

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.

- ^{N/A} Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
- FAR & Open Space calculation form.
- Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
- Existing elevations must be scaled and include dimensions.
- Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
- Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- For development site plan projects, a model showing mass relationships to adjacent properties and structures.

Signs & Awnings: One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.

- ^{N/A} Linear feet of building: Front: _____ Secondary front (if corner lot): _____.
- Square feet of existing signs to remain: _____.
- Photograph of building showing existing conditions.
- Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
- Location of sign (show exact location on building including the height above sidewalk).
- Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
- Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

Alterations: Check N/A if an item in this section does not apply to your project.

- ^{N/A} Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
- An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
- Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

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

- I understand that after reviewing the proposed alterations, BAR staff will invoice the appropriate filing fee in APEX. The application will not be processed until the fee is paid online.
- I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- I, the applicant, or an authorized representative will be present at the public hearing.
- I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and revised materials.

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

APPLICANT OR AUTHORIZED AGENT:

Signature: Stephen Kulinski

Printed Name: _____

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.

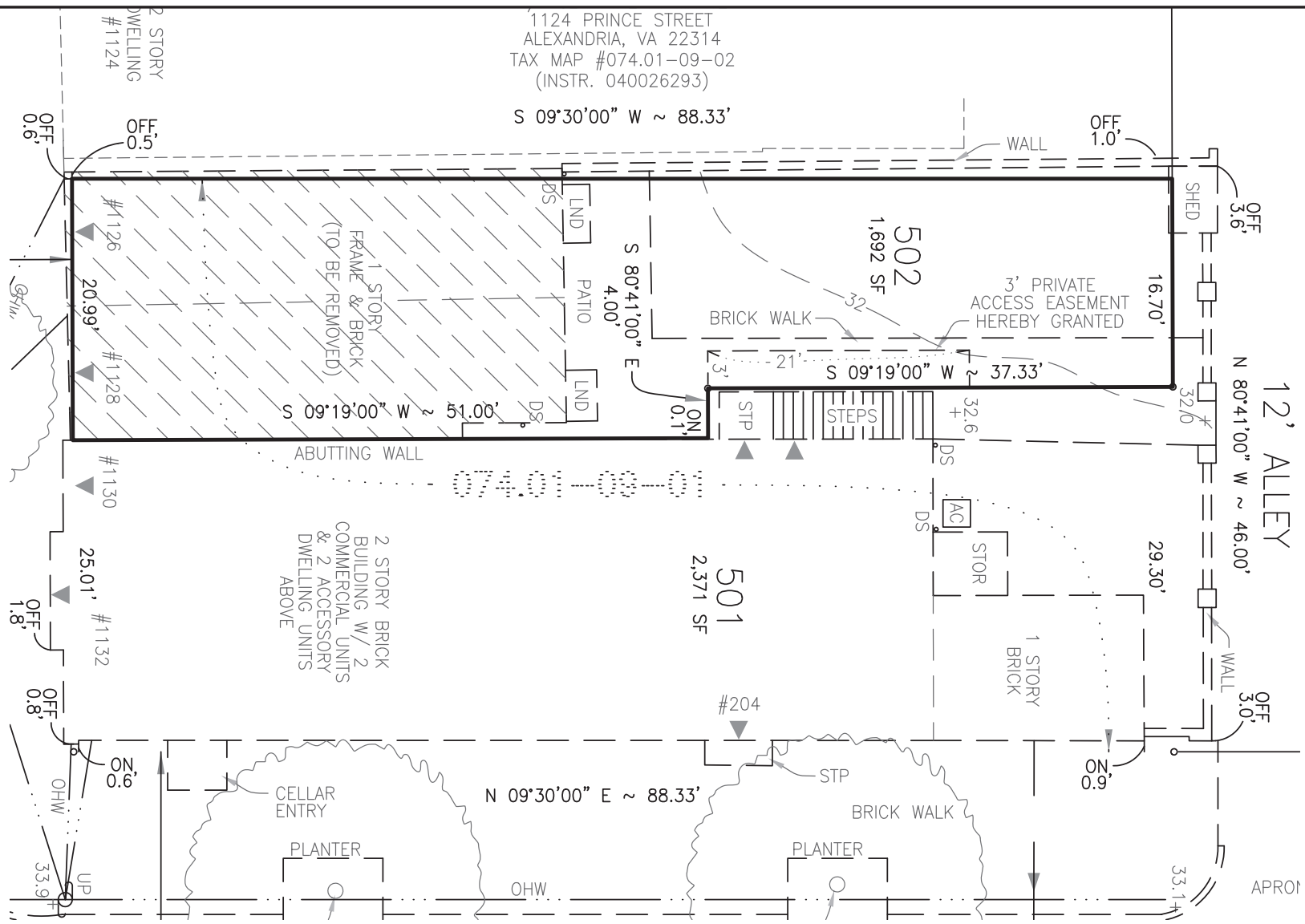
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

