

ISSUE: Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for alterations and an addition

APPLICANT: Andrew Marquardt and Erin Gordon

LOCATION: Parker-Gray District
632 North Columbus Street

ZONE: RB/Residential Townhouse Zone

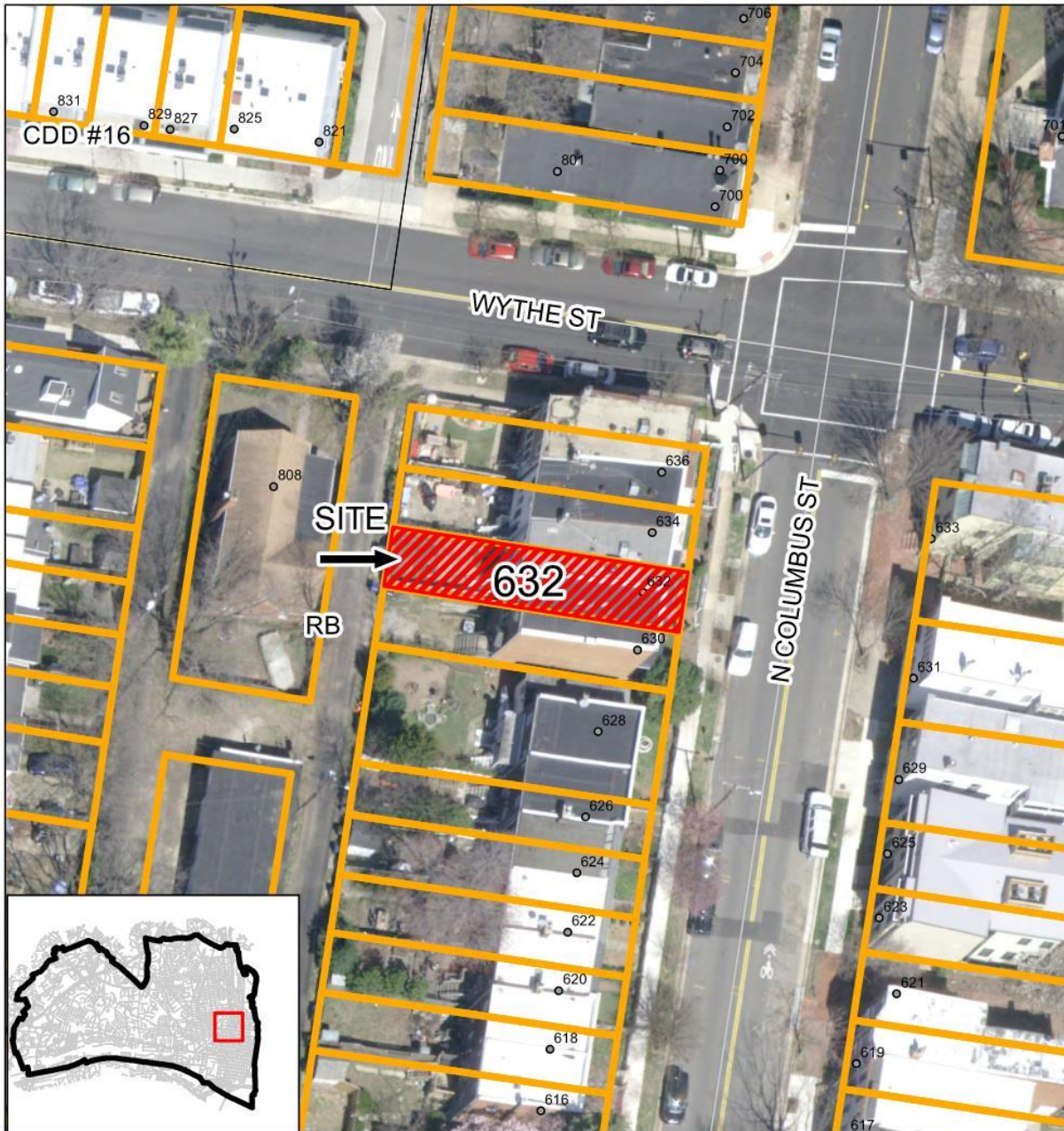
STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness with the following conditions:

1. The applicant constructs the third (1/4"/12") roof type;
2. select a siding material that differentiates from the existing structure; and,
3. reduce the height of the proposed 3rd story windows.

GENERAL NOTES TO THE APPLICANT

1. **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.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **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, Permit Center, 4850 Mark Center Drive, Suite 2015, 703-746-4200 for further information.
4. **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.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any 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.



BAR#2026-00014 & BAR#2026-00024
Parker Gray
632 North Columbus Street



Note: *Staff coupled the applications for a Permit to Demolish (BAR2026-00024) and Certificate of Appropriateness (BAR2026-00014) for clarity and brevity. The Permit to Demolish requires a roll call vote.*

I. APPLICANT'S PROPOSAL

The applicant requests a Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness to add a rooftop addition, as well as alterations, at 632 North Columbus Street. The rooftop addition will be one story, featuring fiber-cement siding, a metal roof, and wood double-hung windows. Additionally, the applicant has submitted sloped and flat roof options for the Board's consideration. Proposed alterations include replacing the existing second-story windows on the east and west elevations, as well as replacing the railing on the façade. The proposed materials comply with the Board's Design Guidelines and Policies.

Staff notes that the proposed roof deck and rear railing at-grade will not be visible from the public right-of-way and don't require Board approval. The in-kind replacement of the wood railing on the façade complies with the BAR's Administrative Approval Policy.

Site context

The alley to the east, behind the subject property, is public. The proposed addition will be visible from the right-of-way.

II. HISTORY

The three-bay, two-story Colonial Revival style masonry row house was constructed before **1931**, when it first appears on the Sanborn Fire Insurance maps. The property is a part of a rowhouse grouping that includes three additional properties.

Previous BAR Approvals

BAR2020-00216 – Administrative approval for roof replacement. (5/7/2020)

BAR2016-00144 – Administrative approval for replacement shutters. (5/3/2016)

BAR2015-00096 – Administrative approval for HVAC waiver. (4/7/2015)

BAR2014-00347 – Administrative approval for window replacement. (10/20/2014)

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, §10-205(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
(7)	In the instance of a building or structure owned by the city or the redevelopment and housing authority, such building or structure having been acquired pursuant to a duly approved urban renewal (redevelopment) plan, would retention of the building or structure promote the general welfare in view of needs of the city for an urban renewal (redevelopment) project?	No
(8)	Would retention of the building or structure help maintain the scale and character of the neighborhood?	No

The analysis of the standards indicated above relates only to the demolition/encapsulation of the existing flat roof. In the opinion of staff, none of the criteria for demolition and encapsulation are met, and the Permit to Demolish/Capsulate should be granted. The roof area proposed for demolition/capsulation is not of unusual or uncommon design, is not visible from the public right-of-way, and can be readily replicated.

Certificate of Appropriateness

The applicant proposes to construct a 364.68 square foot rooftop addition to create additional living space. The addition will be primarily visible from Wythe St. (to the north) and the public alley that borders the parcel to the east. The rooftop addition will be minimally visible from North Columbus St. The applicant's original design included a 2¹/₁₂" sloped roof. After reviewing the original roof design, the staff recommended that the applicant reduce the slope of the roofline to lower the height of the proposed addition and to be more compatible with the surrounding architecture. Following the staff's recommendation, the applicant developed two additional roof designs: a 1¹/₁₂" sloped roof and a 1/4¹/₁₂" flat roof.

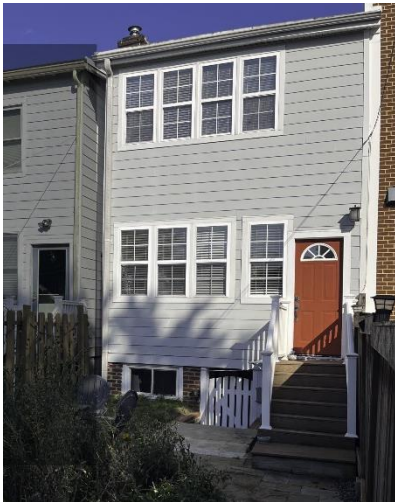


Photo 1: Existing East Elevation

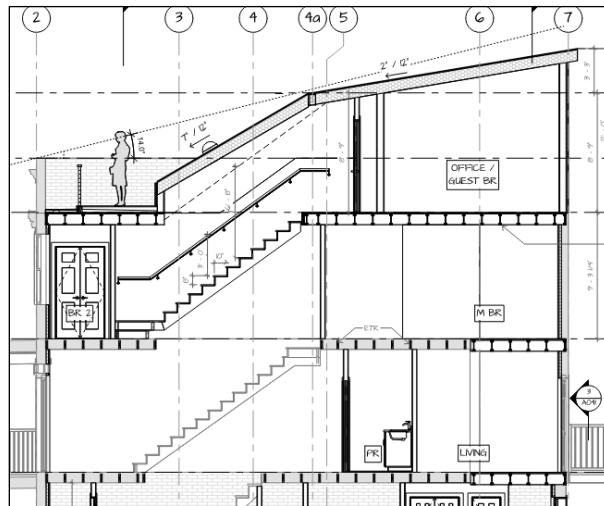


Photo 2: Original roof design (2¹/₁₂" slope)



Photo 3: Option #2 – 1¹/₁₂" sloped roof. View from Wythe Street.



Photo 4: Option #3 – 1/4”/12” sloped roof. View from Wythe Street.

Staff notes that the number of requests for rooftop additions in the Parker-Gray District is continuing to increase because of demand for more living space. In recent years, the Board approved a rooftop addition at 920 Pendleton Street. and 424 and 426 North Fayette Street. The Design Guidelines state that an addition to a historic building should be clearly distinguishable from the original structure. The applicant should work with staff to select a siding material that differentiates from the existing structure.

The proposed addition will not obscure or dilute the architectural and historic importance of the existing building. Staff recommends approval of the application with the third roof option, which reduces the height of the addition and is architecturally appropriate for the blockface. Additionally, the applicant should work with staff to select a siding material that differs from the existing structure and reduce the height of the proposed 3rd story windows.

STAFF

Amirah Lane, Historic Preservation Planner, Planning & Zoning

Tony LaColla, AICP, Land Use + Preservation Services Division Chief, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning

C-1 Proposed third story and open roof deck will comply with Zoning.

F-1 Per Sec. 3-706 (B) of Zoning Ordinance, such open space may be located on landscaped roofs or other areas fully open to the sky which are not at ground level if the director determines that such space functions as open space for residents to the same extent that

ground level open space would. Therefore, the roof deck would count towards the required open space.

- F-2 Per Sec. 7-1003 of Zoning Ordinance, whenever any public or private alley occurs in any zone, one-half of the width of such alley shall be considered in the determination of the rear yard setback ratio requirement of any lot abutting on such alley. Therefore, the third story addition would comply with the RB required rear yard setback.

Code Administration

A building permit is required.

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 adjacent to 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 Historic maps and tax records indicate that a house was standing on the northeast corner of the block bounded by Columbus, Pendleton, Alfred, and Wythe Streets prior to the Civil War. During the Civil War, the property was the site of a large, two-story structure containing mess rooms, kitchens, and bunk rooms utilized by the Union Army as part of the Washington Street Corral. After the war, the block was sub-divided, and houses were constructed along Columbus Street during the late 19th and early 20th centuries. The lot therefore has the potential to yield archaeological resources that could provide insight into residential life in 19th-century Alexandria and into military activities during the Civil War.
- C-1 The statements below marked with an asterisk “*” shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements
 - a. *The applicant/developer shall call Alexandria Archaeology immediately (703.746.4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
 - b. * The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays.

V. ATTACHMENTS

- 1 – Application Materials
 - Completed application
 - Plans
 - Material specifications
 - Scaled survey plat if applicable
 - Photographs

BAR CASE# _____
(OFFICE USE ONLY)

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: _____

Phone: _____ E-mail: _____

Authorized Agent *(if applicable)*: Attorney Architect _____

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: _____

Address: _____
City: _____

Phone: _____ E-mail: _____

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.

- ^{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 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.

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 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.	[REDACTED]	
2.	[REDACTED]	
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____ (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.	[REDACTED]	
2.	[REDACTED]	
3.		

