Docket Items # 10 & 11
BAR CASE # 2015-0039/0040

BAR Meeting
March 18, 2015

ISSUE: Permit to Demolish (shed) and New Construction and Waiver of HVAC Rooftop Screening Requirement

APPLICANT: Columbus Street Homes LLC by Steve Kulinski, architect

LOCATION: 533 North Columbus Street

ZONE: RM / Residential

STAFF RECOMMENDATION

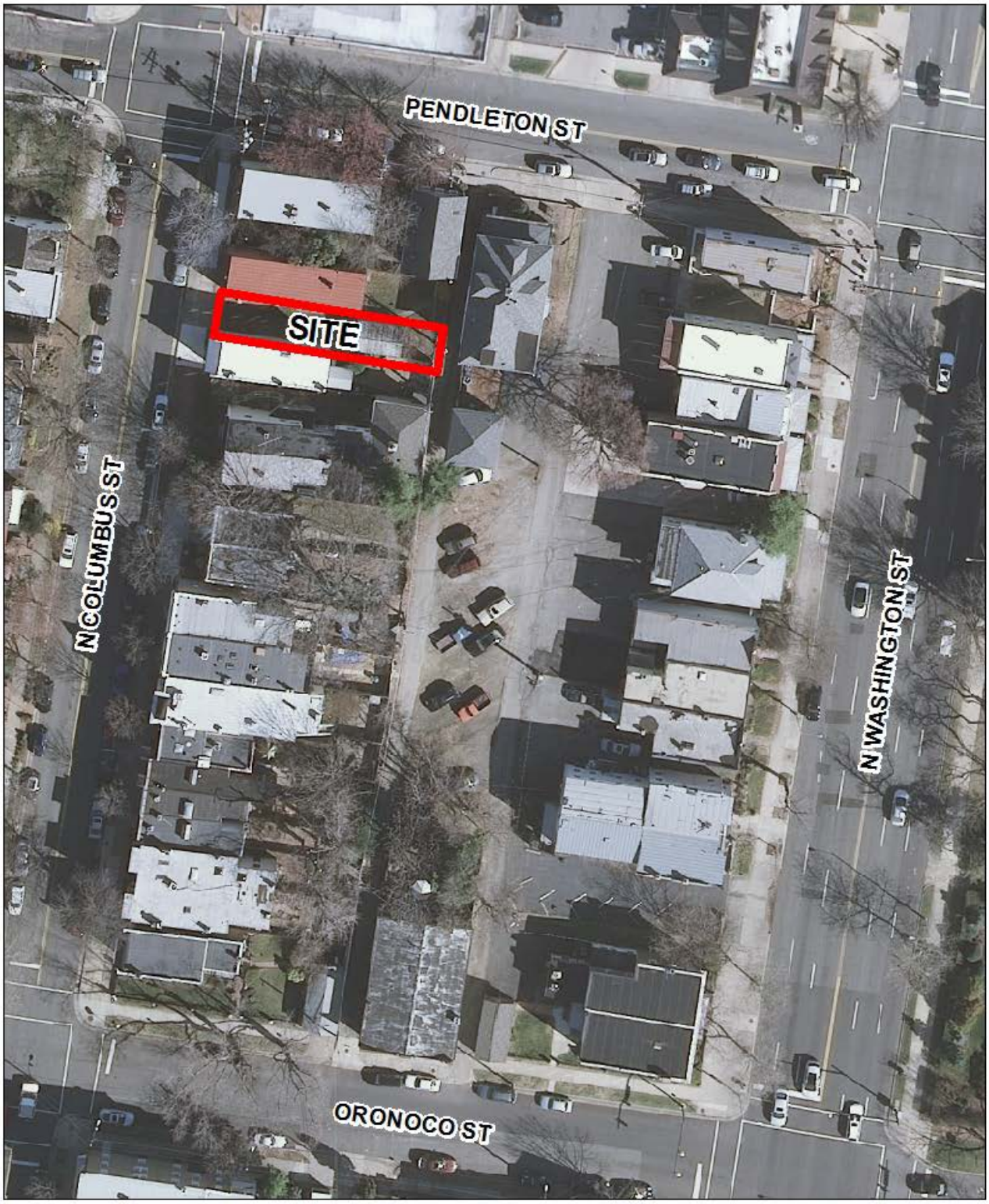
Staff recommends approval of the Permit to Demolish and Certificate of Appropriateness with the conditions that:

1. The new windows comply with the Board's Window Policy;
2. The window headers on the first floor be replaced with a smaller header to be approved by staff;
3. The historic iron fence in the front yard be reused on-site or made available to others in either the Old & Historic Alexandria District or the Parker-Gray District; and,
4. The following archaeology comments shall be included on all construction drawings that relate to ground disturbing activity, so that all on-site contractors are aware of the requirements:
   a. The applicant/developer shall 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.
   b. The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

**EXPIRATION OF APPROVALS: 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.

**BUILDING PERMIT: 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.

**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.



BAR2015-00039 & BAR2015-00040

N

Note: Staff coupled the reports for BAR #2015-0039 (Permit to Demolish) and BAR #2015-0040 (Certificate of Appropriateness) for clarity and brevity. This item requires a roll call vote.

I. ISSUE

The applicant is requesting approval of a Permit to Demolish to demolish the existing garage/shed and a Certificate of Appropriateness to construct a new house at 533 North Columbus Street.

Permit to Demolish

The applicant proposes to demolish the existing 12' by 20' (240 square feet) corrugated metal automobile garage/shed located at the rear of the property. The existing hoop (or wicket) and spear wrought iron fence at the front property line will also be removed.

Figure 1: Existing garage/shed

New Construction
The proposed three-story frame house at 533 North Columbus Street will measure 17.5' wide by 48' deep and will be located on the north and south property lines. The house will extend approximately 2' beyond the existing house at 531 North Columbus Street, while the house at 535 North Columbus Street will project roughly 8' beyond the new house. The applicant, who also owns the townhouse at 535 North Columbus Street, proposes to block some existing windows on the south elevation of the existing house to allow for the construction of the new house (BAR Case# 2015-0036 & 0037). The first floor bay window will be located on the front property line, while the majority of the façade will be setback approximately 2'. The house will have a flat roof beyond a front gable slope facing North Columbus Street. The northernmost rear bay will be inset in order to allow for the retention of some windows on the south elevation of 535 North Columbus Street. On the east elevation, the third floor will be set back 5' to create a balcony for the two rooftop HVAC condensers.

The applicant plans to install a construction date plaque (2015) on the foundation of the house.

Front (west) Elevation
The front elevation of the house will have a first floor bay window with a pronounced cornice and decorative brackets. The four-panel wood door will also have a deep overhang with a glass transom and solid panel where the house numbers will be installed. The front stoop, stairs and railings will be constructed of wrought iron. On the second floor, there will be three, two-over-two double-hung windows. The cornice will have the same brackets that are on the bay window and door overhang.

