

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

APPLICANT: Thomas & Summer Hunt TR

LOCATION: Parker-Gray District
418 North Patrick Streett

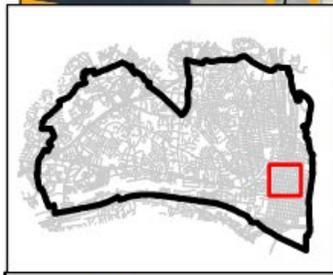
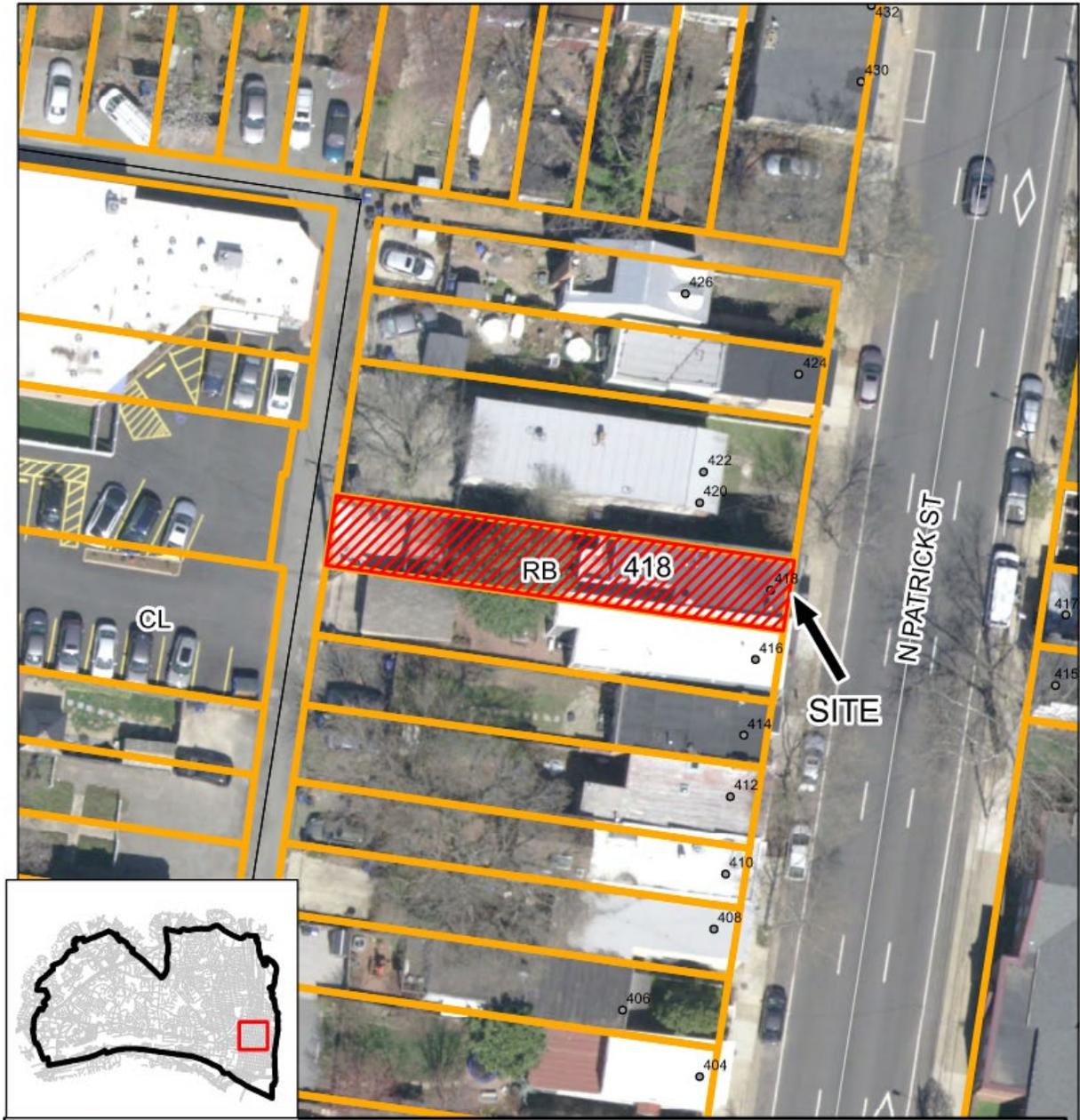
ZONE: RB/Residential Townhouse Zone

STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for alterations and addition as submitted.

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.



BAR#2024-00425 & BAR#2024-00424
418 N Patrick St



0 15 30 60 Feet

Note: Staff coupled the applications for a Permit to Demolish (BAR #2024-00424) and Certificate of Appropriateness (BAR #2024-00425) 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 demolish the rear two-story ell, rear one-story addition, and the second story deck to add a two-story addition, at 418 North Patrick Street.

Permit to Demolish/Capsulate

The project calls for the demolition of the existing two-story ell, second story deck, and the one-story addition at the building's rear/west elevation. Approximately 1,036 square feet of the building fabric and 355 square feet of the existing roof will be demolished to make room for a new two-story addition.

Certificate of Appropriateness

The applicant is proposing to demolish the building's two-story ell, second story deck, and the one-story addition at the building's rear to build a new two-story addition. The approximately 26'-10" x 16'-5" two-story addition will add 882 square feet to the existing 1048 square feet building.

The new addition will be clad with HardiePlank siding with 7" exposure, smooth finish. The roof will be TPO membrane matching the main building (not visible from any public way). The addition will have wood-clad, double-hung, two-over-two triple windows on the second story and two sets of French Doors on the first level (west elevation). Even though specs for the French doors were not received, these doors are practically not visible from the public way. Furthermore, BAR approval is *not* required for rear alterations below the second-floor windowsills, according to the PG Residential Reference Guide for Early Buildings (built before 1932).

The side/south elevation will have no openings and will be clad with HardiePlank siding with smooth finish, a vertical synthetic trim will separate the main existing structure from the new addition (Figure 1).

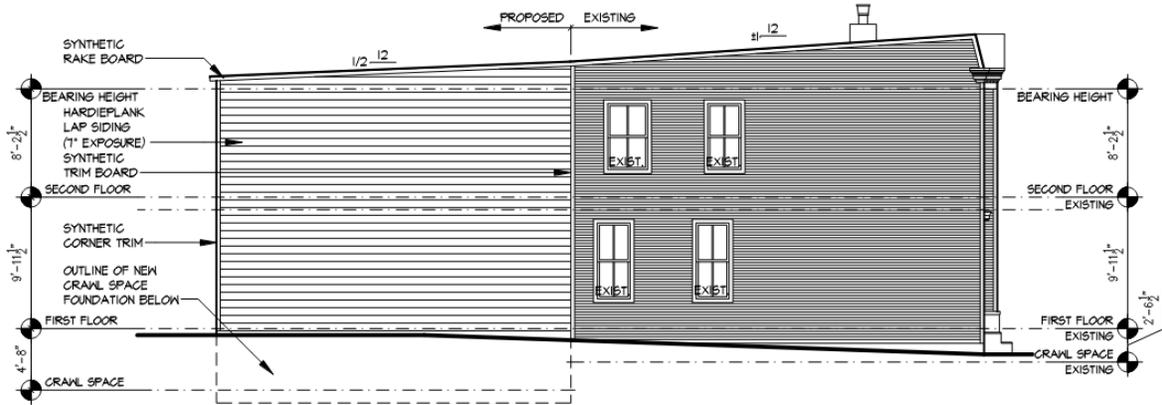


Figure 1- Proposed south/side elevation

Site context

The subject building sits on the west side of the 400 Block of North Patrick Street. There is a public alley running behind the property. Therefore, the rear/west elevation is partially visible from the public alley (Figure 2).