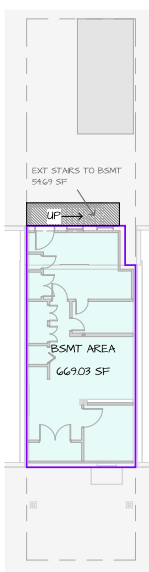
3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of 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.		

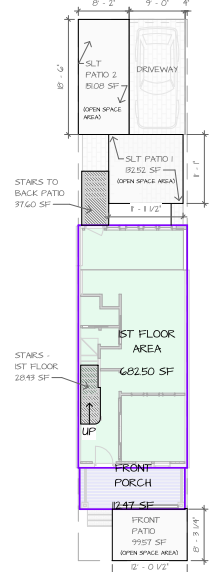
NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

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.

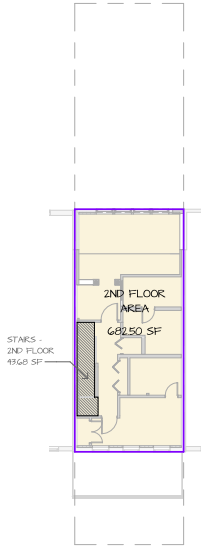
_____ _____ _____
 Date Printed Name Signature



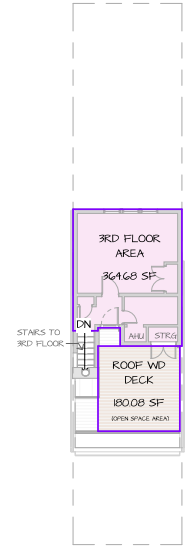
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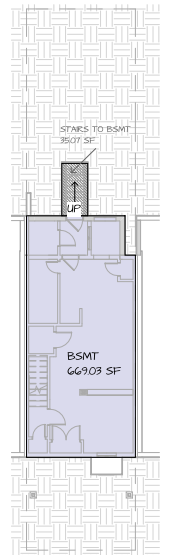
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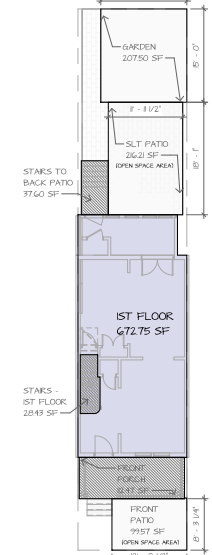
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f = 10'-0"



R3P GFA-3RD FLOOR-PROP
f = 10'-0"



R0E GFA-0 BSMT-EXST
f = 10'-0"



R1E GFA-1ST FLOOR-EXST
f = 10'-0"



R2E GFA-2ND FLOOR-EXST
f = 10'-0"

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

A. Property Information
 A1. 632 N COLUMBUS ST Street Address Zone RB
 A2. 1,523.00 Total Lot Area x 1.50 Floor Area Ratio Allowed by Zone = 2,284.50 Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area	Allowable Exclusions**	Subtotal	Category
Basement 669.03	Basement** 669.03	B1 2,127.00	Existing Gross Floor Area*
First Floor 472.75	Stairways** 68.99	B2 438.49	Existing Gross Floor Area*
Second Floor 472.75	Mechanical** 0.00	B3 438.49	Existing Gross Floor Area*
Third Floor 0.00	Attic less than 7'-0" 0.00	B4 1,288.91	Existing Floor Area Minus Exclusions (Subtotal B2 from B1)
Attic 0.00	Porches** 112.47		
Porches 112.47	Balcony/Deck** 0.00		
Balcony/Deck 0.00	Lavatory** 0.00		
Lavatory** 0.00	Other** 0.00		
Other** 0.00	Other** 0.00		
B1 Total Gross 2,127.00	B2 Total Exclusions 688.49		

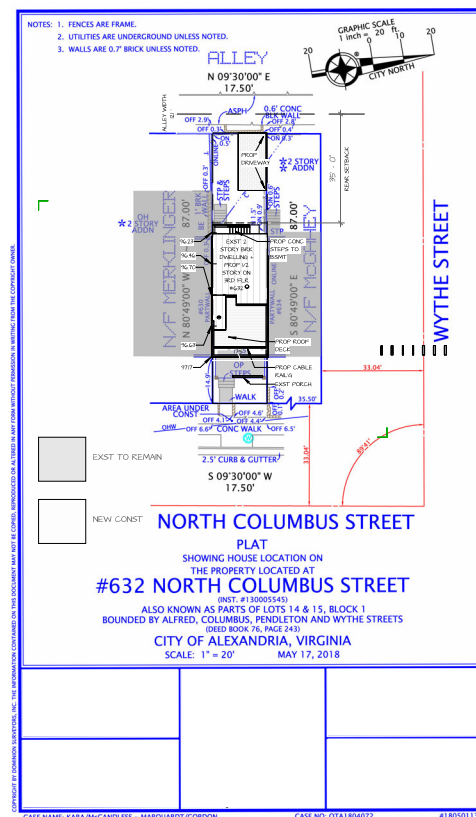
C. Proposed Gross Floor Area

Proposed Gross Area	Allowable Exclusions**	Subtotal	Category
Basement 0.00	Basement** 0.00	C1 384.18	Proposed Gross Floor Area*
First Floor 9.75	Stairways** 43.68	C2 43.68	Proposed Gross Floor Area*
Second Floor 364.68	Mechanical** 0.00	C3 340.50	Proposed Gross Floor Area*
Third Floor 0.00	Attic less than 7'-0" 0.00	C4 340.50	Proposed Floor Area Minus Exclusions (Subtotal C2 from C1)
Attic 0.00	Porches** 0.00		
Porches 0.00	Balcony/Deck** 0.00		
Balcony/Deck 0.00	Lavatory** 0.00		
Lavatory** 0.00	Other** 0.00		
Other** 0.00	Other** 0.00		
C1 Total Gross 384.18	C2 Total Exclusions 43.68		

D. Total Floor Area
 D1. 1,629.81 Total Floor Area (add B3 and C3)
 D2. 2,284.50 Total Floor Area Allowed by Zone (A2)

E. Open Space
 E1. 523.13 Existing Open Space
 E2. 533.05 Required Open Space
 E3. 563.25 Proposed Open Space

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.
 Signature: _____ Date: Jan 30, 2026



R0 SITE - PLAT
f = 20'-0"
Scale As indicated



Addition and alteration to
GORDON - MARQUARDT RESIDENCE
 632 N Columbus St,
 Alexandria VA, 22314
 Seal

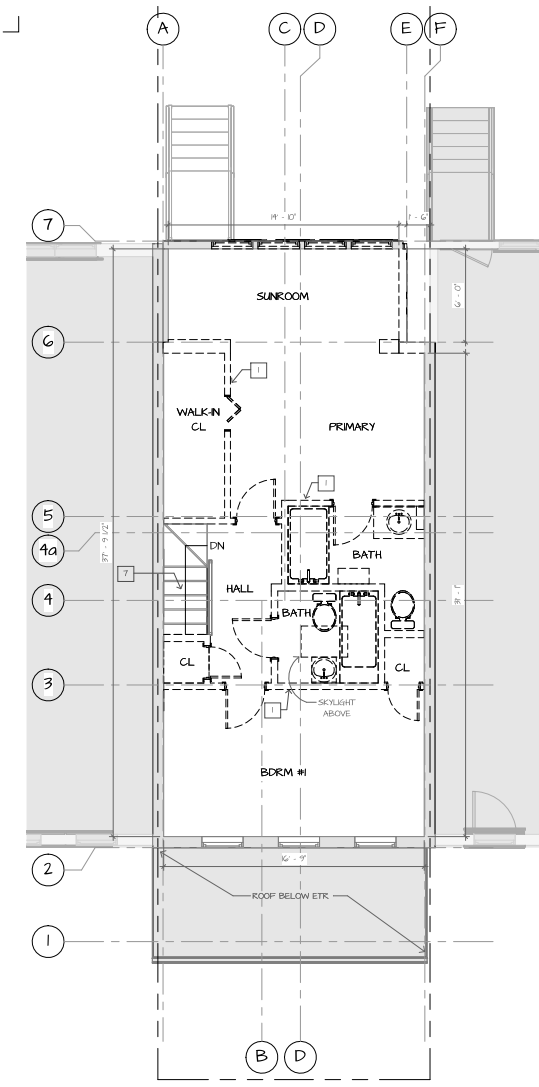
REV	MARK	DATE	DESCRIPTION

Drawing Title
FAR CALC / PLAT

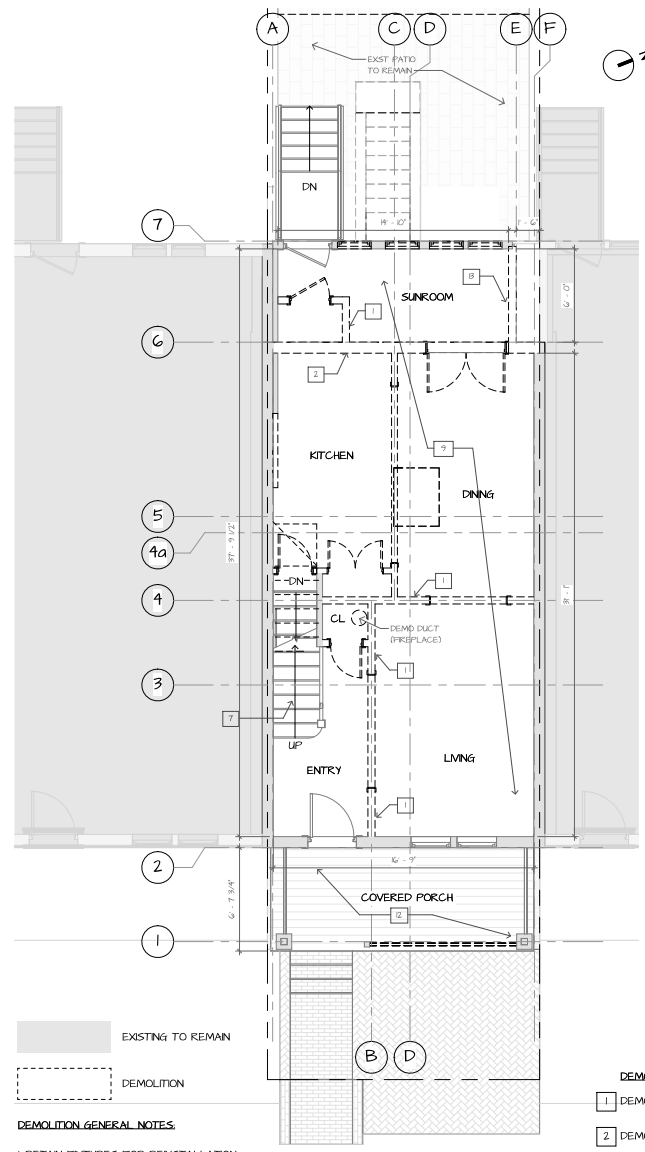
Project number **VA2520**
 Date **30 JAN 2026**

A001

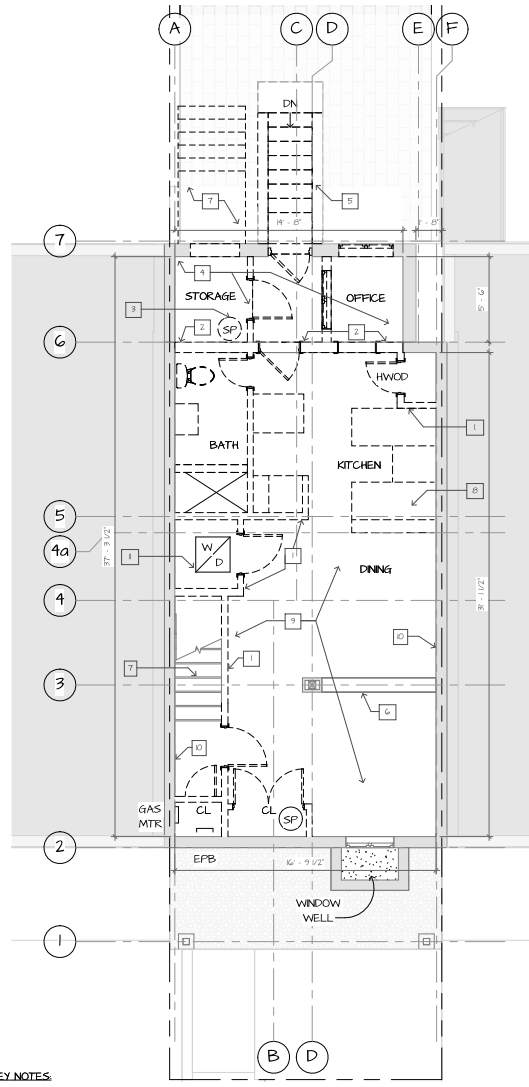
1x7 Sheets are 1/2 Size



2 2ND FLOOR DEMO
1/4" = 1'-0"



