

ADDRESS OF PROJECT: \_\_\_\_\_

DISTRICT: ☐ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old Building

TAX MAP AND PARCEL: \_\_\_\_\_ ZONING: \_\_\_\_\_

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: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

Authorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☐ \_\_\_\_\_

Name: \_\_\_\_\_

Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

Legal Property Owner:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

NATURE OF PROPOSED WORK: Please check all that apply

- ☐ NEW CONSTRUCTION
- ☐ EXTERIOR ALTERATION: Please check all that apply.

☐ awning

☐ doors

☐ lighting

☐ other

☐ fence, gate or garden wall

☐ windows

☐ pergola/trellis

☐ HVAC equipment

☐ siding

☐ painting unpainted masonry

☐ shutters

☐ shed

☐ ADDITION☐ DEMOLITION/ENCAPSULATION☐ SIGNAGE

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

SUBMITTAL REQUIREMENTS:

☐ Check this box if there is a homeowner’s association for this property. If so, you must attach a copy of the letter approving the project.

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.

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. Check N/A if an item in this section does not apply to your project.

- ☐ ☐ <sup>N/A</sup> 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. **\*See DSUP for survey\***
- ☐ ☐ FAR & Open Space calculation form. **\*See enclosed DSUP sheets for FAR and open space\***
- ☐ ☐ Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable. **\*See enclosed Sheet 3 "Street/Context Elevations"**
- ☐ ☐ Existing elevations must be scaled and include dimensions.
- ☐ ☐ Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent 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. **\*See enclosed Sheets 3 and 5 for massing and relationship to adjacent properties\***

**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.

- ☐ ☐ <sup>N/A</sup> 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.

- ☐ ☐ <sup>N/A</sup> 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 understand that after reviewing the proposed alterations, BAR staff will invoice the appropriate filing fee in APEX. The application will not be processed until the fee is paid online.
- ☐ 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 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: \_\_\_\_\_

Date: \_\_\_\_\_



## 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 three 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.		
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 808 N. Washington St. (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three 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.		
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.		
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.

<hr/>	<hr/>	 <hr/>
Date	Printed Name	Signature

## Disclosure Attachment

**JRicciardi Development LLC**

1422 Longfellow Street, NW

Washington DC 20011

Jerry Ricciardi

Greater than 3%

**P.T. Blooms Development LLC**

7905-C Cessna Ave.

Gaithersburg, MD 20879-4113

Patrick Bloomfield

Greater than 3%

**Zehn, LLC**

14904 Windmill Terrace

Silver Spring, MD 20905

Juan Lopez

Greater than 3%

**Investor's Advantage LLC**

10701 Boca Pointe Drive

Orlando, FL 32836

Mohammed Shamari

Greater than 3%

**Frank Hetrick**

15 Francis Street, 2<sup>nd</sup> Floor

Annapolis, MD 21401

Greater than 3%



NEW RESIDENTIAL BUILDING  
THE WHITLEY, PHASE 2  
808 N. WASHINGTON STREET  
ALEXANDRIA, VIRGINIA  
CERTIFICATE OF APPROPRIATENESS SET -  
B.A.R. HEARING JUNE 5, 2025

MAY 13, 2025

SHEETS WITH NO REVISIONS FROM THE ORIGINAL SUBMITTAL STILL SHOW 3.20.25 DATE





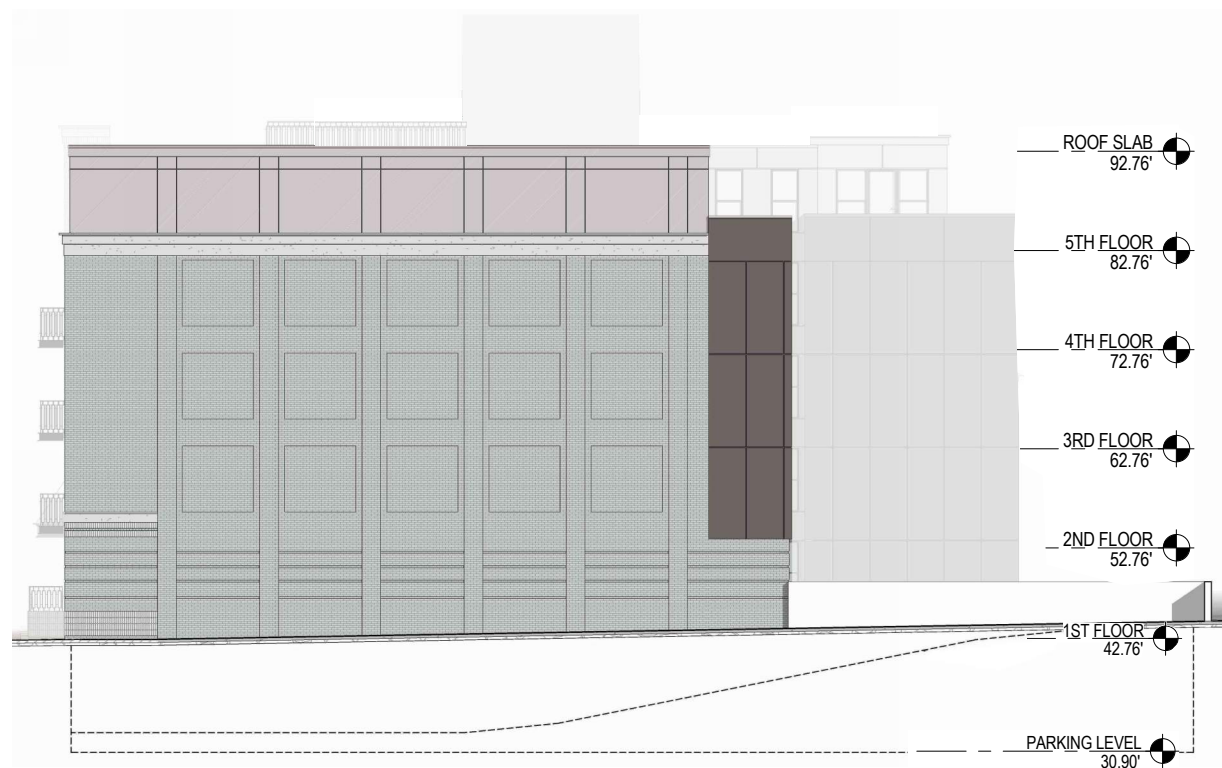


SOUTH (MADISON STREET) ELEVATION



EAST (N. WASHINGTON STREET) ELEVATION

SEE SHEETS 7A, 7B, & 7C FOR  
FINISH MATERIAL/COLOR  
INFORMATION



NORTH (FACE-ON-LINE) ELEVATION



WEST (ALLEY) ELEVATION







PEDESTRIAN-EYE PERSPECTIVE FROM SOUTHEAST







PEDESTRIAN-EYE PERSPECTIVE FROM SOUTHWEST







PERSPECTIVE FROM NORTHEAST (FROM APPROX 15' ABOVE GRADE)







PERSPECTIVE FROM NORTH-NORTHEAST (FROM APPROX 15' ABOVE GRADE)







AERIAL OF ALLEY / WEST FACADE (FROM APPROX 70' ABOVE GRADE)





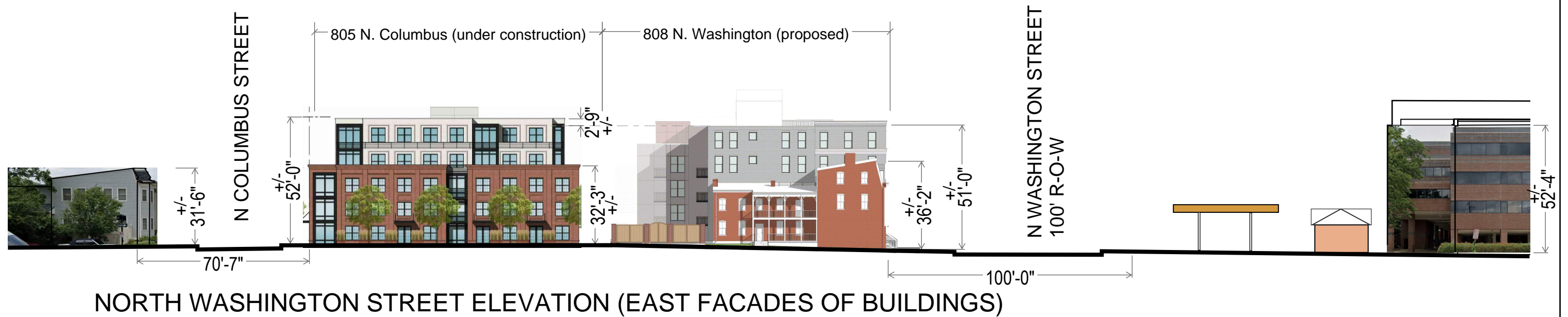
AERIAL FROM NORTHWEST: ALLEY & NORTH FACADES (FROM APPROX 70' ABOVE GRADE)