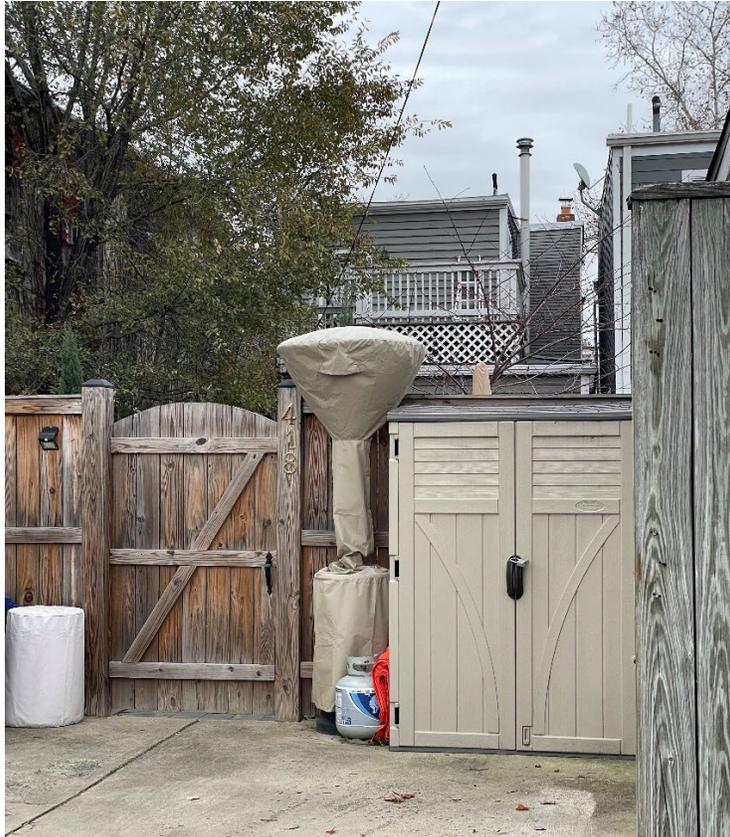


Figure 2 - Alley visibility (west/rear elevation)

II. HISTORY

The two-bay, two-story frame, detached, Second Empire building was built **between 1902 and 1907** when it first appears on the Sanborn Fire Insurance Map. A one-story addition at the rear/west elevation appears on the Sanborn map of 1921 along with a one-story porch on the ell’s south/side elevation. A one-story ancillary structure at the rear/west property line was also built by 1921 which is nonexistent today, no permit for its demolition was found.

Previous BAR Approvals

Administrative approvals to remove the non-historic bricktex siding on 07/10/2012 (BAR2012-00245) and siding replacement on side and rear elevations on 08/14/2012 (BAR2012-00279).

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, §10-205(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 historic interest that its removal 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 an 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 and protect an historic place or area of historic interest in the city?	No
(5)	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 to live?	No

(6)	Would retention of the building or structure help maintain the scale and character of the neighborhood?	No
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The analysis of the standards indicated above relate only to the portions of the wall areas 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. Furthermore, the Board routinely approves changes to the rear of historic buildings to accommodate a more modern and functional interior layout as tastes and technology evolve.

Certificate of Appropriateness

The *Design Guidelines* state that: “The design of an addition should respect the heritage of the historic building to which it is attached as well as adjacent buildings. The Boards generally prefer addition designs that are respectful of the existing structure, and which seek to be background statements, or which echo the design elements of the existing structure.” Furthermore, “An addition to a historic building should be clearly distinguishable from the original structure. An addition should not obscure or dilute the architectural and historic importance of an existing building by creating a false sense of the past. To create a differentiation between the existing building and an addition, different traditional materials can be used.” The proposed addition will be clad with synthetic siding which is a different material than the historic wood siding of the main structure.

The *Guidelines* specifically state that “...the Boards seek to promote compatible development that is, at once, both responsive to the needs and tastes of the late 20th century while still being compatible with the historic character of the districts.” In evaluating the compatibility of new construction, the Board generally focuses on height, scale, mass and architectural character, while also reviewing material selection, fenestration and architectural detailing on a more micro level. Staff finds the proposed rear addition to be well-designed and compatible with the existing rowhouse and the character of the adjacent buildings.

The proposed two-over-two wood-clad triple windows on the addition west/rear elevation second story comply with the PG Residential Reference Guide for Early Buildings (built before 1932) which allows windows on the rear of early buildings be of any material except vinyl, without tinted or reflective glazing.

Therefore, staff recommends approval of the project as submitted. Staff notes the recommendations of Alexandria Archaeology.

STAFF

Marina Novaes, 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 two-story addition will comply with zoning.

C-2 Proposed rear addition will need to meet the required 743 sq ft of open space.

Code Administration

C-1 A building permit is required for new addition

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. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)

F-1 The applicant should provide a determination of disturbed area per City Guidelines to T&ES prior to submitting for permits. Per [Memo to Industry 02-08](#), if the land disturbance meets or exceeds 2500 square feet or the addition resulted in less than 50% of the existing first floor exterior walls (in their entirety) remaining, a released grading plan will be required prior to submitting for permits. (T&ES)

F-2 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:

For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.

For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)

C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)

C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)

- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Alexandria Archaeology

- F-1 According to historic maps and aerial photographs, the house on this property was built between 1902 and 1907. The parcel was part of the Uptown neighborhood, a predominantly African American neighborhood throughout the first half of the 20th century. We know from city directories that two African American families occupied the house over the years. First, the Mahala Ellis family rented the property from 1907-1912, then Arthur and Sallie Parker purchased the property and owned it from ca. 1913 to 1960. Arthur Parker sold insurance and kept his office on the property. He died in 1948 at the age of 78, and Sallie continued to occupy the property until her death in 1960 at the age of 79.
- 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 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-2 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 if applicable
- Photographs

Supplemental Materials

- Public comment, if applicable
- Any other supporting documentation

ADDRESS OF PROJECT: 418 N Patrick Street

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

TAX MAP AND PARCEL: 064.01-05-14 ZONING: RB

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: 104 [REDACTED] Street

City: Alexandria State: VA Zip: 22314

Phone: [REDACTED] E-mail: [REDACTED]

Authorized Agent (if applicable): Attorney Architect _____

Name: Stephen Kulinski AIA Phone: [REDACTED]

E-mail: [REDACTED]

Legal Property Owner:

Name: Thomas & Summer Hunt TR

Address: 418 N Patrick Street

City: Alexandria State: VA Zip: 22314

Phone: _____ E-mail: [REDACTED]

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).*

Demolish second story decks and rear additions to original structure

Add new two-story addition to rear of original structure. No work at front elevation.

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 AIA

Date: 11/18/2024

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 AIA	104 N West Street	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 418 N Patrick 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. Thomas Hunt	418 N Patrick Street	50%
2. Summer Burglass Hunt	418 N Patrick Street	50%
3.		

