

**ISSUE:** Certificate of Appropriateness for new construction

**APPLICANT:** Prince Corner Real Estate LLC represented by Stephen Kulinski, architect  
Old and Historic Alexandria District

**LOCATION:** 1126 Prince Street

**ZONE:** RM/Residential Townhouse Zone

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**STAFF RECOMMENDATION**

Staff recommends approval of the Certificate of Appropriateness for new construction with the condition that the interior and exterior of the building is documented prior to the release of the Permit to Demolish.

**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](mailto: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.

**Minutes from April 8, 2026**

**BOARD ACTION:**

On a motion by Vice Chair Zandian, seconded by Mr. Adams, the Board of Architectural Review voted to approve BAR2026-00042 as amended. The motion carried on a vote of 5-0, with Mr. Spencer abstaining.

On a motion by Vice Chair Zandian, seconded by Ms. del Ninno, the Board of Architectural Review voted to accept the applicant's request for a deferral of BAR2026-00043. The motion carried on a vote of 5-0, with Mr. Spencer abstaining.

**SPEAKERS:**

Steve Kulinski, architect, presented project.

Ken Crutchfield, 1118 Prince Street, expressed concerns and asked about alternatives to demolition.

Shawn Lamb, 1130 Prince Street, expressed concerns about demolition, historic character, and loss of windows at 1130 Prince Street.

Christine Roberts, HAF, Agreed with staff recommendations and that the conditions from the 2010 report should be added.

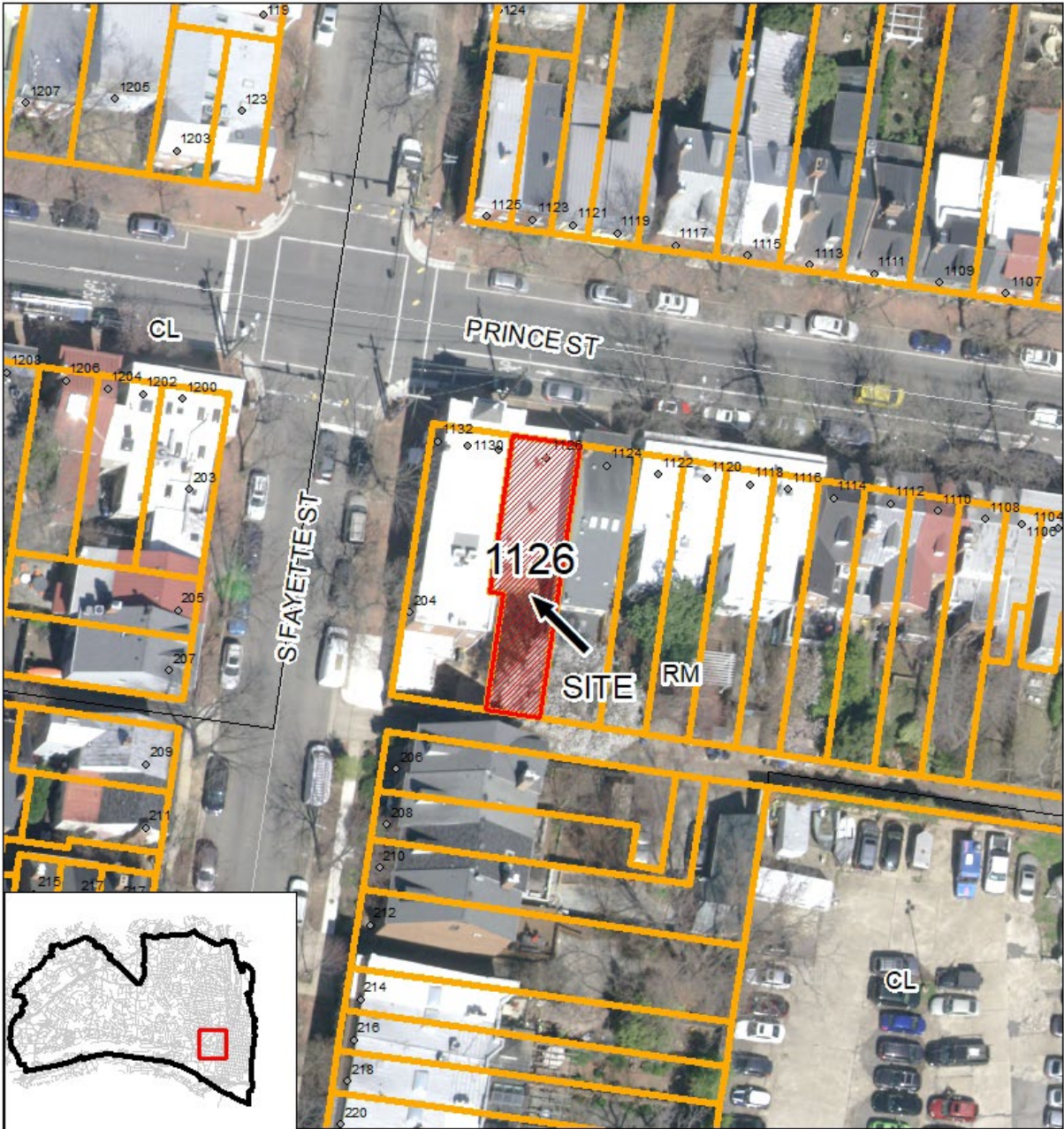
**DISCUSSION:**


Ms. Robinson stated that the block has smaller houses and is concerned about views from the east.

Ms. del Ninno stated that the design may overwhelm the existing mostly two-story buildings. Questioned is the tower element could be reduced. The sawtooth roof scape is appropriate. She additionally, stated that the proposed building is too similar to the building to the west and asked if the tower can be pushed back.

Ms. Nastaran stated that the rear elevation appears too tall and would prefer it to be brick. She also questioned whether the second and third floor ceilings can be lowered.

Mr. Adams agreed with documenting the exiting property.



 **BAR2026-00042 & BAR2026-00043 - OHAD**  
**1126 Prince Street**

0 20 40 80 Feet

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**Note:** Staff coupled the applications for a Permit to Demolish (BAR2026-0042) and Certificate of Appropriateness (BAR2026-0043) for clarity and brevity. The Permit to Demolish requires a roll call vote.

**UPDATE**

The submission is returning to the Board after being deferred at the December 18, 2024, public hearing. The applicant has made the following changes based on the Board's guidance:

1. The building height has been reduced by approximately eight inches, resulting in the removal of one step from the stoop.
2. The bay projection has been narrowed, and the height of the pinnacle has been reduced by approximately twelve inches.
3. The windows within the bay have been consolidated into a single grouped opening, which visually reduces the perceived bulk and height of the bay.
4. Brick is now proposed on all three exposed elevations.
5. Synthetic slate siding is proposed on the south and east elevations in place of fiber cement.
6. The window grouping on the first story of the south elevation has been replaced with a fiberglass door and fixed door panel assembly.



Photo 1: Previous facade (4/8/26).



Photo 2: Current facade.



Photo 3: Previous south elevation (4/8/26).



Photo 4: Current south (rear) elevation.

## **I. APPLICANT'S PROPOSAL**

The applicant requests a Permit to Demolish/Capsulate (full) and Certificate of Appropriateness for new construction, at 1126 Prince Street. The total area of demolition is approximately 880 square feet. The building measures 22 feet wide by 40 feet deep.

The 2½ story brick townhouse will feature a projecting two-story pyramidal hip roof bay and will have late Victorian-era architectural elements and details. Due to the projecting bay, the front door will be recessed approximately three feet. Stylistically, the townhouse will have Queen Anne references, including the finial atop the pyramidal roof, the use of masonry headers and sills, and the strong brick entablature.

The front (north) elevation will have a grouping of one-over-one aluminum-clad wood windows on each story of the projecting bay, with a single window above the front door. The door will have a transom. There will be two basement awning windows with brick soldier-course headers and a casement egress window on the roofline. The flat roof will include two non-visible skylights. The front stoop will have a landing and three masonry stairs encroaching approximately three feet into the public right-of-way. The stoop will have a wrought iron railing.

The west elevation will share a party wall with the existing building at 1130 Prince Street. The east and south elevations will have brick and synthetic slate siding. There will be two recessed windows and one fixed window on the east elevation. The south (rear) elevation will have groupings of three one-over-one aluminum-clad wood windows on the upper stories. The lower story will have a fiberglass door with a glass panel, two fixed door panels, an aluminum-clad egress well, and a rear porch with a 36" high metal guardrail.

Staff notes that the proposed materials comply with the BAR's Design Guidelines and Policies. Additionally, the application does not include modifications to the existing garden wall and adjoining shed.