NORTH WASHINGTON STREET ELEVATION (EAST FACADES OF BUILDINGS)



NORTH WASHINGTON STREET ELEVATION (EAST FACADES OF BUILDINGS)





Hotel Heron (George Mason Hotel)



Gables Old Town



Hyatt Centric King Street



312 S. Washington Street

### Adherence to North Washington Street Design Standards - Narrative

1. In addition to general historic compatibility, the project is designed to be compatible with existing historic buildings on Washington Street itself, notably the Heron Hotel (George Mason Hotel) which has similar paired windows and base-middle-top cornice definition.
2. The facades are designed to be complementary to Washington Street buildings, in particular the existing historic townhouse that it part of the project (as it is the only historic building in the immediate vicinity).
3. Through facade treatments and small setbacks, the massing has been broken down so that the building appears smaller, specifically, broken to pieces smaller than 100' by 80', each of which has a directional orientation toward N. Washington Street.
4. The front plane is adjacent to the sidewalk, with entrances directly open to the sidewalk. The design fosters a sense of place, arrival, and community. Parking is underground (except for 2 surface spaces for the townhouse at its rear), and loading is in the rear off the private alley that is being created by this project and the adjacent 805 N. Columbus Street.
5. The architectural style of each piece is consistent; that is, the traditional parts adhere to traditional forms and motifs (in a neo-traditional manner), while the modern part is cleanly modern, a background element that provides definition and proportion to the traditional parts. The solid/void relationship of traditional buildings is employed in all facades.

HISTORIC & CONTEXT  
INSPIRATION & NARRATIVE





PROPOSED STOOP - TWILIGHT

**Design comment:** *The proposed stoops are a modern interpretation of the historic side-step stoops sprinkled throughout the Old Town Historic District. The knee wall extends the water table treatment of the building and provides a (modest) sense of separation (protection) from wide, busy North Washington Street.*



PROPOSED PAIR OF STOOPS

#### HISTORIC EXAMPLES OF SIDE-STAIR STOOPS



415 S. Pitt Street



219 S. Royal Street



614 S. Fairfax Street

STOOPS - HISTORIC &  
CONTEXT INSPIRATION





AERIAL MASSING-IN-CONTEXT FROM SOUTH-SOUTHEAST



AERIAL MASSING-IN-CONTEXT FROM NORTHEAST

## SITE SECTIONS & AERIAL MASSING





WASHINGTON STREET FACADE DETAILS







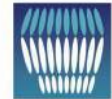
ENTRANCE / STREETSCAPE DETAIL - TWILIGHT



