

ISSUE: Permit to Demolish/Capsulate (partial), Certificate of Appropriateness for alterations and an addition, and a Waiver of the Rooftop Mechanical Screening Requirement

APPLICANT: Alabama Avenue LC

LOCATION: Old and Historic Alexandria District
1607 King Street

ZONE: KR/King Street Retail zone

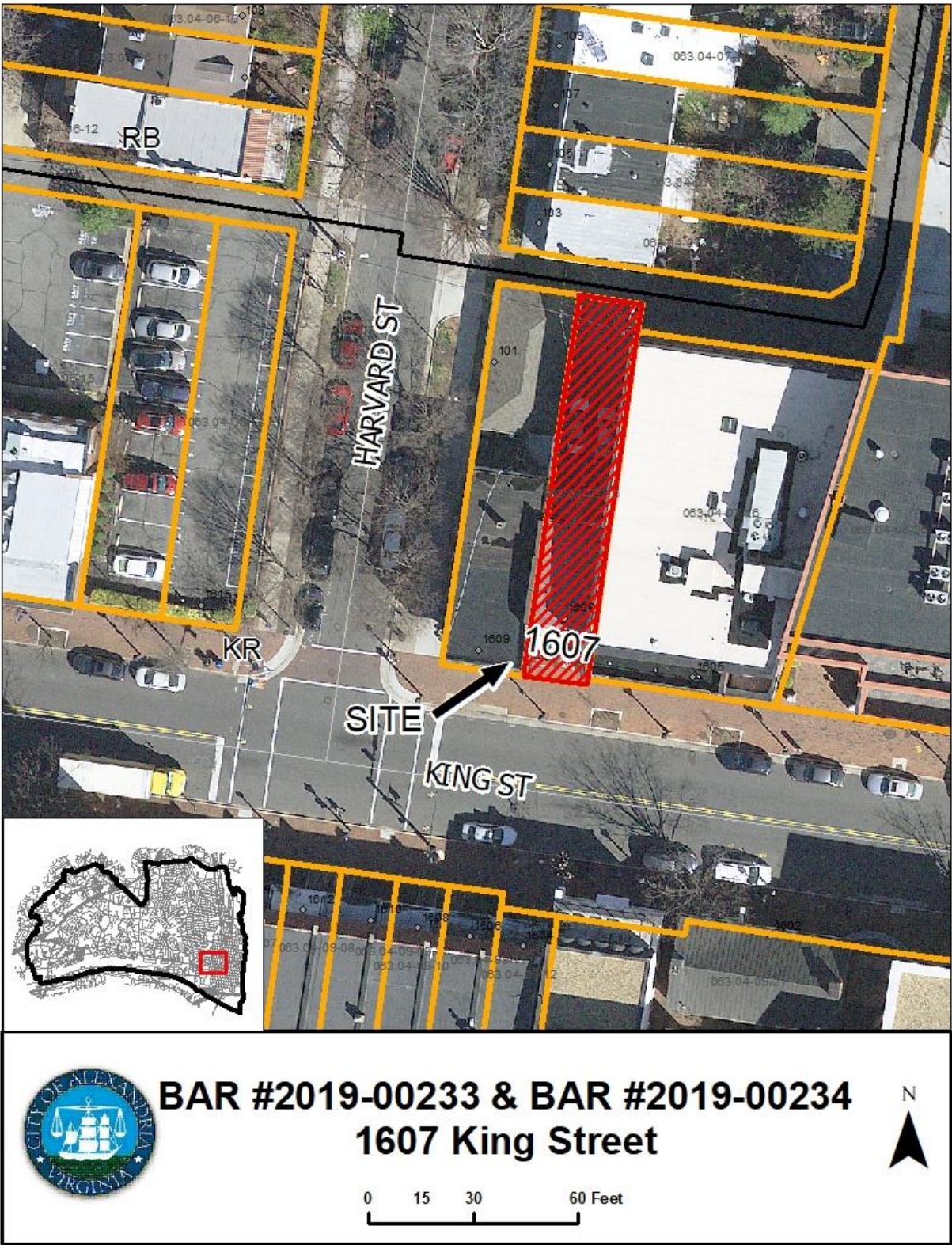
STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate, Certificate of Appropriateness and Waiver of the Rooftop Mechanical Screening Requirement with the following condition:

1. Include the archaeology conditions below in the General Notes of all site plans and on all construction documents 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. Call Alexandria Archaeology (703.746.4399) two weeks before the starting date of any ground disturbance so that a monitoring and inspection schedule for city archaeologists can be arranged.
 - b. 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.
 - c. No metal detection may 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 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 Department of 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.



Note: *Staff coupled the applications for a Permit to Demolish (BAR2019-00233) and Certificate of Appropriateness (BAR2019-000234) for clarity and brevity. The Permit to Demolish requires a roll call vote.*

I. APPLICANT'S PROPOSAL

The applicant is requesting a Permit to Demolish/Capsulate and Certificate of Appropriateness for a two-story rear addition, alterations to the front (south) façade and a Waiver of the Rooftop Mechanical Screening Requirement at 1607 King Street. The building will be reconfigured to create two separate, two-story dwelling units above a single ground floor retail/office. One dwelling unit will face King Street, the other will face the rear alley, with separate entrances from each side.

Permit to Demolish/Capsulate

- Demolish portions of the raised basement wall on the King Street facade
- Fully demolish the rear porch and most of the rear wall

Certificate of Appropriateness

Addition

A two-story frame addition measuring 29 feet 3.5 inches deep and the full lot width (18 feet) will be constructed with a low slope metal roof at the rear (north side) of the existing masonry building. The rear elevation will be partially set back along the shared property line with 1605 King Street due to the existence of property line windows on this adjacent office building. The rear elevation will have a pair of double-hung, one-over-one aluminum-clad, simulated-divided-light (SDL) windows on the first and second floor, as well as a single, double-hung window on the set back portions of the addition. A painted wood stoop and stair with simple pickets will provide access to the full-light door. The windows and door will be constructed of aluminum clad wood and the exterior will be clad with 5-inch exposure smooth fiber-cement siding and synthetic trim.

Alterations

On the King Street façade, the applicant proposes to make stylistic changes to the building, which include removal of the multi-light windows and door, inappropriate shutters and Colonial Revival style broken-scroll pediment door surround, and white composition shingles.

The updated façade will have full-light, aluminum-clad, one-over-one, (SDL) windows in the existing masonry openings on the first and second floors and a two-panel wood front door to the south dwelling unit. The existing painted masonry will be repainted and the existing window/door headers will be painted a contrasting color. The mansard roof will be clad with more architecturally appropriate simulated slate shingles. The exterior grade in front of the raised basement level will be lowered to allow for full height windows and doors and handicap accessibility to the ground level retail space. This floor will have a full-light storefront glazing system and stucco will be applied to the remaining ground floor masonry. The existing curved metal staircase will remain and light fixtures will be installed adjacent to the ground level and first floor doors.

Waiver of Rooftop Mechanical Screening

The applicant proposes to install three HVAC condensers on the roof of the masonry structure and seeks a Waiver of Rooftop Mechanical Screening Requirement so that they do not have to be screened.

II. HISTORY

The two-story with raised basement, mansard-roof masonry townhouse at 1607 King Street was originally the westernmost townhouse of four constructed c. 1920. Each townhouse had a one-story front porch. The three townhouses to the east were likely demolished in the 1980s in anticipation of the construction of the three-story office building at 1605 King Street in 1986. This block of King Street was not included in the historic district until 1984.

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

The applicant's request for demolition and capsulation is not unusual in the Old and Historic Alexandria District, as property owners seek to use properties to their full potential, particularly commercial and mixed-use properties along King Street. BAR staff -- and the Board -- have generally supported such requests if the new construction is sensitively attached and when only a limited amount of historic material is demolished or capsulated. As described in the zoning ordinance criteria, the specific amount that can be supported depends on the age and cultural/architectural importance of the structure and the material and craftsmanship being demolished or capsulated. In this case, the rear of the property facing the alley does not contain any character defining features worthy of preservation. On the King Street elevation, the amount of demolition is limited to the lowest floor and impacts a portion of the building that was probably never intended to be visible since the townhouse was originally constructed with a one-story porch over this location.

None of the features that will be demolished exhibit a high level of design or architectural detail and they could be reproduced easily. Staff does not find that the demolition will negatively impact nearby buildings of historic merit. In the opinion of Staff, none of the criteria are met and the Permit to Demolish should be granted.