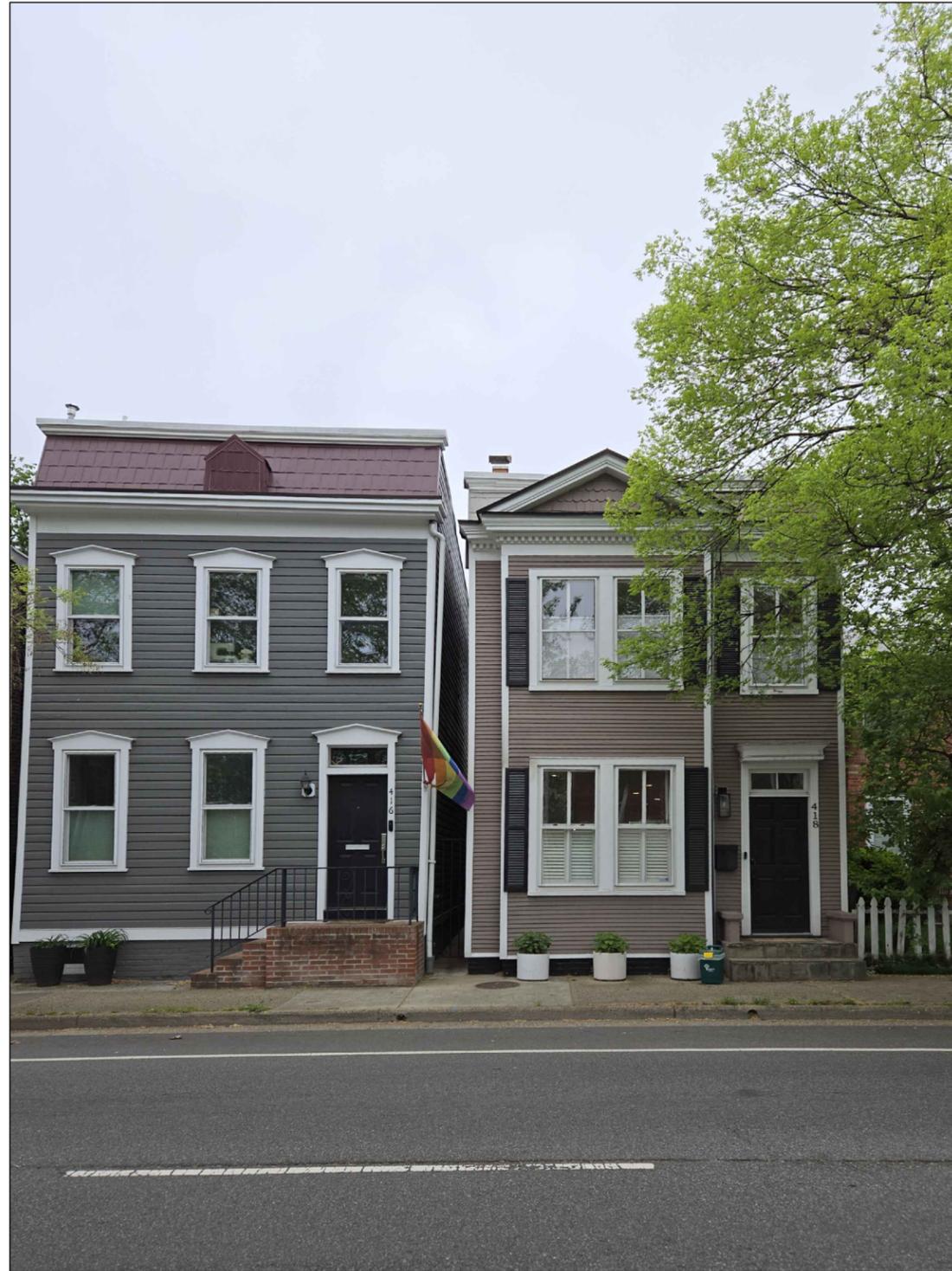
3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this 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. Thomas and Summer Hunt	none	none
2. Thomas and Summer Hunt		
3. Thomas and Summer Hunt		

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.

11/18/2024 Stephen Kulinski AIA Stephen Kulinski
 Date Printed Name Signature



418 N. PATRICK STREET (FRONT EAST ELEVATION)



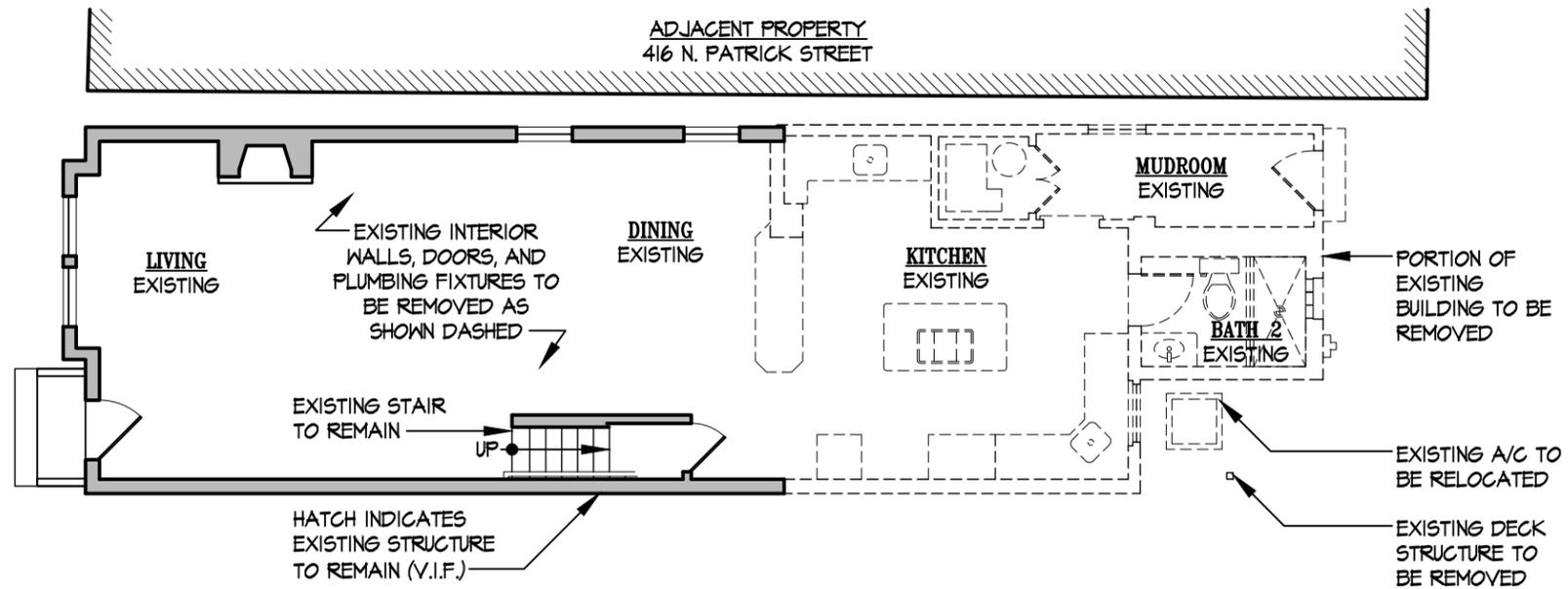
418 N. PATRICK STREET (RIGHT SIDE NORTH ELEVATION)

