

Docket Items #3 & #4  
BAR CASE #2018-00042 &  
2018-00043

BAR Meeting  
February 28, 2018

**ISSUE:** Partial Demolition/Capsulation, Alterations and Addition

**APPLICANT:** Christine Sennott & Robert Theobald

**LOCATION:** 210 North Payne Street

**ZONE:** RB/Residential

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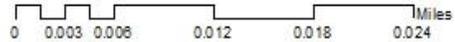
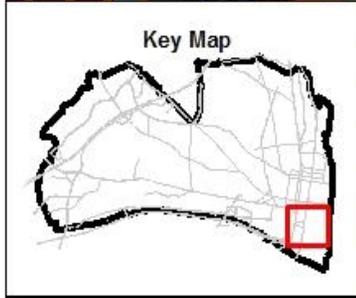
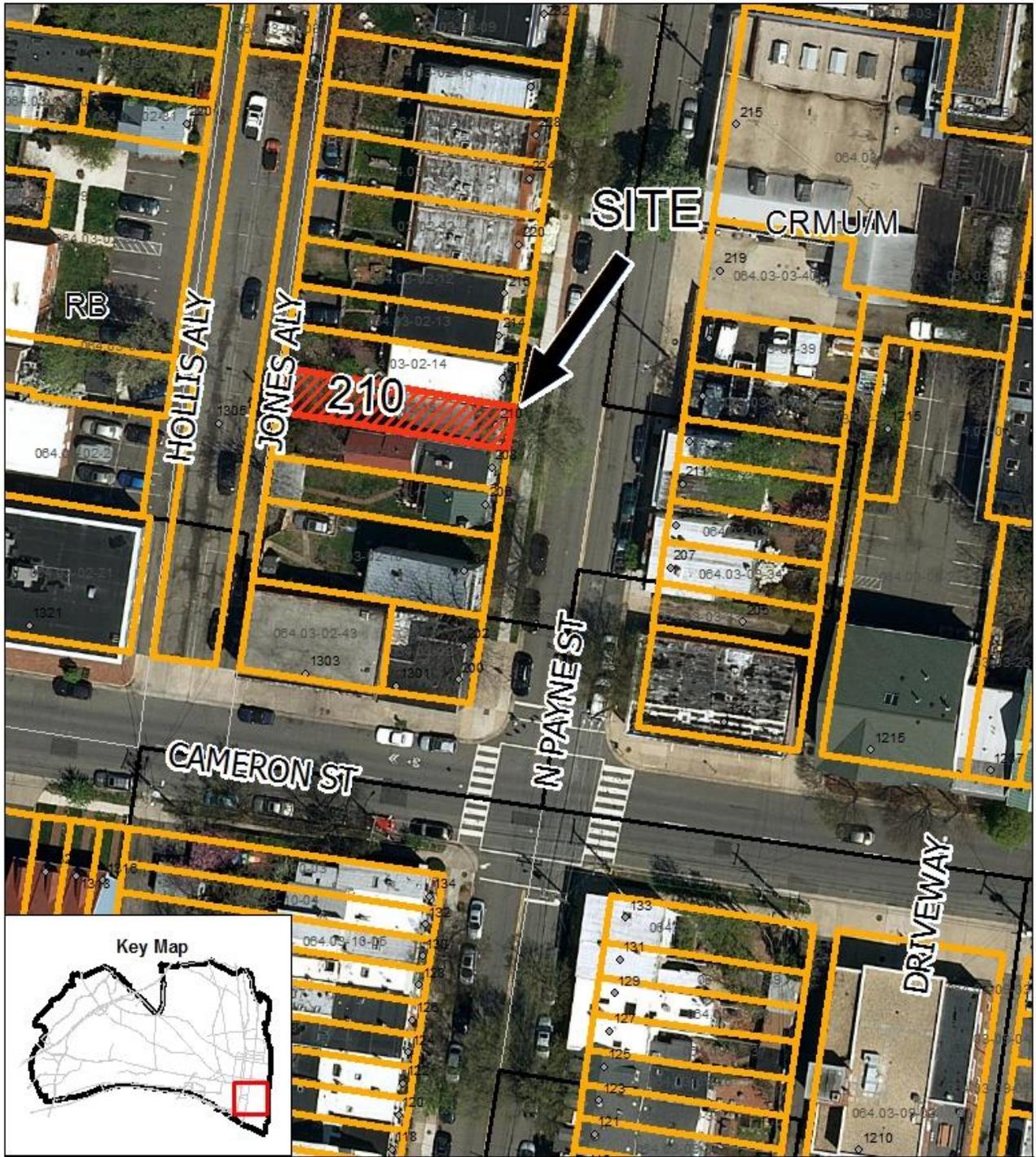
### **STAFF RECOMMENDATION**

Staff recommends approval of the Permit to Demolish/Capsulate, and Certificate of Appropriateness with the following conditions:

1. Coordinate with staff to evaluate the condition of any historic siding exposed after the removal of the existing siding on the front facade. If historic siding remains and is in good condition and reasonably repairable, it should be retained, repaired and patched where necessary, according to the BAR's adopted policy;
2. Use wood siding be used on the first 8' of the north façade, roughly to the location of the downspout shown on the plans;
3. Work with staff on the muntin configuration of the front window;
4. Remove the decorative scrolls on the sign board;
5. Provide complete window specifications with the building permit to verify compliance with the BAR's window policy;

**GENERAL NOTES TO THE APPLICANT**

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a stamped copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or [preservation@alexandriava.gov](mailto:preservation@alexandriava.gov) for further information.
2. **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.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-838-4360 for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official 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.



# BAR2018-00042.00043

## 210 North Payne Street



**Note:** *Staff coupled the applications for a Permit to Demolish/Capsulate (BAR #2018-0042) and Certificate of Appropriateness (BAR #2018-0043) for clarity and brevity.*

## **I. ISSUE**

The applicant is requesting approval of a Permit to Demolish/Capsulate, and a Certificate of Appropriateness for alterations and a second-floor addition at 210 North Payne Street.

### Demolition

The demolition includes the majority of the structure of the flat roof, starting at a point 8' back from the front façade and extending to the rear of the dwelling. The existing chimney flue on the rear elevation will also be demolished.

### Addition

The proposed second floor addition will measure 4.5 feet wide, the full width of the building, and 30' long. The east elevation of the addition will be clad with wood siding and have three full-light wood casement windows under a simple frieze board with crown molding. On the rear, a pair of double-hung wood windows is proposed on the second floor. The side and rear of the addition will have smooth fiber cement siding with a 4" exposure.

### Alterations

On the front façade, the applicant will install a single commercial style wood window and a full light wood door. A sign board will be installed to reflect the building's early commercial origins. The front façade will be clad with wood siding and a gas light will be installed adjacent to the front door.

All the fenestration on the side and rear elevations will be removed, as will the existing siding. New fiber cement siding will be installed on the side (north) and rear (west) elevation, which will have a new aluminum-clad French door under an open trellis on the first floor. Trim on the addition and the existing building will be synthetic.

The applicant proposes to install a rooftop mechanical condenser, surrounded by a painted wood mechanical screen.

## **II. HISTORY**

The one-story frame building was constructed sometime between **1907-1912** according to the Sanborn Fire Insurance Maps. It is first identified as a pool hall on the Sanborn maps, but by 1921 it was a luncheonette. In the 1960s the building was converted to a residence. The original massing is considered historic; however, the exterior finishes do not date to the original construction and were likely installed during the 1960s.

Jones Alley, located behind the subject property, is public.

**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.

<b>Standard</b>	<b>Description of Standard</b>	<b>Standard Met?</b>
(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

Staff has no objection to the demolition of a portion of the flat roof to accommodate the second story addition. Neither the materials nor the form of roof is of such old or unusual craftsmanship or materials that it couldn't be easily reproduced. Staff recommends approval of the Permit to Demolish/Capsulate, as submitted.

*Certificate of Appropriateness*

Staff supports the proposed addition and alterations to this unique historic house. Like many houses in the Parker-Gray District, the subject property is quite modest and functions like a single-room studio apartment, so a second-floor addition will allow for additional living space. The design of the addition is simple, and it clearly reads as a background addition while still being more diminutive than adjacent properties.