Certificate of Appropriateness

When the Old and Historic Alexandria District was established in 1946, it was not created to freeze Old Town Alexandria at a point in time, the way Colonial Williamsburg is often described. The BAR's Standards and Criteria in the zoning ordinance, as well as the BAR's adopted policies and *Design Guidelines*, recognize that the historic fabric of Old Town may be modified, altered and expanded to allow the historic buildings to continue to be used and cherished. The BAR's charge is first to identify and "protect historic and cultural resources" and second to ensure that additions, alterations and new construction are compatible with nearby buildings of historic merit. Few buildings in this part of the historic district near the King Street Metro Station have significant historic merit, as evidenced by its inclusion in the historic district only in 1984.

The BAR regularly approves rear additions that are visible from a public way, which is why the *Guidelines* encourage new features to be contextual, compatible and of quality design, while being subtly differentiated from the historic portions. In the opinion of staff, the applicant has achieved this differentiation though the use of fiber cement siding – versus masonry. However, the addition will never be visible at the same time as the front façade, given the location of the building sandwiched between two existing buildings.

The applicant's initial proposal included a storefront glazing system on the raised basement level while retaining the Colonial Revival detailing (broken pediment door and the multi-pane windows and shutters) on the upper floors, creating an awkward juxtaposition. At staff's request, the applicant restudied this façade in order to make the front of the building more architecturally cohesive. With the construction of the large office building to the east in 1986 and the loss of the other townhouses in this row to provide context, as well as the removal of the front porch and installation of the unusual curved metal stair, staff believes that the townhouse has lost significant architectural integrity. Fortunately, this part of Old Town has many Wardman-style townhouses with more original details and so staff does not believe it is

necessary to retain Colonial Revival details of questionable origin on this building. The use of modern materials – fiber cement siding, aluminum clad windows and synthetic slate – on both the addition and the front façade, is consistent with recent BAR policies supporting the use of modern and synthetic materials on new construction.

Staff also recommends approval of the Waiver of the Rooftop Screening Requirement because the townhouse is set back significantly from King Street and the condenser units will not be visible from King Street, although they may be minimally visible from Harvard Street.

Staff has included the Alexandria Archaeology comments listed below in the recommendations, as is the normal practice of the BAR.

STAFF

Stephanie Sample, Urban 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

F-1 The KR Zone allows a maximum of 50' height. The proposed two-story addition has a height of 24'.

F-2 The maximum allowable FAR is 2,950.50 square feet. Proposed FAR is 2,683.30 square feet without exclusions.

F-3 The KR Zone has no frontage, lot or yard requirements.

F-4 Wall check required.

Code Administration

C-1 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)

Alexandria Archaeology

- F-1 James Lyle purchased this lot from Mordecai Miller in 1813 and soon thereafter built the dwelling on this property. Lyle sold the brick tenement house in 1831. In 1991 Alexandria Archaeology identified a possible well or privy in the backyard "garden," but its exact location is not known to us. Due to the property dating back to the early nineteenth century, it may contain significant archaeological information about early Alexandria.

- F-2 Because of the possibility that construction of the proposed addition may impact significant archaeological resources, in particular the possible location of a historic well or privy, Alexandria Archaeology would like permission to periodically monitor the project. Our intent is not to delay or interfere with the project, but rather to work in concert with the construction crew to photograph and record any significant buried archaeological deposits that might be unearthed.
- 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 Sheet piling and Shoring) so that on-site contractors are aware of the requirements:
- a. The applicant/developer shall call Alexandria Archaeology (703.746.4399) two weeks before the starting date of any ground disturbance so that a monitoring and inspection schedule for city archaeologists can be arranged.
 - b. 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.
 - c. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR 2019-00233 & BAR2019-00234: 1607 King Street

BAR Case # _____

ADDRESS OF PROJECT: 1607 King Street

TAX MAP AND PARCEL: 063.04-07-15 ZONING: KR

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: Alabama Avenue LC

Address: 618 S. Alfred Street

City: Alexandria State: VA Zip: 22314

Phone: (703) 765-5544 E-mail:

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

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

E-mail: steve@kulinskigroup.com

Legal Property Owner:

Name: Alabama Avenue LC

Address: 618 S. Alfred Street

City: Alexandria State: VA Zip: 22314

Phone: (703) 765-5544 E-mail:

- ☐ 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 roofing

☒ ADDITION

☒ DEMOLITION/ENCAPSULATION

☐ SIGNAGE

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

Removal of sign post and sign!

Alteration of front façade including removal of shutters and colonial door surround. Replace windows and front door. New standing seam metal roof added.

Alteration of ground floor level masonry. Open up the façade for retail access with new aluminum storefront and door system.

Two-story wood frame addition at the rear of the property.

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: 06/10/19

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. Scott Mitchell	618 S. Alfred Street Alexandria, VA 22314	50%
2. Larry Hirsch	618 S. Alfred Street Alexandria, VA 22314	50%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 1607 King 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. Scott Mitchell	618 S. Alfred Street Alexandria, VA 22314	50%
2. Larry Hirsch	618 S. Alfred Street Alexandria, VA 22314	50%
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.

06/10/19

Date

STEPHEN W. KULINSKI

Printed Name


Signature



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

as of 12/20/18

B

A. Property Information

A1. 1607 King Street
Street Address

KR - King Street Urban Retail Zone
Zone

A2. 1,967.00
Total Lot Area

x 1.50
Floor Area Ratio Allowed by Zone

= 2,950.50
Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

Basement

First Floor 558.00

Second Floor 558.00

Third Floor 558.00

Attic

Porches

Balcony/Deck

Lavatory***

Other**

Allowable Exclusions**

Basement**

Stairways**

Mechanical**

Attic less than 7'

Porches**

Balcony/Deck**

Lavatory***

Other**

Other**

B1. 1,674.00 Sq. Ft.
Existing Gross Floor Area*

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

B3. 1,674.00 Sq. Ft.
Existing Floor Area Minus Exclusions
(subtract B2 from B1)

Comments for Existing Gross Floor Area

B1. **Total Gross** 1,674.00

B2. **Total Exclusions** 0.00

C. Proposed Gross Floor Area

Proposed Gross Area

Basement 0.00

First Floor 527.00

Second Floor 499.00

Third Floor 529.00

Attic

Porches

Balcony/Deck

Lavatory***

Other

Allowable Exclusions**

Basement**

Stairways** 378.00

Mechanical** 12.00

Attic less than 7'

Porches**

Balcony/Deck**

Lavatory***

Other**

Other**

C1. 1,555.00 Sq. Ft.
Proposed Gross Floor Area*

C2. 390.00 Sq. Ft.
Allowable Floor Exclusions**

C3. 1,165.00 Sq. Ft.
Proposed Floor Area Minus Exclusions
(subtract C2 from C1)

C1. **Total Gross** 1,555.00

C2. **Total Exclusions** 390.00

D. Total Floor Area

D1. 2,839.00 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 2,950.50 Sq. Ft.
Total Floor Area Allowed
by Zone (A2)

