



DEPARTMENT OF
**PLANNING &
ZONING**

421 King St.
703.746.4666

DATE: APRIL 8, 2026

TO: CHAIR AND MEMBERS OF THE
BOARD OF ARCHITECTURAL REVIEW

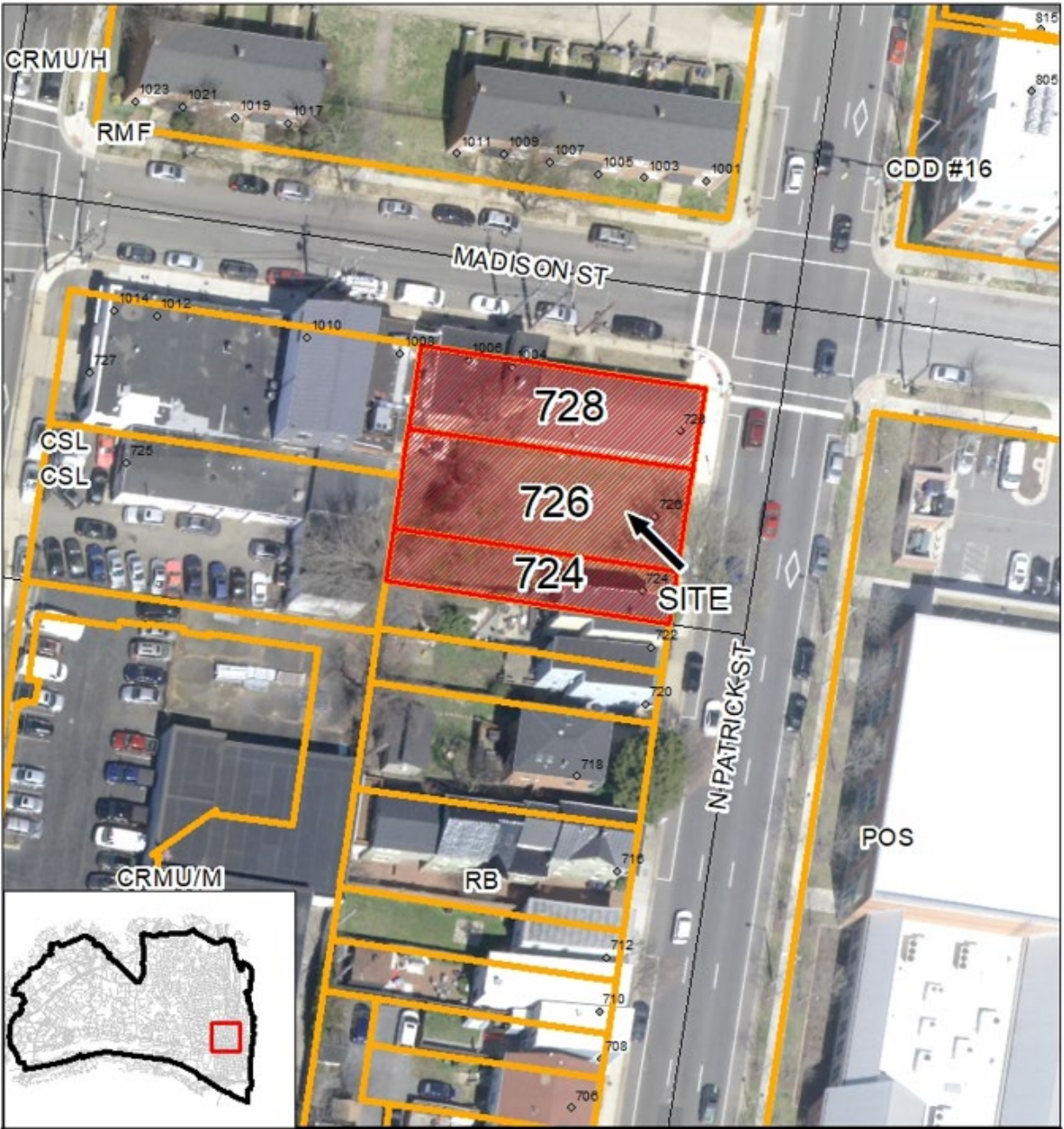
FROM: HISTORIC PRESERVATION STAFF

SUBJECT: CONCEPT REVIEW OF 724 NORTH PATRICK STREET
BAR CASE# 2026-00054

I. SUMMARY

The applicant is requesting BAR Concept Review of the redevelopment of the property at 330 North Washington Street, to include the construction of 5 new townhouses.

The Concept Review Policy was adopted in May 2001 and amended and restated in 2016 (attached). Concept Review is an optional, informal process at the beginning of a Development Special Use Permit (DSUP) application whereby the BAR provides the applicant, staff, Planning Commission, and City Council with comments relating to the overall appropriateness of a project's height, scale, mass, and general architectural character. These comments are not binding on the BAR or the applicant. The Board takes no formal action at the Concept Review stage but will provide comments and may endorse the direction of a project's design by a straw vote. If the Board believes that a building height or mass, or area proposed for construction is not appropriate and would not be supported in the future, the applicant and staff should be advised as soon as possible. This early step in the development review process is intended to minimize future architectural design conflicts between what is shown to the community and City Council during the DSUP approval and what the Board later finds architecturally appropriate under the criteria in Chapter 10 of the Zoning Ordinance and the BAR's adopted *Design Guidelines*.



BAR2026-00054
Parker-Gray
724, 726, & 728 North Patrick Street



II. SITE CONTEXT AND HISTORY

Site Context

The project site is located at the south west corner of the intersection of North Patrick Street and Madison Street. The proposed townhouses face North Patrick Street and extend to Madison Street. The east and north elevations will be fully visible from these streets. The west side of the townhouses will be visible from Madison Street. The south elevation will be minimally visible above the townhouse to the south of the site and through the gap between that townhouse and the most southerly of the proposed townhouses.

History

The project site remained vacant until the early part of the twentieth century because Georgetown Road once crossed through a portion of the site. In the 1920s a two story dwelling was built at 726 North Patrick Street and in the 1930s the single story brick building currently at the corner at 728 North Patrick Street was built. In 1970, the two story dwelling at 726 North Patrick Street was destroyed in a fire that was set as part of civil unrest that resulted from the shooting death of a young African American man. The building at 728 North Patrick Street that was built in the 1930s remains and is home to a hair salon today. This building is proposed to be demolished under the current plan. The building at 1006-1008 Madison Street was built sometime between 1941 and 1958 and is being proposed for demolition under this project.



Figure 1: Buildings at 728 N Patrick and 1006-1008 Madison to be demolished

III. PROPOSED DEVELOPMENT

The applicant is requesting a Concept Review for a proposal to develop the site into five attached townhouses. The townhouses will be clad in brick with some portions of the fourth floor clad in synthetic siding. The townhouses will be 55'-0" deep and the northernmost and southernmost ones will be 19'-3" wide and the remaining three will be 17'-0" wide. Main entry to the individual units will be from a raised entry stoop accessed from North Patrick Street.

IV. STAFF ANALYSIS

As a reminder, the BAR's purview in this concept review work session is limited to endorsing the project and providing feedback on its height, scale, mass, and general architectural character. The applicant will ultimately return to the Board for approval of a Certificate of Appropriateness for architectural details, finishes, and colors after City Council approval of the DSUP.

The applicant is proposing to build five new townhomes in place of the empty lot and existing buildings at 728 North Patrick and 1002 Madison Street. A separate Permit to Demolish will be required to raze the two existing buildings on the project site. The applicant is not requesting that permit at this time but since the project is contingent upon the removal of these two buildings it is helpful for the Board to provide feedback on this proposal at this stage of the project. The building at 728 North Patrick dates from the 1930s, staff has not been able to determine a more precise date so it is impossible to determine if it is an Early building or not. The building currently houses a hair salon but according to records it has housed a number of uses and originally held a small residence and dance hall. The building has a gabled roof with concrete blocks on the south side and brick on the north and east elevations. Staff supports the demolition of this building because it is from the mid-twentieth century and is not of unique construction or design.