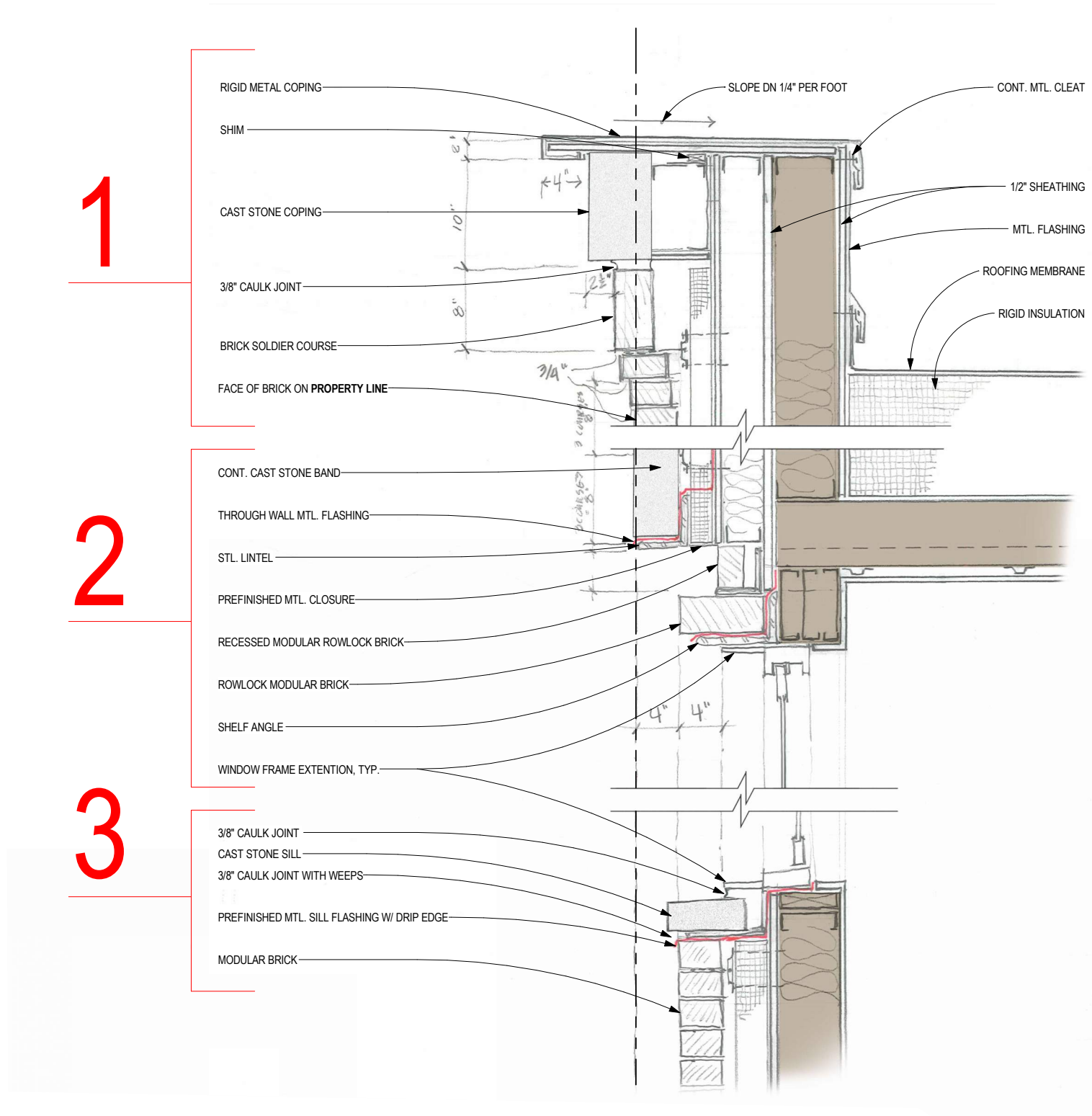




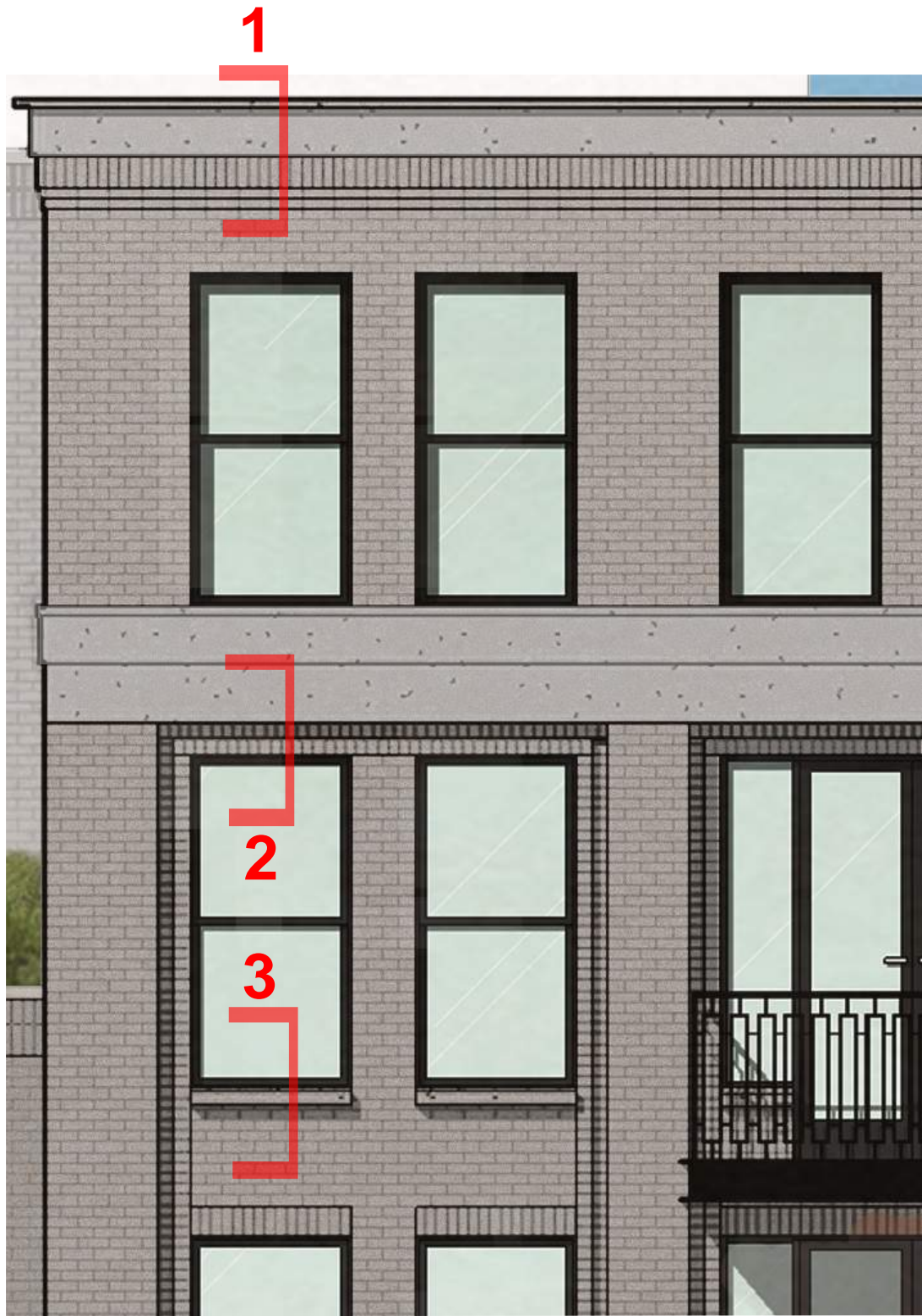
HYPHEN - DETAIL







SECTION DETAIL SKETCHES

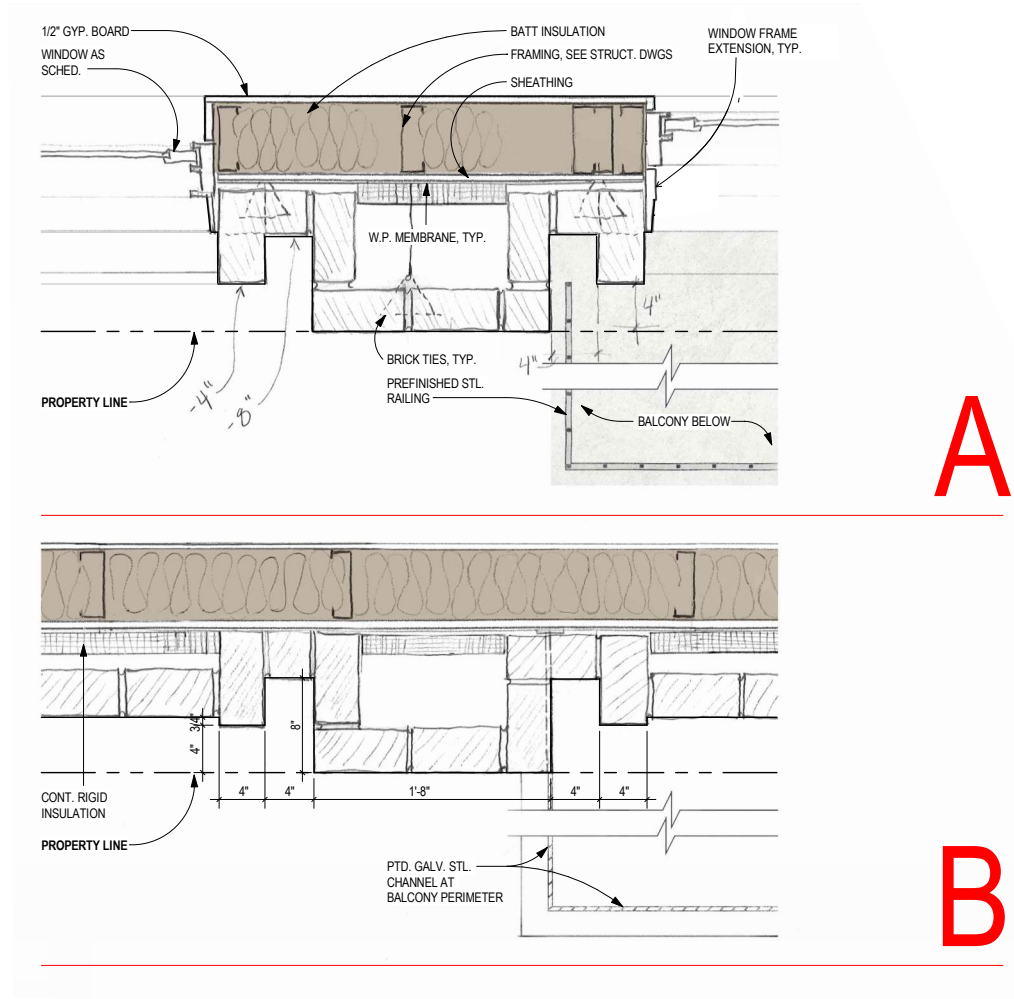


KEY / PARTIAL ELEVATION

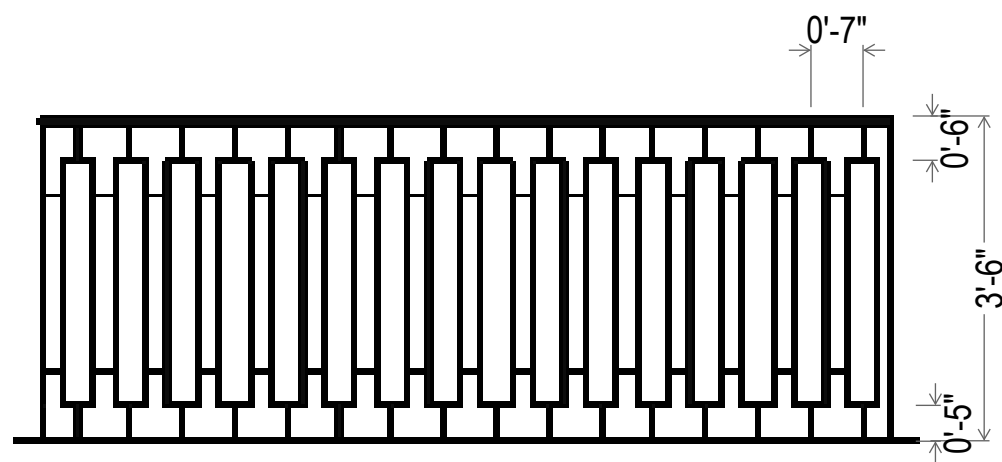
INITIAL SKETCH DETAILS







PLAN DETAIL SKETCHES

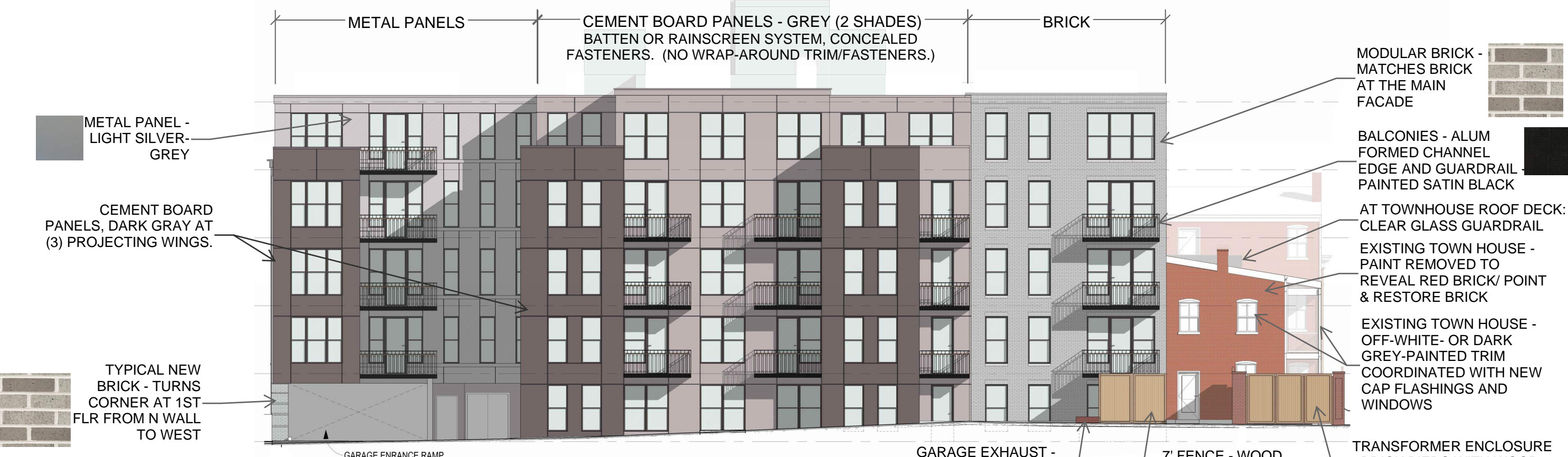


GUARDRAIL DETAIL



KEY / PARTIAL ELEVATION





SEE SHEETS 7B & 7C FOR MORE  
SPECIFIC MATERIAL INFORMATION

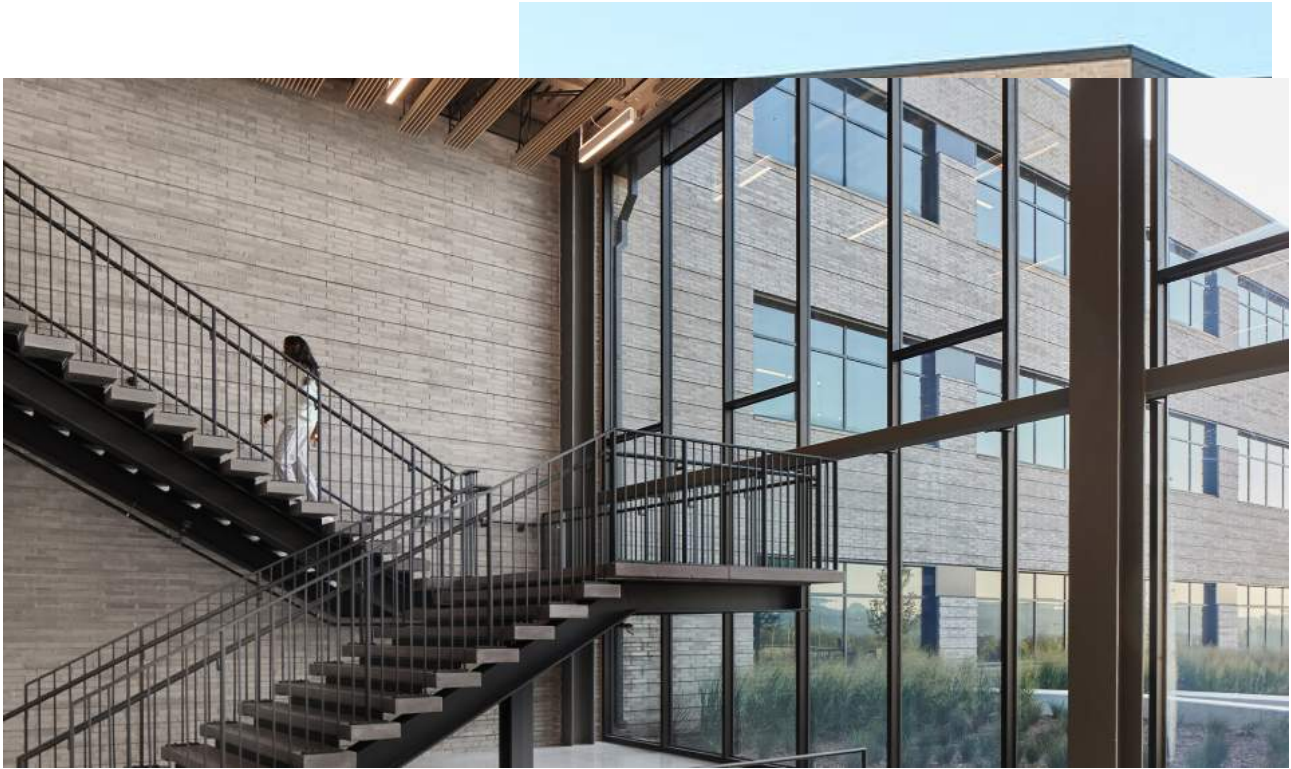
PROPOSED MATERIALS / COLORS