E. Open Space

E1. 1,166.00 Sq. Ft.
Existing Open Space

E2. 0.00 Sq. Ft.
Required Open Space

E3. 306.00 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

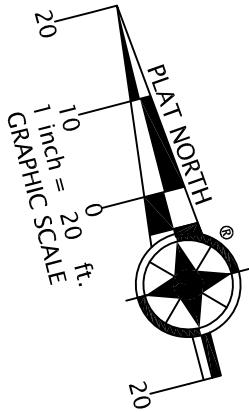
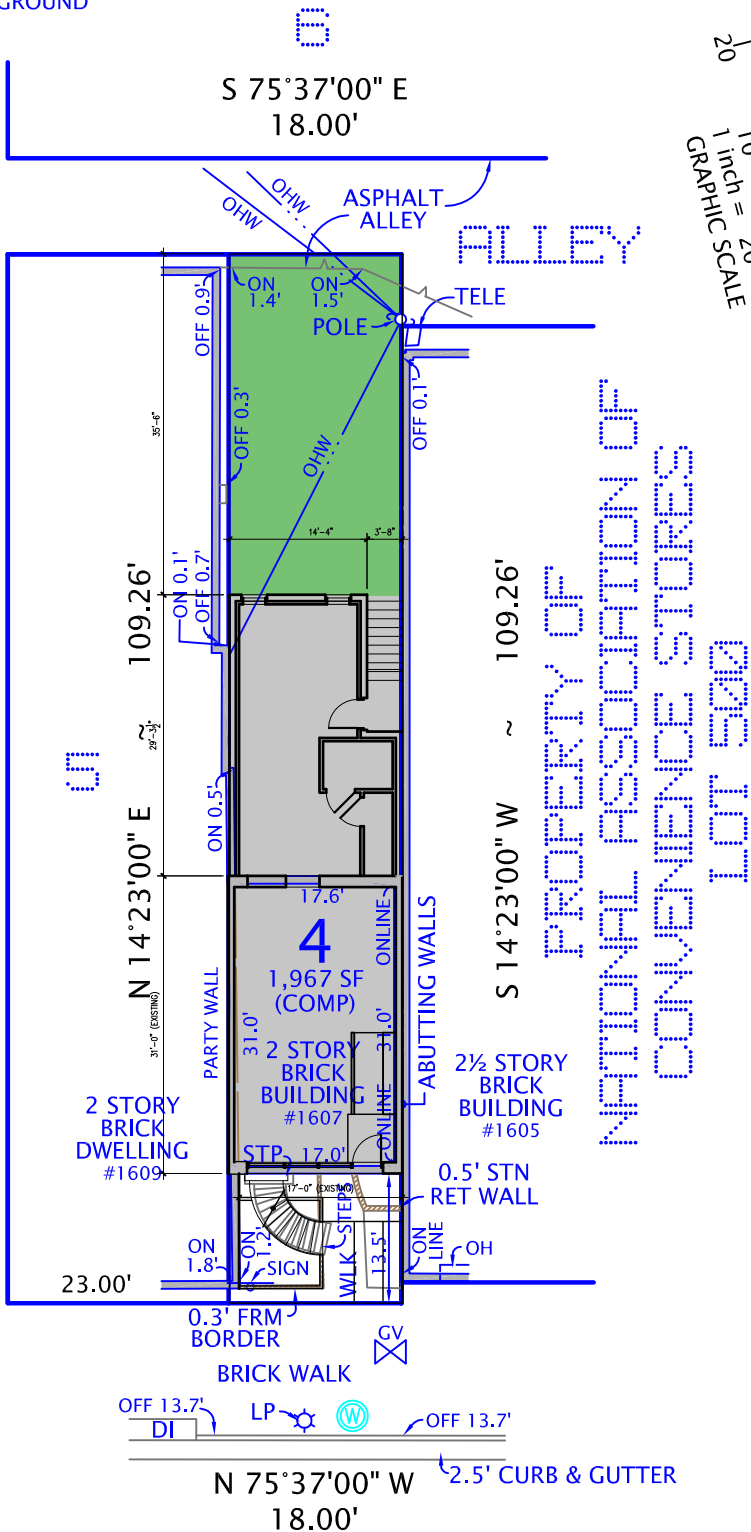
Date: _____

5/29/19

COPYRIGHT BY DOMINION SURVEYORS, INC. THE INFORMATION CONTAINED ON THIS DOCUMENT MAY NOT BE COPIED, REPRODUCED OR ALTERED IN ANY FORM WITHOUT PERMISSION IN WRITING FROM THE COPYRIGHT OWNER.

NOTES: 1. UTILITIES ARE UNDERGROUND UNLESS NOTED.

HARVARD STREET
60' WIDE



KING STREET
PLAT
SHOWING HOUSE LOCATION ON
LOT 4, BLOCK 1, SECTION 1
OF A RESUBDIVISION OF BLOCK 1 & PART OF BLOCK 2
SARAH M. BAGGETT
(DEED BOOK 70, PAGE 289)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' APRIL 8, 2019

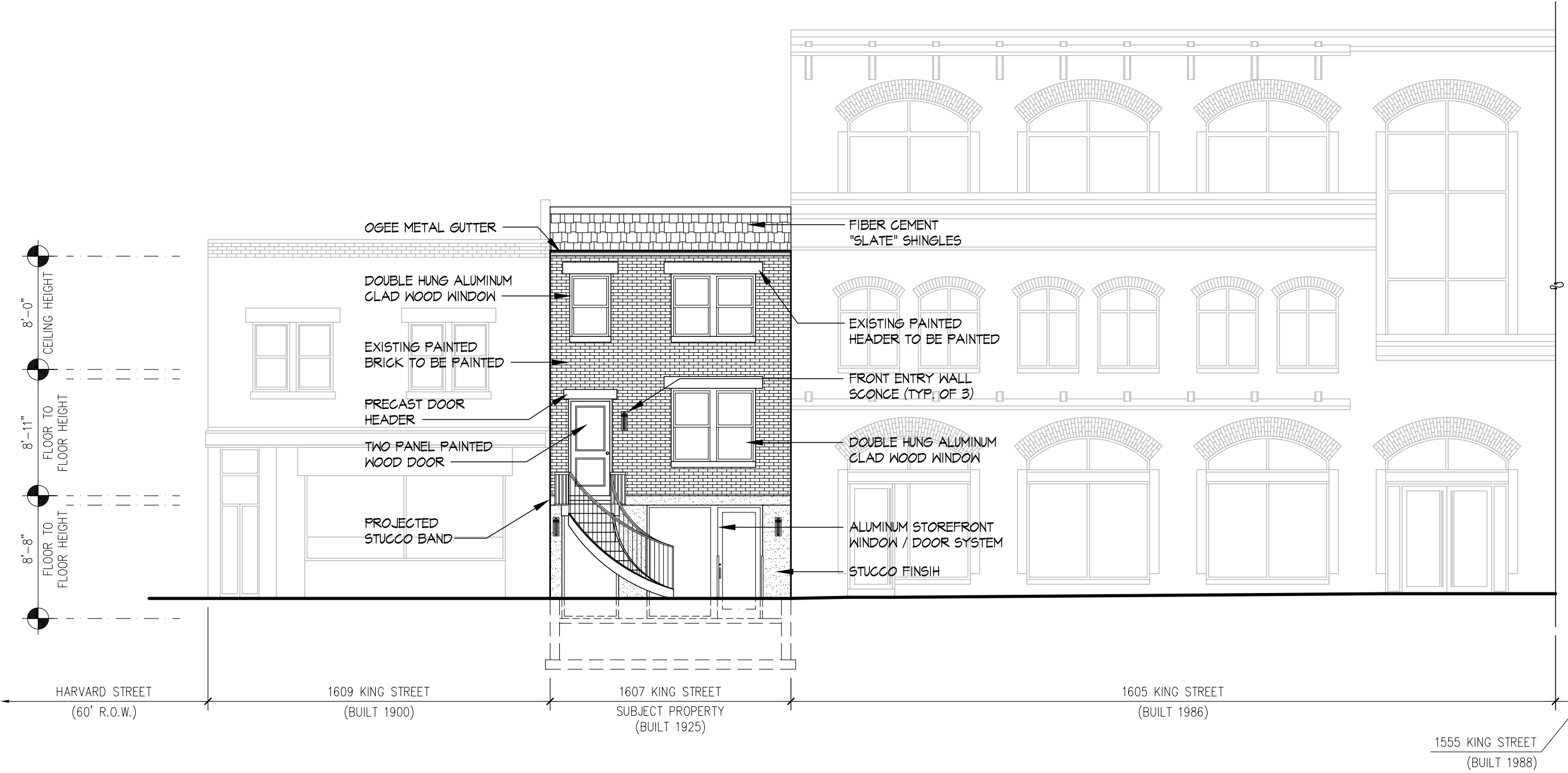
I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:

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



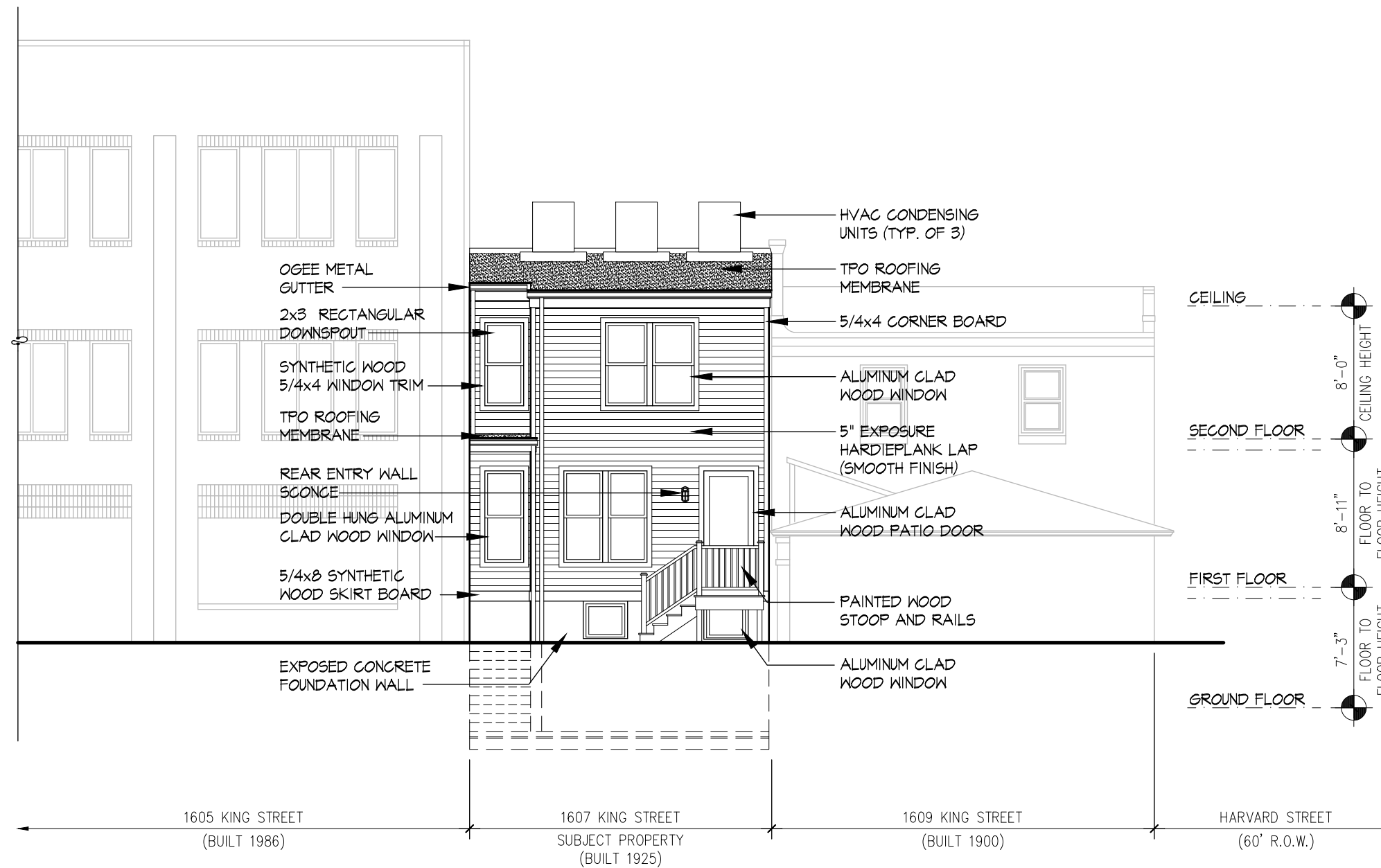
CASE NAME:
LASKER/BROWN
FEDERAL CITY GROUP

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



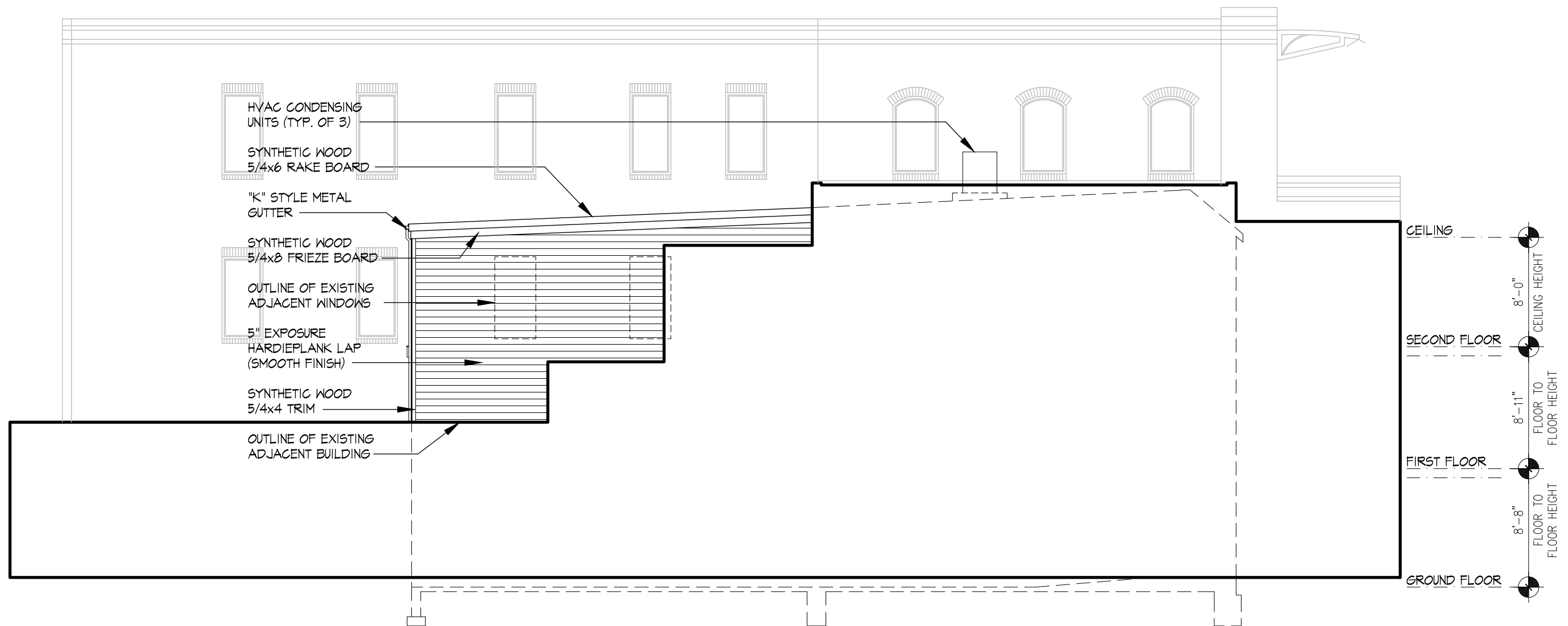
1 PROPOSED SOUTH (FRONT) ELEVATION
A1 SCALE: 1/8" = 1'-0"

2019 © 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 MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF KULINSKI GROUP ARCHITECTS



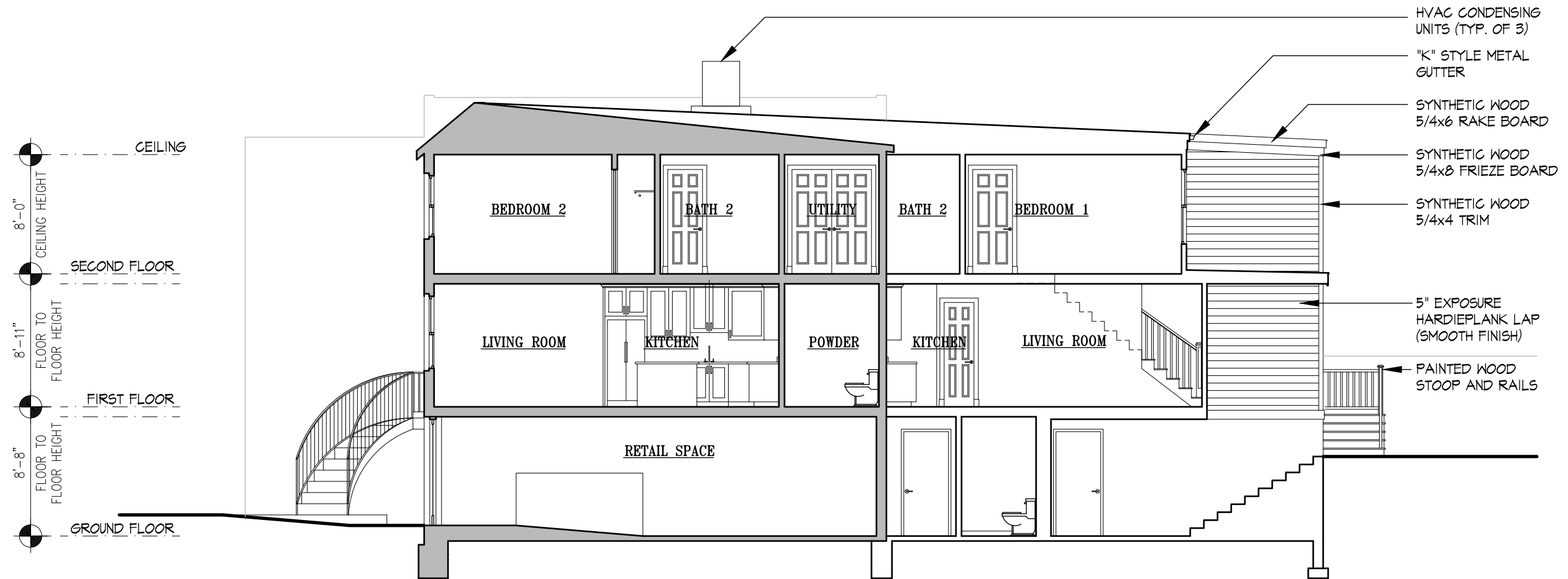
1
A2 PROPOSED NORTH (REAR) ELEVATION
SCALE: 1/8" = 1'-0"