The building at 1002 Madison Street is a one story with a small second floor section building clad in concrete block on the east and south sides. On the north side of the building the concrete blocks have been covered with vinyl siding. This light industrial building was built sometime between 1941 and 1958 is of a typical construction for industrial buildings from the mid-twentieth century. For these reasons, staff supports the proposed demolition of this building.

The proposed townhouses will be three stories with a partial fourth story and roof deck (Figure 2-4). At the northern most and southern most townhouse

the partial fourth floor is at the front of the building and clad in brick. The effect of this is to create a tower element that is wrapped in brick at the two ends of the building. This tower is two windows wide on the north and south elevation before the fourth floor steps in and is clad in synthetic channel siding. At the three central units, the fourth floor enclosure is pushed to the back of the building with the roof deck on the front. In these units the entire fourth floor is clad in synthetic channel siding.

At the east elevation, the windows in the tower elements are in an asymmetrical configuration with a grouping of two and a single window over the door. At the middle three units, the second and third floors have arched brick window openings at the second and third floors. A decorative brick belt course extends across all five units at the second floor window sill and the same belt course extends around the tower elements at the fourth floor window sill.

At the north and south elevations, punched window openings with brick detailing at the head and sill are located on the first three floors. A guard extends around the roof deck clad in siding similar to the fourth floor enclosure.



Figure 2: Proposed east elevation



Figure 3: Proposed west elevation



Figure 4: Proposed north (left) and south (right) elevations

V. STAFF RECOMMENDATION

The *Design Guidelines* state that “Building height should generally reflect the existing heights of buildings in the immediate vicinity of the proposed new construction.” The site for the proposed development is a transition between the small scale individual townhouses to the south of the site and the large scale multi-unit projects to the north and east of the site. The proposed design addresses the diversity of the surrounding fabric by creating a datum line at the top of the third floor. At the middle three units, the upper level in this area is set back from Patrick Street, giving the impression of a three story building.

At the two corners, a strong horizontal brick band sets this datum line and outlines the tower element above. These tower elements ground the overall composition and serve to turn the corner at the north east section of the site.

Given the highly visible nature of the site, the applicant is proposing to use brick on all sides with the only use of siding being at the fourth floor. Staff supports the use of siding in this area as a way to visually lighten the upper level. The use of horizontal siding instead of large scale panels further breaks this area down and gives it a more residential feel. The areas of brick include a high level of detailing including articulation at the windows and decorative horizontal bands. Staff finds that the use of materials and level of detailing for the project to successfully integrate features found throughout the historic district in a way that is compatible with the historic fabric while being clearly modern at the same time.

Staff recommends that the Board endorse the proposal for height, scale, mass, and general architectural character and return to the Board for a Certificate of Appropriateness upon approval of the entitlements.

As the design progresses, the applicant should continue to develop the design with some of the following factors:

- Typically in historic residential design there is a hierarchy of windows between the floors with the upper level windows smaller than those on the lower levels. The applicant should consider including a similar hierarchy in the proposed design.
- The applicant is proposing to use horizontal siding that is labeled as “poly-ash synthetic channel siding” on portions of the fourth floor. Staff supports the use of this material in this area as a way to reduce the perceived height of the building and differentiate between this and the main section of the building. When the project returns for the C of A the applicant should include samples and other details describing the proposed siding material.
- The fourth floor of each unit includes a roof deck with a guard rail made from the same siding material that clads the upper portion of the building. The applicant should explore options such as a horizontal cable rail for the guard rail to reduce the visual height and allow the brick cornice to be perceived as the top of the building.

- The proposed design includes a horizontal precast band that aligns with the first floor window sills. This creates a water table at the base of the building which is similar to details found on historic masonry buildings. The applicant should study the proportions of water tables on historic structures to ensure compatibility of the proposed detail with this context.
- The tower elements at the north and south ends of the building feature a decorative cornice that extends across the east elevation and wraps around to return at the inside corner of the west side of the building. This cornice is cut off at the roof deck facing east. This creates an awkward detail at this outside corner. The applicant should consider extending this corner along the inside of the towers.

STAFF

William Conkey, AIA, Historic Preservation Architect

Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

VI. CITY DEPARTMENT COMMENTS

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

Zoning

C-1 Proposed concept review for subdivision for a cluster town house development will comply with Zoning.

C-2 Plans and design to follow what was approved under CDSP 2025-00016.

Code Administration

C-1 Building permits are required, make sure the exterior opening area facing the property line less than 25% of the exterior wall areas.

Transportation and Environmental Services

C-1 Comply with all requirements of CDSP2025-00016. (T&ES)

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

Archaeology

- F-1 A review of primary documents indicates that the properties at 726 and 728 N. Patrick St. remained vacant until the first half of the twentieth century. In part these properties remained undeveloped because a portion of Georgetown Road (a road that no longer exists) crossed through a section of the properties. In the 1920s a two-story dwelling was built at 726 N. Patrick St., and in the 1930s a one-story brick building was built on the corner lot at 728 N. Patrick St. In the summer of 1970, the house at 726 N. Patrick St.—at the time vacant and slated for demolition—was firebombed and destroyed. Days earlier a young Black man, Robin Gibson, had been shot and killed at a nearby 7-11 convenience store by a white clerk. Black community members protested the murder over the next week, some taking to the streets in actions of civil disobedience. Several buildings were damaged, including the destruction of the abandoned building at 726 N. Patrick St. The building at the corner is still standing, occupied by a barbershop. Although the property has a curious connection to recent city history, the likelihood for significant archaeological deposits on the property is low.
- 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/developer shall not allow any metal detection to be conducted on the property, or allow independent parties to collect or excavate artifacts, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology)

VI. ATTACHMENTS

- Application Materials

724, 726 & 728 N Patrick Street Project Narrative

We are seeking the Board's input and guidance for the development of five new townhomes in the Parker Gray Historic District. The new homes are proposed for the underutilized corner at N. Patrick and Madison Streets. We are across the street from the Charles Houston Recreation Center to the east and the future development of the new Samuel Madden apartment Building to the north. A four-story condominium building sits kitty corner to our site. The block we occupy has a variety of late 19th and early 20th century homes along N. Patrick Street. A new condominium building (The Aiden) on the opposite southwest corner and a grouping of warehouse structures directly to the west.

We are taking our cue for the design style from the existing warehouses and the more recent development in the surrounding blocks with their modern approach to the warehouses that this area once comprised. For inspiration we looked at historic warehouse structures in Old Town, notably Crilley Warehouse and Portner Brewery.

We are striving to honor the warehouse aesthetic without being duplicative of the historic structures but also avoiding the more abstract moves made by the larger developments. Our site is relatively small adjacent to more modest homes. We are trying to hold to a more pedestrian level of detail and texture as we punctuate the corner and step up in scale to our neighbors on the corner.

We deliberately faced the new townhouses toward N Patrick Street to complete the rhythm of residences along the more major street. Our vehicular site access will be from Madison Street just past the existing warehouses.

