

Docket Items #12 & 13
BAR #2018-00509 & 2018-00520

BAR Meeting
December 5, 2018

ISSUE: New Construction

APPLICANT: 611 & 613 North Columbus Street Homes LLC

LOCATION: 611 and 613 North Columbus Street

ZONE: RB / Residential Townhouse

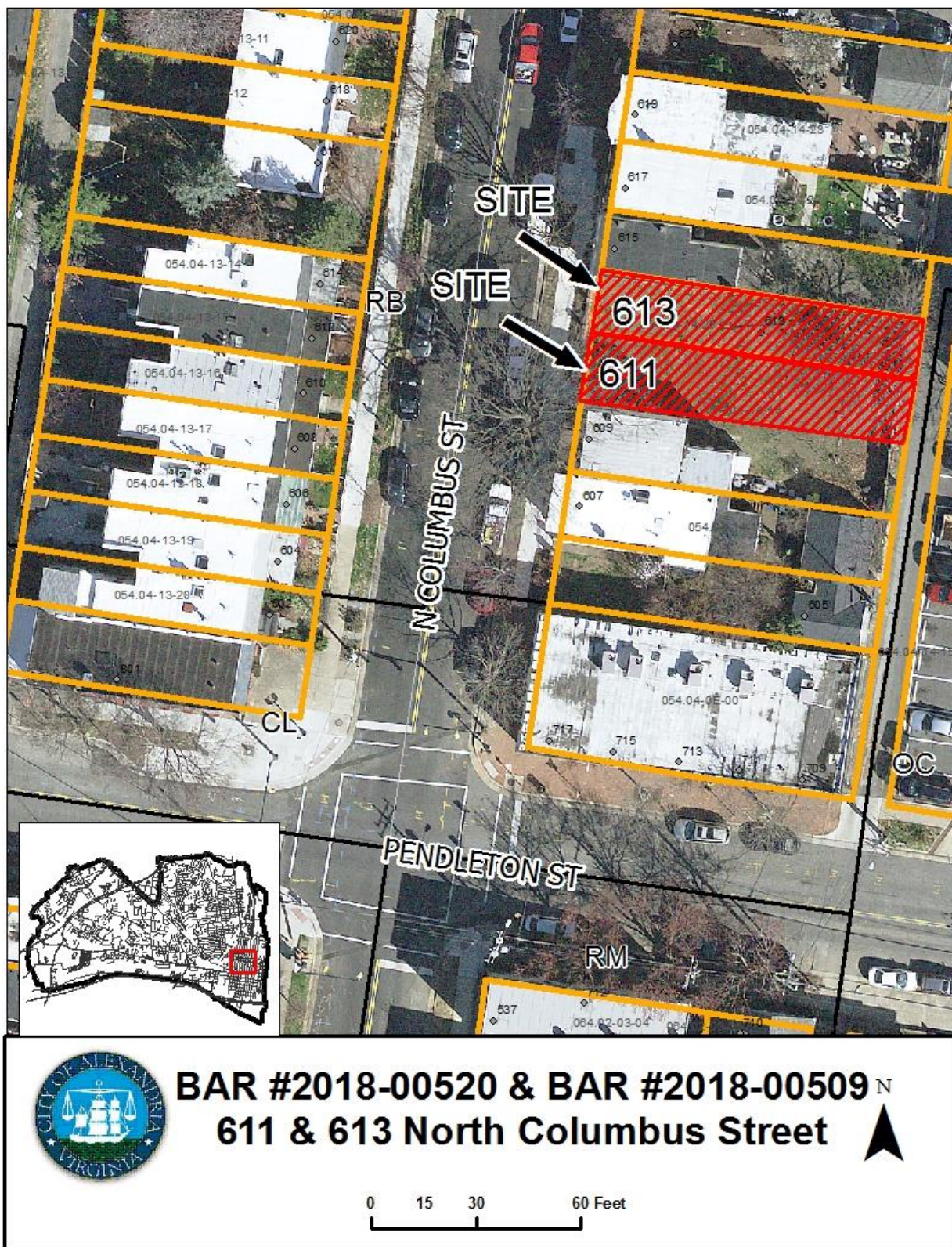
STAFF RECOMMENDATION

Approval of the Certificate of Appropriateness for the construction of two new townhouses with the following conditions:

1. Parge the exposed portion of the concrete foundation and incorporate a permanent date stone or mould the date into the street elevation;
2. Submit manufacturer cut sheets for the windows as part of the building permit process to confirm conformance with the BAR's adopted Window Policy;
3. Either a wood or a smooth fiberglass front door may be utilized, at the applicant's option; and,
4. The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that 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 to be conducted on the property, unless authorized by Alexandria Archaeology.

GENERAL NOTES TO THE APPLICANT

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a stamped copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
2. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



I. ISSUE

The applicant is requesting approval of Certificates of Appropriateness for the construction of two new semi-detached townhouses on the vacant lots at 611 and 613 North Columbus Street.

The design of the two-story, two-bay frame townhouses is inspired by the Italianate style of the Victorian period, characterized by two-story projecting bay windows and decorative cornice brackets. As was historically typical in Alexandria the design of the townhouse facades will mirror one another, differentiated only by paint color. The front of the houses will occupy the full width of the lot, while the rear ells will be set back to allow for windows on the side elevations. There will be a decorative hood with brackets above the primary entry doors and a cornice with deep carved brackets at each house, as well as a full-height projecting bay with decorative trim and paneling. The rear elevations will have triple windows on the second floor and three full-light French doors opening to the rear yards, which will be enclosed with a six-foot-high wood privacy fence. Each house will have a painted metal stoop and railing at the entrance and a plaque on the foundation to identify the date of construction. A single parking space will be provided at the rear of each property.



Figure 1: Streetscape view of proposed townhouses

The materials include: an exposed concrete foundation; fiber cement siding, synthetic trim; aluminum clad windows and fiberglass doors. The HVAC condenser will be installed on the flat roof and will be screened with a pressure-treated wood screen.

II. HISTORY

The lots at 611 and 613 North Columbus were created in 1891 when the whole block was subdivided and they have remained vacant since that time. They have historically been

associated with 609 North Columbus Street and have served as that home's side yard. The applicant received approval of a subdivision and Special Use Permit in June 2018 to construct the proposed townhouses. SUP #2018-0028 was for open space modifications and parking reductions for each lot, while the subdivision (#2018-0002) was required to adjust the property lines because the house at 609 encroached onto the 611 lot. The applicant is also the owner of the historic house at 609 North Columbus Street and the BAR is considering alterations to that property at the same hearing (BAR Case #2018-0478 & 0488).

Last year the BAR approved the construction of two semi-detached brick townhouses by the same applicant at 623 & 625 North Columbus Street. These houses are nearly complete.

III. ANALYSIS

The zoning ordinance requires that all new construction in the RB zone be located on the front property line if most of the houses on the block are also located on the front lot line, which is the case here.

The standards in zoning ordinance sec. 10-105(A) require "compatibility of the proposed construction ... with the Old and Historic Alexandria District area surroundings..." The BAR's *Design Guidelines* chapter on New Residential Construction elaborates that "the Boards are primarily concerned with the compatibility of a new building with adjacent historic structures." "As a general rule, the Boards favor contextual background buildings which allow historic structures to maintain the primary visual importance." However, the *Guidelines* specifically note that "It is not the intention of the Boards to dilute design creativity in residential buildings. Rather, 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." (New Residential Construction, p.2) In evaluating the compatibility of new construction, the Board generally focuses on height, scale, mass and architectural character on a larger scale, while also reviewing material selection, fenestration and architectural detailing on a more micro level.

The *Design Guidelines* clarifies that "No single architectural style is mandated. Designs should complement and reflect the architectural heritage of the City. For example, abstraction of historic design elements would be preferred to a building which introduces design elements that are not commonly used in the historic districts. While new residential buildings in the historic districts should not create an appearance with no historical basis, direct copying of buildings is discouraged." (New Residential Construction, p.4) Therefore, while the BAR has not historically required that new buildings be constructed any particular architectural style, and strongly discourages direct copying, if an applicant proposes a style, the traditional proportions and details of that style must be appropriately applied throughout the structure.

The applicant has chosen to use an Italianate Victorian style for these townhouses and, in staff's opinion, the proposed new townhouses are consistent with most of the recommendations contained in the *Design Guidelines* for new construction, including the compatibility of height, scale and mass and architectural style. The semi-detached townhouses are reflective of historic development patterns found throughout Alexandria and are consistent with the block-face, which has a pattern of two-story, three-bay townhouses, some attached and some detached, making the overall form and fenestration blend seamlessly with the streetscape. The west side of the block

features a collection of 1920s Wardman-style¹ townhouses, as well as 1940s period Colonial Revival townhouses, mostly with flat roofs or pent roofs.²

The late 19th century Italianate style of the proposed design takes some architectural cues from nearby historic buildings, but staff notes that the proposed façade design is quite high-style for a wood frame Italianate style townhouse in Alexandria, specifically as it relates to the details of the two-story projecting bay. While very traditional in style and detail, staff does not find that the proposed townhouses are directly replicative of any particular historic building in Old Town, consistent with the recommendation that distillations of common architectural styles be pursued rather than replicative approaches.