Site context

The alley to the south, behind the subject property, is public. The new structure will be visible from the alley.

**II. HISTORY**

The buildings located at 1126, 1128, and 1132 Prince Street were originally one parcel. The Planning Commission approved the subdivision of the parcel on June 1, 2010 (SUB2009-0008). Small portions of the existing one-story frame building at 1126 and 1128 Prince Street may date to the early 20th century. It appears that initially, the one-story portions were connected internally to the two-story commercial building, 1130-1132 Prince Street. By 1958, the Sanborn map shows the one-story portion divided into two equally sized dwelling units and the removal of the one-story ell at 1126 Prince Street.

Staff notes that the Board previously approved a Permit to Demolish (BAR2010-00025) and Certificate for Appropriateness for new construction (BAR2010-00268). The current design is similar to the previously approved design.



Photo 5: Existing property at 1126 Prince St.

**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.

<b>Standard</b>	<b>Description of Standard</b>	<b>Standard Met?</b>
(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
(7)	In the instance of a building or structure owned by the city or the redevelopment and housing authority, such building or structure having been acquired pursuant to a duly approved urban renewal (redevelopment) plan, would retention of the building or structure promote the general welfare in view of needs of the city for an urban renewal (redevelopment) project?	No
(8)	Would retention of the building or structure help maintain the scale and character of the neighborhood?	No

The analysis of the standards discussed above pertains to the complete demolition/encapsulation of the one-story structure. Although portions of the building may date to the early twentieth century, staff find that none of the criteria for denial of demolition or encapsulation have been met. Therefore, the Permit to Demolish/Encapsulate should be approved.

The vernacular building's evolution over time—from its early twentieth-century origins to the mid-twentieth century configuration that likely represents its present form—is illustrated in the Sanborn Fire Insurance maps provided below.

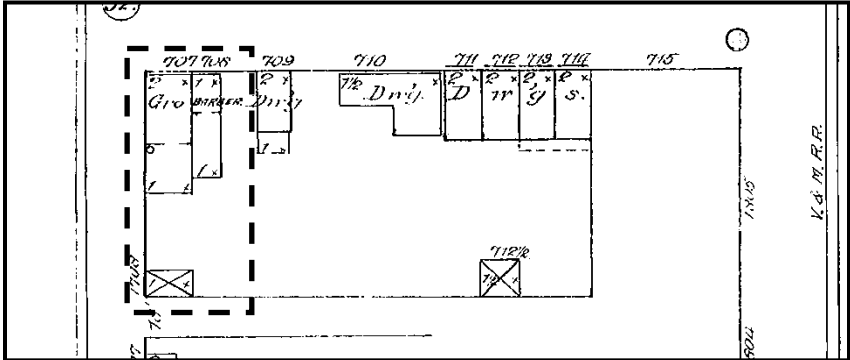


Figure 1: 1885 Sanborn Fire Insurance Map

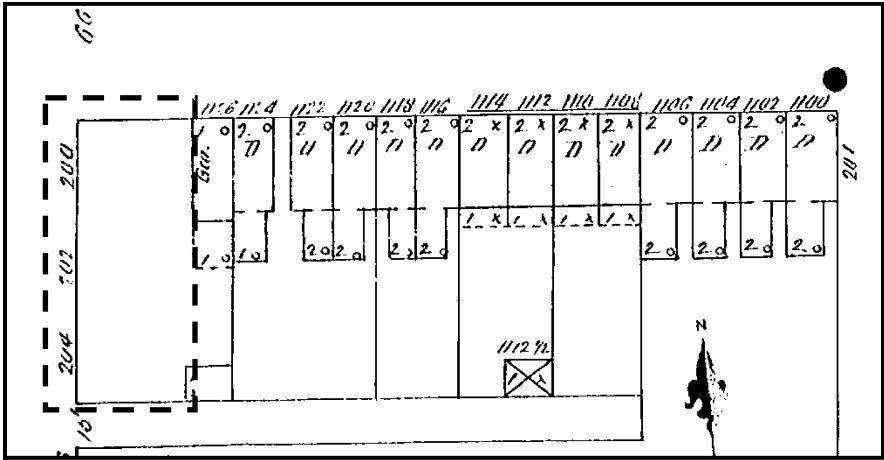


Figure 2: 1896 Sanborn Fire Insurance Map

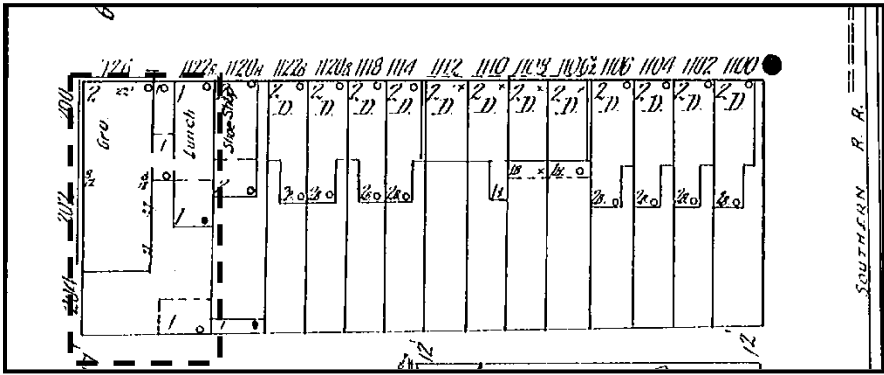


Figure 3: 1912 Sanborn Fire Insurance Map

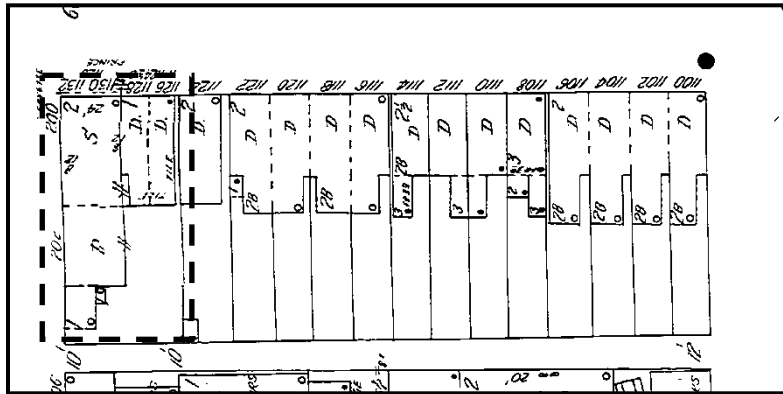


Figure 4: 1958 Sanborn Fire Insurance Map

Staff surmises that the only element of the façade dating from the building’s first period of construction may be the late Victorian-style cornice, which may have been installed in the early 1900s. The building changed from commercial use to residential in the mid-20th century (between 1941 and 1958). Staff believes that the front façade was altered to have a more residential appearance and that windows, siding, and one of the two doors were likely installed at that time. The building also had some later alterations, including synthetic, inoperable shutters and a hollow-core aluminum door.

Therefore, the form and fabric of the structure’s earliest use as grocery storage has nearly been erased, and the mid-20th-century conversion to a duplex has no historical or architectural merit. While staff normally supports the retention of Alexandria’s vernacular commercial buildings, in this case, staff believes that what remains is not of unusual or uncommon design, and its preservation would not preserve historic interest in the City. Therefore, the staff recommends approval of the Permit to Demolish.

In addition, staff recommends that prior to the release of the Permit to Demolish, the building be photo documented on the interior and exterior. Staff notes the comments and recommendations of Alexandria Archaeology.

#### Certificate of Appropriateness

Staff supports the proposed new house, finding that the townhouse generally conforms to the *Design Guidelines* for new residential construction. The *Guidelines* state that “designs should reflect the architectural heritage of the City...abstraction of historic design elements would be preferred to a building which introduces new design elements.” Furthermore, the *Guidelines* note that “the Boards seek to promote compatible development that is, at once, both responsive to [modern] needs and tastes...while being compatible with the historic character of the districts.”

Staff notes that this project utilizes architectural vocabulary found throughout the district. This allows the new construction to not overwhelm any of the surrounding historic fabric and to blend with the existing blockface. The scale and massing of the new building is compatible with the surrounding buildings which range in height, massing and architectural style. The window and door heights generally align with this neighboring building as well. Although the new townhouse

clearly relates to the prominent corner building (1132 Prince St.), it does not overwhelm it or detract one's attention from the historic fabric.



Figure 5: View of facade at sunset.



Figure 6: View of rear at sunset.