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. See Attached		
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____ (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.		
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. Kirby Holdings LLC	None None	
2. Kyle Irby None		None
3. Eric Bernstein None		None

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

2/27/26 Kyle Irby _____ Kyle Irby _____
 Date Printed Name Signature

1. Eric Bernstein – 50% Ownership

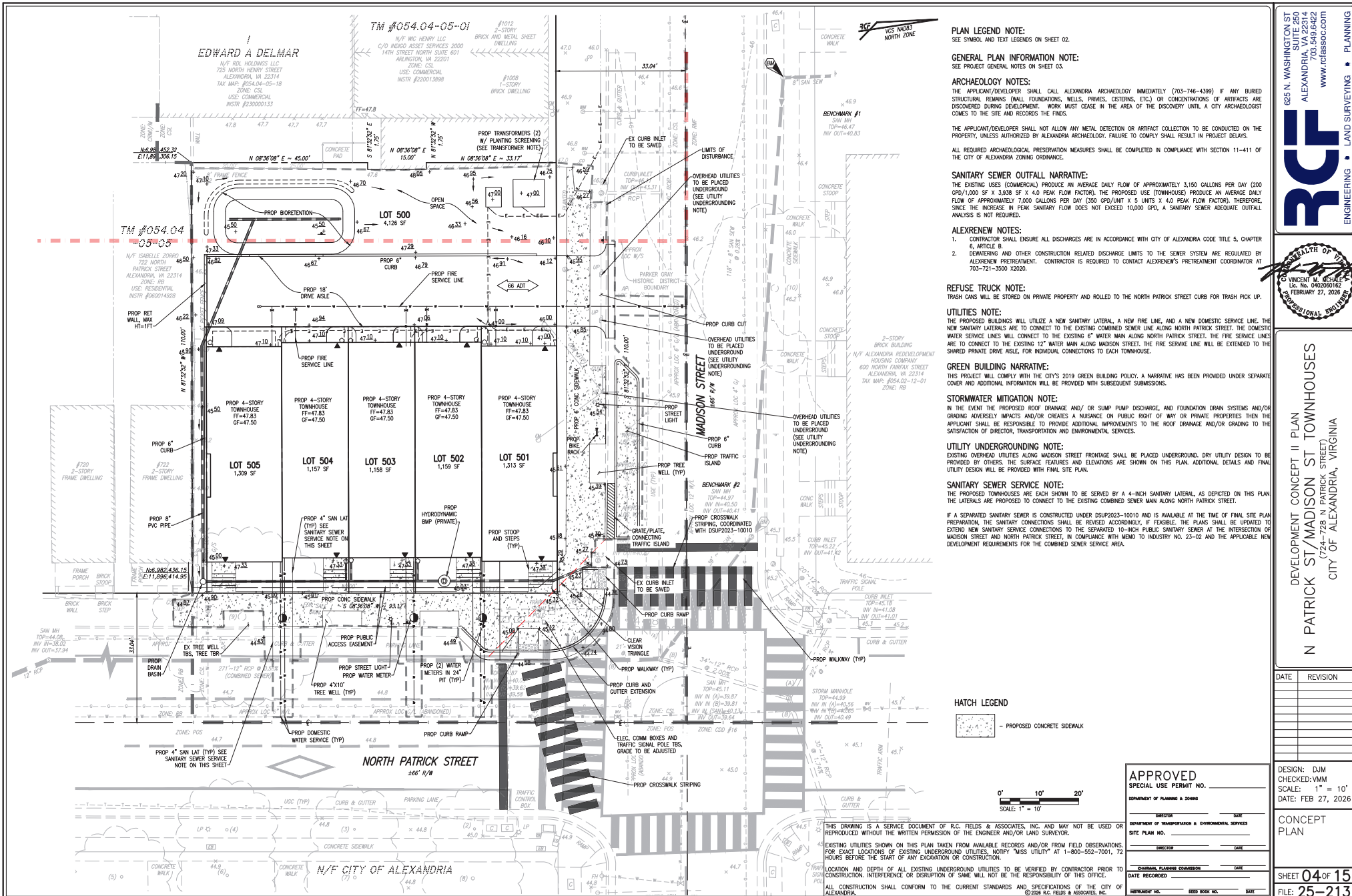
[REDACTED]

[REDACTED]

2. Kirby Holdings LLC– 50% Ownership – Single Member LLC owned by Kyle Irby

[REDACTED]

[REDACTED]



PLAN LEGEND NOTE:
SEE SYMBOL AND TEXT LEGEND ON SHEET 02.

GENERAL PLAN INFORMATION NOTE:
SEE PROJECT GENERAL NOTES ON SHEET 03.

ARCHAEOLOGY NOTES:

THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PIPES, 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 APPLICANT/DEVELOPER SHALL NOT ALLOW ANY METAL DETECTION OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAYS.

ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED IN COMPLIANCE WITH SECTION 11-411 OF THE CITY OF ALEXANDRIA ZONING ORDINANCE.

SANITARY SEWER OUTFALL NARRATIVE:

THE EXISTING USES (COMMERCIAL) PRODUCE AN AVERAGE DAILY FLOW OF APPROXIMATELY 3,150 GALLONS PER DAY (200 GPD/1,000 SF X 3.938 SF X 4.0 PEAK FLOW FACTOR). THE PROPOSED USE (TOWNHOUSE) PRODUCE AN AVERAGE DAILY FLOW OF APPROXIMATELY 7,000 GALLONS PER DAY (350 GPD/UNIT X 5 UNITS X 4.0 PEAK FLOW FACTOR). THEREFORE, SINCE THE INCREASE IN PEAK SANITARY FLOW DOES NOT EXCEED 10,000 GPD, A SANITARY SEWER ADEQUATE OUTFALL ANALYSIS IS NOT REQUIRED.

ALEXRENEW NOTES:

- CONTRACTOR SHALL ENSURE ALL DISCHARGES ARE IN ACCORDANCE WITH CITY OF ALEXANDRIA CODE TITLE 5, CHAPTER 6, ARTICLE B.
- DEWATERING AND OTHER CONSTRUCTION RELATED DISCHARGE LIMITS TO THE SEWER SYSTEM ARE REGULATED BY ALEXRENEW PRETREATMENT. CONTRACTOR IS REQUIRED TO CONTACT ALEXRENEW'S PRETREATMENT COORDINATOR AT 703-721-3000 X2200.

REFUSE TRUCK NOTE:

TRASH CANS WILL BE STORED ON PRIVATE PROPERTY AND ROLLED TO THE NORTH PATRICK STREET CURB FOR TRASH PICK UP.

UTILITIES NOTE:

THE PROPOSED BUILDINGS WILL UTILIZE A NEW SANITARY LATERAL, A NEW FIRE LINE, AND A NEW DOMESTIC SERVICE LINE. THE NEW SANITARY LATERALS ARE TO CONNECT TO THE EXISTING COMBINED SEWER LINE ALONG NORTH PATRICK STREET. THE DOMESTIC WATER SERVICE LINES WILL CONNECT TO THE EXISTING 6" WATER MAIN ALONG NORTH PATRICK STREET. THE FIRE SERVICE LINES ARE TO CONNECT TO THE EXISTING 12" WATER MAIN ALONG MADISON STREET. THE FIRE SERVICE LINE WILL BE EXTENDED TO THE SHARED PRIVATE DRIVE ASLE, FOR INDIVIDUAL CONNECTIONS TO EACH TOWNHOUSE.

GREEN BUILDING NARRATIVE:

THIS PROJECT WILL COMPLY WITH THE CITY'S 2019 GREEN BUILDING POLICY. A NARRATIVE HAS BEEN PROVIDED UNDER SEPARATE COVER AND ADDITIONAL INFORMATION WILL BE PROVIDED WITH SUBSEQUENT SUBMISSIONS.

STORMWATER MITIGATION NOTE:

IN THE EVENT THE PROPOSED ROOF DRAINAGE AND/OR SUMP PUMP DISCHARGE, AND FOUNDATION DRAIN SYSTEMS AND/OR GRADING ADVERSELY IMPACTS AND/OR CREATES A NUISANCE ON PUBLIC RIGHT OF WAY OR PRIVATE PROPERTIES THEN THE APPLICANT SHALL BE RESPONSIBLE TO PROVIDE ADDITIONAL IMPROVEMENTS TO THE ROOF DRAINAGE AND/OR GRADING TO THE SATISFACTION OF DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES.

UTILITY UNDERGROUNDING NOTE:

EXISTING OVERHEAD UTILITIES ALONG MADISON STREET FRONTAGE SHALL BE PLACED UNDERGROUND. DRY UTILITY DESIGN TO BE PROVIDED BY OTHERS. THE SURFACE FEATURES AND ELEVATIONS ARE SHOWN ON THIS PLAN. ADDITIONAL DETAILS AND FINAL UTILITY DESIGN WILL BE PROVIDED WITH FINAL SITE PLAN.

