

BAR CASE# \_\_\_\_\_  
(OFFICE USE ONLY)

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: \_\_\_\_\_



**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.

**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.

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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: \_\_\_\_\_

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

**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

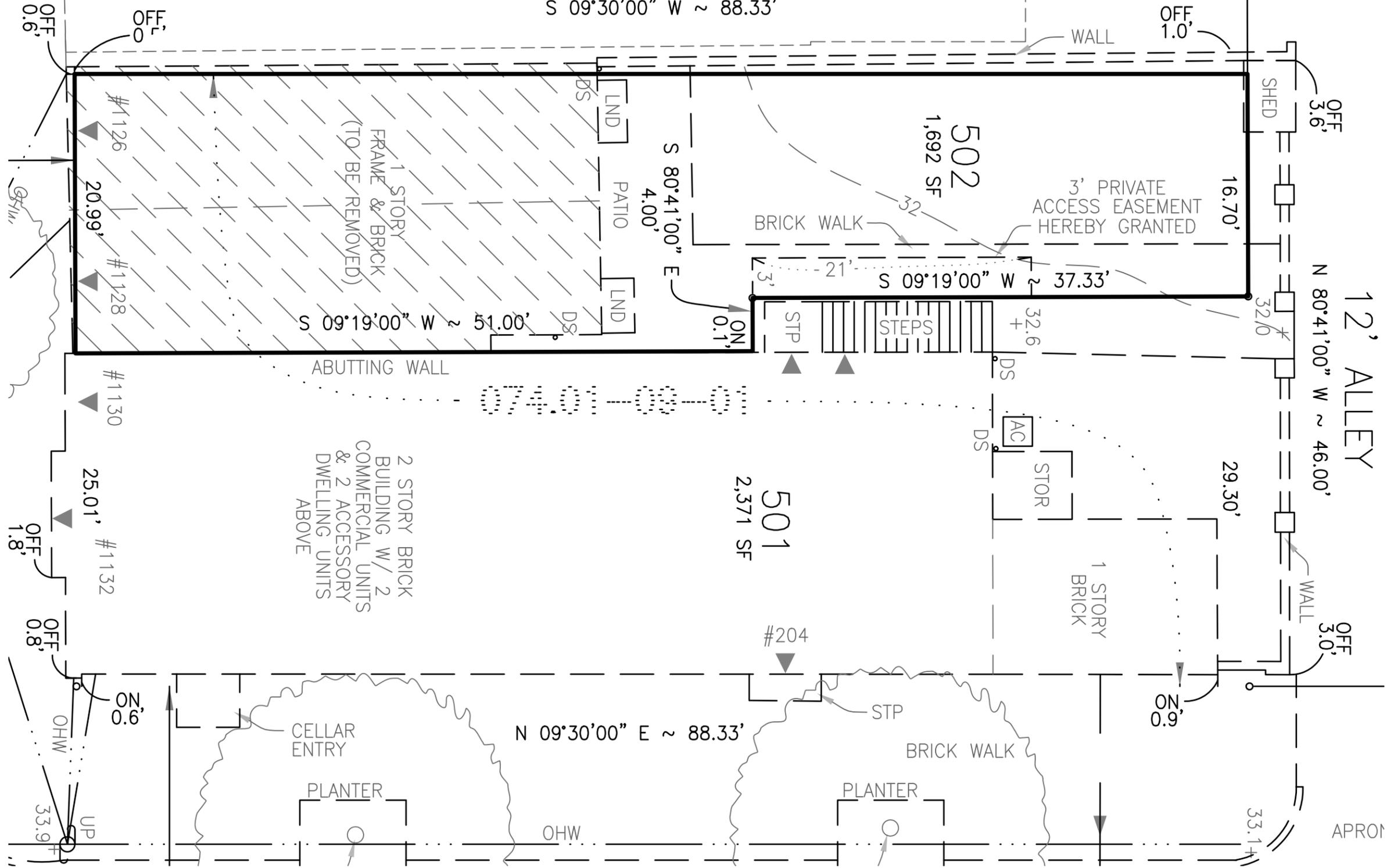
\_\_\_\_\_  
Printed Name  
*Stephen Kulinski*

\_\_\_\_\_  
Signature

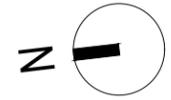
CITY OF ALEXANDRIA - BOARD OF ARCHITECTURAL REVIEW  
 OLD & HISTORIC DISTRICT - PLAN SUBMITTAL

1124 PRINCE STREET  
 ALEXANDRIA, VA 22314  
 TAX MAP #074.01-09-02  
 (INSTR. 040026293)

S 09°30'00" W ~ 88.33'



**1** DEMOLITION PLAN  
 D1 SCALE: 1/8" = 1'-0"

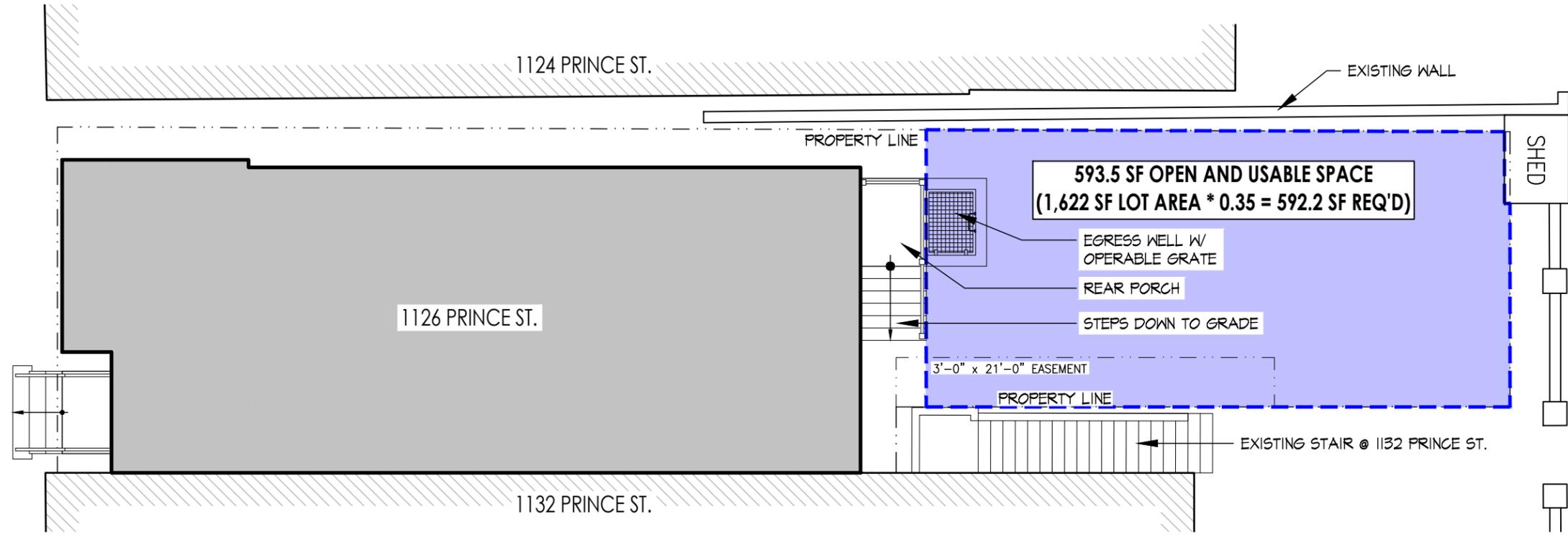
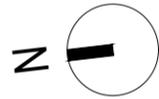