Historically, a single dormer on a late Victorian building would have been a special feature, an item of note. It may have had margin glass or detailed trimwork. While this is new construction and should not be a historic replication, it is an opportunity to add an element of interest or distinctiveness. The classical detailing of the dormer is reflective of architectural changes that evolved during the Victorian Free Classic period following the Philadelphia Centennial of 1876. Staff also reminds the Board that the intention of the *Design Guidelines* is not for new construction to replicate historic buildings.

The rear elevation of the townhouse will be visible from South Fayette Street, and the side elevation will be minimally visible from Prince Street. While the rear and side elevations do not have any late Victorian-era details, it is similar to the rear and side elevations of countless buildings throughout the district that have been altered or had rear additions. With the conditions above, staff recommends approval of the project.

#### **STAFF**

Amirah Lane, Historic Preservation Planner, Planning & Zoning  
Julie Weisgerber, Historic Preservation Principal 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 demolition of existing one-story building and construction of new single unit home will comply with Zoning.
- C-2 Front stairs located forward of the front property line can encroach only three feet into the public right of way per Sec. 5-2-29(2)(a) of the Zoning Ordinance.
- F-1 A grading plan will be required if BAR approval is granted.

**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 A released grading plan is required prior to submitting for building permits. (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)
- C-7 The owner shall obtain and maintain an encroachment permit and policy of general liability insurance in compliance with the permit requirements in Sec. 5-2-29(a)(3). See <https://www.alexandriava.gov/permits/right-of-way-administrative-encroachment-permit> for details. (T&ES)

### **Alexandria Archaeology**

- F-1 According to land tax records and historic records, the dwelling standing at 1126 Prince St. may have been built in the early nineteenth century. It is also possible that the building was erected later to fill in between 1128 and 1124 Prince St. By the 1870s William Recker purchased the property as well as the corner lot to the west. Recker operated a grocery store at the corner property, and he and his family lived in the building at 1126 Prince St. In 1893 the grocery store was destroyed by fire, and the dwelling house was badly damaged, but survived the fire. A decade later in 1903 fire again struck, this time in the rear of the buildings, killing a horse. William Recker died in 1918 at the age of 77, but his family continued to reside on the property into the 1940s.
- F-2 Wells or privies may be present within the footprint of the proposed new building. Because of this possibility, we would like to have a member of Alexandria Archaeology staff monitor when excavation of the foundations for the addition take place, particularly to record any wells, cisterns, or privies that might be present.
- R-1 Please contact Deputy City Archaeologist Garrett Fesler (703-746-4399 or [garrett.fesler@alexandriava.gov](mailto:garrett.fesler@alexandriava.gov)) two weeks before the starting date of any ground disturbance so that an inspection or monitoring schedule for city archaeologists can be arranged. Our intention is not to delay or impede the project, but to work in conjunction with the contractor and be on hand to ensure that significant archaeological remains are recorded. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities.
- R-2 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 temporarily 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.

- R-3 The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, 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.
- C-1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

V. **ATTACHMENTS**

- Application Materials
- Completed application
- Plans
- Material specifications
- Scaled survey plat
- Photographs

ADDRESS OF PROJECT: \_\_\_\_\_

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

TAX MAP AND PARCEL: \_\_\_\_\_ ZONING: \_\_\_\_\_

**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: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_  
Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

**Authorized Agent** *(if applicable):*  Attorney  Architect  \_\_\_\_\_  
Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
E-mail: \_\_\_\_\_

**Legal Property Owner:**  
Name: PRINCE CORNER REAL ESTATE 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).*

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**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.*

- <sup>N/A</sup> 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.*

- <sup>N/A</sup> 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.*

- <sup>N/A</sup> 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.



**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.	[REDACTED]	
2.	[REDACTED]	
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.	[REDACTED]	
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.

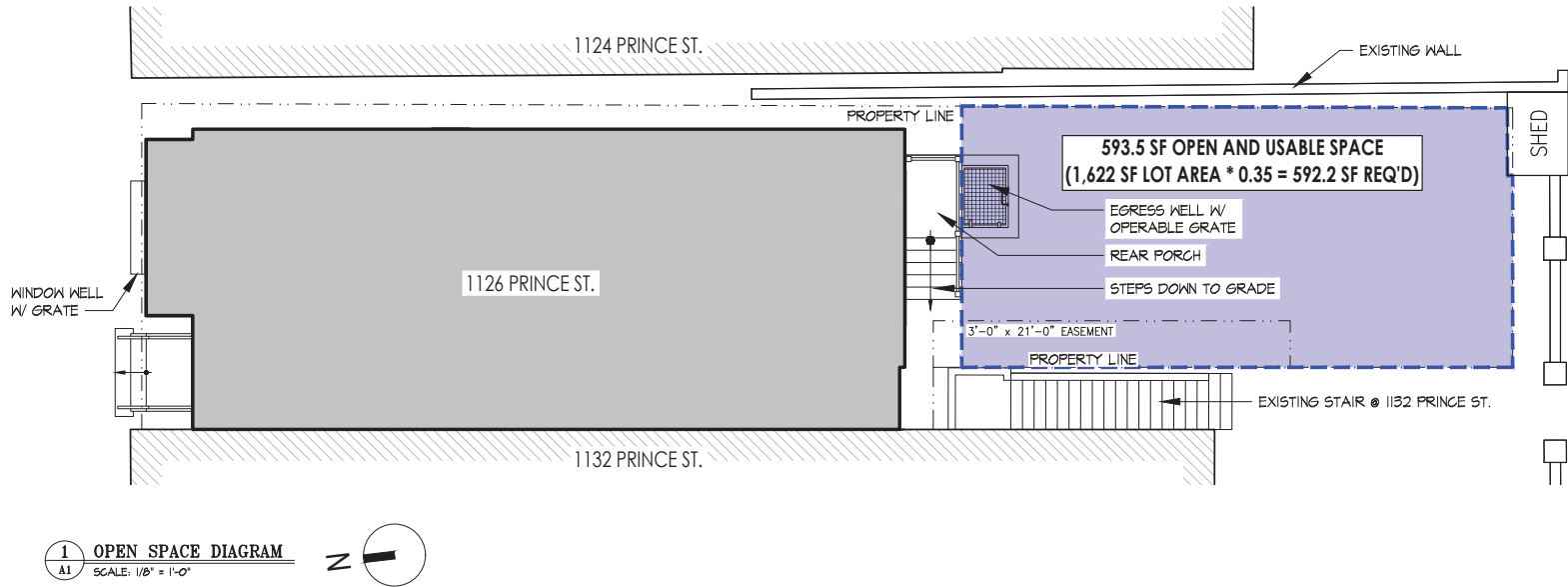
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.		
2.		
3.		

**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.

\_\_\_\_\_ Date                      \_\_\_\_\_ Printed Name                      \_\_\_\_\_ Signature  
*Stephen Kulinski*





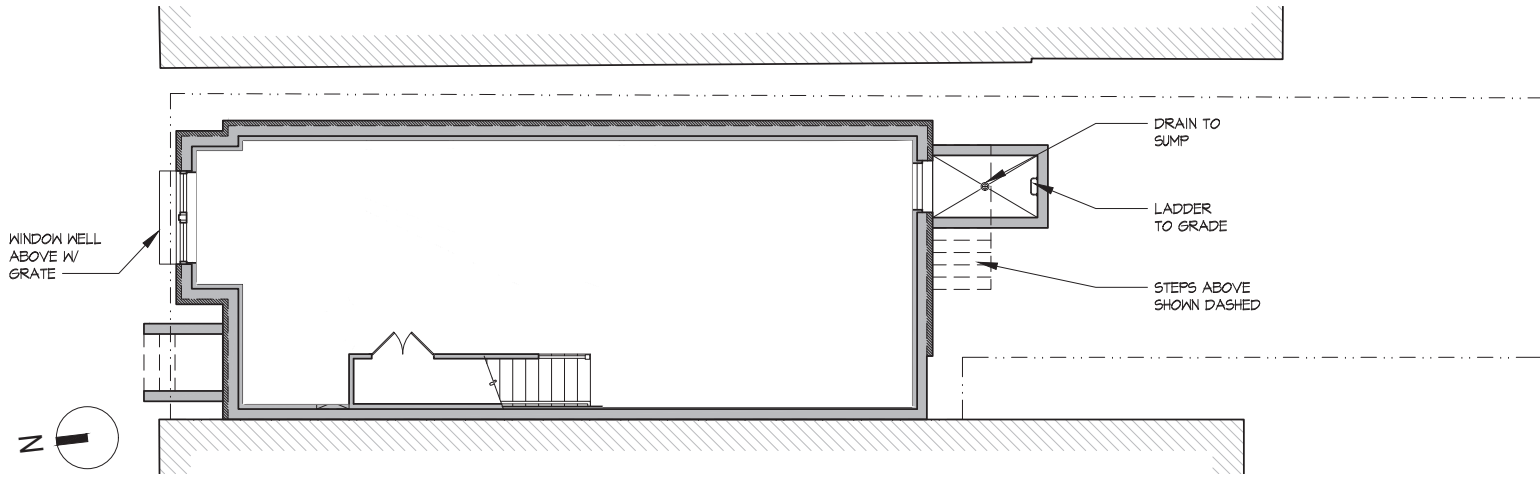
**1** OPEN SPACE DIAGRAM  
A1 SCALE: 1/8" = 1'-0"