Side Elevations
Those portions of the north and south elevations located above the flanking houses will be clad with fiber cement siding. These elevations will be devoid of openings given their location on the property line.

Rear (east) Elevation
The ground floor will have three full-light French doors; only one will be operable and the other two will be fixed. On the second floor there will be three ganged double-hung windows and two casement windows on the third floor.

Materials
The following materials are proposed:

- Jeld-wen four-panel wood front door with a stained finish
- Three rear Jeld-wen full-light wood doors with transoms (one operable, two fixed)
- Dark bronze exterior lights
- Smooth fiber cement lap siding (Hardie Plank) with a 5" exposure painted a red brick color
- Jeld-wen Siteline EX aluminum-clad wood, double-hung, simulated-divided-light windows in a two-over-two configuration
- Millable and paintable trim, brackets and paneling (AZEK brand)

- Standing seam metal roof in matte black on front gable slope
- EPDM rubber roofing in dark grey on flat roof portions
- Wrought-iron porch, stairs and railing
- Half round metal gutters and round downspouts

II. HISTORY

Historically the subject property has been the side yard to 535 North Columbus Street property and has been vacant, with the exception of the existing shed. According to the Sanborn Fire Insurance Maps, the shed was constructed **between 1931 and 1941**.

The alley behind the subject property is public. The houses located directly across Pendleton Street are located in the Parker-Gray District.

III. ANALYSIS

The proposed new construction complies with the zoning ordinance.

Permit to Demolish

In considering a Permit to Demolish, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B):

(1) Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?
(2) Is the building or structure of such interest that it could be made into a historic house?
(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?
(4) Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?
(5) Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?
(6) 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 in which to live?

In staff's opinion, none of the criteria for demolition are met and the Permit to Demolish should be granted. Staff visited the site and determined that the lumber, nails and metal siding used in the construction of the shed date from the mid-20th century. Because the construction is not unusual or unique, does not exhibit a high degree of craftsmanship and is easily replicable today, staff recommends approval of the demolition.

Figure 2: Interior photo of the shed

Although the applicant did not specifically request approval of the removal of the fence, its age warrants the Board's consideration. In the opinion of staff, the wrought iron fence likely dates from the same period as the shed, and is, perhaps, older. While fences such as the hoop and spear fence were common in the Victorian period and are still found throughout the historic districts, its condition is excellent and staff recommends that the applicant consider it reusing it on the site, or making it available to anyone interesting in using it in either of the historic districts.

Figure 3: Existing wrought iron fence

New Construction

The zoning ordinance requires that all new construction in the RM zone be located on the front property line if the majority of the houses on the block are also located on the front lot line, which is the case here. Staff commends the applicant for siting the house so that the bay window fronts the property line, allowing for the majority of the façade to be located approximately 2' back so that the historic cornice at 535 North Columbus Street remains visible and unaltered.

As the *Design Guidelines* note, the Board is most concerned with the compatibility of new structures with adjacent and nearby historic buildings. Historically, the Board has supported new but contextual background buildings which "allow historic structures to maintain the primary visual importance." The *Guidelines* specifically state that "…the Boards seek to promote compatible development that is, at once, both responsive to the needs and tastes of the late 20th century while still being compatible with the historic character of the districts." In evaluating new construction, the Board generally focuses on height, scale mass and architectural character on a larger scale, while focusing on fenestration, architectural detailing and materials on a more micro level.

In staff's opinion, the proposed new house is in compliance with the broader recommendations contained in the *Design Guidelines* for new construction. The late 19th century architectural style of the proposed new townhouse takes architectural clues from nearby historic buildings on the block and the surrounding neighborhood. The 500 block of Columbus Street has diverse architectural styles, from mid-19th century gable-roof townhouses to a variety of Italianate style townhouses and late 1970s Colonial Revival style townhouses. Staff particularly likes the use of a gable roof facing North Columbus Street as it gives the impression of a two-story building on the street, when the majority of the building reaches three stories in height toward the rear. As demonstrated by the renderings, views of the third story will be limited, given the location of the proposed construction between two adjacent townhouses and the large existing buildings facing Pendleton Street (708 & 710 Pendleton Street) to the north.

While the 1993 *Design Guidelines* specifically discourage the use of new materials on historic properties, the Board's policies support modern materials on new construction, in part to subtly differentiate between the early and recent buildings. Thus, the use of millable, paintable, composite trim, paneling and brackets, as well as fiber cement siding on this new building, is in conformance with the Board's adopted modern materials policy. However, as shown in the color renderings, the second floor window heads appear slightly oversized for the windows and in relation to the cornice, allowing for only a small separation between the windows and the cornice (the line drawings on sheet A2 are slightly better). Staff recommends that the applicant simplify the window head trim so that it does not compete with the bracketed cornice. Staff supports the applicant's proposal to use aluminum clad windows, provided they otherwise comply with the Board's window policy.

Section 6-403(B)(1) of the Zoning Ordinance requires the architectural screening of rooftop mechanical appurtenances throughout the City. However, the BAR "having jurisdiction of the matter may, after public hearing, waive or modify the screening requirement of Section 6-403(B)(1) if the board finds such requirement to be architecturally inappropriate." In the opinion of staff, the HVAC equipment will be minimally visible on the upper balcony due to the screening wall and the BAR should approve the waiver.

Staff recommends approval of the application for a new single-family house with the conditions noted above. Staff also notes that zoning comments state that the parking area must be differentiated from the open space, either by a curb, landscaping or fence.

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

IV. CITY DEPARTMENT COMMENTS

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

Zoning

F-1 Infill regulations do not apply to properties in the historic district. Use section 3-1100 instead of "infill data" submitted. (correct FAR sheet submitted)

F-2 No side yard setbacks are required on a residential lot of record as of February 10, 1953, which is less than 25 feet wide.

C-1 Roof top mechanical unit must be screened or a waiver of screening must be approved by the BAR.

C-2 The parking area should be separated from the open space by a curb or other similar means.

Code Administration
No comments received.

Transportation and Environmental Services

R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)

R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)

F-1 An approved grading plan will be required for construction of the new dwelling per Section 5-6-224 of the City Code. (TES)

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

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

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

C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)

C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

C-7 City Code Section 5-6-224 requires that a grading plan be submitted to and approved by T&ES prior to the issuance of building permits. (T&ES)

Alexandria Archaeology

Archaeology Comments

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.

2. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities.

Archaeology Findings

F-1 During the Civil War the Union Army established a parade grounds nearby this property, and a sizeable mess hall operated across the street. While maps do not depict anything specific within the bounds of list lot, its proximity to activities that took place during the Civil War suggests that the property could contain information about nineteenth-century Alexandria.