1 1ST FLOOR DEMO
1/4" = 1'-0"

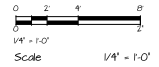


0 0 BSMT DEMO
1/4" = 1'-0"



- DEMOLITION GENERAL NOTES:**
1. RETAIN FIXTURES FOR REINSTALLATION
 2. DEMO WINDOWS UNDO
 3. RETAIN ALL DOORS FOR REINSTALLATION UNDO
 4. DEMO FLOOR FINISHES
 5. ELEC PANEL TO REMAN
 6. GAS METER TO REMAN

- DEMO KEY NOTES:**
- | | | | |
|---------------------|-------------------------------|---|---------------------|
| 1 DEMO GWB ON STUDS | 5 DEMO CONC STEPS AND AREAWAY | 9 DEMO FLOOR FINISHES | 8 DEMO EXT BRG WALL |
| 2 DEMO MAS WALL | 6 RETAIN EXST WALL | 10 RETAIN EXST PLASTER ON MASONRY WALLS | |
| 3 DEMO SUMP | 7 RETAIN EXST STAIR | 1 REMOVE AND RESTORE W/D | |
| 4 DEMO CONC FLR | 8 DEMO COUNTER CABS | 12 DEMO PORCH FLR, CLG, COL COVERS AND RAILINGS | |



VanderPoel Architecture
2122 W. Green St. Alexandria, VA 22304
703-753-4228
peter@vanderpoel.com

Addition and alteration to
GORDON - MARQUARDT RESIDENCE
632 N Columbus St,
Alexandria VA, 22314
Seal

REV	MARK	DATE	DESCRIPTION

Drawing Title
DEMO PLANS

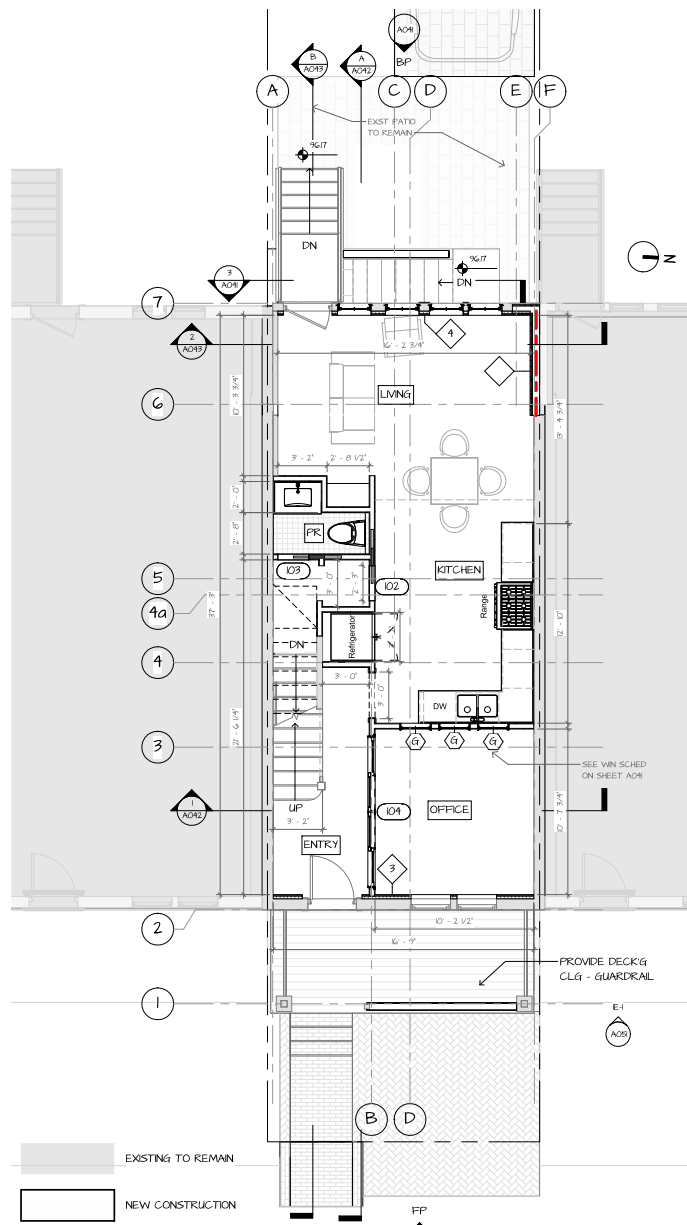
Project number VA2520
Date 30 JAN 2026

AOIO

11x7 Sheets are 1/2 Size

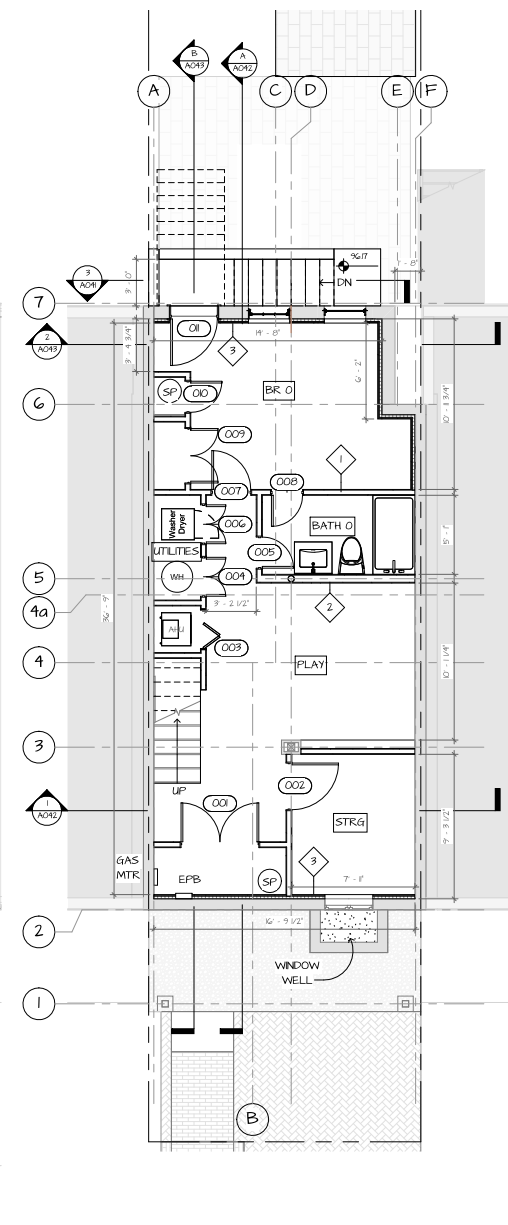
DOOR SCHEDULE BY LEVEL						
MARK	WIDTH (R.O.)	HEIGHT (R.O.)	THK	MATL	DESCRIPTION / FUNC	INT / EXT
BSMT						
001	5' - 1 1/2"	6' - 9 1/4"	1 3/8"	SWC	FR SWIG	Interior
002	3' - 1 1/2"	6' - 9 1/4"	1 3/8"	SWC	SWIG	Interior
003	2' - 7 1/2"	6' - 9 1/4"	1 3/8"	SWC	BFOLD	Interior
004	2' - 7 1/2"	6' - 9 1/4"	1 3/8"	SWC	FR SWIG	Interior
005	2' - 1 1/2"	6' - 9 1/4"	1 3/8"	SWC	SWIG	Interior
006	2' - 7 1/2"	6' - 9 1/4"	1 3/8"	SWC	FR SWIG	Interior
007	2' - 7 1/2"	6' - 9 1/4"	1 3/8"	SWC	SWIG	Interior
008	2' - 1 1/2"	6' - 9 1/4"	1 3/8"	SWC	SWIG	Interior
009	3' - 7 1/2"	6' - 9 1/4"	1 3/8"	SWC	FR SWIG	Interior
010	2' - 1 1/2"	6' - 9 1/4"	1 3/8"	SWC	SWIG	Interior
011	3' - 0"	6' - 0"	1 3/8"	SWC + In-SWIG	In-SWIG	Exterior
ST FLOOR						
102	2' - 3"	6' - 8 1/2"	1 3/8"	SWC	PKT	Interior
109	2' - 0"	6' - 8 1/2"	1 3/8"	SWC	FR SLD + Fixed	Interior
104	3' - 9"	6' - 0"	1 3/8"	SWC + GLASS	FR SLD + Fixed	Exterior

FINISH SCHEDULE BY ROOM					
ROOM	FLOOR	BASE	WALLS	CLG	NOTES
BSMT					
BATH 0	CT	CT	MRGWB - FNT	MRGWB - FNT	TILE BATH ON SHOWER, WALLS UP TO CLG
BR 0	HEWD	VM-GEP FNT	GWB - FNT	GWB - FNT	
PLAY	HEWD	VM-GEP FNT	GWB - FNT	GWB - FNT	
STRG	HEWD	WD-FNT	GWB - FNT	MRGWB - FNT	
UTILITES	VCT	WD-FNT	GWB - FNT	MRGWB - FNT	
ST FLOOR					
ENTRY	HEWD	VM-GEP FNT	GWB - FNT	GWB - FNT	
KITCHEN	CT	VM-GEP FNT	MRGWB - FNT	MRGWB - FNT	2 BACKSPLASH ABOVE COUNTER SURFACES
LIVING	HEWD	VM-GEP FNT	GWB - FNT	GWB - FNT	
OFFICE	HEWD	VM-GEP FNT	GWB - FNT	GWB - FNT	
FR	CT	CT	CT	MRGWB - FNT	



PROPOSED PLANS DRAWING NOTES:
 1. ALL FINISHES TO MATCH EXISTINGS UNO.
 2. ALL INTERIOR PARTITIONS ARE WITH 2X4 WD STD UNO.

1 1ST FLOOR PROPOSED
 1/4" = 1'-0"



0 0 BSMT PROPOSED
 1/4" = 1'-0"

Scale: 0 2 4 8
 1/4" = 1'-0"
 1/4" = 1'-0"



VanderPoel Architecture
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Addition and alteration to
GORDON - MARQUARDT RESIDENCE
 632 N Columbus St,
 Alexandria VA, 22314
 Seal

