

ISSUE: Certificate of Appropriateness for new construction

APPLICANT: 732 and 806 Development LLC

LOCATION: Parker Gray District
806 North Columbus Street

ZONE: RB – Townhouse zone

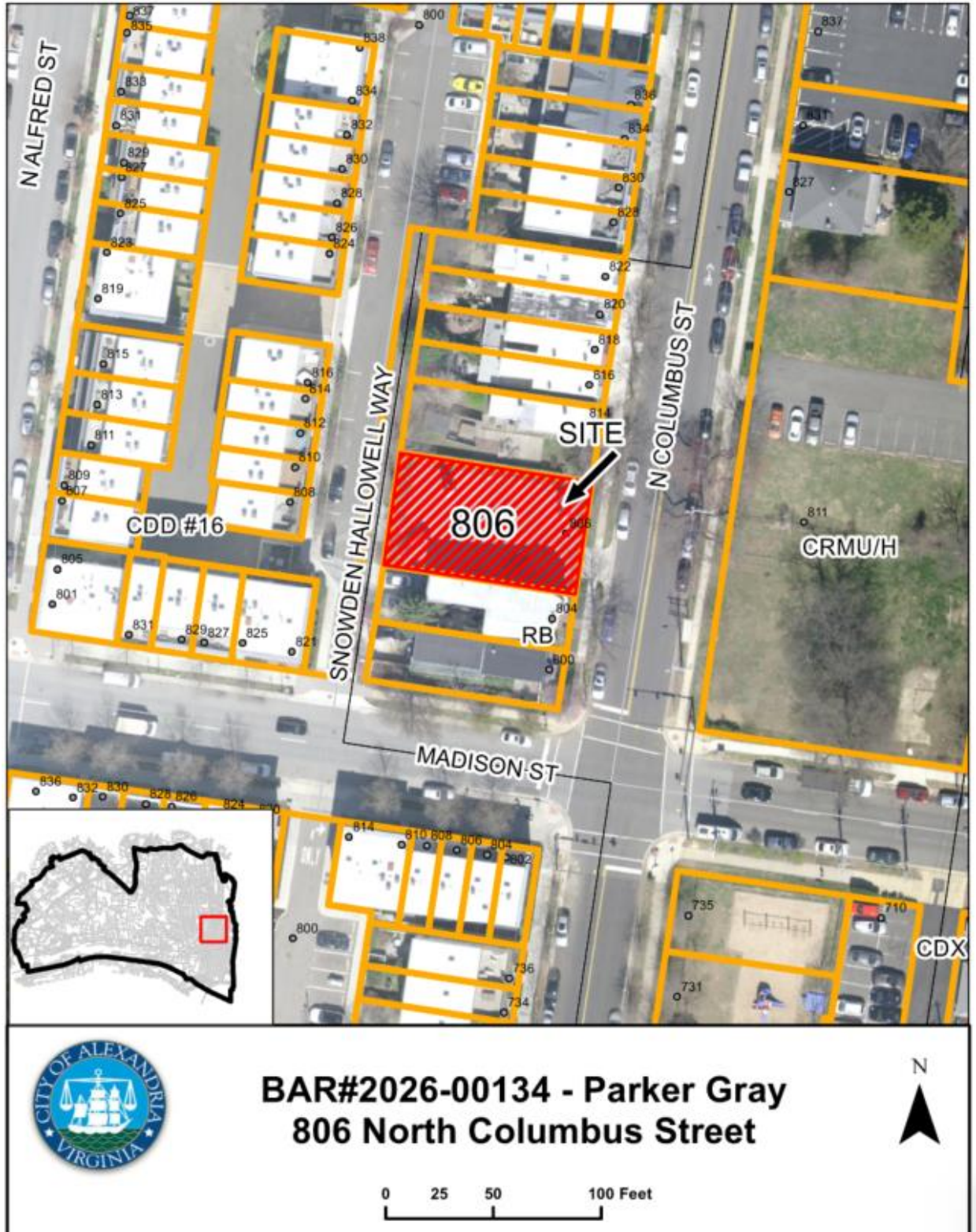
STAFF RECOMMENDATION

Staff recommends **approval** of the Permit to Demolish/Capsulate and Certificate of Appropriateness for alterations, with the following conditions.

1. The applicant work with staff to reduce the overall building height

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 the 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.
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.



UPDATE

The Board reviewed the proposed design for the project at two concept reviews dated October 16, 2025, and January 21, 2026 (Figure 1). The applicant revised the design after the first Concept Review in response to comments from the Board and received additional feedback on these revisions at the second Concept Review hearing. In addition to the BAR hearing, historic preservation staff has met with the applicant to review the proposed design and provide feedback.

The Board was largely supportive of the proposed design at the two Concept Reviews, making comments regarding specific portions of the design. The applicant has made changes to the building in response to comments from staff and the Board. Comments made during the January 21, 2026, Concept Review include the following:

- Board members discussed including brick for the full depth of the north and south elevations and that the size of the fourth-floor enclosure had been reduced.
- Some Board members suggested making the projecting bay two stories instead of the proposed three in order to reduce the perceived height of the buildings.
- Board members asked the applicant to explore options to reduce the overall height.
- Board members noted that the proposed picture window at the ground floor was not consistent with residential buildings in the historic district.
- Some Board members were concerned about the extent of blank wall on the north elevation and asked the applicant to consider architectural details to enliven the wall.



Figure 1: East (left) and north (right) elevations presented at last Concept Review

I. APPLICANT'S PROPOSAL

The applicant is requesting a Certificate of Appropriateness for the development of the property at 806 North Columbus Street into three townhouses.

Since the last Concept Review, the applicant has continued to develop the proposed design, making modifications in response to comments from staff and the Board. Some modifications include the following:

During the Concept Review, Board members noted that the large picture window at the center of the ground floor of the projecting bay at each townhouse was not consistent with fenestration patterns found on historic buildings. Typically, in historic townhouses, the ground floor fenestration pattern is similar to openings above and do not feature a large unarticulated central window. The Board also noted that at the north townhouse, the projecting bay extended to the north side of the building instead of returning to the east wall. The effect of this is that the bay did not read as a discrete element. In the revised design, the central window has been replaced with an articulated window similar to those above and the north wall of the bay has been pulled back to allow the bay to terminate into the east elevation (Figure 2). At the north and south elevations, the Board has stated a preference for the brick cladding to extend the full depth of the wall and to include some articulation. In response, the applicant has revised the design to extend the brick cladding and has added horizontal brick bands and decorative stars (Figure 3).



Figure 2: Previous (left) and revised (right) east elevation

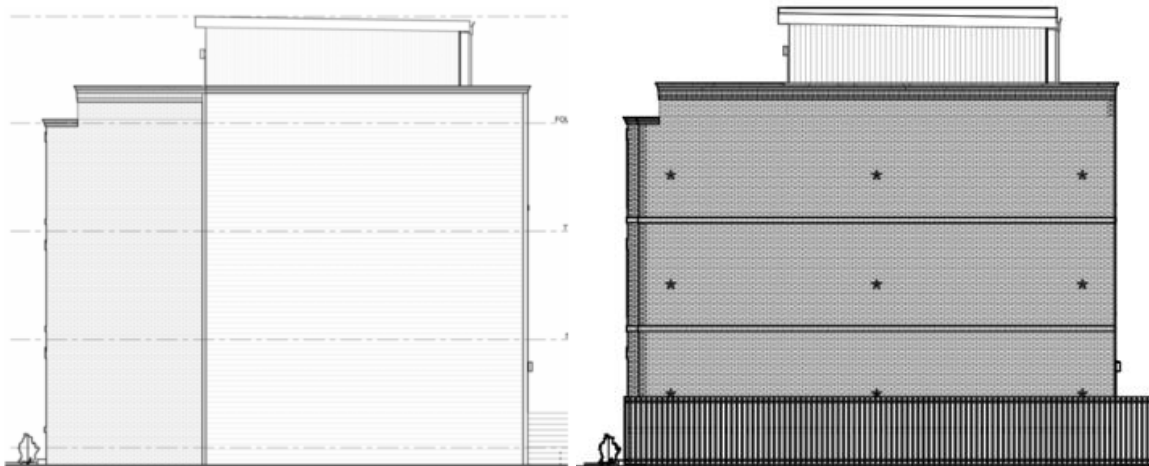


Figure 3: Previous (left) and revised (right) north elevation

Site Context

The project site is located on the west side of the 800 block of North Columbus Street with Snowden Hallway Way, a public alley, to the west of the site. The group of three townhouses will be connected to one another and to the north side of 804 North Columbus Street immediately to the south of the project site. Given this configuration, the east and west sides of all three townhouses will be visible from a public right of way as will the north elevation of the north townhouse.