Archaeological Protection Code

C-1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

V. ATTACHMENTS

1 – Supporting Materials
2 – Application for BAR2015-0039 & BAR2014-0040 at 533 North Columbus Street

ATTACHMENT #1

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

A. Property Information

A1. Street Address 533 N. Columbus Street Zone RM

A2. 1,644 SQ. FT. x 1.5 = 2,466 SQ. FT.

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**	—
First Floor	—	Stairways**	—
Second Floor	—	Mechanical**	—
Third Floor	—	Other**	—
Porches/ Other	—	Total Exclusions	—
Total Gross *	—		

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

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

Proposed Gross Area*		Allowable Exclusions	
Basement	816	Basement**	816
First Floor	816 + 15	Stairways**	214
Second Floor	736 + 15	Mechanical**	10
Third Floor	669	Other**(Below 7'-6")	206
Porches/ Other	—	Total Exclusions	1,246
Total Gross *	3,067		

C1. Proposed Gross Floor Area *
3,067 Sq. Ft.
C2. Allowable Floor Exclusions**
1,246 Sq. Ft.
C3. Proposed Floor Area minus Exclusions 1,821 Sq. Ft.
(subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 1,821 Sq. Ft.

D2. Total Floor Area Allowed by Zone (A2) 2,466 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 (Section2-145(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	1,388 SQ. FT.
Required Open Space	575 SQ. FT.
Proposed Open Space	588 SQ. FT.

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

Signature: [signature] Date: 2/12/15

Updated July 10, 2008

E

Infill Ordinance Information
533 N. Columbus St
2/10/15
Vertical Datum: NAVD 88

Measurement taken along N. COLUMBUS ST

N. Columbus	Grnd.El.	Grnd.El.	Grnd.El.	Grnd.El.	Grnd.El.Avg.	1st Flr.El.	Bott.Roof El.	TopRoof El.	Grnd.To1stFlr.	Grnd. To Bott. Roof	Grnd. To Top Roof	Building Height
537	45.88	45.99	46.09	46.13	46.02	48.97	69.43	75.46	2.95	23.41	29.44	26.42
535	46.16	46.27	46.25		46.23	48.36	68.50	73.22	2.13	22.27	26.99	24.63
531	46.33	46.42	46.53		46.43	49.00	68.30	72.12	2.57	21.87	25.69	23.78
529/527	46.45	46.39	46.76	46.71	46.58	48.72	69.87	74.81	2.14	23.29	28.23	25.76
525/523	46.99	47.18	47.05	47.02	47.06	51.64		71.30	4.58		24.24	24.24
519	46.35	46.65	46.58		46.53	49.85	71.35	75.55	3.32		29.02	29.02
517	46.35	46.67	46.61	46.62	46.56	49.82	73.32	75.92	3.26		29.36	29.36
515	46.33	46.35			46.34	48.99		76.13	2.65		29.79	29.79
513.5	46.58	46.72	46.68		46.66	49.97		72.98	3.31		26.32	26.32
513/509	46.35	46.23	46.35	46.28	46.30	48.99		72.88	2.69		26.58	26.58
507	46.20	46.21			46.21	48.84		72.38	2.64		26.18	26.18
505	45.90	45.85	45.96		45.90	48.83		75.22	2.93		29.32	29.32
503	45.99	45.61	45.56		45.72	48.62		75.60	2.90		29.88	29.88
Averages					**46.40**	**49.28**			**2.93**	**22.71**	**27.77**	**27.02**

Building Plane Setback

Address	Setback from Curb face
537	14.9
535	15.0
531	15.2
529/527	25.2
525/523	26.0
519	14.7
517	14.6
515	13.0
513.5	17.5
513/509	14.3
507	13.3
505	13.5
503	13.3
Average	16.2

Allowable Building Height =	27.02	x 1.20=	**32.42**
Allowable Distance to Threshold =	2.93	x 1.20=	**3.52**
Allowable Threshold Elevation=	49.28		

KULINSKI
GROUP ARCHITECTS P.C.

KULINSKIGROUP.COM

Kulinski Group Architects P.C.
104 N. West Street
Alexandria, Va 22314

533 North Columbus Street – Board of Architectural Review Old and Historic District Materials Specification List

Front Entry Door: Jeldwen – Wood All Panel Exterior Door / Model 704 (Four Panel)

Color - Stained wood finish

Schlage - Wakefield handleset – Matte Black

Hardware - Matte Black

Address Numbers: Black metal numbers on the panel above the entry door transom

Front Porch Light: Capital Lighting – Sutter Creek Two Light Outdoor Wall Lantern, #9112OB

Color – Old Bronze

Kulinski Group Architects P.C.
104 N. West Street
Alexandria, Va 22314

Siding: **South and North Elevations** – Hardie Plank lap siding

- Smooth face
- 5" exposure

Color – Painted w/ Sherwin Willaims #SW6321 Red Bay

SW 6321 Red Bay

Interior / Exterior

Color Collections	Casual D'Luxe, Precious Baby
Color Family	Reds
Color Strip	46
RGB Value	R-145 | G-51 | B-52
Hexadecimal Value	#913334
LRV	9

View all Red paint colors Go to Color Visualizer

ADD TO PROJECT LIST SAVE TO mySW.com

Find Available Interior Paints

Find Available Exterior Paints

West Elevation – Hardie Plank lap siding

- Smooth face
- 5" exposure

Color – Painted w/ Sherwin Williams #SW6321 Red Bay

SW 6321 Red Bay

Interior / Exterior

Color Collections	Casual D'Luxe, Precious Baby
Color Family	Reds
Color Strip	46
RGB Value	R-145 | G-51 | B-52
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104 N. West Street
Alexandria, Va 22314

Windows: **All Elevations** – Jeld-wen – Siteline EX Wood Double Hung Windows

Color – Brilliant White

Simulated Divided Lite

Two over Two

Entry Porch: Wrought iron porch, stairs and rails

Color – Matte Black

Sythetic Wood Trim / Metal Coping:

Azek (smooth texture)

Color - Painted w/ Sherwin Williams #SW7006 Extra White'