The applicant has extensively researched the property and is excited to highlight the building's original use, that of a commercial building. Staff supports this creative approach with two very minor revisions. First, while the original front window on the building was likely more residential

in scale and character, staff supports the installation of a single commercial-style window on the first floor. Staff believes a window without small transom lights would be more appropriate and will work with the applicant on a more appropriate window, if directed by the BAR. In addition, the installation of a sign board will be a fun visual reference to the building's original use, but the scroll detailing is overly decorative and unnecessary. Likewise, the gas lantern seems too high-style for this simple vernacular building but since light fixtures are no longer reviewed in the Parker-Gray District, staff does not object.

The applicant has specified both wood and aluminum-clad windows in the plans and staff can support either material in any location but the front façade. Regardless of the window material specified, the windows must meet the BAR's window policy for this Early Residential Building which require painted wood windows on street facing elevations.

Although the wood siding on the house is not original, it is feasible that historic siding exists under the subsequent layers of siding. After this siding is removed, staff will work with the homeowner to determine whether any historic siding is beneath and can be salvaged and reasonably reused, in compliance with the BAR's adopted policy, or whether it may be replaced with new wood siding to match. While staff supports the use of fiber cement siding on most of the side elevation, wood siding should be installed on the first 8' of this side, in line with the second-floor addition above, to identify the historic front portion of the building from the later addition and alterations. Fortunately, the proposed downspout location provides an ideal location to differentiate the recommended material change.

Staff has no objection to the design of the painted wood screen around the rooftop HVAC condenser.

**STAFF**

Stephanie Sample, Historic Preservation Planner, Planning & Zoning  
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

**IV. CITY DEPARTMENT COMMENTS**

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

**Zoning Comments**

C-1 Proposed work complies with zoning.

C-2 Pursuant to City Zoning Ordinance § 6-403(B)(3), the board of architectural review may waive or modify the screening requirement of subsection (B)(1) of this section.

C-3 All proposed pergola must remain 80% open.

**Code Administration**

No comments received.

**Transportation and Environmental Services**

No comments received.

**Alexandria Archaeology**

No comments.

**V. ATTACHMENTS**

*1 – Application for BAR 2018-0042 & 2018-0043: 210 North Payne Street*

*2 – Supplemental Materials*



**Attachment 1**

**BAR Case #** \_\_\_\_\_ **Application Materials**  
BAR2018-00042.00043  
210 N Payne  
Date Routed: 2.6.2018

**ADDRESS OF PROJECT: 210 N. Payne Street**

**TAX MAP AND PARCEL: 064.03-02-15 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:** Christine Sennott and Robert Theobald

**Address:** 210 N. Payne Street

**City:** Alexandria **State:** VA **Zip:** 22314

**Phone:** **E-mail:**

**Authorized Agent (if applicable):**  **Attorney**  **Architect**  \_\_\_\_\_

**Name:** STEPHEN W. KULINSKI **Phone:** (703) 836-7243

**E-mail:** steve@kulinskigroup.com

**Legal Property Owner:**

**Name:** Christine Sennott and Robert Theobald

**Address:** 210 N. Payne Street

**City:** Alexandria **State:** VA **Zip:** 22314

**Phone:** **E-mail:**

- Yes**  **No** Is there an historic preservation easement on this property?
- Yes**  **No** If yes, has the easement holder agreed to the proposed alterations?
- Yes**  **No** Is there a homeowner's association for this property?
- Yes**  **No** If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.

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

- NEW CONSTRUCTION
- EXTERIOR ALTERATION: *Please check all that apply.*
  - awning
  - doors
  - lighting
  - other \_\_\_\_\_
  - fence, gate or garden wall
  - windows
  - pergola/trellis
  - HVAC equipment
  - siding
  - painting unpainted masonry
  - shutters
  - shed
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

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

Addition of second story and interior home renovation.

**SUBMITTAL REQUIREMENTS:**

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.

Electronic copies of submission materials should be submitted whenever possible

**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.

**Signs & New Construction:** Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 12 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. 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 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.

BAR Case # \_\_\_\_\_

**ALL APPLICATIONS:** *Please read and check that you have read and understand the following items:*

- I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee)
- 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 12 sets of revised materials.

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

**APPLICANT OR AUTHORIZED AGENT:**

Signature: \_\_\_\_\_

Printed Name: STEPHEN W. KULINSKI

Date: 1/16/18

**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 ten 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.Christine Sennott and Robert Theobald	210 N. Payne Street Alexandria, VA 22314	100%
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 210 N. Payne Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten 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.Christine Sennott and Robert Theobald	210 N. Payne Street Alexandria, VA 22314	100%
2.		
3.		

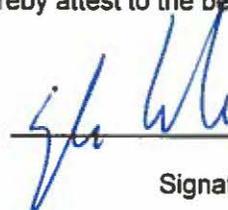
**3. Business or Financial Relationships.** Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.Christine Sennott and Robert Theobald	None	
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.

1-16-18                      STEPHEN W. KULINSKI  
 Date                              Printed Name

  
 \_\_\_\_\_  
 Signature



## DEPARTMENT OF PLANNING AND ZONING FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

**A. Property Information**

A1. Street Address 210 N. Payne Street Zone RB

A2.  $\frac{1,485}{\text{Total Lot Area}} \times .75 = 1,113.75$   
 Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

**B. Existing Gross Floor Area**

Existing Gross Area*		Allowable Exclusions	
Basement		Basement**	
First Floor	560.6	Stairways**	
Second Floor		Mechanical**	
Third Floor		Other**	
Porches/ Other		Total Exclusions	
<b>Total Gross *</b>	<b>560.6</b>		

B1. Existing Gross Floor Area \*  
560.6 Sq. Ft.  
 B2. Allowable Floor Exclusions\*\*  
0 Sq. Ft.  
 B3. Existing Floor Area minus Exclusions  
560.6 Sq. Ft.  
 (subtract B2 from B1)

**C. Proposed Gross Floor Area (does not include existing area)**

Proposed Gross Area*		Allowable Exclusions	
Basement		Basement**	
First Floor		Stairways**	89
Second Floor	435	Mechanical**	11.2
Third Floor		Area below 7'-6"	21
Porches/ Other		Total Exclusions	121.2
<b>Total Gross *</b>	<b>435</b>		

C1. Proposed Gross Floor Area \*  
435 Sq. Ft.  
 C2. Allowable Floor Exclusions\*\*  
121.2 Sq. Ft.  
 C3. Proposed Floor Area minus Exclusions  
313.8 Sq. Ft.  
 (subtract C2 from C1)

**D. Existing + Proposed Floor Area**

D1. Total Floor Area (add B3 and C3) 874.4 Sq. Ft.  
 D2. Total Floor Area Allowed by Zone (A2) 1,113.75 Sq. Ft.

*\*Gross floor area is the sum of all gross horizontal areas under roof, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.*

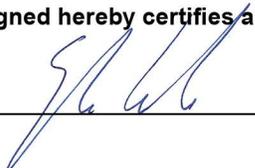
*\*\* Refer to the zoning ordinance (Section 2-145(B)) and consult with zoning staff for information regarding allowable exclusions.*

*If taking exclusions other than basements, floor plans with excluded areas must be submitted for review. Sections may also be required for some exclusions.*

**F. Open Space Calculations**

Existing Open Space	410
Required Open Space	800
Proposed Open Space	410

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

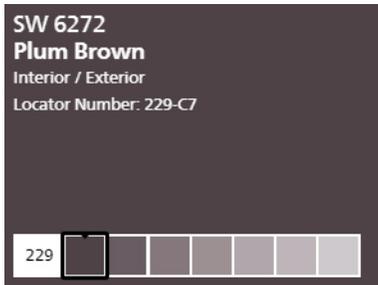
Signature:  Date: 1/25/2018

## 210 N. Payne Street – Parker Gray District

### Materials Specification List

**Front Entry Door:** Jeld-wen – Painted Wood Glass Panel Exterior Door / Model 5001 (Full View)

Color: SW 6272 Plum Brown



## Attachment 2

Schlage Hardware – Wakefield Single Cylinder / Siena Knob

Color: Oil Rubbed Bronze



**Front Porch Light:** Primo Lanterns OL-18G – Copper Orleans 14" Wide Wall-Mounted Natural Gas Lantern



## Attachment 2

**Mailbox:**

Brexton Vertical Wall-Mount Copper Mailbox (Standard)