II. HISTORY

The 1877 Hopkins Map shows this block as empty with the owner of the property listed as JW Green. By 1912 the Sanborn Insurance Map shows structures at 804 and 810 N Columbus Street. According to these maps, the property at 806 and 808 North Columbus Street were a part of the property of 810 North Columbus until the middle of the twentieth century.

Phase 2 of the James Bland development was approved by the BAR in 2012 and includes the northern and western portions of the block on which the subject property sits. The structures immediately to the west of the subject property and at the northern edge of this block are part of this multi-unit townhouse development project.

III. ANALYSIS

Certificate of Appropriateness

Within the historic districts, the Board utilizes the Design Guidelines to determine if potential new construction would be compatible with the character of the historic district and the immediately surrounding buildings. The *Design Guidelines* state that “No single architectural style is mandated. Designs should complement and reflect the architectural heritage of the City.” and “The fenestration pattern, that is the relationship of solid to void, such as walls and windows, should be compatible with the historic fenestration patterns in the districts.” Regarding building massing, the *Design Guidelines* state that “In the historic districts, new residential construction should reflect the building massing prevailing along the blockface.”

During the Concept Review process, the Board discussed the location of the buildings on the site and supported the revisions made by the applicant to make the proposed buildings similar to the prevailing blockface. Regarding the height of the buildings, the Board appreciated the reduction in size of the upper-level enclosure and setting it back from the building edge, meaning that these elements will be less visible from the street. The change in cladding for the upper level to a vertical siding will reinforce this as a separate and secondary building element. The Board did however, ask the applicant to explore ways in which the overall height or the height of the projecting bay could be reduced. Noting these comments, the Board generally accepted the proposed mass, scale, and general architectural character of the proposed townhouses at the Concept Review. Comments regarding architectural character were limited to a discussion of the large ground floor window and the use and articulation of materials on the north and south elevations. The modifications to the design that have been made since the Concept Review have not been extensive and maintain the proposed architectural character while addressing the direct comments from Board members. Staff finds that the modifications made to the design since the Concept Review have addressed comments from the Board and are consistent with the direction of the *Design Guidelines* as they pertain to new residential construction (Figure 4 & 5). The revised ground floor window configuration replaces the large picture window with a three-part window that is similar to the windows above. This is consistent with window configurations found throughout the historic district and with the solid to void ratio noted in the *Design Guidelines*.

In several previous cases the Board has expressed concern regarding blank party walls which are visible from a public right of way. In this case, the north wall will be completely visible due to the location of the building at the property to the north of the site. Board members noted this visibility when asking the applicant to extend the brick cladding the full width of this wall and to provide some detailing to provide visual interest. In response to these comments, the applicant has revised the design to include brick cladding with horizontal bands and decorative stars at the north elevation.

Regarding the proposed height of the building, the Board has been appreciative of the revisions to the fourth-floor enclosure to minimize the size and visual effect of this area by pulling it back from the building edge and cladding it in a vertical siding. As shown in the submission materials, the ceiling heights of each floor are 9'-0". This is similar to ceiling heights in typical residential construction. Staff recommends that in order to address comments from the Board regarding the building height, the applicant work with staff to identify efficiencies that would allow for some revision to the overall height.



Figure 4: Rendering of proposed east elevation



Figure 5: Rendering of proposed north and east elevations

Staff recommends **approval** of the Permit to Demolish/Capsulate and Certificate of Appropriateness for alterations, with the following conditions.

1. The applicant work with staff to reduce the overall building height

STAFF

Bill Conkey, AIA, Historic Preservation Architect, Planning & Zoning

Julie Weisgerber, Historic Preservation Principal Planner, Planning & Zoning

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

IV. CITY DEPARTMENT COMMENTS

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

Zoning

C-1 Proposed three new town homes will comply with zoning.

C-2 Proposed lots must adhere to RB (Townhouse) regulations under Sec. 3-706.

C-3 Proposed lots show parking not in compliance with Sec. 7-1005:

- Parking cannot exceed 50% of any required yard.

C-4 Proposed town homes must follow all conditions of CDSP2025-00011 and SUB2025-00006.

F-1 Proposed lots are less than 25 feet in width and therefore have no required side yard setbacks.

Code Administration

F-1 A building permit is required.

Transportation and Environmental Services

F-1 Comply with all requirements of DSUP2025-00030(T&ES)

F-2 The Final Site Plan must be approved and released and a copy of that plan must be attached to the demolition permit application. No demolition permit will be issued in advance of the building permit unless the Final Site Plan includes a demolition plan which clearly represents the demolished condition. (T&ES)

Archaeology

F-1 According to historic maps and aerial photographs, a single townhouse was built on this lot in the early 20th century. By the 1990s the building was no longer standing, and the property was converted to a small parking lot. The property has the potential to contain significant archaeological information pertaining to the early 20th-century development of north Old Town.

- C-1 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 discovery until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all final site plan sheets involving any ground disturbances.
- C-2 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. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities.

V. ATTACHMENTS

1 – Application Materials

- Completed application
- Plans
- Material specifications
- Scaled survey plat if applicable
- Photographs

2 – Supplemental Materials

- Public comment
- Any other supporting documentation

BAR CASE# _____
(OFFICE USE ONLY)

ADDRESS OF PROJECT: 806 Columbus Street

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

TAX MAP AND PARCEL: 054.04-01-08 ZONING: RB

APPLICATION FOR: (Please check all that apply)

CERTIFICATE OF APPROPRIATENESS

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

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

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

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

Name: 732 and 806 Development LLC

Address: [Redacted]
City: [Redacted]
Phone: [Redacted]

Authorized Agent (if applicable): Attorney Architect _____

Name: Kenneth W. Wire

Phone: [Redacted]

E-mail: see above

Legal Property Owner:

Name: American Statistical Association

Address: [Redacted]
City: [Redacted]

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: 

Date: Kenneth W. Wire

April 16, 2026

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. See disclosure attachment		
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 806 North Columbus 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. See disclosure attachment		
2.		
3.		

3. BusinessorFinancialRelationships. 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. See disclosure attachment	None	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.

April 16, 2026

Date

Kenneth W. Wire

Printed Name



Signature

Disclosure Attachment

Applicant

Jerry Ricciardi

Greater than 3%

Patrick Bloomfield

Greater than 3%

Juan Lopez

Greater than 3%

Property Owner

American Statistical Association

No individual greater than 3%



Certificate of Appropriateness Hearing - Architectural Details and Design

806 N Columbus St
Alexandria, VA

JONATHAN KUHN ARCHITECT
508 KENNEDY STREET NW WASHINGTON DC 20001
T: 202.494.5061
JONATHAN@KUHNARCHITECT.COM
WWW.KUHNARCHITECT.COM