Roofing (front): Standing seam metal roof – by Englert

Color – Matte Black

Roofing (rear): EPDM Self adhearing membrane

Color – Dark Gray

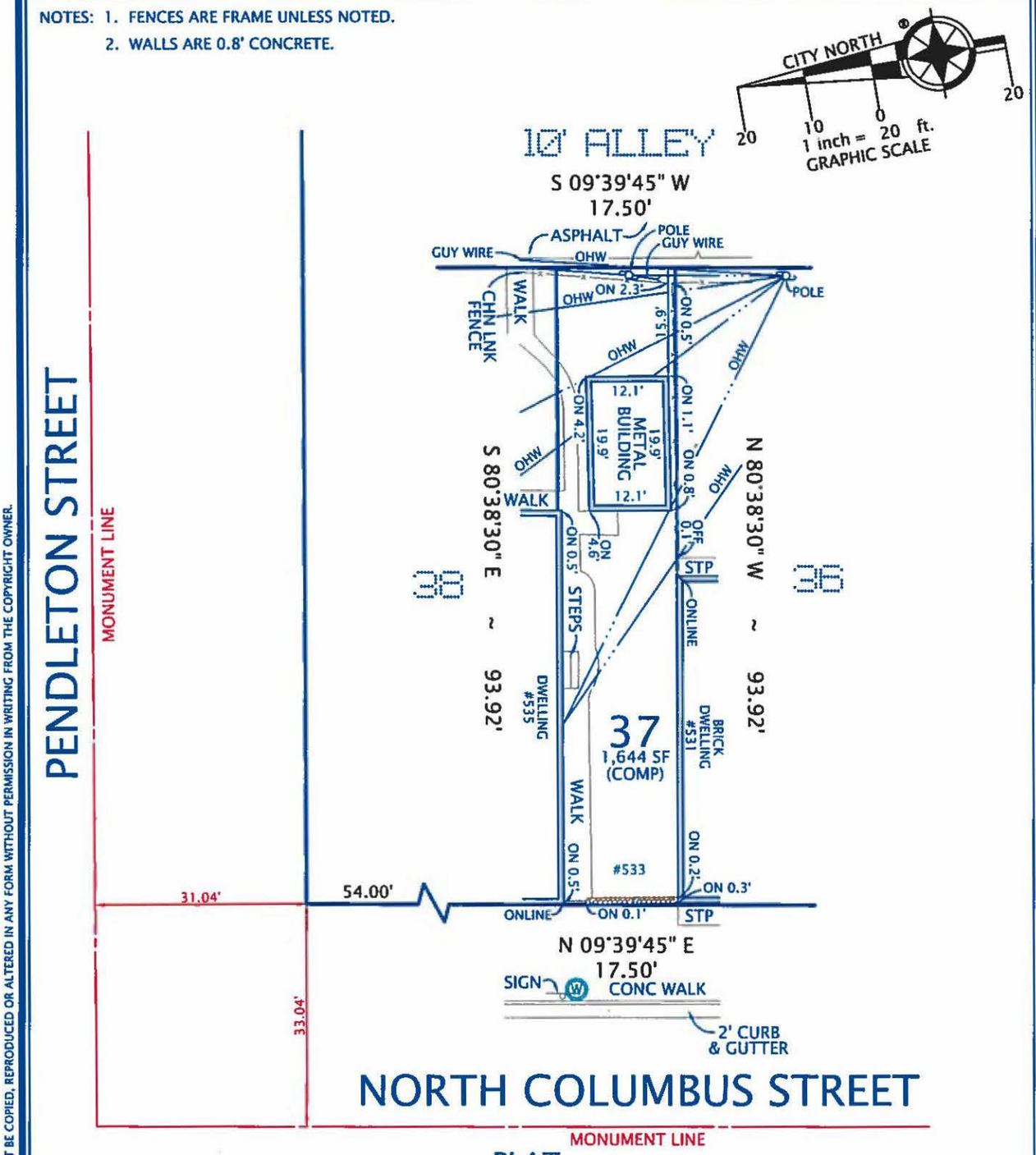
Rear Entry Door: Jeldwen – Siteline EX- Wood Patio Door w/ Transom

Color – White

Wide Stile (No grille)

Hardware – Black

NOTES: 1. FENCES ARE FRAME UNLESS NOTED.
2. WALLS ARE 0.8' CONCRETE.



PLAT

SHOWING HOUSE LOCATION ON
LOT 37
IN THE SQUARE BOUNDED BY

ORONOCO, COLUMBUS, PENDLETON & WASHINGTON STREETS

(DEED BOOK 27, PAGE 95)

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20' SEPTEMBER 05, 2014

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:

COMMONWEALTH OF VIRGINIA
09/05/2014
GEORGE M. O'QUINN
LICENSE NO. 2069
LAND SURVEYOR

George M. O'Quinn

CASE NAME:

ESTATE OF HUNTER

THE GENUARIO COMPANIES

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.

A TITLE REPORT WAS NOT FURNISHED.

NO CORNER MARKERS SET.

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

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CASE NAME: ESTATE OF HUNTER #140903004

NOTES: 1. FENCES ARE FRAME UNLESS NOTED.
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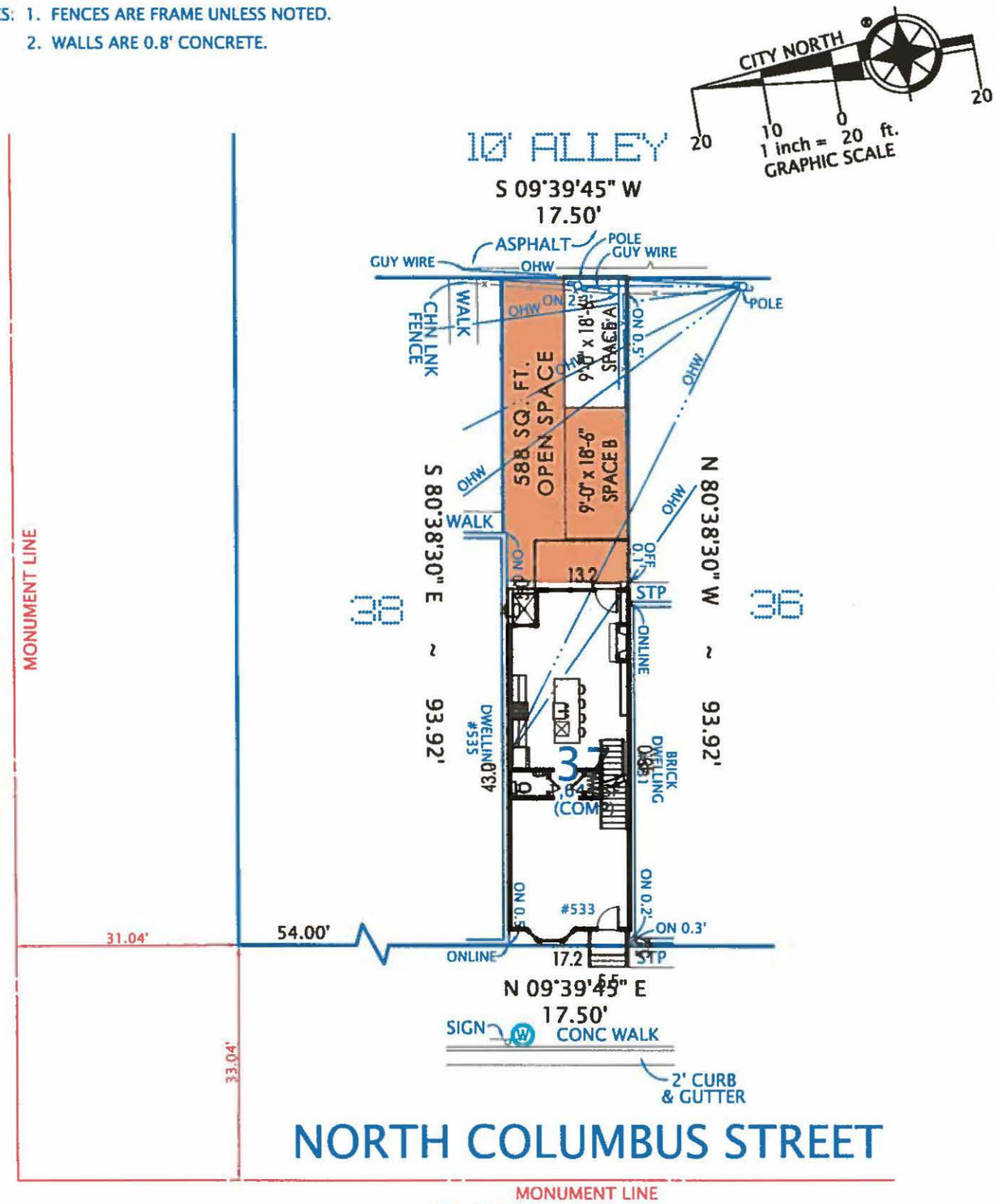

