

Docket Items #6 & 7
BAR #2018-00478 & 2018-00488

BAR Meeting
December 5, 2018

ISSUE: Partial Demolition/Capsulation and Alterations

APPLICANT: 609 North Columbus Street, LLC

LOCATION: 609 North Columbus Street

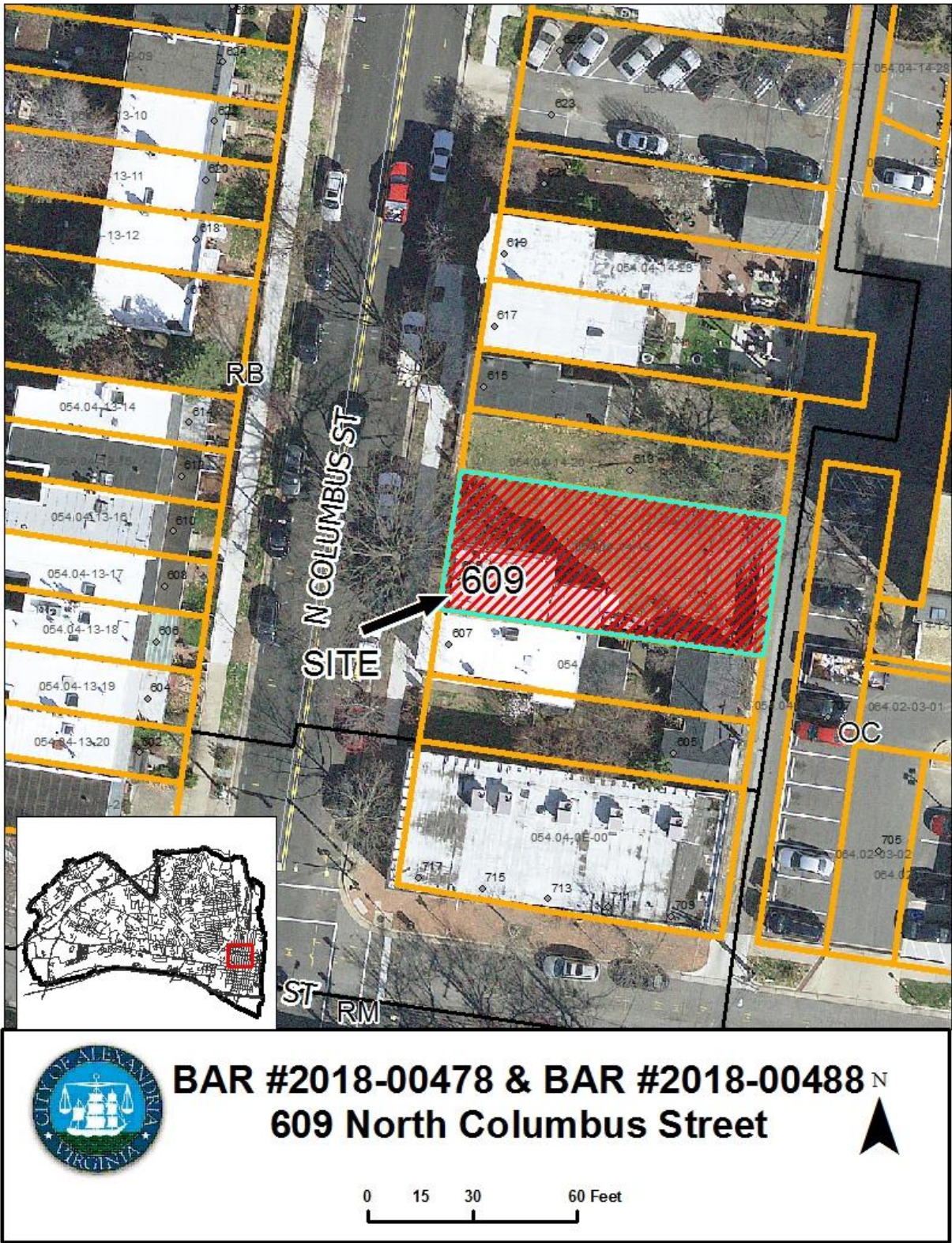
ZONE: RB/Townhouse zone

STAFF RECOMMENDATION

Staff recommends approval of the application, as submitted.

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 a Permit to Demolish/Capsulate to demolish a portion of the rear wall (east elevation) to install a new window, repair the existing brick steps on the front (west) elevation; and to capsulate the existing original siding and trim on the north side elevation.

The applicant is requesting a Certificate of Appropriateness for:

- Replacement of the existing historic siding with 2" exposure Bevel Lap wood siding to match the original on the front façade and with Boral brand synthetic German profile siding on the north side and the ell.
- Replacement of the existing façade's multi-paned windows with more stylistically appropriate one-over-one painted wood windows in the original openings retaining the original frame and trim when possible.
- Replacement of the existing front door with a historically-appropriate Victorian-style four-panel wood door
- Replacement of the existing asphalt shingle roof with architectural diamond shaped asphalt shingle roof
- Installation of stained fish scale wood shingles on the small dormer gable where there is evidence of its previous use
- Installation of new frieze fascia and decorative trim to match existing profiles
- Installation of decorative wood bargeboard on the front gables to match existing
- Installation of new solid wood turned porch support posts and square edge balusters turned 45 degrees on the west elevation porch
- Installation of brick veneer to cover foundation wall
- Reconstruction of brick stoop.

II. HISTORY

A two-story house appears on this lot on the 1891 Sanborn map below (Figure 1) and was one of the first dwellings to be built on the block. However, the proportions and location of the ell are different from the existing structure and the map indicates it had a non-combustible roof. By the 1907 Sanborn, the map shows the house with a combustible roof material and the plan is closer to the form of the current building. No early photos have been located of the dwelling. Therefore, based on staff's limited research, the existing two-story Folk Victorian dwelling with Queen Anne features was likely constructed in the **late 19th or early 20th century**.