REV	MARK	DATE	DESCRIPTION

Drawing Title
BSMT & 1ST FLOOR - PROPOSED

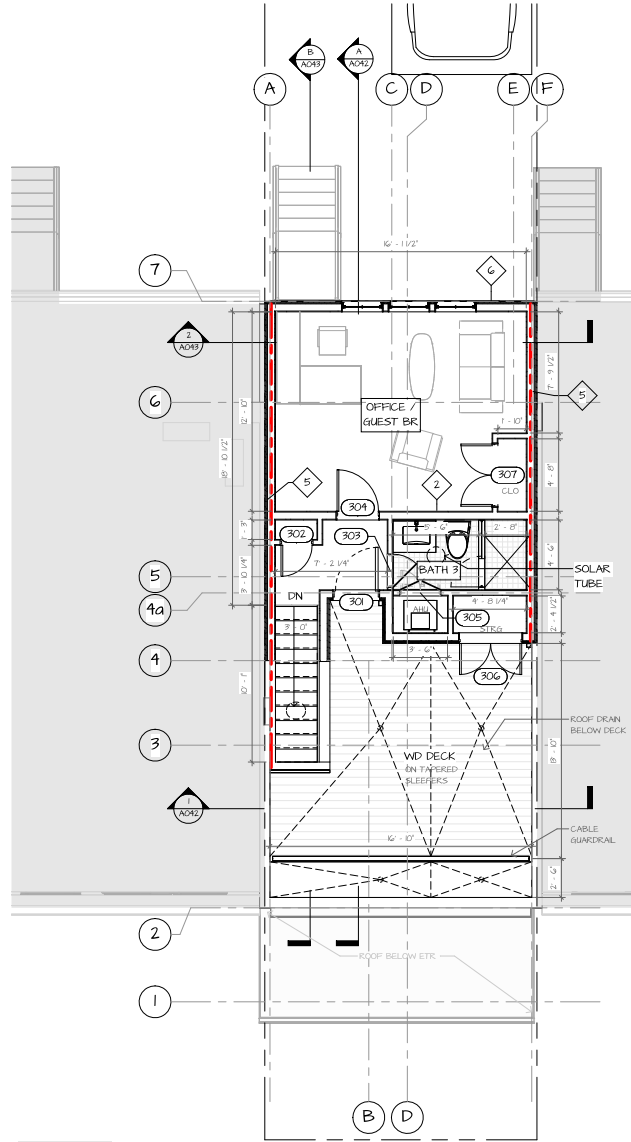
Project number VA2520
 Date 30 JAN 2026

A020

1/17 Sheets are 1/2 Size

DOOR SCHEDULE BY LEVEL							
MARK	WIDTH (R.O.)	HEIGHT (R.O.)	THK	MATL	DESCRIPTION / FUNC	INT / EXT	
2ND FLOOR:							
201	2' - 7 1/2"	6' - 9 1/4"	1 3/8"	SWC	SWIG	Interior	
202	5' - 1 1/2"	6' - 9 1/4"	1 3/8"	SWC	FR. BIFOLD	Interior	
203	3' - 7 1/2"	6' - 9 1/4"	1 3/8"	SWC	FR. SWIG	Interior	
204	2' - 1 1/2"	6' - 9 1/4"	1 3/8"	SWC	SWIG	Interior	
205	2' - 7 1/2"	6' - 9 1/4"	1 3/8"	SWC	BIFOLD	Interior	
206	2' - 9 1/2"	6' - 9 1/4"	1 3/8"	SWC	SWIG	Interior	
207	2' - 1 1/2"	6' - 9 1/4"	1 3/8"	SWC	SWIG	Interior	
208	2' - 0"	6' - 8 1/2"	1 3/8"	SWC	PKT	Interior	
3RD FLOOR:							
301	3' - 0"	6' - 8"	5 7/8"	One Flare	In-Swing Patio Door	Exterior	
302	2' - 1 1/2"	6' - 9 1/4"	1 3/8"	SWC	SWIG	Interior	
303	2' - 1 1/2"	6' - 9 1/4"	1 3/8"	SWC	SWIG	Interior	
304	2' - 9 1/2"	6' - 9 1/4"	1 3/8"	SWC	SWIG	Interior	
305	2' - 7 1/2"	6' - 9 1/4"	1 3/8"	SWC	FR. SWIG	Interior	
306	4' - 1 1/2"	6' - 9 1/4"	1 3/8"	SWC	SWIG	Interior	
307	4' - 1 1/2"	6' - 9 1/4"	1 3/8"	SWC	FR. SWIG	Interior	
GRAND TOTAL 29							

FINISH SCHEDULE BY ROOM					
ROOM	FLOOR	BASE	WALLS	CLG	NOTES
2ND FLOOR:					
BATH 1	CT	CT	MKGWB - FNT	MKGWB - FNT	TILE BATH ON SHOWER WALLS UP TO CLG
BATH 2	CT	CT	MKGWB - FNT	MKGWB - FNT	TILE BATH ON SHOWER WALLS UP TO CLG
BR 2	HEWD	WM-GEF FNT	GWB - FNT	GWB - FNT	
HALLWAY	HEWD	WM-GEF FNT	GWB - FNT	GWB - FNT	
M BR	HEWD	WM-GEF FNT	GWB - FNT	GWB - FNT	
3RD FLOOR:					
BATH 3	CT	CT	MKGWB - FNT	MKGWB - FNT	TILE BATH ON SHOWER WALLS UP TO CLG
OFFICE / GUEST BR	HEWD	WM-GEF FNT	GWB - FNT	GWB - FNT	



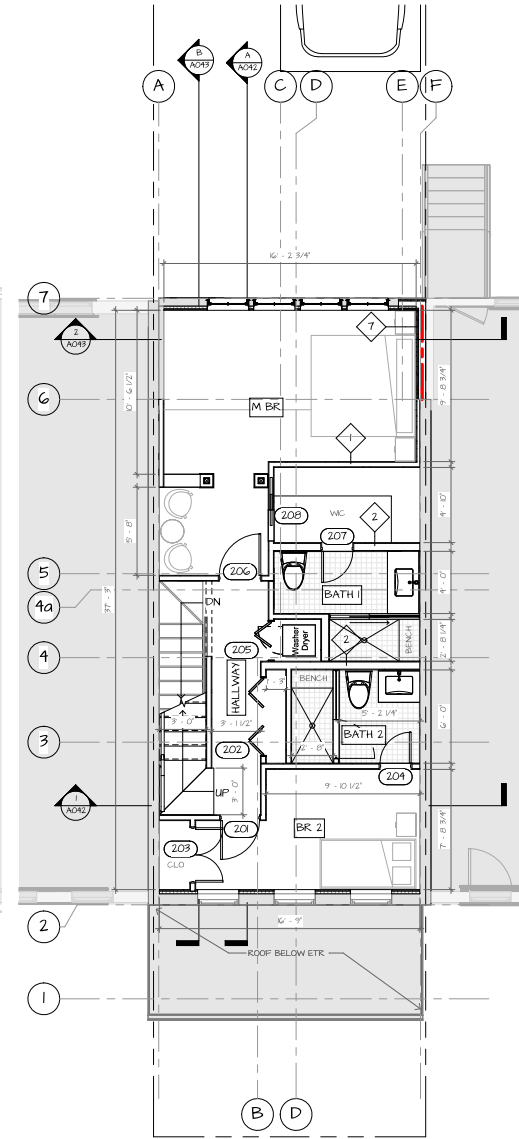
EXISTING TO REMAN

NEW CONSTRUCTION

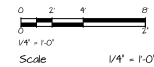
3 3RD FLOOR - PROPOSED
1/4" = 1'-0"

PROPOSED PLANS DRAWING NOTES:

1. ALL FINISHES TO MATCH EXISTINGS UNO.
2. ALL INTERIOR PARTITIONS ARE WITH 2X4 WD STD UNO.



2 2ND FLOOR PROPOSED
1/4" = 1'-0"



VanderPoel Architecture
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Addition and alteration to
GORDON - MARQUARDT RESIDENCE
632 N Columbus St,
Alexandria VA, 22314
Seal

REV	MARK	DATE	DESCRIPTION

Drawing Title

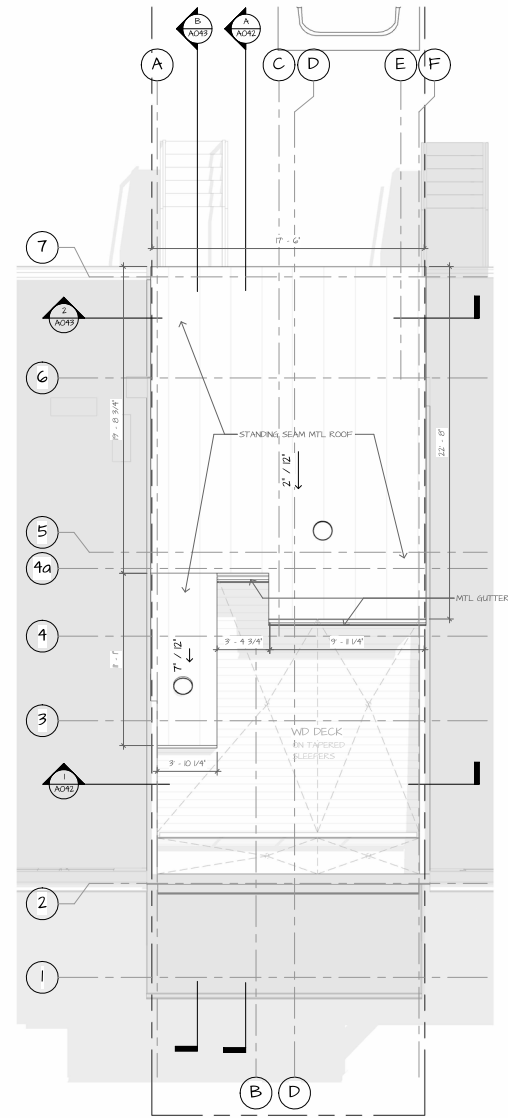
2ND FLOOR AND
3RD FLOOR -
PROPOSED

Project number VA2520

Date 30 JAN 2026

A022

11x7 Sheets are 1/2 Size



4 ROOF PLAN - PROPOSED
1/4" = 1'-0"



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Addition and alteration to
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632 N Columbus St,
Alexandria VA, 22314
Seal

REV	MARK	DATE	DESCRIPTION

Drawing Title
ROOF PLAN - PROPOSED

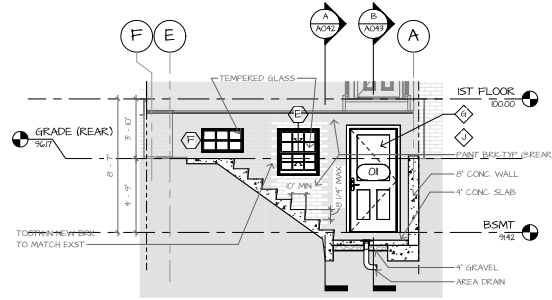
Project number VA2520
Date 30 JAN 2026

A023

11x17 Sheets are 1/2 Size

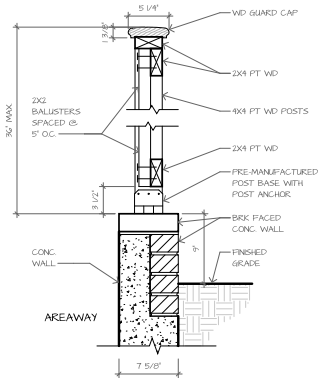
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WINDOW SCHEDULE - MARVIN - ULTIMATE WOOD/WOOD WINDOW								
TYPE MARK	COUNT	WIDTH	HEIGHT	WINDOW AREA	FUNCTION	U-FACTOR (MAX)	SHGC (MAX)	NOTES
A	2	2' - 6 1/2"	5' - 5 1/2"	27.75 SF	Vent Double Hung Window	0.30	0.40	V.I.F.
B	3	2' - 7 3/4"	5' - 2"	41.0 SF	Vent Double Hung Window	0.30	0.40	V.I.F.
C	4	2' - 2"	4' - 4"	37.56 SF	Vent Double Hung Window	0.30	0.40	V.I.F.
D	7	2' - 8"	5' - 2"	96.44 SF	Vent Double Hung Window	0.30	0.40	
E	1	2' - 8"	3' - 0"	8.00 SF	Vent Double Hung Window	0.30	0.40	TEMPERED GLASS
F	1	2' - 8"	1' - 6"	4.00 SF	Fixed	0.30	0.40	TEMPERED GLASS
G	3	2' - 0"	4' - 0"	24.00 SF	Fixed	0.06	0.18	INTERIOR (SEE 1ST FLOOR PLAN)
GRAND TOTAL	21			238.76 SF				