However, since most new infill construction in the historic districts tends to reflect traditional architecture rather than modern - yet compatible – design, it is particularly important to ensure that the ornamentation be somewhat restrained on new structures to allow the detailing on historic buildings to retain visual prominence. While Alexandria has many historic examples of both one-and-two story projecting bays, as shown in Figure 2 & Figure 3, they are generally vernacular in design and include minimal, if any, detailing between the first and second floor. Bay windows on frame dwellings in Alexandria typically utilize the wall siding material between the different floors.

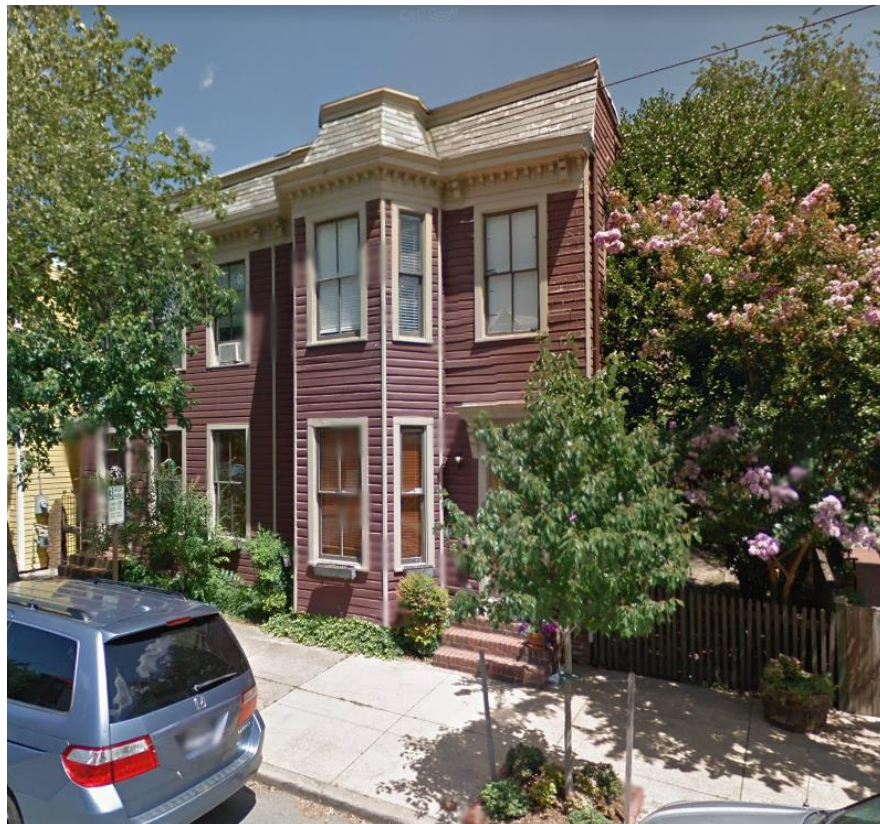


Figure 2: Historic two-story bay 400 block North Alfred Street

¹ Harry Wardman, a real estate developer during the early 20th century, constructed a large number of two story, flat roofed rowhouses with a one story open front porch throughout Washington, D.C., with a few found in Alexandria.

² The west side of this block is in the Parker-Gray District and includes some dwellings classified as “Early” (1749-1932) and some as “Later”.



Figure 3: Row of townhouses with two-story projecting bays (500 block North Alfred)

There is some concern that these two new townhouses could stand out as the fanciest homes on this block of modest vernacular frame homes, rather than acting as background buildings to those nearby historic buildings. Staff is, however, reluctant to recommend that the applicant dumb down a very attractive and historically appropriate design and recommends that the bold, high-quality detailing be maintained in this instance. The trim on the rear ells is much simpler, as is historically appropriate, and there is no confusion about this being modern construction.

Materials

While the 1993 *Design Guidelines* specifically discourage the use of new materials on historic properties, the BAR's policies support high-quality 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, is in conformance with the BAR's adopted modern materials policy. Staff supports the applicant's proposal to use aluminum clad windows, provided they otherwise comply with the Board's adopted Window Policy. Staff recommends giving the applicant the option of a high-quality, smooth fiberglass panel door in place of wood, both materials being consistent with the current policies. Staff notes that both a stained wood and fiberglass are specified for the front door; either is appropriate per the policy stated above.

Because the design of these two townhouses is so historically accurate, staff strongly recommends the installation of a date-stone on the front façade to help identify that the townhouses are newly constructed. This condition has been imposed by the BAR several times in the past in similar instances. However, staff recommends that the date be moulded into the

concrete or otherwise integrated into the construction of the foundation so that it cannot be easily removed (as it apparently was at 533 North Columbus Street).

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

No comments.

Code Administration

C-1 A building permit, plan review and inspections are required prior to the start of construction in the historic district.

Transportation and Environmental Services

R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (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 A released grading plan is required prior to submitting for building permits. (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 Permitting & 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)
- C-7 The owner shall obtain and maintain a policy of general liability insurance in the amount of \$1,000,000 which will indemnify the owner (and all successors in interest); and the City as an Additional Insured, against claims, demands, suits and related costs, including attorneys' fees, arising from any bodily injury or property damage which may occur as a result of the encroachment. (Sec. 5-29 (h)(1)) (T&ES)
- Please submit Insurance Certificate:**
City of Alexandria
T&ES
Attn: Heather Diez
301 King Street, Room 4130
Alexandria, VA 22314

Alexandria Archaeology

- F-1 During the Civil War, this block was the location of the Washington Street Corral, a Union army facility. While there were no known structures on this lot, the property has the potential to yield archaeological resources that could provide insight into military activities in Alexandria during the war.
- R-1. The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:
- 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.
 - The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

V. ATTACHMENTS

1 – Supporting Materials

2 – Application for BAR2018-0509 & BAR2018-0530 at 611 & 613 North Columbus Street

BAR Case # _____

ADDRESS OF PROJECT: 611 & 613 N Columbus Street

TAX MAP AND PARCEL: 054.04-14-20

ZONING: RB

APPLICATION FOR: *(Please check all that apply)*

☒ CERTIFICATE OF APPROPRIATENESS

☐ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)

☐ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A
VISION CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)

☐ WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

Applicant: ☐ Property Owner ☒ Business *(Please provide business name & contact person)*

Name: 609 - 613 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: 609 - 613 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).*

Construction of two new single family homes, pursuant to approved Subdivision #2018-0002 and Special Use Permit #2018-0028. The front elevation of the homes will be mirrored twins in a Victorian style. Each home will have a two story semi-hexagonal bay with steel entry stoops and a projected and bracketed door canopy. In subtle contrast, the secondary elevations and rear elevations will follow a traditional ell concept with a contemporary / functional fenestration layout.

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 # _____

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: 11/05/18

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. **Applicant.** State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. 609 - 613 North Columbus Street Homes, LLC	8400 Radford Ave., Suite 200 Alexandria, VA 22309	100 %
2.		
3.		

2. **Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 611 & 613 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. 609 - 613 North Columbus Street Homes, LLC	8400 Radford Ave., Suite 200 Alexandria, VA 22309	100 %
2.		
3.		

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. 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.

11/05/18

STEPHEN W. KULINSKI

Date

Printed Name

Signature



Department of Planning and Zoning Floor Area Ratio and Open Space Calculations

B

A. Property Information

A1. 613 North Columbus Street
Street Address

RB
Zone

A2. 1,728.00 x 0.75 = 1,296.00
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

Basement
First Floor
Second Floor
Third Floor
Attic
Porches
Balcony/Deck
Lavatory***
Other**

Allowable Exclusions**

Basement**
Stairways**
Mechanical**
Attic less than 7***
Porches**
Balcony/Deck**
Lavatory***
Other**
Other**

B1. 0.00 Sq. Ft.
Existing Gross Floor Area*
B2. 0.00 Sq. Ft.
Allowable Floor Exclusions**
B3. 0.00 Sq. Ft.
Existing Floor Area Minus Exclusions
(subtract B2 from B1)

Comments for Existing Gross Floor Area

B1. **Total Gross** 0.00 B2. **Total Exclusions** 0.00

C. Proposed Gross Floor Area

Proposed Gross Area

Basement 803.00
First Floor 803.00
Second Floor 803.00
Third Floor 803.00
Attic
Porches
Balcony/Deck
Lavatory***
Other

Allowable Exclusions**

Basement** 803.00
Stairways** 140.00
Mechanical** 7.00
Attic less than 7*** 803.00
Porches**
Balcony/Deck**
Lavatory***
Other** 169.00
Other**

C1. 3,212.00 Sq. Ft.
Proposed Gross Floor Area*
C2. 1,922.00 Sq. Ft.
Allowable Floor Exclusions**
C3. 1,290.00 Sq. Ft.
Proposed Floor Area Minus Exclusions
(subtract C2 from C1)

C1. **Total Gross** 3,212.00 C2. **Total Exclusions** 1,922.00

D. Total Floor Area

D1. 1,290.00 Sq. Ft.
Total Floor Area (add B3 and C3)
D2. 1,296.00 Sq. Ft.
Total Floor Area Allowed
by Zone (A2)

E. Open Space (RA & RB Zones)

E1. 1,728.00 Sq. Ft.
Existing Open Space
E2. 800.00 Sq. Ft.
Required Open Space
E3. 612.00 Sq. Ft.
Proposed Open Space

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.