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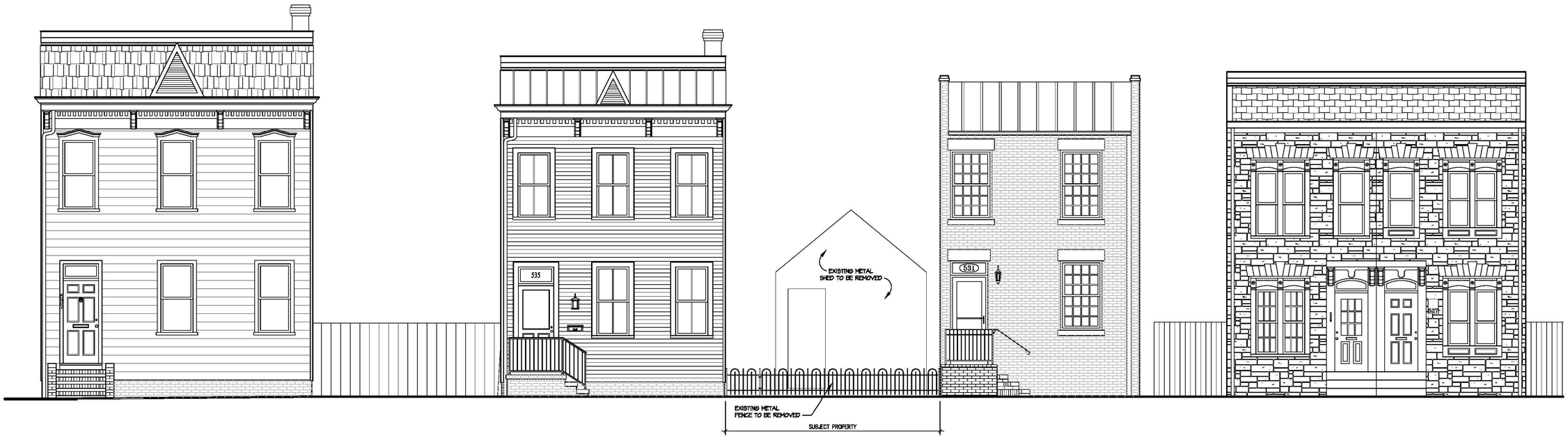
CITY OF ALEXANDRIA - BOARD OF ARCHITECTURAL REVIEW OLD & HISTORIC DISTRICT - PLAN SUBMITTAL



1 / A1 EXISTING WEST ELEVATION STREETSCAPE
SCALE: 1/4" = 1'-0"

1 / A1 PROPOSED WEST ELEVATION STREETSCAPE
SCALE: 1/4" = 1'-0"