92/2/3  
 126 PRINCE STREET  
 9211  
 22314  
 ALEXANDRIA, VA

DEMOLITION PLAN

D1

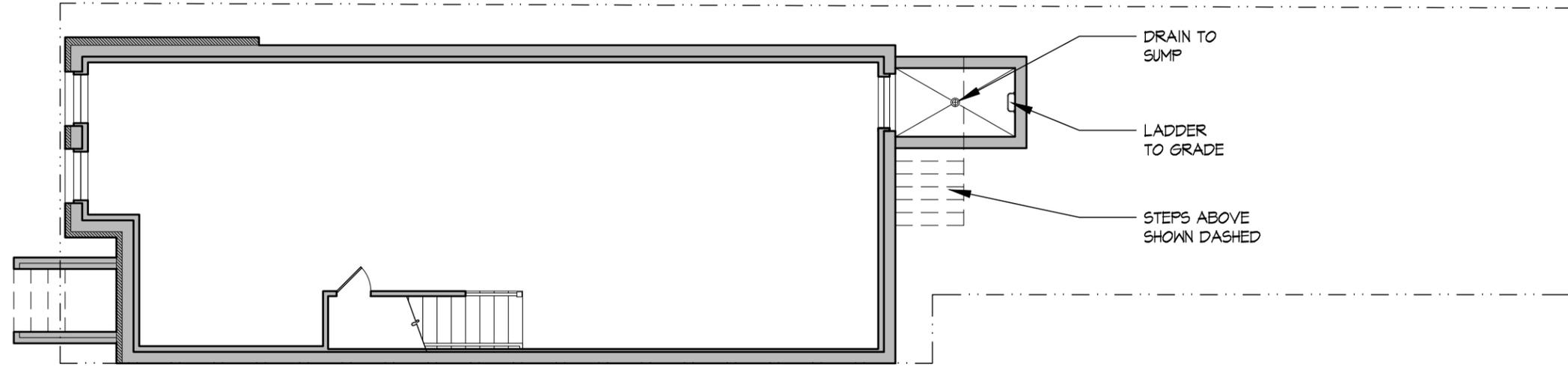
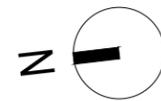
1 OPEN SPACE DIAGRAM  
 A1 SCALE: 1/8" = 1'-0"



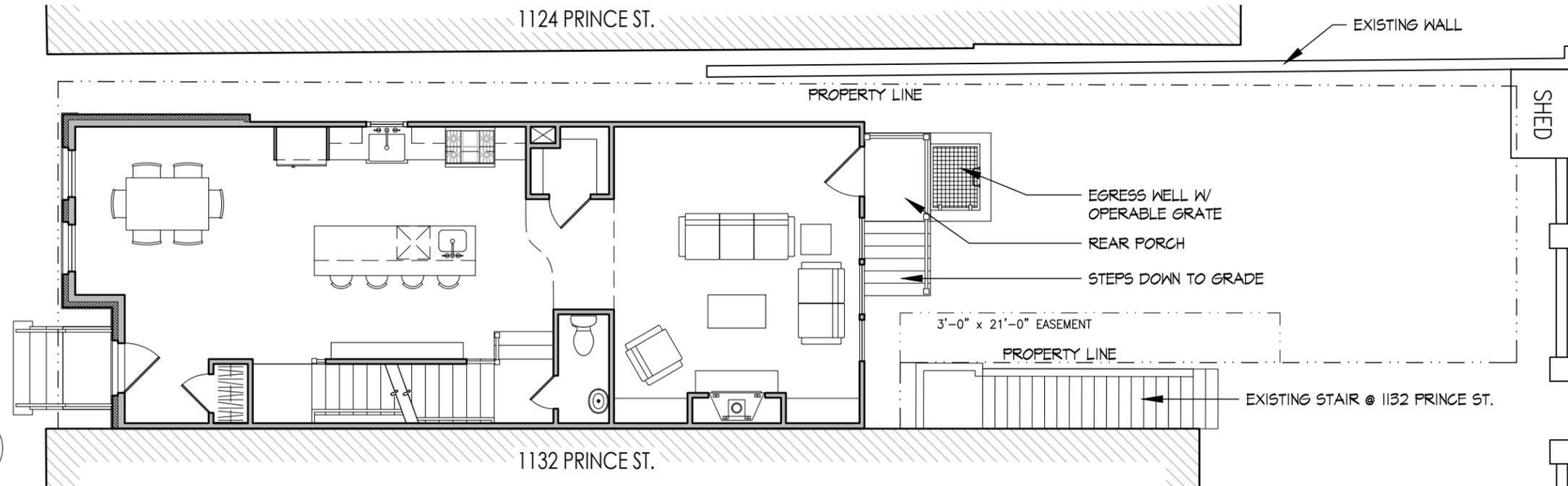
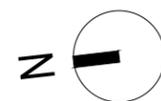
1126 PRINCE STREET 3/2/26  
 1126 PRINCE STREET ALEXANDRIA, VA 22314