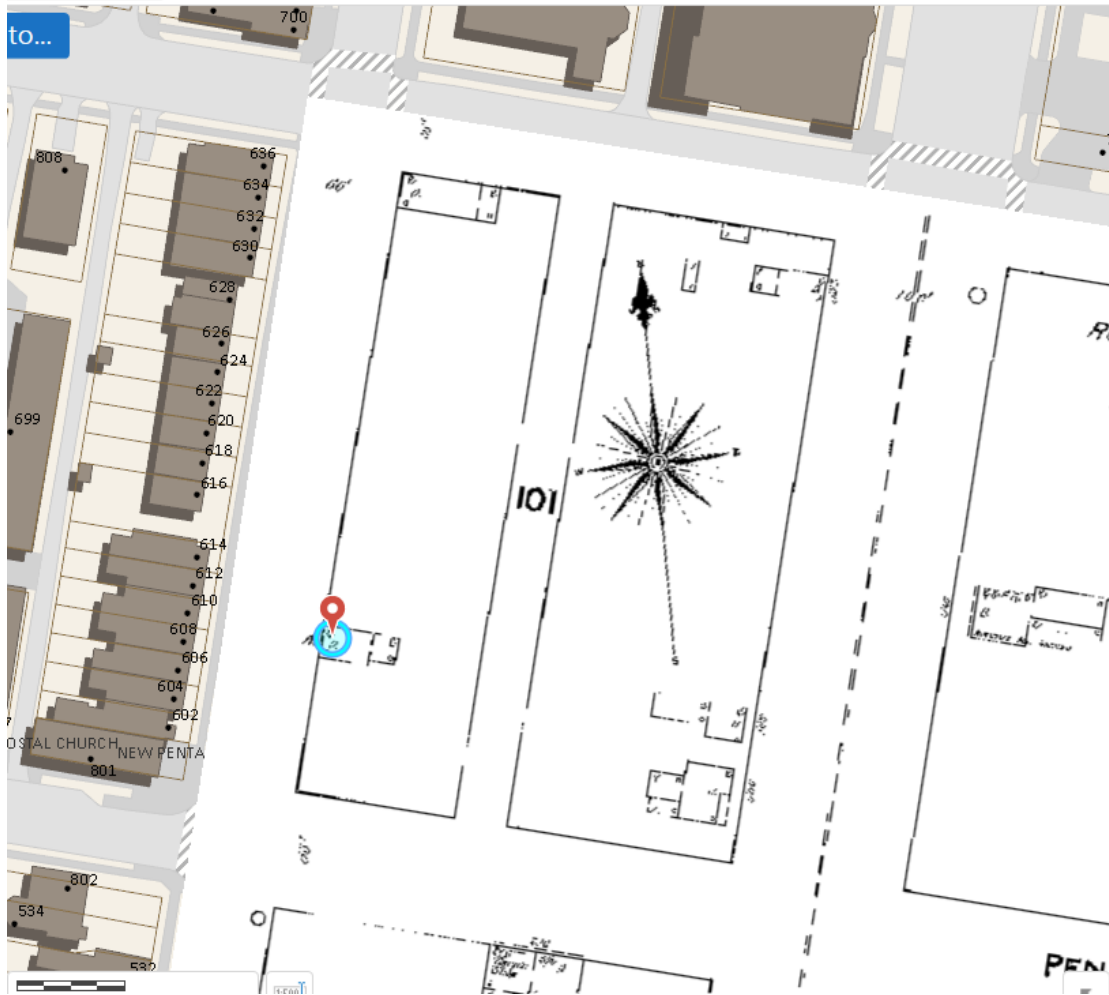


Figure 1: 1891 Sanborn showing 609 North Columbus Street

Queen Anne is a sub-category of the Victorian architectural style and is usually characterized by a steeply pitched roof with a dominant front-facing gable, ornamented bay windows, an asymmetrical façade with full or partial porch, and patterned shingles. Several of these characteristics are present on the subject building.

There are no records of previous BAR approvals for this address. The applicant is also the owner of the two vacant lots to the north, 611 and 613 North Columbus Street, that were formerly the side yard associated with this site and BAR is considering the construction of two new townhouses at the same hearing (BAR Case #2018-0509 & 0520).

III. ANALYSIS

Permit to Demolish/Capsulate

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B), which relate only to the subject property and not to neighboring properties. The Board has purview of the proposed demolition/capsulation regardless of visibility.

| Standard | Description of Standard | Standard Met? |
|----------|---|---------------|
| (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? | No |
| (2) | Is the building or structure of such interest that it could be made into a historic shrine? | No |
| (3) | Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty? | No |
| (4) | Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway? | N/A |
| (5) | Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city? | No |
| (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? | No |

Staff has no objection to the demolition of approximately 12 square feet of the rear wall historic fabric to accommodate a new window since none of the criteria for demolition and capsulation are met. This is not an unusual request and the Board routinely approves small changes on the rear elevations of historic buildings to accommodate a more modern and functional interior layout as tastes and technology evolve.

In anticipation of the proposed work the applicant has met with staff in the field numerous times and carefully removed the previous layers of aluminum siding and Bricktech to reveal some of the building's original features and materials. The vacant lot to the north of the subject property is being developed with a new townhouse and the majority of the original Dutch Lap (or German) profile siding north wall of 609 North Columbus Street will be capsulated as a result of the adjacent construction. The remaining exposed portions of the wall will be capsulated with new synthetic Dutch Lap wood siding so that the historic siding remains in place.

Staff recommends that the Permit to Demolish/Capsulate be approved.

Certificate of Appropriateness for Alterations

Staff has been working with the applicant extensively in the field to identify original and character defining features and choose the most historically appropriate materials when preservation is not feasible. As the BAR is aware, the BAR's policies regarding repair and restoration of historic properties is to:

1. Preserve and repair existing fabric wherever it is identified and reasonably repairable
2. Replace the original material in-kind, using the same design and same material, when staff agrees in the field that the original is not reasonably repairable
3. Install new historically appropriate material to match the original when its design is revealed through site investigation or archival evidence
4. Install new material in a historically appropriate style where the original material and design cannot be verified.

Staff commends the applicant for retaining and returning many of the features of this unusual early building to restore its original appearance

The project calls for a number of fenestration changes, including a new opening for the installation of a window on the second story and reducing the opening and size of the existing double window on the first floor of the east elevation, as well as removing a window on the second story on the north elevation of the ell to accommodate interior layout. Even though there is a public alley running behind the building and the fenestration changes will be visible, staff has no objection to the proposed alterations which are minimal and not uncommon alterations to utilitarian rear elevations to accommodate changes to kitchens and bathrooms over time.

Staff recommends approval of the Certificate of Appropriateness for the alterations on the front facade, including the replacement of the existing historic siding with 2" exposure wood clapboard siding to match the original because the original siding is in poor condition and cannot be easily repaired. Staff also supports the replacement of the existing multi-paned replacement windows with more stylistically appropriate one-over-one wood windows in the original openings, retaining the original frame and trim when possible; the replacement of the existing front door with a historically-appropriate Victorian-style four-panel wood door with transom; the installation of stained fish scale wood shingles on the small dormer gable where there is evidence of its previous use; a new frieze fascia and decorative trim to match existing profiles; decorative wood bargeboards on the front gable to match existing damaged bargeboards.

Staff has been unable to determine the original roofing material in the field, though it was likely wood shingle. The applicant has proposed a diamond pattern composition shingle that was not commonly available in Alexandria in 1890 but was in use here by the 1920s. Lacking physical or archival evidence, staff believes the use of this style composition shingle is appropriate in this instance.

In addition, Staff worked with the applicant in the field to determine the original porch design and was unable to locate anything other than a profile cut into a skirt at the bottom of the siding that

indicates it was wood. However, removal of the existing brick porch and steps are not in the applicant's present scope of work and staff supports retention of the existing brick stoop and repair of the masonry steps. The existing, inappropriate mid-20th century wrought iron porch supports will be replaced with turned wood posts and a guardrail with simple rectangular balusters. Because the original steps very likely had no railing, an open iron handrail will be installed at the steps for safety.

With the conditions discussed above, Staff recommends approval of the application.

STAFF

Marina Novaes, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning

Zoning had no comments.

Code Administration

A building permit, plan review and inspections are required prior to the start of construction.

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 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 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

No archaeology oversight necessary for this project

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR 2018-0478 & BAR2018-00488: 609 N Columbus ST

BAR Case # _____

ADDRESS OF PROJECT: 609 N Columbus Street

TAX MAP AND PARCEL: 054.04-14-19 **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,

LLC Address: 8400 Radford Avenue,

Suite 200 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,

LLC Address: 8400 Radford Avenue,

Suite 200 City: Alexandria

VA

Zip: 22309

State: 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 single family home, pursuant to approved Subdivision #2018-0002 and Special Use Permit #2018-0028. Removal of the existing vinyl siding exposed the original wood lap siding and trim details, and confirmed our suspicion that the original house was Victorian in style. Unfortunately the original materials are deteriorated beyond repair. We are proposing replacement of the siding and trim with new similar materials and profiles. We intend to fine-tune the proportions of the window openings on the front elevation and replace the existing vinyl windows on the front / main portion of the house. We also intend to return fish scale shingles to the gables (ghosting indicates that they were originally present), and add detail elements to restore the Victorian character to the front elevation. The existing windows will be retained on the rear ell and we are proposing the relocation of a few windows to coordinate better with the interior 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.

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, 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 609 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, 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.