**NEW BRICK:** WATSONTOWN BRICK, "OYSTER BAY" - WIRECUT ("TORN") TEXTURE, WARM GREYS WITH RANGE OF LIGHT TO MEDIUM TONES, IRONSPOTS. WARM MEDIUM-GREY MORTAR COLOR.

**CLEVELAND, PA  
GOVERNMENT CENTER**



**EXAMPLE IMAGES** SHOW HOW THIS VERY TRADITIONAL BRICK IS USED TO GIVE LIFE TO CONTEMPORARY FACADE DESIGNS. IN CONTRAST, THE FACADE DESIGNS FOR 808 N WASHINGTON STREET USE THIS OLD-STYLE BRICK IN *TRADITIONAL* WAYS: BANDS, CORNICES, SILLS, PILASTERS, LINTELS, ETC. SEE DETAILS, SHEETS 6A - 6E.



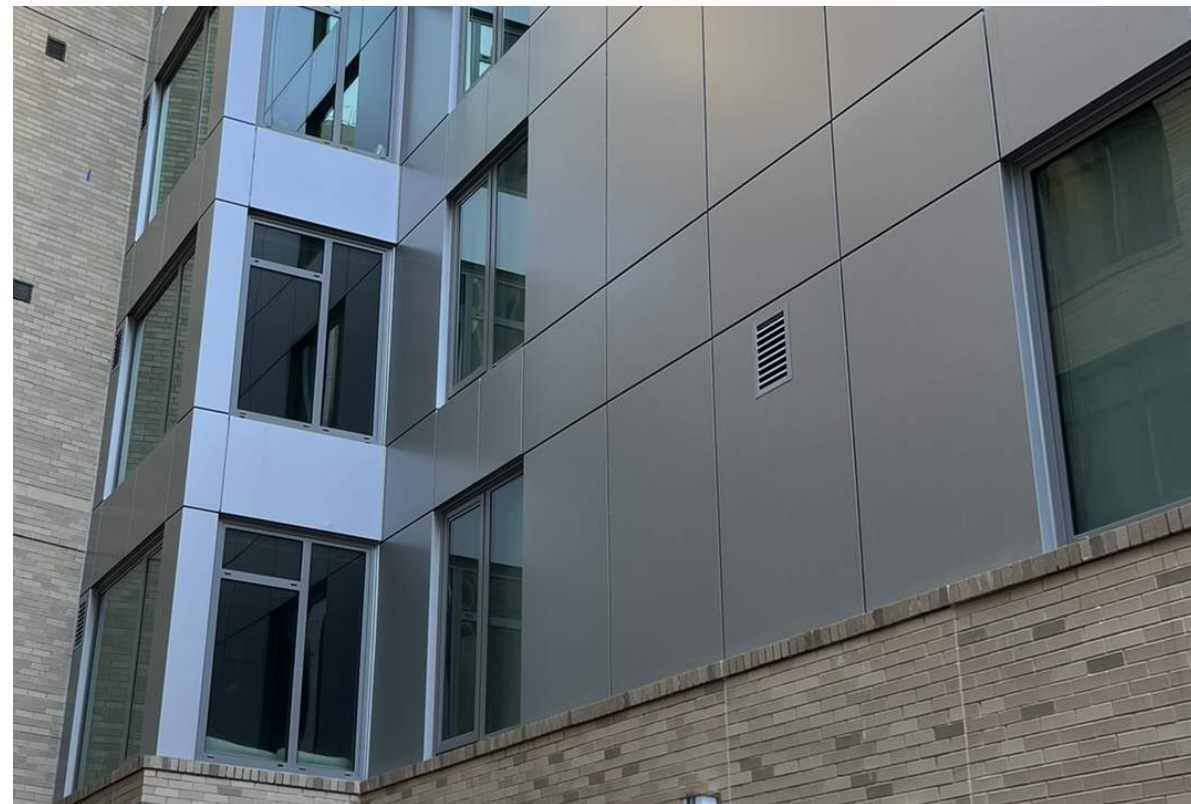
**THE LAUREATE APTS,  
ROCKVILLE MARYLAND**