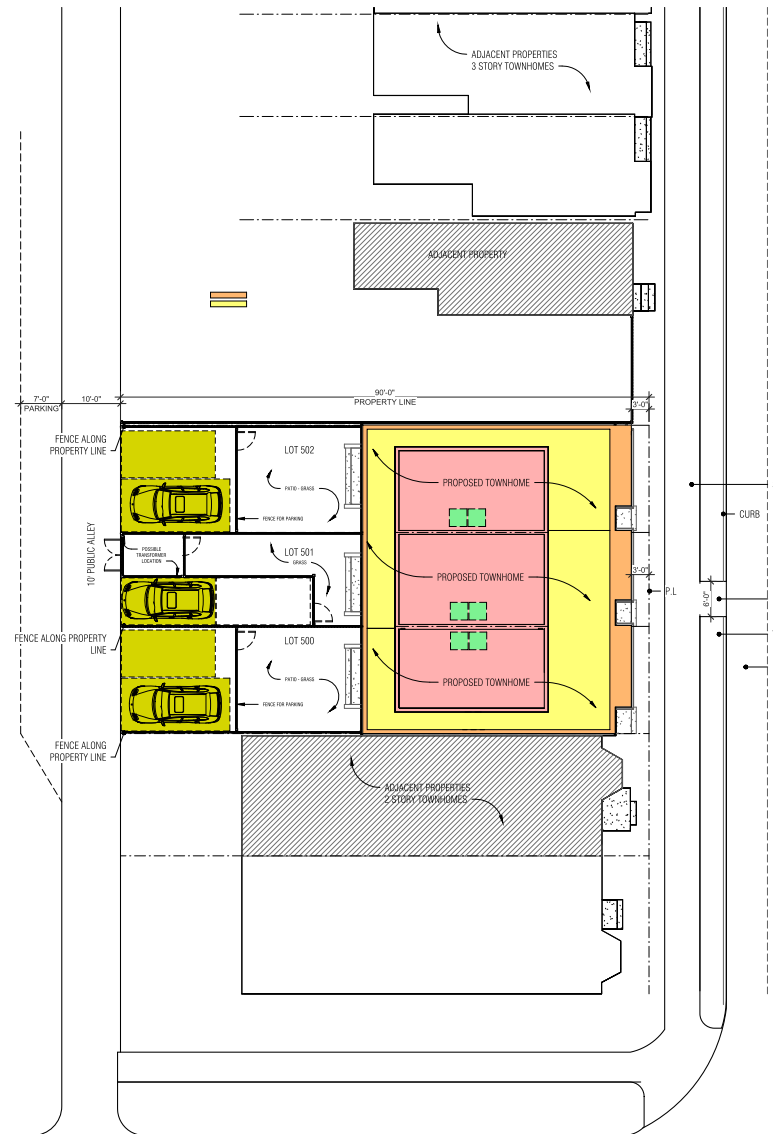
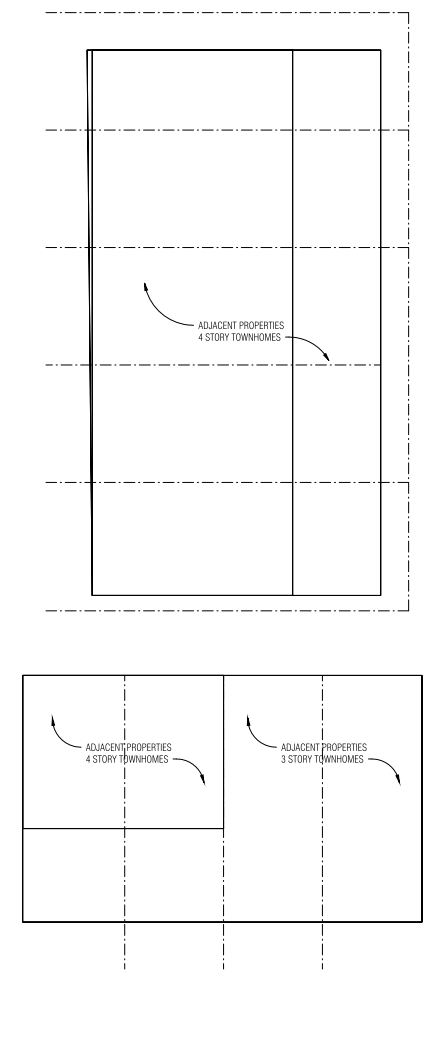


Certificate of Appropriateness Hearing - Architectural Details and Design

806 N Columbus St
Alexandria, VA
04/13/2026
COA

LEGEND:

- PROPOSED TOWNHOME FOOTPRINT
- PROPOSED ROOF DECK
- PROPOSED PARKING SPACES
- PROPOSED MECH EQUIPMENT
- PROPOSED 4TH FLOOR ROOF



UNIT DESCRIPTION	Gross Building Area	Type	Roof Deck Area	Parking Spaces
LOT 500 - SCHEME B	2,811.25	3 Bed / 2 bath + 2 (1/2 baths) / Rec room	369 SF	2
LOT 501 - SCHEME A	2,336.84	3 Bed / 2 bath + 2 (1/2 baths) / Rec room	261 SF	2
LOT 502 - SCHEME B	2,811.25	3 Bed / 2 bath + 2 (1/2 baths) / Rec room	369 SF	2

806 N Columbus St - Proposed FAR Colcs SCHEME A						
Description	Gross Building Area	FAR Deductions			Non FAR Total	Net Floor Area
		Non FAR - Common	Non FAR - Bathrooms	Non FAR - HVAC		
First Floor	712.17	54.32	15.00	-	642.85	148.85
Second Floor	712.17	62.25	50.00	10.50	120.75	596.42
Third Floor	712.17	60.15	50.00	37.25	147.38	569.79
Fourth Floor	385.35	46.88	15.00	-	59.88	325.45
Total Gross Building Area	2,536.84				397.13	2,139.71
Total Net Floor Area	2,139.71					
Lot Area:	2,440					
Proposed FAR:	1,4859					

806 N Columbus St - Proposed FAR Colcs SCHEME B						
Description	Gross Building Area	FAR Deductions			Non FAR Total	Net Floor Area
		Non FAR - Common	Non FAR - Bathrooms	Non FAR - HVAC		
First Floor	819.92	62.47	15.00	-	747.45	742.45
Second Floor	819.92	70.99	50.00	10.50	135.49	688.43
Third Floor	819.92	70.99	50.00	25.50	146.49	673.43
Fourth Floor	351.49	55.11	15.00	-	70.11	281.38
Total Gross Building Area	2,811.25				425.96	2,385.49
Total Net Floor Area	2,385.49					
Lot Area:	1,642.50					
Proposed FAR:	1,4625					



JONATHAN KUHN ARCHITECT
 508 KENNEDY STREET NW, #913
 WASHINGTON DC 20011
 T: 202.494.3061
 JONATHAN@KUHNARCHITECT.COM
 WWW.KUHNARCHITECT.COM

**Certificate of Appropriateness
 Hearing - Architectural Details and
 Design**
 806 N Columbus St
 Alexandria, VA

ISSUE RECORD
 04/13/2026
 COA
 REVISION SCHEDULE
 NO. DATE



SHEET NAME
ARCH SITE PLAN

SCALE
 As indicated

SHEET NO.
BAR I

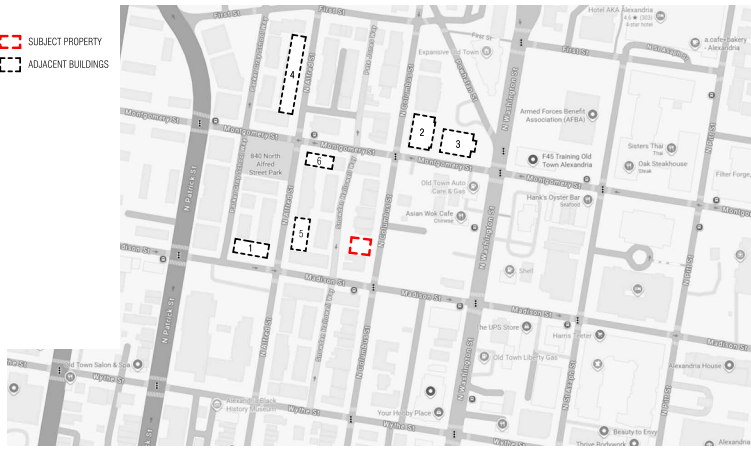
1 PROPOSED SITE PLAN
 1" = 10'-0"

MADISON ST

N COLUMBUS ST

PRECEDENT PHOTOS:

- SUBJECT PROPERTY
- ADJACENT BUILDINGS



3 STORY TOWNHOMES +
4TH FLOOR MONITOR



CAST STONE CORNICE



3 STORY TOWNHOMES +
4TH FLOOR MONITOR

OFFICIAL STAMPS



JONATHAN KUHN ARCHITECT
508 KENNEDY STREET NW, #913
WASHINGTON DC 20011
T: 202.494.5061
JONATHAN@KUHNARCHITECT.COM
WWW.KUHNARCHITECT.COM

Certificate of Appropriateness
Hearing - Architectural Details and
Design
806 N Columbus St
Alexandria, VA