SANITARY SEWER SERVICE NOTE:

THE PROPOSED TOWNHOUSES ARE EACH SHOWN TO BE SERVED BY A 4-INCH SANITARY LATERAL, AS DEPICTED ON THIS PLAN. THE LATERALS ARE PROPOSED TO CONNECT TO THE EXISTING COMBINED SEWER MAIN ALONG NORTH PATRICK STREET.

IF A SEPARATED SANITARY SEWER IS CONSTRUCTED UNDER DSRP2023-10010 AND IS AVAILABLE AT THE TIME OF FINAL SITE PLAN PREPARATION, THE SANITARY CONNECTIONS SHALL BE REVISED ACCORDINGLY, IF FEASIBLE. THE PLANS SHALL BE UPDATED TO EXTEND NEW SANITARY SERVICE CONNECTIONS TO THE SEPARATED 10-INCH PUBLIC SANITARY SEWER AT THE INTERSECTION OF MADISON STREET AND NORTH PATRICK STREET, IN COMPLIANCE WITH MEMO TO INDUSTRY NO. 23-02 AND THE APPLICABLE NEW DEVELOPMENT REQUIREMENTS FOR THE COMBINED SEWER SERVICE AREA.

HATCH LEGEND

PROPOSED CONCRETE SIDEWALK

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING

DESIGNER: _____
DATE: _____
CHECKED: _____
DATE: _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DATE: _____
DATE RECORDED: _____
RECORDING NO. _____ DEED BOOK NO. _____ DATE: _____

625 N. WASHINGTON ST
2ND FLOOR
ALEXANDRIA, VA 22304
703.549.6422
WWW.CTRASSOC.COM



DEVELOPMENT CONCEPT II PLAN
N PATRICK ST/MADISON ST TOWNHOUSES
(754-728 N PATRICK STREET)
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: DJM
CHECKED: VJM
SCALE: 1" = 10'
DATE: FEB 27, 2026

CONCEPT PLAN

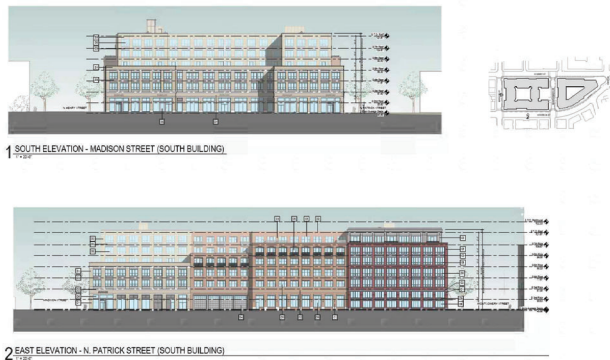
SHEET 04 of 15
FILE: 25-213



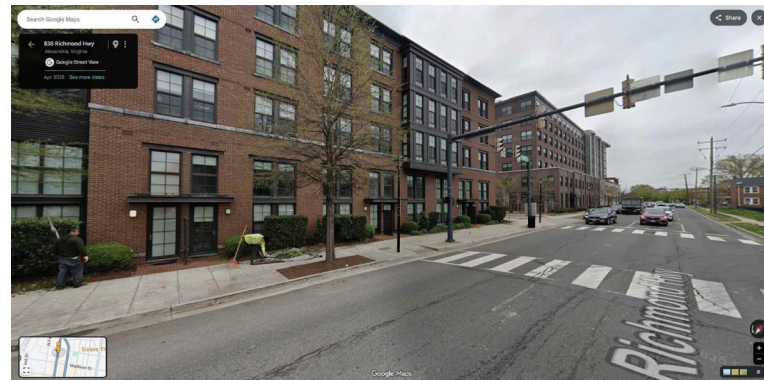
625 N PATRICK STREET
SITE CONTEXT



805 N PATRICK STREET
SITE CONTEXT



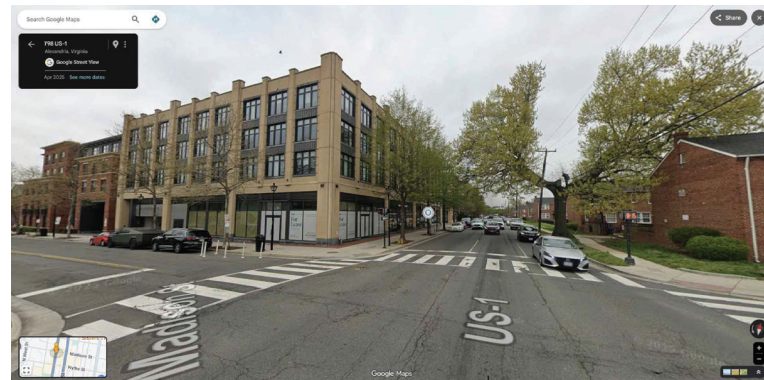
SAMUEL MADDEN
SITE CONTEXT



1111 - 900 N HENRY STREET - BELLE PRE APARTMENTS
SITE CONTEXT



701 N HENRY STREET
SITE CONTEXT



800 N HENRY STREET
SITE CONTEXT

PARKER GRAY HISTORIC DISTRICT - CONCEPT SUBMISSION



724-728 N PATRICK STREET TOWNHOMES
724-728 N PATRICK STREET ALEXANDRIA, VA 22314
SITE CONTEXT PHOTOS



REVISIONS		

PROJECT NUMBER	25-46
DATE	02/27/2026
SCALE	AS NOTED
DRAWN	DESIGNED
K6A	
APPROVED	

SHEET NUMBER
EX2
25-46-000-CONCEPT

KULINSKI GROUP ARCHITECTS P.C. RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION AND CONSENT OF KULINSKI GROUP ARCHITECTS P.C. KULINSKIGROUP.COM | 703.836.7243



MODEL VIEW - A
N.T.S.



MODEL VIEW - B
N.T.S.



MODEL VIEW - C
N.T.S.



MODEL VIEW - D
N.T.S.



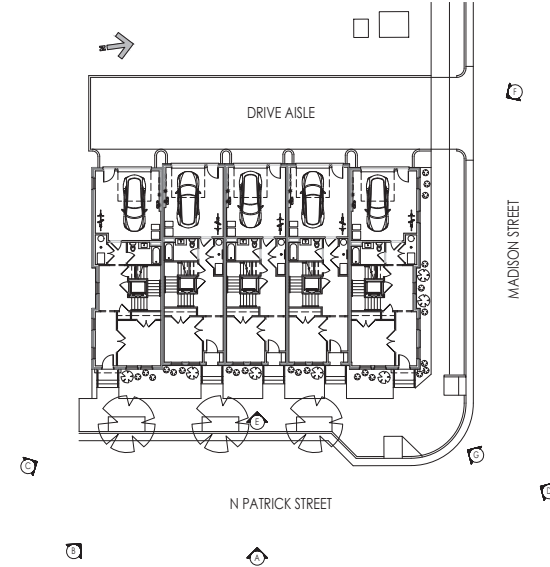
MODEL VIEW - E
N.T.S.



MODEL VIEW - F
N.T.S.



MODEL VIEW - G
N.T.S.



