

Docket Items # 8 & 9
BAR CASE # 2015-00036 &
2015-00037

BAR Meeting
March 18, 2015

ISSUE: Permit to Demolish and Alterations

APPLICANT: 533 & 535 N. Columbus Street Homes LLC by Steve Kulinski, Architect

LOCATION: 535 North Columbus Street

ZONE: RM / Residential

STAFF RECOMMENDATION

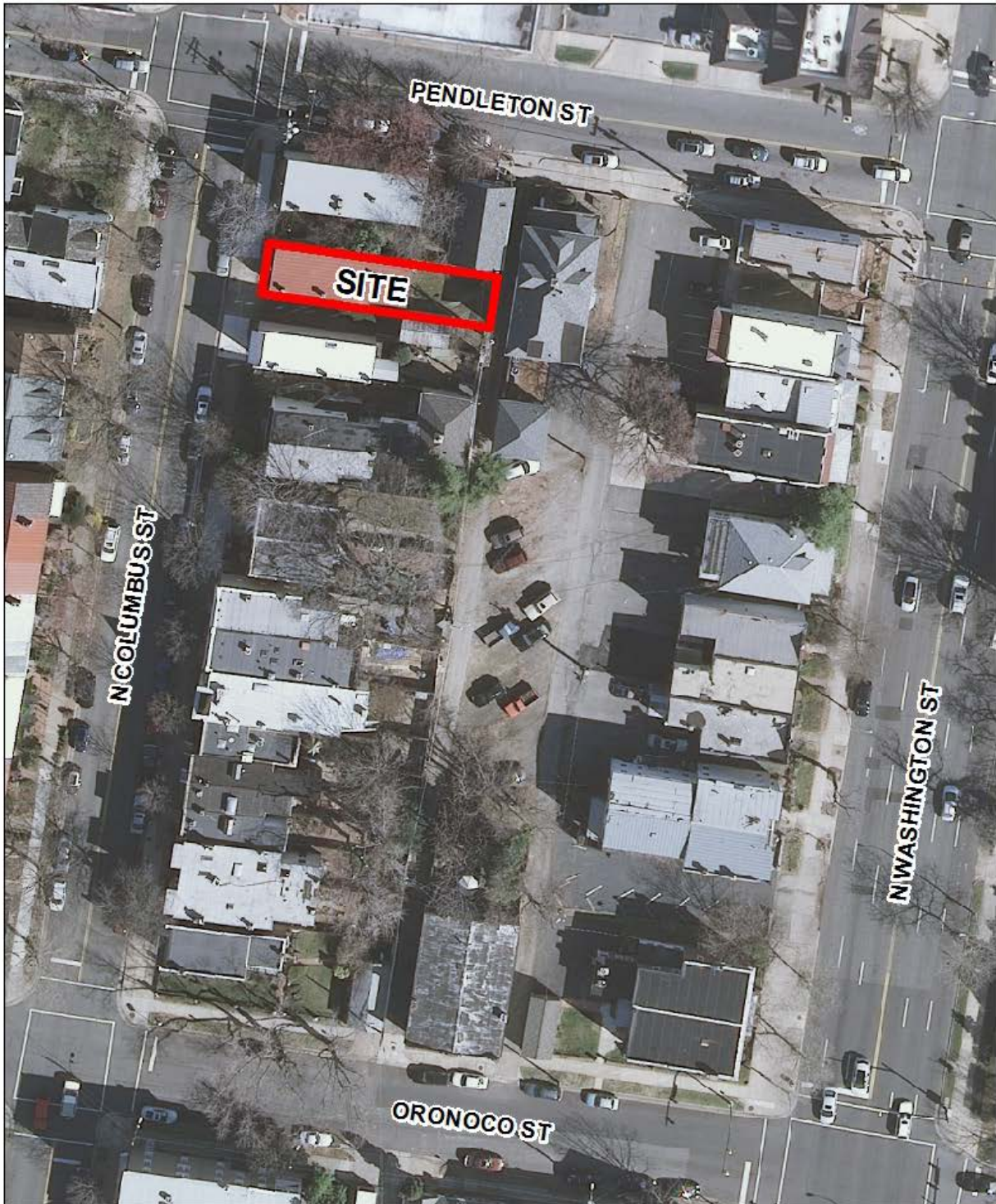
Staff recommends approval of the Permit to Demolish/Capsulate and Certificate of Appropriateness with the conditions that:

1. The historic central brick chimneys are not removed above the roofline.
2. Upon removal of the metal siding, staff will evaluate the condition of siding for repair or replacement per the BAR's siding policy. If the siding cannot reasonably be retained, new wood siding must be used on the side elevations per the Board's policy.
3. Staff will survey the existing window sash to determine whether they are original, per the BAR's window policy. Original sash and frames on the front elevation must be restored and retained per the Board's policy.
4. The existing original front entry frame, including transom will be retained and repaired. The existing face trim and door slab may be replaced, as proposed.
5. Staff will survey the mansard portion of the roof to determine its original material for replacement, per the Board's roofing policy. If the original material cannot be determined, it may be clad with metal shingles, or fancy cut decorative slate or wood shingles.
6. The guardrail balusters will be eliminated from the wrought iron railing on the new, front brick stoop.
7. The new rear fence be painted or stained and constructed of wood or wood composite.

****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.



BAR2015-00036 & BAR2015-00037



Note: Staff coupled the reports for BAR #2015-00036 (Permit to Demolish) and BAR #2015-00037 (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/Capsulate and a Certificate of Appropriateness for alterations at 535 North Columbus Street. The alterations to the south elevation are necessary to allow the new house concurrently being proposed by applicant at 533 North Columbus Street to abut the existing south wall.

Permit to Demolish

- Remove one of the two, existing corbelled brick central chimneys;
- Remove seven (7) windows¹ and one (1) door from the south (side) elevation. Frame in openings where the new house at 533 North Columbus Street abuts the existing building;
- Remove non-historic front entry's door slab, original frame and transom. Replace with a new, half-light wood entry door assembly with single-light transom;
- Demolish 133 sq. ft. of the brick addition's rear elevation to install a gang of three single light doors with transoms on the first floor and three, 2/2 windows on the second floor;
- Remove the existing metal siding to expose the historic wood German siding; Repair and replace on front elevation only.
- Remove metal and historic wood siding from north and south (side) elevations and install composite lap siding with a 5" exposure;
- Remove the existing brick stoop on the side elevation.

Certificate of Appropriateness (Alterations)

- Reconstruct the existing front brick stoop. The new brick, rowlock stoop will be oriented toward the south and contain wrought iron handrails;
- Replace all original 1/1 TDL windows on dwelling with 2/2 aluminum-clad, wood SDL windows;
- Remove existing composition roof on the false mansard and install a new, standing seam metal roof;
- Repair existing cornice and trim details, as needed;
- Install a six (6') high board fence to enclose the rear yard.

II. HISTORY

This two-story, three-bay, late-Victorian frame dwelling first appears on the **1912** Sanborn Fire Insurance map. The building is currently clad in metal siding over original wood siding. The roofline is detailed with a bracketed and denticulated cornice and a gabled louvered vent. It is capped with a small mansard roof which faces North Columbus Street and a low slope shed roof which slopes toward the east (rear) yard. The shed roof is detailed with two, corbelled brick chimneys. The south (side) elevation is punctuated with several 1/1 windows on the first and second floors, a full light door and two, 6/6 windows in the last two bays of the first floor – which likely enclosed an original open-covered porch (see photo below).

¹ There are ten (10) windows on this elevation. Eight (8) are original to the main block. Six (6) of the 8 (eight) original windows will be removed and enclosed with this application in order for the new house to be constructed at 533 North Columbus Street.

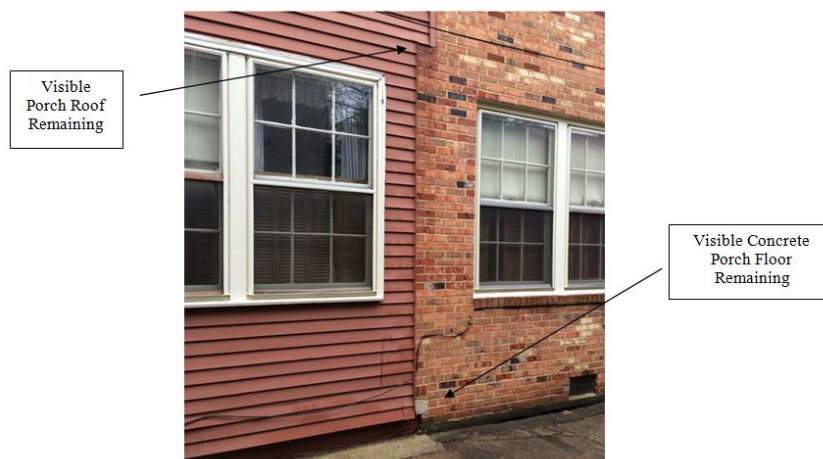


Figure 1: View of previous first floor
open/covered rear porch

By the third quarter of the twentieth century, a two-story, CMU with brick veneer addition was constructed at the rear of the building.²

III. ANALYSIS

The proposed alterations and addition comply 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?

The Board regularly approves small and selective amounts of demolition to allow for the construction of additions and alterations as historic buildings are adapted for modern occupation and use. Generally, such areas of demolition and capsulation are limited to rear or side elevations and do not significantly affect the main historic building components. They also

² Based on Sanborn Fire Insurance Map documentation, the rear, two-story brick addition was constructed after 1958.

generally have ordinary or common features or elements. In this case, the applicant is proposing to remove five (5) original windows, the original front entry surround and transom, the historic wood siding on the side elevations and one original chimney in order to renovate and reconfigure the exterior and interior living spaces to accommodate the construction of a new house on the adjacent lot. Staff supports the removal of the windows on the south elevation for the construction of the adjacent house, as this infill is consistent with the historic development pattern within the district. However, staff opposes removal of the chimney, the entry surround and transom and the wood siding on the side elevations, as this amount of demolition will compromise the building's historic integrity and is at odds with the Boards adopted policies and *Design Guidelines*. In addition, staff finds that removal of these exterior features is not necessary to achieve the applicant's design goals.