ISSUE RECORD
04/13/2026
COA
REVISION SCHEDULE
NO. DATE



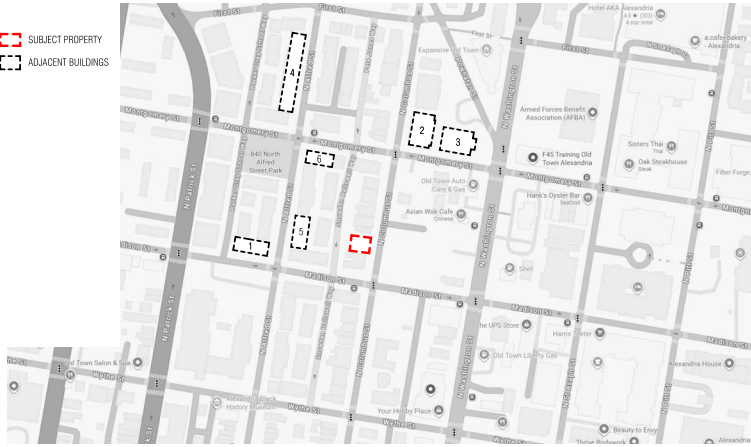
SHEET NAME
PRECEDENT PHOTOS

SCALE
1/4" = 1'-0"

SHEET NO.
BAR 2

PRECEDENT PHOTOS:

 SUBJECT PROPERTY
 ADJACENT BUILDINGS



5. 814 N ALFRED ST



6. 826 N MONTGOMERY ST

OFFICIAL STAMPS

JK_A

JONATHAN KUHN ARCHITECT
 508 KENNEDY STREET NW, #913
 WASHINGTON DC 20011
 T: 202.494.5061
 JONATHAN@KUHNARCHITECT.COM
 WWW.KUHNARCHITECT.COM

Certificate of Appropriateness
 Hearing - Architectural Details and
 Design
 806 N Columbus St
 Alexandria, VA

ISSUE RECORD
 04/13/2026
 COA
 REVISION SCHEDULE
 NO. DATE



SHEET NAME
PRECEDENT PHOTOS

SCALE
1/4" = 1'-0"

SHEET NO.

BAR 3



JONATHAN KUHN ARCHITECT
508 KENNEDY STREET NW, #913
WASHINGTON DC 20011
T: 202.494.5061
JONATHAN@KUHNARCHITECT.COM
WWW.KUHNARCHITECT.COM

Certificate of Appropriateness
Hearing - Architectural Details and
Design
806 N Columbus St
Alexandria, VA

ISSUE RECORD
04/13/2026
COA
REVISION SCHEDULE
NO. DATE



SHEET NAME
FRONT ELEVATIONS
PRECEDENT

SCALE
1/4" = 1'-0"
SHEET NO.

BAR 4



BRICK FACADE
FRONT STEPS
BRICK DETAILS
HISTICAL BAY
REPEATING ELEMENTS
DETAILED CORNICE



JONATHAN KUHN ARCHITECT
508 KENNEDY STREET NW, #913
WASHINGTON DC 20011
T: 202.494.5061
JONATHAN@KUHNARCHITECT.COM
WWW.KUHNARCHITECT.COM

Certificate of Appropriateness
Hearing - Architectural Details and
Design
806 N Columbus St
Alexandria, VA

ISSUE RECORD
04/13/2026
COA
REVISION SCHEDULE
NO. DATE

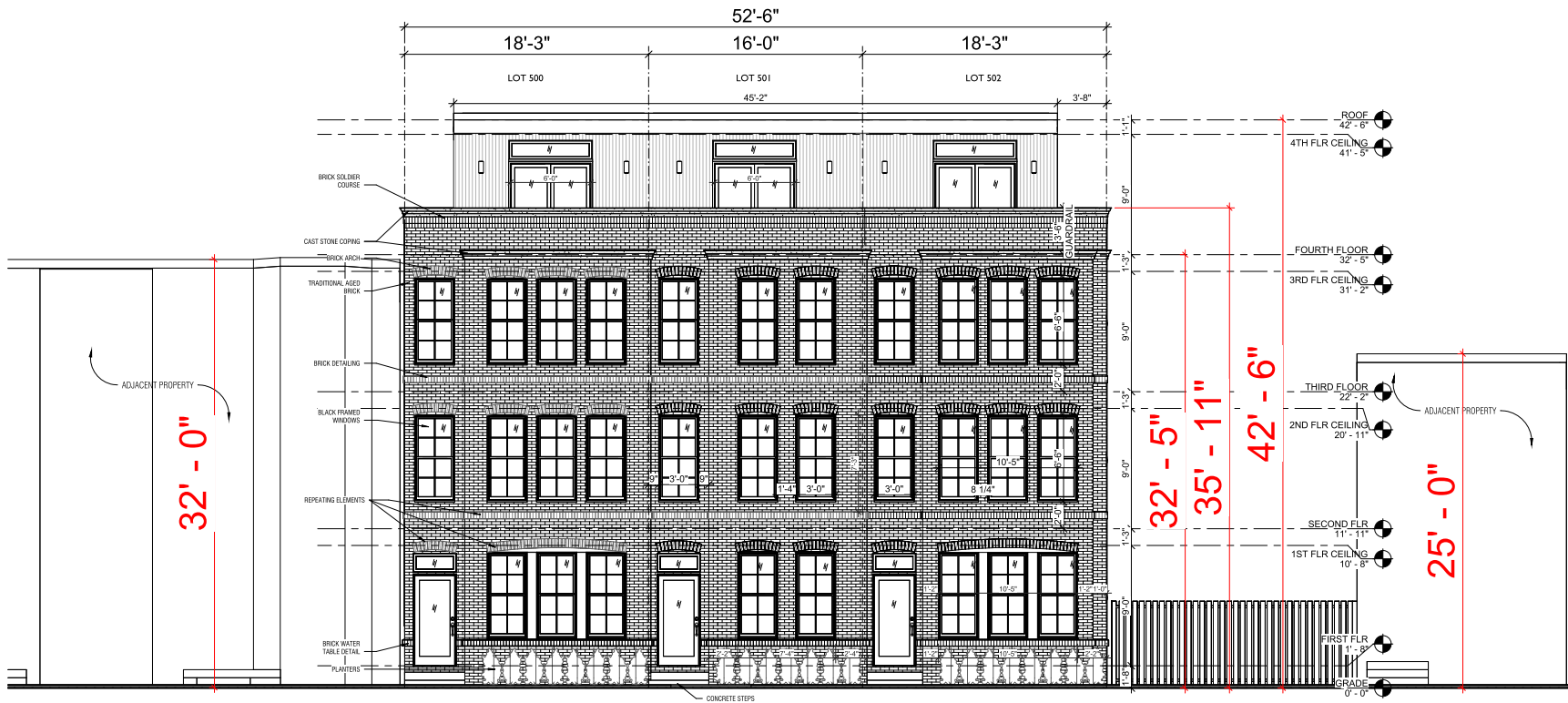


SHEET NAME
PROPOSED FRONT
ELEVATION

SCALE
1/4" = 1'-0"

SHEET NO.

BAR 5



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



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

OFFICIAL STAMPS

JK_A

JONATHAN KUHN ARCHITECT
508 KENNEDY STREET NW, #913
WASHINGTON DC 20011
T: 202.494.5061
JONATHAN@KUHNARCHITECT.COM
WWW.KUHNARCHITECT.COM

Certificate of Appropriateness
Hearing - Architectural Details and
Design
806 N Columbus St
Alexandria, VA

ISSUE RECORD
04/13/2026
COA
REVISION SCHEDULE
NO. DATE



SHEET NAME
PROPOSED REAR
ELEVATION

SCALE
1/4" = 1'-0"

SHEET NO.