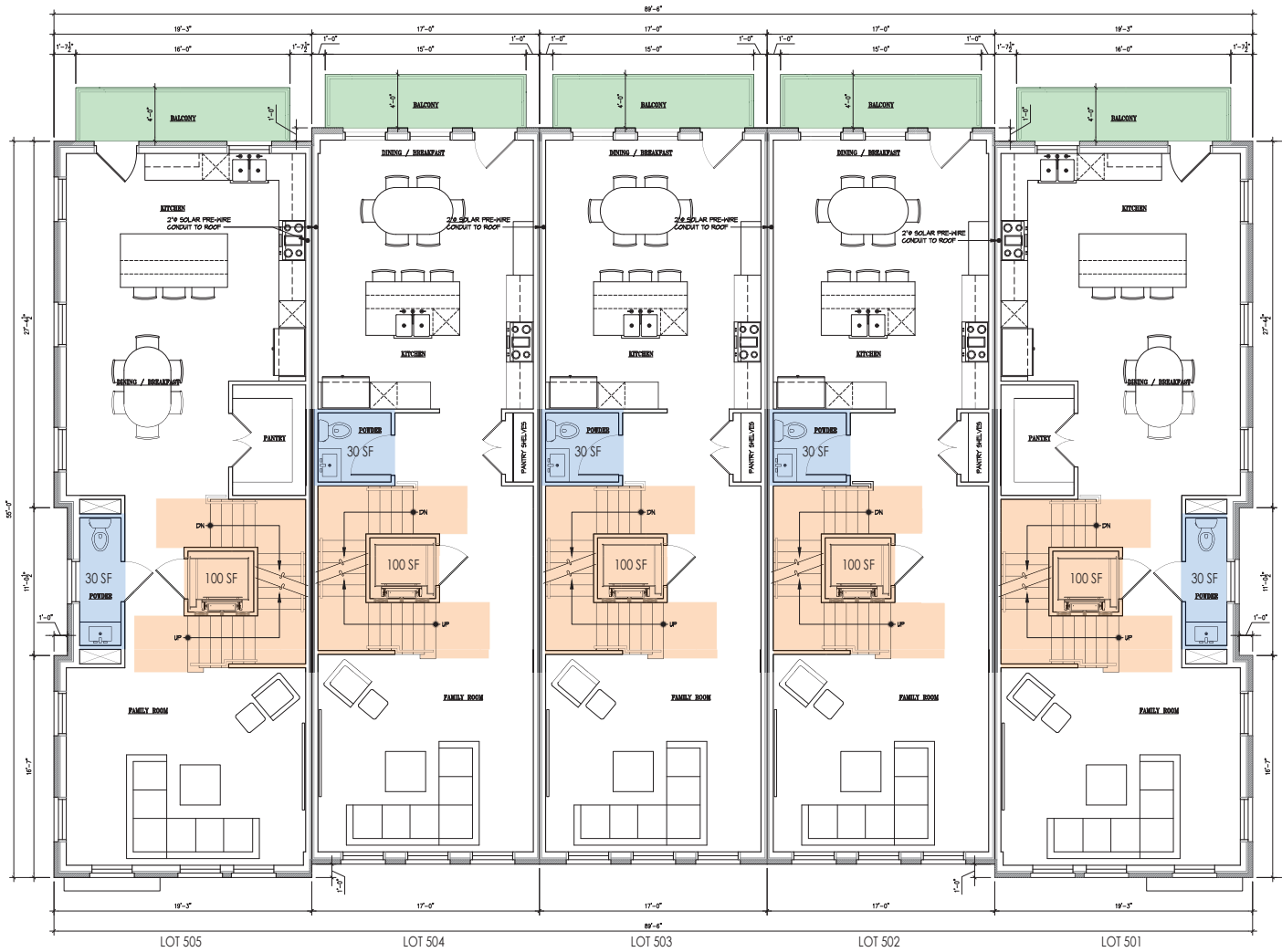
KEY PLAN - MODEL VIEW LOCATIONS
N.T.S.

REVISIONS	

PROJECT NUMBER	25-46
DATE	02/27/2026
SCALE	AS NOTED
DRAWN	KGA
DESIGNED	
APPROVED	

SHEET NUMBER	A0
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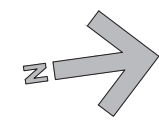
PARKER GRAY HISTORIC DISTRICT - CONCEPT SUBMISSION



DRAWING LEGEND	
	MECH / UTILITY
	STAIR / ELEVATOR
	BATHROOM
	ROOF DECK
	BALCONY

LOTS 501 AND 505	
	MECH / UTILITY
	100 SF STAIR / ELEVATOR
	30 SF BATHROOM
	64 SF BALCONY
	194 SF TOTAL DEDUCTIONS
1,108 SF (GROSS) - 149 SF (DEDUCTIONS)	
918 SF (NET) X 2	

LOTS 502 503 AND 504	
	MECH / UTILITY
	100 SF STAIR / ELEVATOR
	30 SF BATHROOM
	60 SF BALCONY
	190 SF TOTAL DEDUCTIONS
995 SF (GROSS) - 190 SF (DEDUCTIONS)	
805 SF (NET) X 3	



SECOND FLOOR PLANS - LOTS 1-5
SCALE: 1/4" = 1'-0"

PARKER GRAY HISTORIC DISTRICT - CONCEPT SUBMISSION

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724-728 N PATRICK STREET TOWNHOMES
724-728 N PATRICK STREET ALEXANDRIA, VA 22314

PROPOSED SECOND FLOOR PLANS

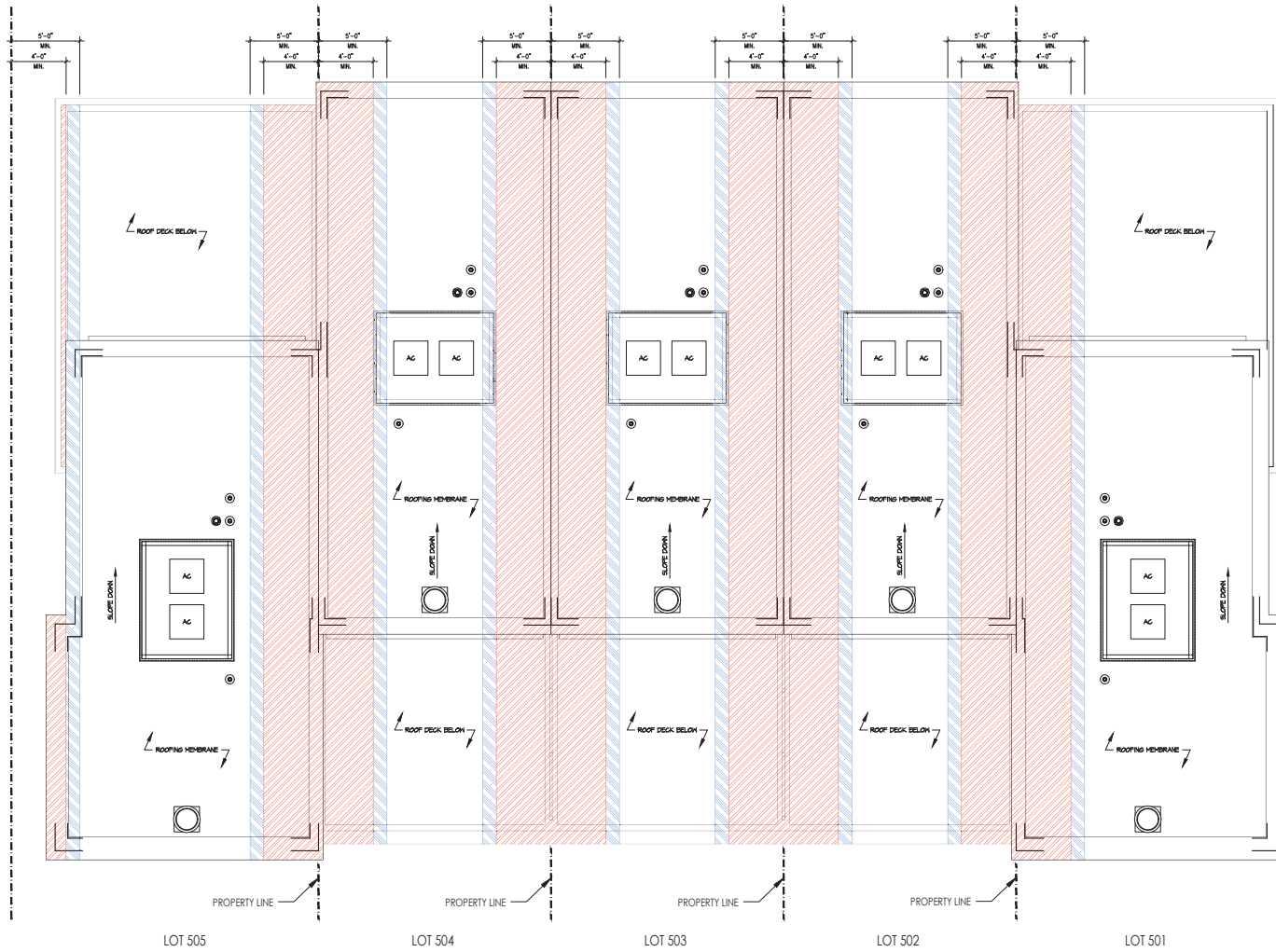
REVISIONS

PROJECT NUMBER	25-46
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SCALE	AS NOTED
DRAWN	KGA
DESIGNED	
APPROVED	

SHEET NUMBER

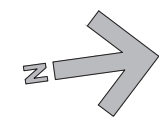
A2

25-46-PAR-CONCEPT



DRAWING LEGEND

- AREA OF FRT ROOF SHEATHING
- AREA OF NO ROOF PENETRATIONS



ROOF PLANS - LOTS 1-5
SCALE: 1/4" = 1'-0"