The Board's purpose in the ordinance is to safeguard the visual and architectural quality of the historic district. The *Design Guidelines* state that "*The Boards actively seek to retain the existing historic fabric of the historic districts...*" and "*Repair and replacement of historic fabric should not cause the substantial removal of a historic or architectural feature which is considered to have historic and/or architectural significance.*"

Regarding the removal of the front entry surround and transom, the transom contains cylinder glass and the original surround appears to remain intact behind a simple 1 x 4 flat casing, likely added to pad the original trim when the aluminum siding was installed. The new slab door can be installed within this existing frame. Staff believes that the original front entry frame and transom should remain intact and be restored and not replaced.



Figure 2: Door Surround Detail

Additionally, the proposal to replace the historic wood siding on the side elevations is premature, as the siding has not yet been removed and the condition of the historic wood siding underneath has yet to be assessed. However, even if the wood siding is in poor condition and cannot be

repaired or reused, staff does not support the replacement of the wood siding on the side elevations of this early 20th century intact resource with a modern material such as wood composite/synthetic lap siding. The Board's *Composite Siding Policy* approves the use of this modern material only on buildings and additions constructed after 1975. Therefore, staff recommends that the early wood siding be preserved and restored. However, if determined by staff that the wood siding is not salvageable, the siding may be replaced in-kind. Staff notes that *Parker Gray Guidelines* now permit the use of fiber cement siding on non-street-facing facades of all dwellings, where it is normally not easily seen or touched by the public. Street facing facades of early, pre 1932, structures must be original materials.

Finally, during staff's site visit to the property, the original masonry chimneys appear to be from the first period date of construction and utilize a traditional corbelled form. The *Design Guidelines* state that "chimneys can have an important impact on the overall visual composition of a building" and encourage their "maintenance in situ" and discourage their removal without a "compelling reason and substantial justification." For these reasons staff strongly supports the retention of the portion of both chimneys above the roofline as character-defining features of the original building mass, though staff notes that the chimney proposed for demolition is in the center of the structure and will not be easily visible once the abutting new house is constructed.

In staff's opinion, none of the criteria for demolition and encapsulation are met and the Permit to Demolish/Capsulate should be granted, provided that the applicant retain the front door surround and transom, the wood siding, and the portion of the brick chimneys above the roofline.

Certificate of Appropriateness

Staff generally supports the proposed alterations, noting that the majority of the remaining items being proposed will be sensitive restorations of original or character-defining features, including repairing and replacing the existing cornice and trim, and restoring the original German profile wood siding on the front elevation. Furthermore, except for the proposed new windows and composite siding, where new elements are proposed, staff finds the materials to be consistent with the *Design Guidelines*, as compatible materials and details are being used which are historically appropriate for this early 20th century Victorian dwelling.

Regarding the proposed windows, staff finds the existing windows on the building are from the building's date of construction. Although they are a common window configuration and not of unusual design, the sash are constructed with mortise and tenon joinery. The frames contain a simple flat profile with what appears to be a small bead detail. It is recommended that if these windows are replaced, that a 1/1 painted wood window with a trim profile to match as close as possible to the original is installed. Additionally, staff believes that the front elevation's second floor windows may have a more high style surround and head detail, whose paint ghost will be visible when the aluminum siding is removed. This theory is based on the window trim found on the stylistically similar house next door at 537 North Columbus Street (see photo below). If staff finds physical or documentary evidence of a more elaborate surround during construction, it should be reinstalled.



Figure 3: Second Floor Window Surround
537 N Columbus St

Through research and existing conditions, we know that most mansard roofs on Late Victorian buildings were clad with either decorative slate or wood shingles or with stamped metal shingles. Standing seam metal roofs were a more typical treatment on hipped or gable roof forms, not mansard roofs, and staff is not aware of any small mansard roofs in the district that have original standing seam roofing. As such, staff recommends that the front mansard roof have metal shingles or decorative slate or wood shingles.

Staff supports the proposed fence design to enclose the rear yard, however the specifications submitted did not specify a material. Staff recommends a painted or stained wood or solid wood composite material consistent with the Board's *Modern Materials Policy* and the *Design Guidelines*.

Finally, the applicant is proposing a simple wrought iron handrail with guardrail to be installed on the front stoop. Discussions with Code Administration staff has confirmed that the current 2012 Virginia Building Code only requires a handrail on a continuous run of treads or flights with four or more steps. In addition, a guard is not required if the landing and steps are 30" or less above grade the stairs.³ Per the submitted plans the proposed brick stoop's landing is 19" above grade. Therefore, neither a railing nor a guard is required. However, due to the proposed orientation of the stoop, staff is recommending that the design be altered to a simple handrail without balusters, so that the railing does not compete with the design of the historic entrance.

Staff recommends approval of the Permit to Demolish and Certificate of Appropriateness applications, with the conditions recommended above.

STAFF

Michele Oaks, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager

³ VRC 2012 Sections are R311.7 for Stairways and R312 for Guards.

IV. CITY DEPARTMENT COMMENTS

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

Code Administration

F-1 The following comments are for BAR2015-00036. Once the applicant has filed for a building permit and additional information has been provided, code requirements will be based upon that information and the building permit plans. If there are any questions, the applicant may contact Charles Cooper, Plan Review Division at Charles.cooper@alexandriava.gov or 703-746-4197.

C-1 Building permits and inspections are required for this proposed construction. Five sets of construction documents that fully detail the construction as well as layout and schematics of the scope of work

Transportation and Environmental Services

F-1 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

F-2 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 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)

F-2 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:

For a Public Alley - The applicant shall contact T&ES, Construction Management & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.

For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)

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)

Alexandria Archaeology

- F-1 There is low potential for significant archaeological resources to be disturbed by this project. No archaeological action is required.

V. ATTACHMENTS

1 – Supporting Materials

2 – Application for BAR2015-0036 & BAR2015-0037 at 535 North Columbus Street



DEPARTMENT OF PLANNING AND ZONING

FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

A. Property Information

A1. Street Address 535 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	1,042 SQ. FT.	Stairways**	76 SQ. FT.
Second Floor	1,042 SQ. FT.	Mechanical**	34 SQ. FT.
Third Floor	_____	Other**	_____
Porches/ Other	_____	Total Exclusions	110 SQ. FT.
Total Gross *	2,084 SQ. FT.		

B1. Existing Gross Floor Area *
2,084 Sq. Ft.

B2. Allowable Floor Exclusions**
110 Sq. Ft.

B3. Existing Floor Area minus Exclusions
1,974 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**	_____
Second Floor	_____	Mechanical**	_____
Third Floor	_____	Other**	_____
Porches/ Other	_____	Total Exclusions	_____
Total Gross *	_____		

C1. Proposed Gross Floor Area *
 _____ Sq. Ft.

C2. Allowable Floor Exclusions**
 _____ Sq. Ft.

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

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 1,974 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 (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

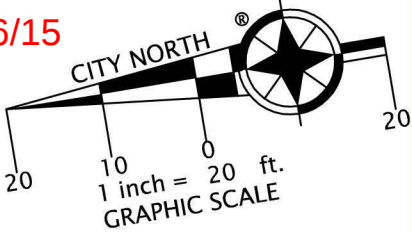
Existing Open Space	634 SQ. FT.
Required Open Space	575 SQ. FT.
Proposed Open Space	595 SQ. FT.

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

Signature:  Date: 2/12/15

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

REVISED-3/6/15



PENDLETON STREET

MONUMENT LINE

LINE ROOT #2

10' ALLEY

S 09°39'45" W
17.50'

GUY WIRE ASPHALT
OHW

LOT
501

CHN LNK
FENCE

S 80°38'30" E

595 SQ. FT.
OPEN SPACE

METAL
BUILDING

N 80°38'30" W

LOT
500

93.92'

ONLINE

38
644 SF
(COMP)

2 STORY
BRICK &
ALUMINUM
DWELLING
#535

7.50'

18.3'

ONLINE
STP &
STEPS

ONLINE
CONC WALK

N 09°39'45" E

GRASS

17.50'

2' CURB
& GUTTER

SIGN

NORTH COLUMBUS STREET

MONUMENT LINE

PLAT

SHOWING HOUSE LOCATION ON
LOT 38
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:

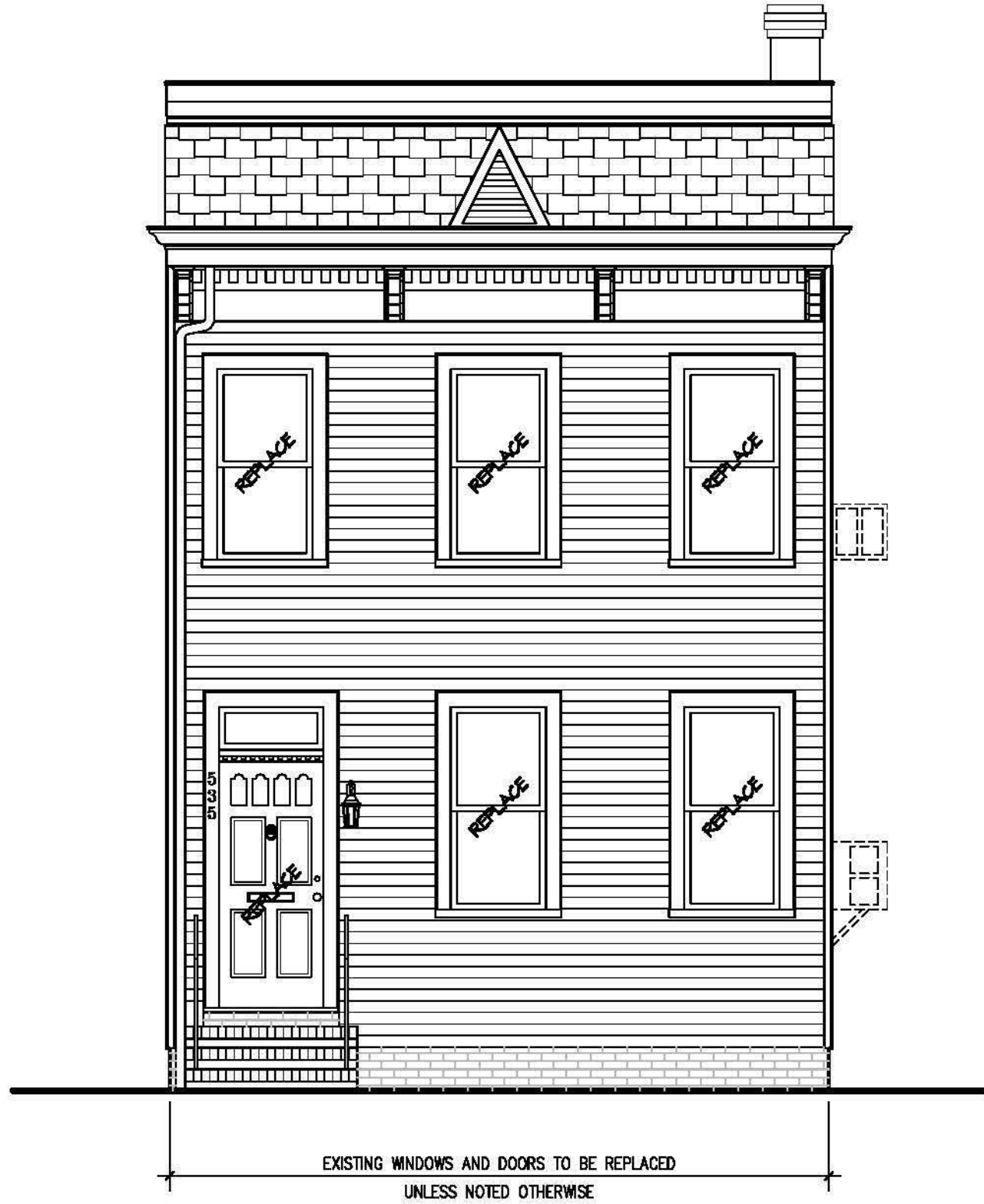
THIS PLAT IS SUBJECT TO
RESTRICTIONS OF RECORD.
A TITLE REPORT WAS NOT FURNISHED.
NO CORNER MARKERS SET.



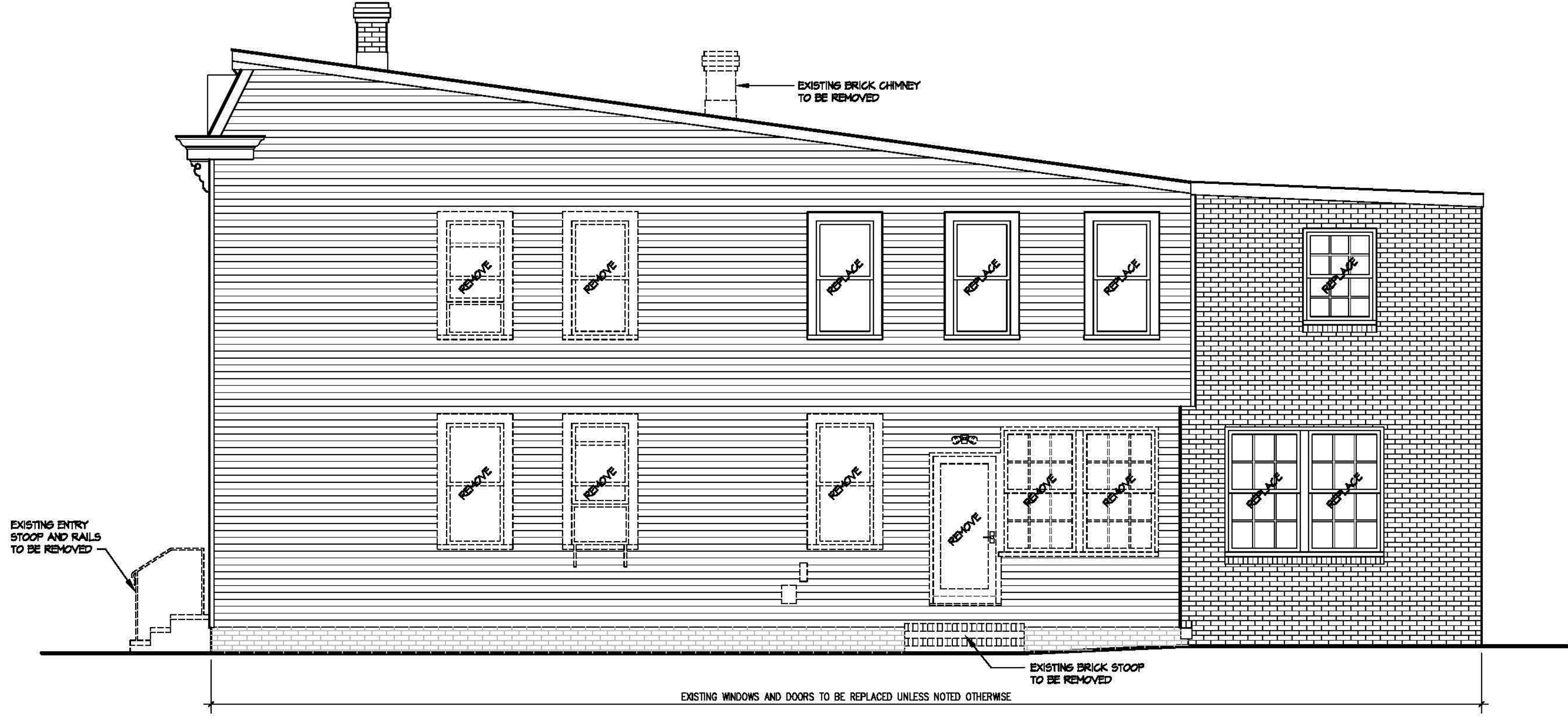
CASE NAME:
ESTATE OF HUNTER
THE GENUARIO COMPANIES

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

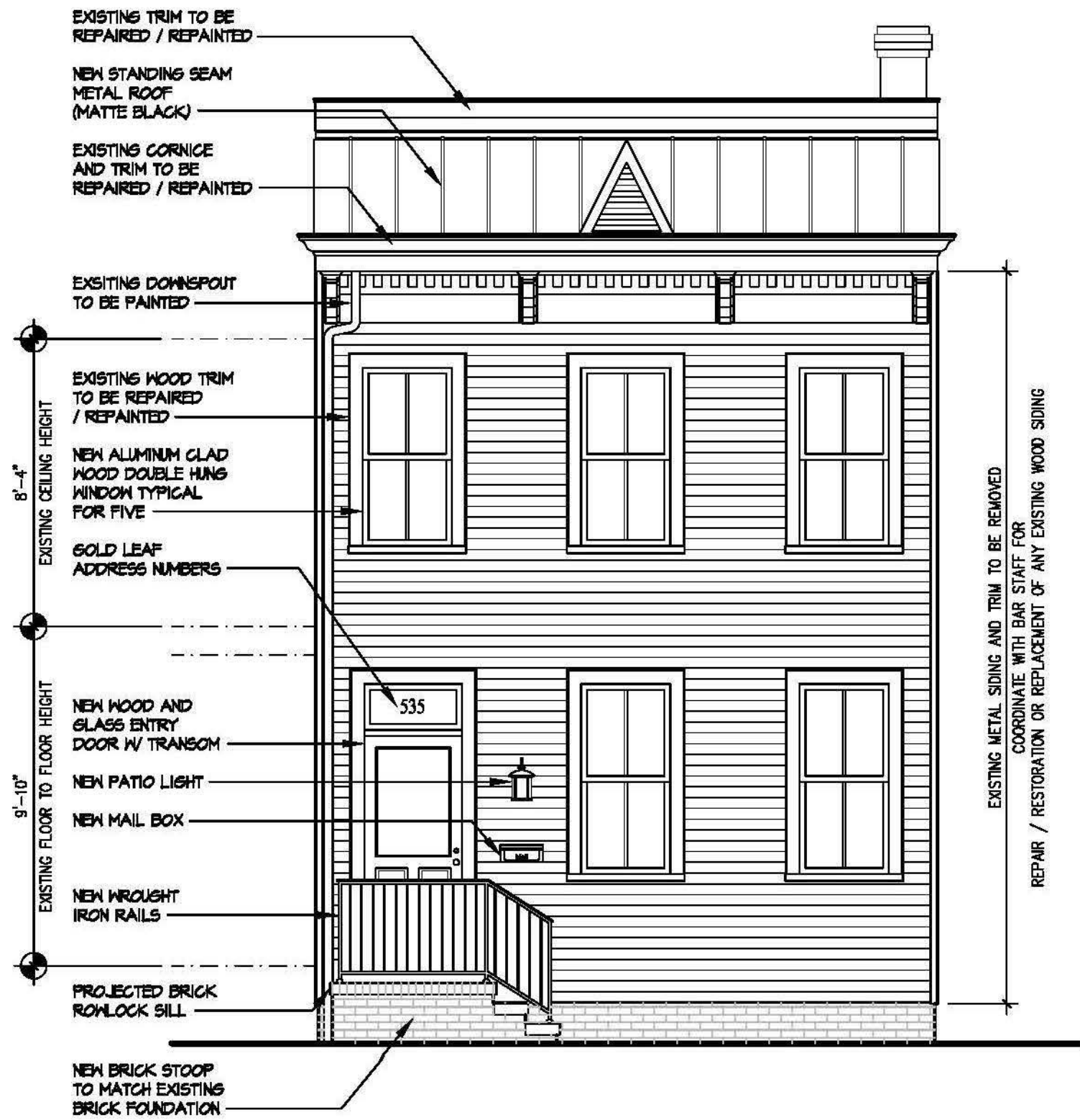
CITY OF ALEXANDRIA - BOARD OF ARCHITECTURAL REVIEW OLD & HISTORIC DISTRICT - PLAN SUBMITTAL