**Rear Entry Door:**

Jeld-wen – Sitaline Aluminum Clad Wood Swinging Patio Doors 5015

Color: SW 6272 Plum Brown

Lite Pattern: None



## Attachment 2

**Address Numbers:** Baldwin Solid Brass Residential House Numbers (2, 1, and 0) – Venetian Bronze  
@ current address numbers location



**Rear Porch Lights:** Z-Lite 531M Portland Medium 1 Light Outdoor Lantern Wall Sconce (Oil Rubbed Bronze)



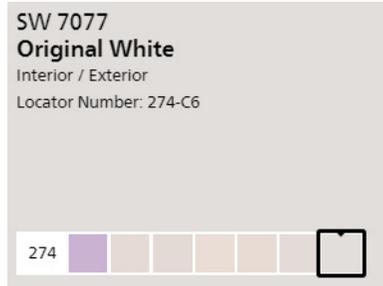
**Windows:** Jeld-wen – Sitaline Wood Aluminum Clad Double Hung & Casement Window  
Color: SW 6272 Plum Brown  
Lite Pattern: One over one (for double hung)



## Attachment 2

### Existing Cornice and Brackets:

Color: SW 7077 Original White



### Metal Coping / Gutters and Downspouts:

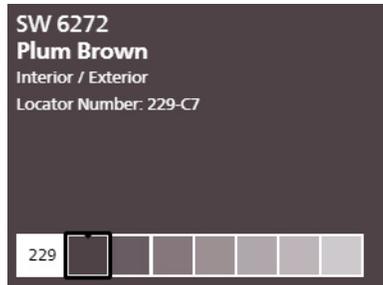
Color: Match cornice and brackets

**Roofing:** EPDM Self-adhering membrane

Color: Dark Gray

### New Synthetic Wood Trim:

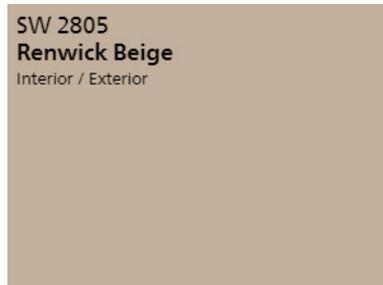
Color: SW 6272 Plum Brown



### New Siding on East Elevation (Payne Street)

Painted Wood Lap Siding (4" Exposure)

Color: SW 2805 Renwick Beige



## Attachment 2

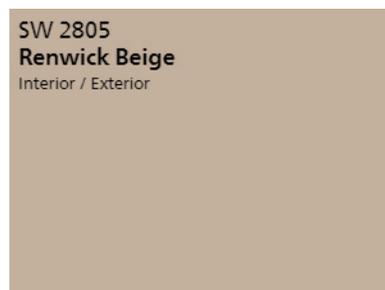
### New Siding on Side and Rear Elevations

#### Painted HardiePlank Lap Siding

- Smooth texture
- 4" exposure

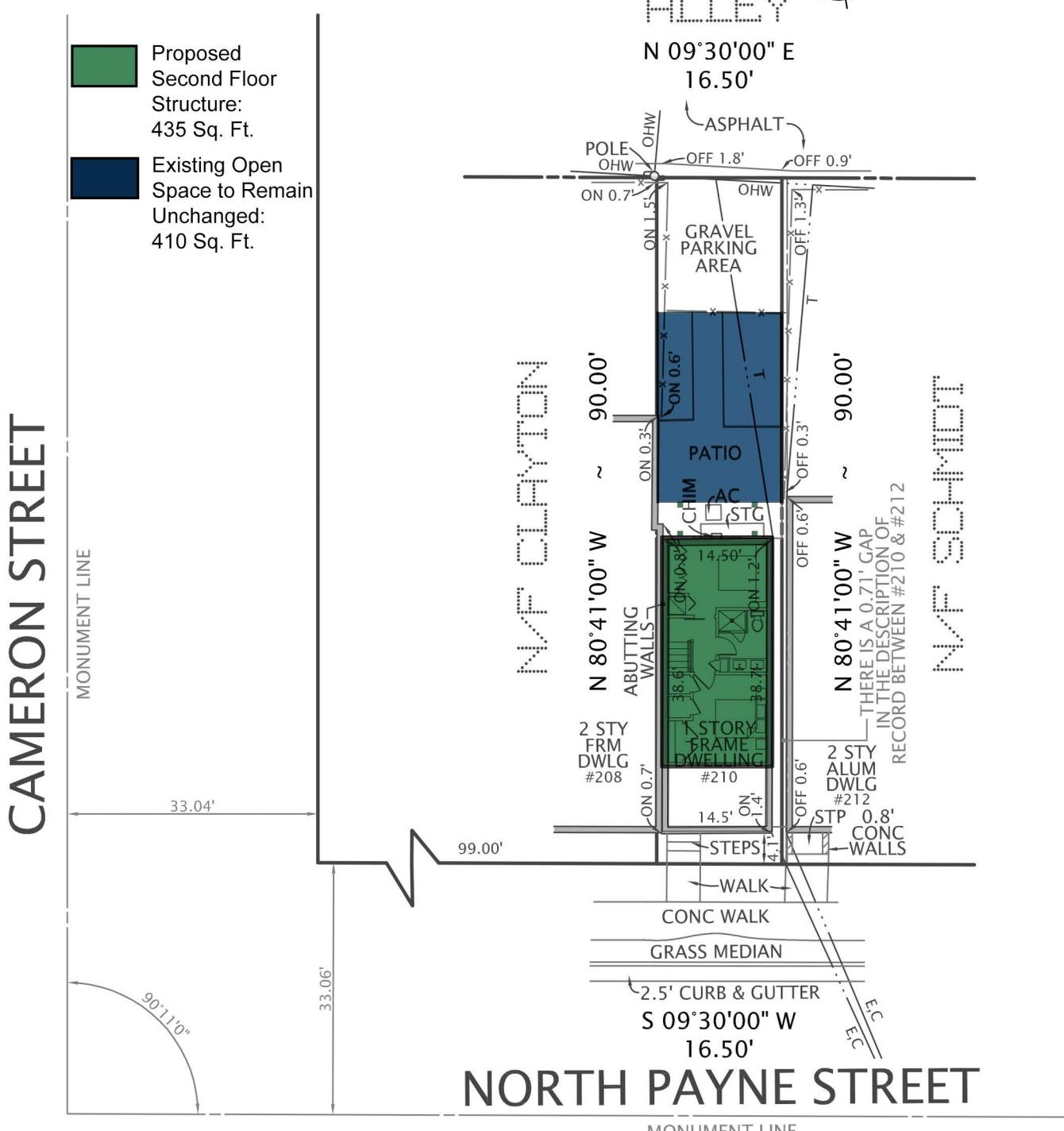
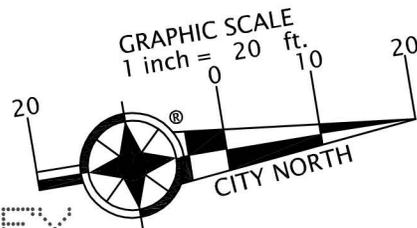


Color: SW 2826 Colonial Revival Green Stone



**Attachment 2**

NOTES: 1. FENCES ARE FRAME.

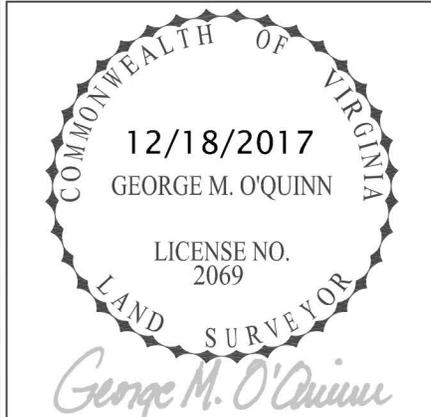


**PLAT**  
 SHOWING HOUSE LOCATION ON  
 THE PROPERTY LOCATED AT  
**#210 NORTH PAYNE STREET**  
 (INST. #150019842)  
**CITY OF ALEXANDRIA, VIRGINIA**  
 SCALE: 1" = 20'      DECEMBER 18, 2017

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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.