BAR 6



JONATHAN KUHN ARCHITECT
508 KENNEDY STREET NW, #313
WASHINGTON DC 20011
T: 202.494.3061
JONATHAN@KUHNARCHITECT.COM
WWW.KUHNARCHITECT.COM

Certificate of Appropriateness
Hearing - Architectural Details and
Design
806 N Columbus St
Alexandria, VA

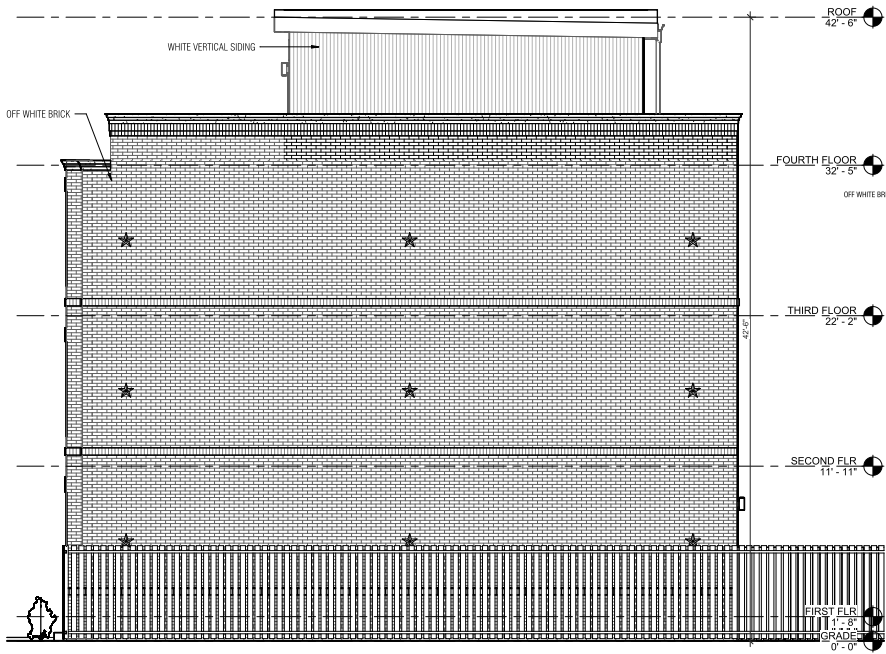
ISSUE RECORD
04/13/2026
COA
REVISION SCHEDULE
NO. DATE



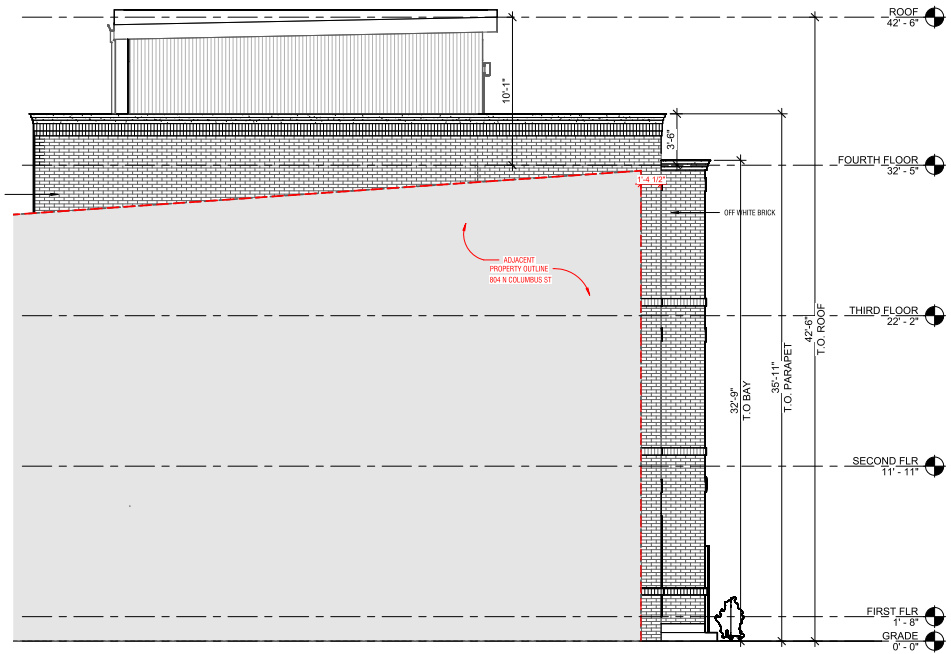
SHEET NAME
SIDE ELEVATIONS

SCALE
1/4" = 1'-0"

SHEET NO.
BAR 7



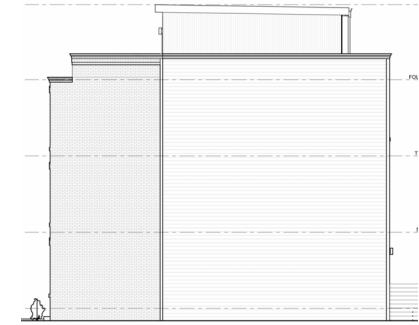
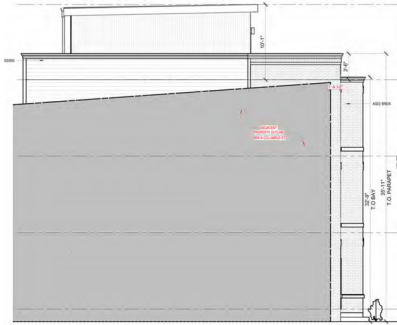
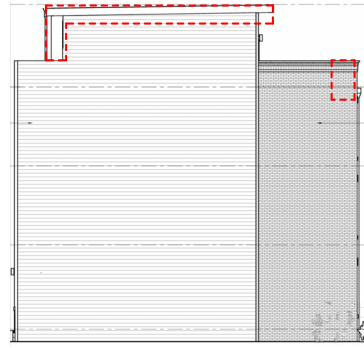
1 PROPOSED NORTH ELEVATION
1/4" = 1'-0"



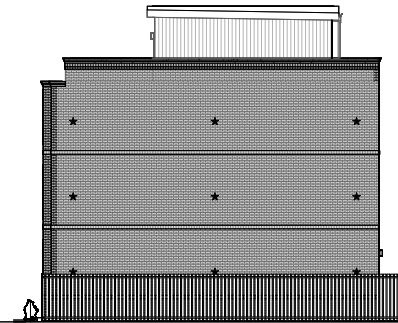
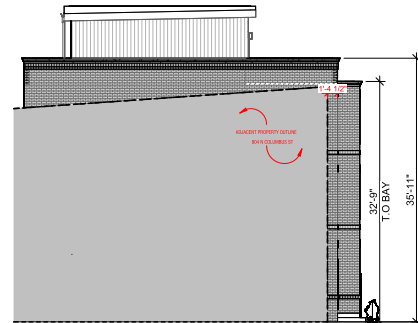
2 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"

OLD SUBMISSIONS

REMOVED



NEW SUBMISSION



1. THE FIRST FLOOR WINDOWS CHANGED TO A MORE SYMMETRICAL DESIGN. LOT 502'S BAY SHIFTED TO PROVIDE MORE DETAILING ON CORNER

2. NORTH AND SOUTH FACADE WILL CONTINUE THE AGED BRICK.

2. NORTH AND SOUTH FACADE WILL CONTINUE THE AGED BRICK, ALONG WITH SOME DETAILING

OFFICIAL STAMPS

JK_A

JONATHAN KUHN ARCHITECT
508 KENNEDY STREET NW, #913
WASHINGTON DC 20011
T: 202.494.5061
JONATHAN@KUHNARCHITECT.COM
WWW.KUHNARCHITECT.COM

Certificate of Appropriateness
Hearing - Architectural Details and
Design
806 N Columbus St
Alexandria, VA

ISSUE RECORD
04/13/2026
COA
REVISION SCHEDULE
NO. DATE



SHEET NAME
SUBMISSIONS
COMPARISON

SCALE
As indicated

SHEET NO.