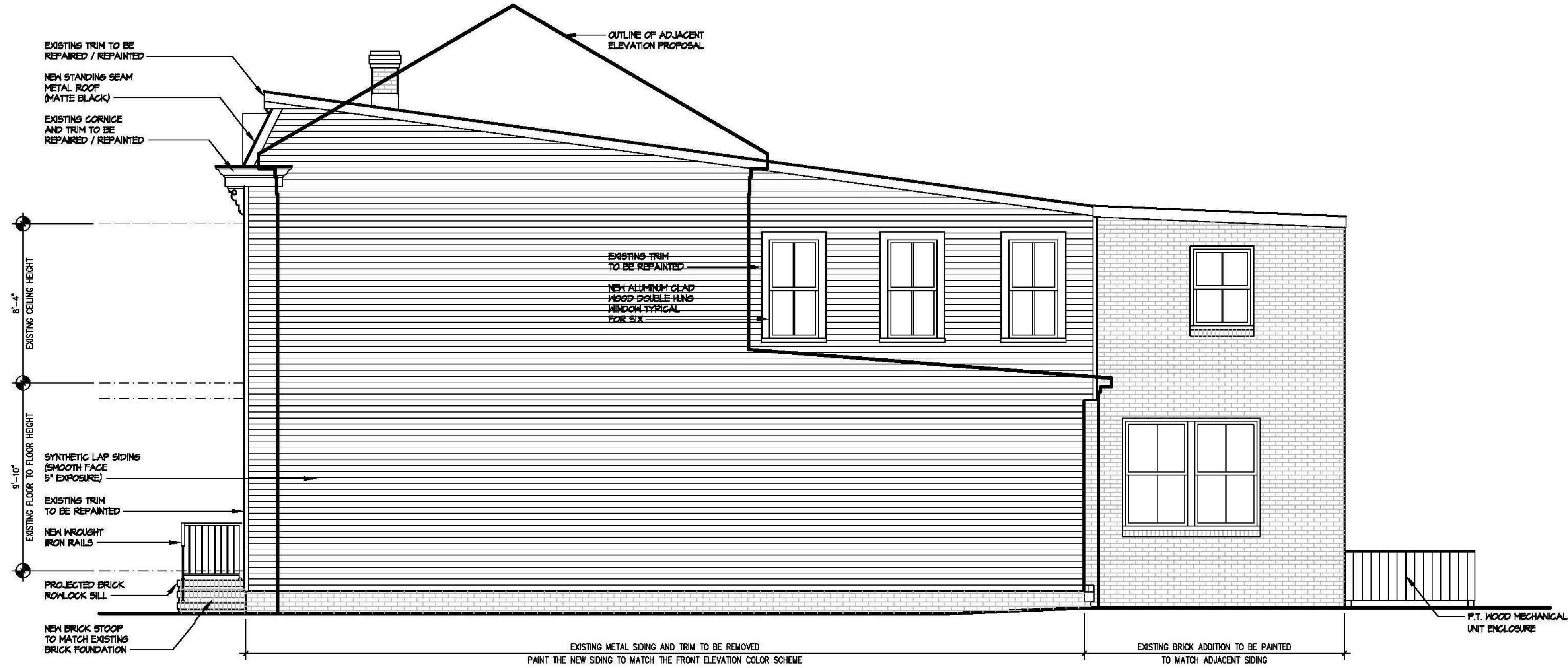
1 WEST DEMOLITION ELEVATION
A1 SCALE: 1/4" = 1'-0"