Date

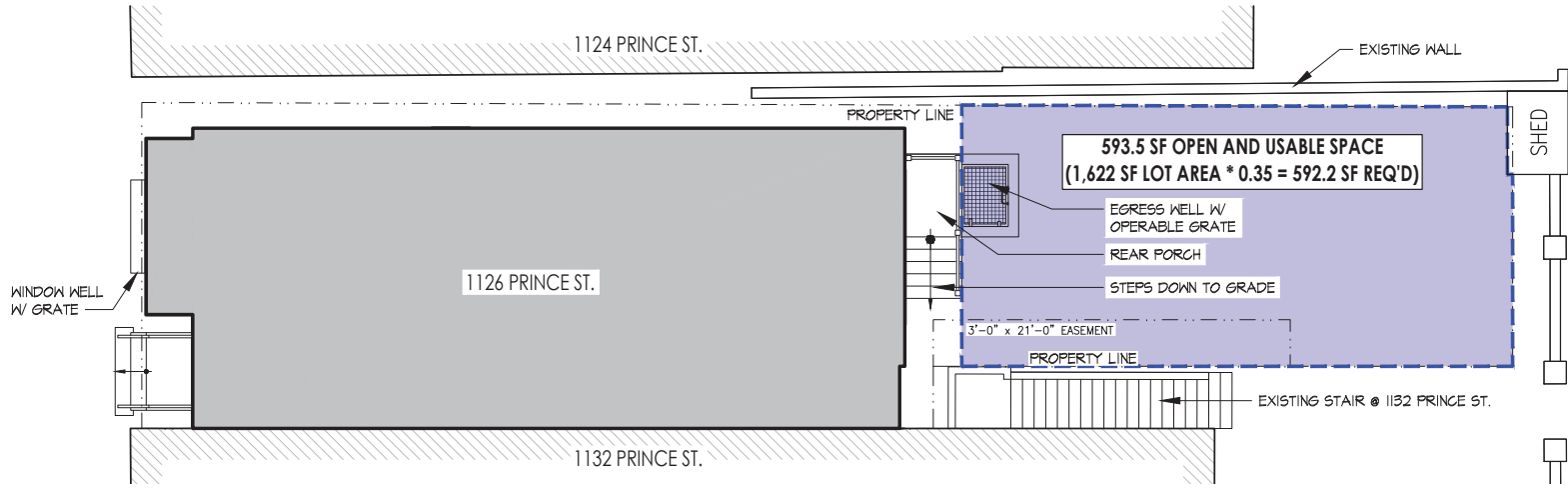
Printed Name
Stephen Kulinski

Signature

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



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