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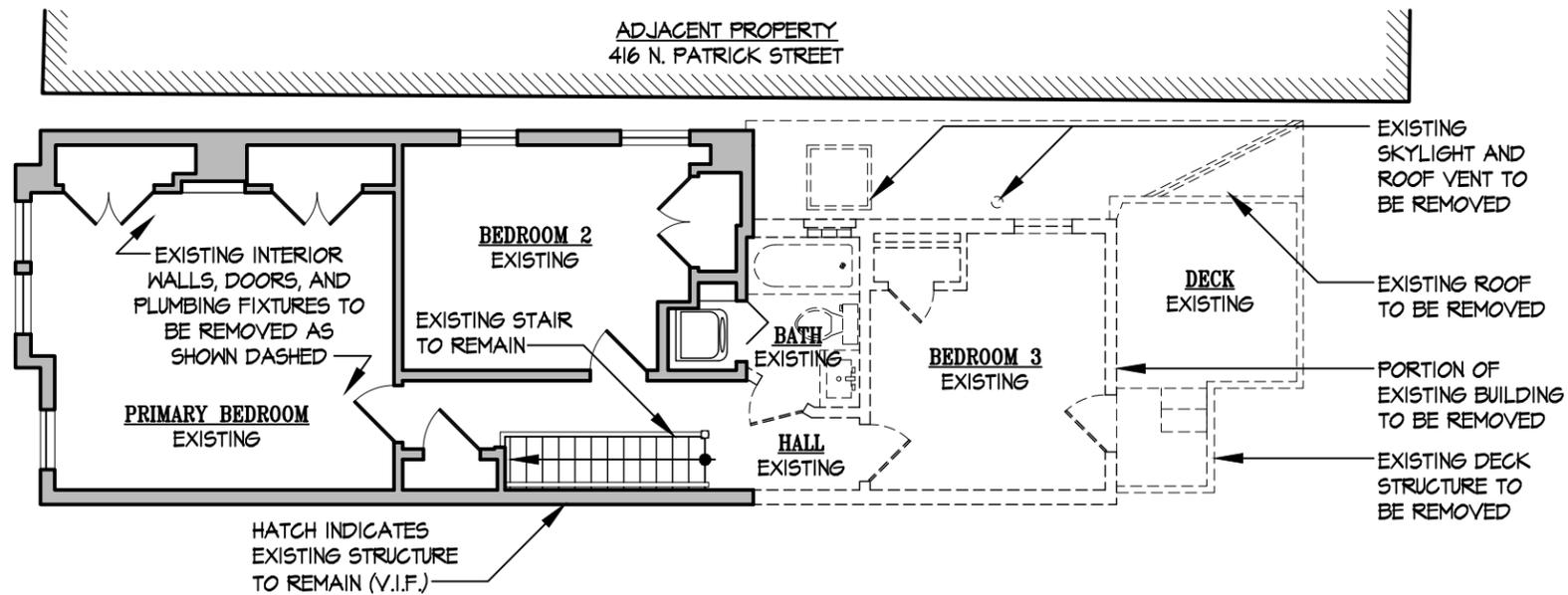


418 N. PATRICK STREET (REAR WEST ELEVATION)

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



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

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HUNT RESIDENCE
 418 N. PATRICK STREET ALEXANDRIA, VA 22314

DEMOLITION PLANS

11/14/2024

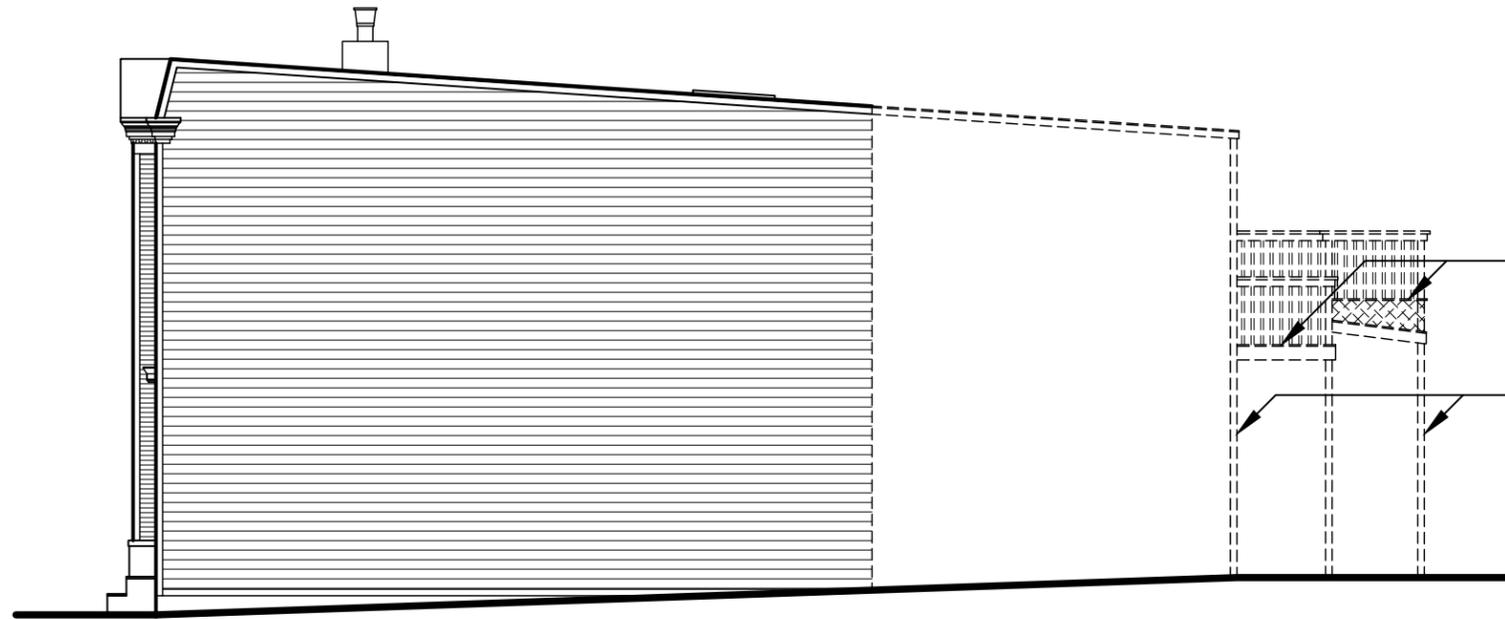
A3



**1 FRONT (EAST)
DEMOLITION ELEVATION**

1
A4

SCALE: 1/8" = 1'-0"
NO WORK TO BE PERFORMED ON FRONT ELEVATION.