2019 © 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



1 PROPOSED WEST (SIDE) ELEVATION
A3 SCALE: 1/8" = 1'-0"

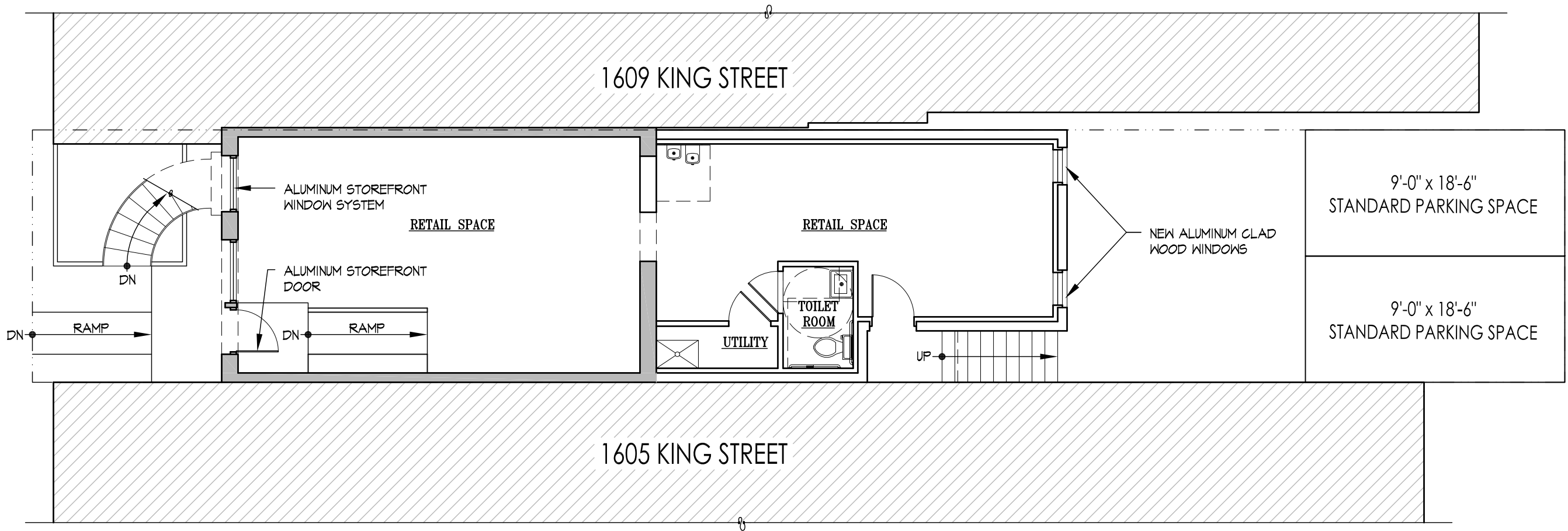
2019 © KULINSKI GROUP ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF KULINSKI GROUP ARCHITECTS



1 PROPOSED BUILDING SECTION
 A4 SCALE: 1/8" = 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 MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF KULINSKI GROUP ARCHITECTS

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



1 PROPOSED GROUND FLOOR PLAN
A5 SCALE: 1/8" = 1'-0"

SYMBOLS LIST	
	EXISTING FULL HEIGHT WALL TO REMAIN

2019 © 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 MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF KULINSKI GROUP ARCHITECTS