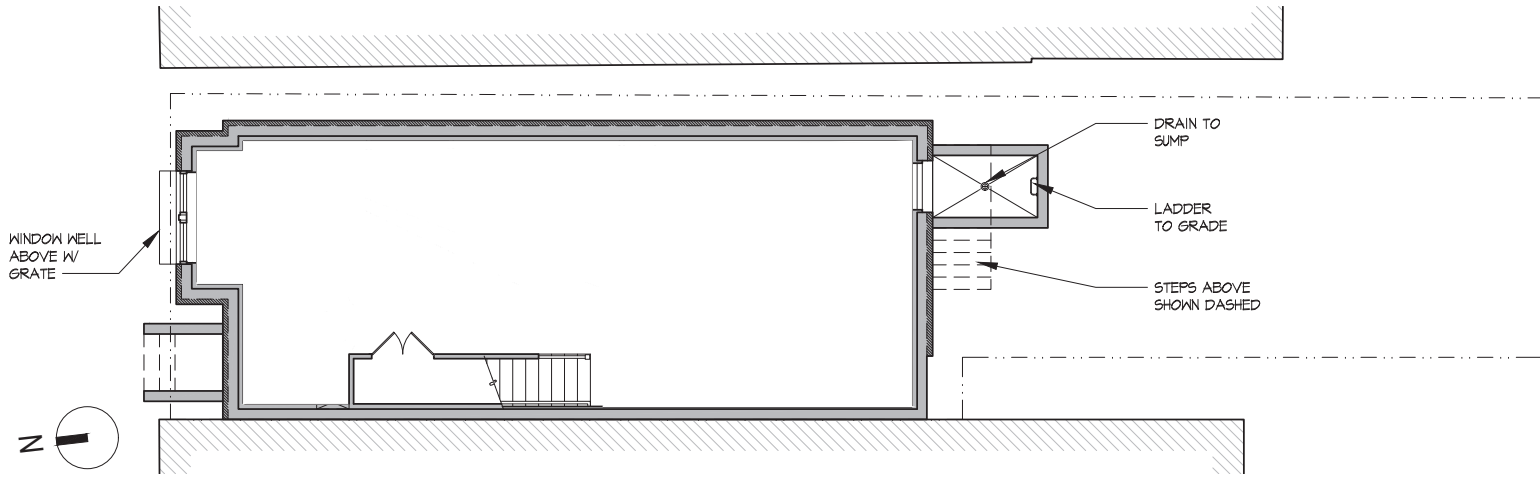


1 OPEN SPACE DIAGRAM
 A1 SCALE: 1/8" = 1'-0"
 N

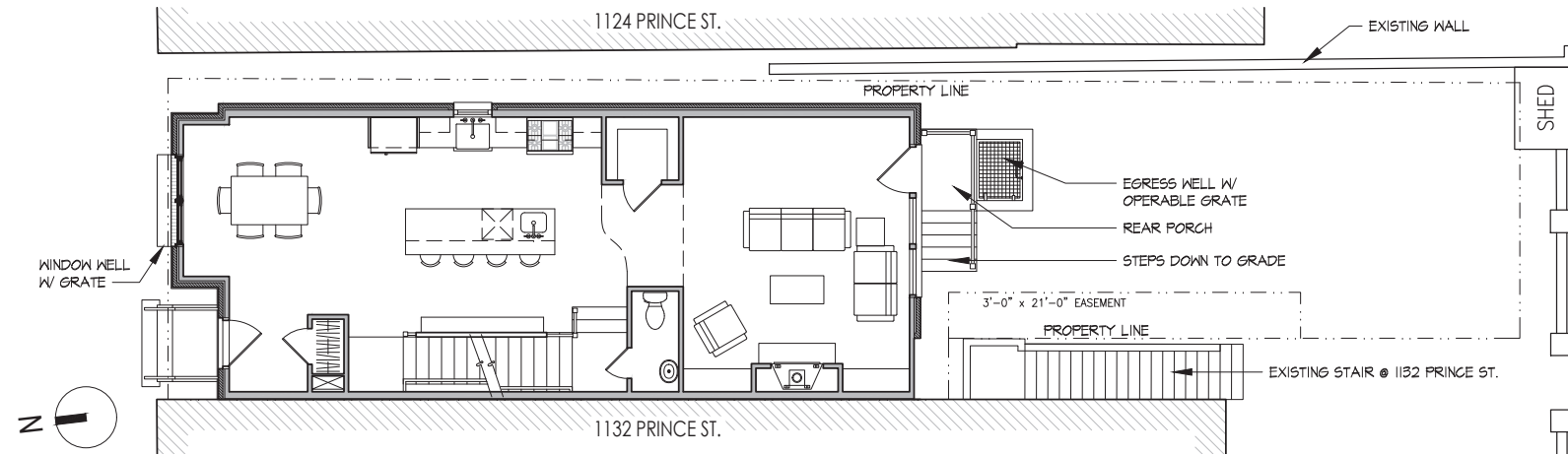
1126 PRINCE STREET 4/27/26
 1126 PRINCE STREET ALEXANDRIA, VA 22314