2 RIGHT SIDE (NORTH) DEMOLITION ELEVATION

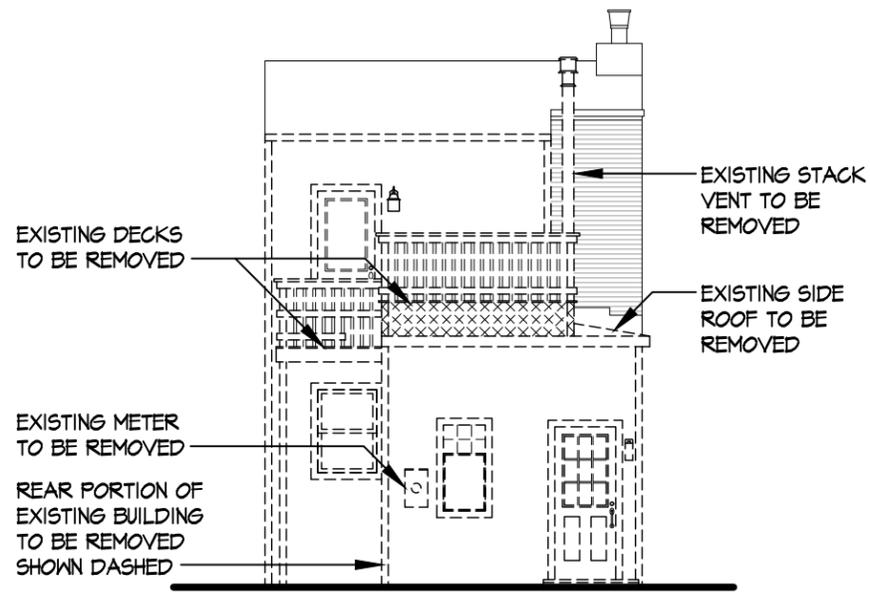
2
A4

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

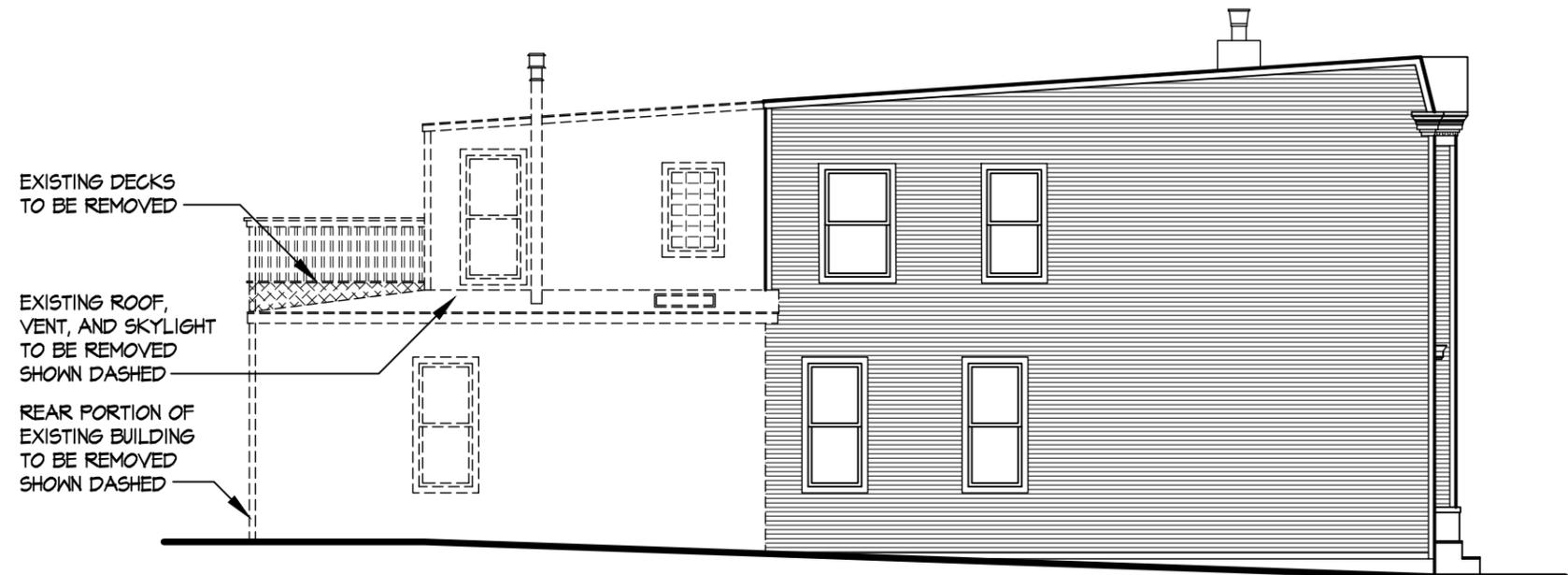
EXISTING DECKS
TO BE REMOVED

REAR PORTION OF
EXISTING BUILDING
TO BE REMOVED
SHOWN DASHED

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1 REAR (WEST)
 DEMOLITION ELEVATION
 A5 SCALE: 1/8" = 1'-0"



2 LEFT SIDE (SOUTH) DEMOLITION ELEVATION
 A5 SCALE: 1/8" = 1'-0"

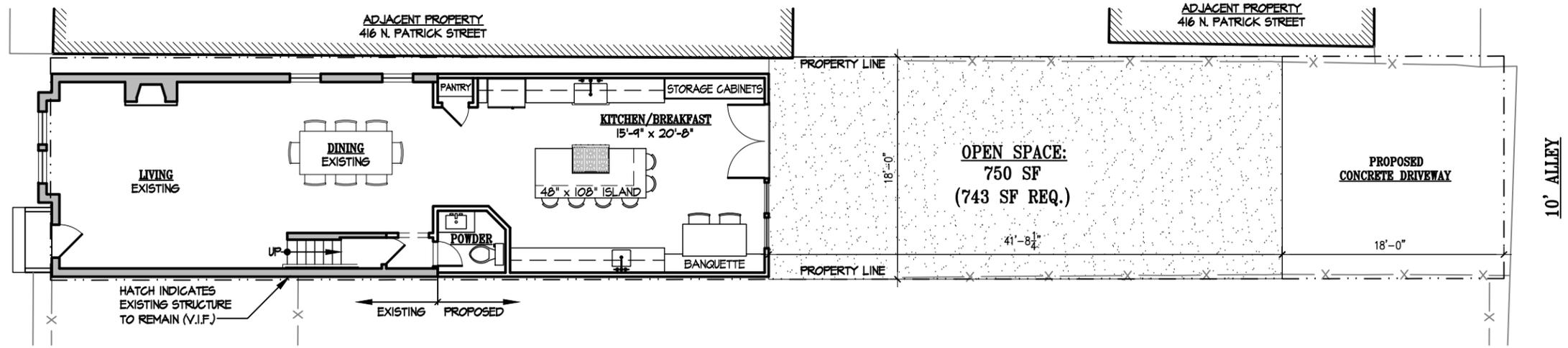
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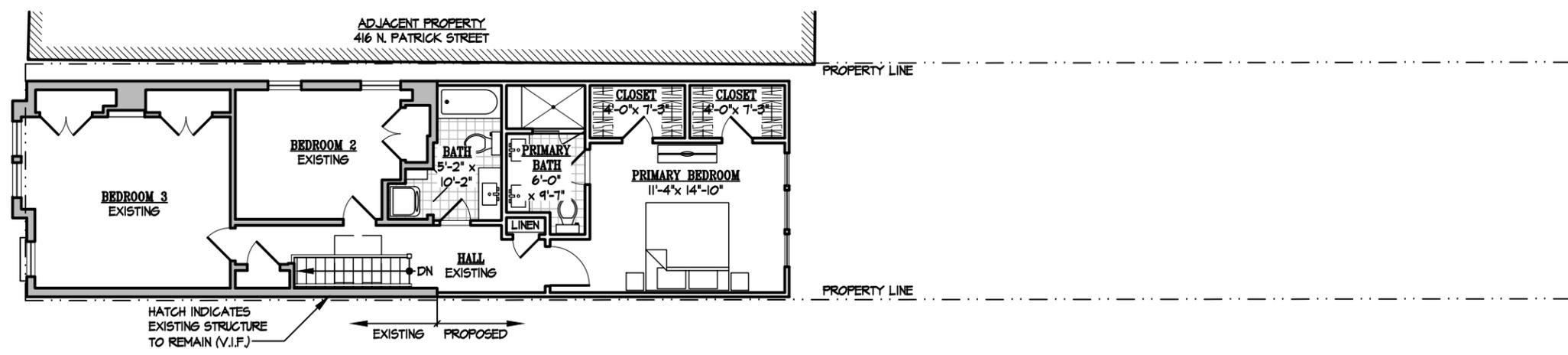
HUNT RESIDENCE
 418 N. PATRICK STREET ALEXANDRIA, VA 22314