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

Signature: _____

15

Date: _____

11/5/18



Department of Planning and Zoning Floor Area Ratio and Open Space Calculations

B

A. Property Information

A1. 611 North Columbus Street
Street Address

RB
Zone

A2. 1,728.00 x 0.75
Total Lot Area Floor Area Ratio Allowed by Zone

= 1,296.00
Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

Basement
First Floor
Second Floor
Third Floor
Attic
Porches
Balcony/Deck
Lavatory***
Other**

Allowable Exclusions**

Basement**
Stairways**
Mechanical**
Attic less than 7***
Porches**
Balcony/Deck**
Lavatory***
Other**
Other**

B1. 0.00 Sq. Ft.
Existing Gross Floor Area*

B2. 0.00 Sq. Ft.
Allowable Floor Exclusions**

B3. 0.00 Sq. Ft.
Existing Floor Area Minus Exclusions
(subtract B2 from B1)

Comments for Existing Gross Floor Area

B1. **Total Gross** 0.00 B2. **Total Exclusions** 0.00

C. Proposed Gross Floor Area

Proposed Gross Area

Basement 803.00
First Floor 803.00
Second Floor 803.00
Third Floor 803.00
Attic
Porches
Balcony/Deck
Lavatory***
Other

Allowable Exclusions**

Basement** 803.00
Stairways** 140.00
Mechanical** 7.00
Attic less than 7*** 803.00
Porches**
Balcony/Deck**
Lavatory***
Other** 169.00
Other**

C1. 3,212.00 Sq. Ft.
Proposed Gross Floor Area*

C2. 1,922.00 Sq. Ft.
Allowable Floor Exclusions**

C3. 1,290.00 Sq. Ft.
Proposed Floor Area Minus Exclusions
(subtract C2 from C1)

C1. **Total Gross** 3,212.00 C2. **Total Exclusions** 1,922.00

D. Total Floor Area

D1. 1,290.00 Sq. Ft.
Total Floor Area (add B3 and C3)
D2. 1,296.00 Sq. Ft.
Total Floor Area Allowed
by Zone (A2)

E. Open Space (RA & RB Zones)

E1. 1,728.00 Sq. Ft.
Existing Open Space
E2. 800.00 Sq. Ft.
Required Open Space
E3. 612.00 Sq. Ft.
Proposed Open Space

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.

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

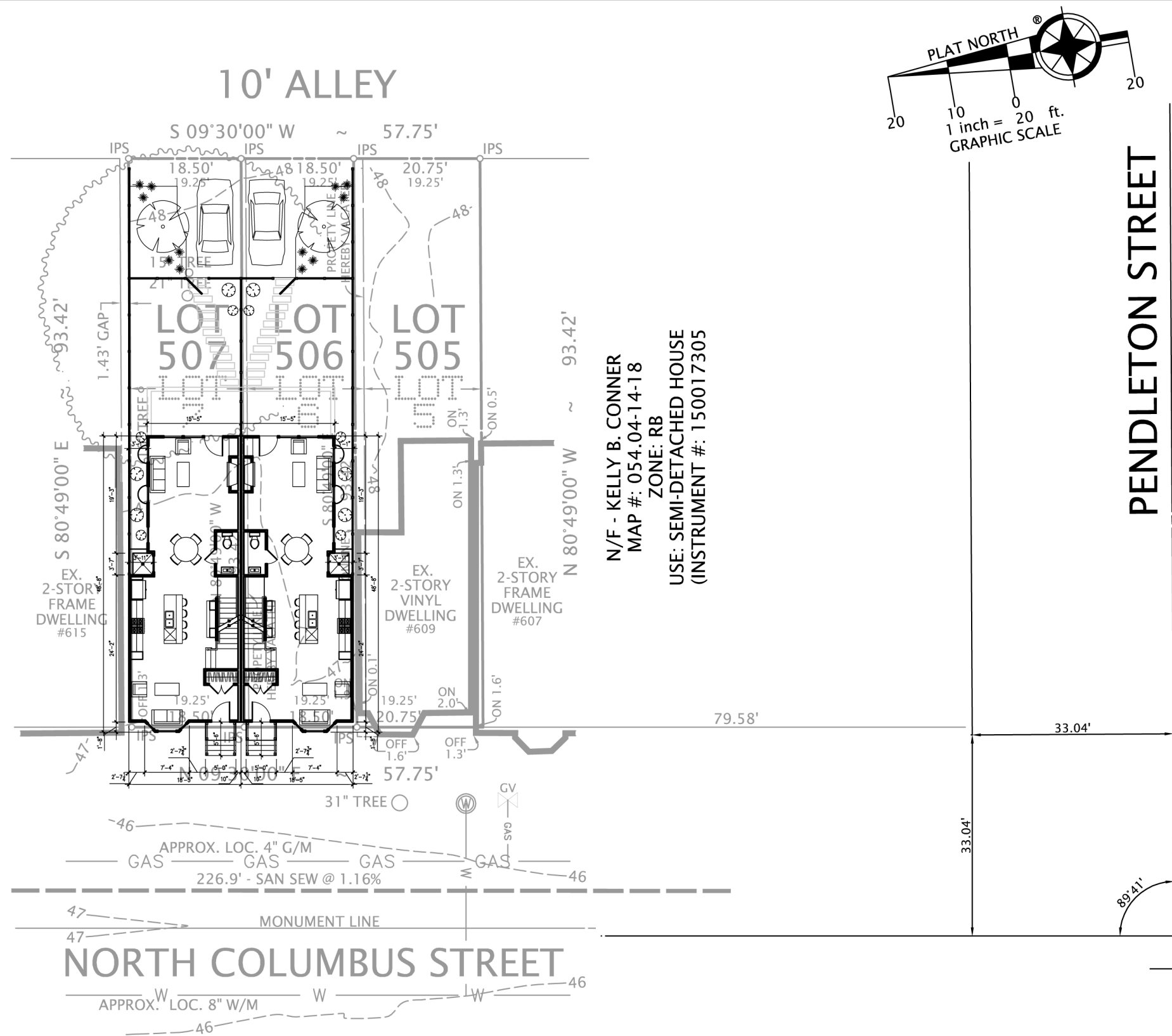
Signature: _____

16

Date: 11/5/18

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N/F - VERONICA & WILLIAM DEL BAGNO
MAP #: 054.04-14-21
ZONE: RB
USE: DETACHED HOUSE
(INSTRUMENT #: 130019640)



AREA TABULATION

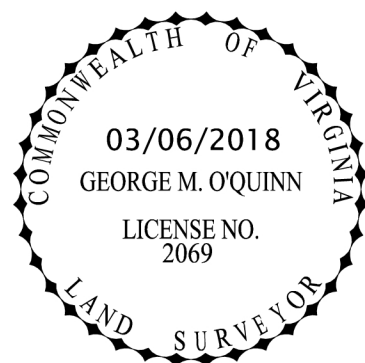
POST-SUBDIVISION			PRE-SUBDIVISION		
LOT 505	1,938 SF	0.0445 ACRE	LOT 5	1,798 SF	0.0413 ACRE
LOT 506	1,728 SF	0.0397 ACRE	LOT 6	1,798 SF	0.0413 ACRE
LOT 507	1,728 SF	0.0397 ACRE	LOT 7	1,798 SF	0.0413 ACRE
	5,394 SF	0.1239 ACRE		5,394 SF	0.1239 ACRE

SURVEYOR'S CERTIFICATE

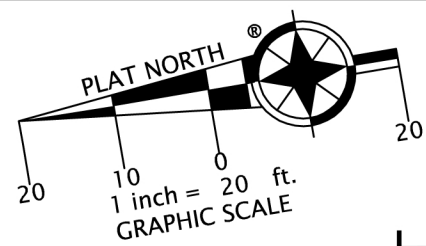
I, GEORGE M. O'QUINN, A DULY AUTHORIZED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PROPERTY DELINEATED HEREON; AND THAT IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT IS A RESUBDIVISION OF THE LAND CONVEYED TO BETTY JEAN IRBY, ET AL AND THE HEIRS OF ANNIE G. IRBY AS RECORDED IN INSTRUMENT #F04001205 AND DEED BOOK 1083, PAGE 532 AMONG THE CITY OF ALEXANDRIA LAND RECORDS; AND IS WITHIN THOSE BOUNDARIES.