OPEN SPACE DIAGRAM

A1



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



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

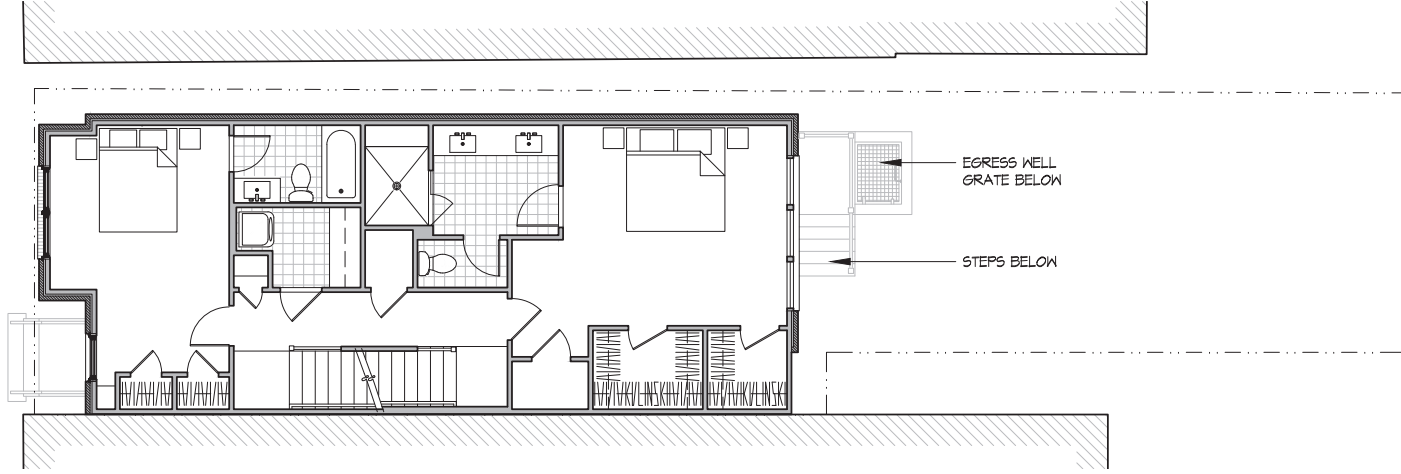
4/27/26

1126 PRINCE STREET

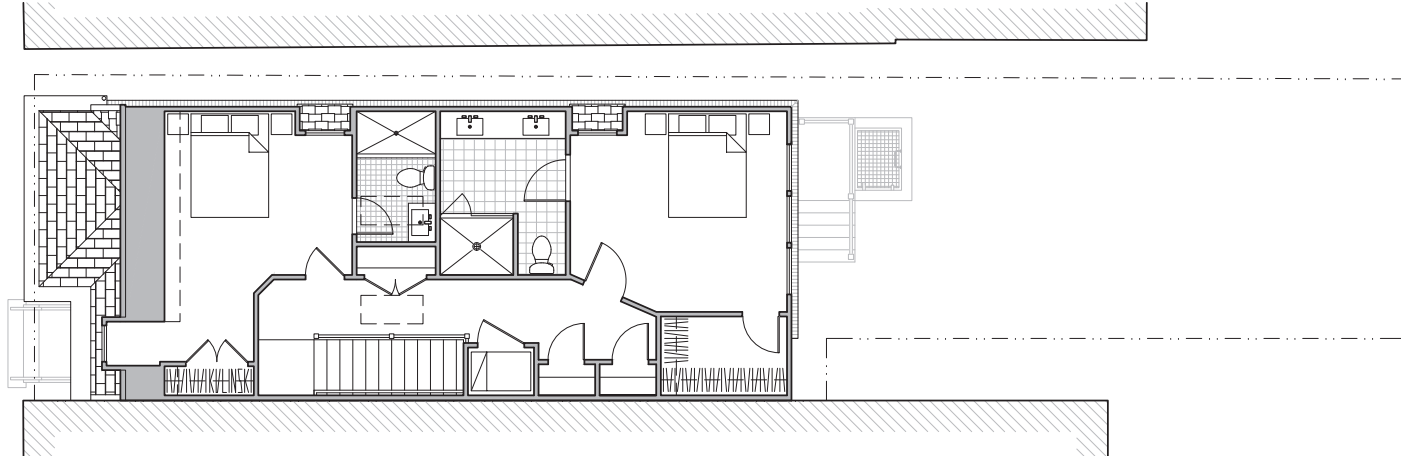
1126 PRINCE STREET ALEXANDRIA, VA 22314

FLOOR PLANS

A2



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



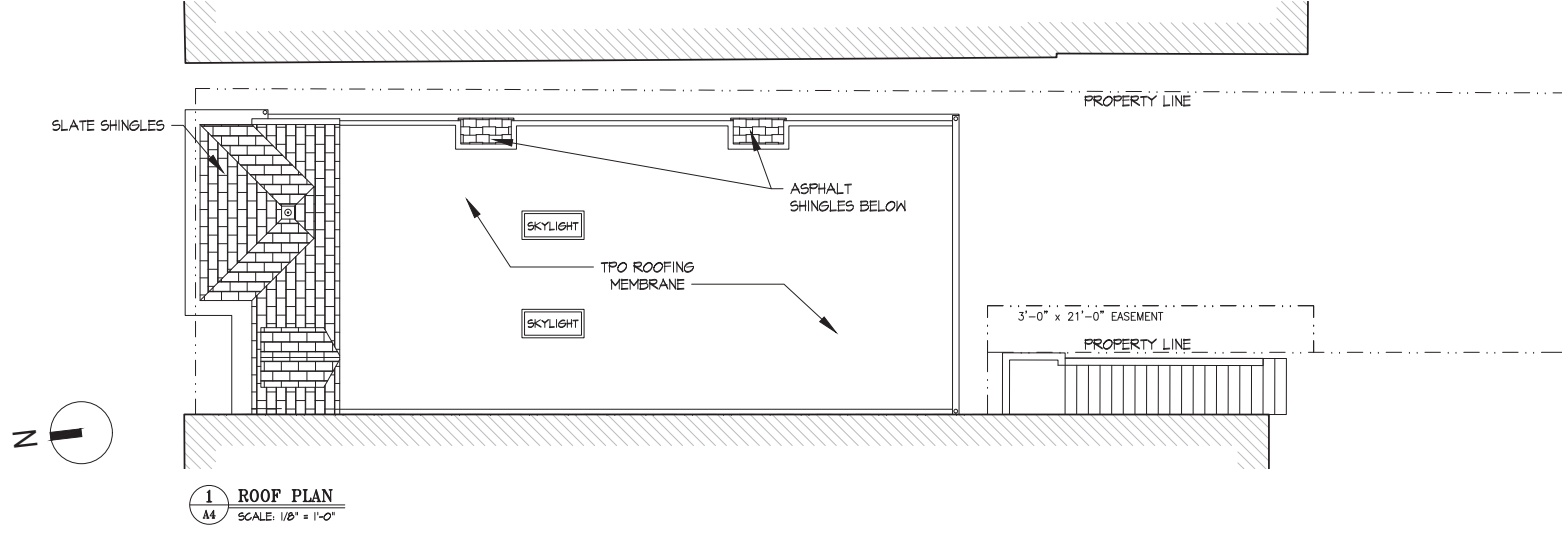
2 THIRD FLOOR PLAN
A3 SCALE: 1/8" = 1'-0"