**METAL PANELS AT HYPHEN:** ALUMINUM PANELS BY MANUFACTURER PURE+FREEDOM - FINISH "BROOKLYN STEEL," WHICH IS A CHARCOAL GRAY WITH FAUX-PATINATION. APPLICATION SHOWN: BRONCO DEALERSHIP. KENDALL, FLORIDA.



**METAL PANELS, TYPICAL:** ACM (ALUMINUM COMPOSITE MATERIAL) - FINISH DURANAR "SILVERSMITH," WHICH IS A SLIGHTLY SILVER-METALLIC LIGHT GREY - BASIS OF DESIGN, ALUCOBOND. APPLICATION SHOWN: DRAKE-II APARTMENTS, WASHINGTON DC.

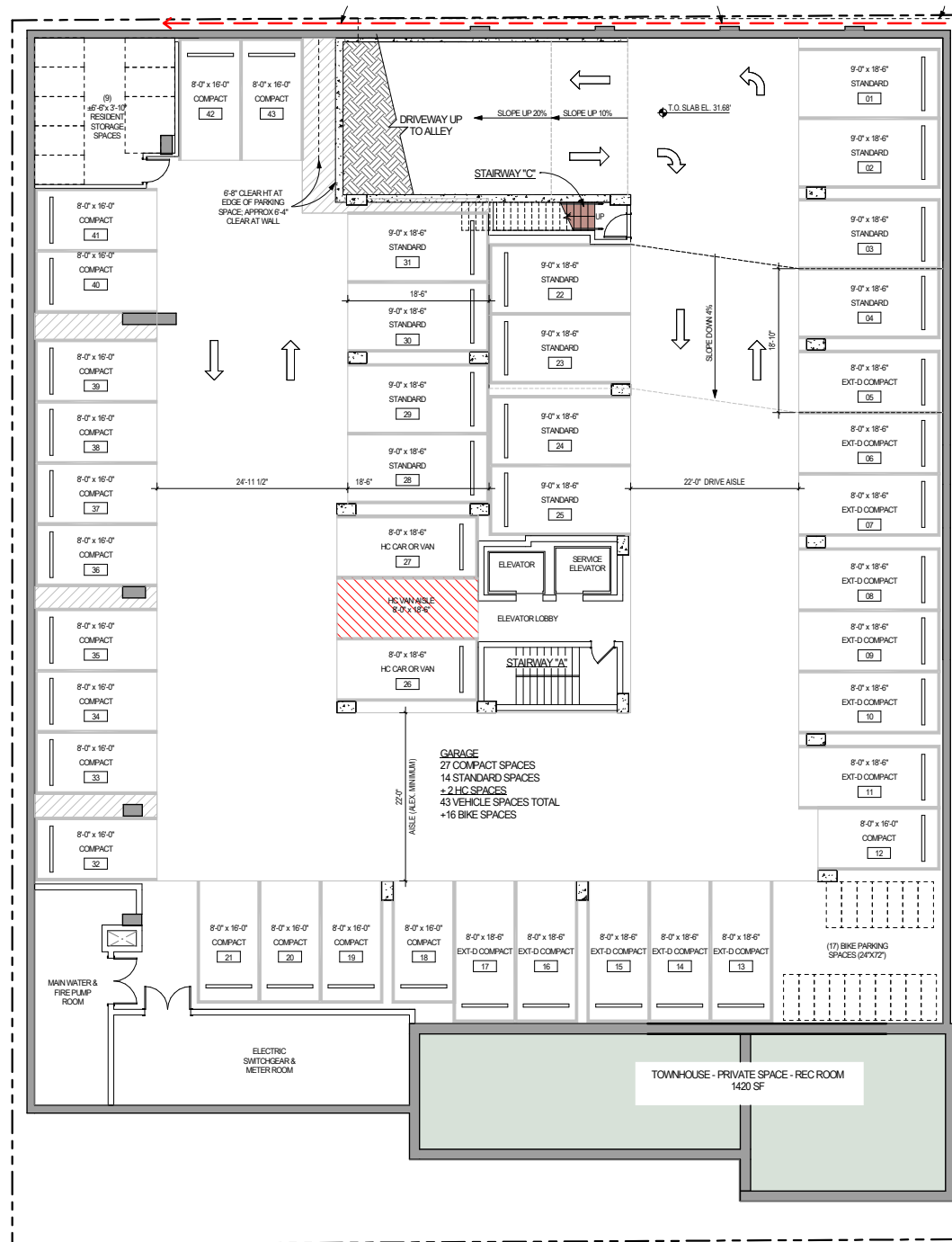




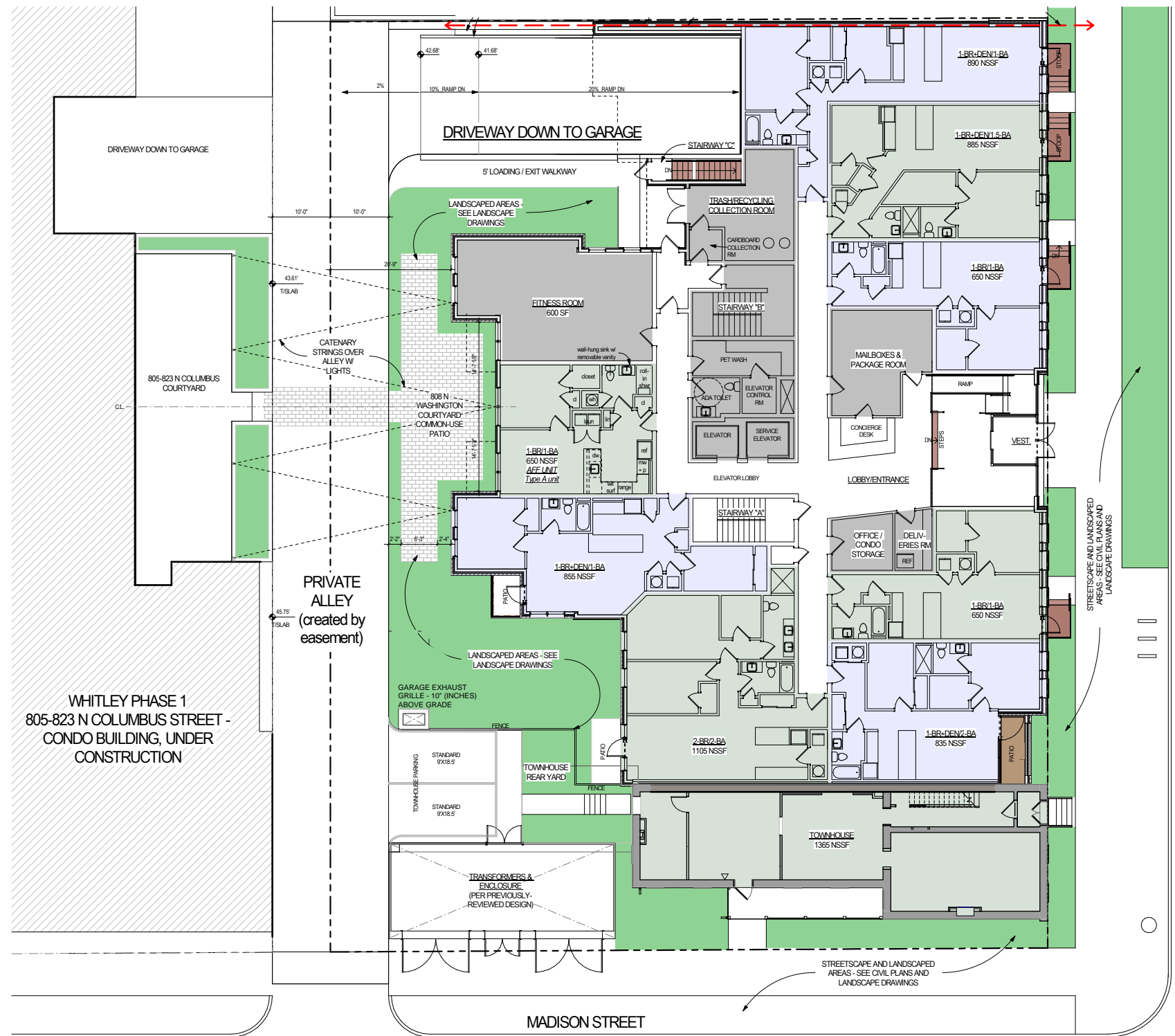
**WINDOWS** - PELLA "IMPERVIA" LINE, FIBERGLASS HIGH-PERFORMANCE WINDOWS, OR "ARCHITECT SERIES" ALUMINUM-CLAD WOOD WINDOWS BY PELLA; IN TYPES (SINGLE-HUNG, FIXED, CASEMENT), COLORS (BLACK-TYPICAL), AND CONFIGURATIONS (E.G. TRANSOMS) AS SHOWN ON THE ELEVATIONS. ALTERNATES: EQUIVALENT LINES FROM MARVIN AND ANDERSEN WINDOWS (ALUMINUM-CLAD WOOD OR FIBEREX-TYPE COMPOSITE -- NOT VINYL).