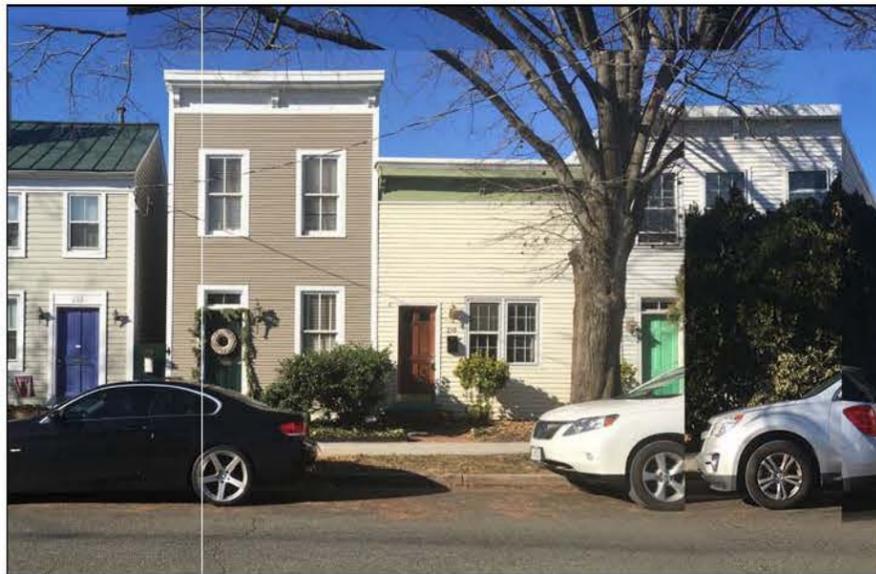
Ordered by:  
  
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 Fax: 703-991-5684

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 703-619-6555  
 FAX: 703-799-6412

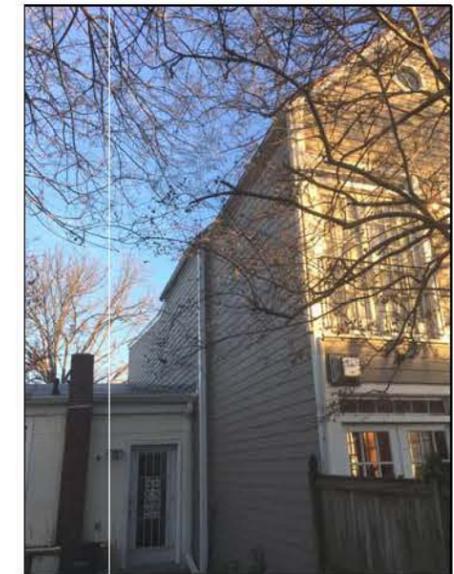
210 N. PAYNE STREET  
(SUBJECT PROPERTY)



**1** EXISTING CONDITIONS STREETScape  
A1 SCALE: N/A



**2** EXISTING ADJACENT PROPERTIES  
A1 SCALE: N/A



**3** EXISTING REAR ELEVATION IMAGES  
A1 SCALE: N/A

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210 N. PAYNE STREET  
210 N. PAYNE STREET ALEXANDRIA, VA 22314

EXISTING CONDITIONS IMAGES

1/16/18

A1

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PARKER GRAY DISTRICT - PLAN SUBMITTAL



1  
A2

EXISTING EAST ELEVATION W/ ADJACENT PROPERTIES

SCALE: 1/4" = 1'-0"

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210 N. PAYNE STREET

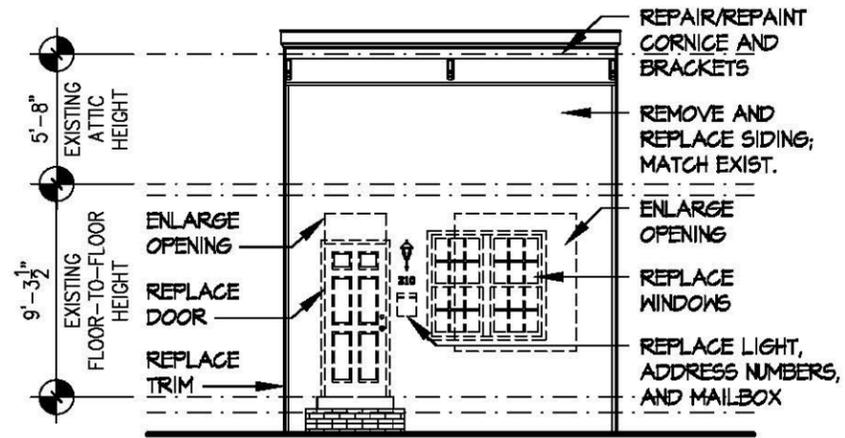
210 N. PAYNE STREET ALEXANDRIA, VA 22314