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FLOOR PLANS

A3



1126 PRINCE STREET 4/27/26

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ROOF PLAN

A4



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



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

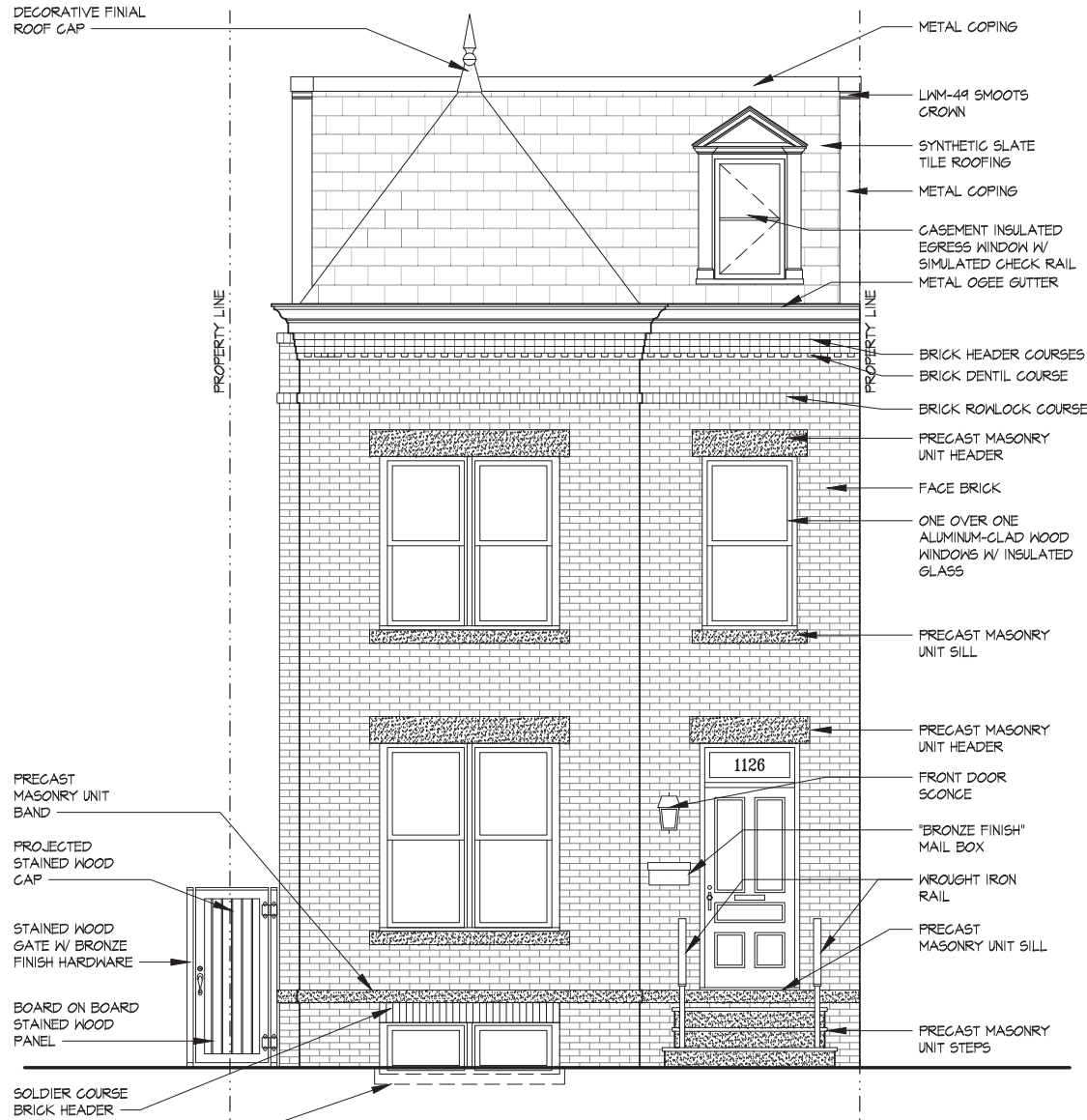
4/27/26

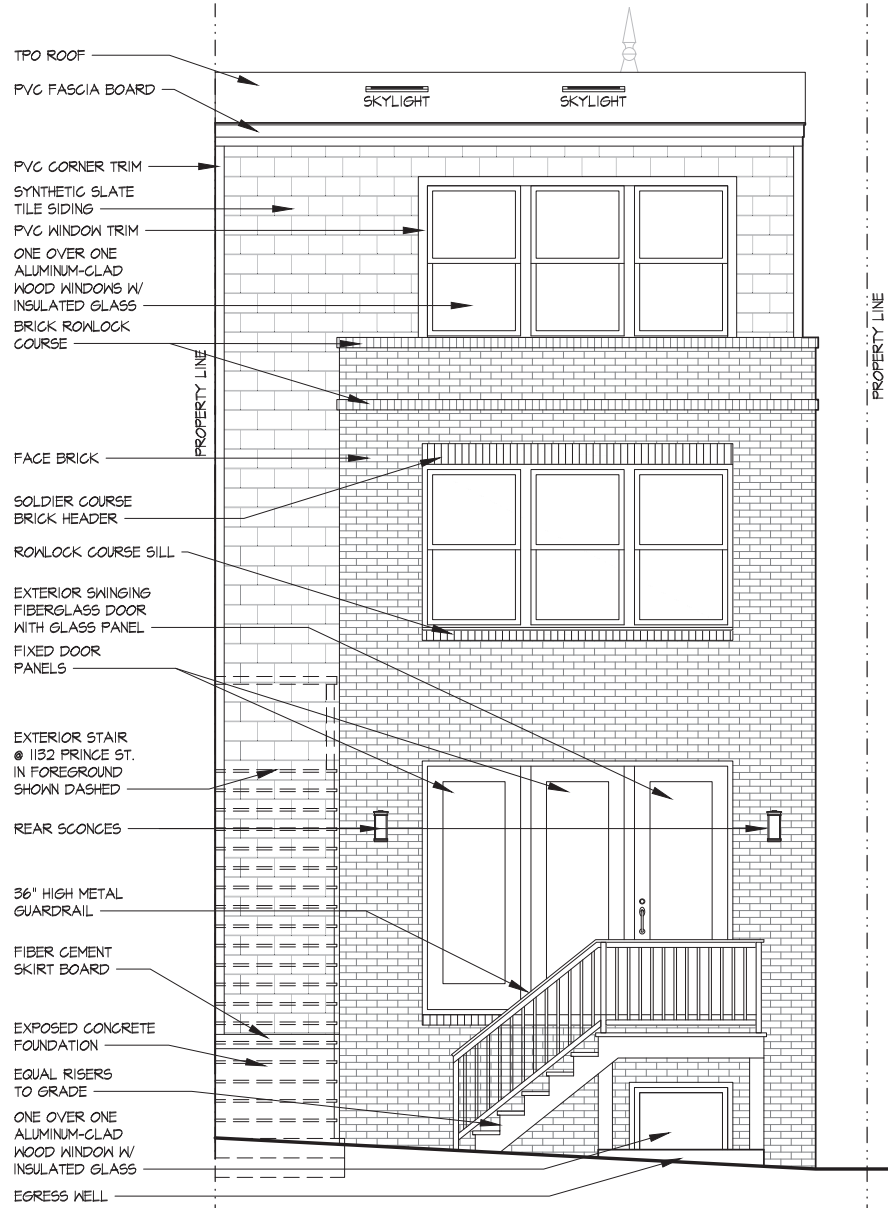
1126 PRINCE STREET

1126 PRINCE STREET ALEXANDRIA, VA 22314

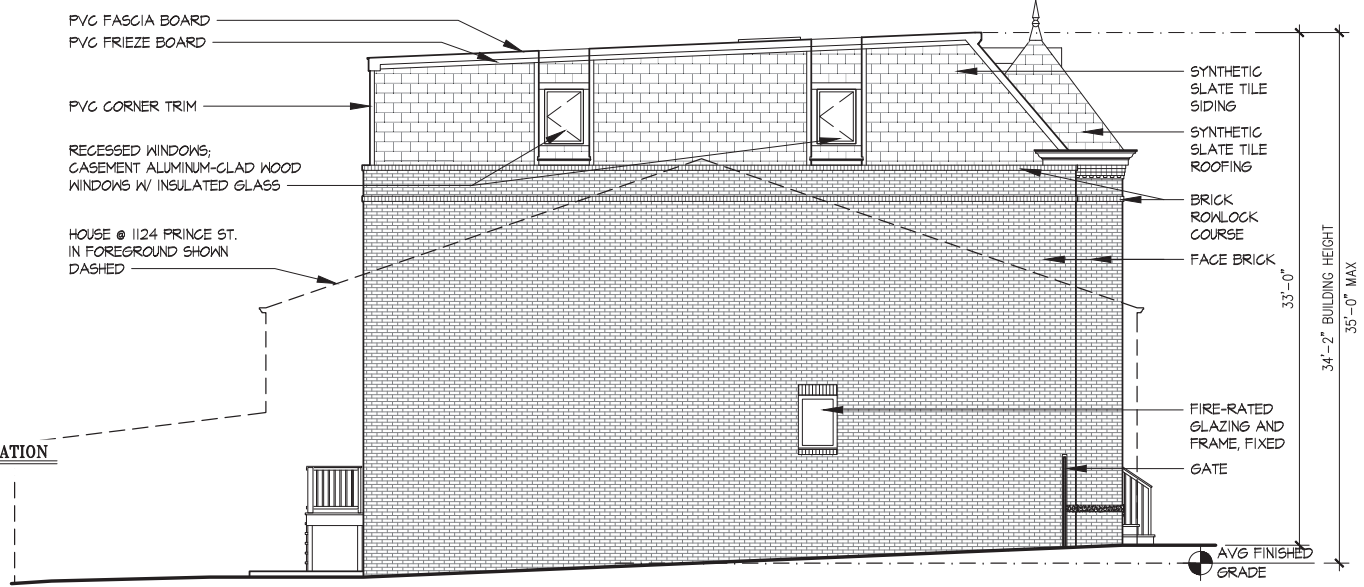
STREET ELEVATION

A5

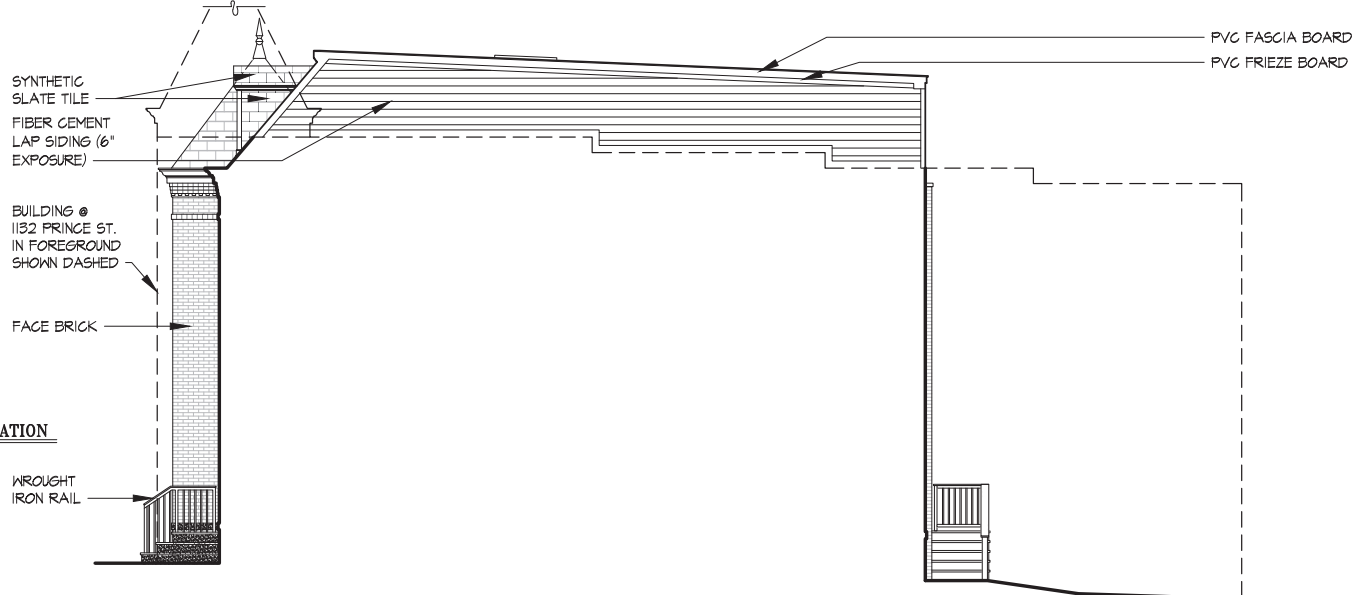




1 LEFT (EAST) ELEVATION
 A8 SCALE: 1/8" = 1'-0"



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

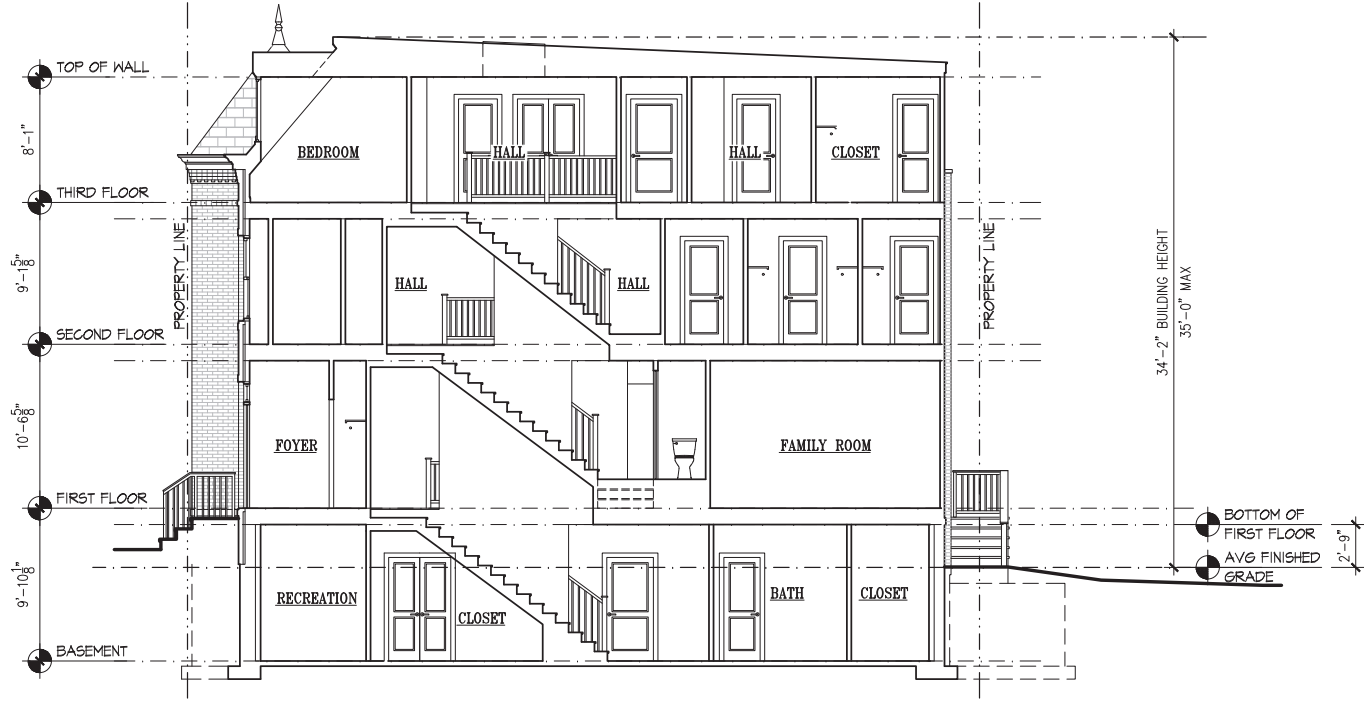


4/27/26

1126 PRINCE STREET
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SIDE ELEVATIONS

A8



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

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BUILDING SECTION

A9



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