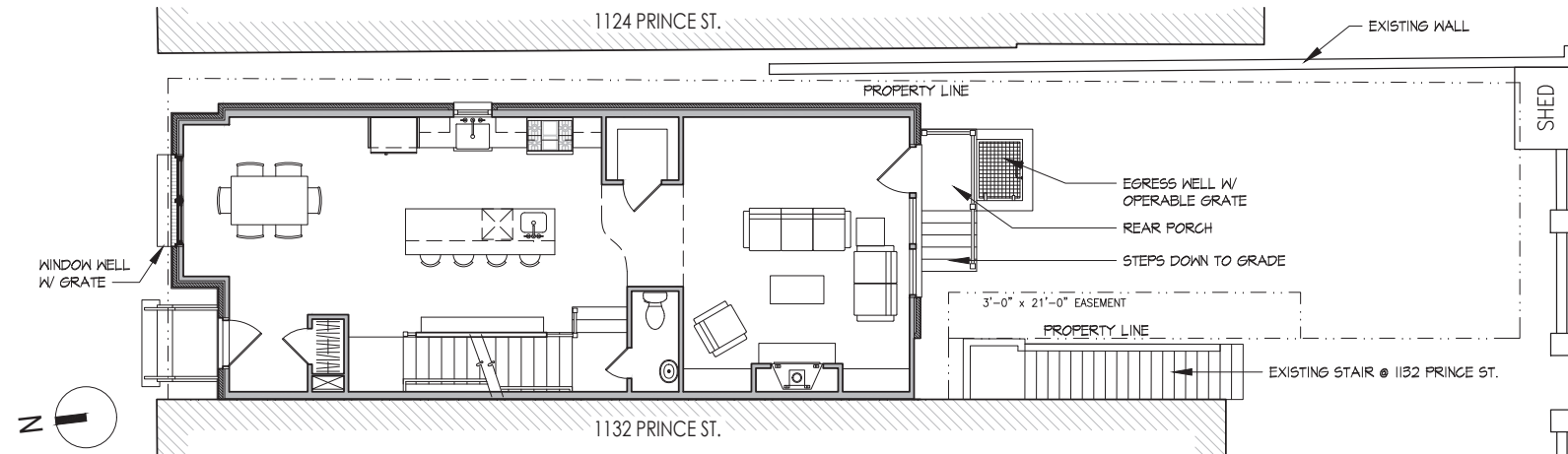
1126 PRINCE STREET 4/27/26  
1126 PRINCE STREET ALEXANDRIA, VA 22314

OPEN SPACE DIAGRAM

A1



**1 BASEMENT PLAN**  
A2 SCALE: 1/8" = 1'-0"



**2 FIRST FLOOR PLAN**  
A2 SCALE: 1/8" = 1'-0"

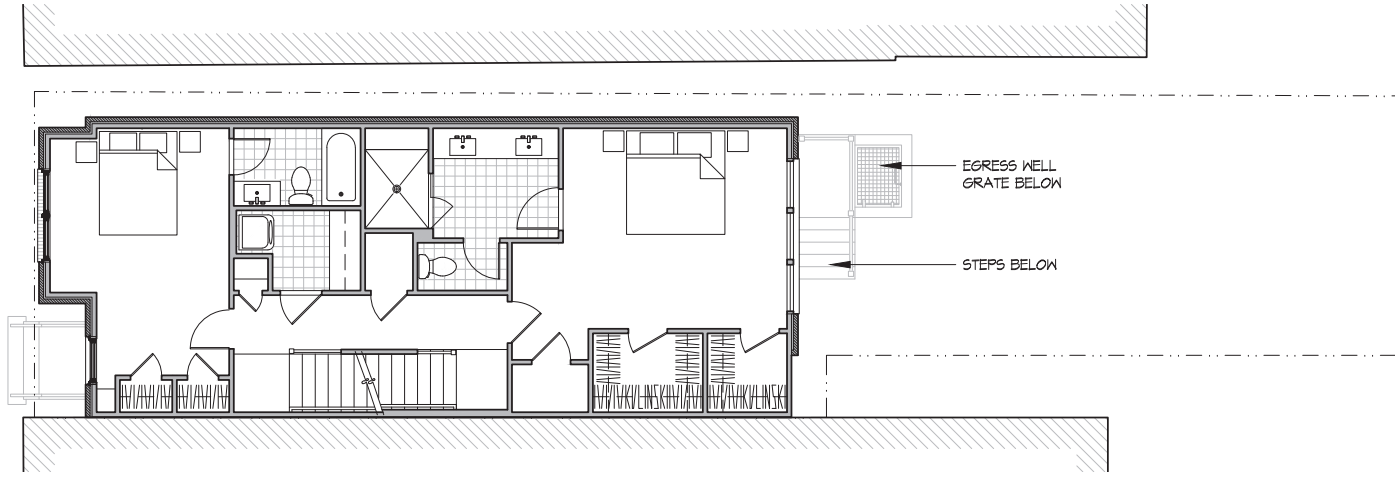
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1126 PRINCE STREET