1607 KING STREET
1607 KING STREET ALEXANDRIA, VA 22314

PROPOSED GROUND FLOOR PLAN

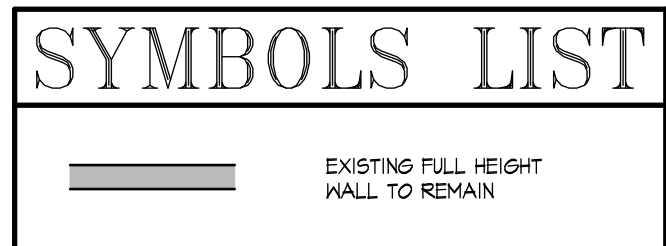
6/26/19

A2

PROPOSED FIRST FLOOR PLAN

6/10/19

A6

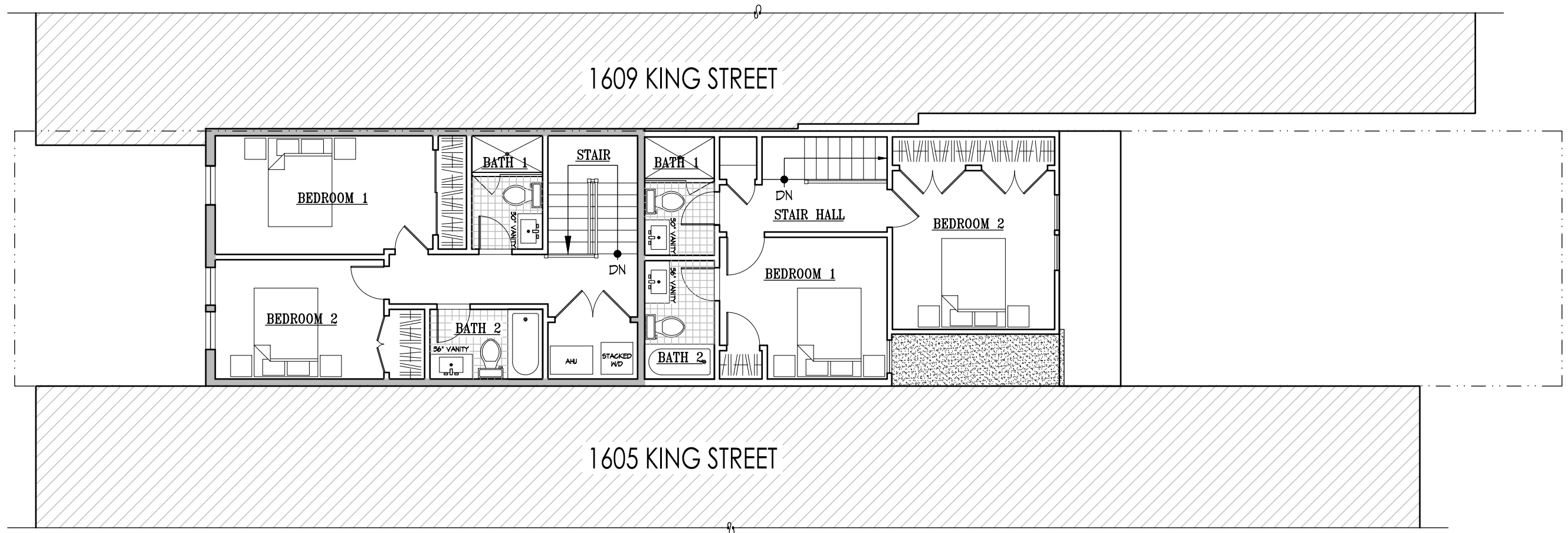


1
A6

PROPOSED FIRST FLOOR PLAN

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

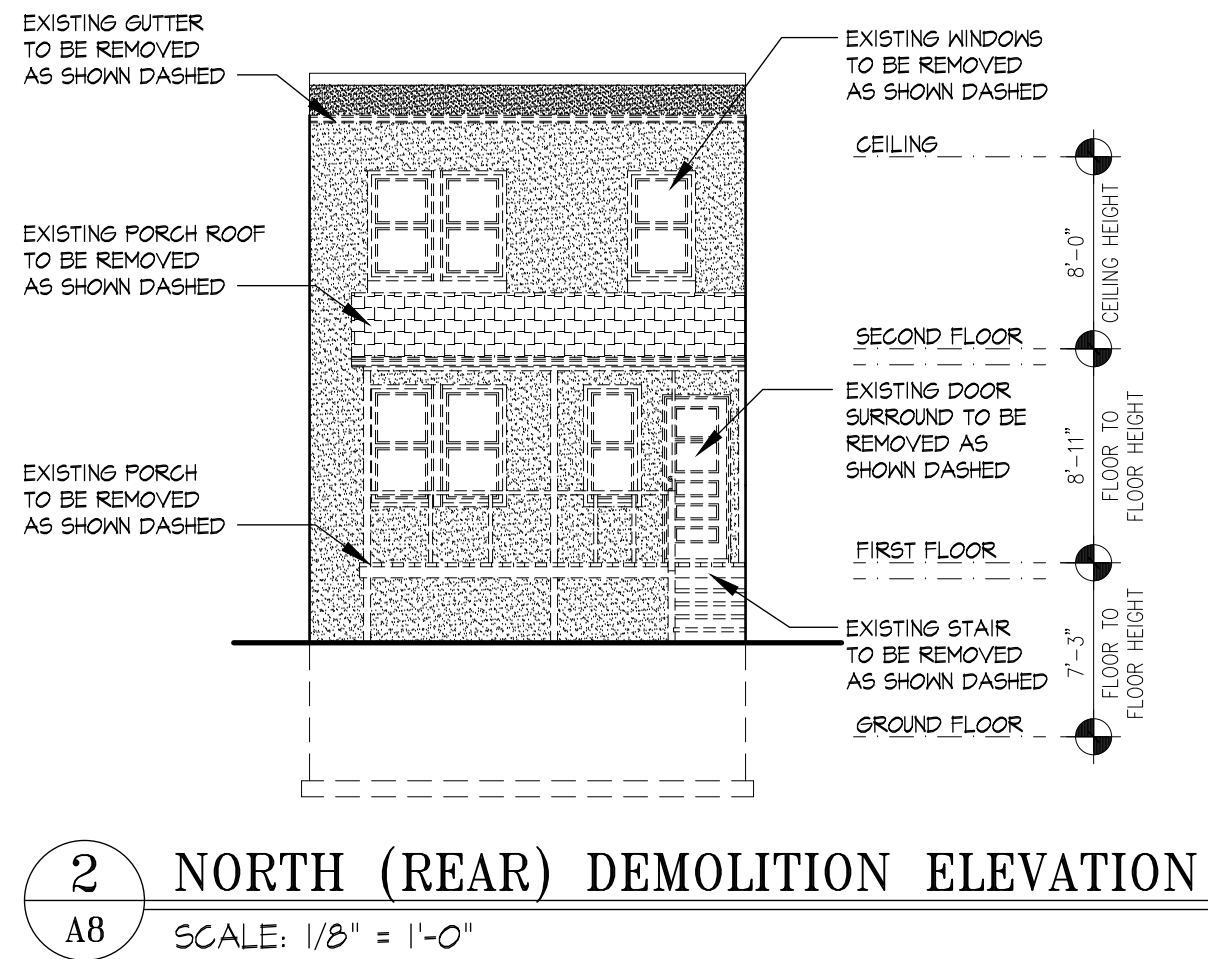
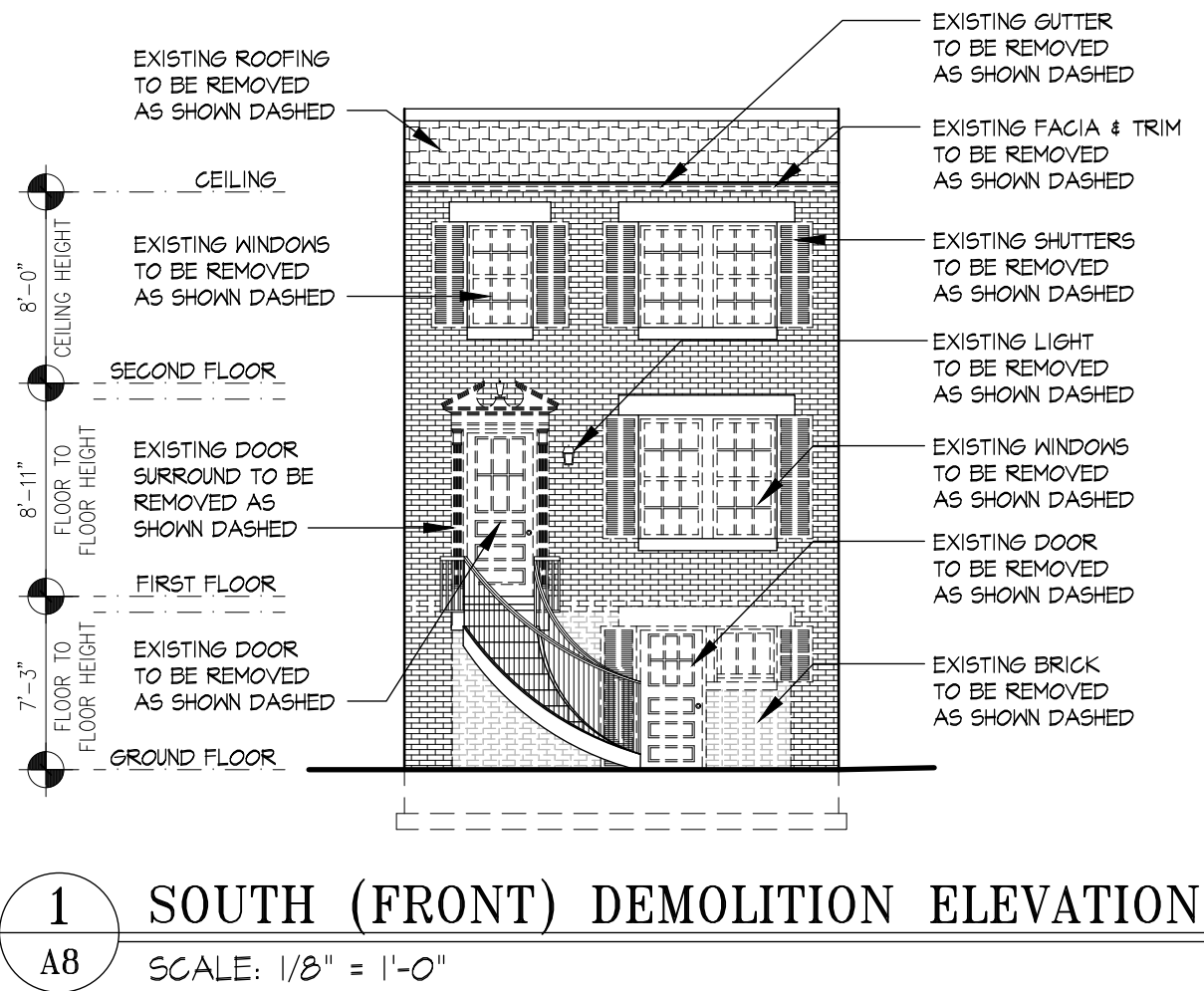
2019 © KULINSKI GROUP ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF KULINSKI GROUP ARCHITECTS



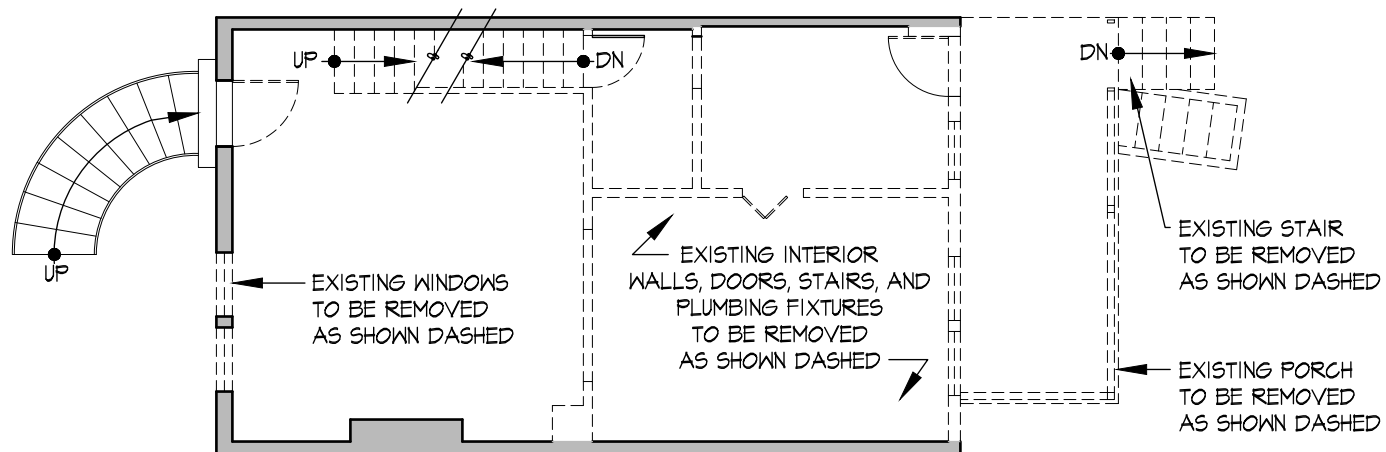
1
 A7 PROPOSED SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"