BAR 8



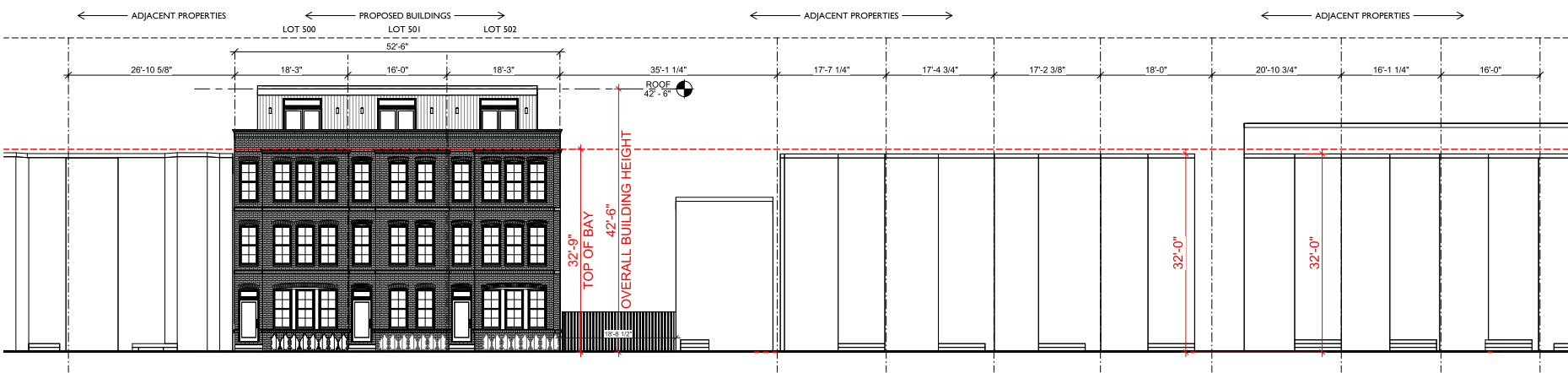
800/802 N. COLUMBUS



816/822 N. COLUMBUS



N. COLUMBUS ST- WEST ELEVATION 1:15



1 N COLUMBUS ST ELEVATION
1/8" = 1'-0"



JONATHAN KUHN ARCHITECT
508 KENNEDY STREET NW, #913
WASHINGTON DC 20011
T: 202.494.5061
JONATHAN@KUHNARCHITECT.COM
WWW.KUHNARCHITECT.COM

Certificate of Appropriateness
Hearing - Architectural Details and
Design
806 N Columbus St
Alexandria, VA

ISSUE RECORD
04/13/2026
COA
REVISION SCHEDULE
NO. DATE



SHEET NAME
MASSING STUDY

SCALE
1/8" = 1'-0"
SHEET NO.

BAR 9



JONATHAN KUHN ARCHITECT
508 KENNEDY STREET NW, #913
WASHINGTON DC 20011
T: 202.494.3061
JONATHAN@KUHNARCHITECT.COM
WWW.KUHNARCHITECT.COM

Certificate of Appropriateness
Hearing - Architectural Details and
Design
806 N Columbus St
Alexandria, VA

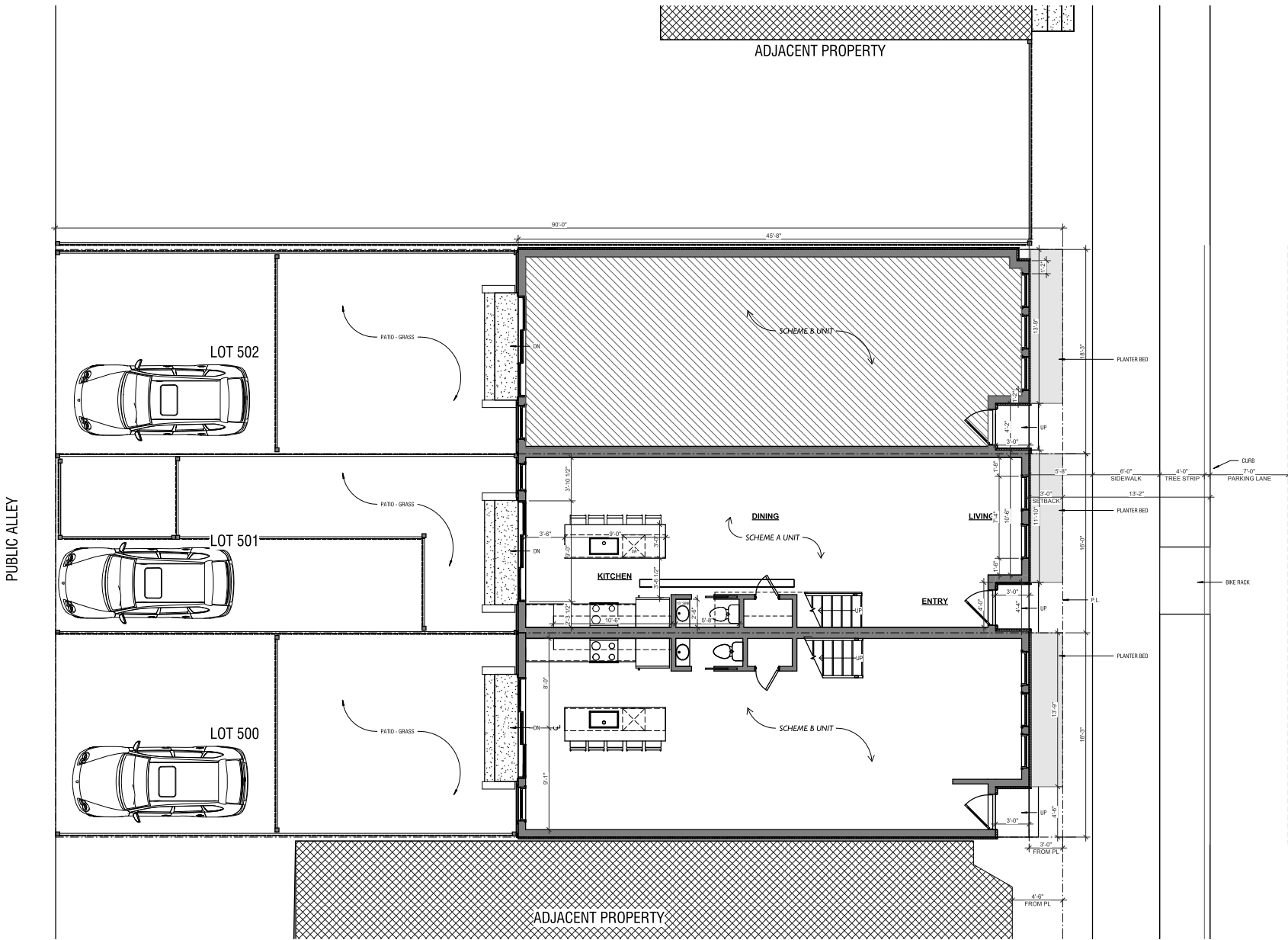
ISSUE RECORD
04/13/2026
COA
REVISION SCHEDULE
NO. DATE



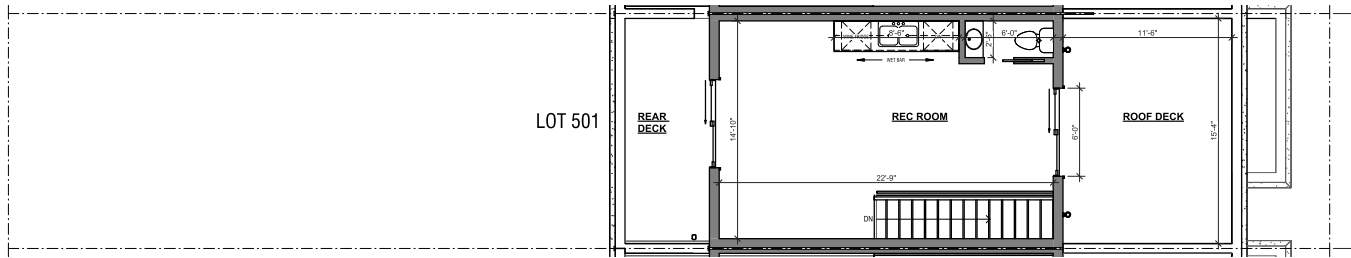
SHEET NAME
LOT FLOOR PLANS

SCALE
1/4" = 1'-0"
SHEET NO.