I FURTHER CERTIFY THAT ALL REQUIRED MONUMENTS HAVE BEEN INSTALLED WHERE INDICATED; EXCEPT THOSE THAT WILL BE INSTALLED AT A LATER DATE BUT BEFORE COMPLETION OF THE PROJECT.

GIVEN UNDER MY HAND AND SEAL THIS 6th DAY OF MARCH, 2018.



George M. O'Quinn
GEORGE M. O'QUINN L.S.

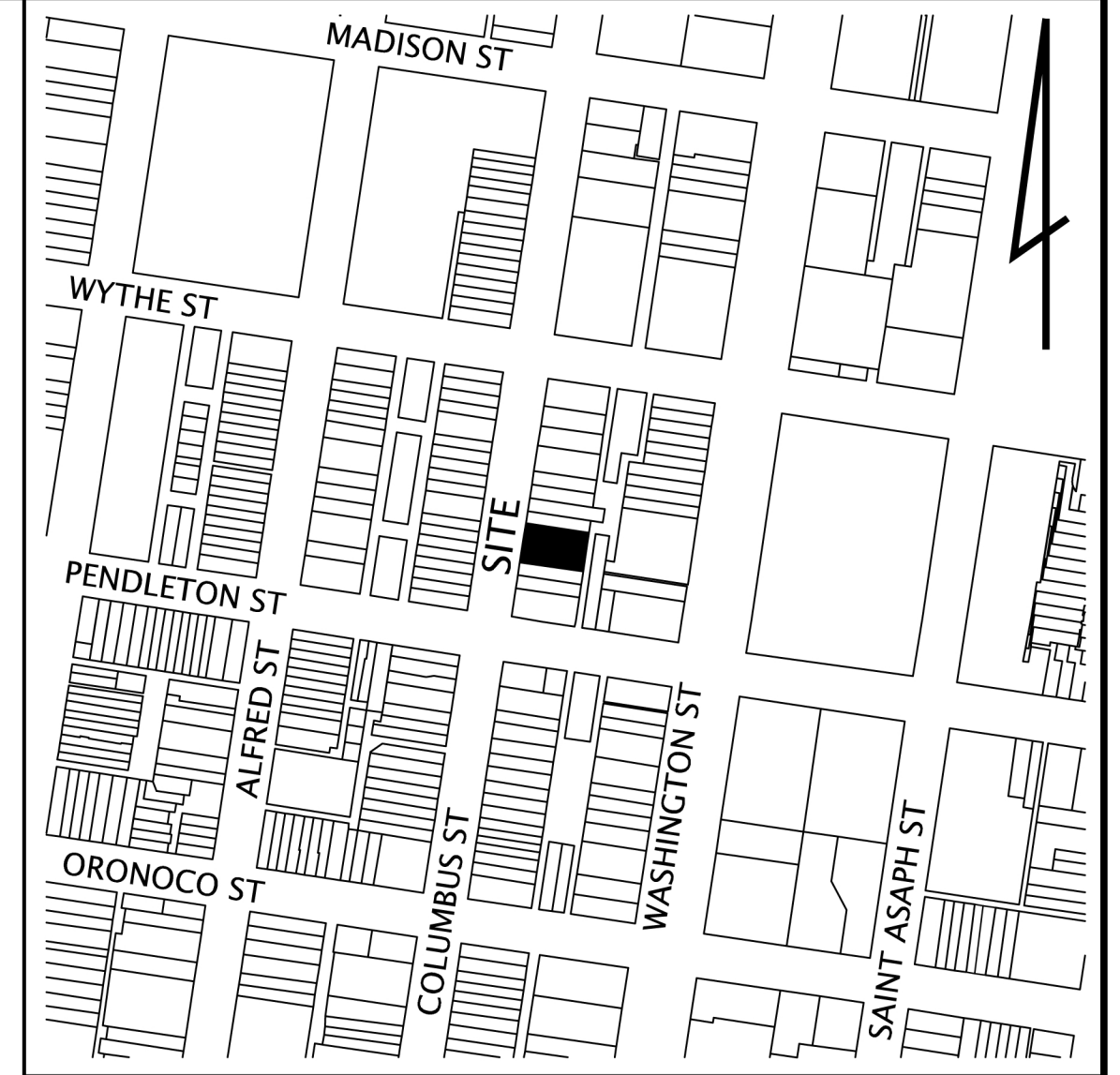


PENDLETON STREET

MONUMENT LINE

NOTES:

1. THE PROPERTY DELINEATED HEREON IS SHOWN AS TAX MAP #: 054.04-14-19 & 054.04-14-20 AND IS ZONED RB.
2. OWNER: BETTY JEAN IRBY, ET AL, THE HEIRS OF ANNIE G. IRBY
609 N. COLUMBUS STREET
ALEXANDRIA, VIRGINIA 22314
INSTR. #F04001205 & DB 1083 PG 532
3. TOTAL AREA = 0.1239 ACRE (5,394 SQUARE FEET)
4. NO TITLE REPORT FURNISHED.
5. THIS PROPERTY IS SUBJECT TO RESTRICTIONS OF RECORD.
6. THERE ARE NO FLOOD PLAINS OR RESOURCE PROTECTION AREAS ON THIS PROPERTY.
7. THERE IS NO EVIDENCE OF ANY GRAVE OR OBJECT OR STRUCTURE MARKING A PLACE OF BURIAL ON THIS PROPERTY.
8. THERE ARE NO KNOWN SOILS OR MATERIALS CONTAMINATED WITH HEAVY METALS, PETROLEUM PRODUCTS, PCB'S, FLY ASH, OR OTHER TOXIC OR HAZARDOUS MATERIALS ON THIS PROPERTY.
9. THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS ON THIS PROPERTY.
10. THERE ARE NO KNOWN FORMER SANITARY LANDFILLS, DUMP OR DISPOSAL AREAS WITHIN 1000 FEET OF THIS PROPERTY.
11. THERE ARE NO KNOWN AREAS WITH THE POTENTIAL FOR GENERATING COMBUSTIBLE GASSES ON THIS PROPERTY.
12. TOPOGRAPHY OF THE SITE WAS FIELD RUN BY THIS FIRM ON MARCH 6, 2018 AND IS SHOWN AT 2' INTERVALS.
13. THIS PROPERTY IS SERVED BY PUBLIC SEWER AND WATER.
14. THERE IS ONE EXISTING BUILDING (#609 NORTH COLUMBUS STREET), THREE EXISTING LOTS, AND THREE PROPOSED LOTS ASSOCIATED WITH THIS PLAT.



VICINITY MAP
NO SCALE

PRELIMINARY PLAT
SHOWING

LOTS 505, 506 AND 507

THE IRBY PROPERTY

BEING A RESUBDIVISION OF
THE PROPERTY LOCATED AT

#609-613 NORTH COLUMBUS STREET

(INSTR. #F04001205 & DEED BOOK 1083, PAGE 532)

ALSO KNOWN AS

LOTS 5, 6 AND 7

OF A SQUARE OF GROUND BOUNDED BY

**WASHINGTON, COLUMBUS,
PENDLETON & WYTHE STREETS**

(DEED BOOK 25, PAGE 360)

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20'