EXISTING ELEVATION W/ ADJACENT PROPERTIES

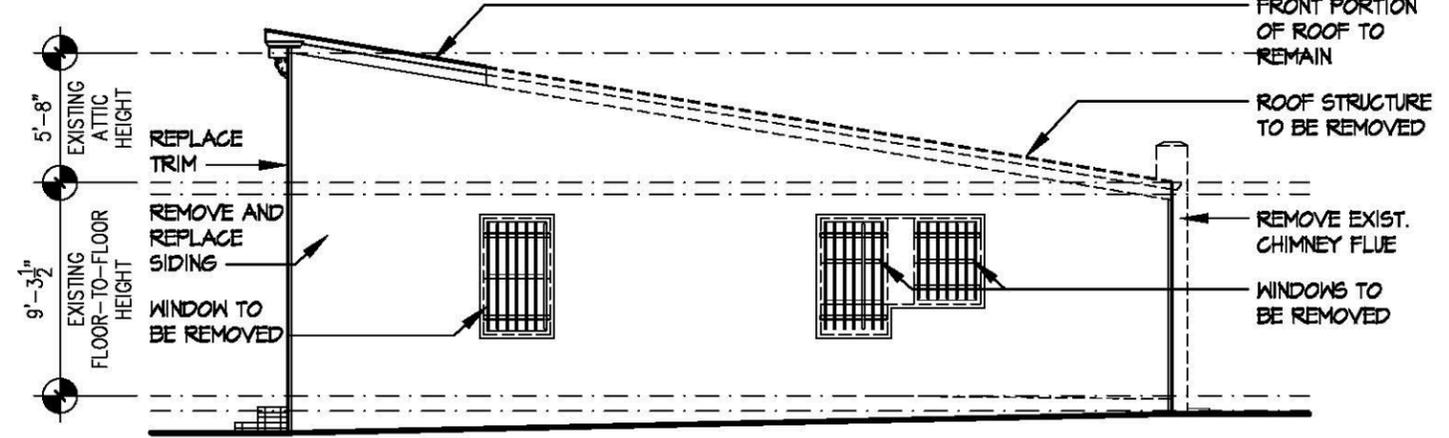
1/16/18

A2

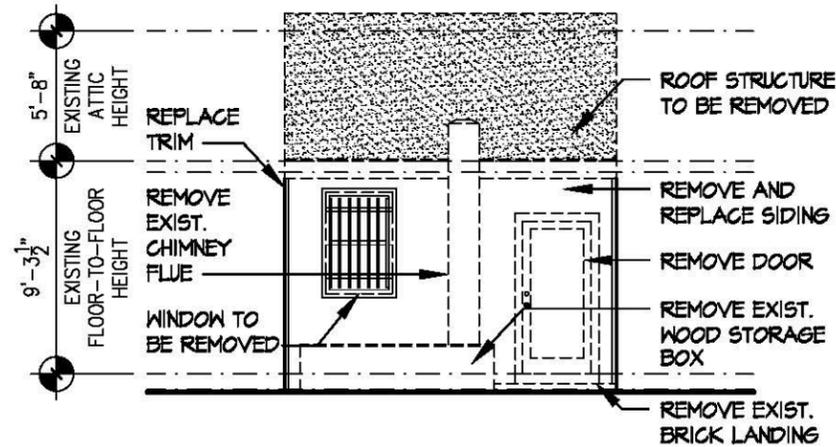




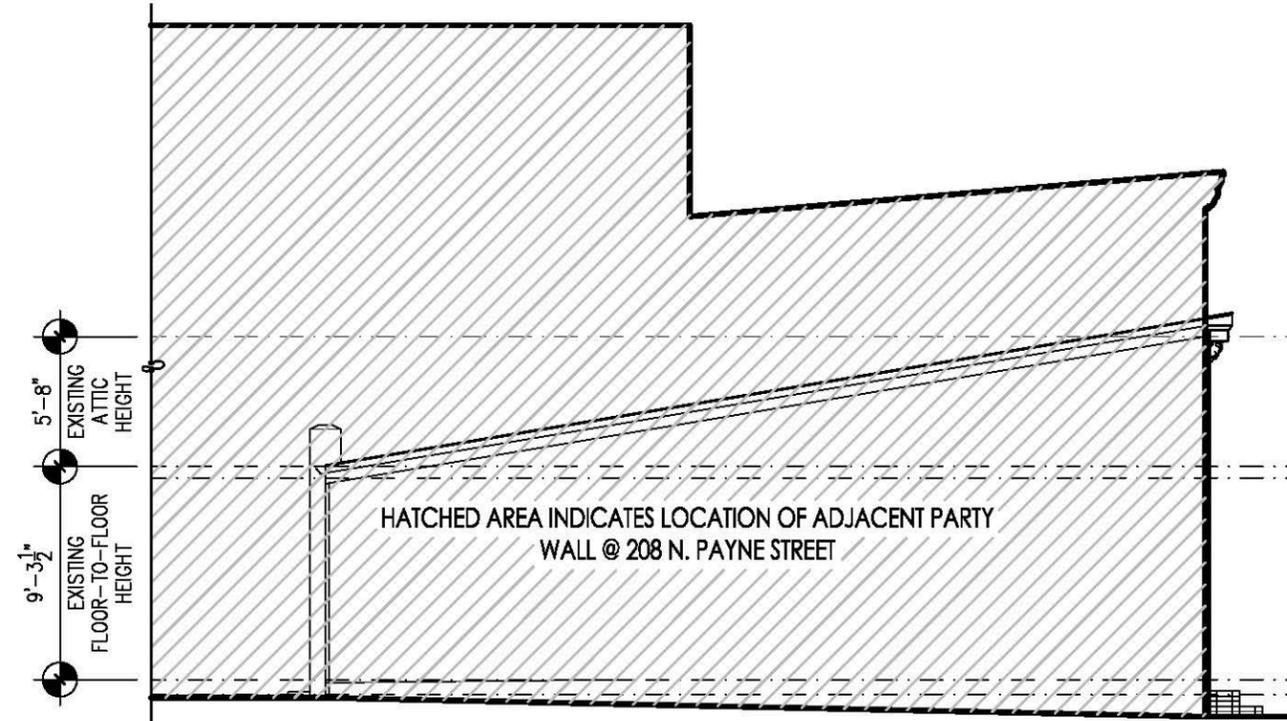
**1 EAST DEMOLITION ELEVATION**  
A4 SCALE: 1/8" = 1'-0"



**2 NORTH DEMOLITION ELEVATION**  
A4 SCALE: 1/8" = 1'-0"



**3 WEST DEMOLITION ELEVATION**  
A4 SCALE: 1/8" = 1'-0"



**4 SOUTH DEMOLITION ELEVATION**  
A4 SCALE: 1/8" = 1'-0"

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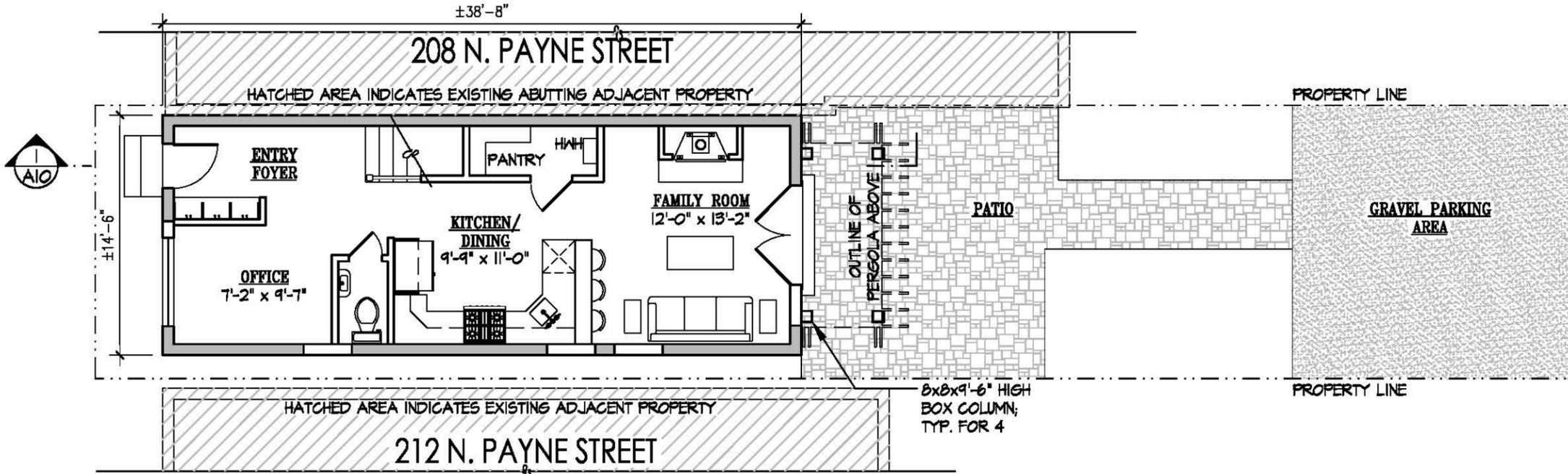
210 N. PAYNE STREET  
210 N. PAYNE STREET ALEXANDRIA, VA 22314

DEMOLITION ELEVATIONS

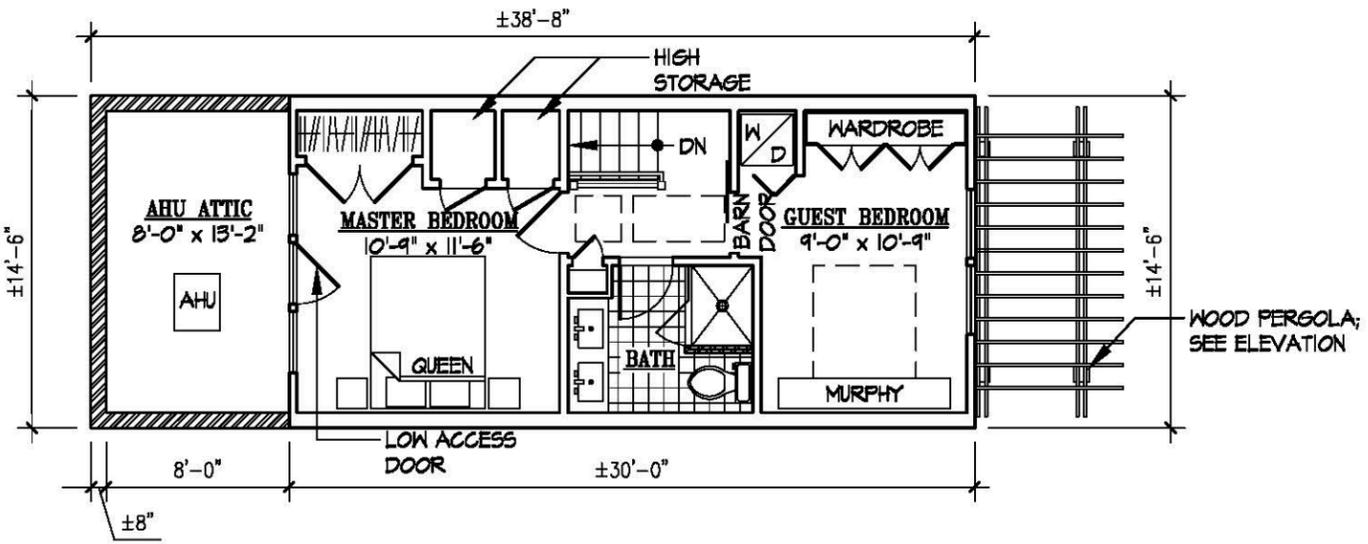
1/16/18

A4

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PARKER GRAY DISTRICT - PLAN SUBMITTAL