OPEN SPACE DIAGRAM

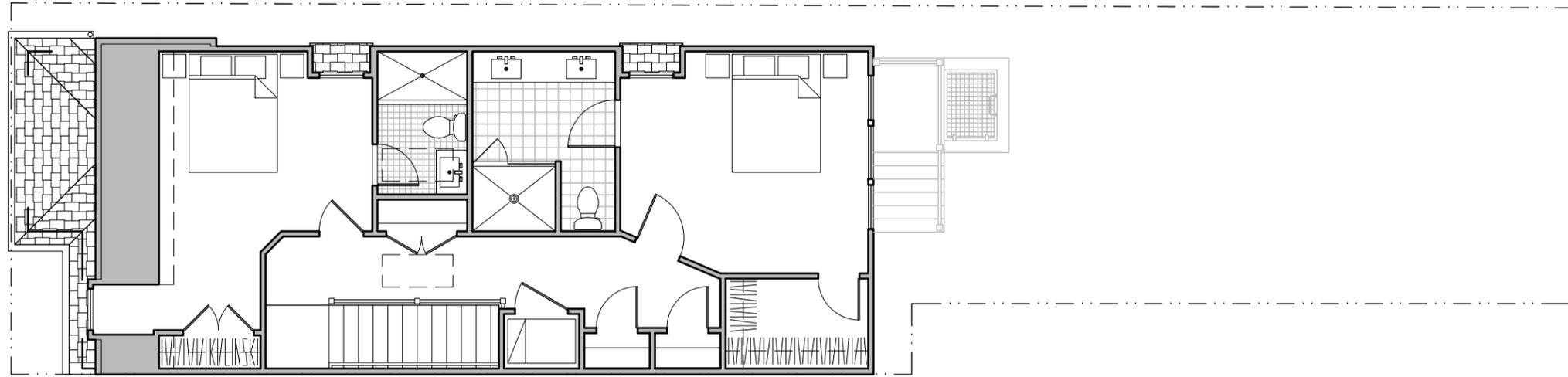
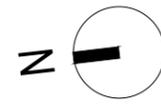
A1



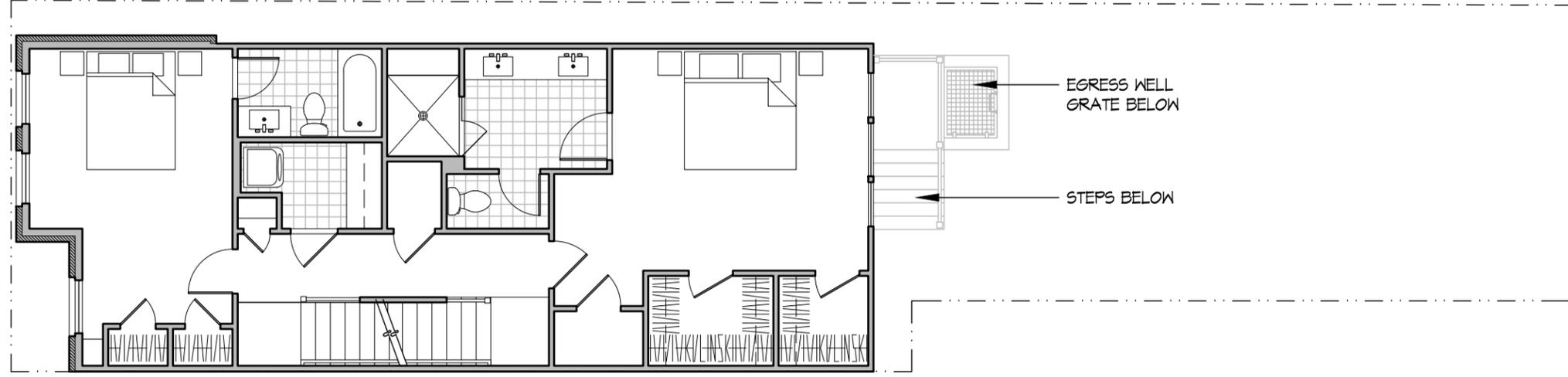
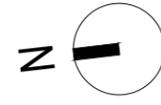
**1 BASEMENT PLAN**  
 A2 SCALE: 1/8" = 1'-0"



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



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



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

1126 PRINCE STREET 3/2/26

1126 PRINCE STREET ALEXANDRIA, VA 22314

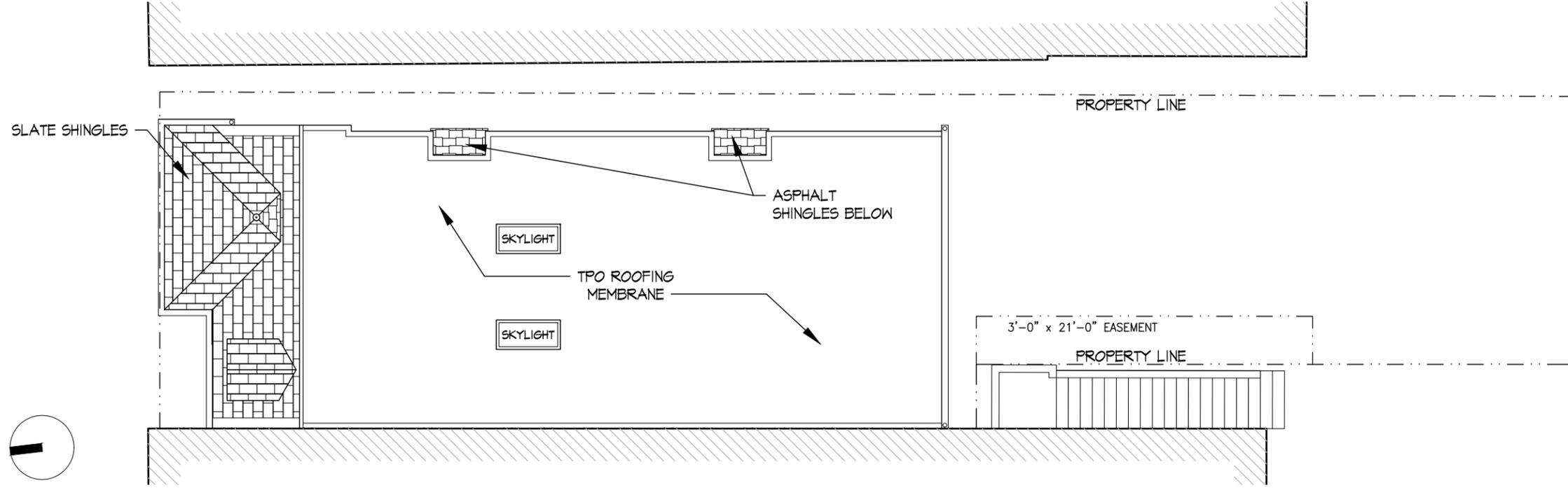
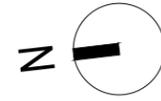
FLOOR PLANS