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



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



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



4/27/26

1126 PRINCE STREET
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PROPOSED VIEWS

A10.1



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



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

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

4/27/26

1126 PRINCE STREET
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PROPOSED VIEWS

A10.2



1 REAR (SOUTH ELEVATION)
A11



2 FRONT (NORTH ELEVATION)
A11



3 FRONT - 1126 PRINCE ST.
A11



4 FRONT - 1126 PRINCE ST.
A11

1126 PRINCE STREET 4/27/26

1126 PRINCE STREET ALEXANDRIA, VA 22314

EXISTING PHOTOS

A11



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

B

A. Property Information

A1. 1126 Prince Street RM
 Street Address Zone

A2. 1,692.00 x 1.50 = 2,538.00
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

| Existing Gross Area | Allowable Exclusions** | |
|---|---|--|
| Basement | Basement** | B1. <input style="width: 150px;" type="text" value="0.00"/> Sq. Ft. |
| First Floor | Stairways** | Existing Gross Floor Area* |
| Second Floor | Mechanical** | B2. <input style="width: 150px;" type="text" value="0.00"/> Sq. Ft. |
| Third Floor | Attic less than 7'** | Allowable Floor Exclusions** |
| Attic | Porches** | B3. <input style="width: 150px;" type="text" value="0.00"/> Sq. Ft. |
| Porches | Balcony/Deck** | Existing Floor Area Minus Exclusions (subtract B2 from B1) |
| Balcony/Deck | Lavatory*** | Comments for Existing Gross Floor Area <div style="border: 1px solid black; height: 40px; width: 100%;"></div> |
| Lavatory*** | Other** | |
| Other** | Other** | |
| B1. Total Gross | B2. Total Exclusions | |
| <input style="width: 100px;" type="text" value="0.00"/> | <input style="width: 100px;" type="text" value="0.00"/> | |