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



**2** PROPOSED SECOND FLOOR PLAN  
A5 SCALE: 1/8" = 1'-0"

SYMBOLS LIST	
	EXISTING FULL HEIGHT WALL TO REMAIN
	NEW FULL HEIGHT WALL
	NEW PARTIAL HEIGHT WALL

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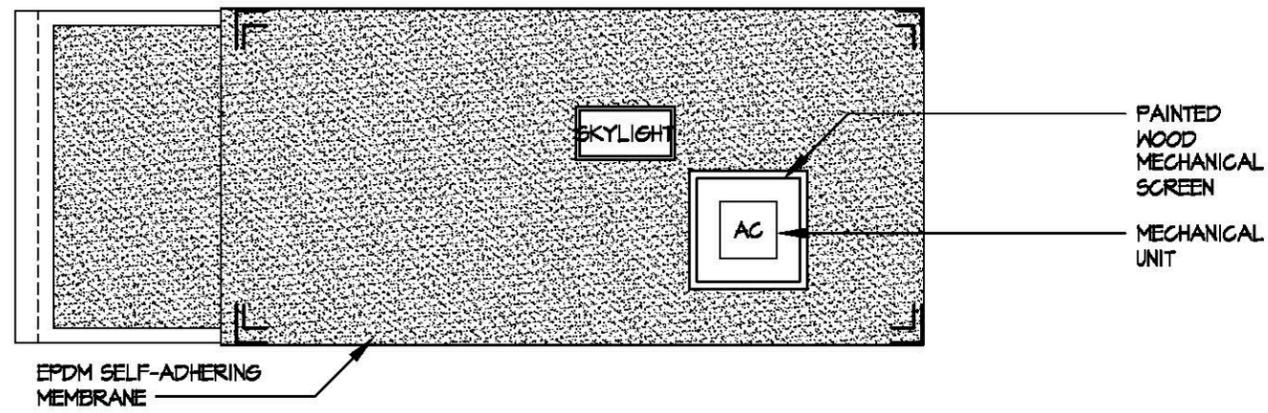
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PROPOSED PLANS

A5

1/16/18

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 PARKER GRAY DISTRICT - PLAN SUBMITTAL



SYMBOLS LIST	
	EXISTING FULL HEIGHT WALL TO REMAIN
	NEW FULL HEIGHT WALL
	NEW PARTIAL HEIGHT WALL

**1** PROPOSED ROOF PLAN  
 A6 SCALE: 1/8" = 1'-0"

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PROPOSED ROOF PLAN

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A6

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PARKER GRAY DISTRICT - PLAN SUBMITTAL



1  
A7

PROPOSED EAST ELEVATION W/ ADJACENT PROPERTIES

SCALE: 1/4" = 1'-0"

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210 N. PAYNE STREET

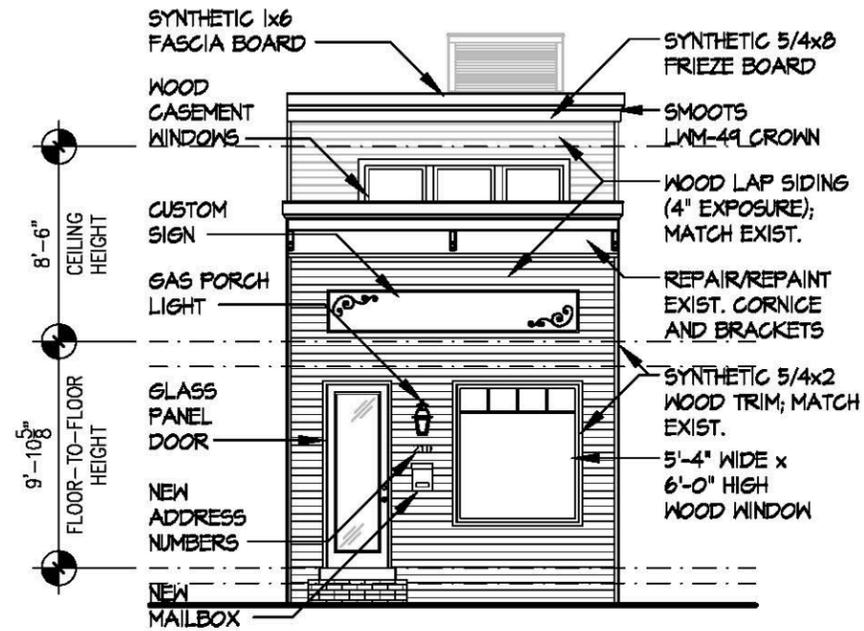
210 N. PAYNE STREET ALEXANDRIA, VA 22314

PROPOSED ELEVATION W/ ADJACENT PROPERTIES

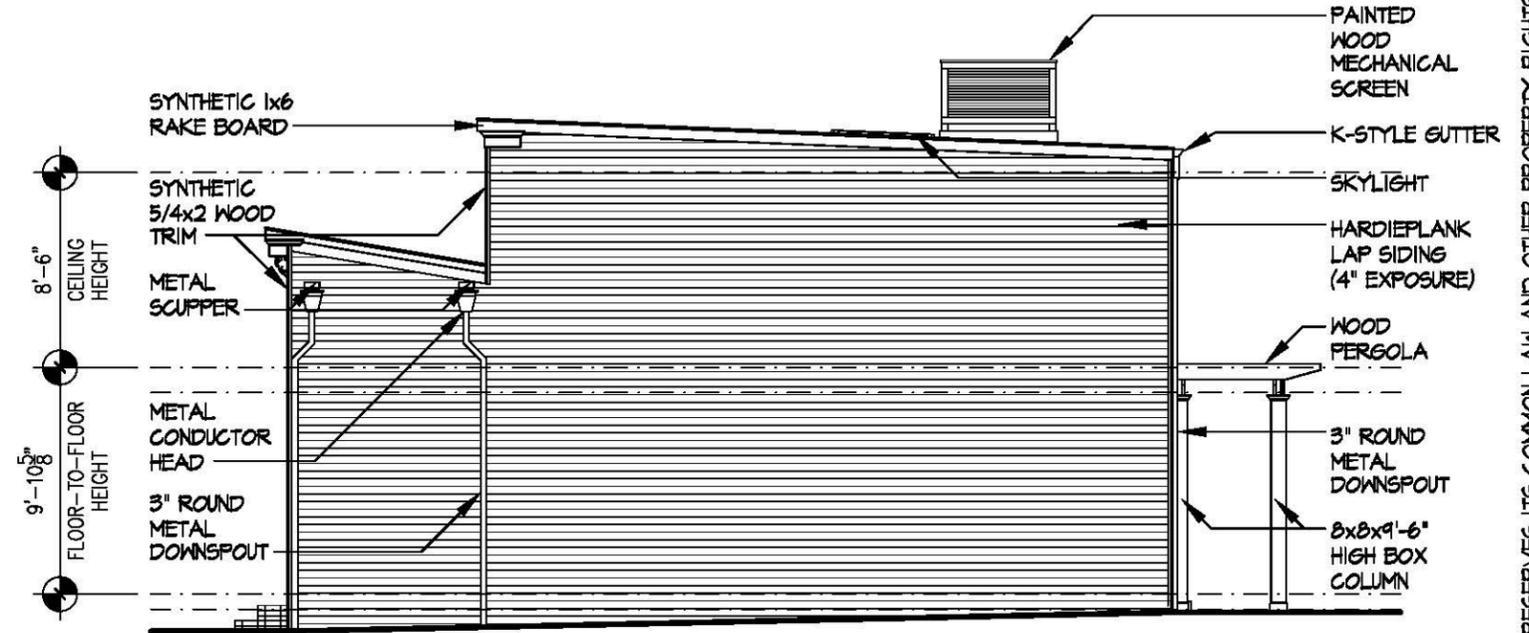
1/16/18

A7

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PARKER GRAY DISTRICT - PLAN SUBMITTAL