MARCH 06, 2018



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

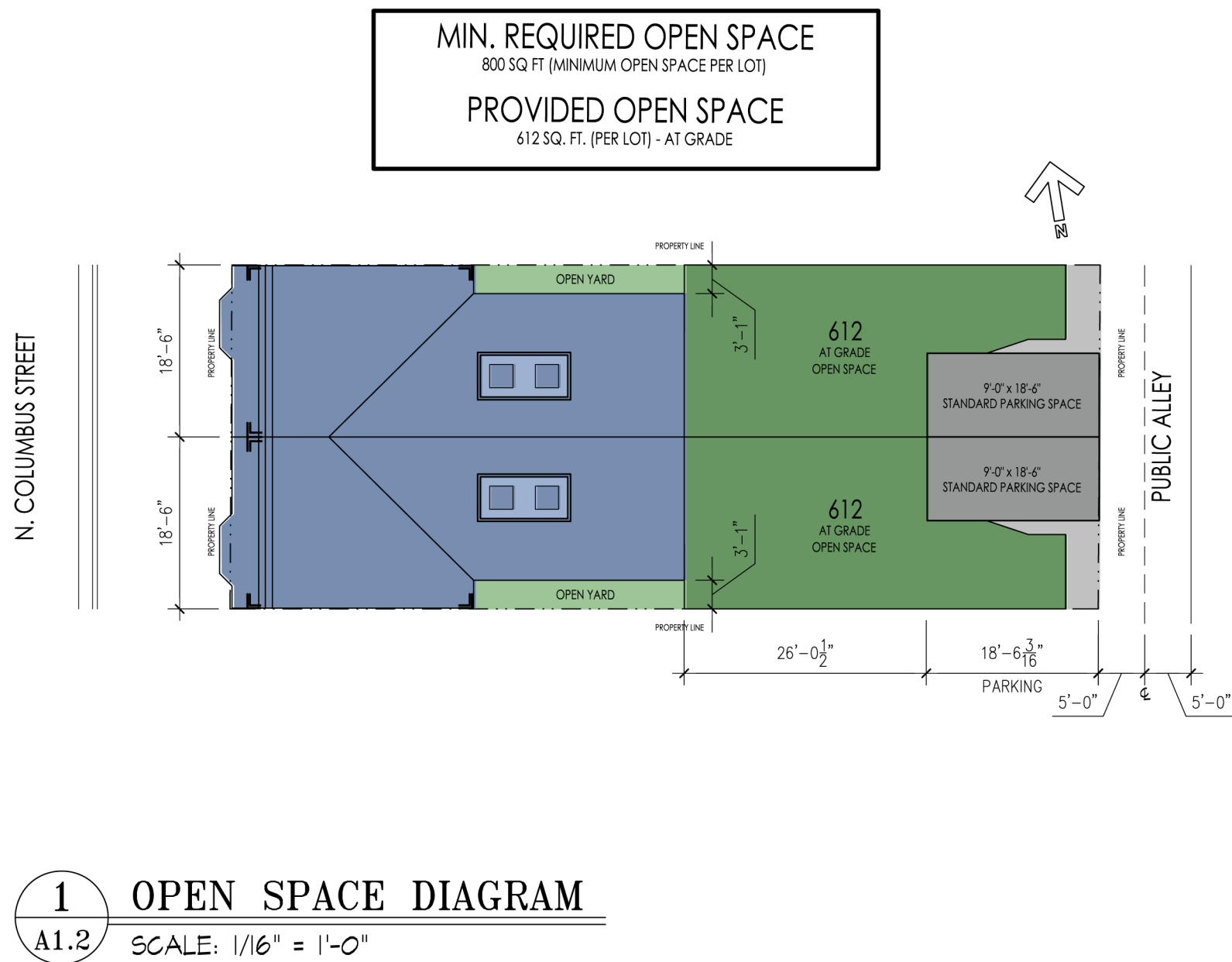
APPROVED	
CITY PLANNING COMMISSION ALEXANDRIA, VIRGINIA	
CHAIRMAN	DATE
DIRECTOR OF PLANNING	DATE
PUBLIC IMPROVEMENTS BOND(S) APPROVED	
DIRECTOR T. & E.S.	DATE

613 AND 611 NORTH COLUMBUS STREET ALEXANDRIA, VA 22314

11/5/18

18





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

VIEW LOOKING EAST
 FROM COLUMBUS STREET



VIEW LOOKING SOUTHWEST
 FROM REAR YARD



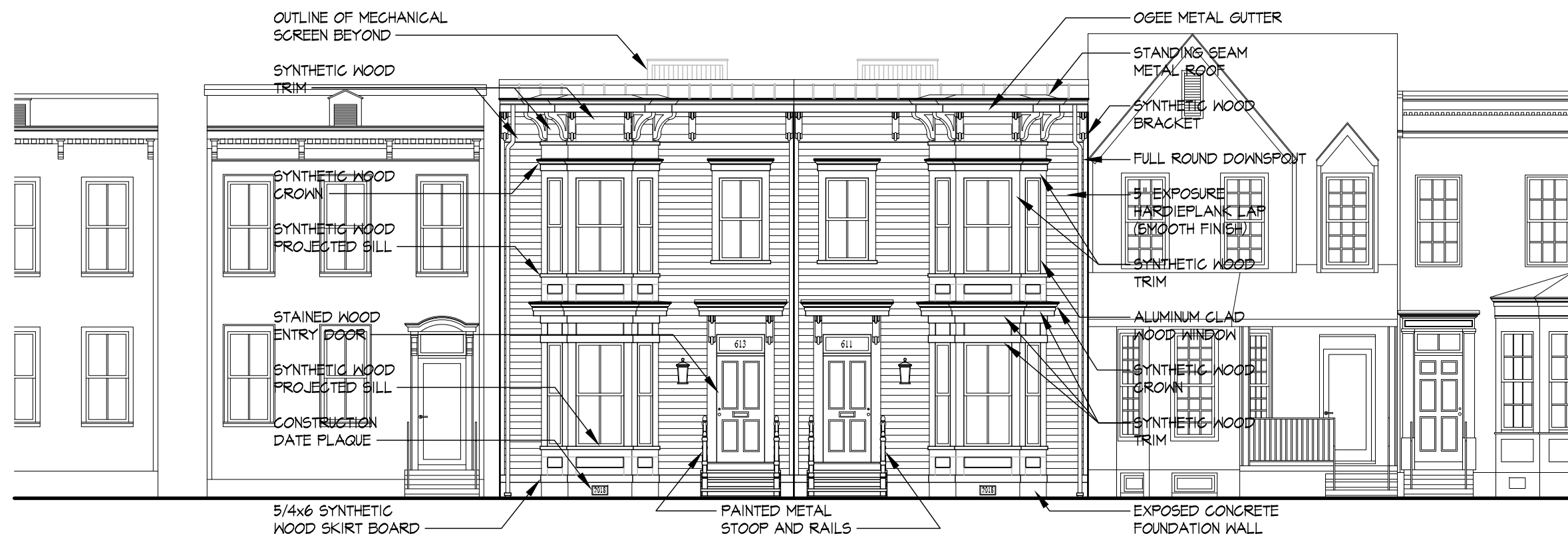
VIEW LOOKING NORTHEAST
 FROM SIDEWALK



VIEW LOOKING WEST
 FROM REAR ALLEY



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1 PROPOSED WEST ELEVATION
 A2 SCALE: 1/8" = 1'-0"

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613 AND 611 NORTH COLUMBUS STREET
 613 AND 611 NORTH COLUMBUS STREET ALEXANDRIA, VA 22314
 PROPOSED WEST ELEVATION