DEMOLITION ELEVATIONS 18 11/14/2024

A5



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



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

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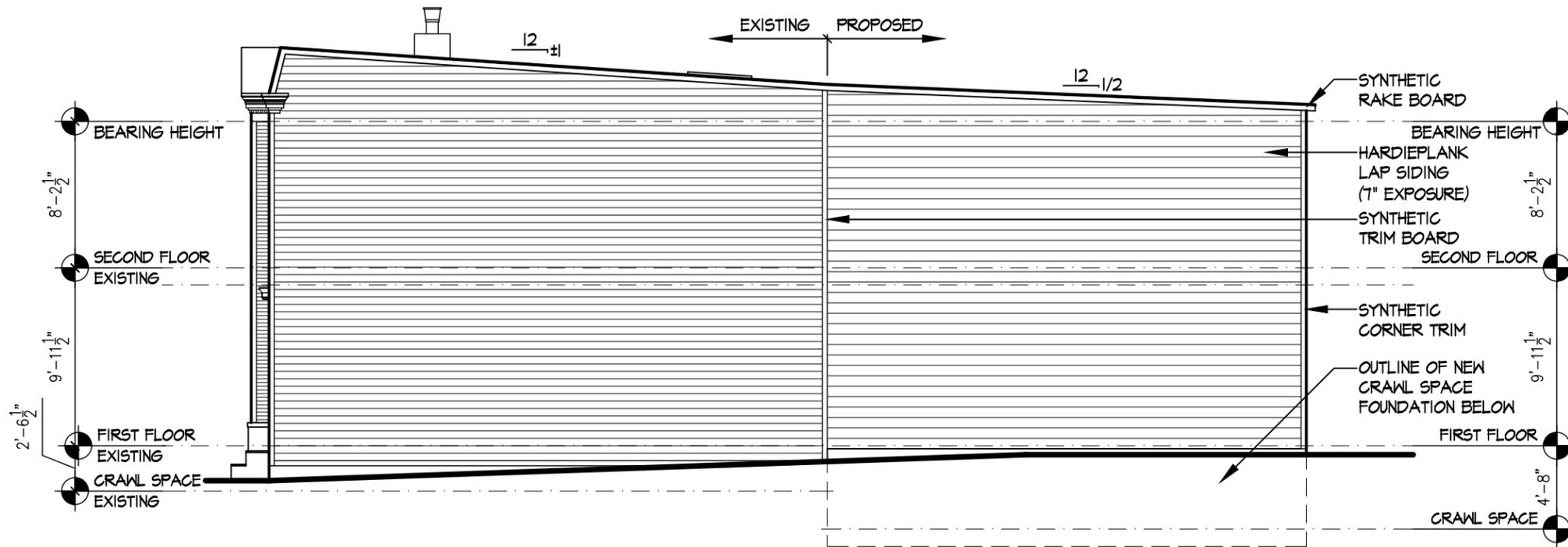


HUNT RESIDENCE
 418 N. PATRICK STREET ALEXANDRIA, VA 22314

PROPOSED FLOOR PLANS

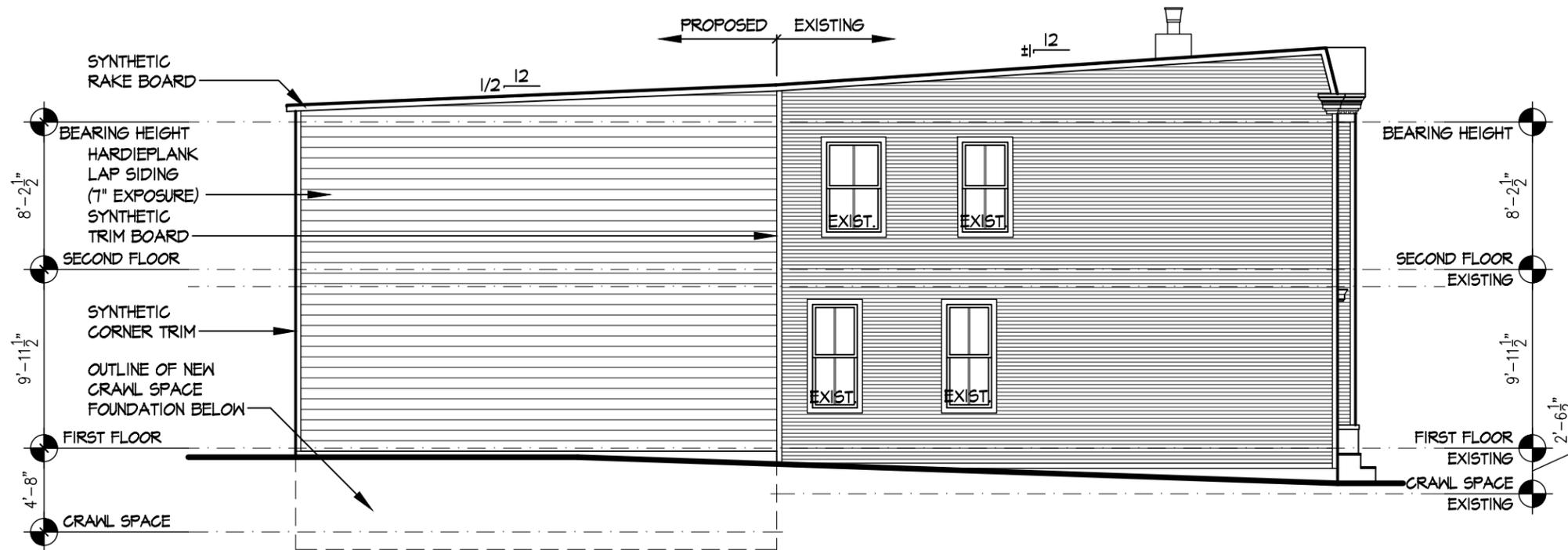
11/14/2024

A6



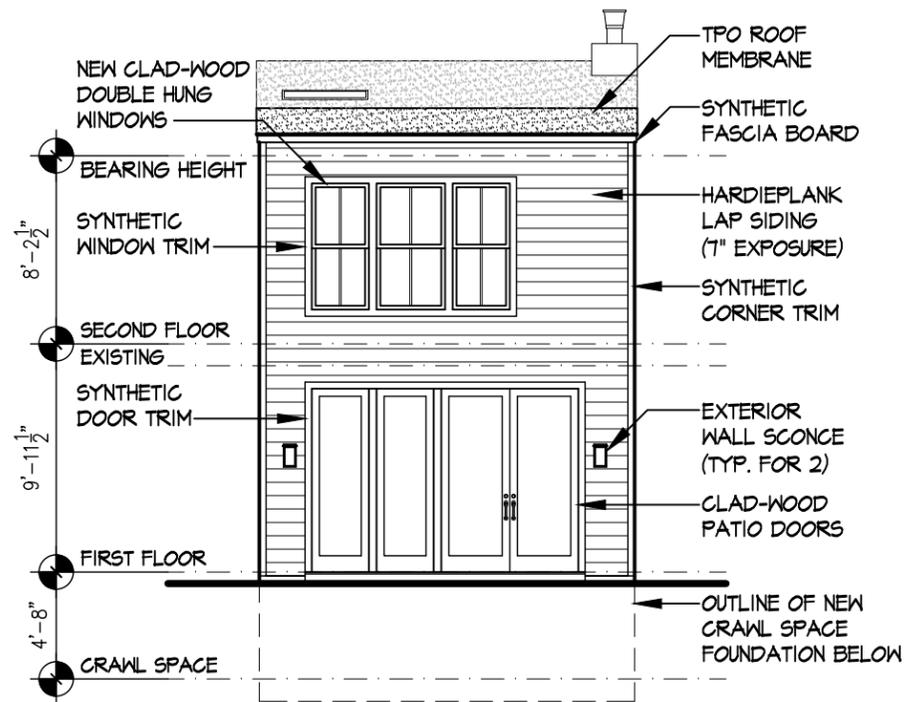
1 RIGHT SIDE (NORTH) PROPOSED ELEVATION
 A7 SCALE: 1/8" = 1'-0"
 NO CHANGE TO EXISTING BUILDING HEIGHT.