PROPOSED MATERIALS / COLORS



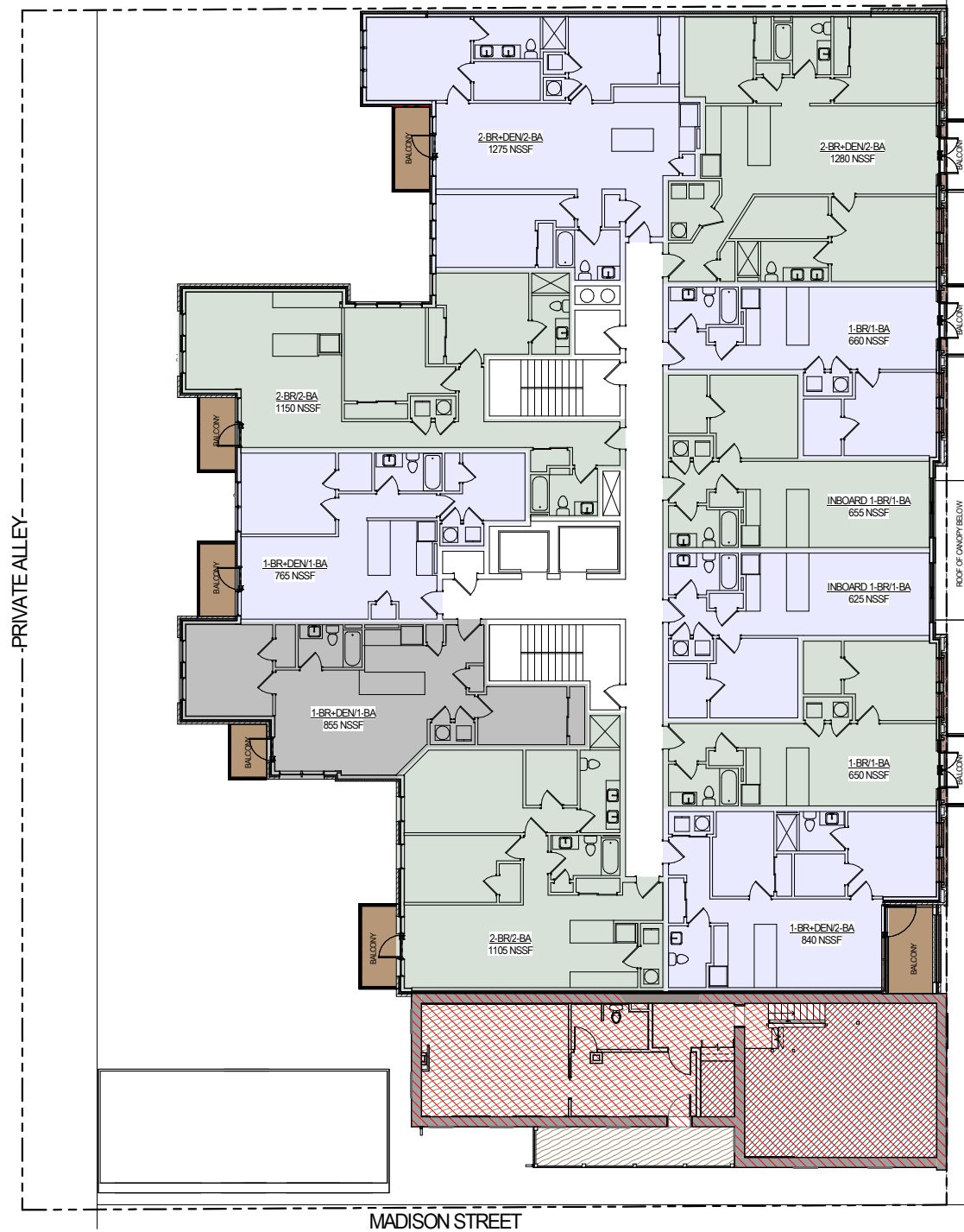


PARKING LEVEL (UNDERGROUND)