2 SOUTH DEMOLITION ELEVATION
A1 SCALE: 1/4" = 1'-0"

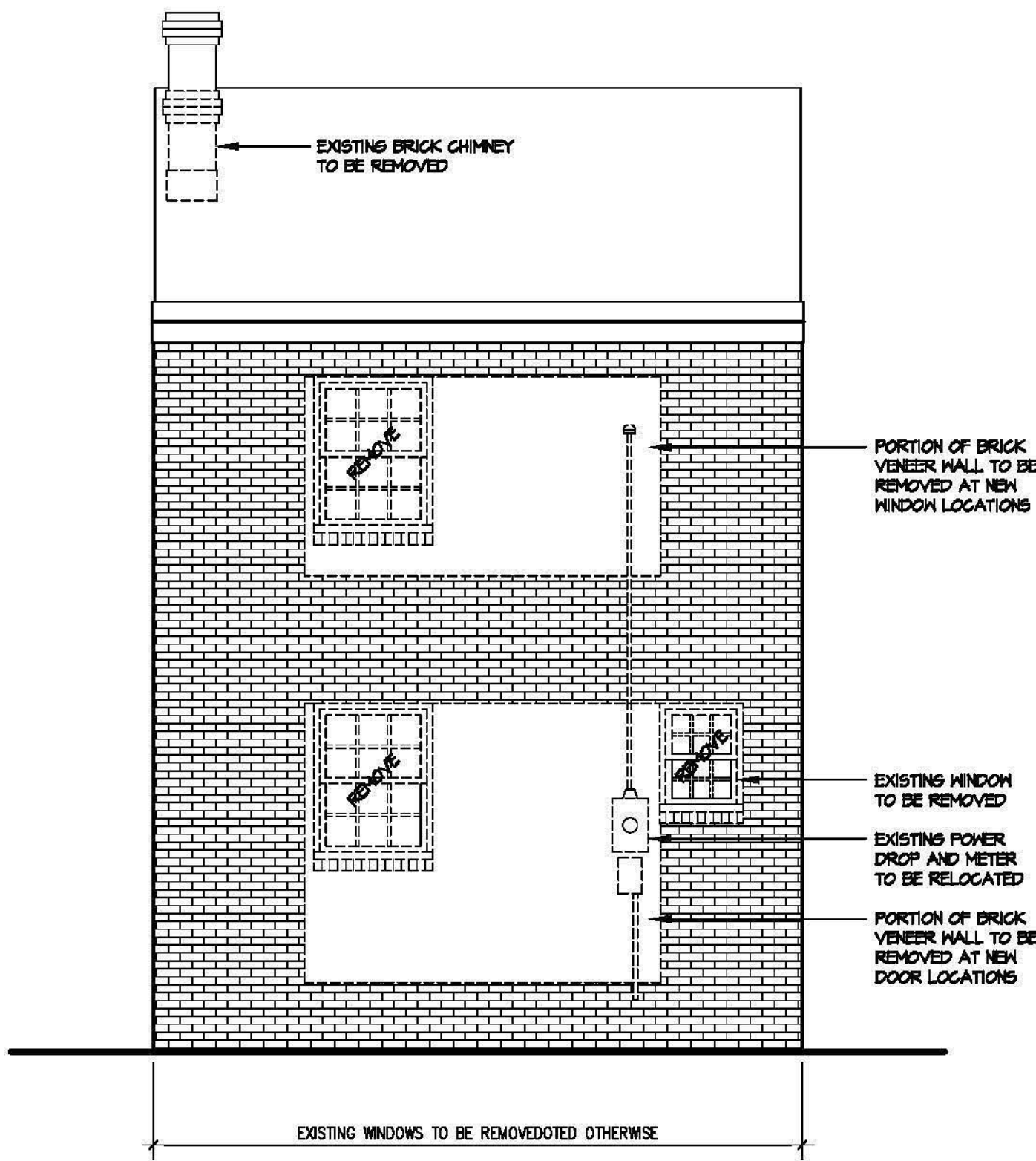


3 PROPOSED WEST ELEVATION
A1 SCALE: 1/4" = 1'-0"

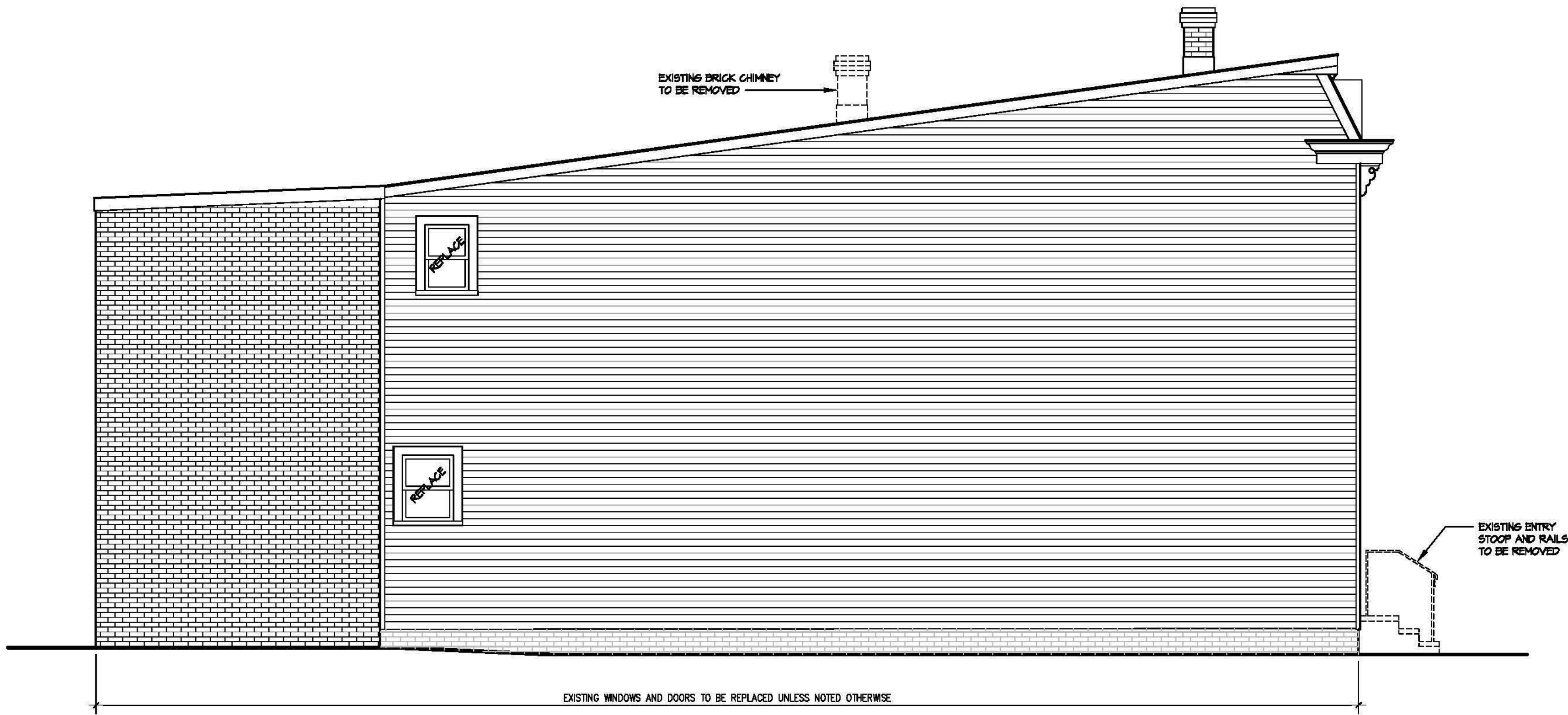


4 PROPOSED SOUTH ELEVATION
A1 SCALE: 1/4" = 1'-0"

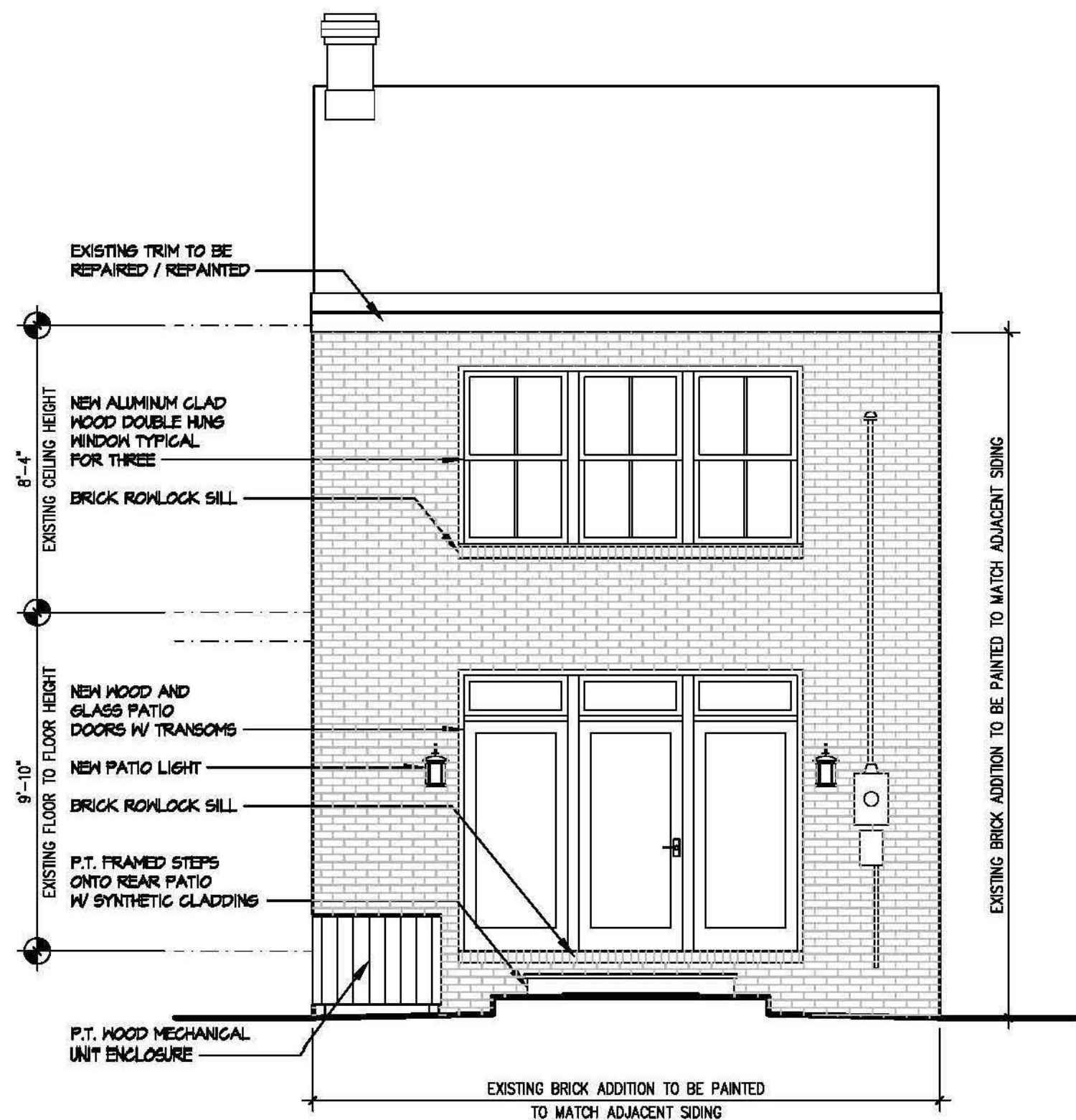
CITY OF ALEXANDRIA - BOARD OF ARCHITECTURAL REVIEW OLD & HISTORIC DISTRICT - PLAN SUBMITTAL



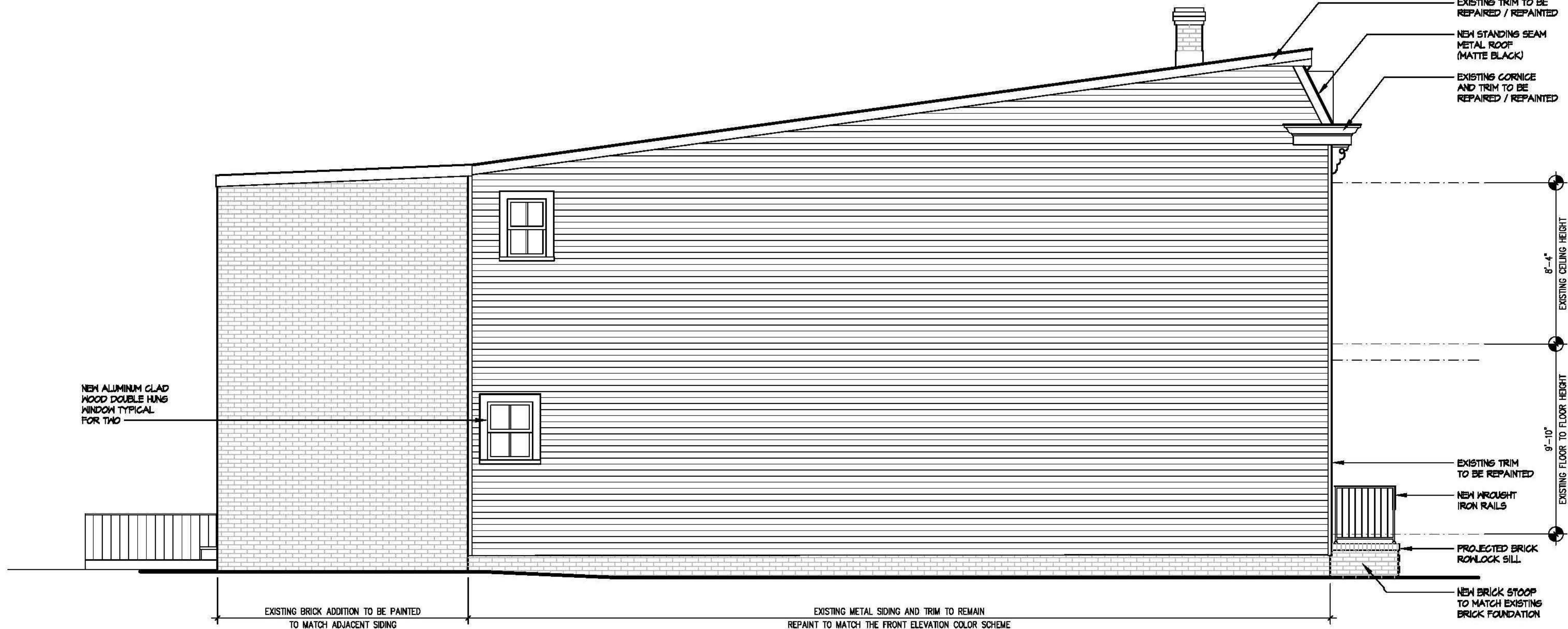
1 EAST DEMOLITION ELEVATION
A2 SCALE: 1/4" = 1'-0"