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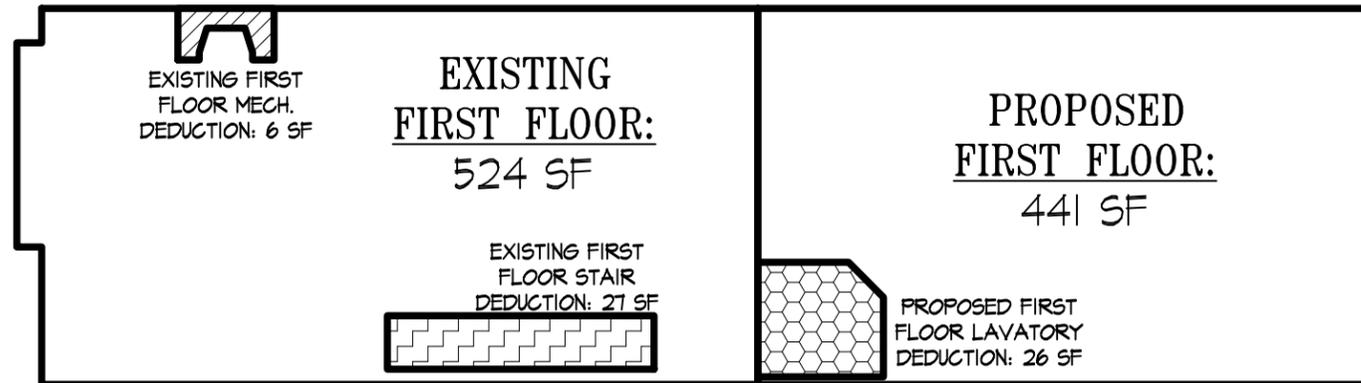
1 LEFT SIDE (SOUTH) PROPOSED ELEVATION
 A8 SCALE: 1/8" = 1'-0"

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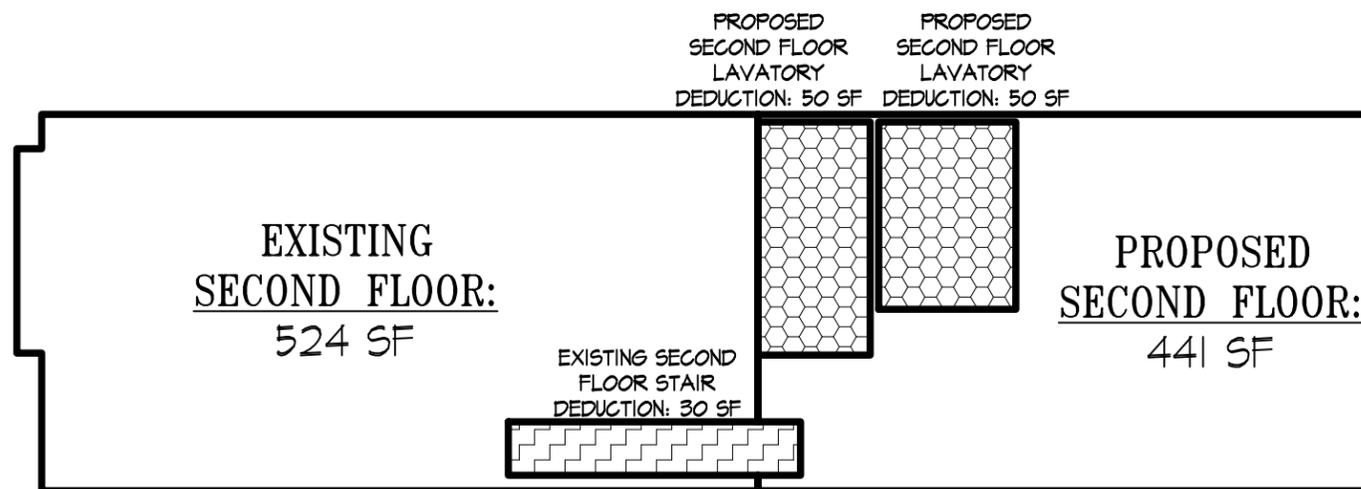


1 REAR (WEST) PROPOSED ELEVATION
 A9 SCALE: 1/8" = 1'-0"

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1 FIRST FLOOR F.A.R. DIAGRAM
 A10 SCALE: 1/8" = 1'-0"



2 SECOND FLOOR F.A.R. DIAGRAM
 A10 SCALE: 1/8" = 1'-0"

DRAWING KEY	
STAIRS/ELEVATOR	
MECHANICAL	
LAVATORY	

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

A. Property Information

A1. 418 N Patrick St. Street Address RB - Parker-Gray District Zone

A2. 2,124.00 Total Lot Area x 1.50 Floor Area Ratio Allowed by Zone = 3,186.00 Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area	Allowable Exclusions**	
Basement <input type="text"/>	Basement** <input type="text"/>	B1. 1,048.00 Existing Gross Floor Area* Sq. Ft.
First Floor 524.00	Stairways** 57.00	B2. 63.00 Allowable Floor Exclusions** Sq. Ft.
Second Floor 524.00	Mechanical** 6.00	B3. 985.00 Existing Floor Area Minus Exclusions (subtract B2 from B1) Sq. Ft.
Third Floor <input type="text"/>	Attic less than 7** <input type="text"/>	Comments for Existing Gross Floor Area <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*** <input type="text"/>	
Lavatory*** <input type="text"/>	Other** <input type="text"/>	
Other** <input type="text"/>	Other** <input type="text"/>	
B1. Total Gross 1,048.00	B2. Total Exclusions 63.00	

C. Proposed Gross Floor Area

Proposed Gross Area	Allowable Exclusions**	
Basement <input type="text"/>	Basement** <input type="text"/>	C1. 882.00 Proposed Gross Floor Area* Sq. Ft.
First Floor 441.00	Stairways** <input type="text"/>	C2. 126.00 Allowable Floor Exclusions** Sq. Ft.
Second Floor 441.00	Mechanical** <input type="text"/>	C3. 756.00 Proposed Floor Area Minus Exclusions (subtract C2 from C1) Sq. Ft.
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*** 126.00	
Lavatory*** <input type="text"/>	Other** <input type="text"/>	
Other <input type="text"/>	Other** <input type="text"/>	
C1. Total Gross 882.00	C2. Total Exclusions 126.00	

D. Total Floor Area

D1. 1,741.00 Total Floor Area (add B3 and C3) Sq. Ft.

D2. 3,186.00 Total Floor Area Allowed by Zone (A2) Sq. Ft.

E. Open Space

E1. Existing Open Space Sq. Ft.

E2. 743.00 Required Open Space Sq. Ft.

E3. 750.00 Proposed Open Space Sq. Ft.

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.