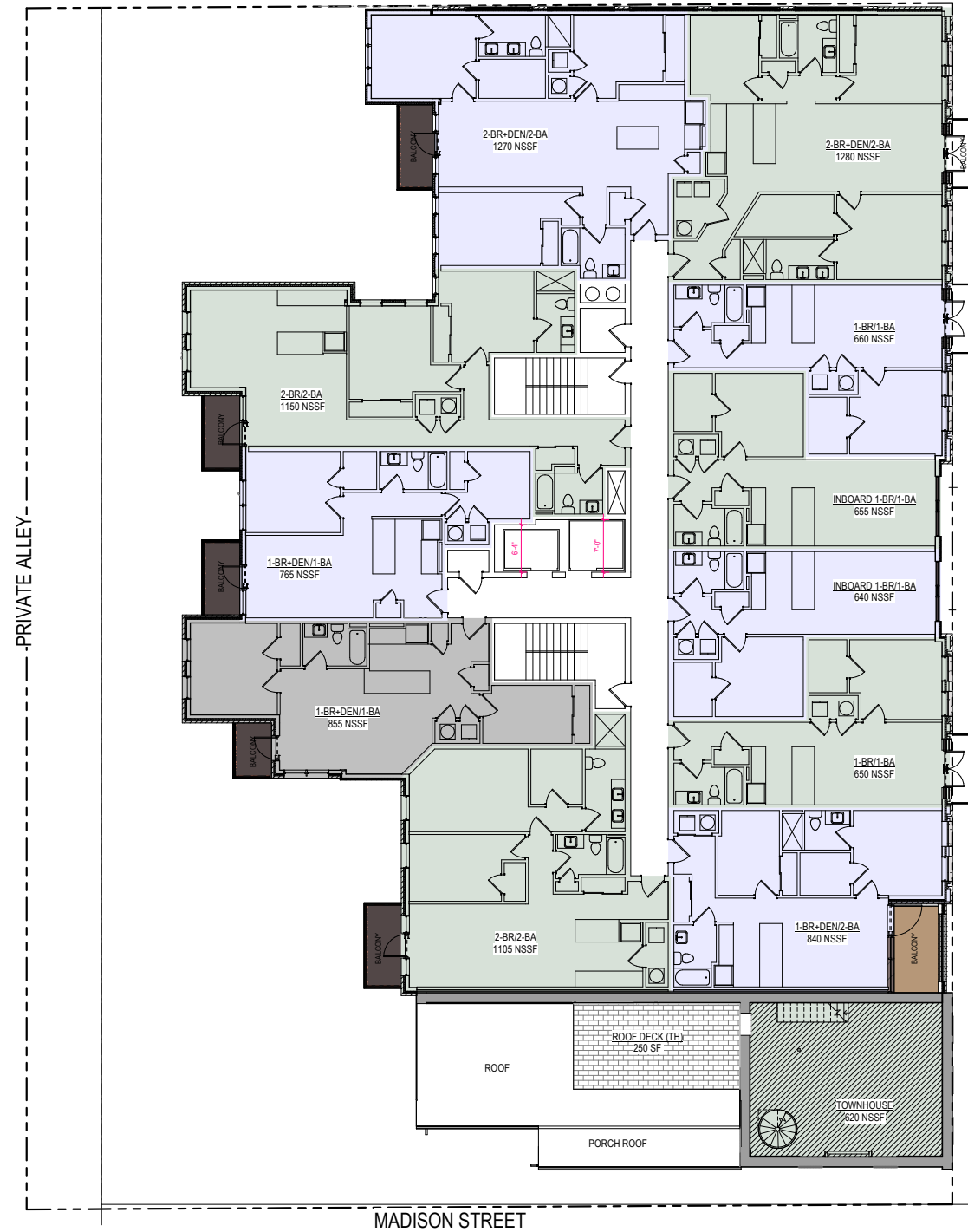


FIRST FLOOR & SITE PLAN

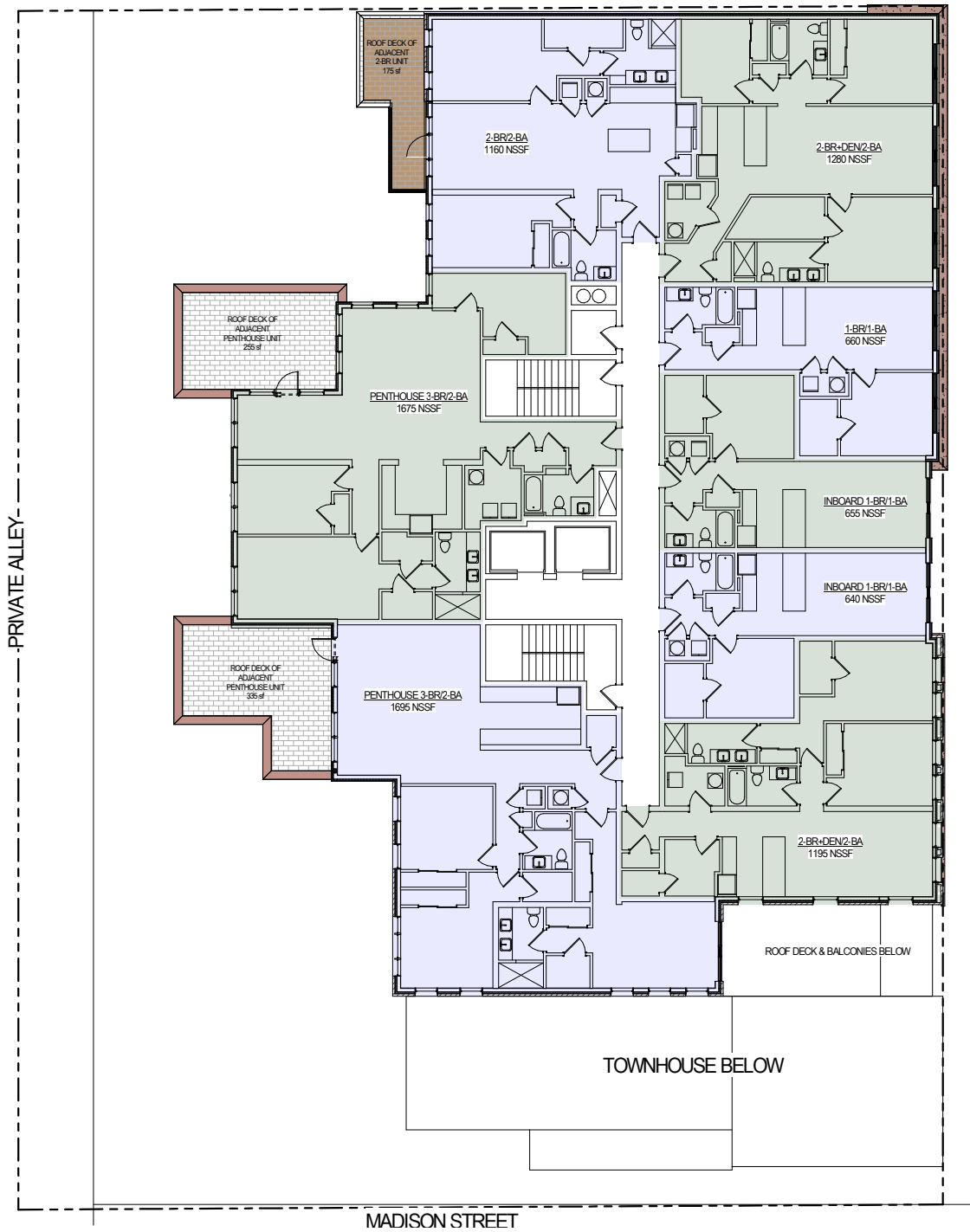




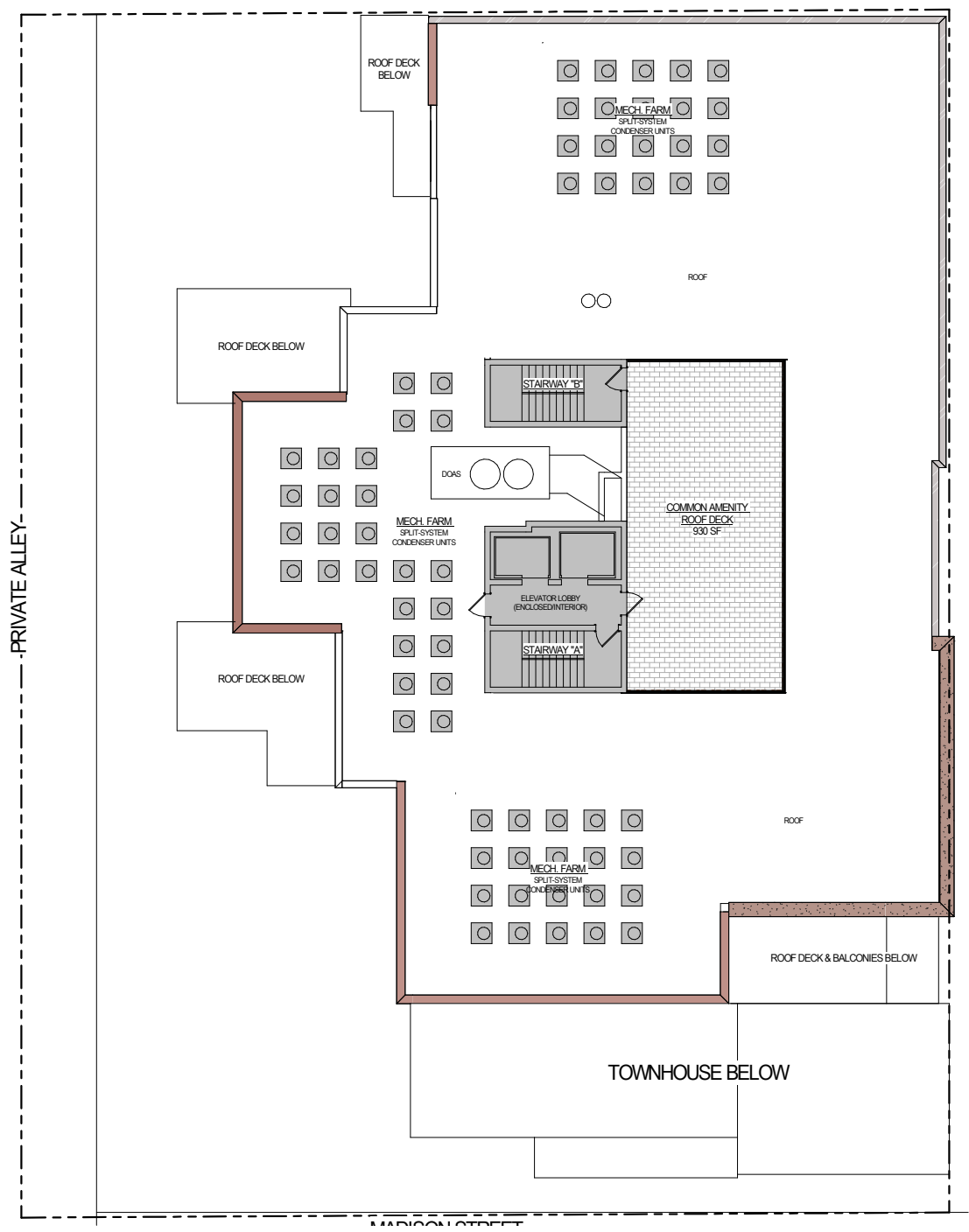
2ND FLOOR



3RD FLOOR (4TH SIMILAR)