PARKER GRAY HISTORIC DISTRICT - CONCEPT SUBMISSION

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724-728 N PATRICK STREET TOWNHOMES
724-728 N PATRICK STREET ALEXANDRIA, VA 22314

PROPOSED ROOF PLANS

REVISIONS	

PROJECT NUMBER	25-46
DATE	02/27/2026
SCALE	AS NOTED
DRAWN	DESIGNED
K.G.A.	APPROVED

SHEET NUMBER	A5
25-46-PLAN-CONCEPT	

DRAWING KEY - MATERIAL TAGS			
(A) ALUMINUM CLAD DOUBLE HUNG WINDOW	(F) PRECAST ACCENT BAND	(K) OVERHEAD GARAGE DOOR	(P) SYNTHETIC TRIM AWNING
(B) ALUMINUM CLAD CASEMENT WINDOW	(G) SYNTHETIC TRIM	(L) PORCH LIGHT	(Q) SYNTHETIC TRIM PRIVACY SCREEN
(C) BRICK VENEER	(H) POLY-ASH SYNTHETIC CHANNEL SIDING	(M) SYNTHETIC WOOD MECH. SCREEN	(R) METAL FLASHING
(D) BRICK ACCENT BAND	(I) PAINTED FIBERGLASS ENTRY DOOR	(N) METAL SCUPPER	(S) METAL RAIL
(E) BRICK CORBEL	(J) ALUMINUM CLAD PATIO DOOR	(O) PRECAST STONE TREAD	(T) MAILBOX

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



FRONT / EAST ELEVATION STREETSCAPE
SCALE: 1/4" = 1'-0"

PARKER GRAY HISTORIC DISTRICT - CONCEPT SUBMISSION

724-728 N PATRICK STREET TOWNHOMES
 724-728 N PATRICK STREET ALEXANDRIA, VA 22314
 FRONT / EAST ELEVATION - N PATRICK STREETSCAPE

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 KULINSKIGROUP.COM | 703.886.7243

724-728 N PATRICK STREET TOWNHOMES
 PROJECT NUMBER: 25-4b
 DATE: 02/21/2026
 SCALE: AS NOTED
 DRAWN: KGA DESIGNED: KGA APPROVED:

SHEET NUMBER: A6
 25-4b-PAR-CONCEPT

DRAWING KEY - MATERIAL TAGS					
(A) ALUMINUM CLAD DOUBLE HUNG WINDOW	(F) PRECAST ACCENT BAND	(K) OVERHEAD GARAGE DOOR	(P) SYNTHETIC TRIM AWNING		
(B) ALUMINUM CLAD CASEMENT WINDOW	(G) SYNTHETIC TRIM	(L) PORCH LIGHT	(Q) SYNTHETIC TRIM PRIVACY SCREEN		
(C) BRICK VENEER	(H) POLY-ASH SYNTHETIC CHANNEL SIDING	(M) SYNTHETIC WOOD MECH. SCREEN	(R) METAL FLASHING		
(D) BRICK ACCENT BAND	(I) PAINTED FIBERGLASS ENTRY DOOR	(N) METAL SCUPPER	(S) METAL RAIL		
(E) BRICK CORBEL	(J) ALUMINUM CLAD PATIO DOOR	(O) PRECAST STONE TREAD	(T) MAILBOX		

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



RIGHT SIDE / NORTH ELEVATION - MADISON STREETSCAPE
SCALE: 1/4" = 1'-0"

PARKER GRAY HISTORIC DISTRICT - CONCEPT SUBMISSION

KULINSKI GROUP ARCHITECTS
 724-728 N PATRICK STREET ALEXANDRIA, VA 22314
 703.886.7248
 KULINSKIGROUP.COM

724-728 N PATRICK STREET TOWNHOMES
 RIGHT SIDE / NORTH ELEVATION MADISON - STREETSCAPE

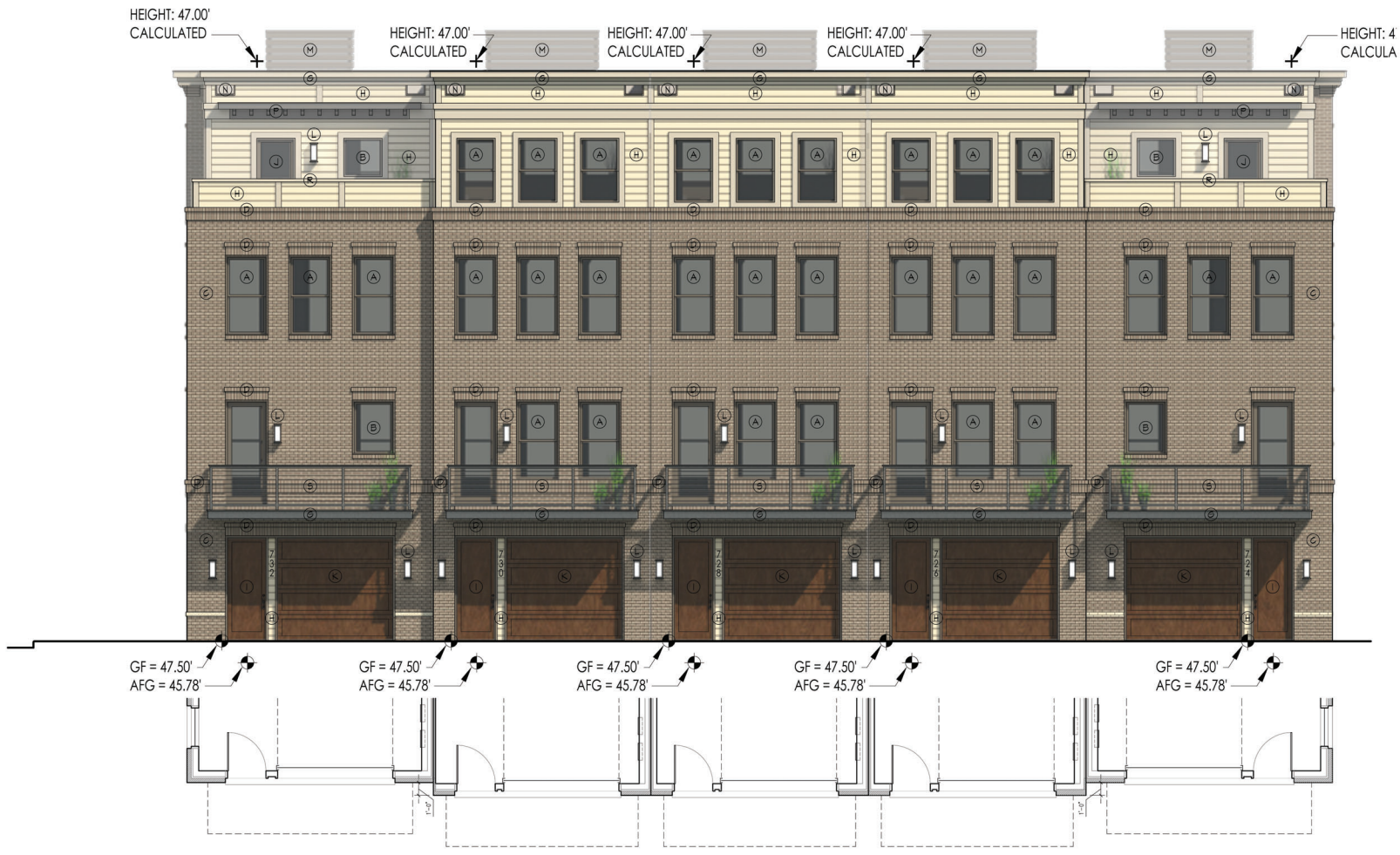
CLAYTON M. HILLMAN
 ARCHITECT
 License No. 17110
 2/2/20