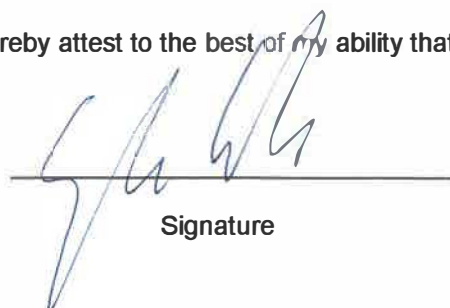
11/05/18

STEPHEN W. KULINSKI

Date

Printed Name

Signature





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

B

A. Property Information

A1. 609 North Columbus Street
Street Address

RB
Zone



A2. 1,938.00 x 0.75
Total Lot Area Floor Area Ratio Allowed by Zone

= 1,453.50
Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

Basement 618.00
First Floor 795.00
Second Floor 836.00
Third Floor
Attic
Porches
Balcony/Deck
Lavatory***
Other**

Allowable Exclusions**

Basement** 618.00
Stairways**
Mechanical**
Attic less than 7'***
Porches**
Balcony/Deck**
Lavatory***
Other**
Other**

B1. 2,249.00 Sq. Ft.
Existing Gross Floor Area*

B2. 618.00 Sq. Ft.
Allowable Floor Exclusions**

B3. 1,631.00 Sq. Ft.
Existing Floor Area Minus Exclusions
(subtract B2 from B1)

Comments for Existing Gross Floor Area

B1. **Total Gross** 2,249.00 B2. **Total Exclusions** 618.00

C. Proposed Gross Floor Area

Proposed 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**

C1. 0.00 Sq. Ft.
Proposed Gross Floor Area*

C2. 0.00 Sq. Ft.
Allowable Floor Exclusions**

C3. 0.00 Sq. Ft.
Proposed Floor Area Minus Exclusions
(subtract C2 from C1)

C1. **Total Gross** 0.00 C2. **Total Exclusions** 0.00

D. Total Floor Area

D1. 1,631.00 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 1,453.50 Sq. Ft.
Total Floor Area Allowed
by Zone (A2)

E. Open Space (RA & RB Zones)

E1. 954.00 Sq. Ft.
Existing Open Space

E2. 800.00 Sq. Ft.
Required Open Space

E3. 954.00 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.

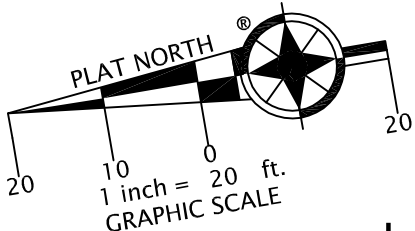
The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: _____

14

Date: _____

11/5/18



AREA TABULATION

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.

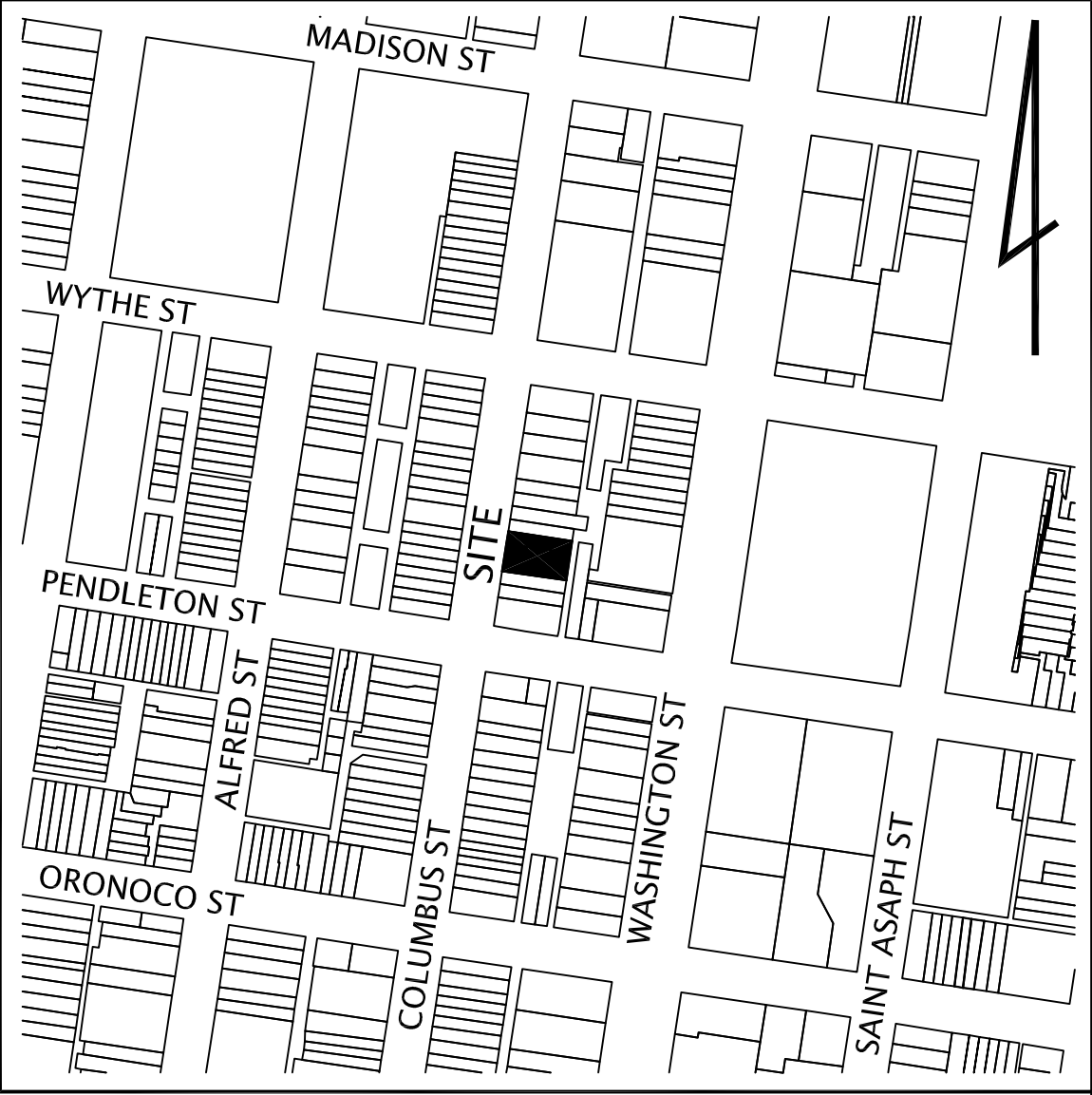
I FURTHER CERTIFY THAT ALL REQUIRED MONUMENTS HAVE BEEN INSTALLED WHERE INDICATED;
EXCEPT THOSE THAT WILL BE INSTALLED AT A LATER DATE BUT BEFORE COMPLETION OF THE PROJECT.

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



GEORGE M. O'QUINN L.S.

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 C. 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 GASES 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

SHOWING

LOTS 505, 506 AND 507

BEING A RESUBDIVISION OF

THE PROPERTY LOCATED AT

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

ALSO KNOWN AS

LOTS 5, 6 AND 7

OF A SQUARE OF GROUND BOUNDED BY

(DEED BOOK 25, PAGE 360)