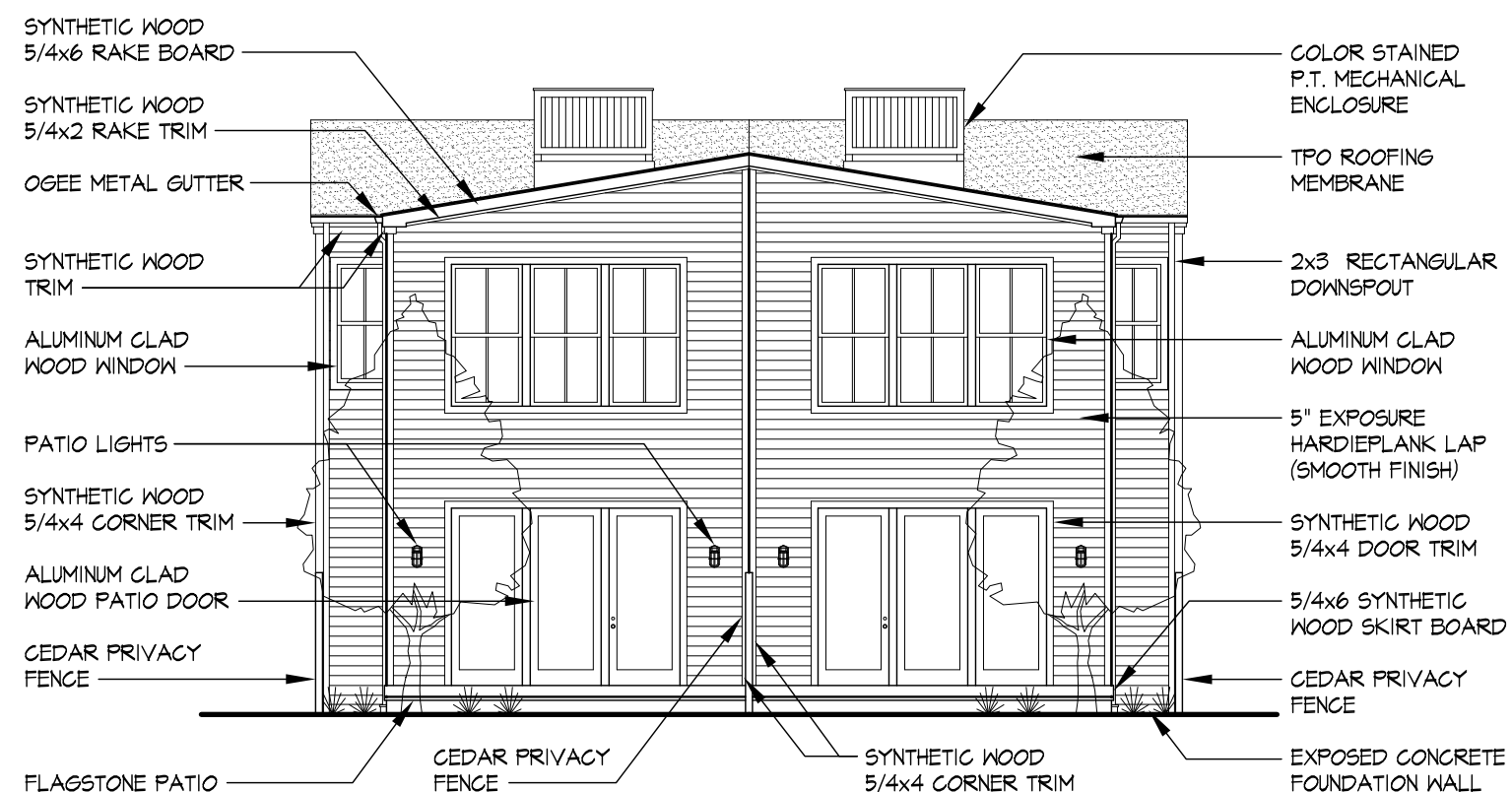
11/5/18

A2



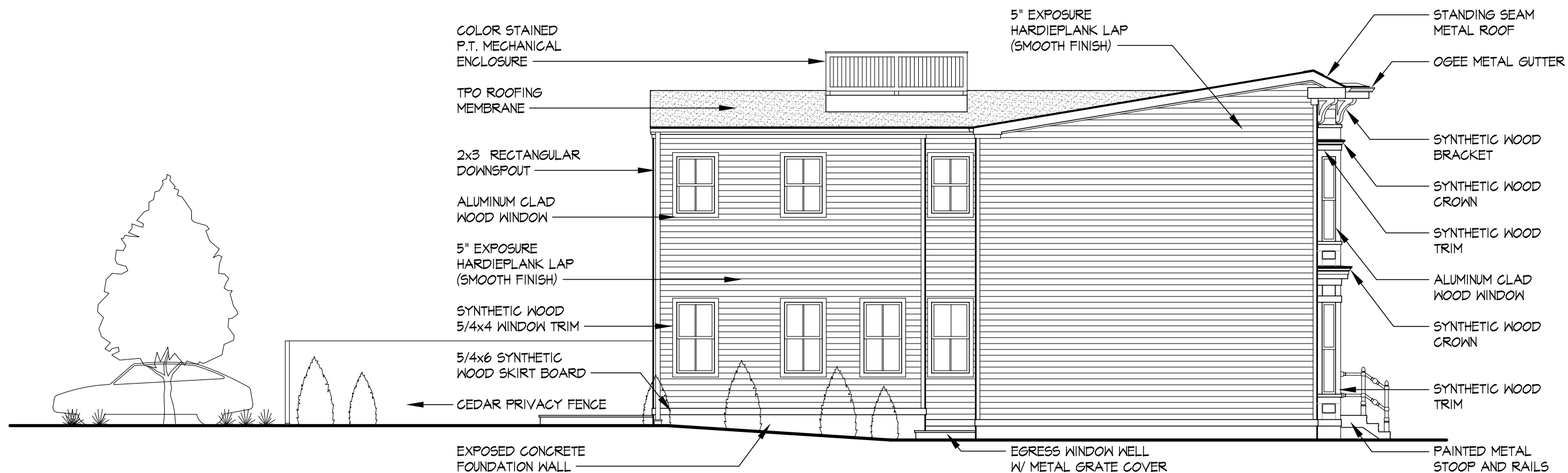
1 PROPOSED SOUTH ELEVATION
 A3 SCALE: 1/8" = 1'-0"

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

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1
A5 **PROPOSED NORTH ELEVATION**
 SCALE: 1/8" = 1'-0"
 I. SEE THE ATTACHED MATERIAL SPECIFICATIONS PACKET FOR DETAILED MATERIAL INFORMATION.

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The floor plan illustrates the second floor of a duplex, featuring two symmetrical units. Each unit contains a Recreation Room (13'-6" x 16'-6"), a Bedroom 4 (10'-8" x 13'-8"), a Bathroom 3 (5'-6" x 9'-0"), a Walk in Closet (5'-0" x 9'-0"), a Mechanical room (7'-2" x 8'-4"), and a Forestry Window Well. The plan includes detailed dimensions for the overall building (48'-8" wide, 30'-0" deep) and individual rooms. A North arrow is located in the bottom right corner.

SCALE: $1/8" = 1'-0"$



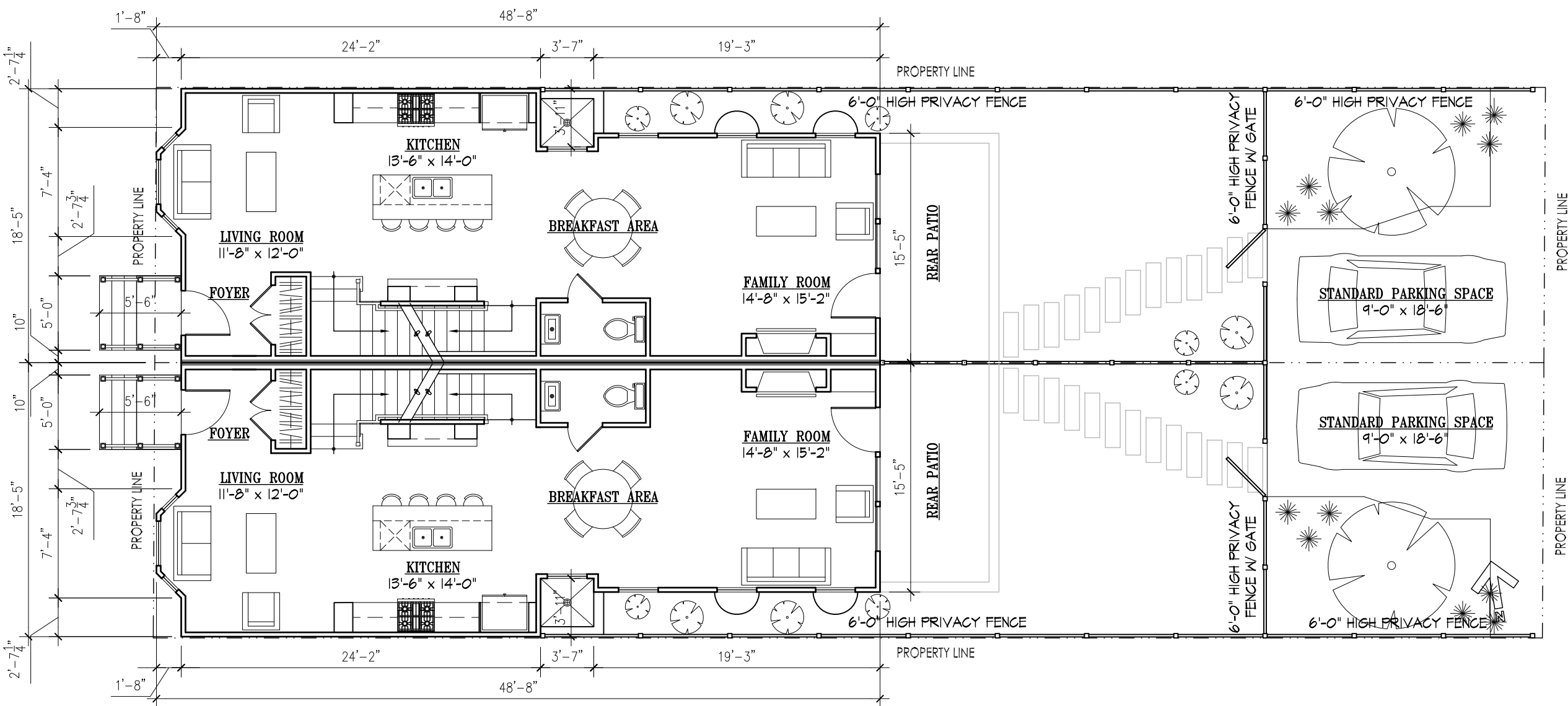
KULINSKI
GROUP ARCHITECTS P.C.