C. Proposed Gross Floor Area

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

D. Total Floor Area

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

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

E. Open Space

E1. Sq. Ft.
 Existing Open Space

E2. Sq. Ft.
 Required Open Space

E3. Sq. Ft.
 Proposed Open Space

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

Signature: _____

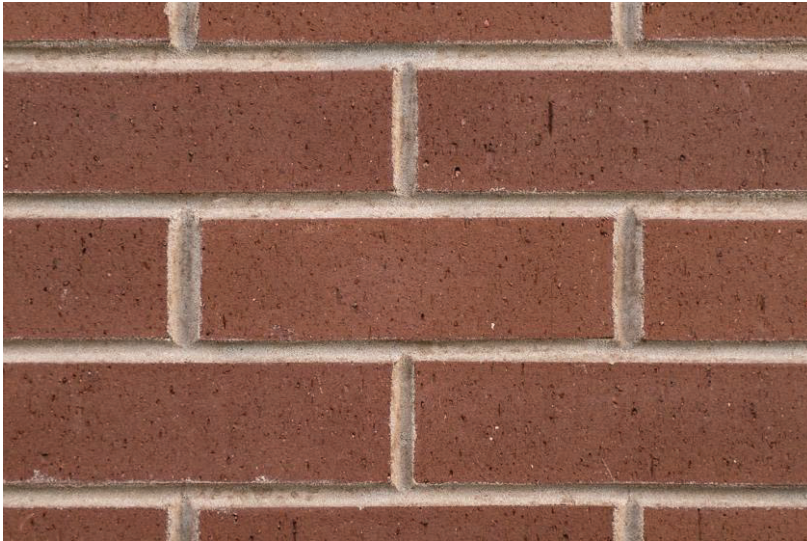
Date: _____

4/21/26

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

Face Brick:

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



Precast Masonry Units:

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



Roofing / Siding:

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

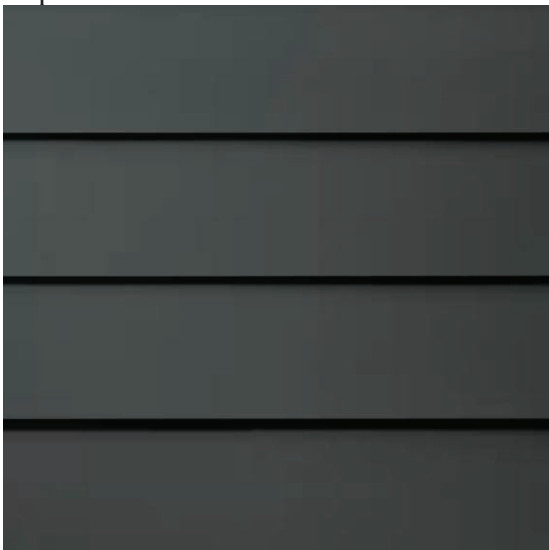


Low Slope Roofing (Rear Roof)

Material: Roofing Membrane - Elevate UltraPly TPO
Color: White

Lap Siding (West elevation):

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

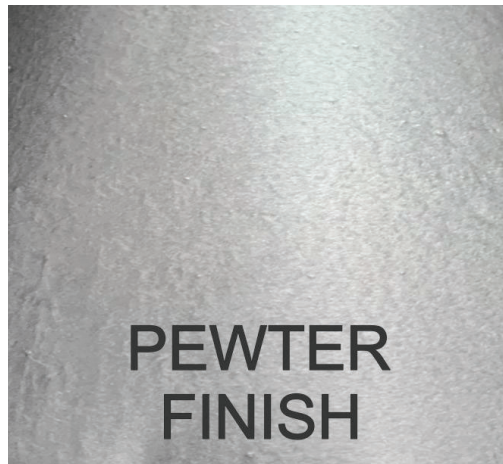


Siding Trim:

All siding trim to be PVC

Decorative Finial Roof Cap:

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



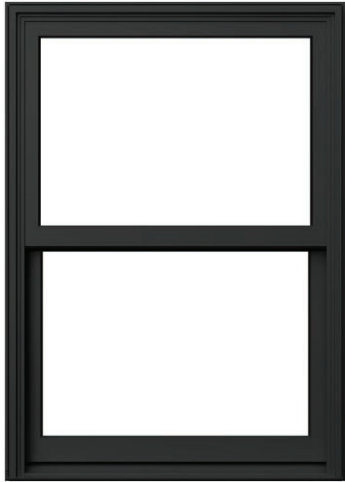
(Unfinished copper shown. Finish to be pewter.)

Front Door:

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

Windows:

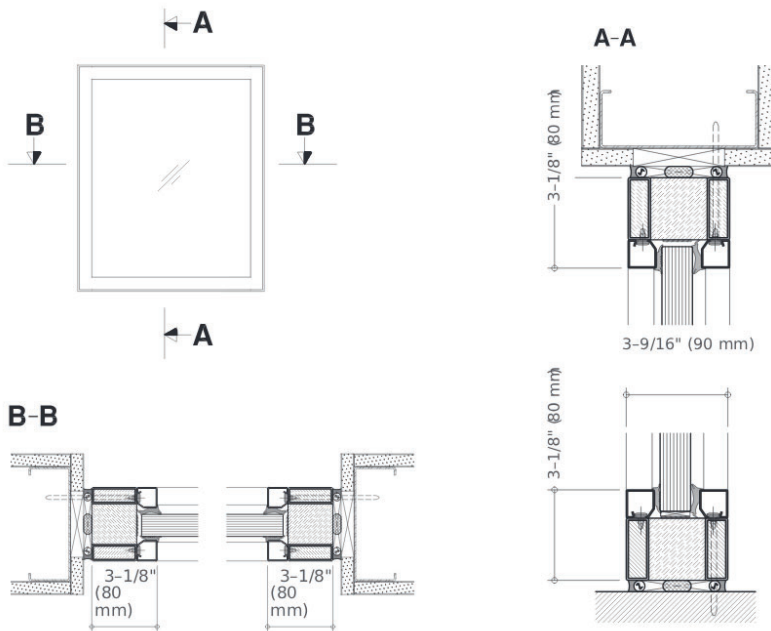
Manufacturer: Jeld-Wen – Sitrine Aluminum Double Hung Clad Wood Window
 Lite Pattern: 1 over 1
 Color: Chestnut Bronze



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

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

WINDOW DETAILS



Rear Sliding Doors:

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



Skylights:

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



Front door sconce:

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



Rear sconce:

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