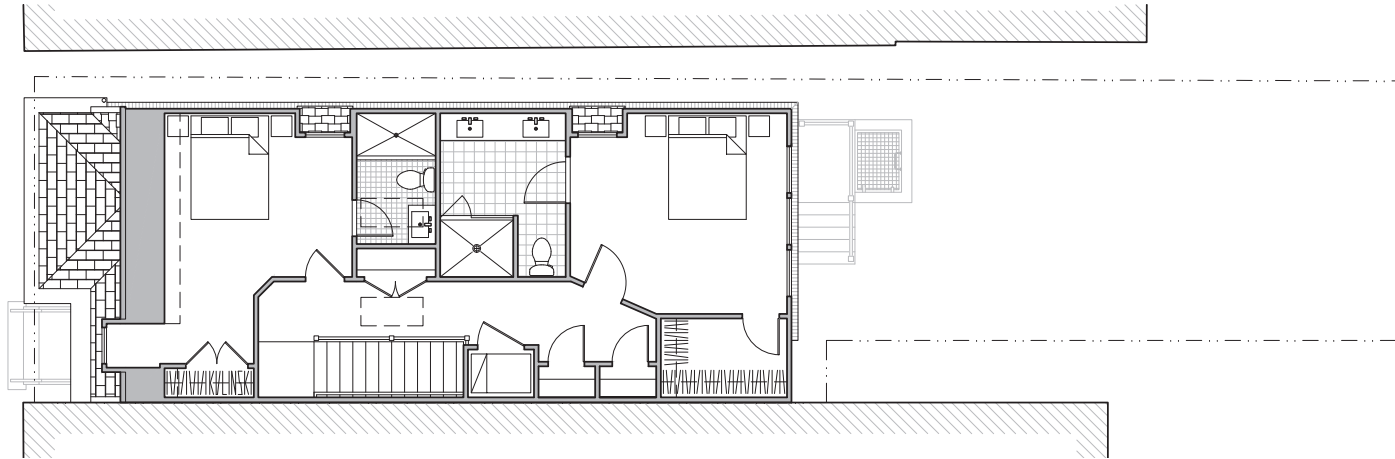
1126 PRINCE STREET ALEXANDRIA, VA 22314

FLOOR PLANS

A2



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



**2 THIRD FLOOR PLAN**  
A3 SCALE: 1/8" = 1'-0"

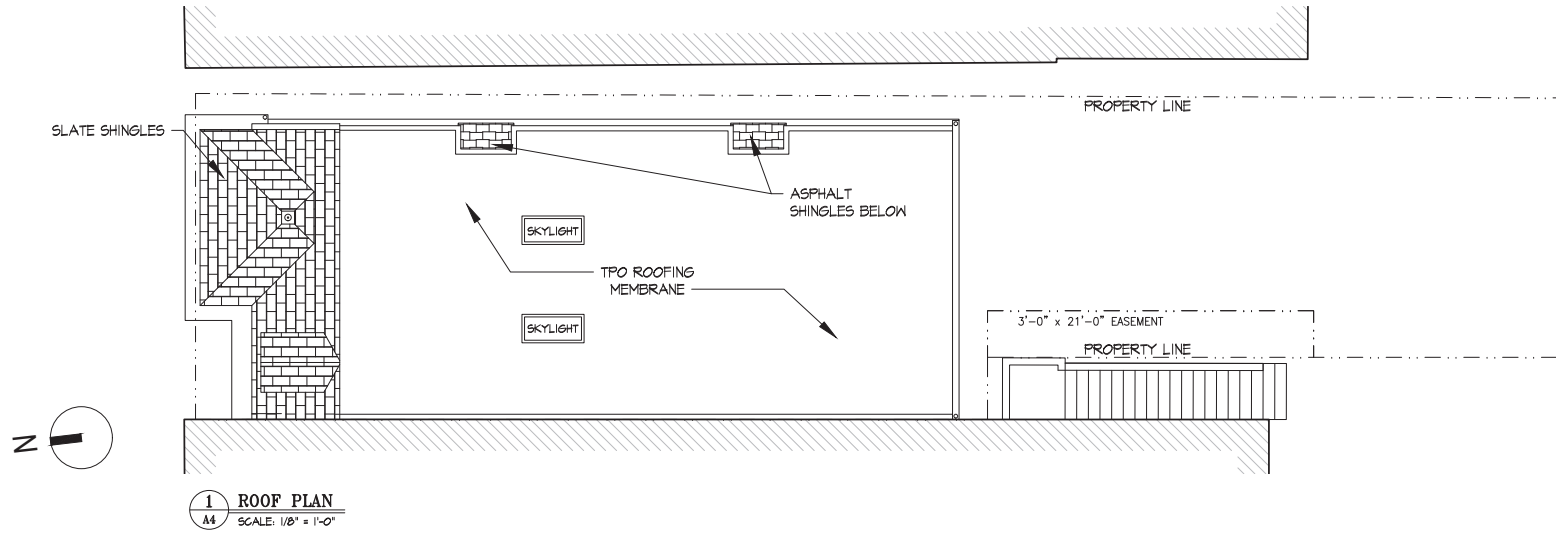


4/27/26

1126 PRINCE STREET  
1126 PRINCE STREET ALEXANDRIA, VA 22314

FLOOR PLANS

A3

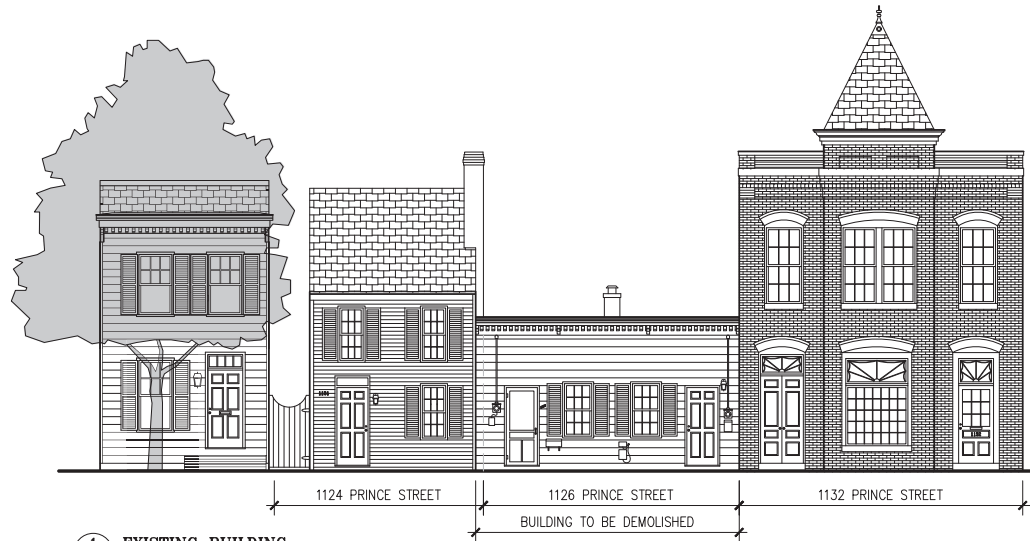


**1** ROOF PLAN  
**M** SCALE: 1/8" = 1'-0"



1126 PRINCE STREET 4/27/26  
 1126 PRINCE STREET ALEXANDRIA, VA 22314  
**ROOF PLAN**

**A4**



1 EXISTING BUILDING  
A5 SCALE: 3/32" = 1'-0"



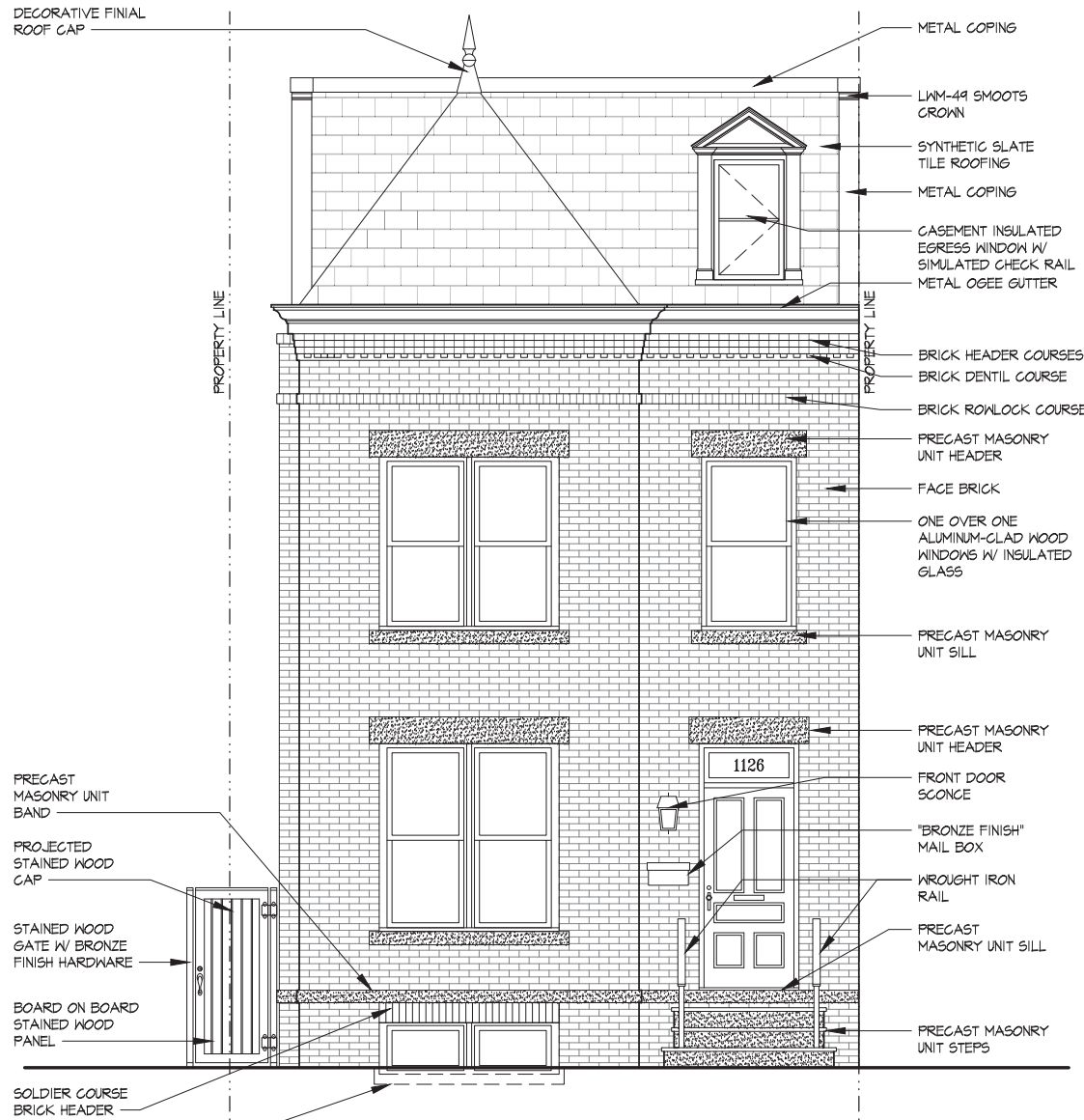
2 PROPOSED BUILDING  
A5 SCALE: 3/32" = 1'-0"