KULINSKIGROUP.COM | 703.836.7243

613 AND 611 NORTH COLUMBUS STREET ALEXANDRIA, VA 22314

11/5/18

A6



1 PROPOSED FIRST FLOOR PLAN
A7 SCALE: 1/8" = 1'-0"

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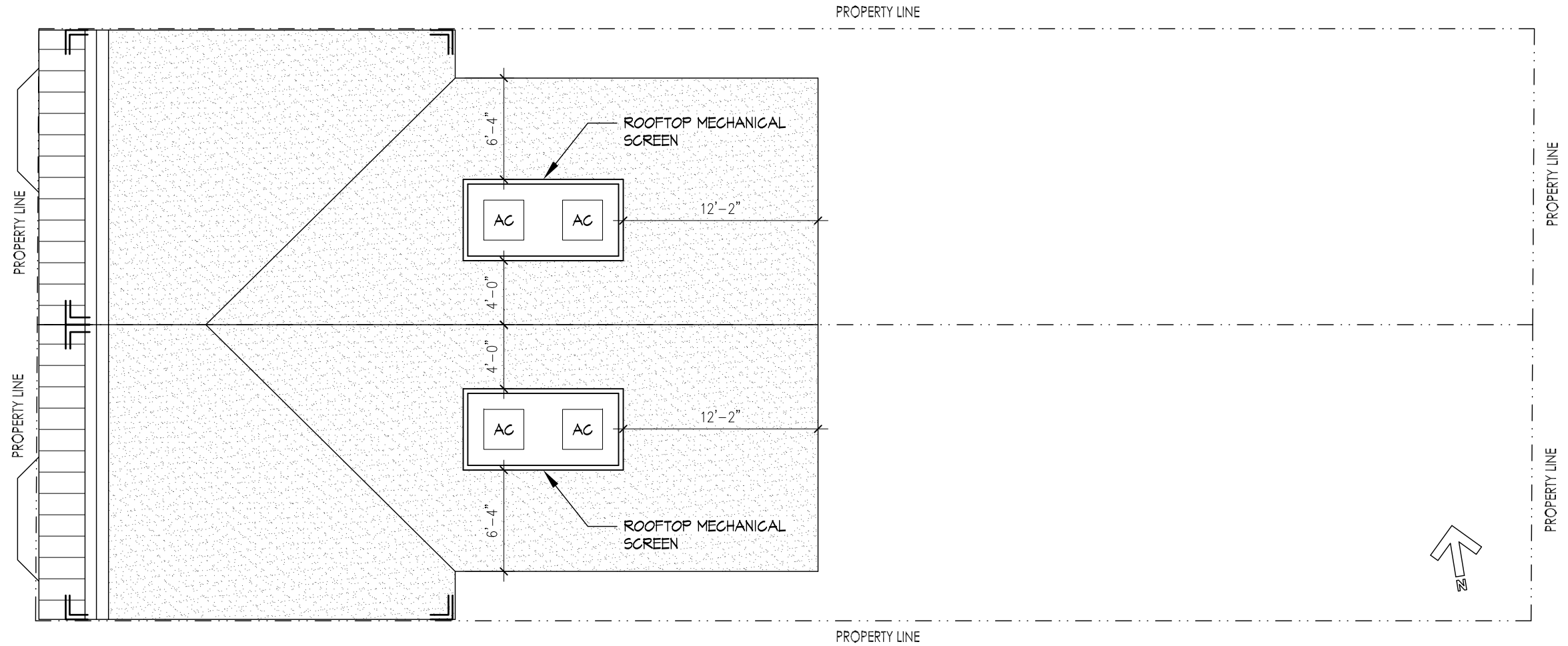
613 AND 611 NORTH COLUMBUS STREET
613 AND 611 NORTH COLUMBUS STREET ALEXANDRIA, VA 22314

PROPOSED FIRST FLOOR PLAN

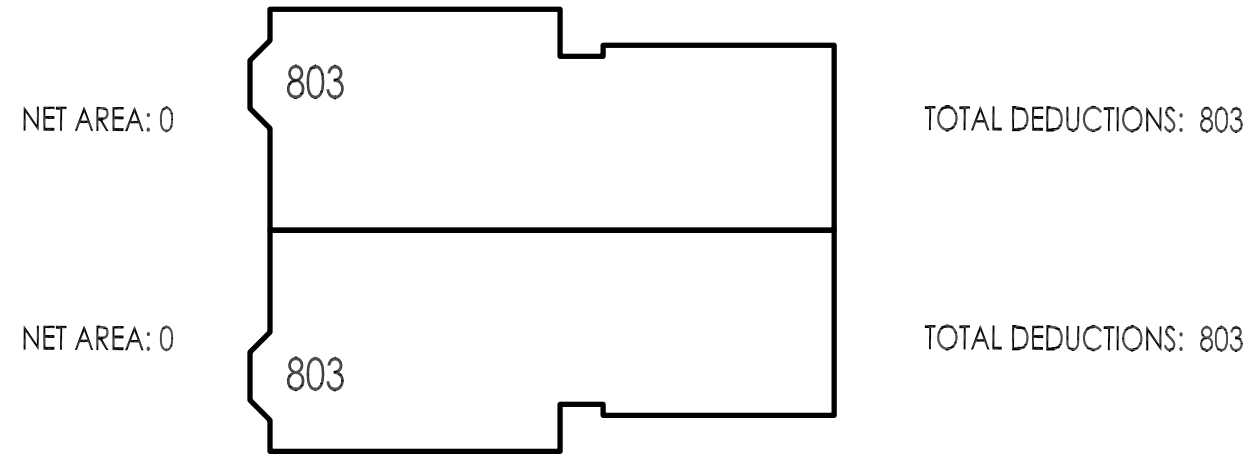
11/5/18

A7

1 PROPOSED ROOF PLAN
 A9 SCALE: 1/8" = 1'-0"

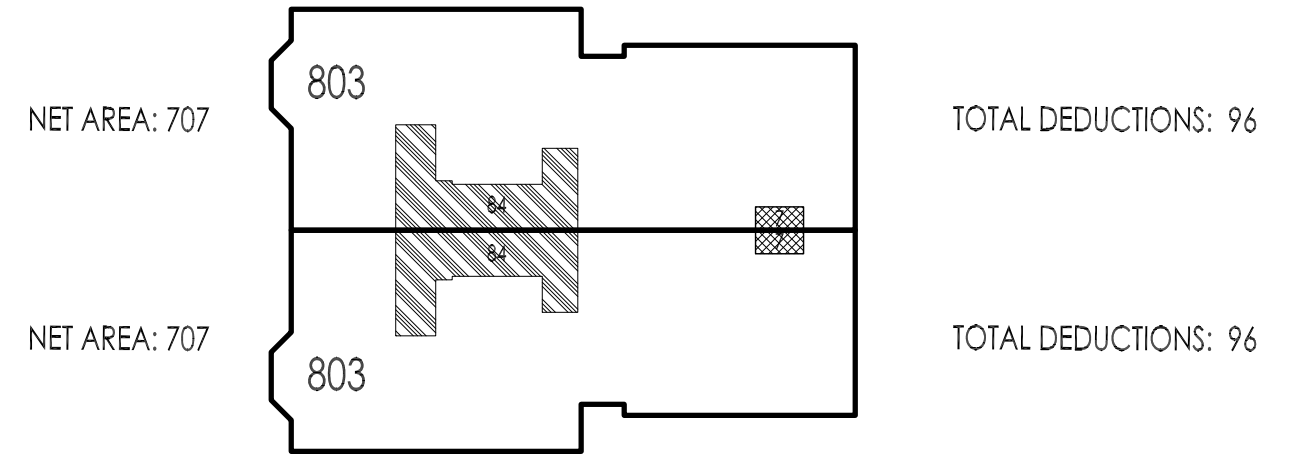


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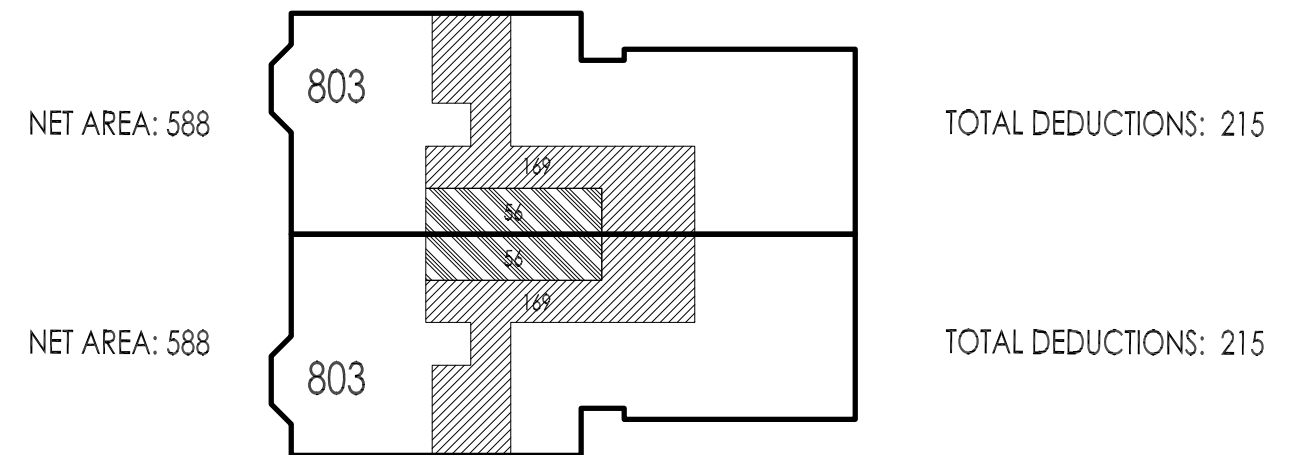