KULINSKIGROUP.COM | 703.836.7243

A3

CITY OF ALEXANDRIA - BOARD OF ARCHITECTURAL REVIEW  
OLD & HISTORIC DISTRICT - PLAN SUBMITTAL



**1** ROOF PLAN  
A4 SCALE: 1/8" = 1'-0"



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1126 PRINCE STREET 3/2/26

1126 PRINCE STREET ALEXANDRIA, VA 22314

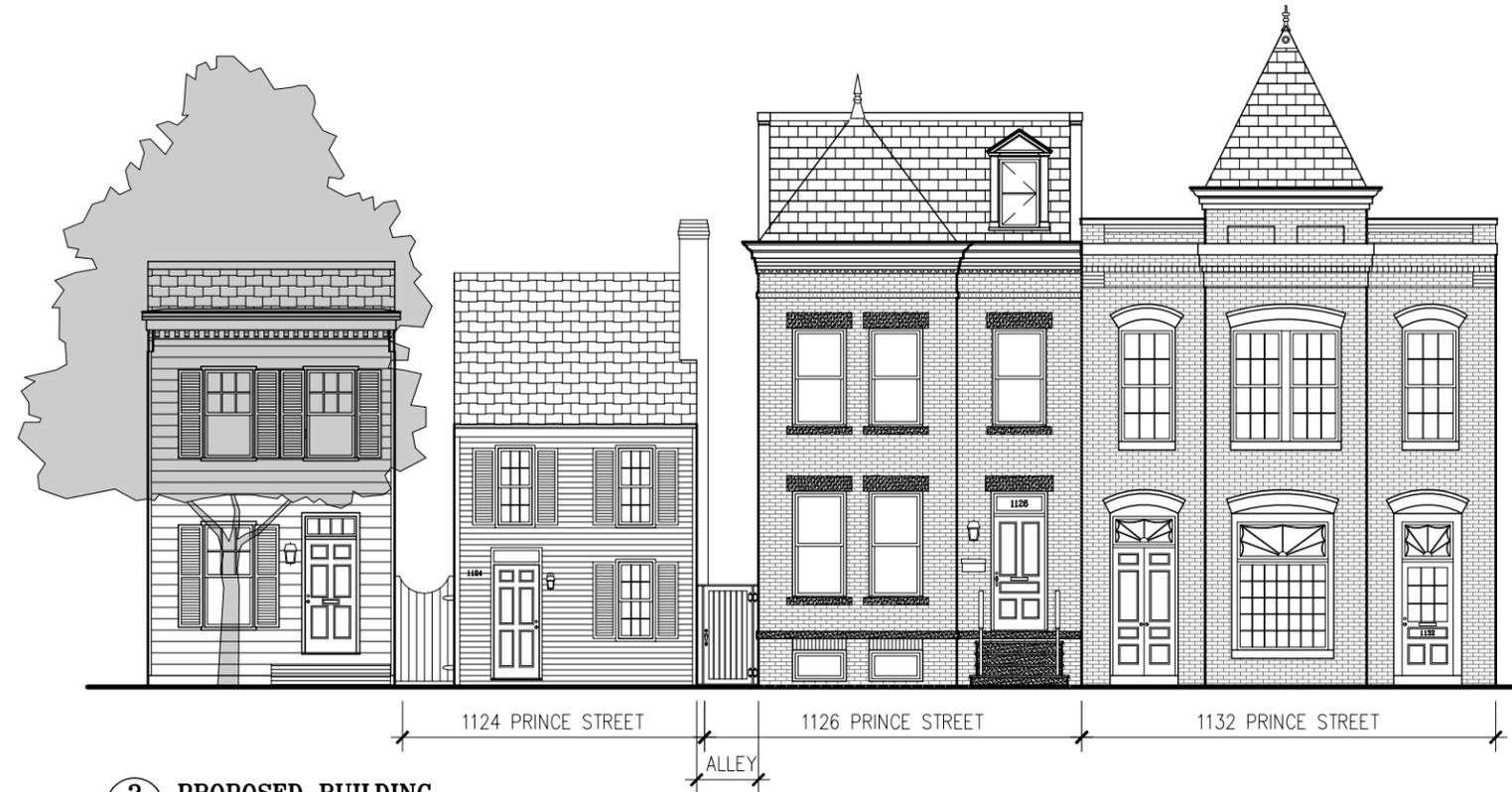
ROOF PLAN

A4

CITY OF ALEXANDRIA - BOARD OF ARCHITECTURAL REVIEW  
 OLD & HISTORIC DISTRICT - PLAN SUBMITTAL



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



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

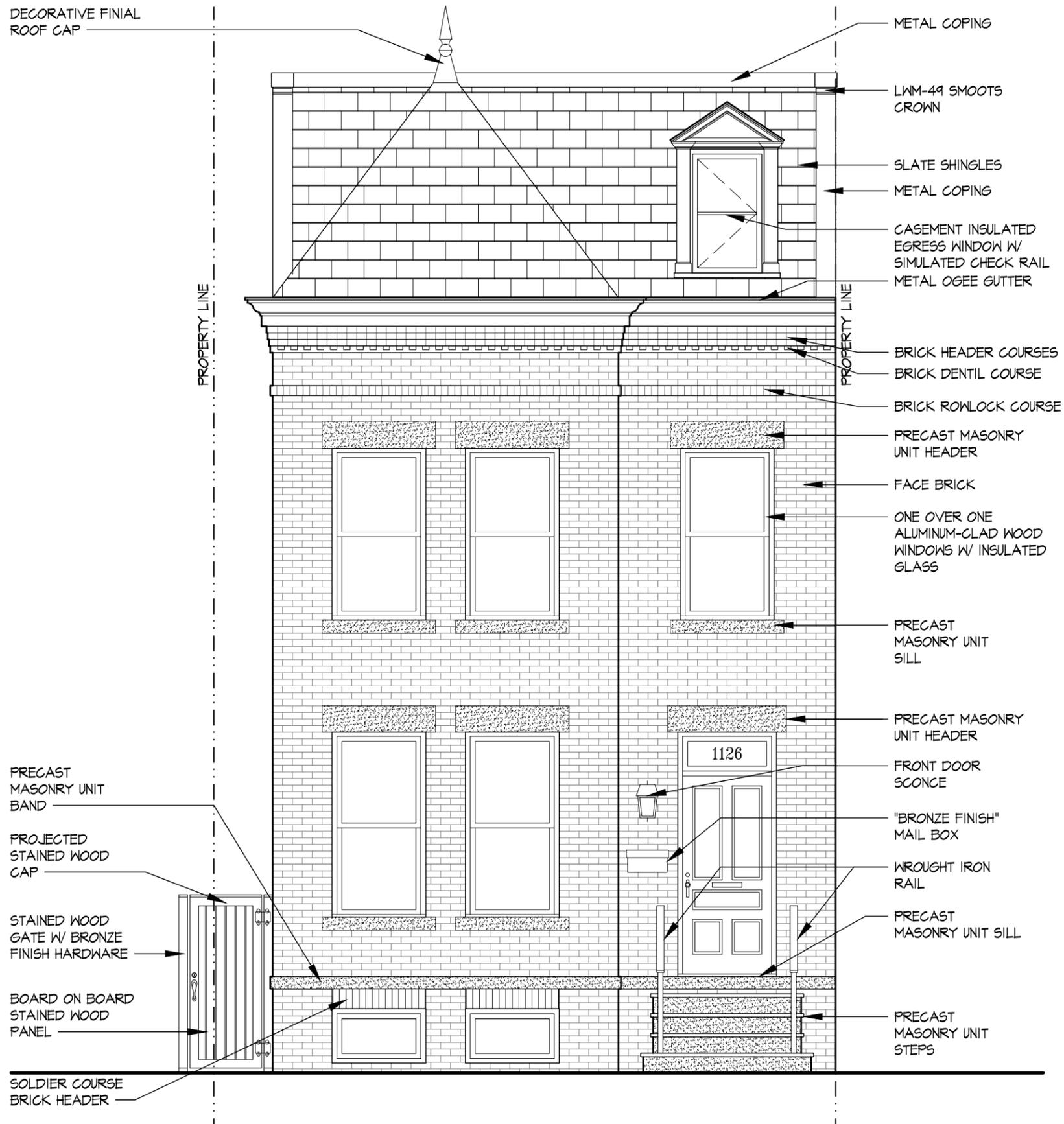
**KULINSKI**  
 GROUP ARCHITECTS P.C.  
 KULINSKIGROUP.COM | 703.836.7243

1126 PRINCE STREET 3/2/26  
 1126 PRINCE STREET ALEXANDRIA, VA 22314

STREET ELEVATION

A5

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 OLD & HISTORIC DISTRICT - PLAN SUBMITTAL