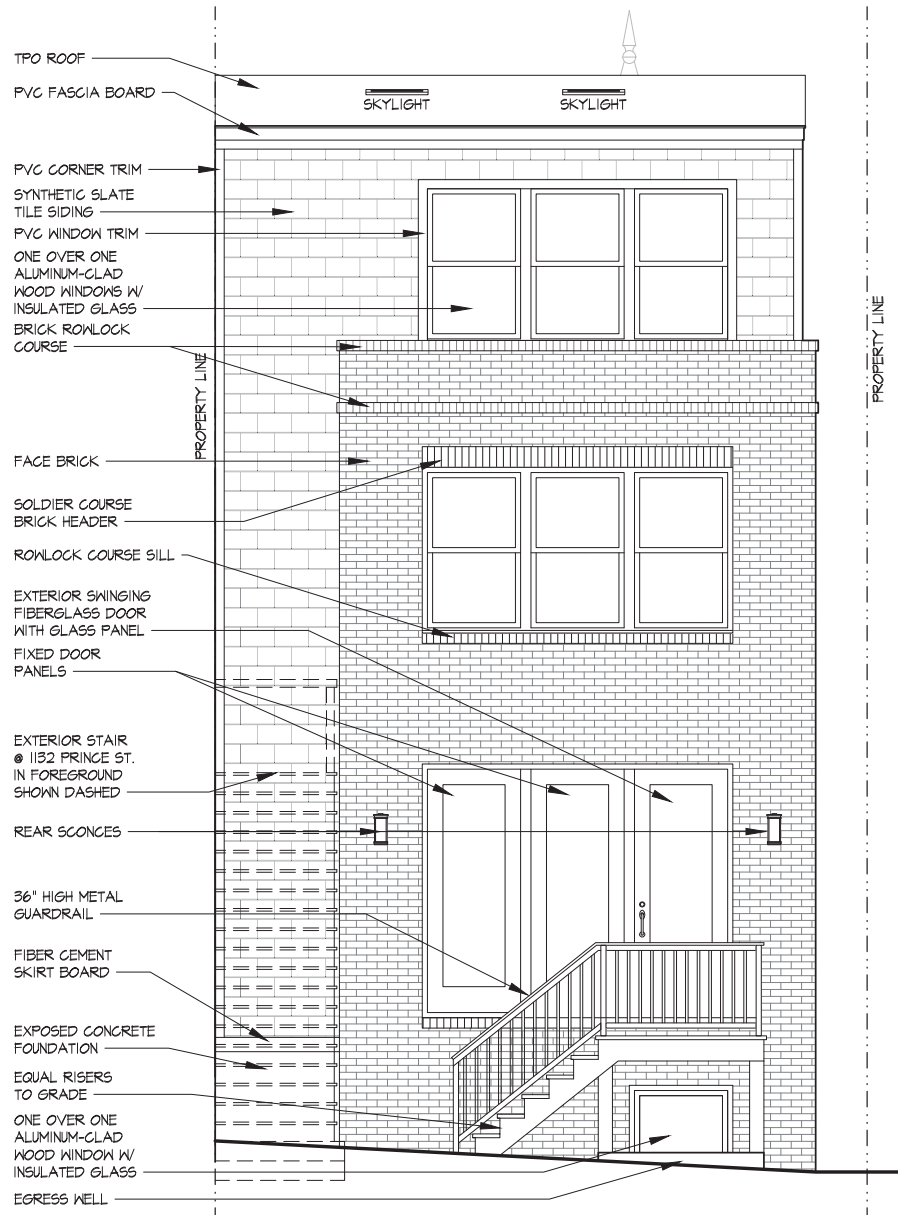
4/27/26

1126 PRINCE STREET  
1126 PRINCE STREET ALEXANDRIA, VA 22314

STREET ELEVATION

A5



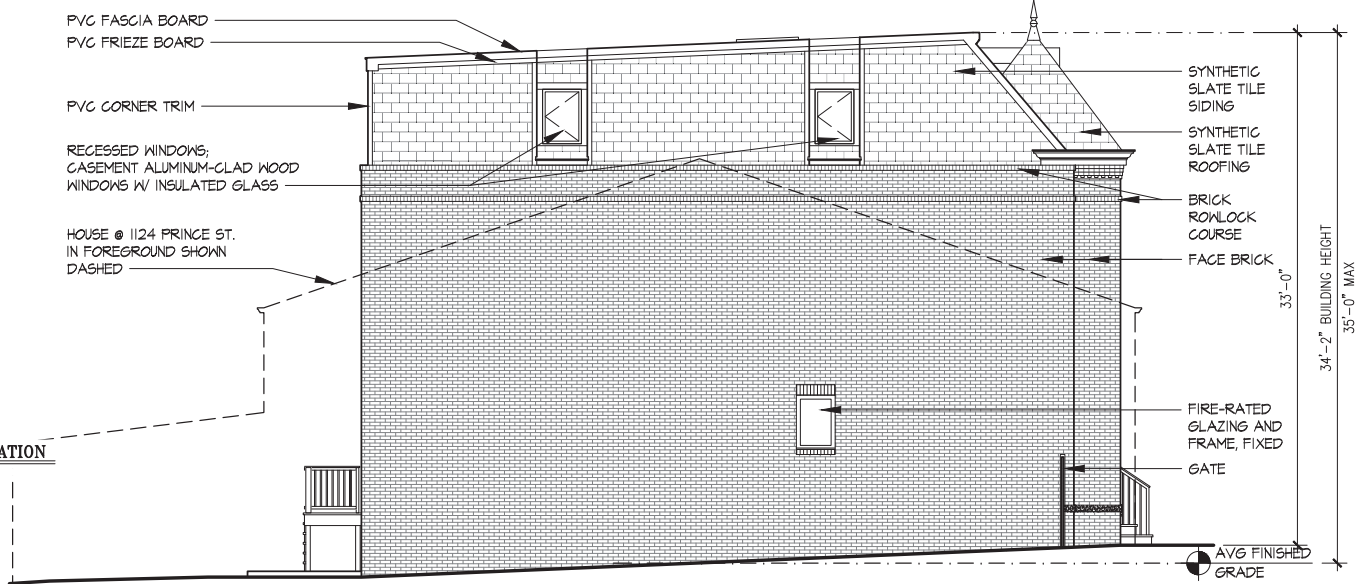


1126 PRINCE STREET 4/27/26  
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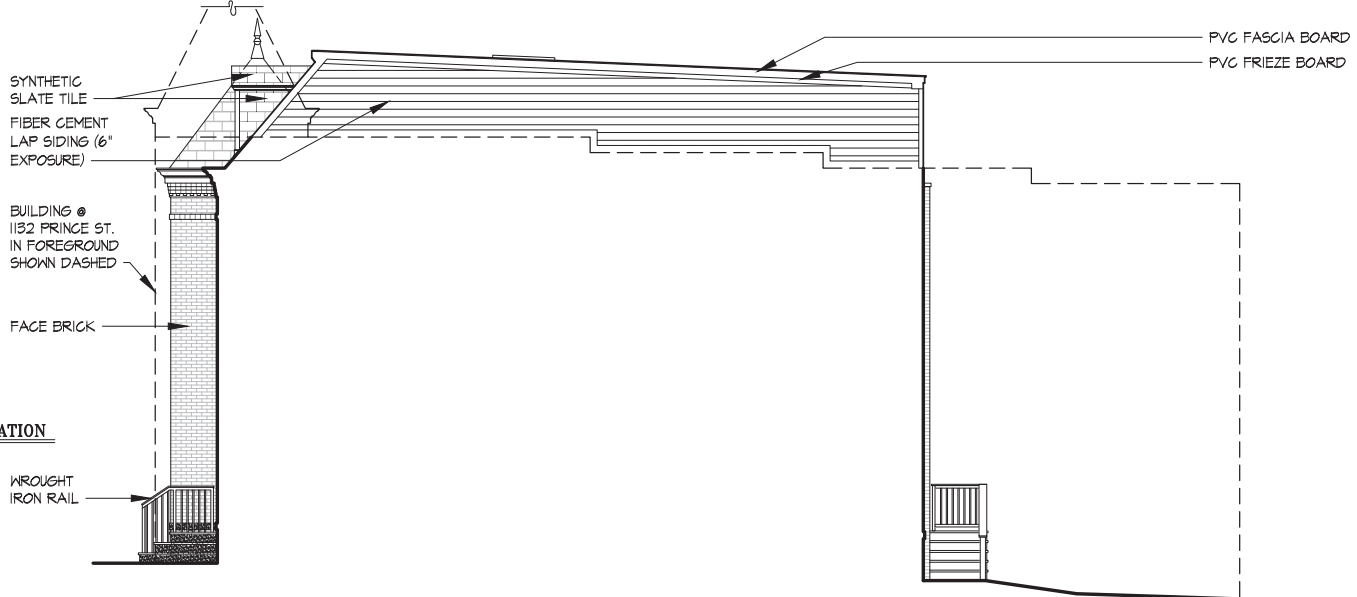
REAR (SOUTH) ELEVATION

