (to match existing)

Rear Roof (Low Slope)

Material: Roofing Membrane Firestone Ultra Ply TPO
Color: Dark Gray (to match shingle roof)