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



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



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

REVISIONS

PROJECT NUMBER
1486
DATE
2/16/15
SCALE
AS NOTED
DRAWN
JMB
DESIGNED
SNK
APPROVED

SHEET NUMBER
A2
1486-P.05

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

REVISED - 3/6/15



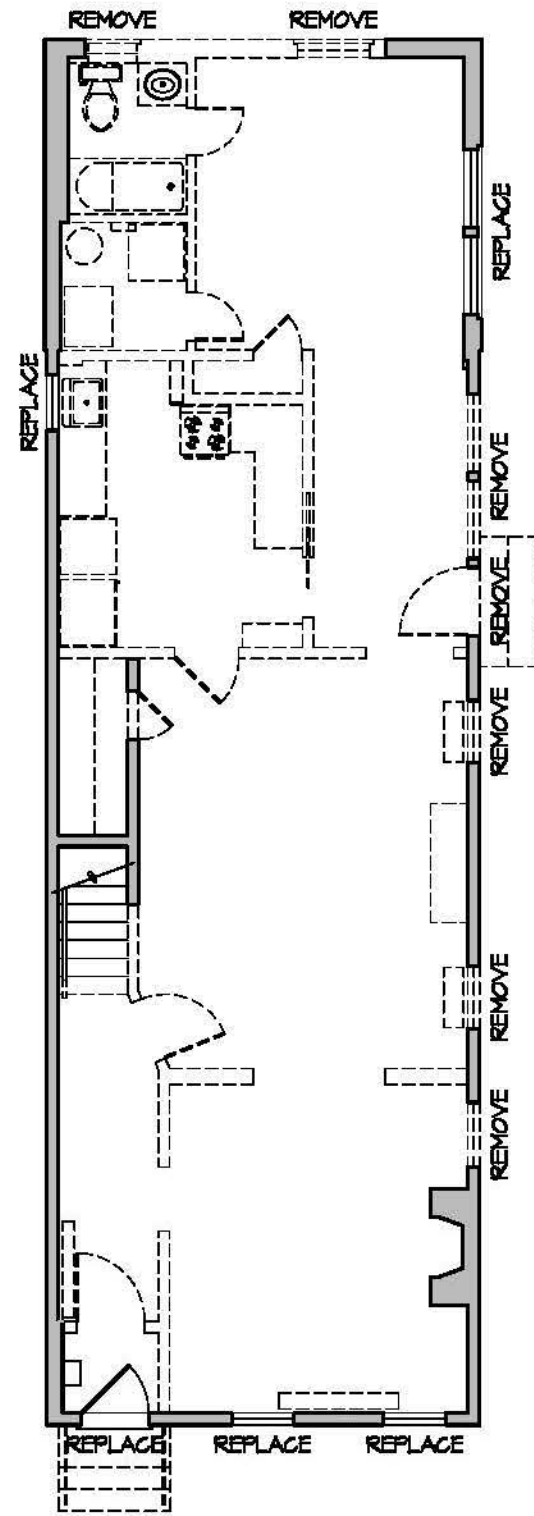
535 N. COLUMBUS STREET - RENOVATION

535 N. COLUMBUS STREET ALEXANDRIA, VA 22314

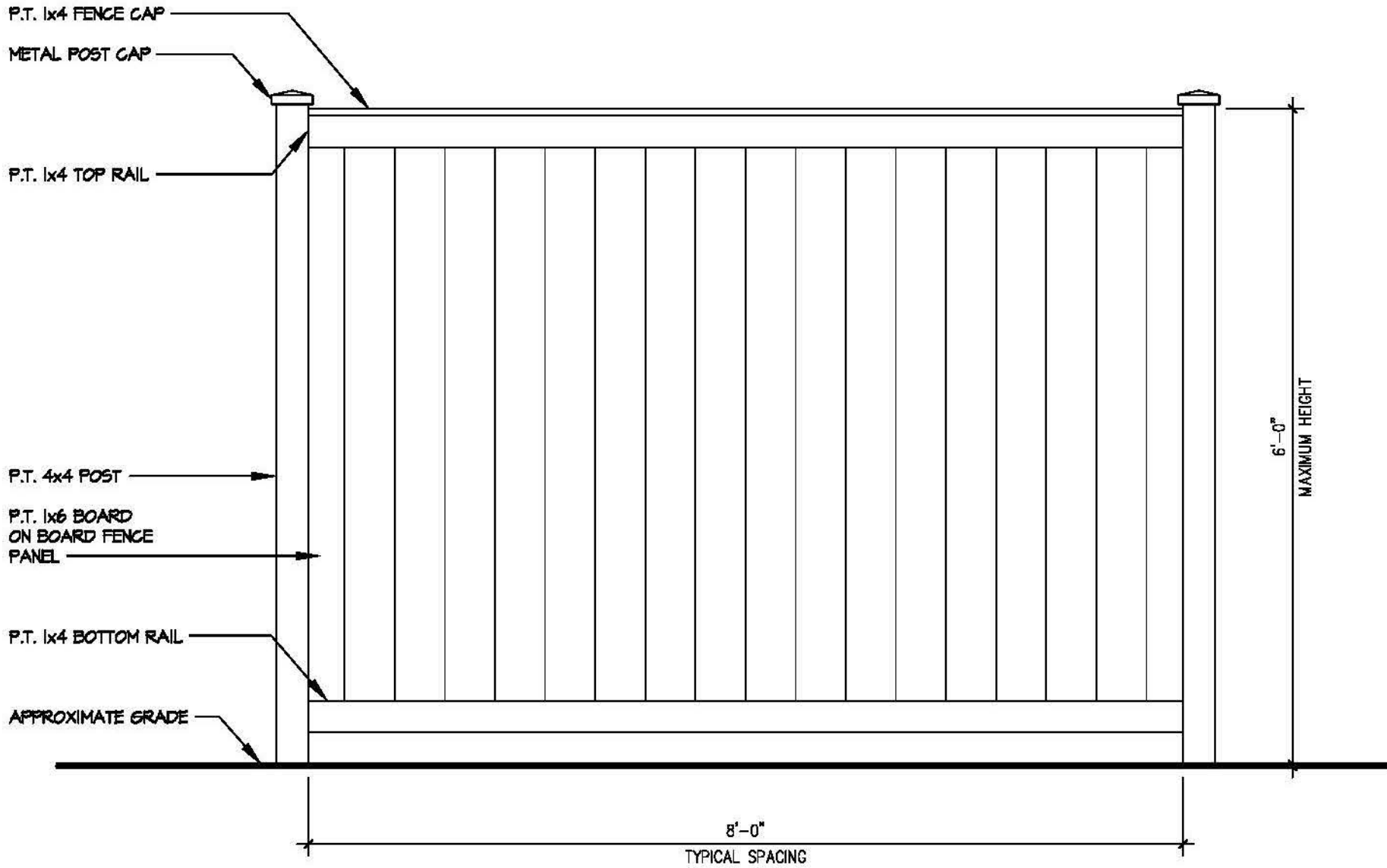
DEMOLITION / PROPOSED PLANS

REVISIONS		
PROJECT NUMBER		
1486		
DATE		
2/20/15		
SCALE		
AS NOTED		
DRAWN	DESIGNED	APPROVED
JMB	SWK	
SHEET NUMBER		
A3		
1486-PLANS		

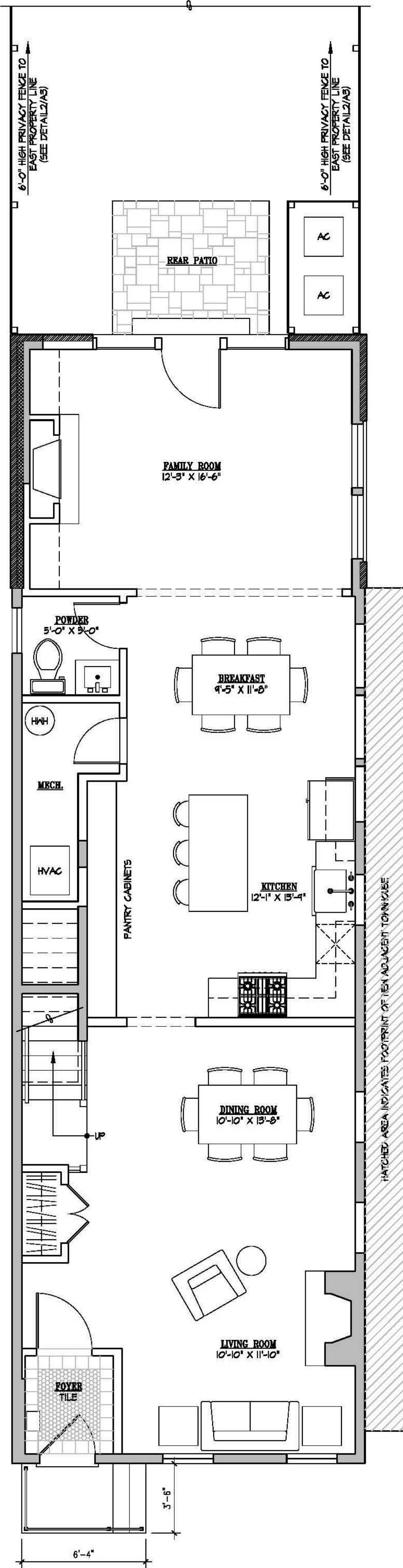
SYMBOLS LIST	
	EXISTING CONSTRUCTION TO BE REMOVED
	EXISTING FULL HEIGHT WALL TO REMAIN
	NEW FULL HEIGHT WALL



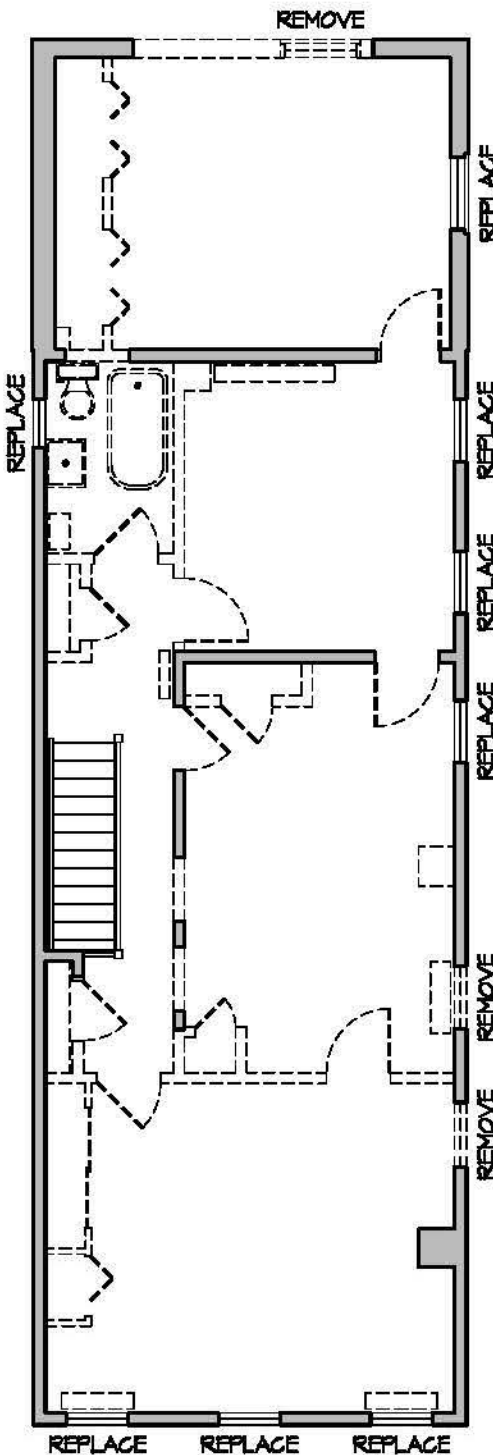
1 FIRST FLOOR DEMOLITION PLAN
A3 SCALE: 1/8" = 1'-0"