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

Signature: _____ Date: _____

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HUNT RESIDENCE
 418 N. PATRICK STREET ALEXANDRIA, VA 22314

F.A.R. DIAGRAMS 23 11/14/2024

A10

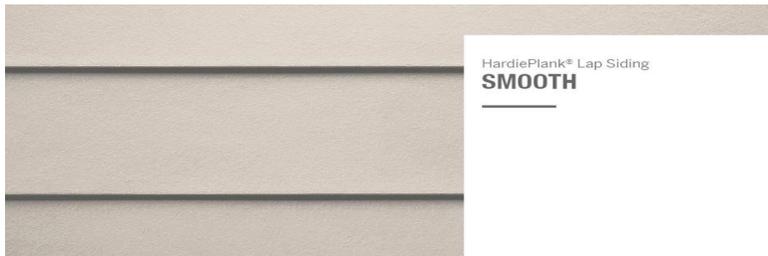
418 N. Patrick Street – Parker-Gray Historic District

Hardieplank Lap Siding:

Finish: Smooth

Exposure: 2-1/2" / 5" (Lap siding exposure to match existing)

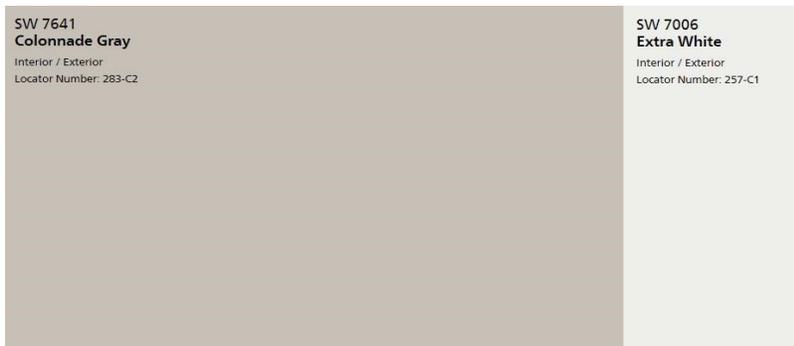
Color: SW 7641 – Colonnade Gray or equivalent to match existing



Synthetic Wood Trim:

Finish: Smooth

Color: SW 7006 – Extra White or equivalent to match existing



Exterior Wall Sconce:

Manufacturer: Capitol Lighting Studio Collection: Sean Lavin Vado

Finish: Black



Windows:

Manufacturer: Jeld-Wen – Sitaline Aluminum Clad D.H. Wood Window

Lite Pattern: 1 over 1

Color: Brilliant White



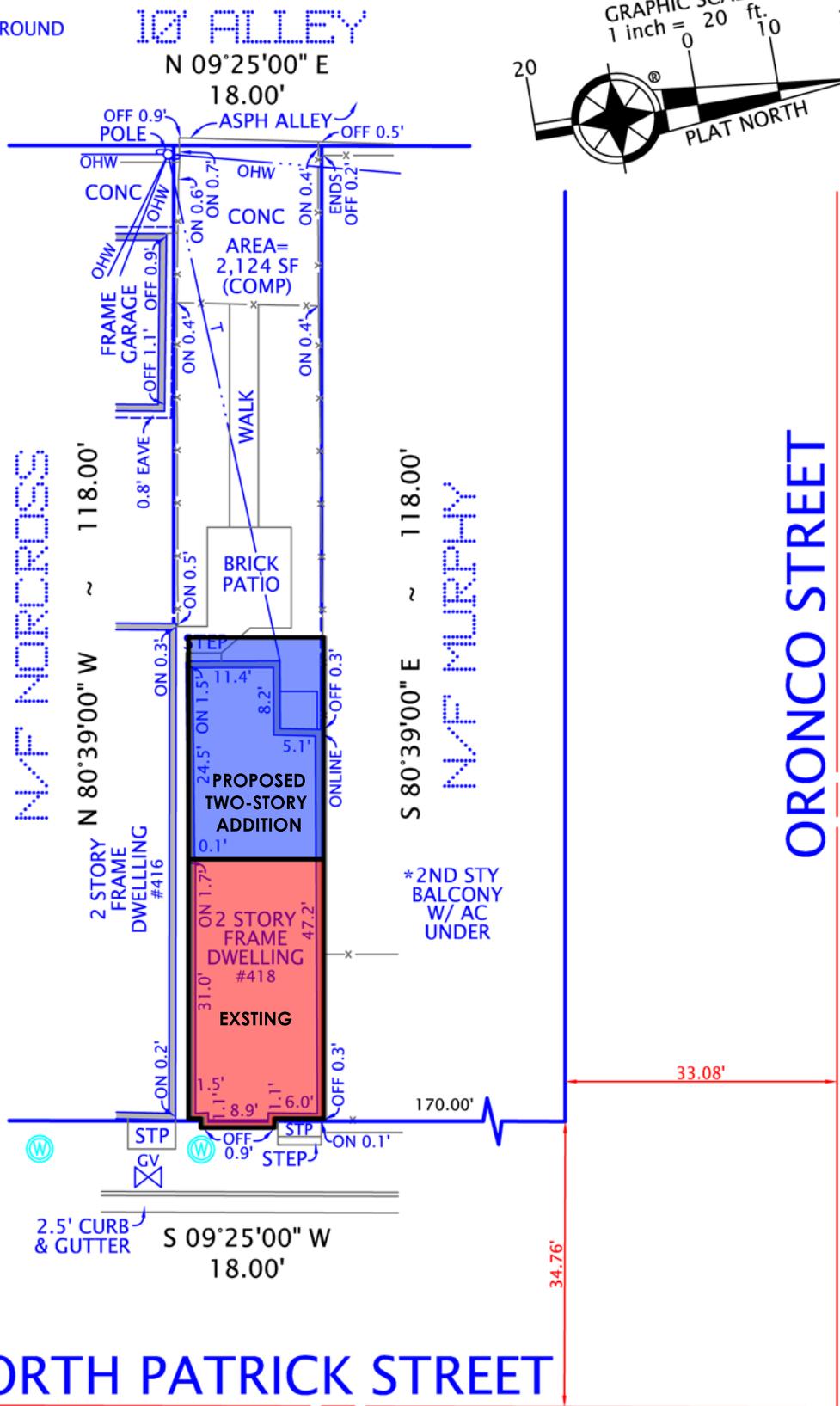
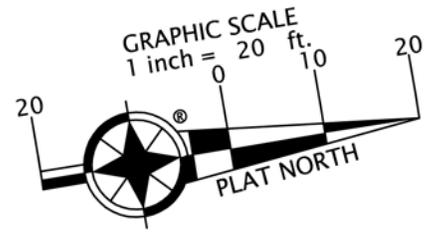
Roofing:

Rear Roof (Low Slope)

Material: Roofing Membrane Firestone Ultra Ply TPO

Color: Gray

NOTES: 1. FENCES ARE FRAME.
 2. UTILITIES ARE UNDERGROUND UNLESS NOTED.



NORTH PATRICK STREET
 MONUMENT LINE
 PLAT
 SHOWING HOUSE LOCATION ON
 THE PROPERTY LOCATED AT
#418 NORTH PATRICK STREET

(INST. #130006341)
 CITY OF ALEXANDRIA, VIRGINIA
 SCALE: 1" = 20' SEPTEMBER 22, 2020

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I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.
 A TITLE REPORT WAS NOT FURNISHED.
 NO CORNER MARKERS SET.

COMMONWEALTH OF VIRGINIA
 09/22/2020
 GEORGE M. O'QUINN
 LICENSE NO. 2069
 LAND SURVEYOR
George M. O'Quinn

Ordered by:
K V S TITLE + S LLC
 7550 Wisconsin Ave., Suite 500
 Bethesda, Maryland 20814
 Phone: 301-605-1420
 Fax: 301-605-1413

DOMINION Surveyors Inc.®
 8808-H PEAR TREE VILLAGE COURT
 ALEXANDRIA, VIRGINIA 22309
 703-619-6555
 FAX: 703-799-6412