CITY OF ALEXANDRIA, VIRGINIA

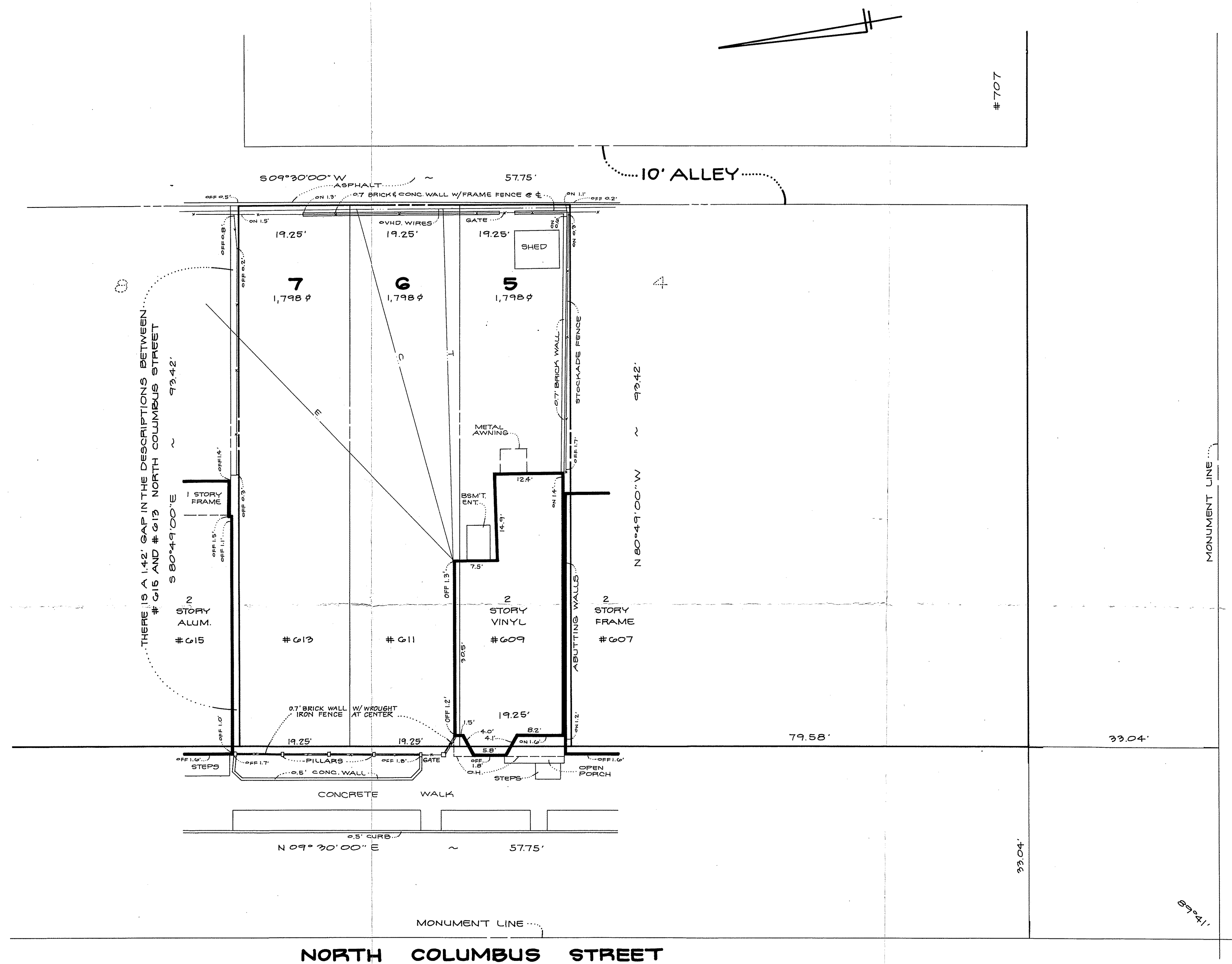
SCALE: 1" = 20'

MARCH 06, 2018



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

609-613 N. Columbus



609-613
N Columbus St

NOTES: 1. TAX MAP: 54.04-014-18, 19 & 20
2. ZONE: RB

PLAT
SHOWING THE IMPROVEMENTS ON
THE PROPERTY LOCATED AT
#609-#613 NORTH COLUMBUS STREET
(ALSO KNOWN AS LOTS 5, 6 & 7 ON A PLAT RECORDED IN DB. 25 @ Pg. 360)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 10' APRIL 2, 1998

| | |
|--|--|
| THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA. PLAT SUBJECT TO RESTRICTIONS OF RECORD. TITLE REPORT NOT FURNISHED. | CASE NAME: IRBY |
| I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS. <i>Kenneth W. White</i> KENNETH W. WHITE, L.S. | ALEXANDRIA SURVEYS, INC. 6343 SOUTH KINGS HIGHWAY ALEXANDRIA, VIRGINIA 22306 703-660-6615 FAX 703-768-7764 |