SYMBOLS LIST	
	EXISTING FULL HEIGHT WALL TO REMAIN

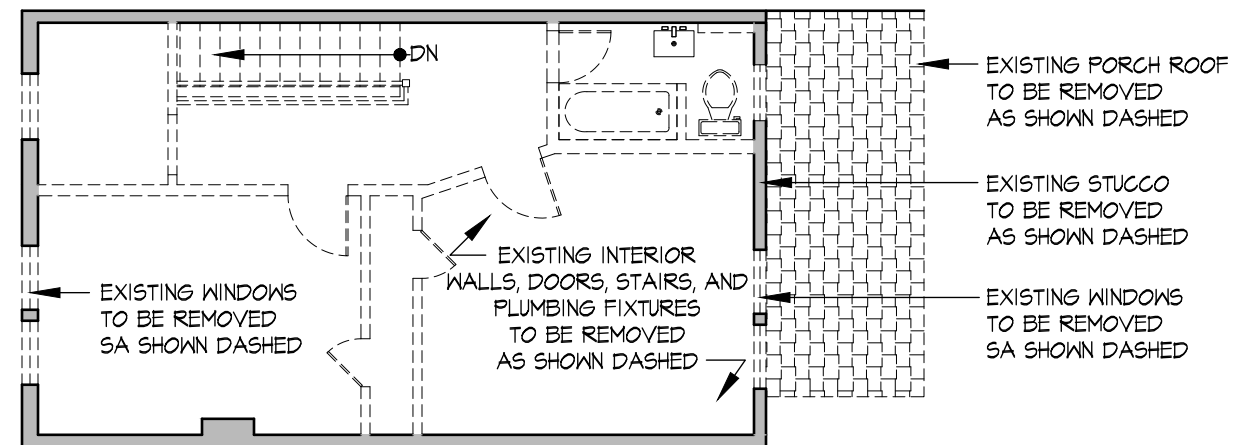
2019 © KULINSKI GROUP ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF KULINSKI GROUP ARCHITECTS



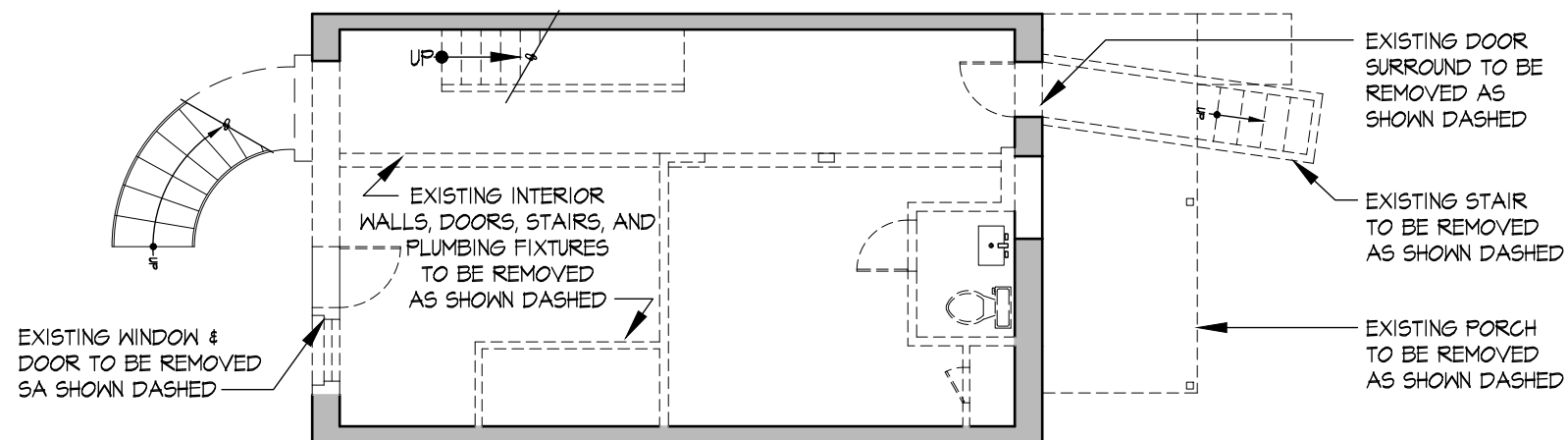
2018 © KULINSKI GROUP ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION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



2 FIRST FLOOR DEMOLITION PLAN
A9 SCALE: 1/8" = 1'-0"



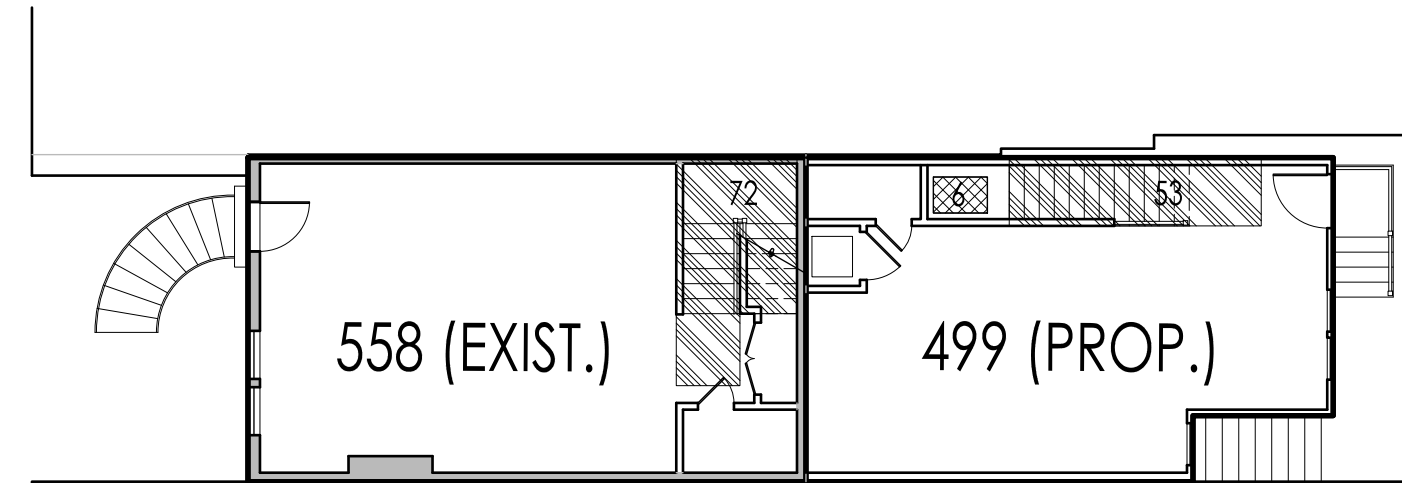
3 SECOND FLOOR DEMOLITION PLAN
A9 SCALE: 1/8" = 1'-0"



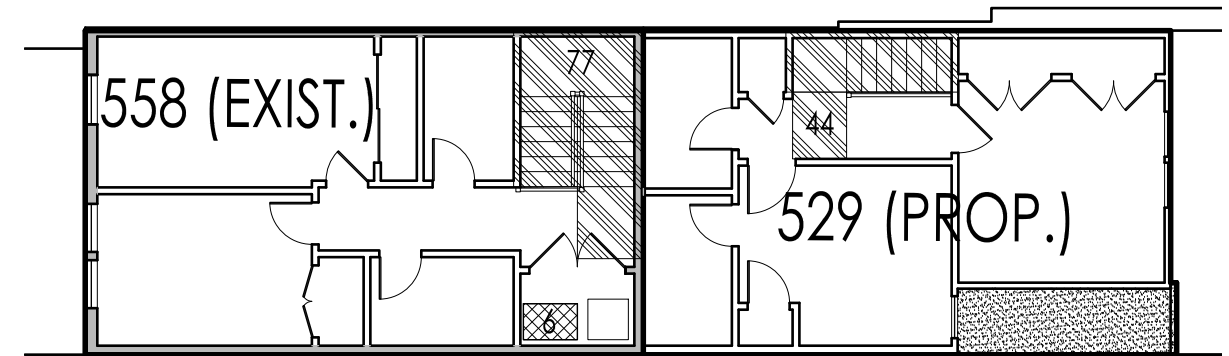
1 GROUND FLOOR DEMOLITION PLAN
A9 SCALE: 1/8" = 1'-0"