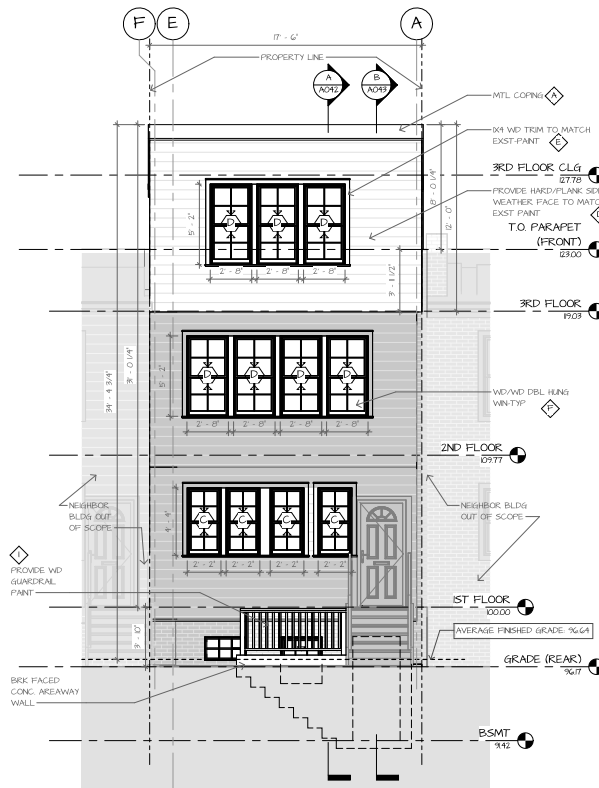


3 SECTION 3 - PROPOSED
1/4" = 1'-0"

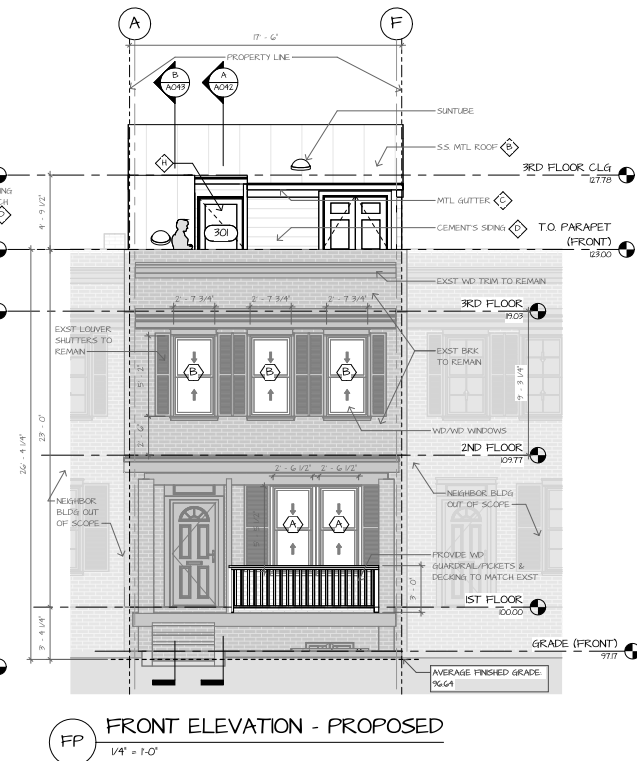
MATERIALS			
ITEM	MATL	COLOR	NOTES
◊ COPING	MTL	BRONZE	
◊ EOODP	MTL	BRONZE	
◊ GUTTER	MTL	BRONZE	
◊ TRIM	CLR	GRN	
◊ TRIM	WD	OFF-WHITE	
◊ WIN	WD/WD	WHITE	
◊ DOOR	SWC	WHITE	
◊ PATIO	GLS/WD	WHITE	
◊ GUARD F.NCTS	WD	WHITE	
◊ BRK REAR	BRK	WHITE	



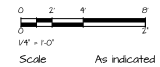
DI AREAWAY WALL DETL
1/2" = 1'-0"



BP REAR ELEVATION - PROPOSED
1/4" = 1'-0"



FP FRONT ELEVATION - PROPOSED
1/4" = 1'-0"



Addition and alteration to
GORDON - MARQUARDT RESIDENCE
632 N Columbus St,
Alexandria VA, 22314
Seal

REV	MARK	DATE	DESCRIPTION

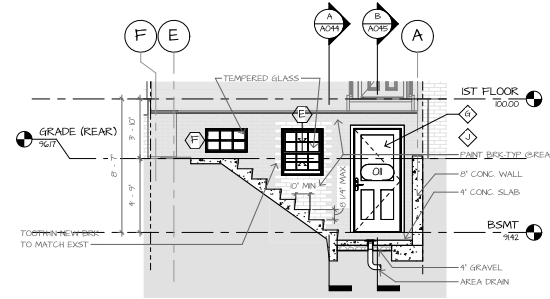
Drawing Title
PROPOSED BUILDING ELEVATIONS

Project number VA2520
Date 30 JAN 2026

A041

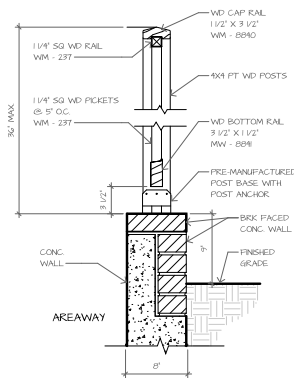
1/17 Sheets are 1/2 Size

WINDOW SCHEDULE - MARVIN - ULTIMATE WOOD/WOOD WINDOW								
TYPE MARK	COUNT	WIDTH	HEIGHT	WINDOW AREA	FUNCTION	U-FACTOR (MAX)	SHGC (MAX)	NOTES
A	2	2' - 6 1/2"	5' - 5 1/2"	27.75 SF	Vent Double Hung Window	0.30	0.40	VIF.
B	3	2' - 7 3/4"	5' - 2"	41.0 SF	Vent Double Hung Window	0.30	0.40	VIF.
C	4	2' - 2"	4' - 4"	37.56 SF	Vent Double Hung Window	0.30	0.40	VIF.
D	7	2' - 8"	5' - 2"	96.44 SF	Vent Double Hung Window	0.30	0.40	
E	1	2' - 8"	3' - 0"	8.00 SF	Vent Double Hung Window	0.30	0.40	TEMPERED GLASS
F	1	2' - 8"	1' - 6"	4.00 SF	Fixed	0.30	0.40	TEMPERED GLASS
G	3	2' - 0"	4' - 0"	24.00 SF	Fixed	0.06	0.18	INTERIOR (SEE 1ST FLOOR PLAN)
GRAND TOTAL	21			238.76 SF				

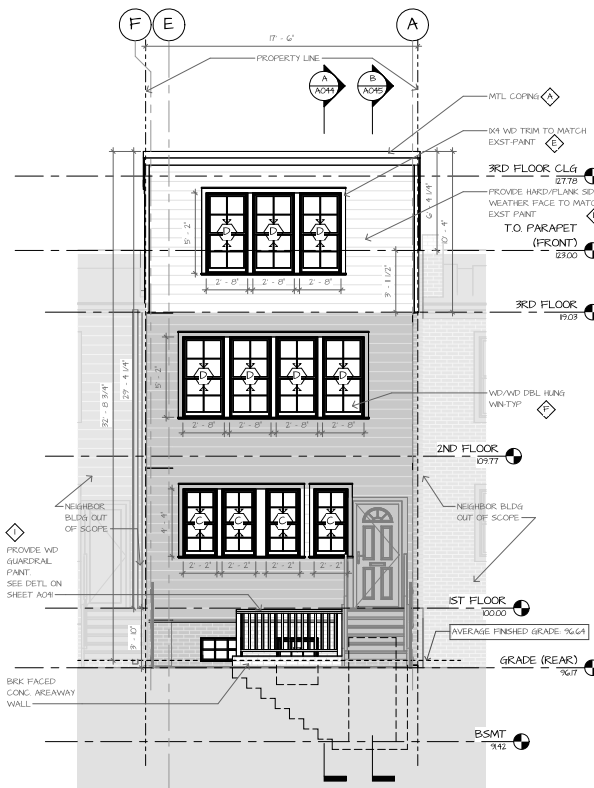


3 SECTION 3 - PROPOSED
1/4" = 1'-0"

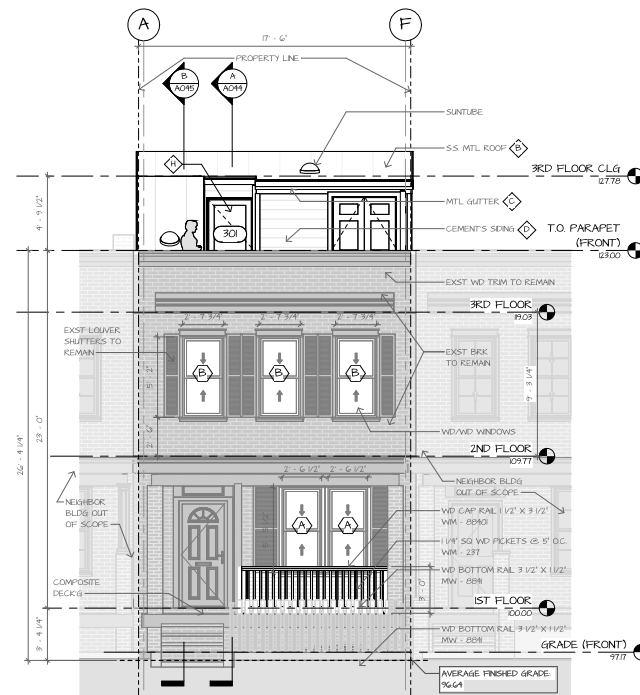
MATERIALS				
ITEM	MATL	COLOR	NOTES	
◊ COPING	MTL	BRONZE		
◊ EOODP	MTL	BRONZE		
◊ GUTTER	MTL	BRONZE		
◊ TRIM	CLR	GRN		
◊ TRIM	WD	OPT-WHITE		
◊ WIN	WD/WD	WHITE		
◊ DOOR	SWC	WHITE		
◊ PATIO	GLS/WD	WHITE		
◊ GUARD FENCE	WD	WHITE		
◊ BRK REAR	BRK	WHITE		



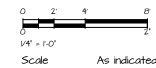
DI AREAWAY WALL DETL
1/2" = 1'-0"



BP REAR ELEVATION - PROPOSED
1/4" = 1'-0"



FP FRONT ELEVATION - PROPOSED
1/4" = 1'-0"



Addition and alteration to
GORDON - MARQUARDT RESIDENCE
632 N Columbus St,
Alexandria VA, 22314
Seal

REV	MARK	DATE	DESCRIPTION

Drawing Title
PROPOSED BUILDING ELEVATIONS - OPTION 2

Project number **VA2520**
Date **2 MAR 2026**

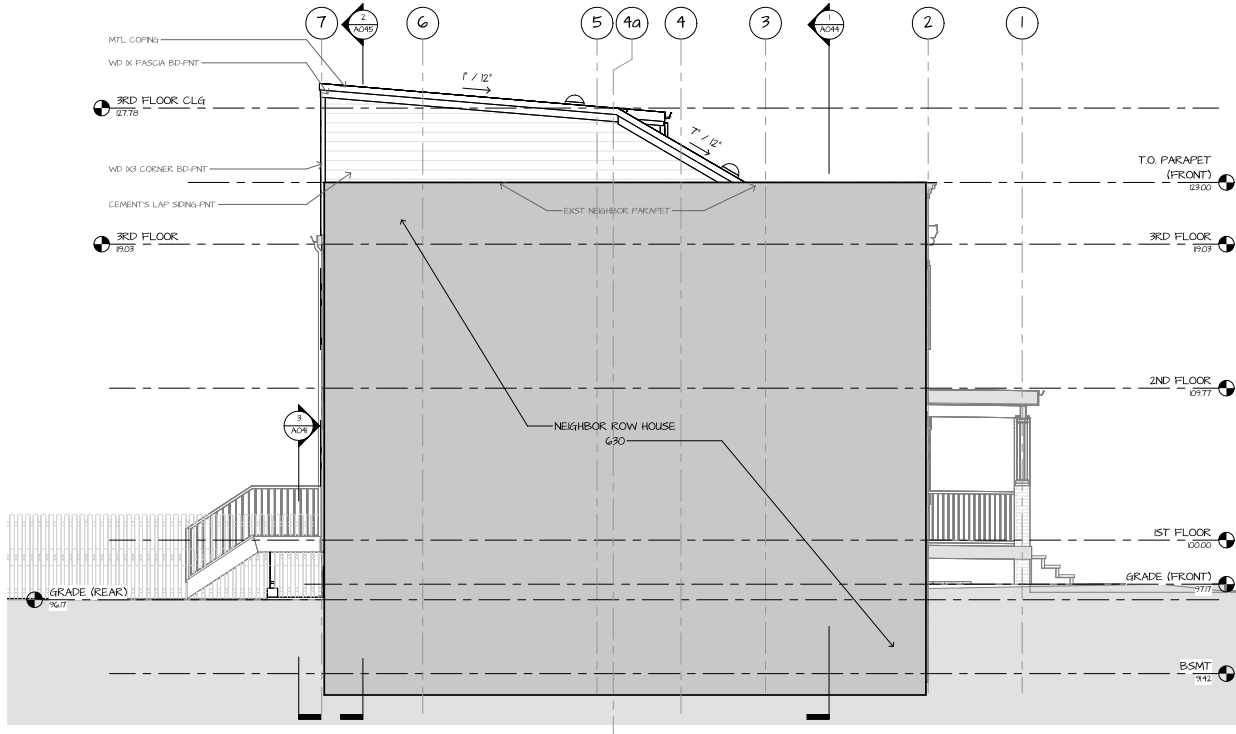
A041

1x17 Sheets are 1/2 Size



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 222 N. Sully St. Alexandria, VA 22304
 peter@vanderpoel.com 703-753-4228