A7

**1 LEFT (EAST) ELEVATION**  
 A8 SCALE: 1/8" = 1'-0"



**2 RIGHT (WEST) ELEVATION**  
 A8 SCALE: 1/8" = 1'-0"



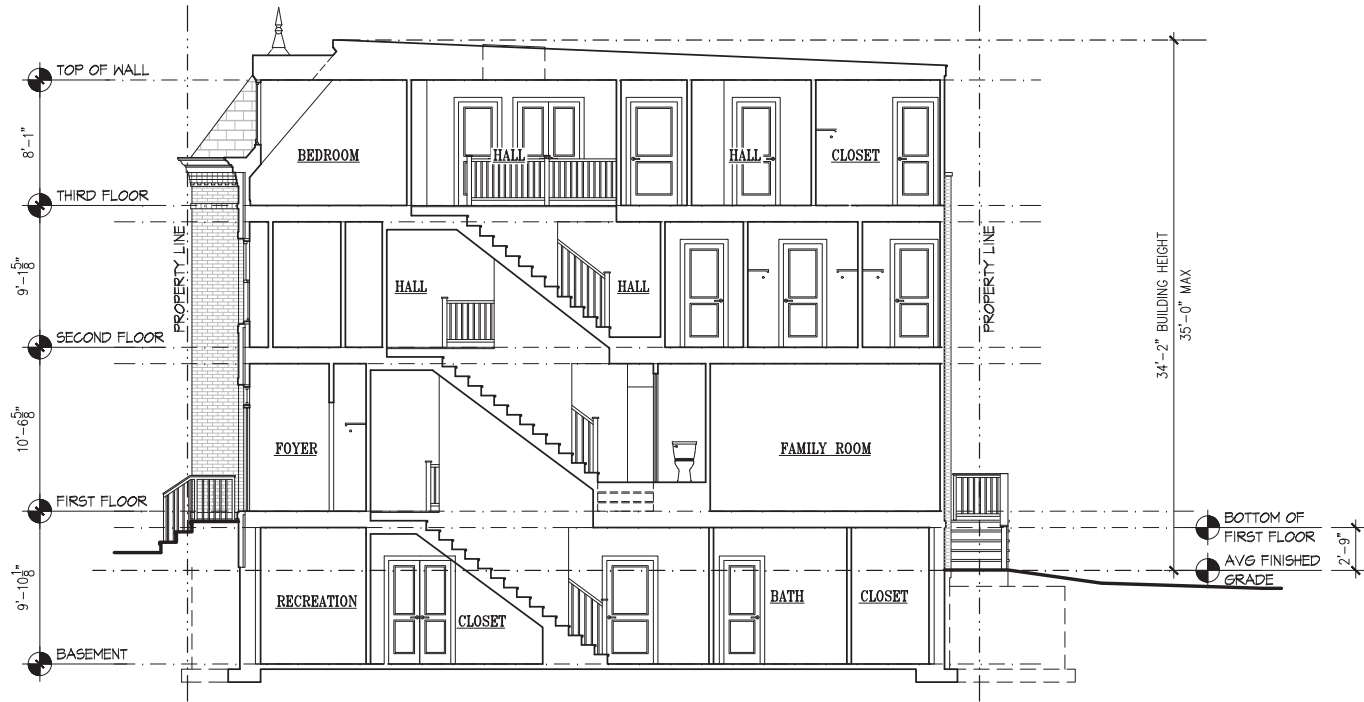
**KULINSKI**  
 GROUP ARCHITECTS P.C.  
 KULINSKIGROUP.COM | 703.836.7243

1126 PRINCE STREET  
 4/27/26

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 ALEXANDRIA, VA 22314

SIDE ELEVATIONS

A8



1 BUILDING SECTION  
A8 SCALE: 1/8" = 1'-0"

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BUILDING SECTION

A9



**1a** FRONT (NORTH ELEVATION) - PREVIOUS DESIGN (3/2/26)  
A10.1



**1b** FRONT (NORTH ELEVATION) - CURRENT DESIGN  
A10.1



**2a** REAR (SOUTH ELEVATION) - PREVIOUS DESIGN (3/2/26)  
A10.1



**2b** REAR (SOUTH ELEVATION) - CURRENT DESIGN  
A10.1

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PROPOSED VIEWS

A10.1



**3a** FRONT (NORTH ELEVATION) - PREVIOUS DESIGN (3/2/26)  
A10.2



**3b** FRONT (NORTH ELEVATION) - CURRENT DESIGN  
A10.2

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PROPOSED VIEWS

A10.2



1 REAR (SOUTH ELEVATION)  
A11



2 FRONT (NORTH ELEVATION)  
A11



3 FRONT - 1126 PRINCE ST.  
A11



4 FRONT - 1126 PRINCE ST.  
A11

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1126 PRINCE STREET 4/27/26

1126 PRINCE STREET ALEXANDRIA, VA 22314

EXISTING PHOTOS

A11



# Department of Planning and Zoning

## Floor Area Ratio and Open Space Calculations

B

### A. Property Information

A1. 1126 Prince Street RM  
 Street Address Zone

A2. 1,692.00 x 1.50 = 2,538.00  
 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	Basement**	B1. <input style="width: 150px;" type="text" value="0.00"/> Sq. Ft.
First Floor	Stairways**	Existing Gross Floor Area*
Second Floor	Mechanical**	B2. <input style="width: 150px;" type="text" value="0.00"/> Sq. Ft.
Third Floor	Attic less than 7'**	Allowable Floor Exclusions**
Attic	Porches**	B3. <input style="width: 150px;" type="text" value="0.00"/> Sq. Ft.
Porches	Balcony/Deck**	Existing Floor Area Minus Exclusions (subtract B2 from B1)
Balcony/Deck	Lavatory***	<b>Comments for Existing Gross Floor Area</b>  <div style="border: 1px solid gray; height: 60px; width: 100%;"></div>
Lavatory***	Other**	
Other**	Other**	
<b>B1. Total Gross</b> <input style="width: 100px;" type="text" value="0.00"/>	<b>B2. Total Exclusions</b> <input style="width: 100px;" type="text" value="0.00"/>	

### C. Proposed Gross Floor Area

<u>Proposed Gross Area</u>	<u>Allowable Exclusions**</u>	
Basement 919.00	Basement** 883.00	C1. <input style="width: 150px;" type="text" value="3,635.00"/> Sq. Ft.
First Floor 919.00	Stairways** 253.00	Proposed Gross Floor Area*
Second Floor 919.00	Mechanical** 15.00	C2. <input style="width: 150px;" type="text" value="1,463.00"/> Sq. Ft.
Third Floor	Attic less than 7'*** 111.00	Allowable Floor Exclusions**
Attic 878.00	Porches**	C3. <input style="width: 150px;" type="text" value="2,172.00"/> Sq. Ft.
Porches	Balcony/Deck**	Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Balcony/Deck	Lavatory*** 201.00	<b>Notes</b>  *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.
Lavatory***	Other**	
Other	Other**	
<b>C1. Total Gross</b> <input style="width: 100px;" type="text" value="3,635.00"/>	<b>C2. Total Exclusions</b> <input style="width: 100px;" type="text" value="1,463.00"/>	

### 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: \_\_\_\_\_

Date: \_\_\_\_\_

4/21/26

**City of Alexandria – Board of Architectural Review - Old & Historic District**  
1126 Prince Street Alexandria, VA 22314

**Face Brick:**

Finish: Dark Red Wirecut (manufactured by Palmetto Brick)  
Mortar: WR2380 Riverstone (manufactured by Workrite)



**Precast Masonry Units:**

Product: Renaissance Masonry Units (manufactured by Arriscraft)  
Finish: Wheat, sandblasted  
Mortar: WR2380 Riverstone (manufactured by Workrite)



**Roofing / Siding:**

Manufacturer: DaVinci Roofscapes  
Material / Color: Synthetic slate tiles / Smokey Gray