#199804-01003

JOB # 135-98



1 EXISTING WEST ELEVATION STREETSCAPE
 A1 SCALE: 3/32" = 1'-0"

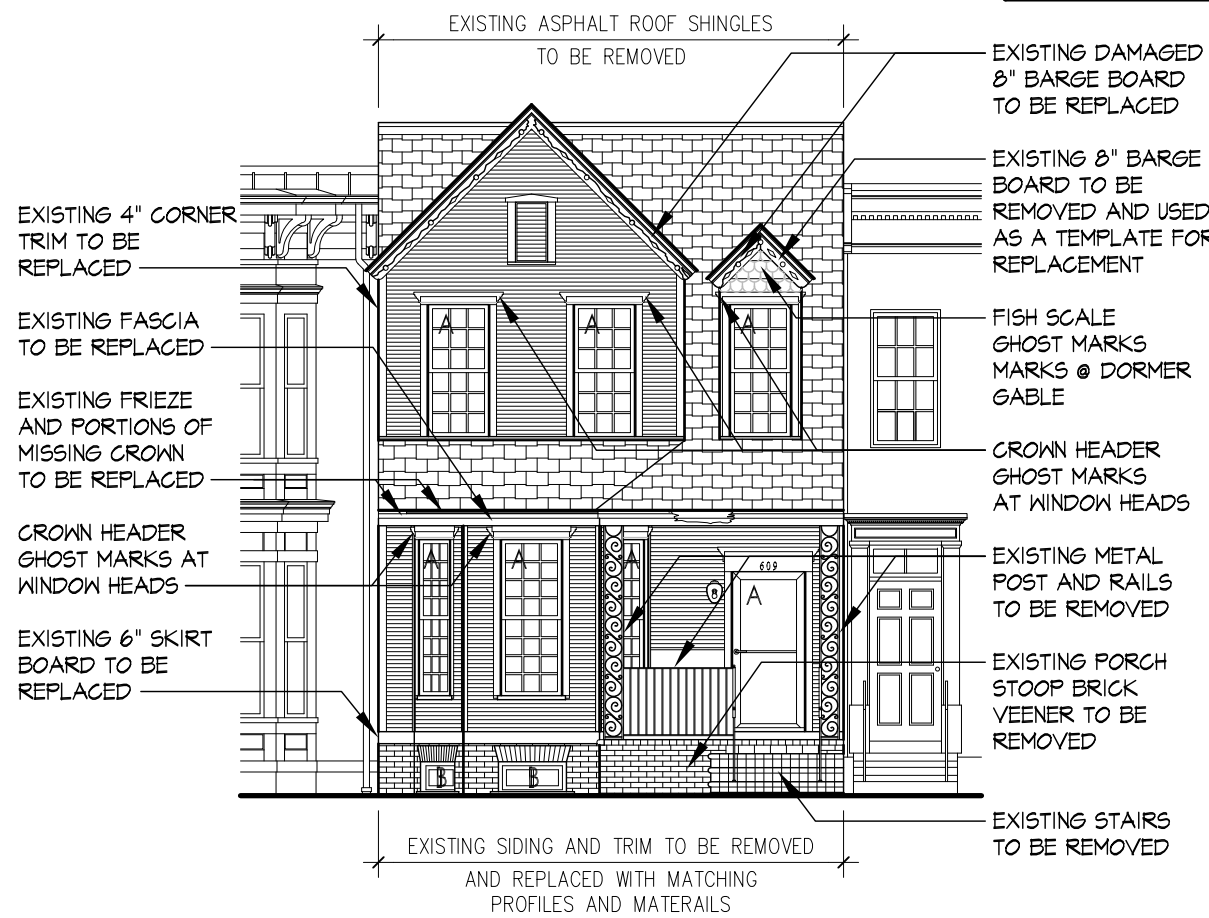


2 PROPOSED WEST ELEVATION STREETSCAPE
 A1 SCALE: 3/32" = 1'-0"

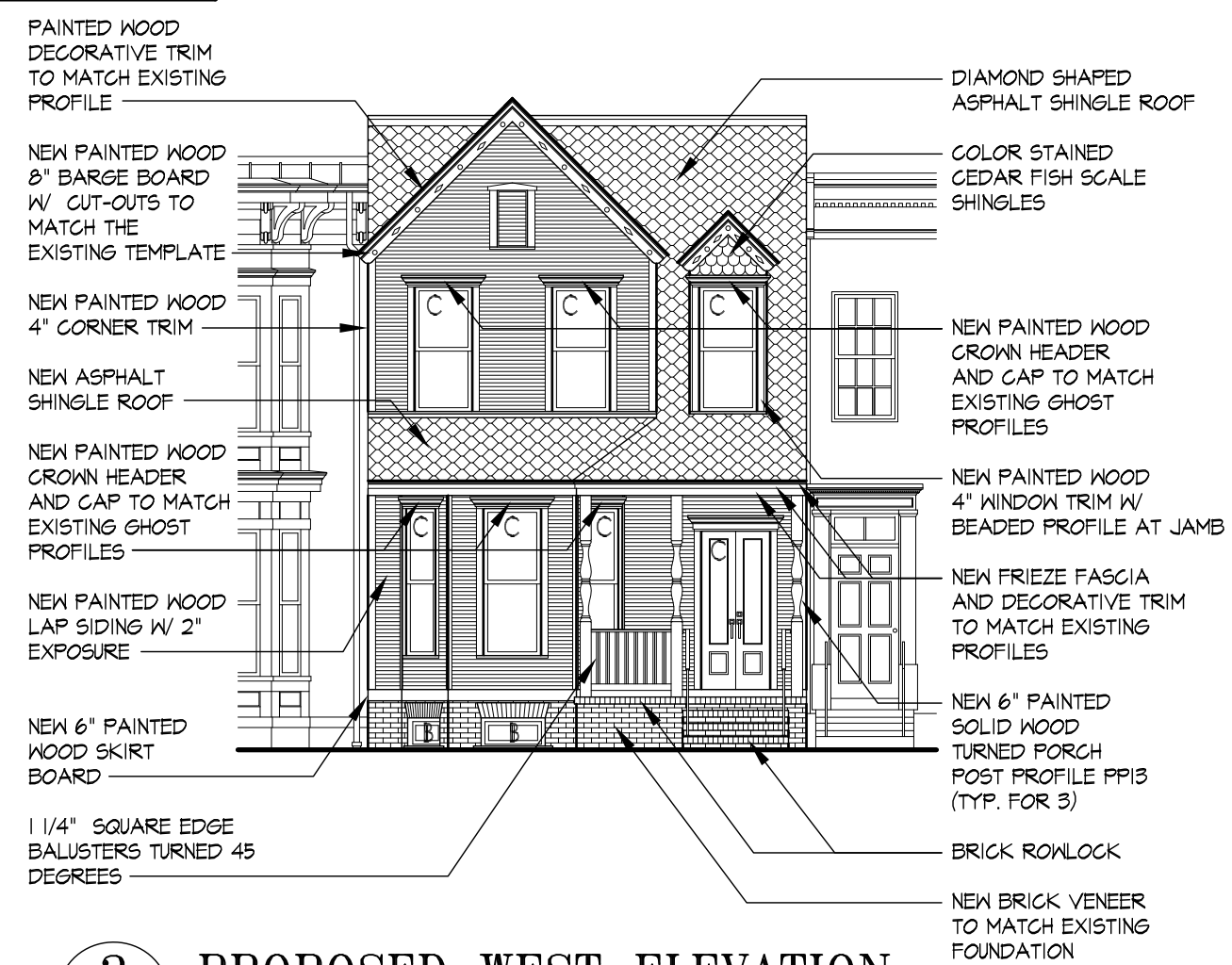
2018 © KULINSKI GROUP ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF KULINSKI GROUP ARCHITECTS

DRAWING KEY

- A - EXISTING WINDOW / DOOR TO BE REMOVED
- B - EXISTING WINDOW / DOOR TO REMAIN
- C - NEW WINDOW / DOOR
- D - EXISTING WINDOW TO BE RELOCATED
- E - EXISTING RELOCATED WINDOW



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



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

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609 NORTH COLUMBUS STREET - RENOVATION

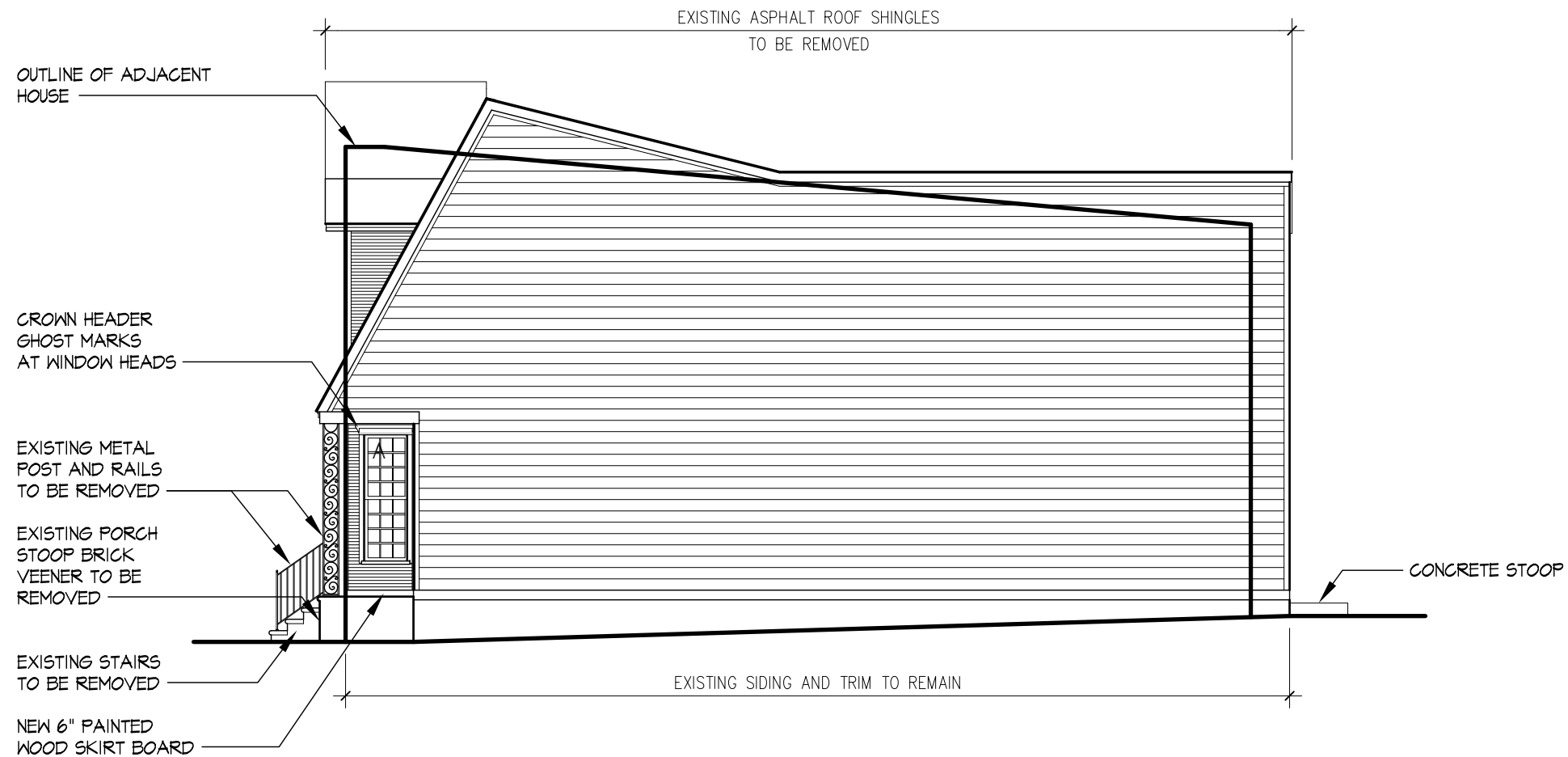
609 NORTH COLUMBUS STREET ALEXANDRIA, VA 22314