Addition and alteration
 to
**GORDON -
 MARQUARDT
 RESIDENCE**
 632 N Columbus St,
 Alexandria VA, 22314
 Seal



LP LEFT ELEVATION - PROPOSED
 1/4" = 1'-0"

REV	MARK	DATE	DESCRIPTION

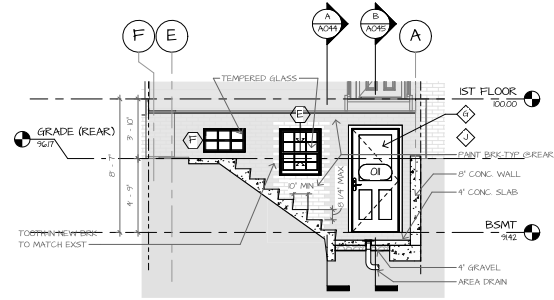
Drawing Title
**PROPOSED BUILDING
 ELEVATIONS -
 OPTION 2**

Project number VA2520
 Date 2 MAR 2026

A042

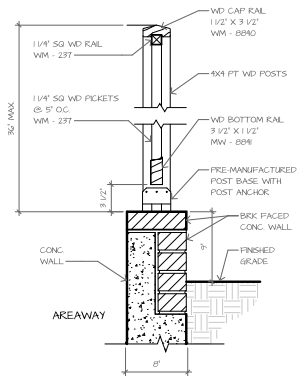
11x17 Sheets are 1/2 Size

WINDOW SCHEDULE - MARVIN - ULTIMATE WOOD/WOOD WINDOW									
TYPE MARK	COUNT	WIDTH	HEIGHT	WINDOW AREA	FUNCTION	U-FACTOR (MAX)	SHGC (MAX)	NOTES	
A	2	2' - 6 1/2"	5' - 5 1/2"	27.75 SF	Vent Double Hung Window	0.30	0.40	VIF.	
B	3	2' - 7 3/4"	5' - 2"	41.0 SF	Vent Double Hung Window	0.30	0.40	VIF.	
C	4	2' - 2"	4' - 4"	37.56 SF	Vent Double Hung Window	0.30	0.40	VIF.	
D	7	2' - 8"	5' - 2"	96.44 SF	Vent Double Hung Window	0.30	0.40		
E	1	2' - 8"	3' - 0"	8.00 SF	Vent Double Hung Window	0.30	0.40	TEMPERED GLASS	
F	1	2' - 8"	1' - 6"	4.00 SF	Fixed	0.30	0.40	TEMPERED GLASS	
G	3	2' - 0"	4' - 0"	24.00 SF	Fixed	0.06	0.18	INTERIOR (SEE 1ST FLOOR PLAN)	
GRAND TOTAL	21			238.76 SF					

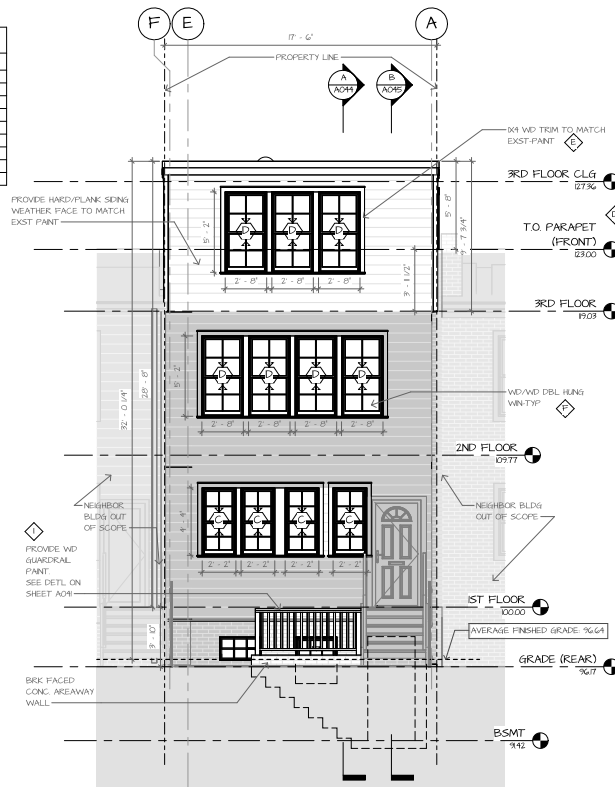


3 SECTION 3 - PROPOSED
1/4" = 1'-0"

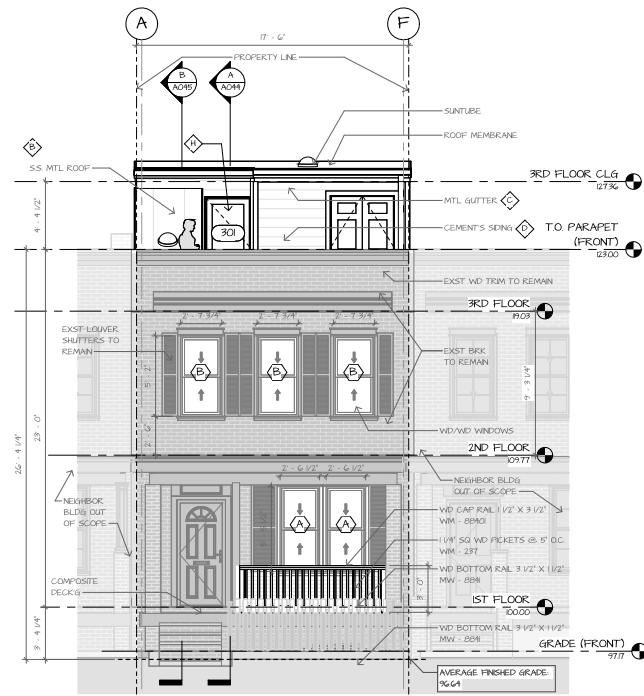
MATERIALS				
ITEM	MATL	COLOR	NOTES	
ROOF	MTL	BRONZE		
GUTTER	MTL	BRONZE		
SINK	CEM	GRAY		
TRIM	W/P	OFF-WHITE		
WIN	WD/WD	WHITE		
DOOR	SWC	WHITE		
PLATO	GLS/WD	WHITE		
GUARD / FICTS	W/P	WHITE		
BRK-REAR	BRK	WHITE		



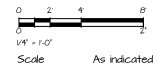
DI AREAWAY WALL DETL
1/2" = 1'-0"



BP REAR ELEVATION - PROPOSED
1/4" = 1'-0"



FP FRONT ELEVATION - PROPOSED
1/4" = 1'-0"



Addition and alteration to
GORDON - MARQUARDT RESIDENCE
632 N Columbus St,
Alexandria VA, 22314
Seal

REV	MARK	DATE	DESCRIPTION

Drawing Title
PROPOSED BUILDING ELEVATIONS - OPTION 3

Project number VA2520
Date 2 MAR 2026

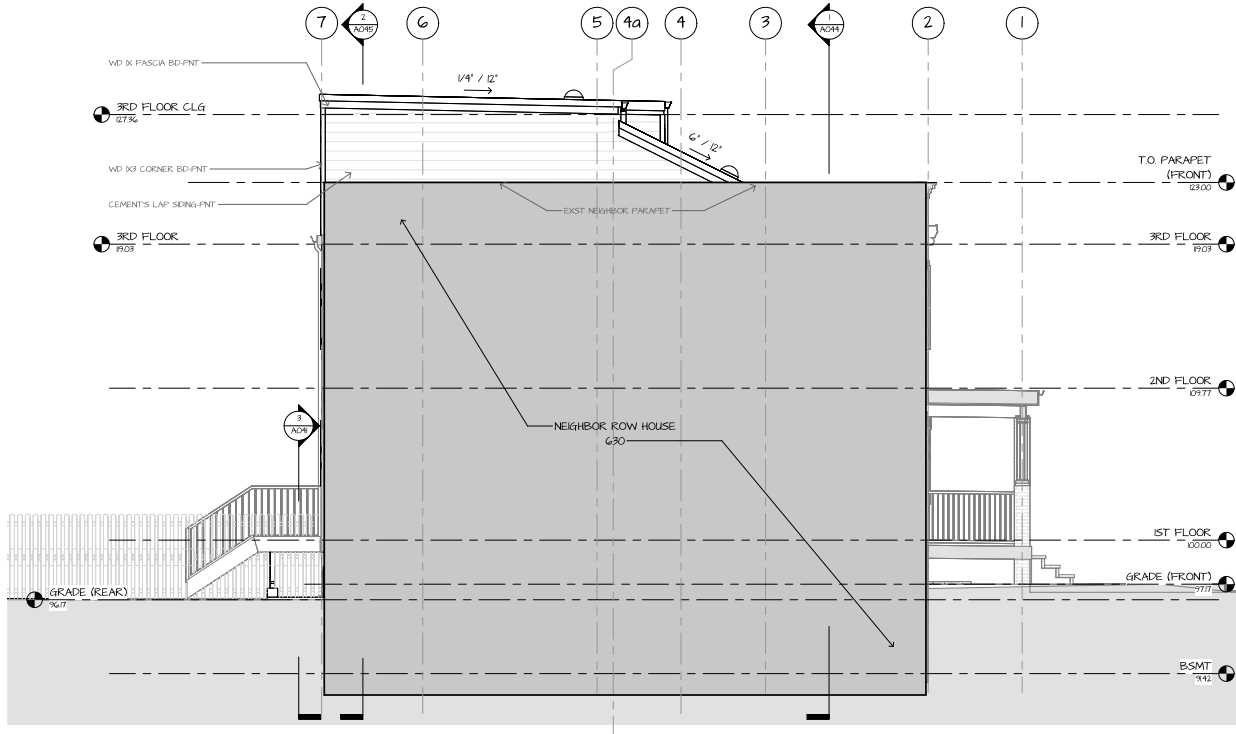
A041

1x17 Sheets are 1/2 Size

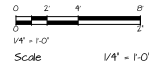


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Addition and alteration
 to
**GORDON -
 MARQUARDT
 RESIDENCE**
 632 N Columbus St,
 Alexandria VA, 22314
 Seal



LP LEFT ELEVATION - PROPOSED
 1/4" = 1'-0"