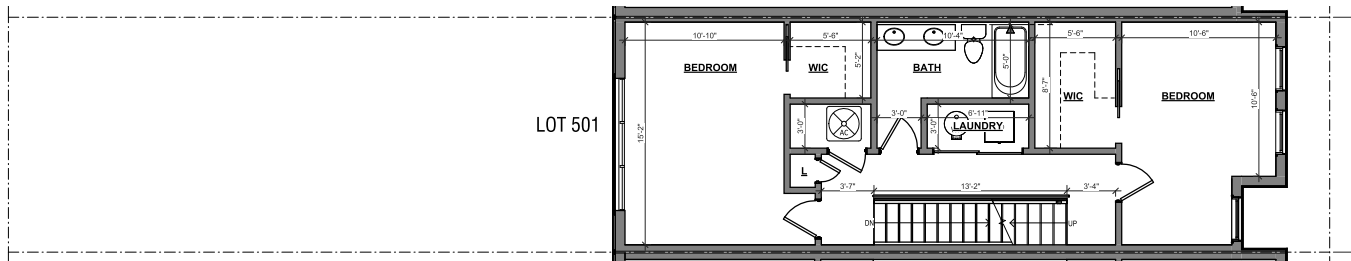
BAR 10



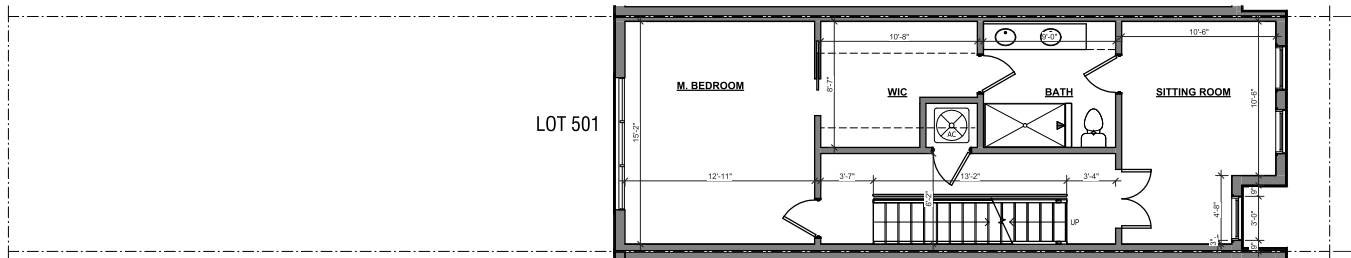
1 PROPOSED FLOOR PLANS
1/4" = 1'-0"



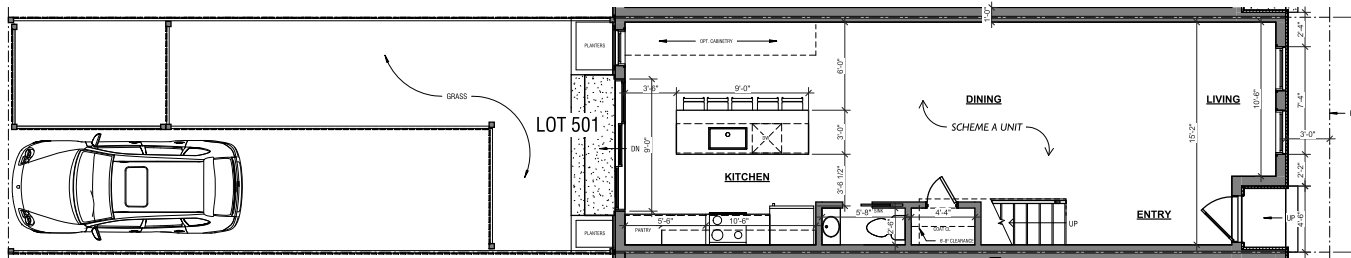
4 PROPOSED FOURTH FLOOR
1/4" = 1'-0"



3 PROPOSED THIRD FLOOR PLAN
1/4" = 1'-0"



2 PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"



1 PROPOSED FIRST FLOOR PLAN A
1/4" = 1'-0"

OFFICIAL STAMPS

JK_A

JONATHAN KUHN ARCHITECT
508 KENNEDY STREET NW, #913
WASHINGTON DC 20011
T: 202.494.5061
JONATHAN@KUHNARCHITECT.COM
WWW.KUHNARCHITECT.COM

Certificate of Appropriateness
Hearing - Architectural Details and
Design
806 N Columbus St
Alexandria, VA

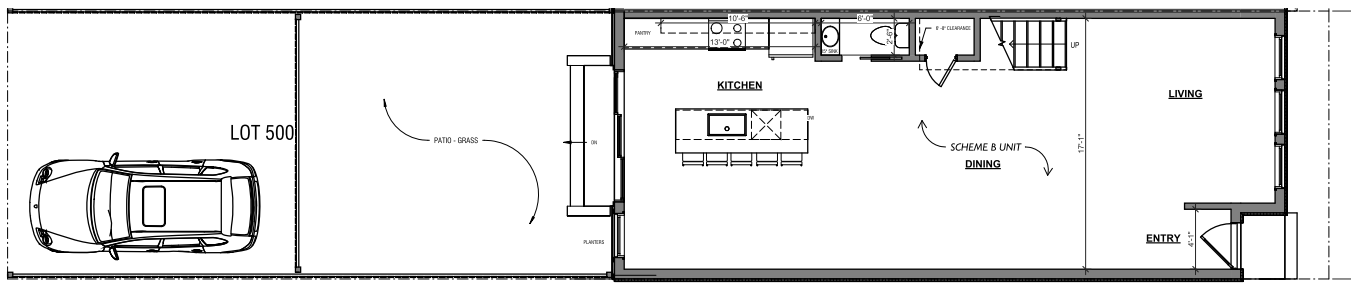
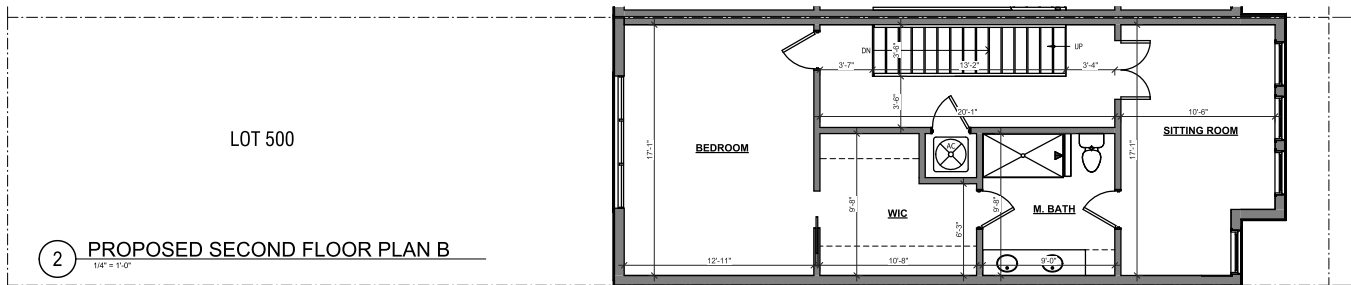
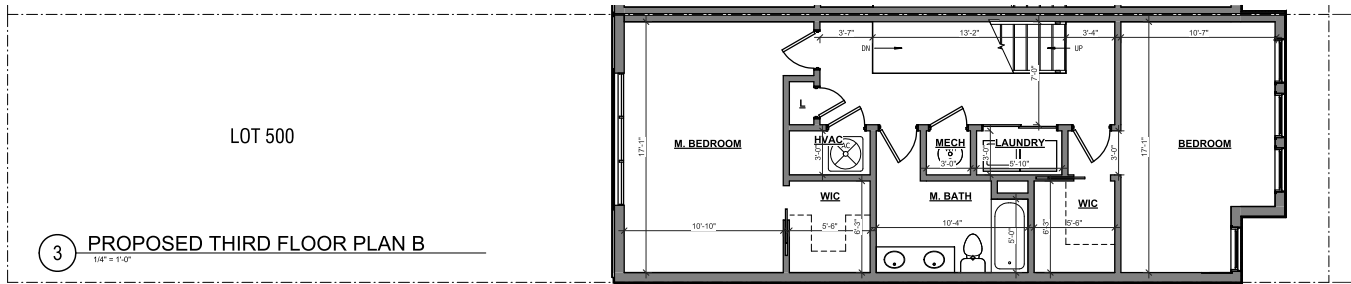
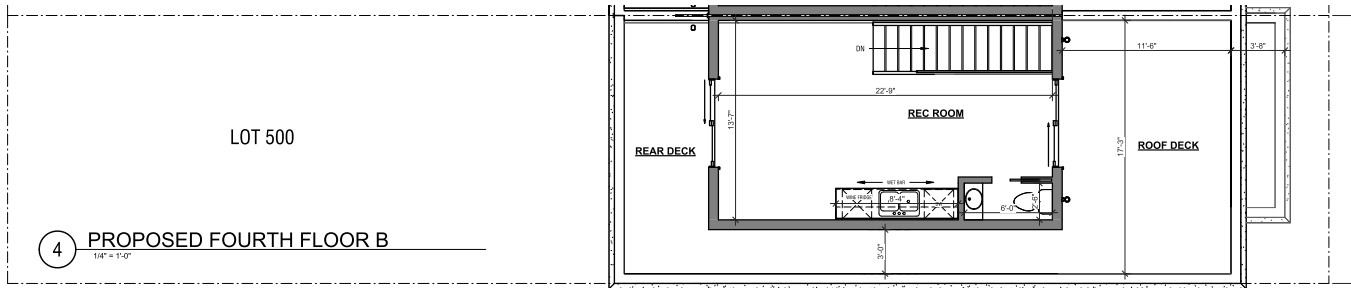
ISSUE RECORD
04/13/2026
COA
REVISION SCHEDULE
NO. DATE