EXISTING / PROPOSED WEST ELEVATION

11/26/18

A2

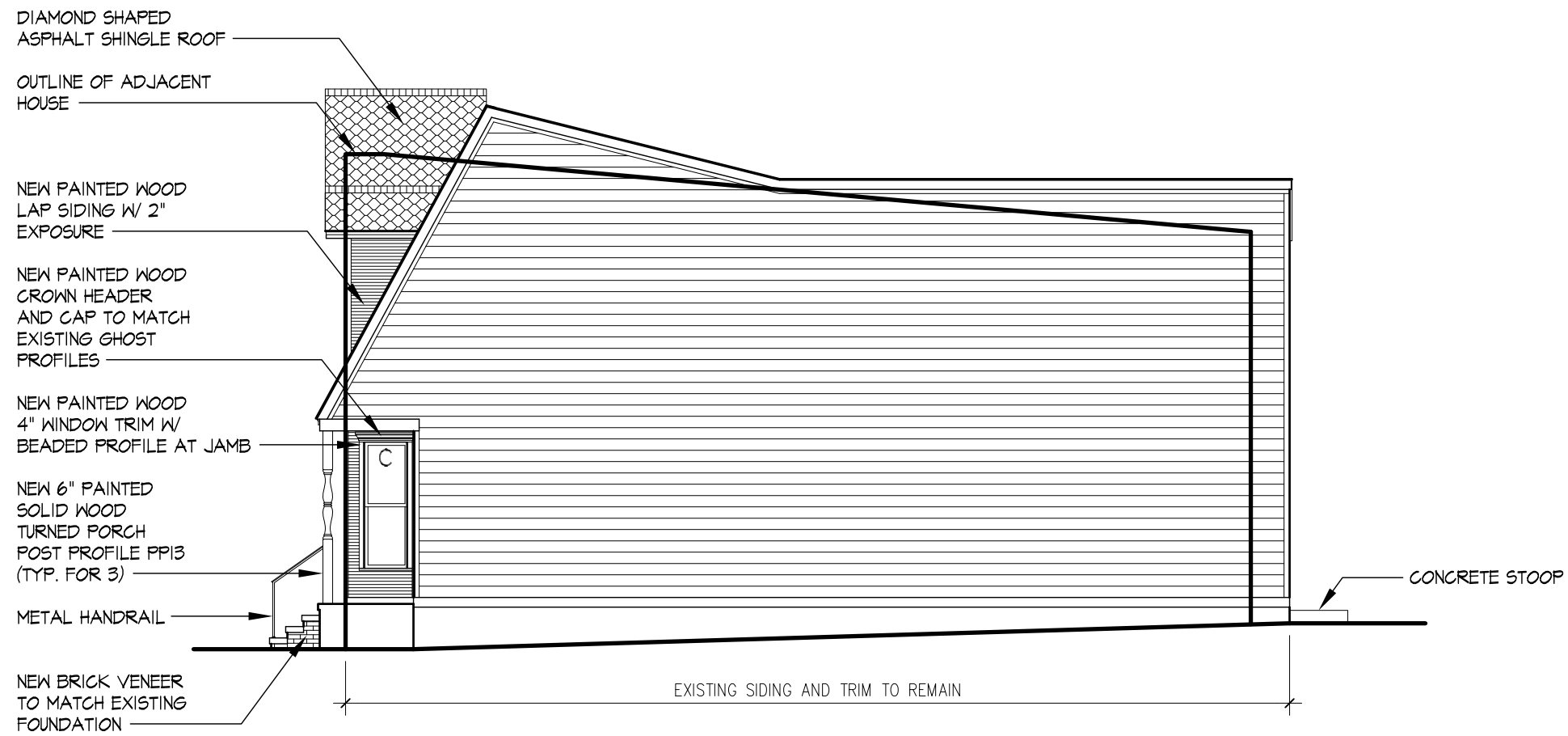
| DRAWING KEY | |
|-------------|--------------------------------------|
| A - | EXISTING WINDOW / DOOR TO BE REMOVED |
| B - | EXISTING WINDOW / DOOR TO REMAIN |
| C - | NEW WINDOW / DOOR |
| D - | EXISTING WINDOW TO BE RELOCATED |
| E - | EXISTING RELOCATED WINDOW |



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

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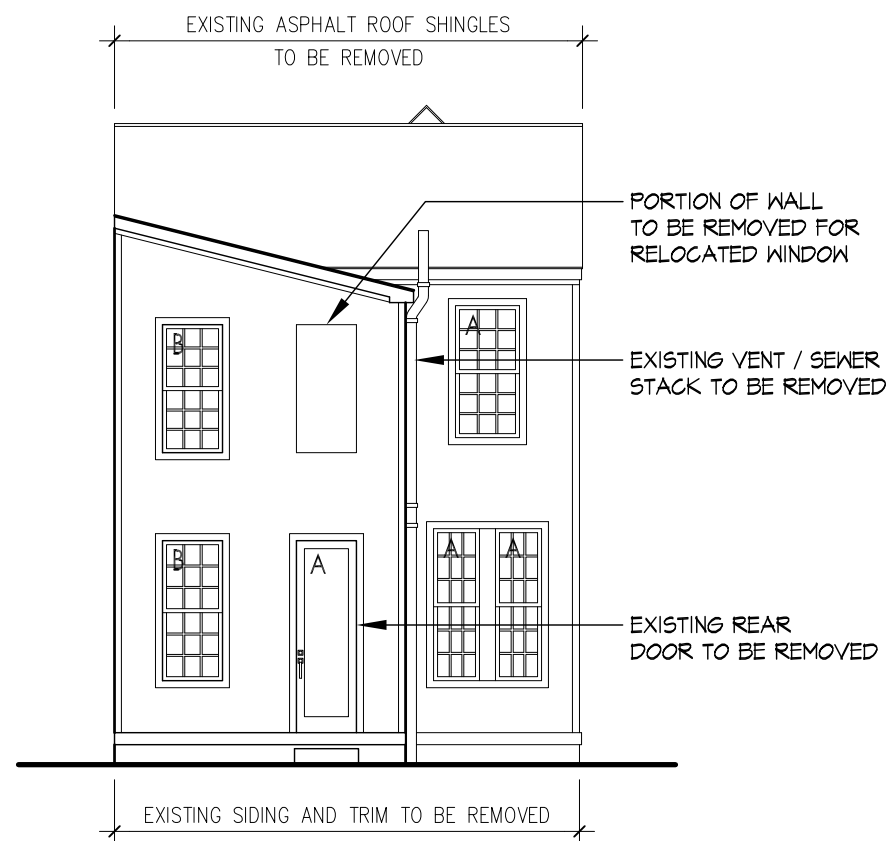
| DRAWING KEY | |
|-------------|--------------------------------------|
| A - | EXISTING WINDOW / DOOR TO BE REMOVED |
| B - | EXISTING WINDOW / DOOR TO REMAIN |
| C - | NEW WINDOW / DOOR |
| D - | EXISTING WINDOW TO BE RELOCATED |
| E - | EXISTING RELOCATED WINDOW |



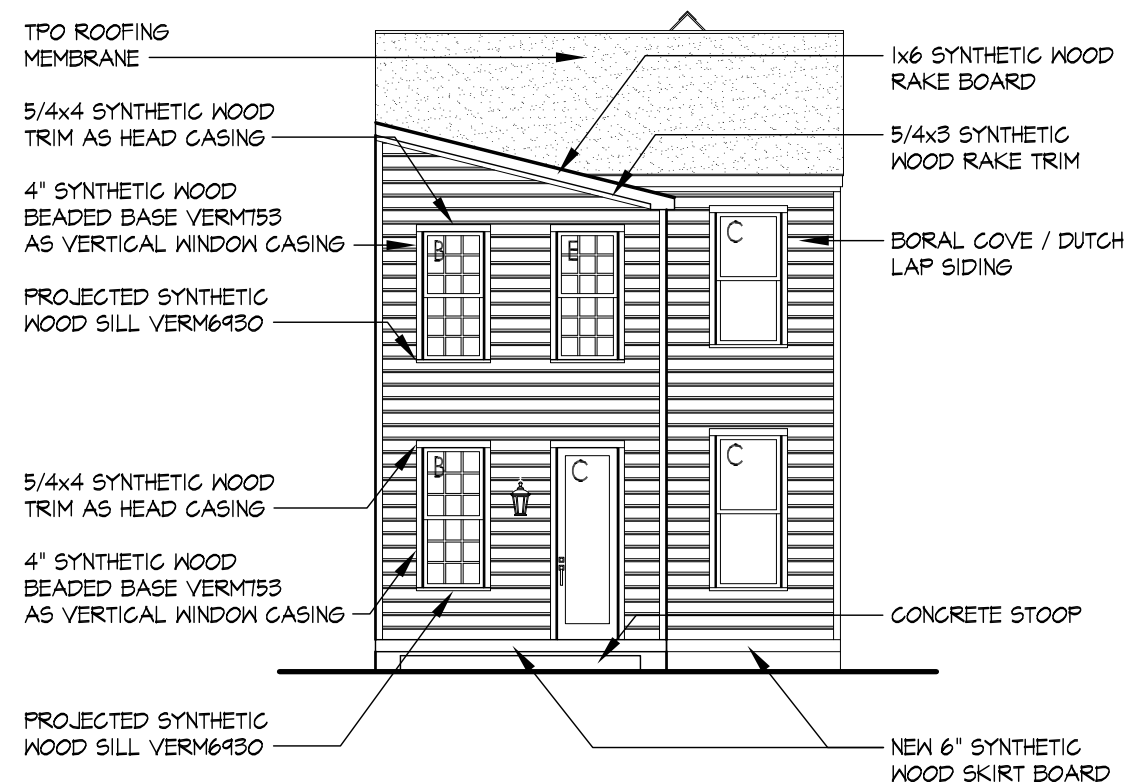
1 PROPOSED SOUTH ELEVATION
 A4 SCALE: 1/8" = 1'-0"