REV	MARK	DATE	DESCRIPTION

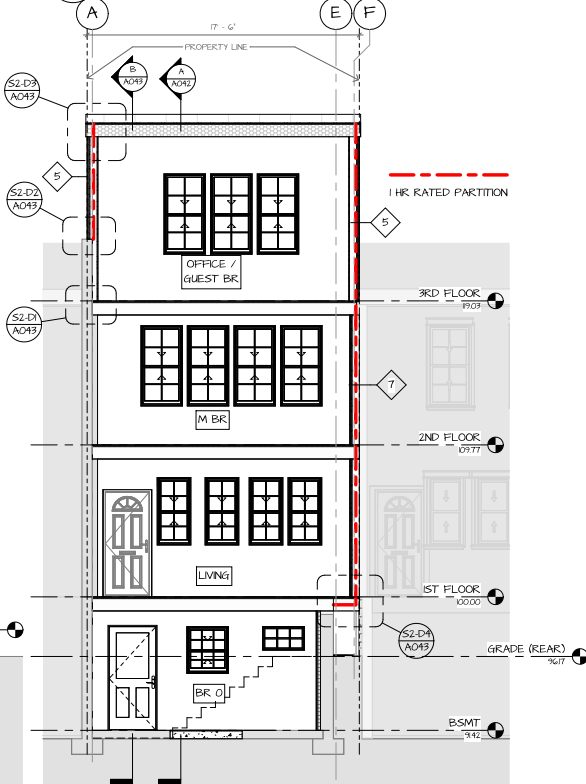
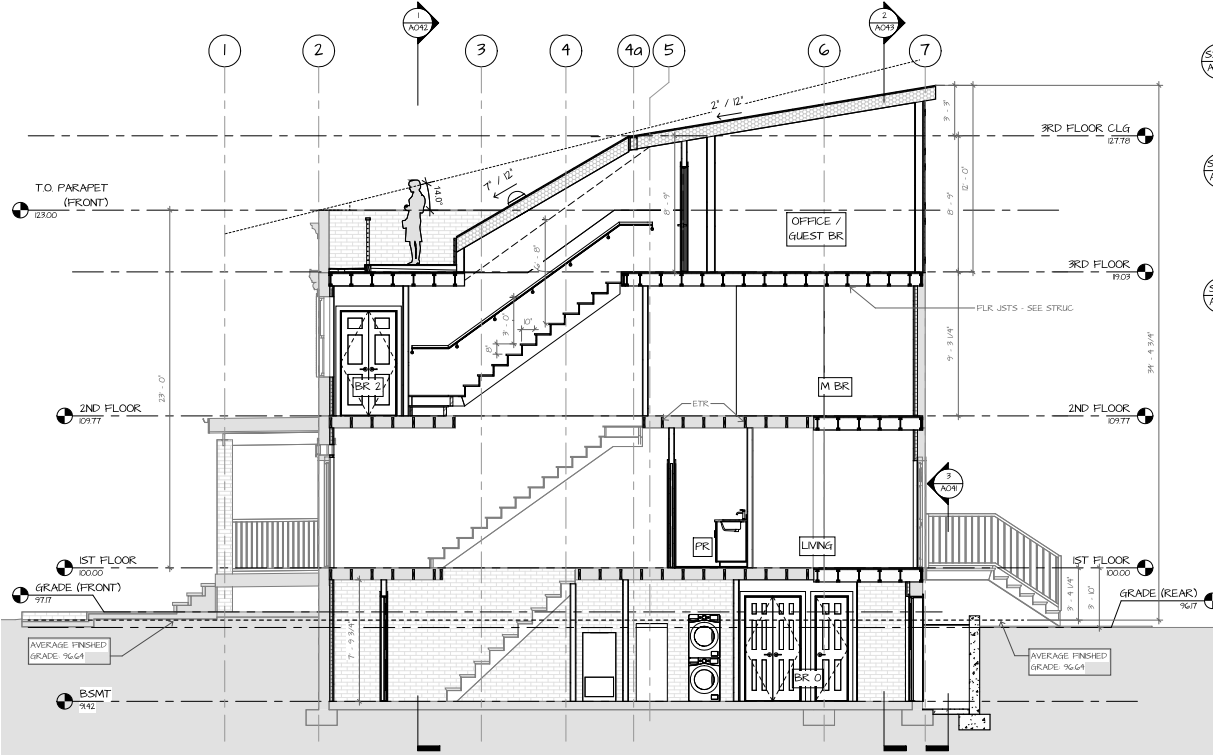
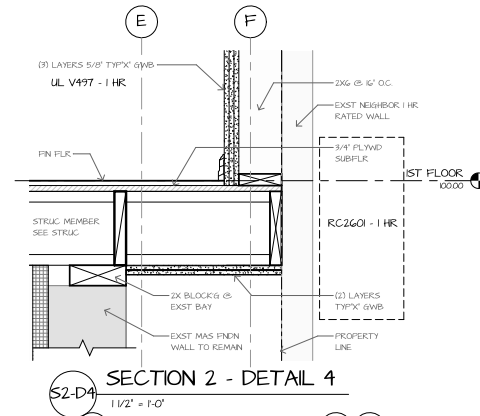
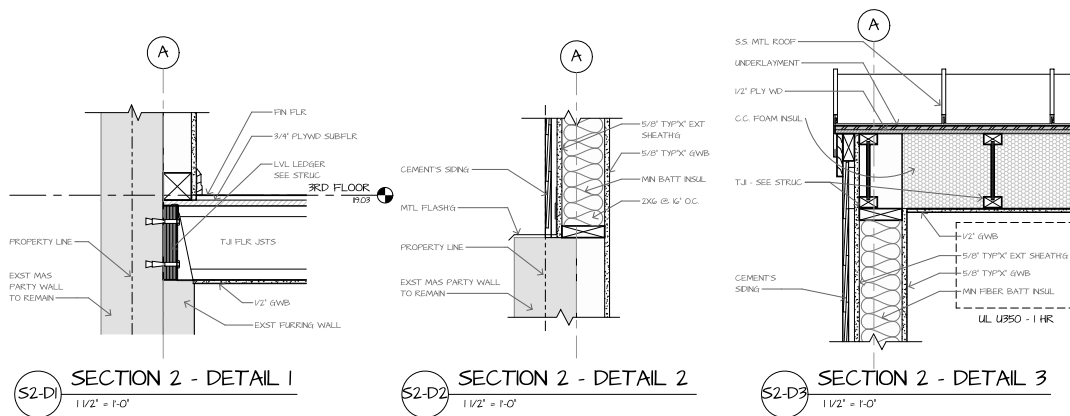
Drawing Title
**PROPOSED BUILDING
 ELEVATIONS -
 OPTION 3**

Project number VA2520
 Date 2 MAR 2026

A042

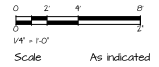
11x17 Sheets are 1/2 Size

3/2/2026 4:56:43 PM



B SECTION B - PROPOSED
1/4" = 1'-0"

2 SECTION 2 - PROPOSED
1/4" = 1'-0"



Addition and alteration
to
**GORDON -
MARQUARDT
RESIDENCE**
632 N Columbus St,
Alexandria VA, 22314
Seal

REV	MARK	DATE	DESCRIPTION

Drawing Title
BUILDING SECTIONS

Project number VA2520
Date 30 JAN 2026

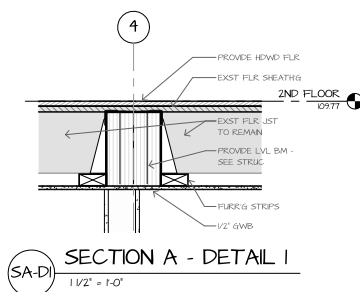
A043

1x17 Sheets are 1/2 Size

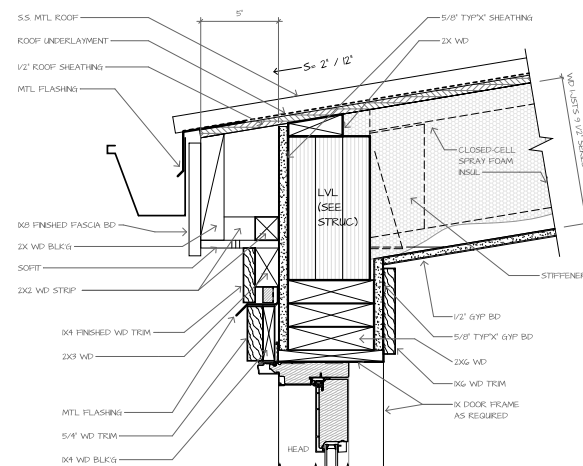


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 pater@vanderpoel.com 703-733-4228

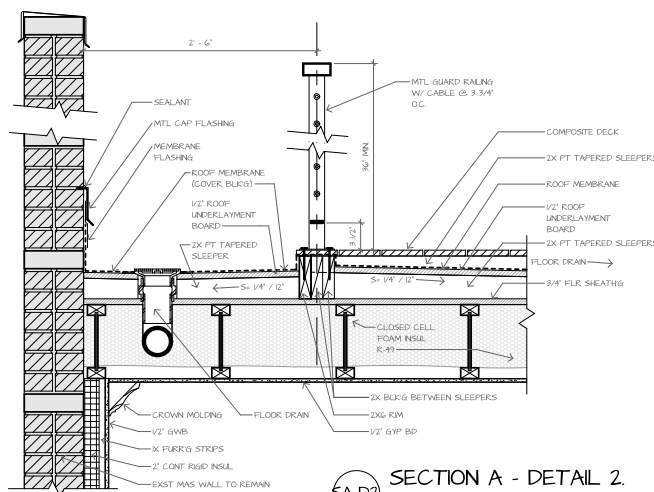
Addition and alteration to
GORDON - MARQUARDT RESIDENCE
 632 N Columbus St,
 Alexandria VA, 22314
 Seal



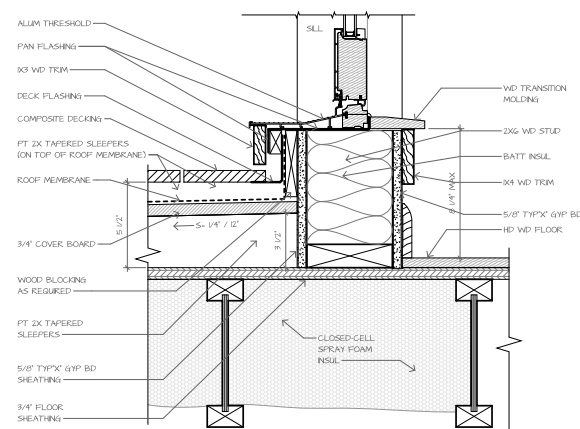
SECTION A - DETAIL 1
 1/2" = 1'-0"



SECTION A - DETAIL 4.
 3" = 1'-0"



SECTION A - DETAIL 2.
 1/2" = 1'-0"



SECTION A - DETAIL 3.
 3" = 1'-0"

REV	MARK	DATE	DESCRIPTION

Drawing Title
SECTION DETAILS

Project number VA2520
 Date 30 JAN 2026

A044

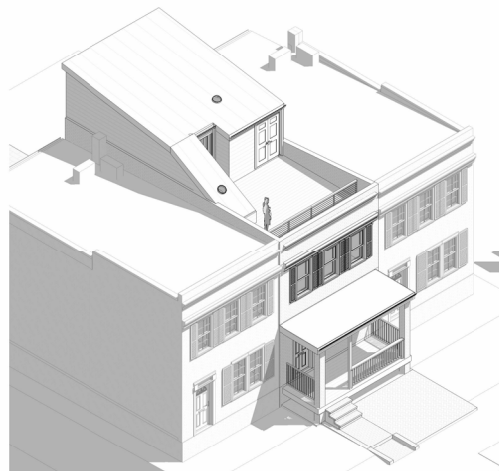
Scale As indicated 1x17 Sheets are 1/2 Size



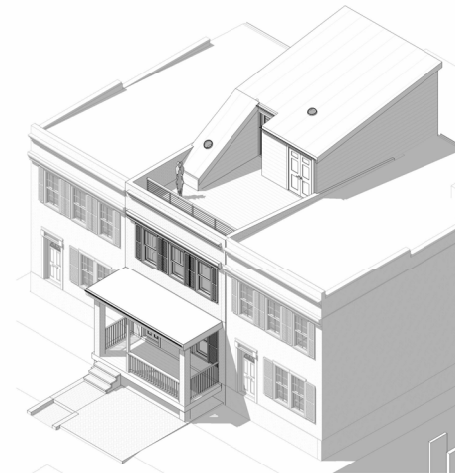
4 Axonometric_PROPOSED_4



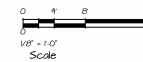
3 Axonometric_PROPOSED_3



2 Axonometric_PROPOSED_2



1 Axonometric_PROPOSED_1



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Addition and alteration
to
**GORDON -
MARQUARDT
RESIDENCE**
632 N Columbus St,
Alexandria VA, 22314
Seal

REV	MARK	DATE	DESCRIPTION

Drawing Title
**AXONOMETRIC
VIEWS**

Project number VA2520
Date 30 JAN 2026

A072

1/17 Sheets are 1/2 Size

1/30/2026 10:58:17 AM



○ Axonometric_PROPOSED_4



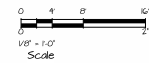
○ 3 Axonometric_PROPOSED_3



○ 2 Axonometric_PROPOSED_2



○ 1 Axonometric_PROPOSED_1



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 Alexandria VA, 22314
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REV	MARK	DATE	DESCRIPTION