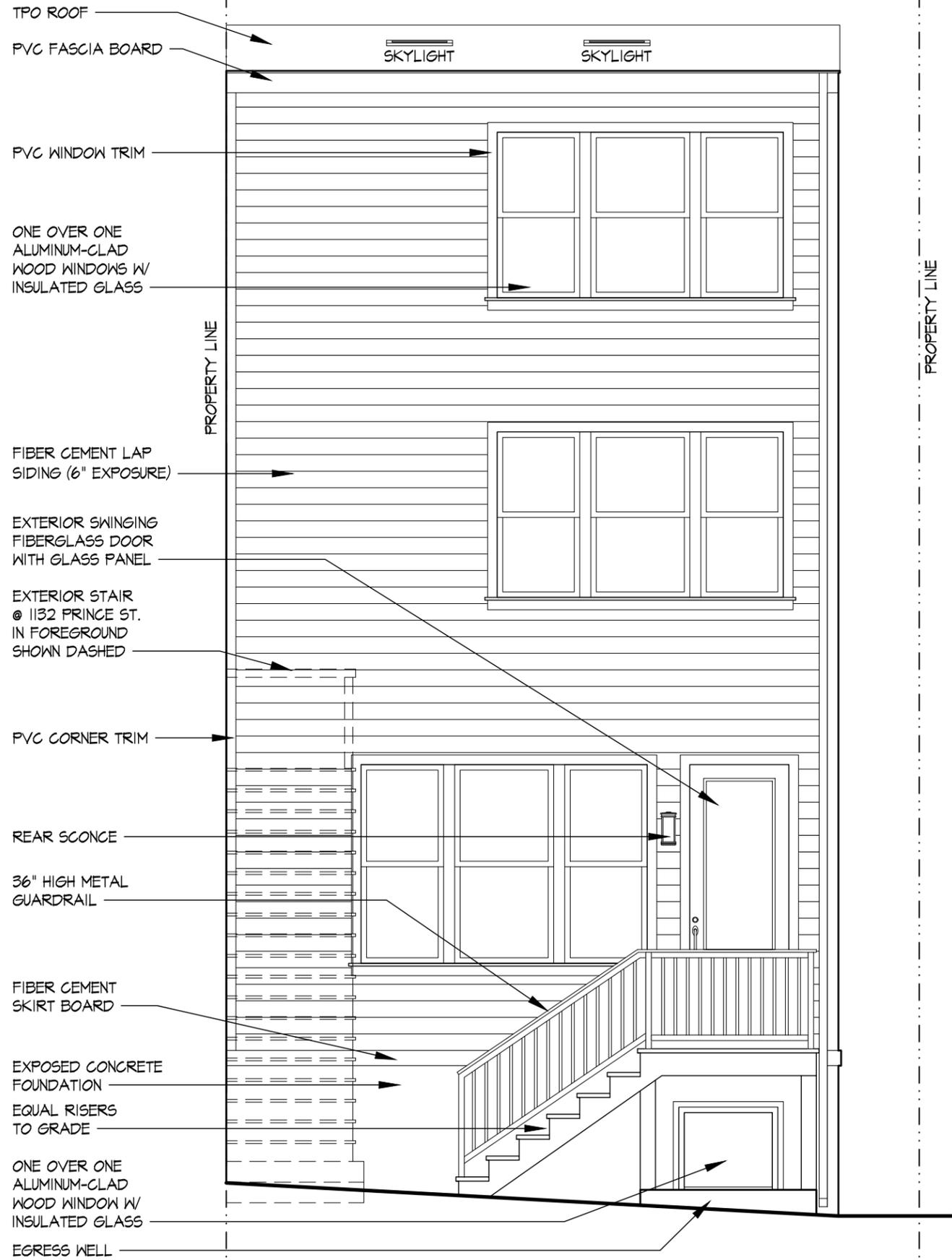
1126 PRINCE STREET 3/2/26

1126 PRINCE STREET ALEXANDRIA, VA 22314

FRONT (NORTH) ELEVATION

A6

CITY OF ALEXANDRIA - BOARD OF ARCHITECTURAL REVIEW  
 OLD & HISTORIC DISTRICT - PLAN SUBMITTAL



- TPO ROOF
- PVC FASCIA BOARD
- PVC WINDOW TRIM
- ONE OVER ONE ALUMINUM-CLAD WOOD WINDOWS W/ INSULATED GLASS
- PROPERTY LINE
- FIBER CEMENT LAP SIDING (6" EXPOSURE)
- EXTERIOR SWINGING FIBERGLASS DOOR WITH GLASS PANEL
- EXTERIOR STAIR @ 1132 PRINCE ST. IN FOREGROUND SHOWN DASHED
- PVC CORNER TRIM
- REAR SCENCE
- 36" HIGH METAL GUARDRAIL
- FIBER CEMENT SKIRT BOARD
- EXPOSED CONCRETE FOUNDATION
- EQUAL RISERS TO GRADE
- ONE OVER ONE ALUMINUM-CLAD WOOD WINDOW W/ INSULATED GLASS
- EGRESS WELL