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



2 PROPOSED NORTH ELEVATION  
A8 SCALE: 1/8" = 1'-0"

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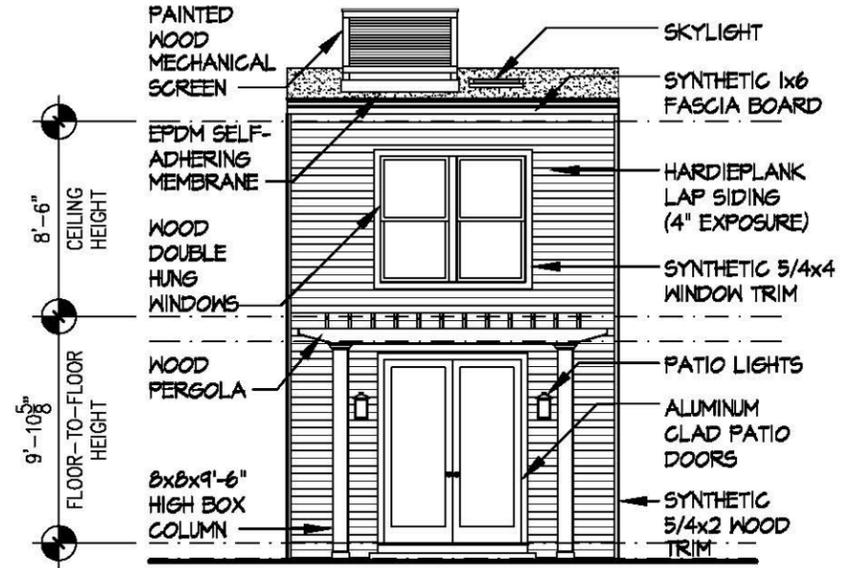
210 N. PAYNE STREET  
210 N. PAYNE STREET ALEXANDRIA, VA 22314

PROPOSED ELEVATIONS

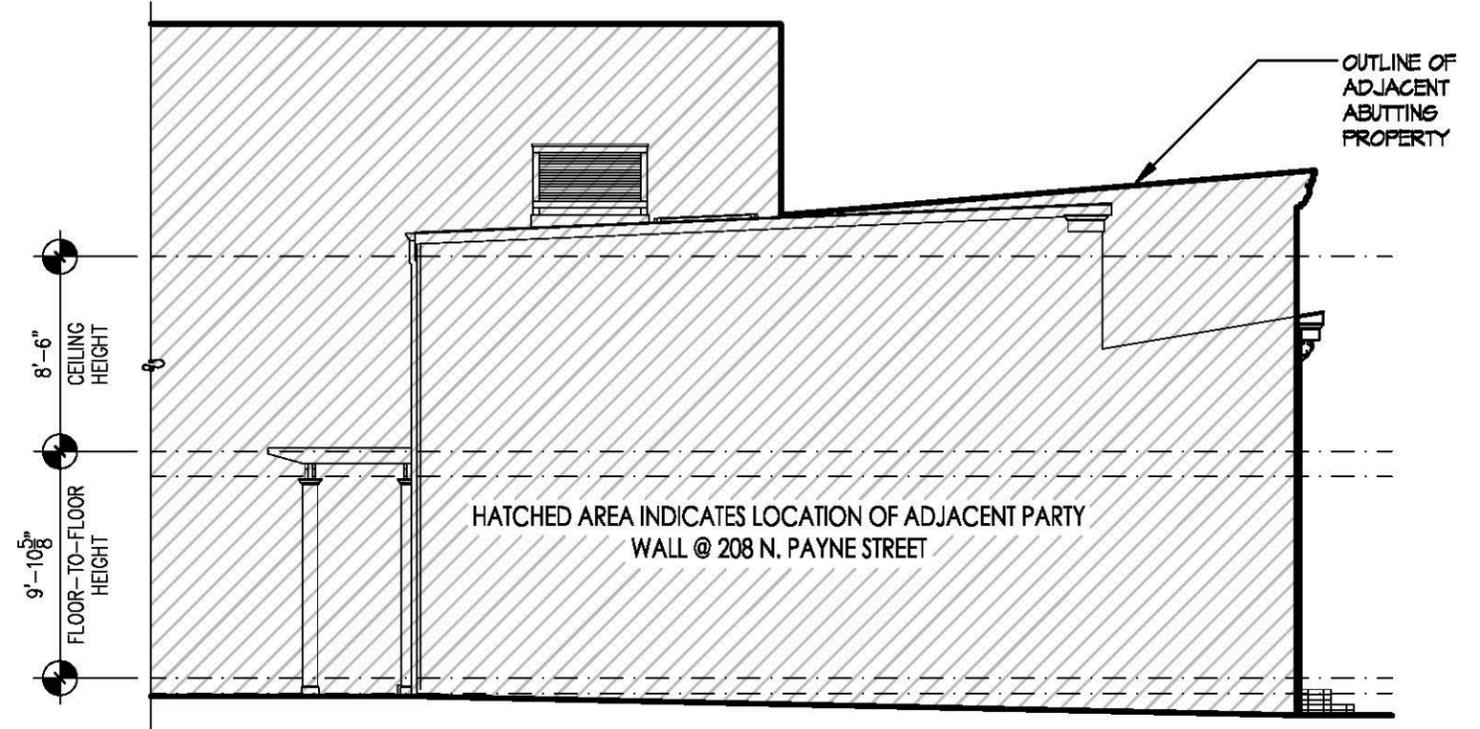
1/16/18

A8

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 PARKER GRAY DISTRICT - PLAN SUBMITTAL



**1** PROPOSED WEST ELEVATION  
 A9 SCALE: 1/8" = 1'-0"



**2** PROPOSED SOUTH ELEVATION  
 A9 SCALE: 1/8" = 1'-0"

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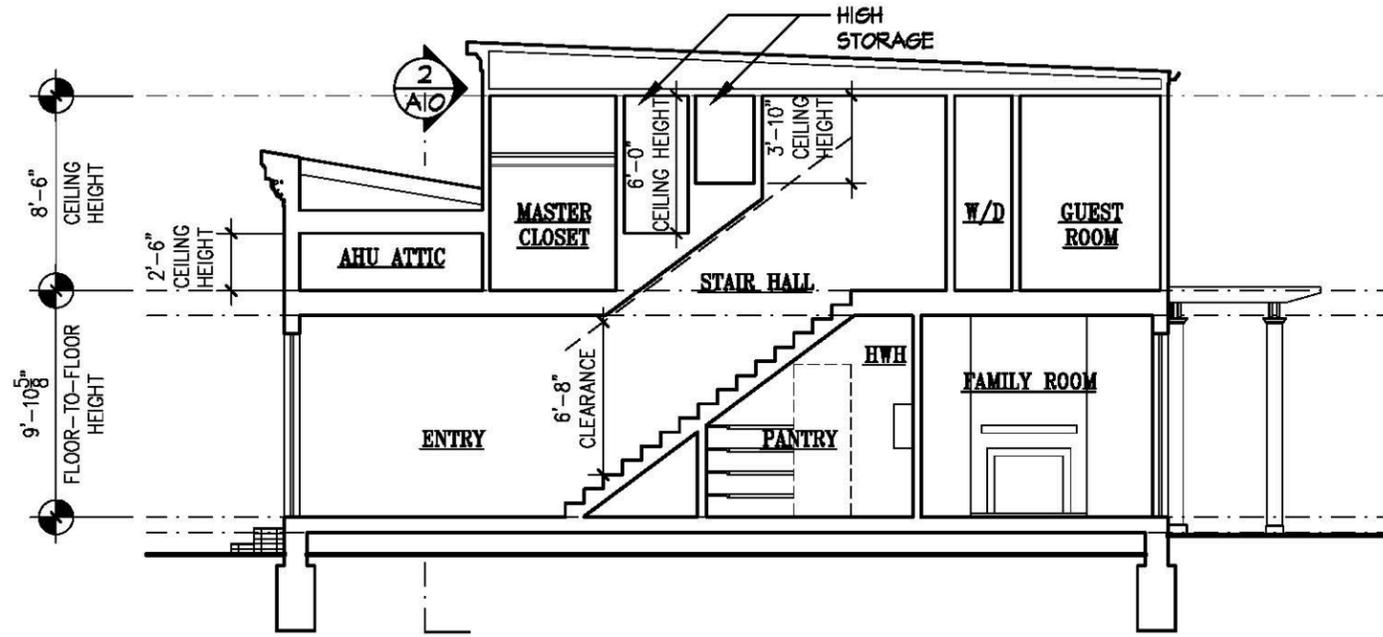
210 N. PAYNE STREET  
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PROPOSED ELEVATIONS