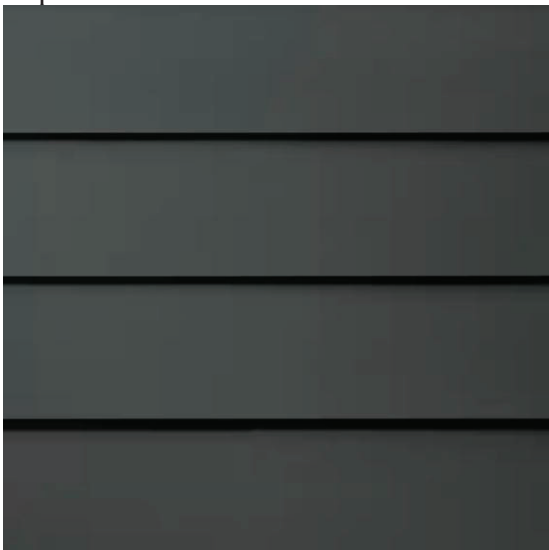


**Low Slope Roofing (Rear Roof)**

Material: Roofing Membrane - Elevate UltraPly TPO  
Color: White

**Lap Siding (West elevation):**

Product: Hardie Plank Lap Siding (Fiber Cement),  
Color / Finish: Iron Gray / Smooth  
Exposure: 6"

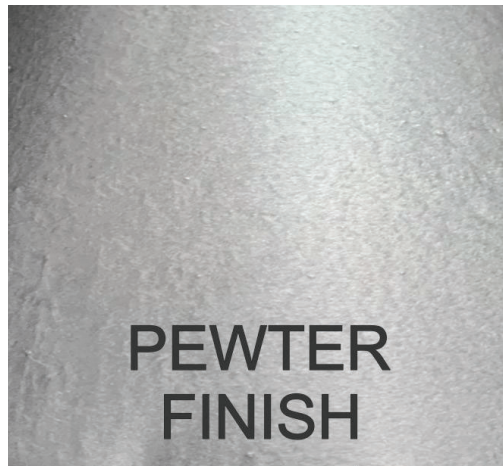


**Siding Trim:**

All siding trim to be PVC

**Decorative Finial Roof Cap:**

Manufacturer: East Coast Weathervanes  
Description: Welsh Finial with square cap  
Material: Copper with acrylic metallic coating  
Color: Pewter  
Size: 31" tall (including cap)



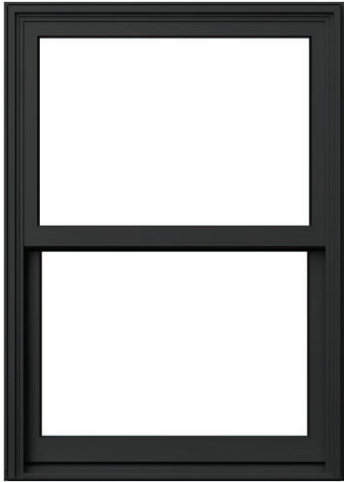
**(Unfinished copper shown. Finish to be pewter.)**

**Front Door:**

Material: Painted wood  
Style: Five panel  
Finish: Paint to match dark bronze window frames

**Windows:**

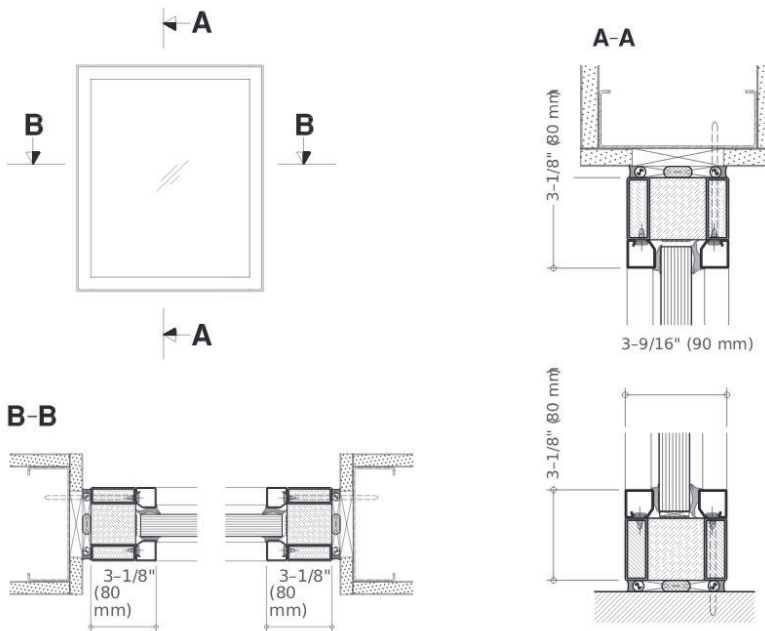
Manufacturer: Jeld-Wen – Sitrine Aluminum Double Hung Clad Wood Window  
 Lite Pattern: 1 over 1  
 Color: Chestnut Bronze



**Fire-Rated Glazing and Framing System (east window above kitchen counter)**

Manufacturer: TGP  
 Series: Fireframes Heat Barrier Series (60-minute rating)  
 Color: Factory finished to match other exterior windows

**WINDOW DETAILS**



**Rear Sliding Doors:**

Manufacturer: Jeld-Wen – Architectural Fiberglass Exterior Door: Narrow Stile Sliding  
Design: Full view glass panel  
Color: Chestnut Bronze



**Skylights:**

Manufacturer: Velux  
Model: FCM (Fixed Curb-Mounted)  
Finish: Aluminum with Neutral gray finish



**Front door sconce:**

Manufacturer: Kichler – Mount Vernon Outdoor Wall 1-Light (provide with E26 LED bulb)  
Finish: Black



**Rear sconce:**

Description: 1-Light 12 in. Black Hardwired Transitional Outdoor Wall Light Lantern Porch Sconce with Clear Glass (provide with E26 LED bulb)  
Model: #W2235-21  
Finish: Black



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**[EXTERNAL]Comments on Revised Submission – 1126 Prince Street (BAR2026-00043)**

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**From** Yarbrough,Joanna,CH-Vevey <Joanna.Yarbrough@nestle.com>

**Date** Mon 5/25/2026 11:05 AM

**To** Luke Cowan <luke.cowan@alexandriava.gov>

**Cc** Tallotte,Anthony,CH-La Tour-de-Peilz <Anthony.Tallotte@nestle.com>; Yarbrough,Joanna,CH-Vevey <Joanna.Yarbrough@nestle.com>

Dear Members of the Board of Architectural Review and Planning & Zoning Staff,

Thank you for the opportunity to review the revised submission for 1126 Prince Street following the Board's prior deferral of the proposed new construction.

As owners of the adjacent property at 1124 Prince Street, we appreciate the Board's thoughtful feedback at the previous hearing and recognize that the revised proposal appears to respond to several concerns regarding scale, proportions, and the relationship of the structure to neighboring properties. The revised front elevation appears more restrained and visually compatible than the original submission.

However, we would respectfully ask the Board to consider whether some of these above-grade improvements may now depend upon substantially increased below-grade intervention.

The revised plans appear to rely more heavily on basement excavation and associated drainage infrastructure, including sump drainage systems, in order to achieve the revised massing and entrance configuration. While these changes may reduce visual prominence above grade, they also appear to introduce greater below-grade complexity within a tightly constrained historic context adjacent to existing residential structures, including our home at 1124 Prince Street.

We recognize that detailed engineering review, permitting, and construction oversight occur through subsequent processes. Nevertheless, we respectfully submit that the degree of excavation and below-grade intervention required to support a revised design solution is relevant to the Board's consideration of overall appropriateness – particularly where neighboring historic structures may be affected.

In this case, our concern is not simply about future construction means and methods. Rather, it is whether the revised proposal truly resolves the impacts identified by the Board at the prior hearing, or instead shifts a portion of those impacts from visible massing above grade to increased excavation, drainage dependency, and subsurface complexity below grade.

Given the proximity of adjacent homes, including our own property at 1124 Prince Street, which has a crawl space rather than a full basement, we respectfully request that the Board consider whether additional design refinement, clarification, or protective conditions are warranted to ensure that improvements in architectural compatibility do not come at the expense of increased risk to surrounding structures.

Should the proposal advance, we would also respectfully encourage clear expectations for protection of adjacent properties through subsequent review processes, including pre-construction documentation, drainage transparency, and accountability for any construction-related impacts.

Thank you for your continued careful consideration of this application and your service in balancing preservation, compatibility, and neighborhood impacts within the Old & Historic District. We look forward to learning the outcomes of the June 2 hearing on this matter.

Sincerely,

Joanna Yarbrough & Anthony Tallotte  
Owners, 1124 Prince Street

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