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1126 PRINCE STREET 3/2/26

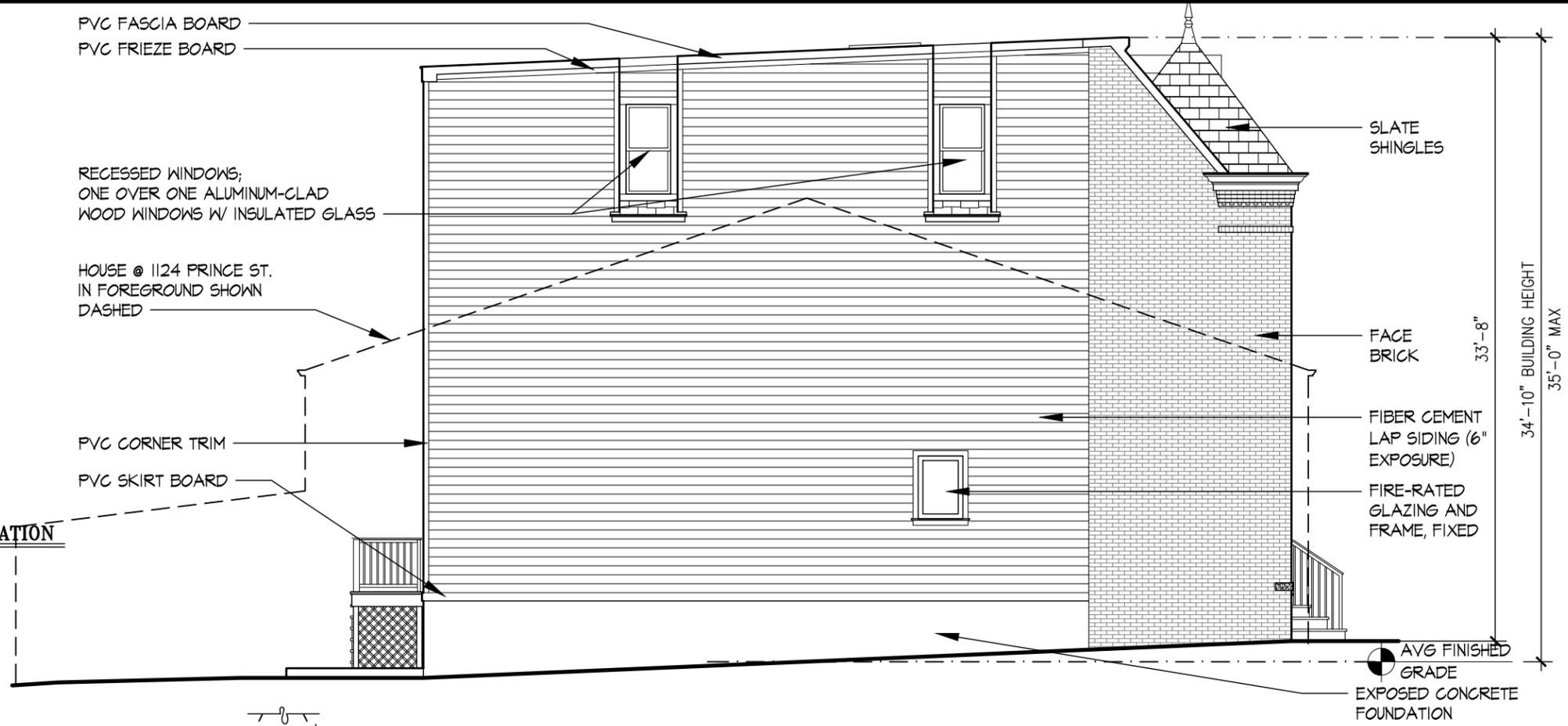
1126 PRINCE STREET ALEXANDRIA, VA 22314

REAR (SOUTH) ELEVATION

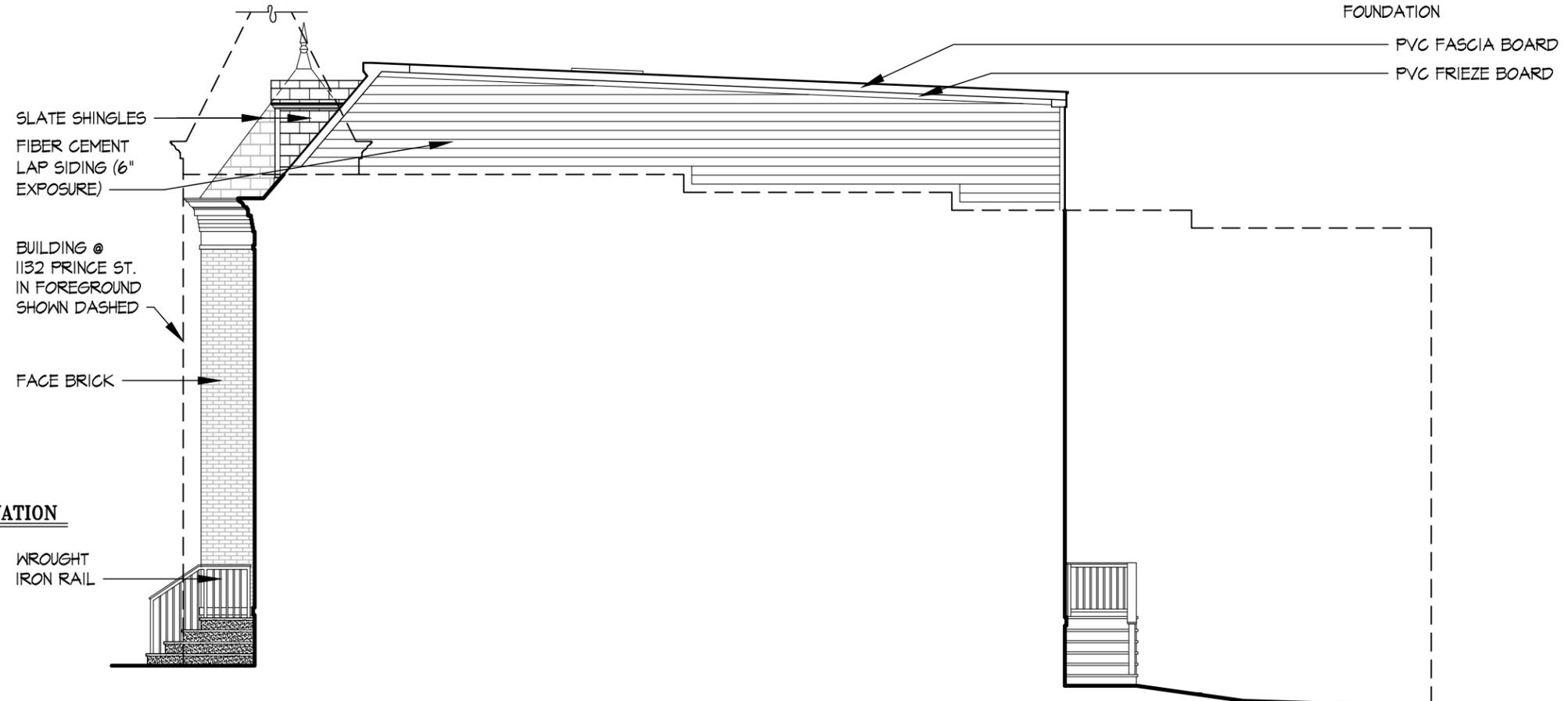
A7

CITY OF ALEXANDRIA - BOARD OF ARCHITECTURAL REVIEW  
 OLD & HISTORIC DISTRICT - PLAN SUBMITTAL

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



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



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1126 PRINCE STREET 3/2/26

1126 PRINCE STREET ALEXANDRIA, VA 22314

**SIDE ELEVATIONS**

A8

CITY OF ALEXANDRIA - BOARD OF ARCHITECTURAL REVIEW  
 OLD & HISTORIC DISTRICT - PLAN SUBMITTAL



**1** BUILDING SECTION  
 A9 SCALE: 1/8" = 1'-0"

1126 PRINCE STREET 3/2/26

1126 PRINCE STREET ALEXANDRIA, VA 22314

BUILDING SECTION

A9

CITY OF ALEXANDRIA - BOARD OF ARCHITECTURAL REVIEW  
OLD & HISTORIC DISTRICT - PLAN SUBMITTAL

1  
A10 FRONT VIEW  
(NORTH ELEVATION)



2  