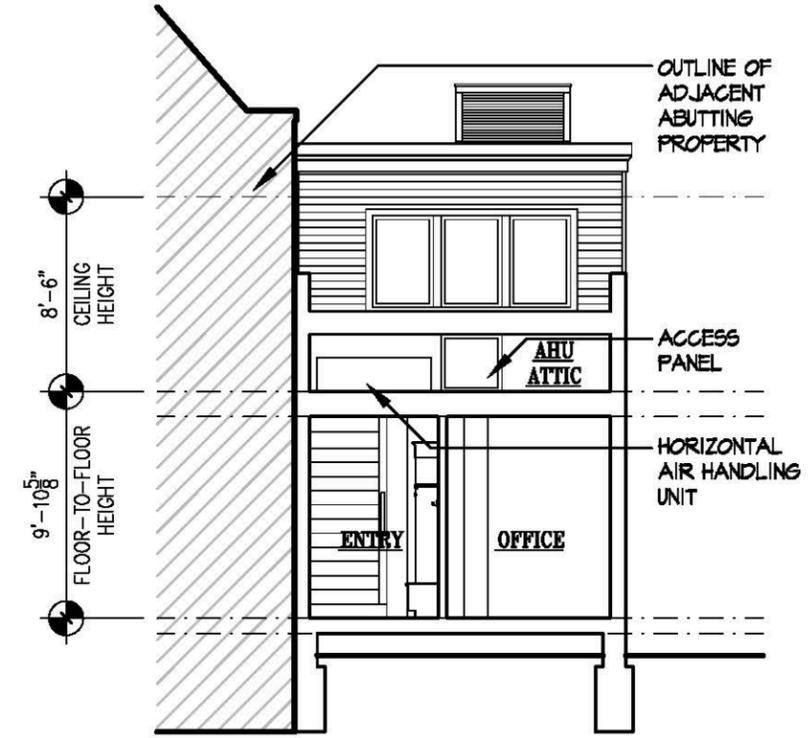
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A9

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**1** LONGITUDINAL BUILDING SECTION  
 A10 SCALE: 1/8" = 1'-0"



**2** TRANSVERSE BUILDING SECTION  
 A10 SCALE: 1/8" = 1'-0"

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BUILDING SECTIONS

A10

1/25/18

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**1** SOUTHEAST VIEW FROM PAYNE STREET  
A11 SCALE: N/A



**2** NORTHEAST VIEW FROM PAYNE STREET  
A11 SCALE: N/A



**3** WEST VIEW FROM REAR ALLEY  
A11 SCALE: N/A

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PROPOSED MODEL IMAGES

1/16/18

A11



**1** 305 FRANKLIN STREET  
A12 SCALE: N/A



**2** 400 PRINCE STREET  
A12 SCALE: N/A



**3** 601 S. SAINT ASAPH STREET  
A12 SCALE: N/A

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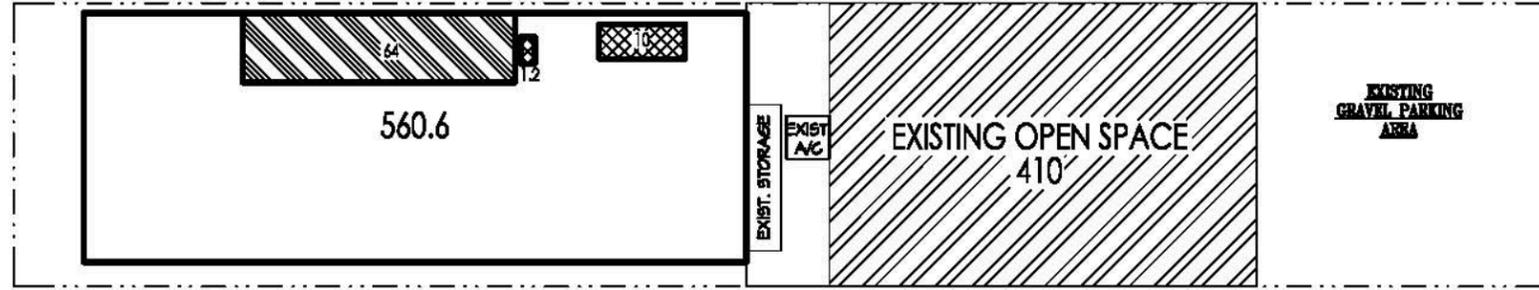
**210 N. PAYNE STREET**  
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**EXISTING INFLUENCES**

1/16/18

**A12**

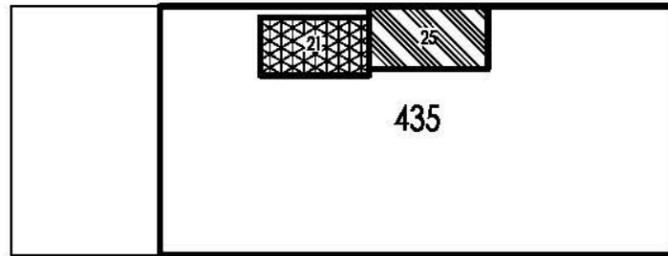
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PARKER GRAY DISTRICT - PLAN SUBMITTAL



FIRST FLOOR: 560.6 SQ. FT.

DEDUCTIONS: 75.2  
NET AREA: 485.4

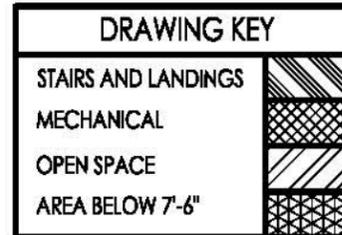
**1 FIRST FLOOR F.A.R. DIAGRAM**  
A13 SCALE: 3/32" = 1'-0"



SECOND FLOOR: 435 SQ. FT.

DEDUCTIONS: 46  
NET AREA: 389

**2 SECOND FLOOR F.A.R. DIAGRAM**  
A13 SCALE: 3/32" = 1'-0"



DEPARTMENT OF PLANNING AND ZONING  
FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

**A. Property Information**  
A1. Street Address 210 N. Payne Street Zone R88  
A2. 1,485 Total Lot Area x .75 Floor Area Ratio Allowed by Zone = 1,113.75 Maximum Allowable Floor Area

**B. Existing Gross Floor Area**

Existing Gross Area*		Allowable Exclusions	
Basement		Basement**	
First Floor	560.6	Stairways**	
Second Floor		Mechanical**	
Third Floor		Other**	
Porches/ Other		Total Exclusions	
<b>Total Gross *</b>	<b>560.6</b>		

B1. Existing Gross Floor Area \* 560.6 Sq. Ft.  
B2. Allowable Floor Exclusions\*\* 0 Sq. Ft.  
B3. Existing Floor Area minus Exclusions 560.6 Sq. Ft. (subtract B2 from B1)

**C. Proposed Gross Floor Area (does not include existing area)**

Proposed Gross Area*		Allowable Exclusions	
Basement		Basement**	
First Floor		Stairways**	89
Second Floor	435	Mechanical**	11.2
Third Floor		Area below 7'-6"	21
Porches/ Other		Total Exclusions	121.2
<b>Total Gross *</b>	<b>435</b>		

C1. Proposed Gross Floor Area \* 435 Sq. Ft.  
C2. Allowable Floor Exclusions\*\* 121.2 Sq. Ft.  
C3. Proposed Floor Area minus Exclusions 313.8 Sq. Ft. (subtract C2 from C1)

**D. Existing + Proposed Floor Area**  
D1. Total Floor Area (add B3 and C3) 874.4 Sq. Ft.  
D2. Total Floor Area Allowed by Zone (A2) 1,113.75 Sq. Ft.

**F. Open Space Calculations**

Existing Open Space	410
Required Open Space	800
Proposed Open Space	410

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.  
Signature: *[Signature]* Date: 1/25/2018

Updated July 10, 2008

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F.A.R. / OPEN SPACE DIAGRAMS

1/25/18

A13