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

533 N. COLUMBUS STREET - NEW TOWNHOUSE
533 N. COLUMBUS STREET ALEXANDRIA, VA 22314

EXISTING / PROPOSED STREETSCAPE

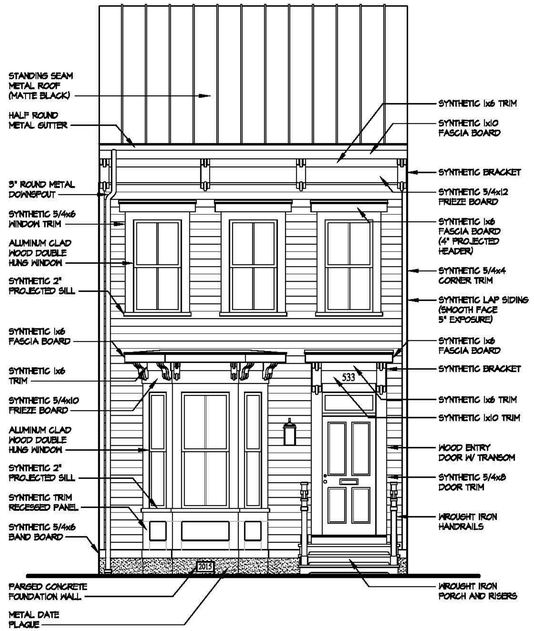
REVISIONS

PROJECT NUMBER		
1485		
DATE		
2/16/15		
SCALE		
AS NOTED		
DRAWN	DESIGNED	APPROVED
JMB	SWK	

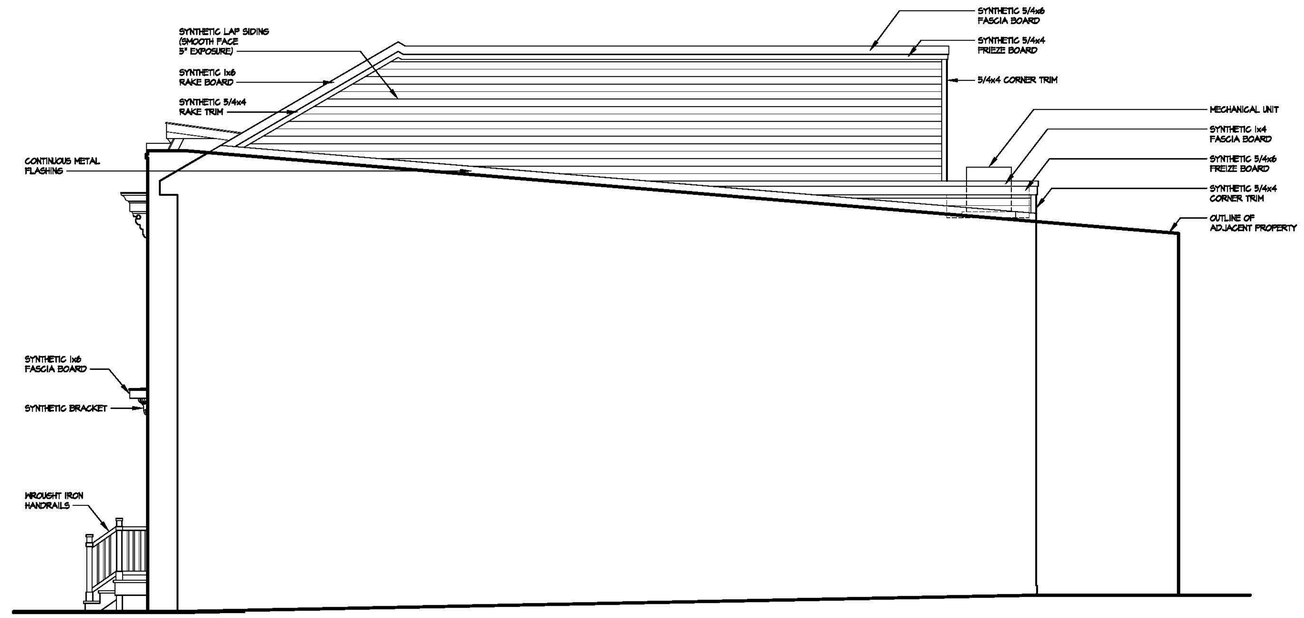
SHEET NUMBER
A1

1485-PLANS

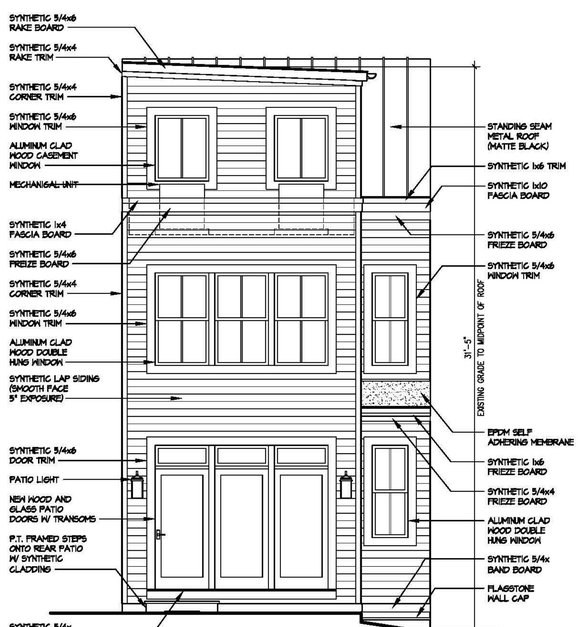
CITY OF ALEXANDRIA - BOARD OF ARCHITECTURAL REVIEW OLD & HISTORIC DISTRICT - PLAN SUBMITTAL



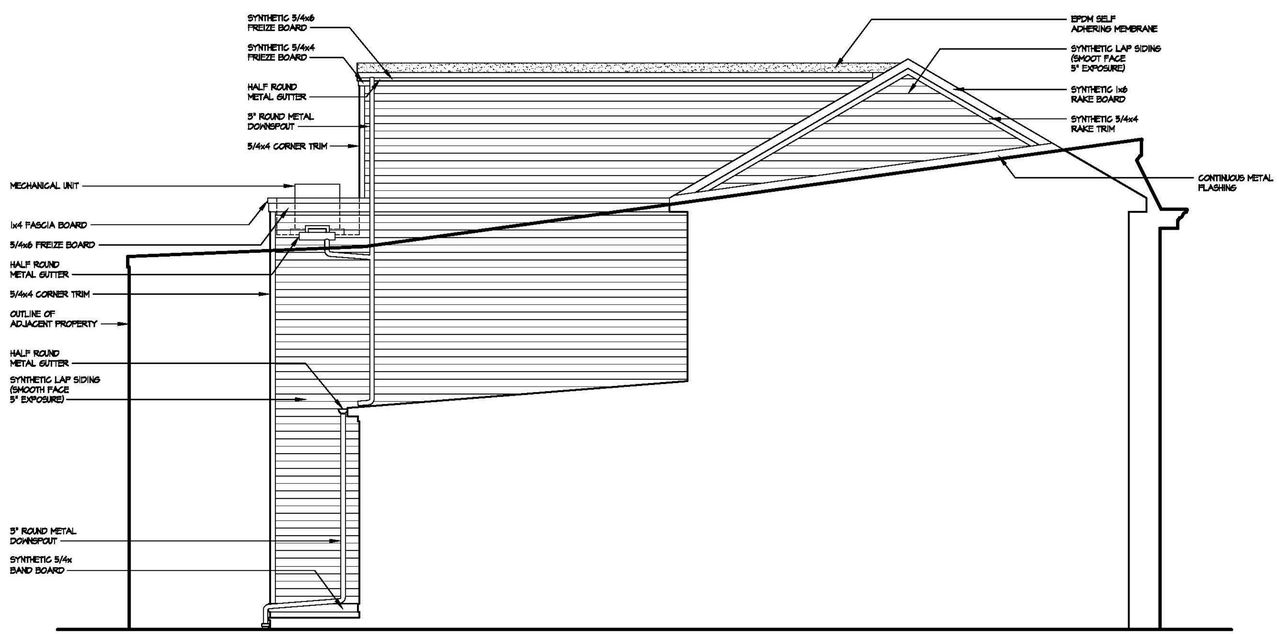
1 A2 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 A2 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



3 A2 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



4 A2 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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533 N. COLUMBUS STREET - NEW TOWNHOUSE
533 N. COLUMBUS STREET ALEXANDRIA, VA 22314