A10 REAR VIEW  
(SOUTH ELEVATION)



1126 PRINCE STREET 3/2/26  
1126 PRINCE STREET ALEXANDRIA, VA 22314

PROPOSED VIEWS

A10



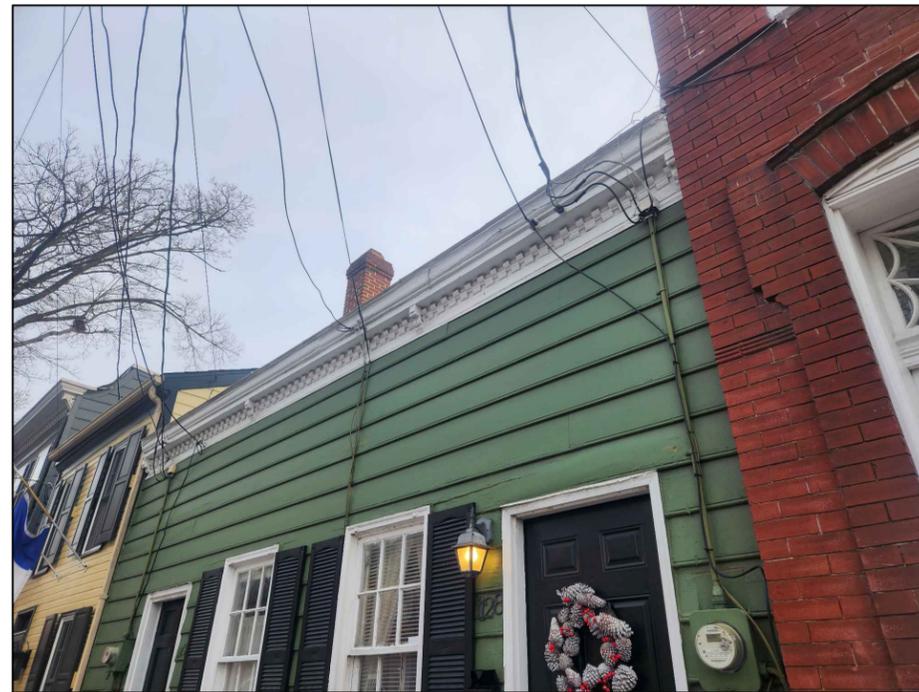
1 REAR (SOUTH ELEVATION)  
A11



2 FRONT (NORTH ELEVATION)  
A11



3 FRONT - 1126 PRINCE ST.  
A11



4 FRONT - 1126 PRINCE ST.  
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 type="text" value="0.00"/> Sq. Ft. Existing Gross Floor Area*
First Floor	Stairways**	B2. <input type="text" value="0.00"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor	Mechanical**	B3. <input type="text" value="0.00"/> Sq. Ft. Existing Floor Area Minus Exclusions (subtract B2 from B1)
Third Floor	Attic less than 7'***	<b>Comments for Existing Gross Floor Area</b>      
Attic	Porches**	
Porches	Balcony/Deck**	
Balcony/Deck	Lavatory***	
Lavatory***	Other**	
Other**	Other**	
<b>B1. Total Gross</b> <input type="text" value="0.00"/>	<b>B2. Total Exclusions</b> <input type="text" value="0.00"/>	