Drawing Title
**AXONOMETRIC
 VIEWS - OPTION 2**

Project number VA2520
 Date 2 MAR 2026

A072

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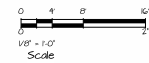
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○ 2 Axonometric_PROPOSED_2



○ 1 Axonometric_PROPOSED_1



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Addition and alteration
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REV	MARK	DATE	DESCRIPTION

Drawing Title
 AXONOMETRIC
 VIEWS - OPTION 3

Project number VA2520
 Date 2 MAR 2026

A072

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3/2/2026 4:57:07 PM



1 Exterior_Rear from alley



2 Exterior_Front



3 Exterior_Street intersection



5 Exterior_Rear from Wythe St

Scale



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 RESIDENCE**
 632 N Columbus St,
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REV	MARK	DATE	DESCRIPTION

Drawing Title

EXTERIOR VIEWS -
 OPTION 2

Project number VA2520

Date 2 MAR 2026

A071

1x17 Sheets are 1/2 Size

3/2/2026 4:54 PM



1 Exterior_Rear from alley



2 Exterior_Front



3 Exterior_Street intersection



Exterior_Rear from Wythe St

Scale



VanderPoel Architecture
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Addition and alteration
to
**GORDON -
MARQUARDT
RESIDENCE**
632 N Columbus St,
Alexandria VA, 22314
Seal

REV	MARK	DATE	DESCRIPTION
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Drawing Title

EXTERIOR VIEWS -
OPTION 3

Project number VA2520

Date 2 MAR 2026

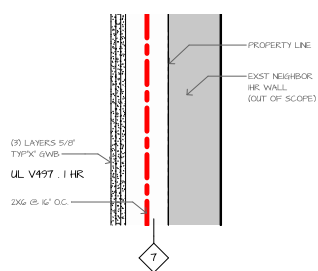
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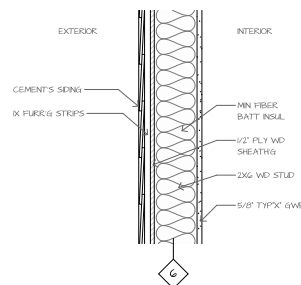
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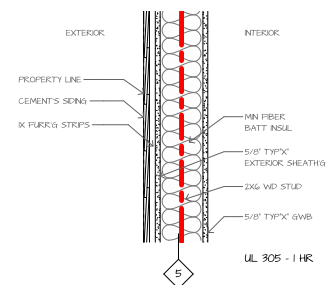
Addition and alteration to
GORDON - MARQUARDT RESIDENCE
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 Alexandria VA, 22314
 Seal



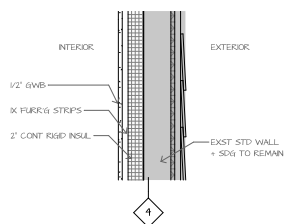
WALL ASSEMBLY - 7
 1 1/2" = 1'-0"



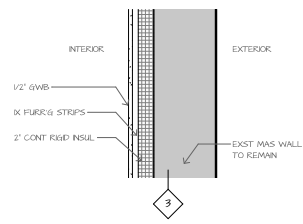
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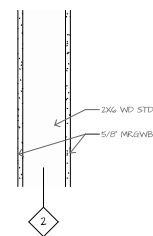
WALL ASSEMBLY - 5
 1 1/2" = 1'-0"



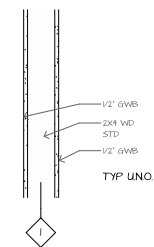
WALL ASSEMBLY - 4
 1 1/2" = 1'-0"



WALL ASSEMBLY - 3
 1 1/2" = 1'-0"



WALL ASSEMBLY - 2
 1 1/2" = 1'-0"



WALL ASSEMBLY - 1
 1 1/2" = 1'-0"

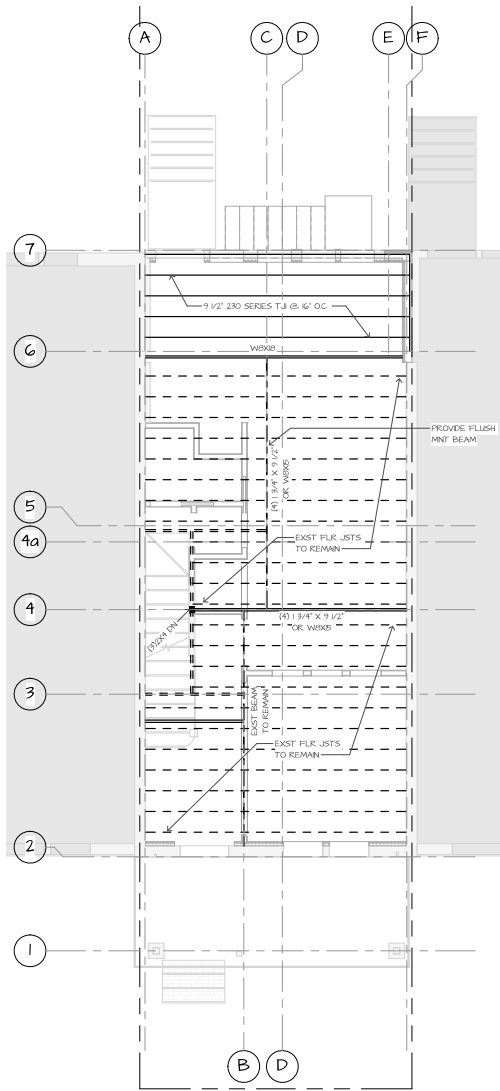
REV	MARK	DATE	DESCRIPTION

Drawing Title
WALL ASSEMBLIES

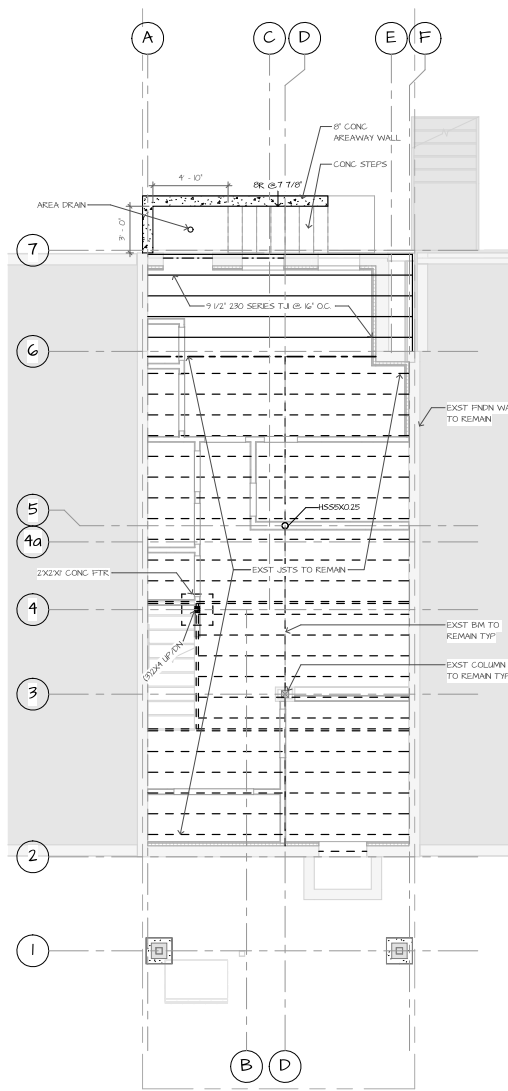
Project number VA2520
 Date 30 JAN 2026

A081

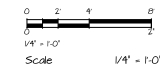
Scale 1 1/2" = 1'-0" 1x17 Sheets are 1/2 Size



S2 STRUCTURAL - 2ND FLOOR FRAMING
1/4" = 1'-0"



S1 STRUCTURAL - 1ST FLOOR FRAMING
1/4" = 1'-0"



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Addition and alteration to
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Seal

REV	MARK	DATE	DESCRIPTION

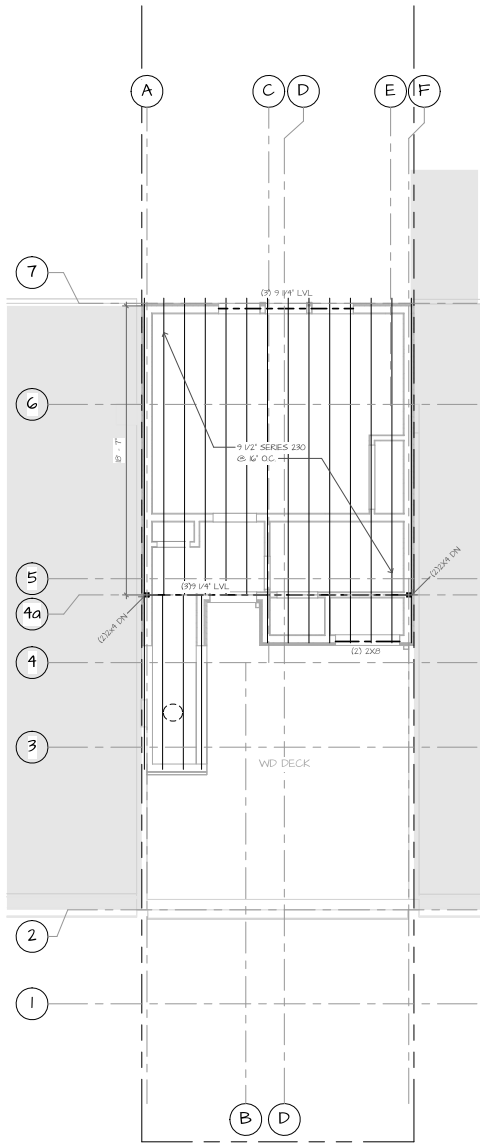
Drawing Title
1ST AND 2ND FLOOR FRAMING

Project number VA2520
Date 30 JAN 2026

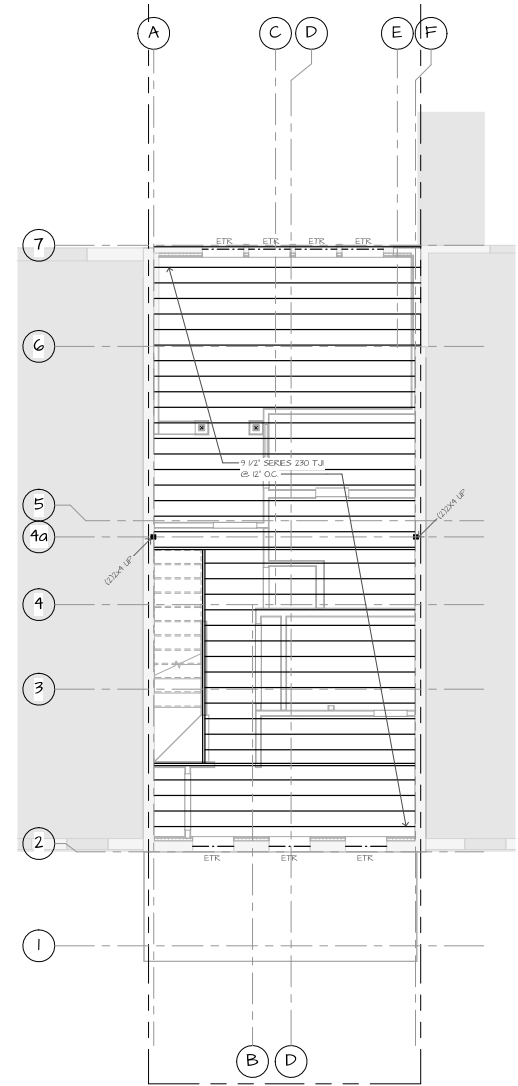
SO21

11x17 Sheets are 1/2 Size

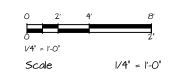
1/30/2026 10:58 AM



S4 STRUCTURAL - ROOF FRAMING
1/4" = 1'-0"



S3 STRUCTURAL - 3RD FLOOR FRAMING
1/4" = 1'-0"



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Seal

REV	MARK	DATE	DESCRIPTION

Drawing Title
3RD FLOOR AND ROOF FRAMING

Project number VA2520
Date 30 JAN 2026

S022

11x17 Sheets are 1/2 Size





63