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| DRAWING KEY | |
|-------------|--------------------------------------|
| A - | EXISTING WINDOW / DOOR TO BE REMOVED |
| B - | EXISTING WINDOW / DOOR TO REMAIN |
| C - | NEW WINDOW / DOOR |
| D - | EXISTING WINDOW TO BE RELOCATED |
| E - | EXISTING RELOCATED WINDOW |



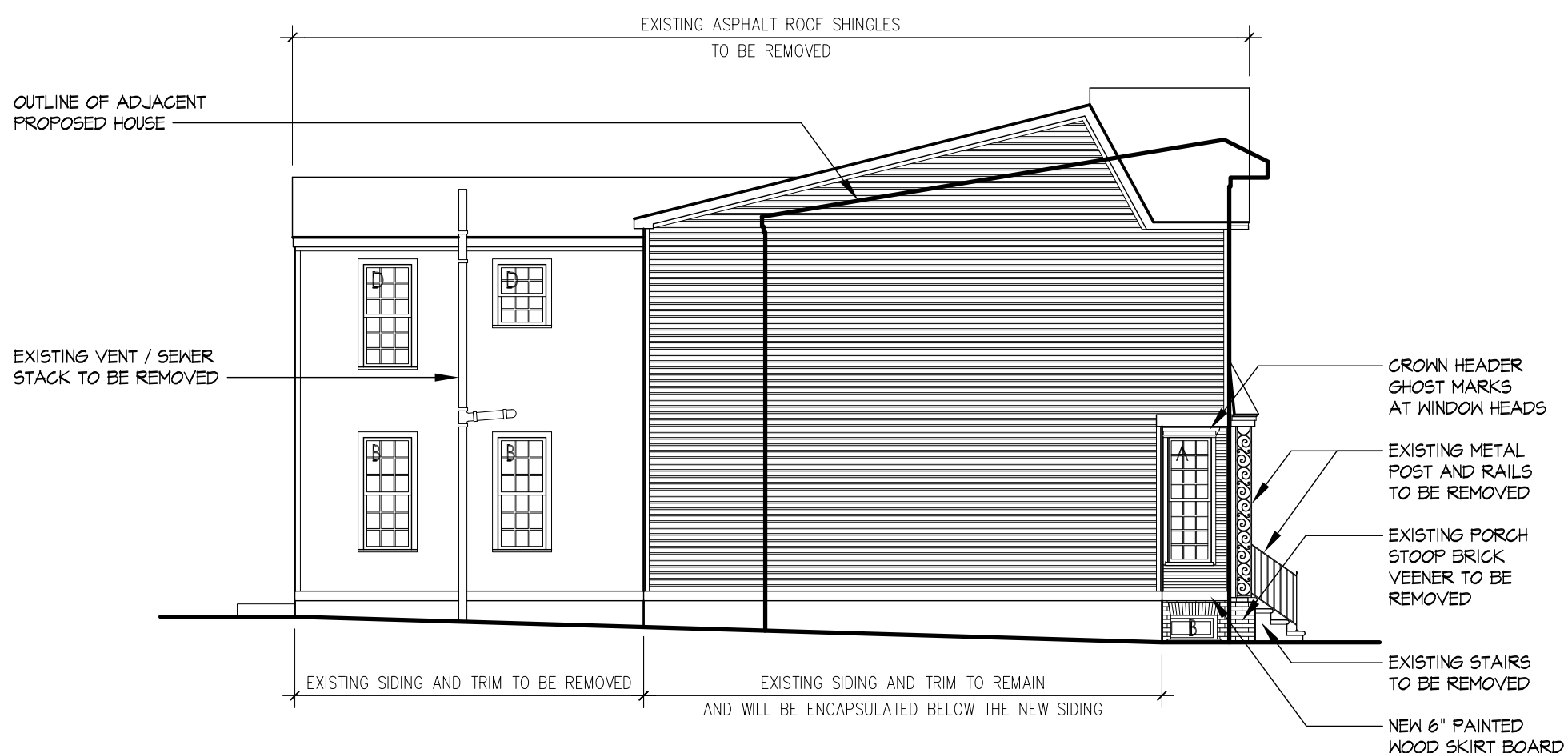
1 **EXISTING EAST ELEVATION**
 A5 SCALE: 1/8" = 1'-0"



2 **PROPOSED EAST ELEVATION**
 A5 SCALE: 1/8" = 1'-0"

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| DRAWING KEY | |
|-------------|--------------------------------------|
| A - | EXISTING WINDOW / DOOR TO BE REMOVED |
| B - | EXISTING WINDOW / DOOR TO REMAIN |
| C - | NEW WINDOW / DOOR |
| D - | EXISTING WINDOW TO BE RELOCATED |
| E - | EXISTING RELOCATED WINDOW |



1 EXISTING NORTH ELEVATION
 A6 SCALE: 1/8" = 1'-0"

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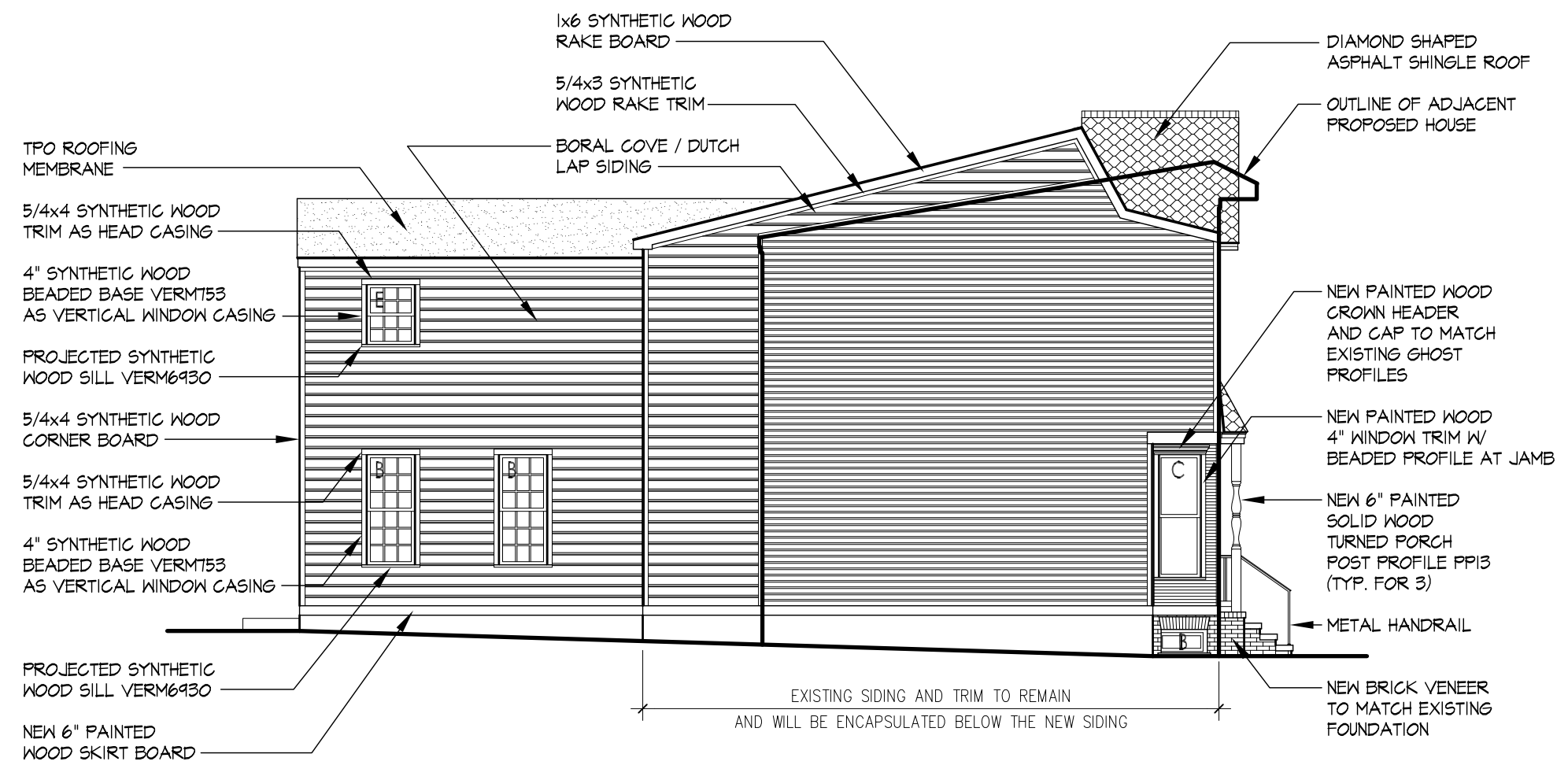