PROJECT NUMBER: 2548
 DATE: 02/21/2026
 SCALE: AS NOTED
 DRAWN: KGA DESIGNED: APPROVED:

SHEET NUMBER: A7
 2548-PAR-CONCEPT

DRAWING KEY - MATERIAL TAGS					
(A) ALUMINUM CLAD DOUBLE HUNG WINDOW	(F) PRECAST ACCENT BAND	(K) OVERHEAD GARAGE DOOR	(P) SYNTHETIC TRIM AWNING		
(B) ALUMINUM CLAD CASEMENT WINDOW	(G) SYNTHETIC TRIM	(L) PORCH LIGHT	(Q) SYNTHETIC TRIM PRIVACY SCREEN		
(C) BRICK VENEER	(H) POLY-ASH SYNTHETIC CHANNEL SIDING	(M) SYNTHETIC WOOD MECH. SCREEN	(R) METAL FLASHING		
(D) BRICK ACCENT BAND	(I) PAINTED FIBERGLASS ENTRY DOOR	(N) METAL SCUPPER	(S) METAL RAIL		
(E) BRICK CORBEL	(J) ALUMINUM CLAD PATIO DOOR	(O) PRECAST STONE TREAD	(T) MAILBOX		

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



REAR / WEST ELEVATION - PRIVATE AISLE STREETSCAPE
SCALE: 1/4" = 1'-0"

PARKER GRAY HISTORIC DISTRICT - CONCEPT SUBMISSION

KULINSKI GROUP ARCHITECTS
 724-728 N PATRICK STREET ALEXANDRIA, VA 22314
 REAR / WEST ELEVATION PRIVATE AISLE STREETSCAPE
 PROJECT NUMBER: 2548
 DATE: 02/21/2026
 SCALE: AS NOTED
 DRAWN: KGA DESIGNED: APPROVED:
 SHEET NUMBER: A8
 2548-REAR-CONCEPT

DRAWING KEY - MATERIAL TAGS					
(A) ALUMINUM CLAD DOUBLE HUNG WINDOW	(F) PRECAST ACCENT BAND	(K) OVERHEAD GARAGE DOOR	(P) SYNTHETIC TRIM AWNING		
(B) ALUMINUM CLAD CASEMENT WINDOW	(G) SYNTHETIC TRIM	(L) PORCH LIGHT	(Q) SYNTHETIC TRIM PRIVACY SCREEN		
(C) BRICK VENEER	(H) POLY-ASH SYNTHETIC CHANNEL SIDING	(M) SYNTHETIC WOOD MECH. SCREEN	(R) METAL FLASHING		
(D) BRICK ACCENT BAND	(I) PAINTED FIBERGLASS ENTRY DOOR	(N) METAL SCUPPER	(S) METAL RAIL		
(E) BRICK CORBEL	(J) ALUMINUM CLAD PATIO DOOR	(O) PRECAST STONE TREAD	(T) MAILBOX		

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



LEFT SIDE / SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

PARKER GRAY HISTORIC DISTRICT - CONCEPT SUBMISSION



724-728 N PATRICK STREET TOWNHOMES
724-728 N PATRICK STREET ALEXANDRIA, VA 22314

LEFT SIDE / SOUTH ELEVATION



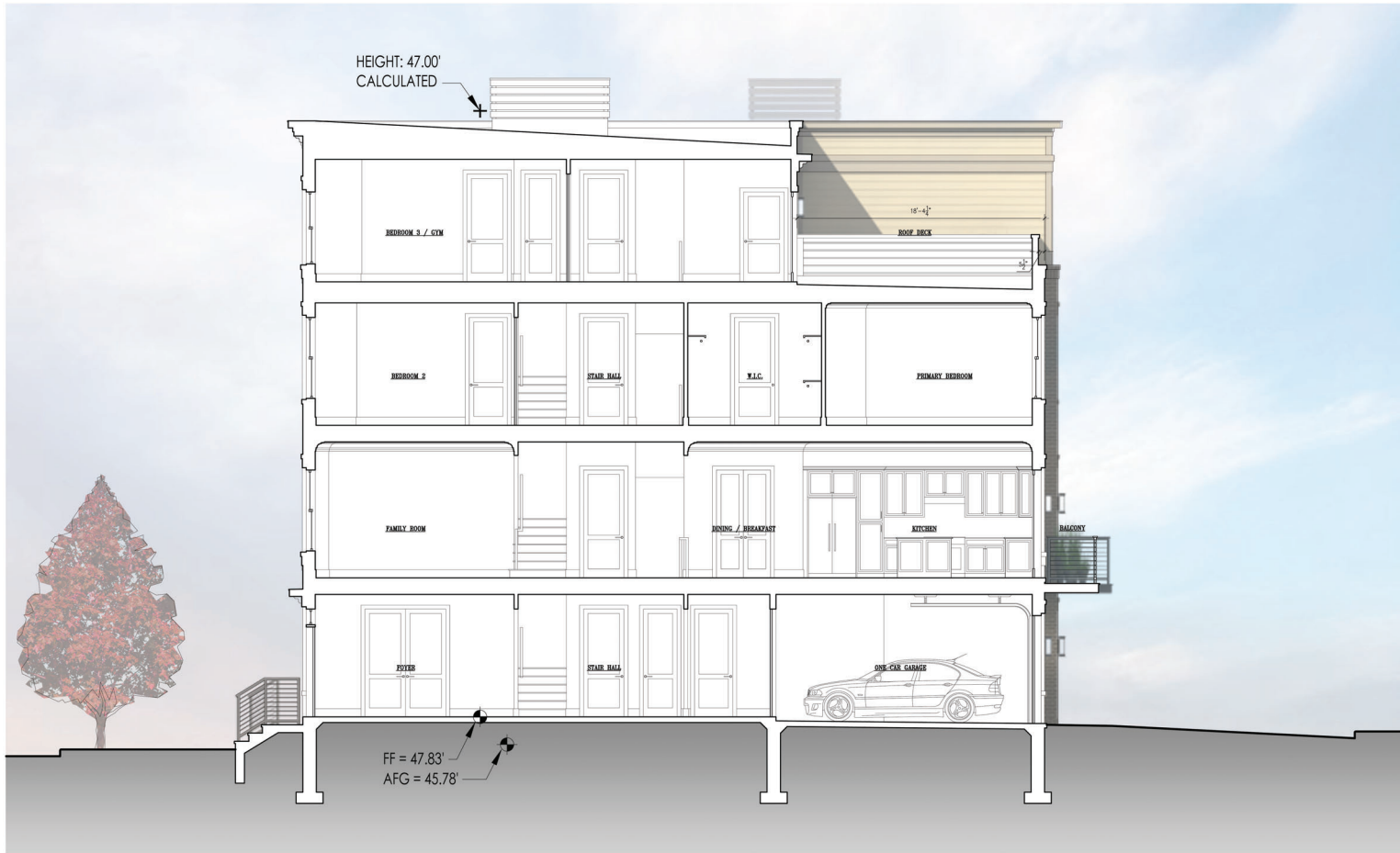
REVISIONS

PROJECT NUMBER	25-4b	
DATE	02/27/2026	
TITLE	AS NOTED	
DRAWN	DESIGNED	APPROVED
KGA	KGA	KGA

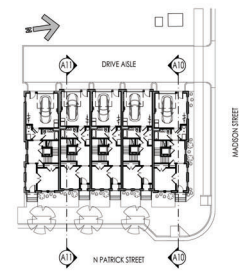
SHEET NUMBER	A9
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25-4b-BAR-CONCEPT