5TH FLOOR



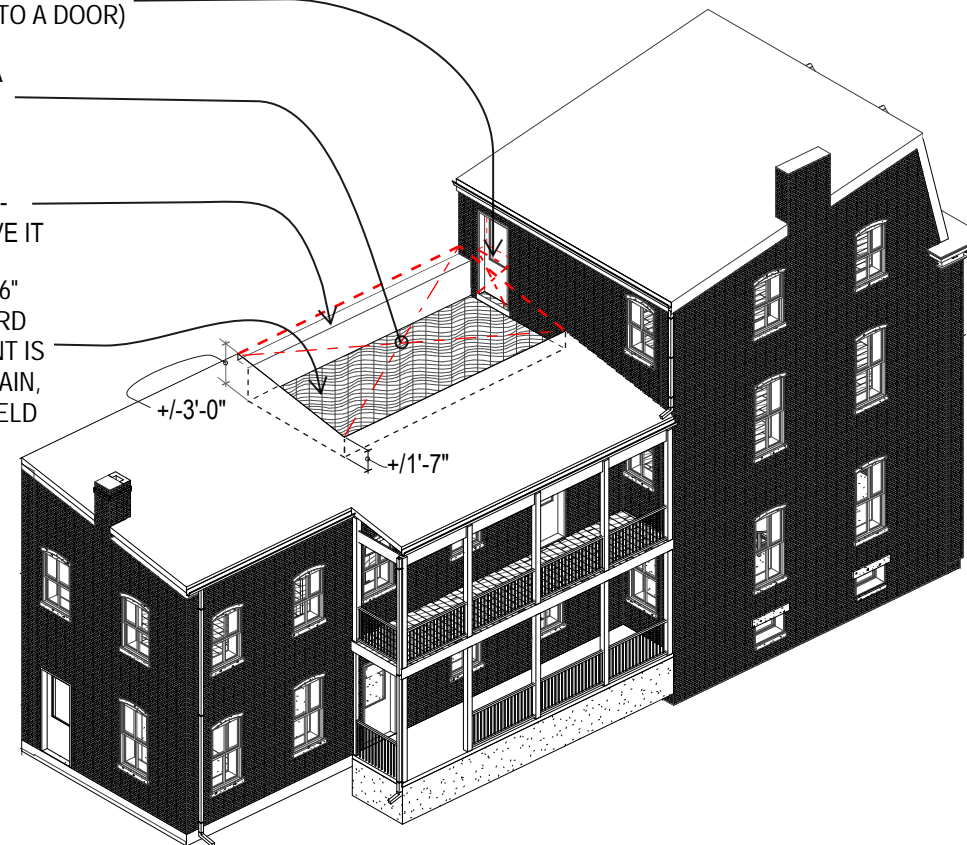
ROOF PLAN

REMOVE BRICK WALL FROM EXISTING SILL TO FLOOR (TO CONVERT WINDOW INTO A DOOR)

DEMO ROOF STRUCTURE IN AREA INDICATED FOR PROPOSED NEW SEMI-RECESSED ROOF DECK

BRICK EXTERIOR WALL REMAINS - REMOVE ROOF STRUCTURE ABOVE IT

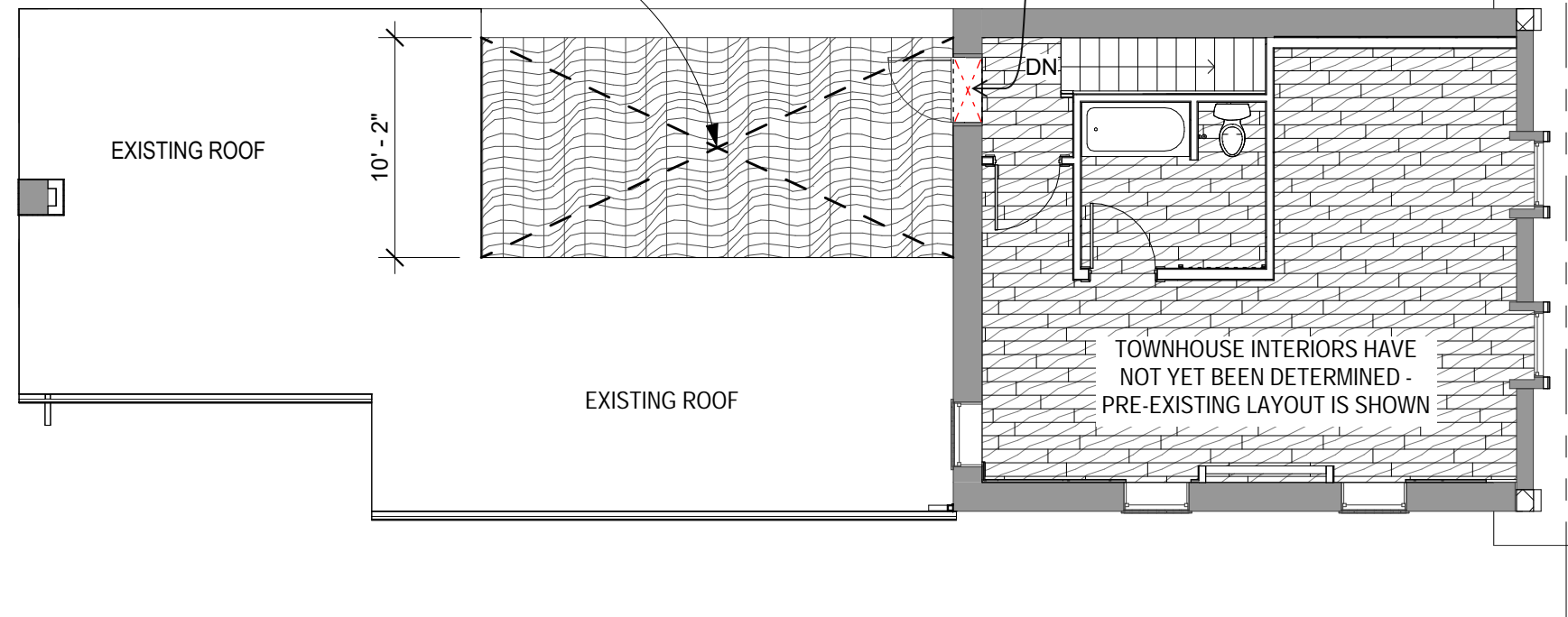
DECK FINISHED FLOOR SHALL BE 6" BELOW THE EXISTING FINISHED 3RD FLOOR LEVEL. THE DESIGN INTENT IS THAT HORIZONTAL RAFTERS REMAIN, BUT THIS MUST BE VERIFIED IN FIELD



TOWNHOUSE AXONOMETRIC

DEMO ROOF STRUCTURE IN AREA INDICATED FOR PROPOSED NEW SEMI-RECESSED ROOF DECK

REMOVE BRICK WALL FROM EXISTING SILL TO FLOOR (TO CONVERT WINDOW INTO A DOOR)



TOWNHOUSE 3RD FLOOR PLAN

MADISON STREET

N WASHINGTON STREET

TOWNHOUSE DEMOLITION PLAN





NEW RESIDENTIAL BUILDING  
THE WHITLEY, PHASE 2  
808 N. WASHINGTON STREET  
ALEXANDRIA, VIRGINIA