609 NORTH COLUMBUS STREET - RENOVATION
 609 NORTH COLUMBUS STREET ALEXANDRIA, VA 22314
 EXISTING NORTH ELEVATION

11/26/18

A6

| DRAWING KEY | |
|-------------|--|
| A | - EXISTING WINDOW / DOOR TO BE REMOVED |
| B | - EXISTING WINDOW / DOOR TO REMAIN |
| C | - NEW WINDOW / DOOR |
| D | - EXISTING WINDOW TO BE RELOCATED |
| E | - EXISTING RELOCATED WINDOW |



1 PROPOSED NORTH ELEVATION
 A7 SCALE: 1/8" = 1'-0"

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609 NORTH COLUMBUS STREET - RENOVATION
 609 NORTH COLUMBUS STREET ALEXANDRIA, VA 22314
 PROPOSED NORTH ELEVATION

11/26/18

A7



EXISTING WEST ELEVATION



EXISTING NORTH EAST ELEVATION



EXISTING EAST ELEVATION



EXISTING NORTH WEST ELEVATION



EXISTING REAR ELL FIRST FLOOR DETAIL



EXISTING REAR ELL SECOND FLOOR DETAIL

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EXISTING WEST ELEVATION SECOND FLOOR



EXISTING WEST ELEVATION FIRST FLOOR



EXISTING WEST ELEVATION PORCH DETAIL

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EXISTING NORTH WEST CORNER



EXISTING NORTH ELEVATION



EXISTING NORTH EAST ELEVATION DETAILS



EXISTING SIDING CONDITION DETAIL



EXISTING WINDOW TRIM DETAIL - SILL



EXISTING WINDOW TRIM DETAIL - SIDES

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609 North Columbus Street - Old and Historic District

Cedar Bevel Lap Siding:

Exposure: 2" To Match Existing
Color: SW 6439 – Greenfield



SW 6439
Greenfield
Interior / Exterior
Locator Number: 156-C6

Boral TruExterior Synthetic Wood Cove Lap Siding:

Finish: Smooth
Exposure: Approximate 5"
Color: SW 6439 - Greenfield



SW 6439
Greenfield
Interior / Exterior
Locator Number: 156-C6

Fish Scale Siding (West Elevation - Bay Gable, Dormer Gable, Decorative Band)

Exposure: 5"
Color: SW 6328 – Fireweed



SW 7689
Row House Tan
Interior / Exterior
Locator Number: 292-C2

Wood Trim (West Elevation):

Finish: Smooth

Color: SW 7571 - Casa Blanca



Synthetic Wood Trim (East, and North Elevation):

Finish: Smooth

Color: SW 7571 - Casa Blanca

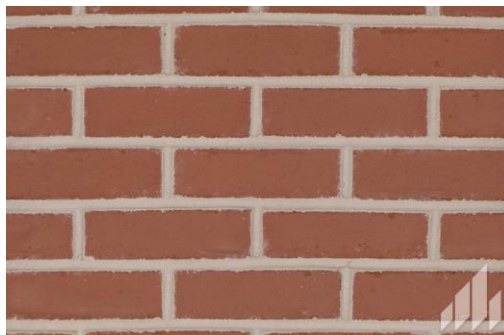


Entry Stoop / Stairs:

Material: Brick

Texture – Smooth

Color – Red Smooth Select



RED SMOOTH SELECT

Manufactured in our Cleveland County, NC Plant

☆☆☆☆☆

Clay brick is the superior building material for residential and commercial projects. Stronger and more sustainable than other building materials, its beauty and value is unmatched. Choose from classic red bricks to warm earth tones and unique pastels.

Front Porch Handrail:

Material: Wrought Iron

Color: Gloss Black

Front Porch Rail: Baluster: 1 ¼" x 1 ¼" Turned 45 Degrees

Color: SW 7571 - Casa Blanca

SW 7571
Casa Blanca
Interior / Exterior
Locator Number: 264-C4

Front Porch Light:

Supplier: Kichler Lighting – Salisbury Collection Model 9848RZS

Finish: Rubbed Bronze



Rear Porch Light:

Supplier: Kichler Lighting – Salisbury Collection Outdoor Wall Light Model 9039RZ

Finish: Rubbed Bronze



Mailbox: Special Lite Products Victoria Wall Mounted Mailbox SVV-1013 (Swedish Silver)



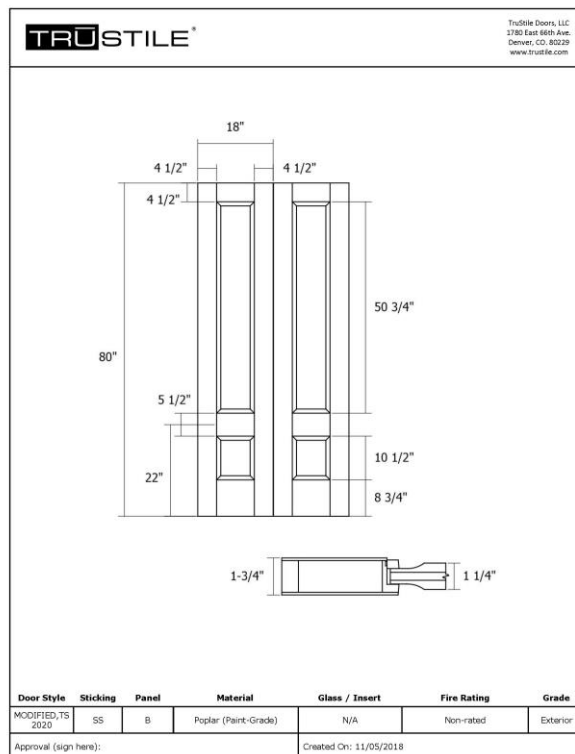
Address Numbers: Gold leaf w/ black outline number decal on the transom @ entry door

Front Entry Door:

Supplier: TruStile – Modified TS2020 Paint Grade Poplar

Color: Painted to Match Jeldwen Color Dark Chocolate

Hardware Finish: Flat Black



Rear Entry Door: Jeld-Wen - Smooth Pro Fiberglass Glass Panel Exterior Door

Color: Dark Chocolate

Hardware Finish: Flat Black



Windows: Jeld-Wen - Siteline Aluminum Clad Wood Window

Color: Dark Chocolate

Lite Pattern: One over one lite pattern



Roofing: Rear (Low Slope) - Roofing Membrane

Supplier: Firestone Ultra Ply TPO

Color: Gray

Front, Bay and Dormer Roof – Asphalt Shingles – Diamond Pattern

Supplier: GAF

Color: Harbor Mist



Front Porch Post: Pagliaccio Turning and Milling – 6” Solid Wood Post

Pattern: PP13

Color: SW 7571 – Casa Blanca

Fencing: 6'-0" Privacy Fence - Flush Panel

Posts – Pressure treated 4x4 (clear sealer)

Panel – Cedar 1x6 w/ (clear sealer)