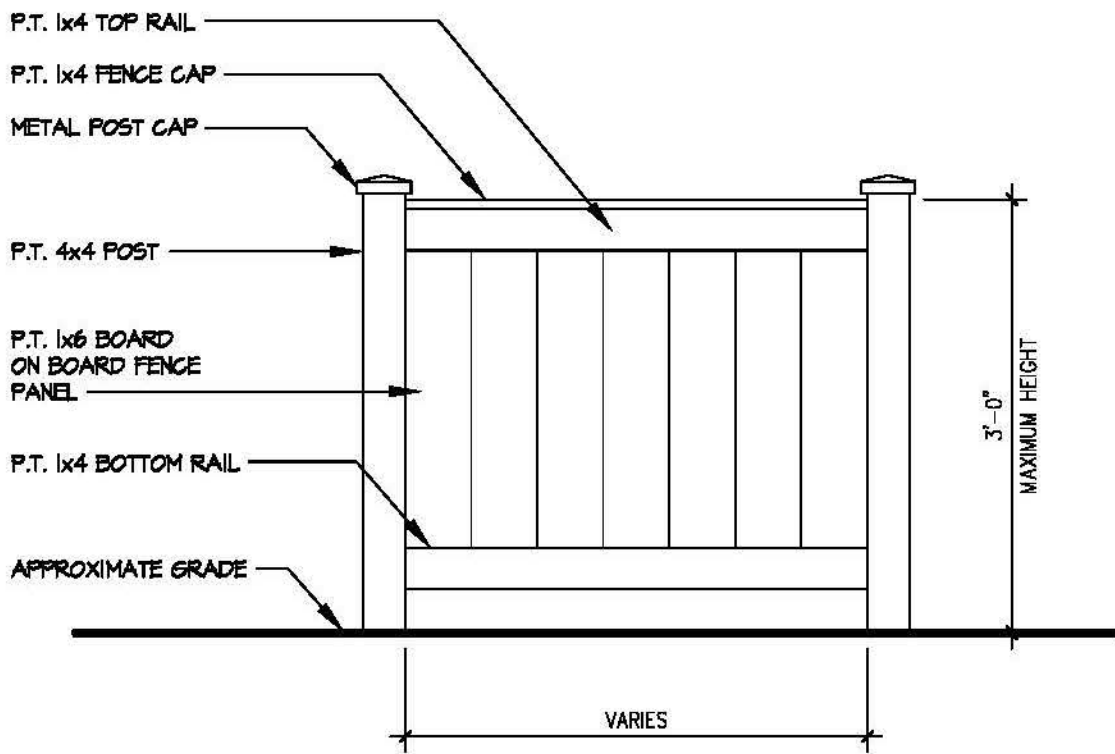
2 TYPICAL FENCE PANEL
A3 SCALE: 3/4" = 1'-0"



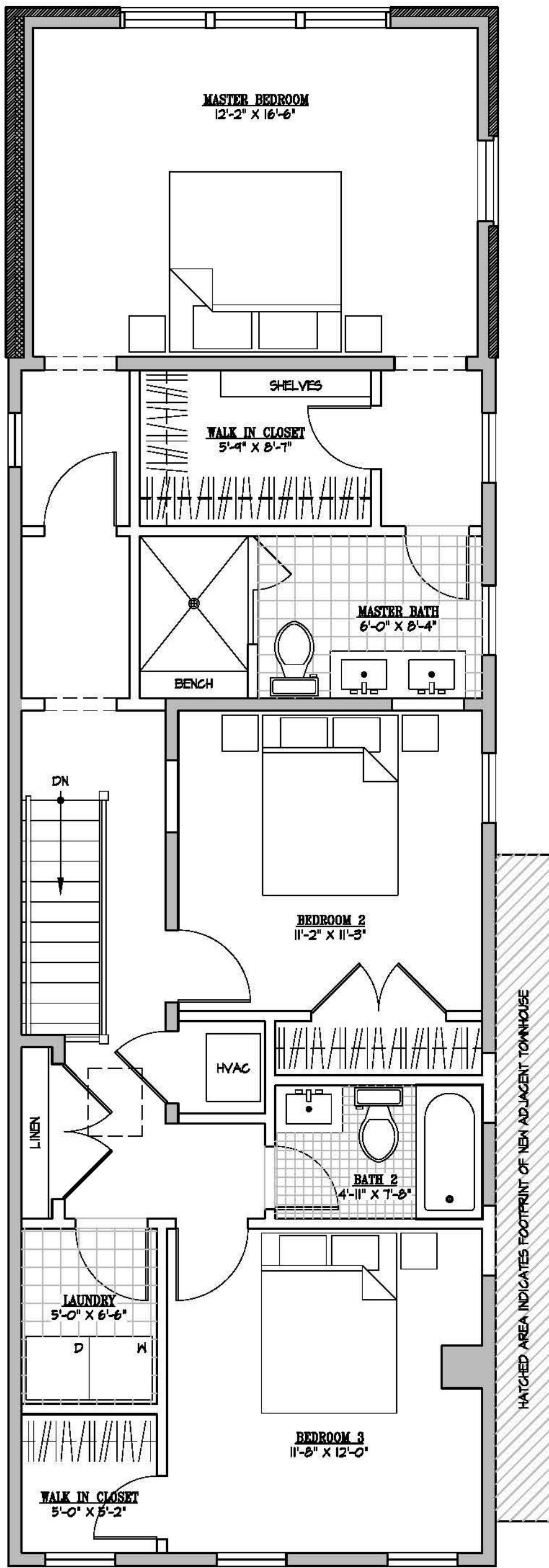
3 PROPOSED FIRST FLOOR PLAN
A3 SCALE: 1/4" = 1'-0"



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



4 TYPICAL MECHANICAL ENCLOSURE
A3 SCALE: 3/4" = 1'-0"



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

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



1 EXISTING ELEVATION LOOKING NORTHEAST
A4 SCALE: N.T.S.



2 EXISTING ELEVATION LOOKING SOUTHEAST
A4 SCALE: N.T.S.



3 PROPOSED ELEVATION LOOKING NORTHEAST
A4 SCALE: N.T.S.



4 PROPOSED ELEVATION LOOKING SOUTHEAST
A4 SCALE: N.T.S.



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

535 N. COLUMBUS STREET - RENOVATION

535 N. COLUMBUS STREET ALEXANDRIA, VA 22314

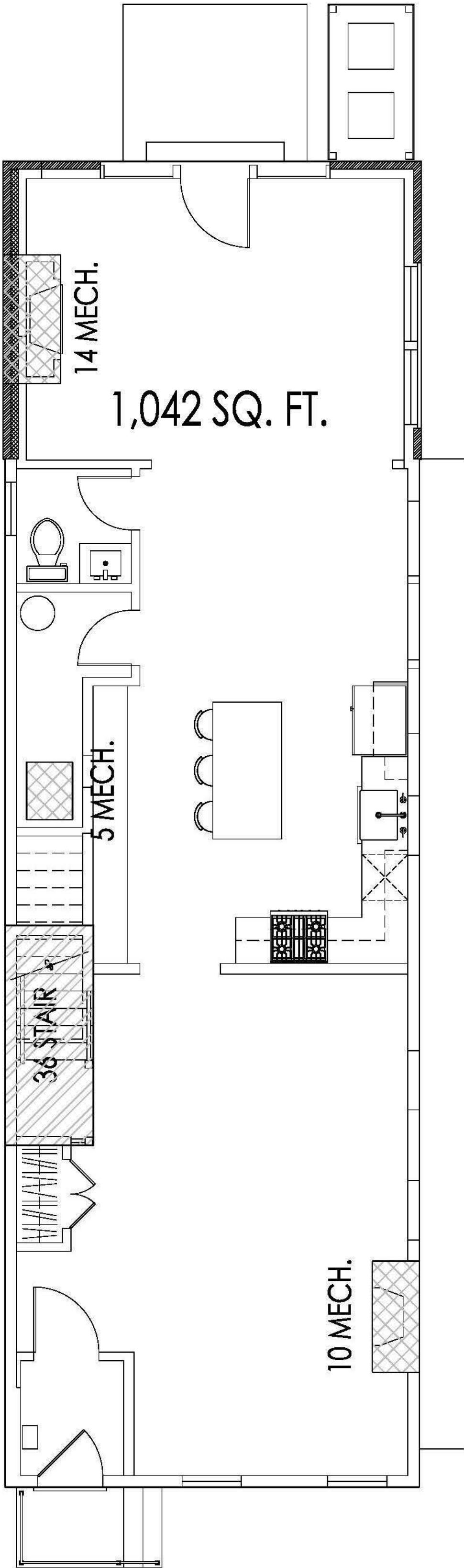
MODEL VIEWS

REVISIONS		

PROJECT NUMBER		
1486		
DATE		
2/16/15		
SCALE		
AS NOTED		
DRAWN	DESIGNED	APPROVED
JMB	SWK	

SHEET NUMBER	
A4	
1486-PLANS	

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



1 FIRST FLOOR F.A.R. DIAGRAM
A5 SCALE: 1/4" = 1'-0"

DRAWING KEY	
	MECH. DEDUCTION
	STAIR DEDCUTION

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

A. Property Information
A1. Street Address 535 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 1,042 SQ. FT.	Stairways** 76 SQ. FT.
Second Floor 1,042 SQ. FT.	Mechanical** 34 SQ. FT.
Third Floor	Other**
Porches/ Other	Total Exclusions 110 SQ. FT.
Total Gross *	2,084 SQ. FT.