### C. Proposed Gross Floor Area

<u>Proposed Gross Area</u>	<u>Allowable Exclusions**</u>	
Basement 883.00	Basement** 883.00	C1. <input type="text" value="3,522.00"/> Sq. Ft. Proposed Gross Floor Area*
First Floor 883.00	Stairways** 253.00	C2. <input type="text" value="1,469.00"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor 883.00	Mechanical** 15.00	C3. <input type="text" value="2,053.00"/> Sq. Ft. Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Third Floor	Attic less than 7'*** 117.00	<b>Notes</b>  *Gross floor area is the sum of <u>all areas under roof of a lot</u> , 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.
Attic 873.00	Porches**	
Porches	Balcony/Deck**	
Balcony/Deck	Lavatory*** 201.00	
Lavatory***	Other**	
Other	Other**	
<b>C1. Total Gross</b> <input type="text" value="3,522.00"/>	<b>C2. Total Exclusions</b> <input type="text" value="1,469.00"/>	

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

3/2/26

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

**Front Door:**

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

**Lap Siding:**

Product: Hardie Plank Lap Siding (Fiber Cement)  
Finish: Smooth  
Exposure: 6”  
Color: Navajo Beige

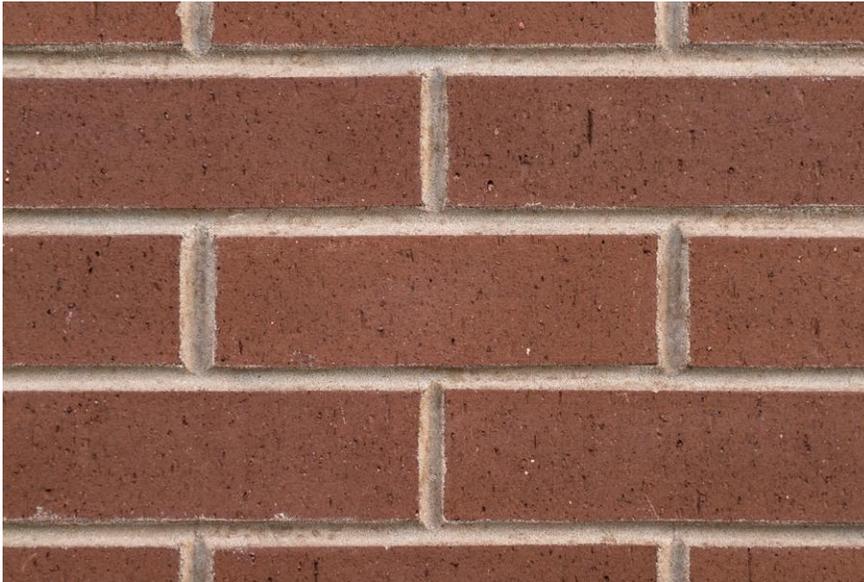


**Trim:**

All trim to be PVC

**Brick:**

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



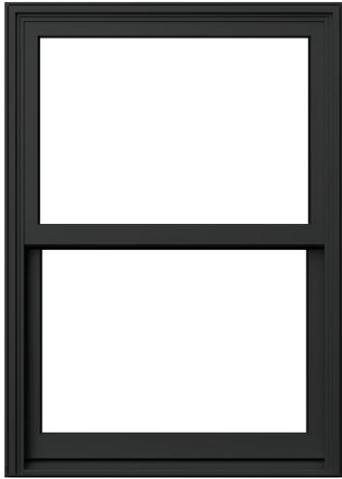
**Precast Masonry Units:**

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



**Windows:**

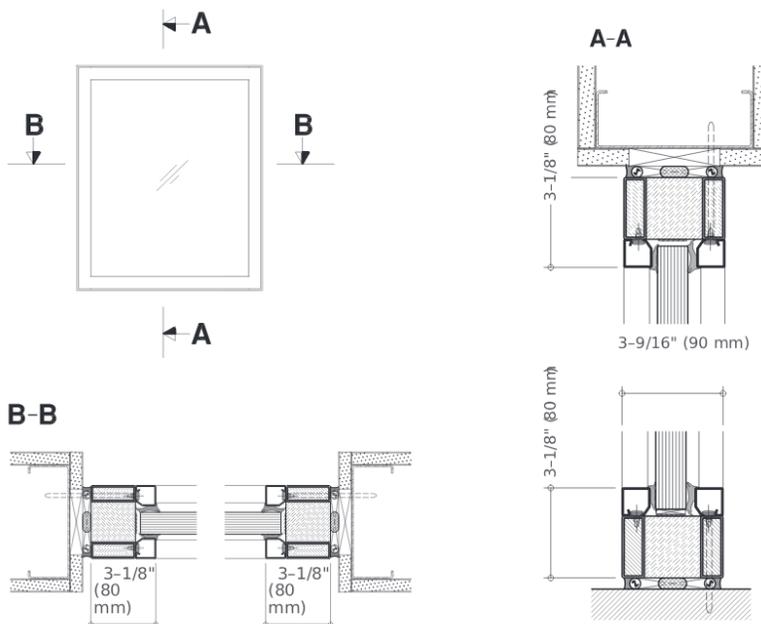
Manufacturer: Jeld-Wen – Sitaline Aluminum Double Hung Clad Wood Window  
 Lite Pattern: 1 over 1  
 Color: Chestnut Bronze



**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



**Roofing:**

Front roof and sides of front dormer

Material: Slate shingles  
Color: Dark gray

Rear Roof (Low Slope)

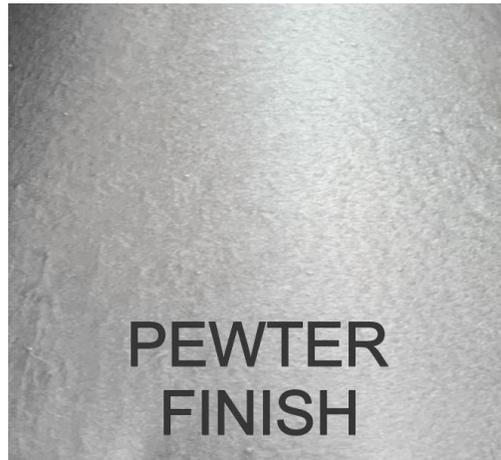
Material: Roofing Membrane - Elevate UltraPly TPO  
Color: White

Roof Below Third Floor Recessed Windows (East elevation)

Material: Architecture Grade Asphalt Shingle Roof  
Color: Dark Gray

**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 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