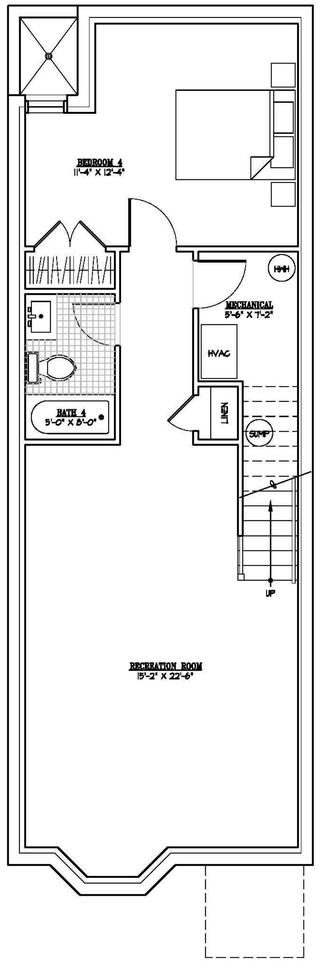
PROPOSED ELEVATIONS

REVISIONS

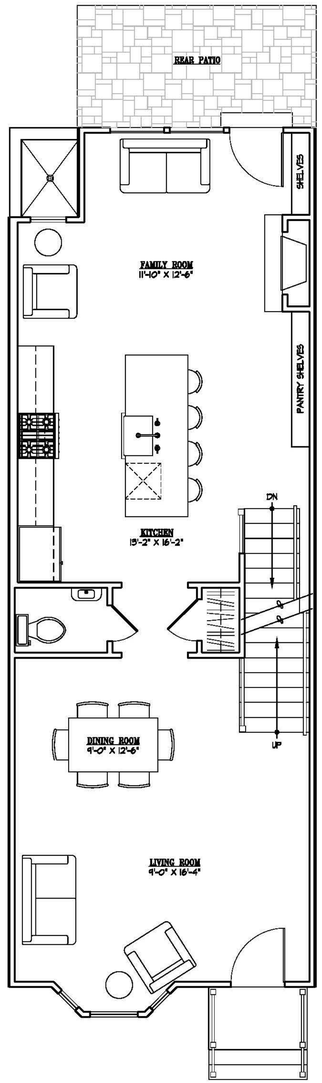
PROJECT NUMBER		
1485		
DATE		
2/16/15		
SCALE		
AS NOTED		
DRAWN	DESIGNED	APPROVED
JMB	SWK	

SHEET NUMBER
A2
1485-PLANS

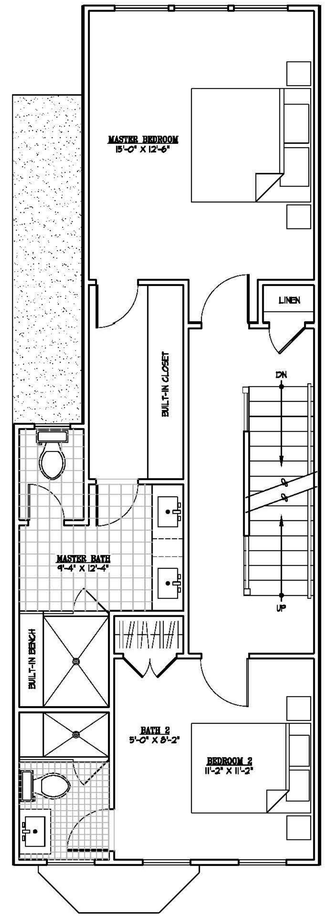
CITY OF ALEXANDRIA - BOARD OF ARCHITECTURAL REVIEW OLD & HISTORIC DISTRICT - PLAN SUBMITTAL



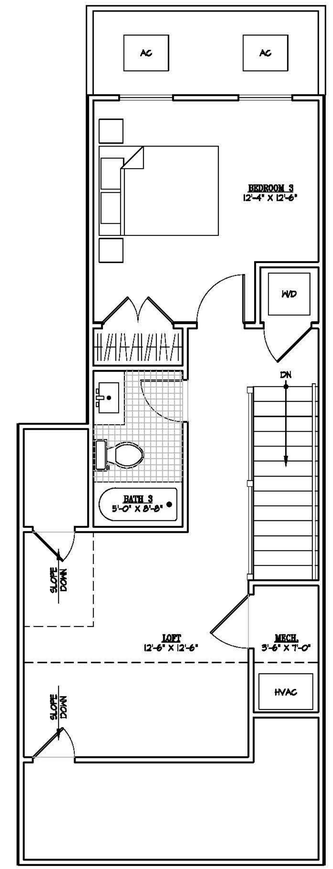
1 A3 PROPOSED BASEMENT PLAN
SCALE: 1/4" = 1'-0"



2 A3 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



3 A3 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



4 A3 PROPOSED ATTIC FLOOR PLAN
SCALE: 1/4" = 1'-0"

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PROPOSED PLANS

REVISIONS

PROJECT NUMBER	1485
DATE	2/16/15
SCALE	AS NOTED
DRAWN	JMB
DESIGNED	SWK
APPROVED	

SHEET NUMBER
A3

1485-PLANS

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

1 / A4 MODEL VIEW LOOKING SOUTHEAST
SCALE: N.T.S.

2 / A4 MODEL VIEW LOOKING NORTHEAST
SCALE: N.T.S.

3 / A4 MODEL VIEW LOOKING EAST
SCALE: N.T.S.

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533 N. COLUMBUS STREET - NEW TOWNHOUSE
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MODEL VIEWS

REVISIONS

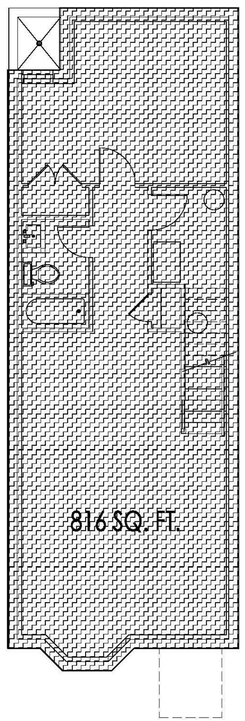
PROJECT NUMBER		
1485		
DATE		
2/16/15		
SCALE		
AS NOTED		
DRAWN	DESIGNED	APPROVED
JMB	SWK	

SHEET NUMBER
A4
1485-PLANS

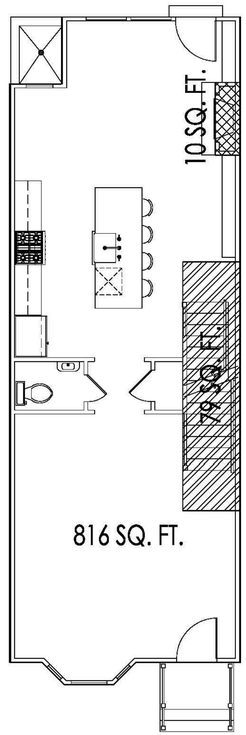
CITY OF ALEXANDRIA - BOARD OF ARCHITECTURAL REVIEW OLD & HISTORIC DISTRICT - PLAN SUBMITTAL

DRAWING KEY

- BASEMENT
- STAIR DEDCUTION
- MECH. DEDUCTION
- AREA BELOW 7'-6"



1 A5 **BASEMENT F.A.R. DIAGRAM**
SCALE: 3/16" = 1'-0"



2 A5 **FIRST FLOOR F.A.R. DIAGRAM**
SCALE: 3/16" = 1'-0"

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

A. Property Information

A1. Street Address 533 N. Columbus Street Zone RM

A2. 1,644 SQ. FT. (Total Lot Area) x 1.5 (Floor Area Ratio Allowed by Zone) = 2,466 SQ. FT. (Maximum Allowable Floor Area)

B. Existing Gross Floor Area

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

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

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

Proposed Gross Area*		Allowable Exclusions	
Basement	816	Basement**	816
First Floor	816 + 15	Stairways**	214
Second Floor	736 + 15	Mechanical**	10
Third Floor	669	Other**(Below 7'-6")	206
Porches/ Other		Total Exclusions	1,246
Total Gross *	3,067		

C1. Proposed Gross Floor Area * 3,067 Sq. Ft.
C2. Allowable Floor Exclusions** 1,246 Sq. Ft.
C3. Proposed Floor Area minus Exclusions 1,821 Sq. Ft. (subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 1,821 Sq. Ft.
D2. Total Floor Area Allowed by Zone (A2) 2,466 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 (Section2-145(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.