B1. Existing Gross Floor Area * 2,084 Sq. Ft.
B2. Allowable Floor Exclusions** 110 Sq. Ft.
B3. Existing Floor Area minus Exclusions 1,974 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**
Second Floor	Mechanical**
Third Floor	Other**
Porches/ Other	Total Exclusions
Total Gross *	

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

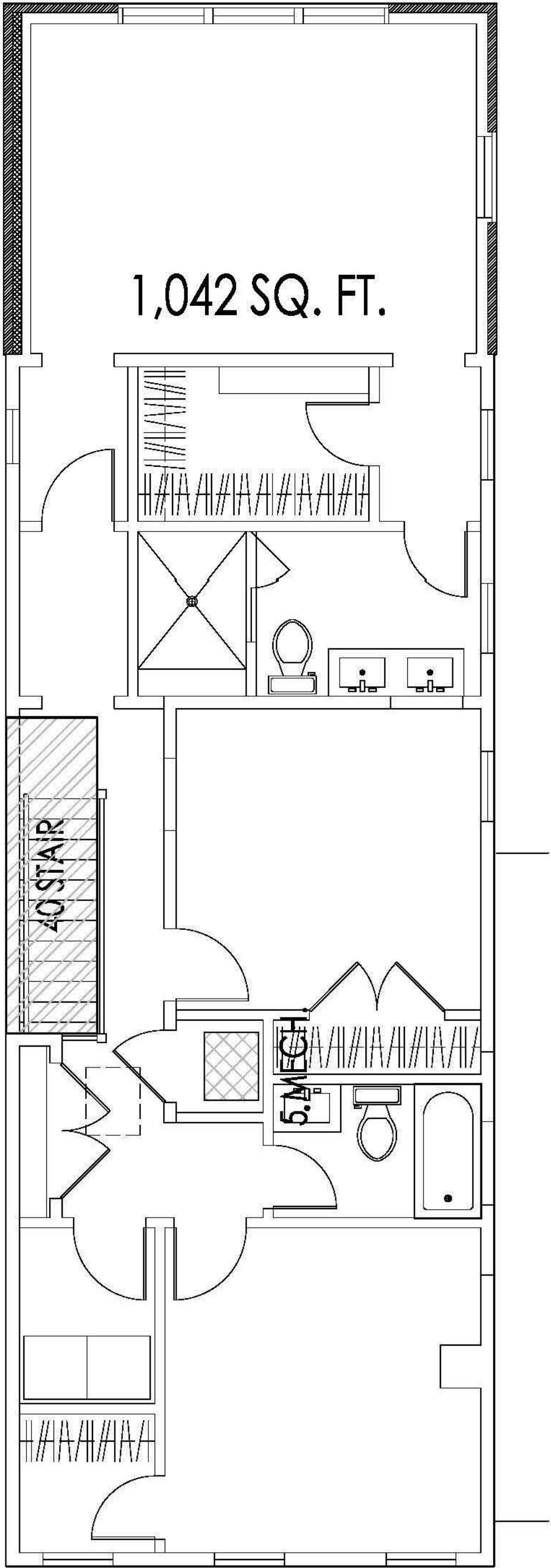
D. Existing + Proposed Floor Area
D1. Total Floor Area (add B3 and C3) 1,974 Sq. Ft.
D2. Total Floor Area Allowed by Zone (A2) 2,466 Sq. Ft.

F. Open Space Calculations

Existing Open Space	634 SQ. FT.
Required Open Space	575 SQ. FT.
Proposed Open Space	595 SQ. FT.

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.
Signature: *James M. Boy* Date: 2/16/15
Updated July 10, 2008

*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.



2 SECOND FLOOR F.A.R. DIAGRAM
A5 SCALE: 1/4" = 1'-0"

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

535 N. COLUMBUS STREET - RENOVATION
535 N. COLUMBUS STREET ALEXANDRIA, VA 22314

FAR CALCULATIONS / FAR DIAGRAMS

REVISIONS

PROJECT NUMBER
1486

DATE
2/16/15

SCALE
AS NOTED

DRAWN
JMB

DESIGNED
SWK

APPROVED

SHEET NUMBER
A5

1486-PI-ANS

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

SUBJECT
PROPERTY



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



2 535 NORTH COLUMBUS STREET ADJACENT PROPERTIES STREETScape
A6 SCALE: N.T.S.

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

Front Entry Door:

Jeldwen – Wood Glass Panel Exterior Door / Model 5101 w/ Transom

Color - Stained wood finish



Schlage - Wakefield handleset – Matte Black

Hardware - Matte Black

Interior Vestibule 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: Gold leaf number decals on the transom above the entry door

Front Porch Light: Capital Lighting – Dylan Collection Outdoor Wall Lantern, #9562OB

Color – Old Bronze



Mailbox: Gibraltar Mailboxes – Townhouse Model LTHHB



Siding:

South and North Elevations - Existing metal lap siding to remain

Color – Painted w/ Sherwin Williams #SW7075 Web Gray



SW 7075 Web Gray

Interior / Exterior

Color Family	Cool Neutrals
Color Strip	L
RGB Value	R-98 G-103 B-106
Hexadecimal Value	#62676A
LRV	13

[View all Cool Neutral paint colors](#) [Go to Color Visualizer](#)

ADD TO PROJECT LIST

SAVE TO myS-W.com

Find Available Interior Paints

Find Available Exterior Paints

West Elevation – Existing metal lap siding to be removed coordinate w/ B.A.R. staff for repair / resortation or replacement of any existing wood siding

Color – Painted w/ Sherwin Williams #SW7075 Web Gray



SW 7075 Web Gray

Interior / Exterior

Color Family	Cool Neutrals
Color Strip	L
RGB Value	R-98 G-103 B-106
Hexadecimal Value	#62676A
LRV	13

[View all Cool Neutral paint colors](#) [Go to Color Visualizer](#)

ADD TO PROJECT LIST

SAVE TO myS-W.com

Find Available Interior Paints

Find Available Exterior Paints

Windows:

All Elevations – Jeld-wen – Sitrine EX Wood Double Hung Windows

Color – Brilliant White

Simulated Divided Lite

Two over Two

Brick: Existing brick rear “addition” to be painted

Color – Painted w/ Sherwin Williams #SW7075 Web Gray



SW 7075 Web Gray
Interior / Exterior

Color Family	Cool Neutrals
Color Strip	L
RGB Value	R-98 G-103 B-106
Hexadecimal Value	#62676A
LRV	13

[View all Cool Neutral paint colors](#) [Go to Color Visualizer](#)

[ADD TO PROJECT LIST](#) [SAVE TO myS-W.com](#)

[Find Available Interior Paints](#)
[Find Available Exterior Paints](#)

Trim: All Elevations – Existing wood trim to be repaired / repainted

Color – Painted w/ Sherwin Williams #SW7006 Extra White



SW 7006 Extra White
Interior / Exterior

Color Collections	Haute Couture, Kinetic Contrasts, Artistically Bright, High Voltage, Reasoned, True Whites, America's Heritage, Suburban Modern Exterior, Pottery Barn - Spring/Summer 2015, PBteen - Spring/Summer 2015
Color Family	Whites
Color Strip	140
RGB Value	R-239 G-240 B-236
Hexadecimal Value	#EFF0EC
LRV	85

[View all White paint colors](#) [Go to Color Visualizer](#)

[Find Available Interior Paints](#)
[Find Available Exterior Paints](#)

Entry Porch: Brick and mortar

Color and texture to match existing

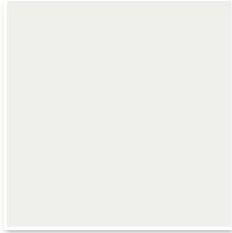
Wrought Iron Rails

Color – Painted Black

New Sythetic Wood Trim / Metal Coping:

Azek (smooth texture)

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



140

Find Available Interior Paints

Find Available Exterior Paints

SW 7006 Extra White

Interior / Exterior

Color Collections

Haute Couture, Kinetic Contrasts, Artistically Bright, High Voltage, Reasoned, True Whites, America's Heritage, Suburban Modern Exterior, Pottery Barn - Spring/Summer 2015, PBteen - Spring/Summer 2015

Color Family

Color Strip

RGB Value

Hexadecimal Value

LRV

Whites

140

R-239 | G-240 | B-236

#EFF0EC

85

[View all White paint colors](#)
[Go to Color Visualizer](#)

Roofing:

Standing seam metal roof – by Englert

Color – Matte Black

Rear Entry Door:

Jeldwen – Sitrine EX- Wood Patio Door w/ Transom

Color – White

Wide Stile (No grille)

Hardware – Black

BAR Case # 2015-0036/0037

ADDRESS OF PROJECT: 535 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).*

Renovation of existing front elevation to include removal of metal siding to expose wood siding and a new brick stoop with metal railings. Renovation and alteration of the rear and south elevations to include new window and door locations. Replace all windows on the house and paint the non-historic brick rear addition.

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

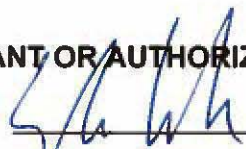
- ☒ ☐ Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- ☒ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment 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.

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 535 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 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. 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.

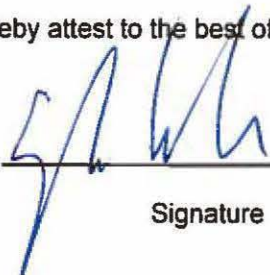
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

02/17/15

Date

STEPHEN W. KULINSKI

Printed Name


Signature