1 PROPOSED BASEMENT PLAN FAR DIAGRAM
 A10 SCALE: 1/16" = 1'-0"

DRAWING KEY	
AREA BELOW 7'-6"	
STAIRS AND LANDINGS	
MECHANICAL	
OPEN SPACE	



2 PROPOSED FIRST FLOOR FAR DIAGRAM
 A10 SCALE: 1/16" = 1'-0"

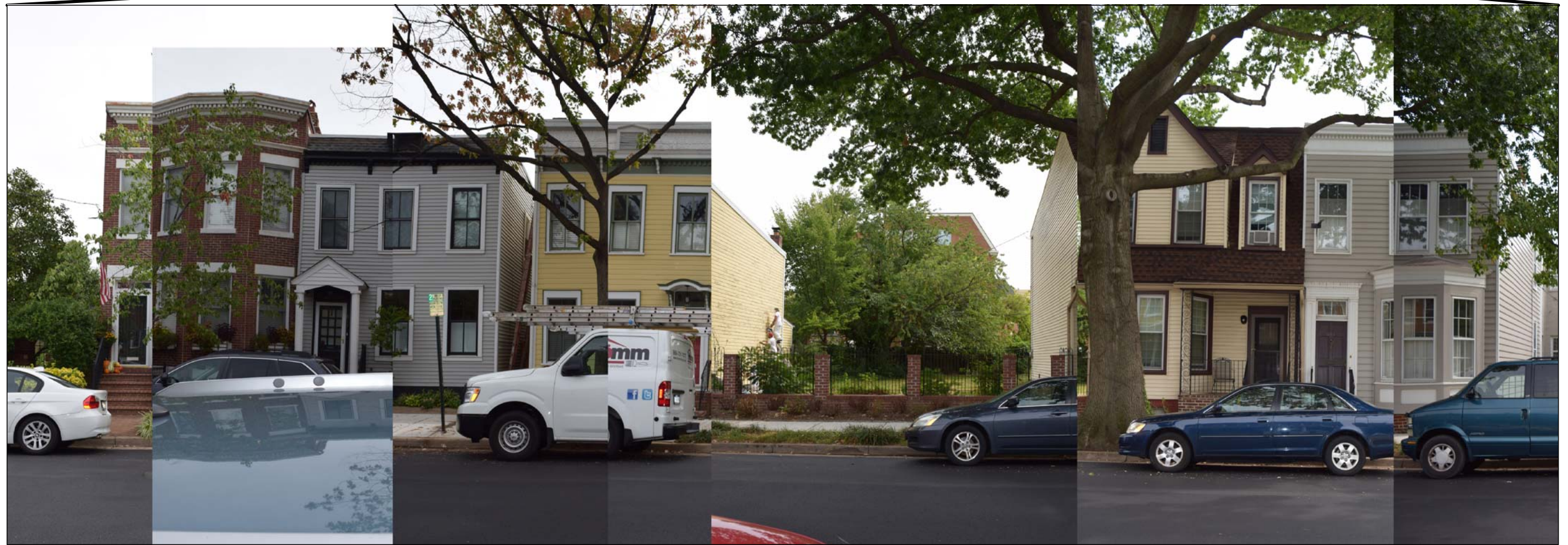


3 PROPOSED SECOND FLOOR FAR DIAGRAM
 A10 SCALE: 1/16" = 1'-0"

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613 / 611 NORTH COLUMBUS STREET



613 / 611 NORTH COLUMBUS STREET

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611 North Columbus Street - Old and Historic District

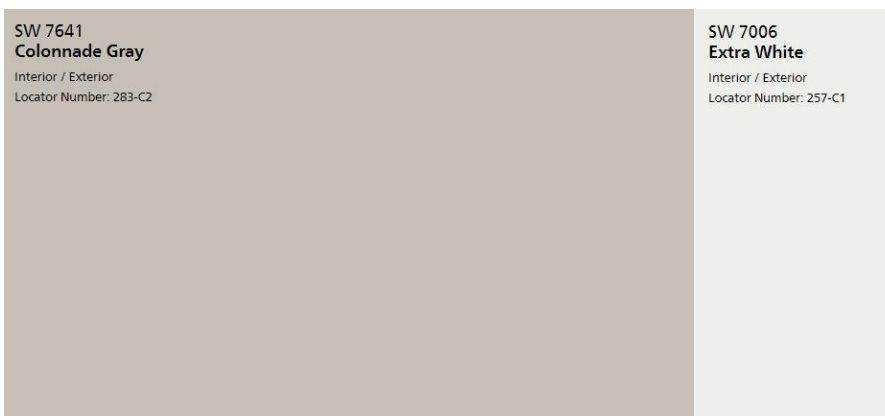
HardiePlank Lap Siding:

Finish: Smooth
Exposure: 5"
Color: SW 7641 - Colonnade Gray



Synthetic Wood Trim:

Finish: Smooth
Color: SW 7006 – Extra White



Entry Stoop / Stairs / Handrail:

Material: Fabricated Steel
Color: Matte Black

Front Porch Light:

Supplier: Capitol Lighting – Bromley Collection Model 854246

Finish: Museum Black



Front Entry Door:

Supplier: Jeldwen – Fiberglass Exterior Four Panel Door / Model 4

Color: Rookwood Green - SW 2816

Hardware Finish: Flat Black



Address Numbers: Gold leaf w/ black outline number decal on the transom @ entry door

Mailbox: Marina Black Wall Mount Mailbox 2681B (Black)



Marina Black Wall Mount Mailbox

Rear Porch Lights: Kichler – Suri Collection Outdoor Wall Lantern Model 49857BKT



Rear Entry Door: Jeldwen – Smooth- Pro Fiberglass Glass Panel Exterior Door

Color: Brilliant White

Hardware Finish: Flat Black

Windows: Jeld-wen – Siteline Aluminum Clad Wood Window

Color: Brilliant White

Lite Pattern: Two over two lite pattern



Sythetic Wood Trim / Gutters and Downspouts / Brackets:

Finish: Smooth

Color: SW 7006 – Extra White

Roofing: Low Slope (Rear) - Roofing Membrane Firestone Ultra Ply TPO

Color: Gray

Low Slope (Front) - Standing Seam Metal

Color: Flat Black

Fencing: 6'-0" privacy fence flush panel

Posts – Pressure treated 4x4 (clear sealer)

Panel – Cedar 1x6 w/ (clear sealer)



613 North Columbus Street - Old and Historic District

HardiePlank Lap Siding:

Finish: Smooth
Exposure: 5"
Color: SW 7073 - Network Gray



Synthetic Wood Trim:

Finish: Smooth
Color: SW 7006 – Extra White



Entry Stoop / Stairs / Handrail:

Material: Fabricated Steel
Color: Matte Black

Front Porch Light:

Supplier: Capitol Lighting – Bromley Collection Model 854246

Finish: Museum Black



Front Entry Door:

Supplier: Jeldwen – Fiberglass Exterior Four Panel Door / Model 4

Color: Rookwood Dark Red - SW 2801

Hardware Finish: Flat Black



Address Numbers: Gold leaf w/ black outline number decal on the transom @ entry door

Mailbox: Marina Black Wall Mount Mailbox 2681B (Black)



Marina Black Wall Mount Mailbox

Rear Porch Lights: Kichler – Suri Collection Outdoor Wall Lantern Model 49857BKT



Rear Entry Door: Jeldwen – Smooth- Pro Fiberglass Glass Panel Exterior Door

Color: Brilliant White

Hardware Finish: Flat Black

Windows: Jeld-wen – Siteline Aluminum Clad Wood Window

Color: Brilliant White

Lite Pattern: One two over two lite pattern



Sythetic Wood Trim / Gutters and Downspouts / Brackets:

Finish: Smooth

Color: SW 7006 – Extra White

Roofing: Low Slope (Rear) - Roofing Membrane Firestone Ultra Ply TPO

Color: Gray

Low Slope (Front) - Standing Seam Metal

Color: Flat Black

Fencing: 6'-0" privacy fence flush panel

Posts – Pressure treated 4x4 (clear sealer)

Panel – Cedar 1x6 w/ (clear sealer)