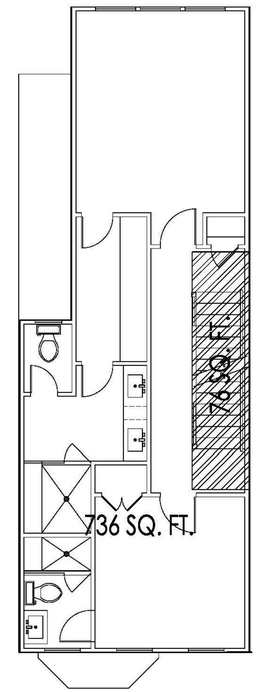
F. Open Space Calculations

Existing Open Space	1,388 SQ. FT.
Required Open Space	575 SQ. FT.
Proposed Open Space	588 SQ. FT.

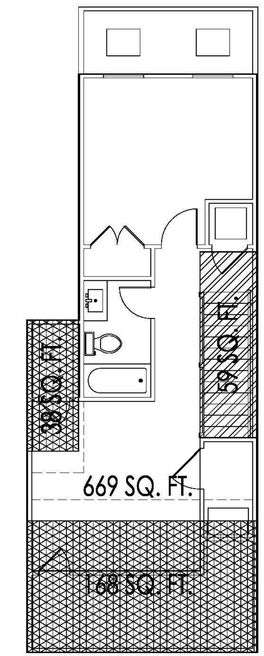
The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: Jon Ma Byrd Date: 2/12/15

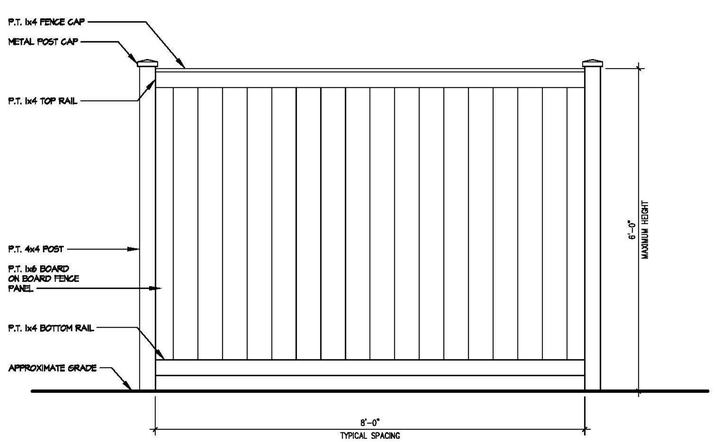
Updated July 10, 2008



3 A5 **SECOND FLOOR F.A.R. DIAGRAM**
SCALE: 3/16" = 1'-0"



4 A5 **ATTIC F.A.R. DIAGRAM**
SCALE: 3/16" = 1'-0"



5 A5 **TYPICAL FENCE PANEL**
SCALE: 3/4" = 1'-0"

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FAR CALCULATIONS / FAR DIAGRAMS

REVISIONS

PROJECT NUMBER		
1485		
DATE		
2/16/15		
SCALE		
AS NOTED		
DRAWN	DESIGNED	APPROVED
JMB	SWK	

SHEET NUMBER
A5
1485-PLANS

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

SUBJECT PROPERTY

537 | 535 | 533 | 531 | 529 | 527 | 525 | 523 | 519 | 517 | 515 | 513 1/2 | 513 | 511 | 509 | 507 | 505 | 503

1 / A6 NORTH COLUMBUS STREET 500 BLOCK STREETSCAPE
SCALE: N.T.S.

537 | 535 | 533 - SUBJECT PROPERTY | 531 | 529

2 / A6 533 NORTH COLUMBUS STREET ADJACENT PROPERTIES STREETSCAPE
SCALE: N.T.S.

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533 N. COLUMBUS STREET - NEW TOWNHOUSE
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EXISTING CONDITIONS PHOTOS

REVISIONS

PROJECT NUMBER		
1485		
DATE		
2/16/15		
SCALE		
AS NOTED		
DRAWN	DESIGNED	APPROVED
JMB	SWK	

SHEET NUMBER
A6

1485-PLANS

ATTACHMENT #2

BAR Case # 2015-00039/00040

ADDRESS OF PROJECT: 533 N Columbus Street

TAX MAP AND PARCEL: 064.02-03-35 **ZONING:** RM

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: 533 & 535 North Columbus Street Homes, LLC

Address: 8400 Radford Avenue, Suite 200

City: Alexandria State: VA Zip: 22309

Phone: (703) 360-3134 E-mail: Louis@genuariocompanies.com

Authorized Agent *(if applicable)*: ☐ Attorney ☒ Architect ☐ _____

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

E-mail: steve@kulinskigroup.com

Legal Property Owner:

Name: 533 & 535 North Columbus Street Homes, LLC

Address: 8400 Radford Avenue, Suite 200

City: Alexandria State: VA Zip: 22309

Phone: (703) 360-3134 E-mail: Louis@genuariocompanies.com

☐ **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	☐ fence, gate or garden wall	☐ HVAC equipment	☐ shutters
☐ doors	☐ windows	☐ siding	☐ shed
☐ lighting	☐ pergola/trellis	☐ painting unpainted masonry	
☐ other ____ _____			

☐ ADDITION
☒ DEMOLITION/ENCAPSULATION
☐ SIGNAGE

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

Removal of existing non-historic shed structure and construction of a new Single Family Home

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.

Additions & 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 # 2015-00039/00040

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: 02/17/15

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. 533 & 535 North Columbus Street Homes, LLC	8400 Radford Ave., Suite 200 Alexandria, VA 22309	
2. Genuario Properties, Inc.	8400 Radford Ave., Suite 200 Alexandria, VA 22309	51%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 533 N Columbus 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. 533 & 535 North Columbus Street Homes, LLC	8400 Radford Ave., Suite 200 Alexandria, VA 22309	
2. Genuario Properties, Inc.	8400 Radford Ave., Suite 200 Alexandria, VA 22309	51%
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 the12-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. N/A		
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.

02/17/15	STEPHEN W. KULINSKI	
Date	Printed Name	Signature