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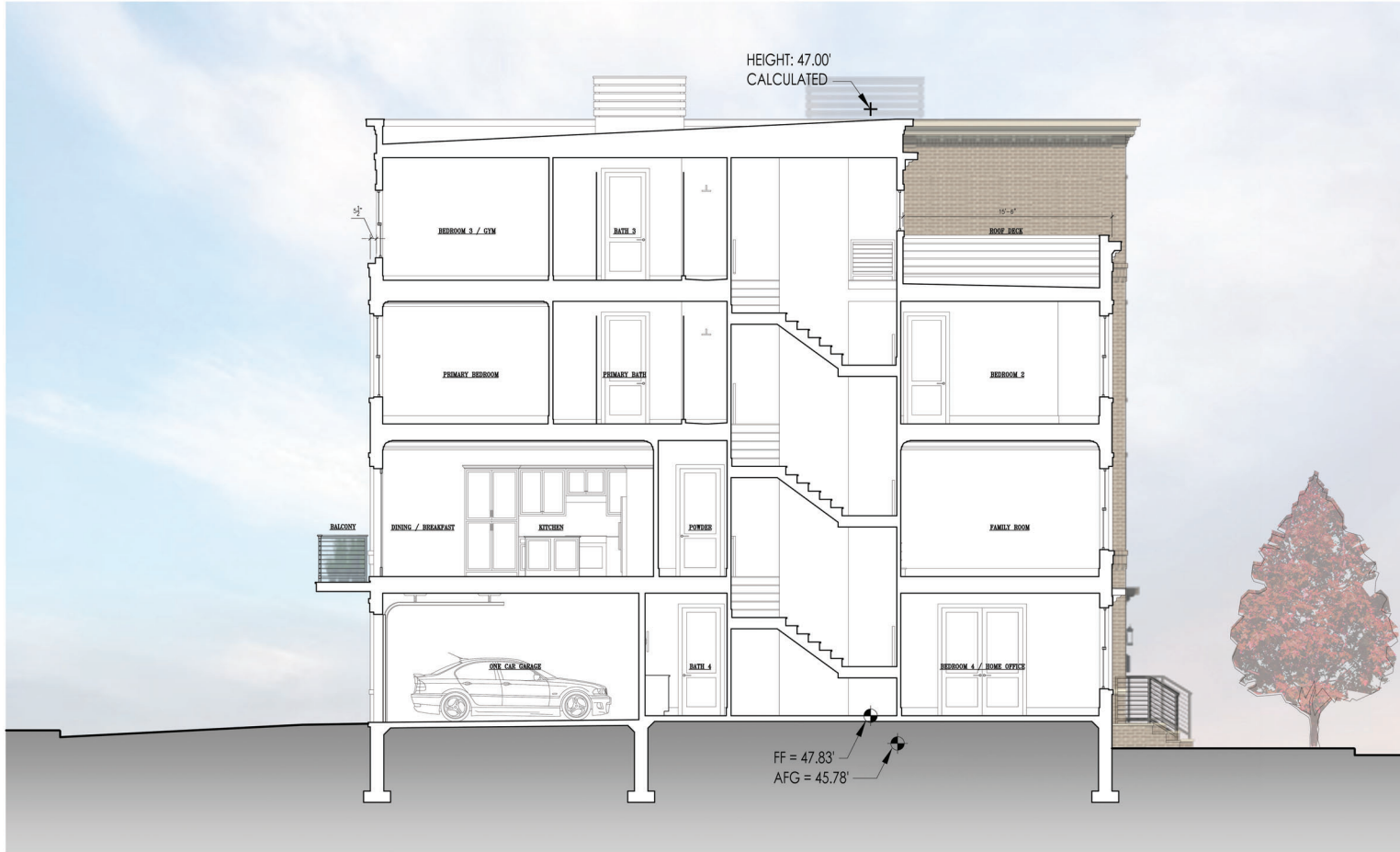
TYPICAL BUILDING SECTION - END UNIT
SCALE: 1/4" = 1'-0"



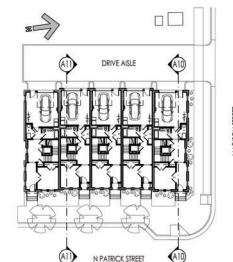
KEY PLAN - SECTION CUT LOCATIONS
N.T.S.

PARKER GRAY HISTORIC DISTRICT - CONCEPT SUBMISSION

KULINSKI GROUP ARCHITECTS P.C.
 724-728 N PATRICK STREET ALEXANDRIA, VA 22314
 TYPICAL BUILDING SECTION - END UNIT
 PROJECT NUMBER: 25-4b
 DATE: 02/21/2026
 SCALE: AS NOTED
 DRAWN: KGA DESIGNED: KGA APPROVED: [Signature]
 SHEET NUMBER: A10
 25-4b-PAR-CONCEPT



TYPICAL BUILDING SECTION - INTERIOR UNIT
SCALE: 1/4" = 1'-0"



KEY PLAN - SECTION CUT LOCATIONS
N.T.S.

PARKER GRAY HISTORIC DISTRICT - CONCEPT SUBMISSION

724-728 N PATRICK STREET TOWNHOMES
 724-728 N PATRICK STREET ALEXANDRIA, VA 22314
 TYPICAL BUILDING SECTION - INTERIOR UNIT

KULINSKI GROUP ARCHITECTS P.C.
 KULINSKIGROUP.COM | 703.886.7243

25-4B-25-CONCEPT

PROJECT NUMBER	25-4b	
DATE	02/21/2026	
SCALE	AS NOTED	
DRAWN	DESIGNED	APPROVED
KGA	KGA	
SHEET NUMBER	A11	



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

B

A. Property Information

A1. Street Address Zone

A2. Total Lot Area x Floor Area Ratio Allowed by Zone = Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

Basement	<input type="text"/>
First Floor	<input type="text"/>
Second Floor	<input type="text"/>
Third Floor	<input type="text"/>
Attic	<input type="text"/>
Porches	<input type="text"/>
Balcony/Deck	<input type="text"/>
Lavatory***	<input type="text"/>
Other**	<input type="text"/>

Allowable Exclusions**

Basement**	<input type="text"/>
Stairways**	<input type="text"/>
Mechanical**	<input type="text"/>
Attic less than 7***	<input type="text"/>
Porches**	<input type="text"/>
Balcony/Deck**	<input type="text"/>
Lavatory***	<input type="text"/>
Other**	<input type="text"/>
Other**	<input type="text"/>

B1. Sq. Ft. Existing Gross Floor Area*

B2. Sq. Ft. Allowable Floor Exclusions**

B3. Sq. Ft. Existing Floor Area Minus Exclusions (subtract B2 from B1)

Comments for Existing Gross Floor Area

B1. **Total Gross** B2. **Total Exclusions**

EXTERIOR COVERED AREA

C. Proposed Gross Floor Area

Proposed Gross Area

Basement	<input type="text"/>
First Floor	<input type="text" value="4,651.00"/>
Second Floor	<input type="text" value="5,051.00"/>
Third Floor	<input type="text" value="4,401.00"/>
Attic	<input type="text" value="3,094.00"/>
Porches	<input type="text"/>
Balcony/Deck	<input type="text" value="308.00"/>
Lavatory***	<input type="text" value="1,150.00"/>
Other	<input type="text"/>

Allowable Exclusions**

Basement**	<input type="text"/>
Stairways**	<input type="text" value="2,000.00"/>
Mechanical**	<input type="text" value="70.00"/>
Attic less than 7***	<input type="text"/>
Porches**	<input type="text"/>
Balcony/Deck**	<input type="text" value="308.00"/>
Lavatory***	<input type="text" value="1,150.00"/>
Other**	<input type="text"/>
Other**	<input type="text"/>

C1. Sq. Ft. Proposed Gross Floor Area*

C2. Sq. Ft. Allowable Floor Exclusions**

C3. Sq. Ft. Proposed Floor Area Minus Exclusions (subtract C2 from C1)

C1. **Total Gross** C2. **Total Exclusions**

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

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: _____

Sheela K...

29

Date: _____

2/27/2026