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

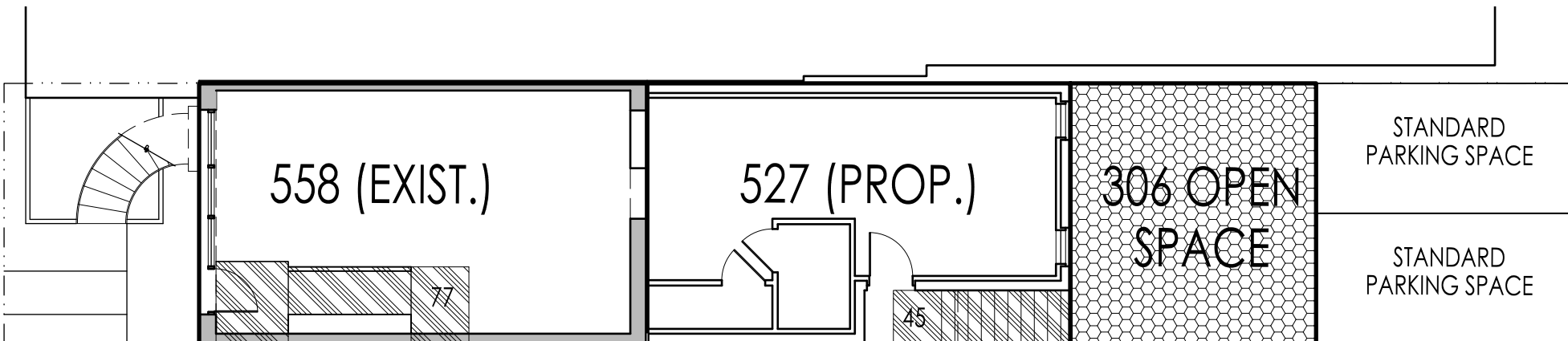
2019 © KULINSKI GROUP ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF KULINSKI GROUP ARCHITECTS



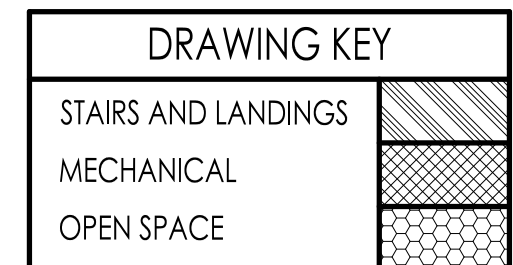
2 FIRST FLOOR DIAGRAM
 A10 SCALE: 3/32" = 1'-0"



3 SECOND FLOOR DIAGRAM
 A10 SCALE: 3/32" = 1'-0"



1 GROUND FLOOR DIAGRAM
 A10 SCALE: 3/32" = 1'-0"



2019 © 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





1607 KING STREET
 (SUBJECT PROPERTY)



FRONT - VIEW LOOKING NORTH



FRONT - VIEW LOOKING NORTHWEST



REAR ALLEY - VIEW LOOKING SOUTH



REAR - VIEW LOOKING SOUTH

2019 © 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

1607 King Street - Old and Historic District

Exterior Lights:

Supplier: Rejuvenation Yeon Single Sconce

Finish: Oil-Rubbed Bronze



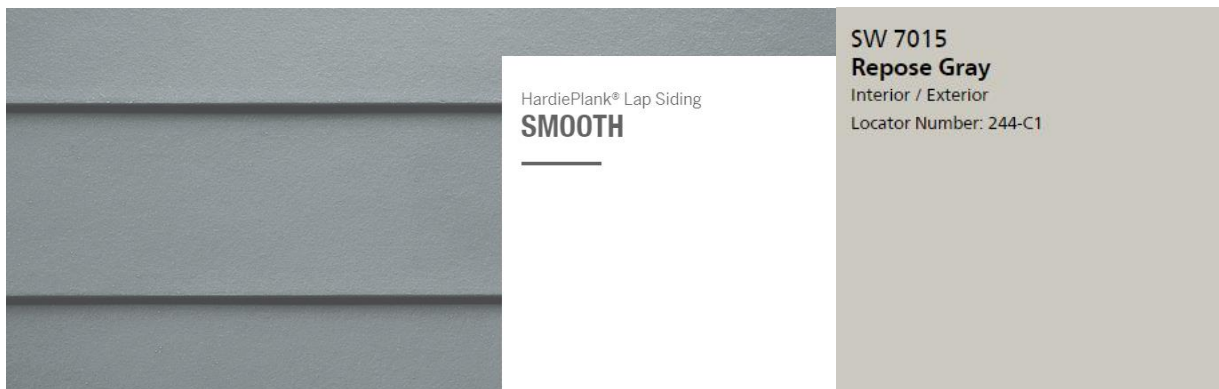
Supplier: Rejuvenation Tolson Cage Wall Sconce

Finish: Oil-Rubbed Bronze



HardiePlank Lap Siding:

Finish: Smooth
Exposure: 5"
Color: SW 7015 Repose Gray



Synthetic Wood Trim:

Finish: Smooth
Color: SW 7006 – Extra White



Gutter / downspout:

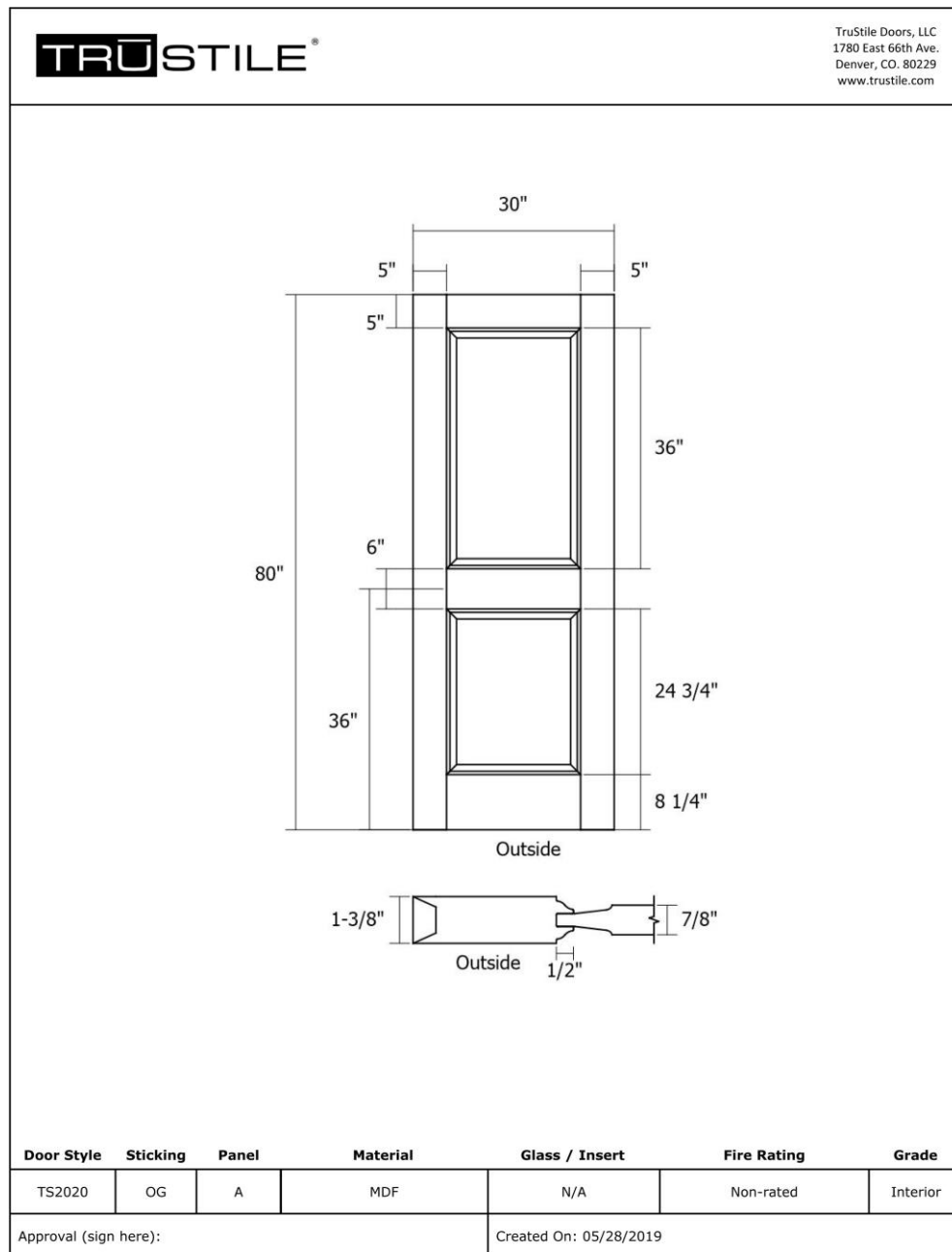
Supplier: K-Style Gutter—by Engler
Size: 5" Gutter / 3" Downspout
Material: Aluminum

Front Entry Door:

Supplier: Tru Stile

Color: Blue

Model: TS2020



Rear Entry Door:

Supplier: Anderson
Color: Black
Model: E-Series Hinged Contemporary Single Panel Patio Door



Windows:

Supplier: Anderson E-Series Double Hung Window
Lite Pattern: Six over six



Storefront Window System:

Supplier: YKK
Color: TBD
Model: YES 40 FI



Roofing:

Supplier: Standing seam metal roof – by Englert
Color: Dark Bronze



Low Slope (Rear) Roofing:

Supplier: Membrane Firestone Ultra Ply TPO
Color: Gray