SHEET NAME
PROPOSED FLOOR
PLANS - SCHEME A

SCALE
1/4" = 1'-0"

SHEET NO.
BAR II



OFFICIAL STAMPS



JONATHAN KUHN ARCHITECT
508 KENNEDY STREET NW, #913
WASHINGTON DC 20011
T: 202.494.5061
JONATHAN@KUHNARCHITECT.COM
WWW.KUHNARCHITECT.COM

Certificate of Appropriateness
Hearing - Architectural Details and
Design
806 N Columbus St
Alexandria, VA

ISSUE RECORD
04/13/2026
COA
REVISION SCHEDULE
NO. DATE



SHEET NAME
PROPOSED FLOOR
PLANS - SCHEME B

SCALE
1/4" = 1'-0"

SHEET NO.
BAR 12



WHITE VERTICAL SIDING

CAST STONE CORNICE

SOLDIER COURSE BRICK DETAILING

SOLDIER COURSE ARCH BRICK HEADER

TAN WHITE/LIGHT GREY BRICK COLOR

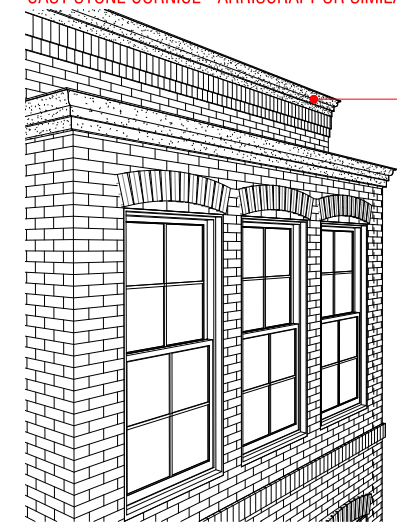
SOLDIER COURSE BRICK DETAILING

SOLDIER COURSE ARCH BRICK DETAILING

PELLA LIFESTYLE WITH EXTERNAL AND INTERNAL GRILLS. SPACERS IN BETWEEN GLASS DOUBLE HUNG WINDOW

PROPOSED CAST STONE DETAILS

CAST STONE CORNICE - ARRIS CRAFT OR SIMILAR

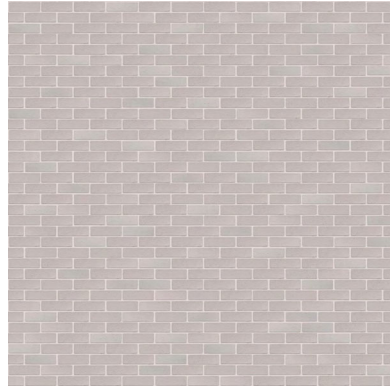


CAST STONE CORNICE

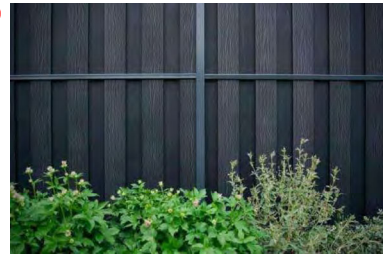


PROPOSED BRICK DETAILS

TAN WHITE, LIGHT GREY OR SIMILAR



PROPOSED FENCE DETAILS



PROPOSED REAR SIDING

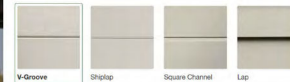


Hardie® Artisan® Siding

Find your style

Add sophistication to your design with the attractive, streamlined styling of Hardie® Artisan® Siding—primed for your choice of paint color—to create your masterpiece.

Select your texture



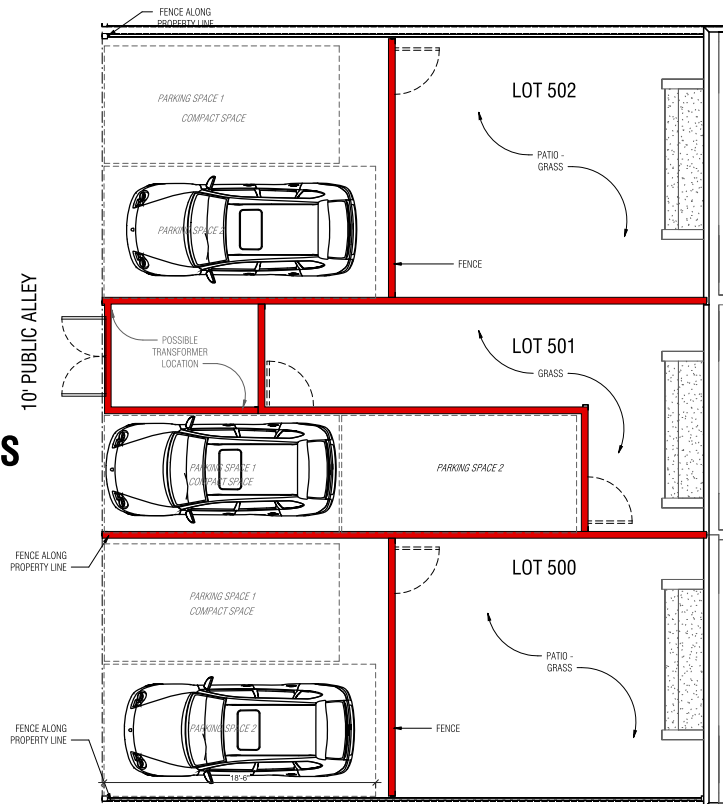
Select your color collection

Primed for Paint

Primed for Paint offers unlimited color opportunities for your home's exterior. Primed and ready for field painting, it's a durable, high-performance canvas for your vision.

PROPOSED FENCE DETAILS

6' VERTICAL PLANKS FENCE - CHARCOAL OR SIMILAR



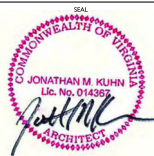
OFFICIAL STAMPS

JK_A

JONATHAN KUHN ARCHITECT
508 KENNEDY STREET NW, #913
WASHINGTON DC 20011
T: 202.494.5061
JONATHAN@KUHNARCHITECT.COM
WWW.KUHNARCHITECT.COM

Certificate of Appropriateness
Hearing - Architectural Details and
Design
806 N Columbus St
Alexandria, VA

ISSUE RECORD
04/13/2026
COA
REVISION SCHEDULE
NO. DATE



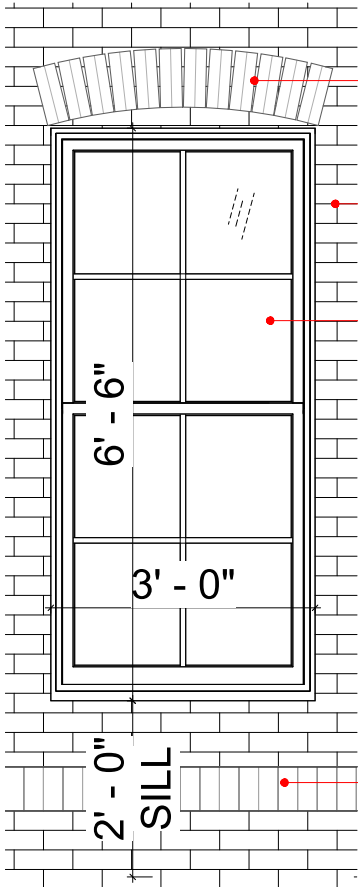
SHEET NAME
MATERIALS SPECS

SCALE
1/4" = 1'-0"
SHEET NO.

BAR 13

PROPOSED WINDOW DETAILS

PELLA LIFESTYLE WITH EXTERNAL GRILLS DOUBLE HUNG WINDOW



SOLDIER COURSE ARCH BRICK HEADER

TAN WHITE OR LIGHT GREY BRICK COLOR

PELLA LIFESTYLE WITH EXTERNAL AND INTERNAL GRILLS. SPACERS IN BETWEEN GLASS DOUBLE HUNG WINDOW

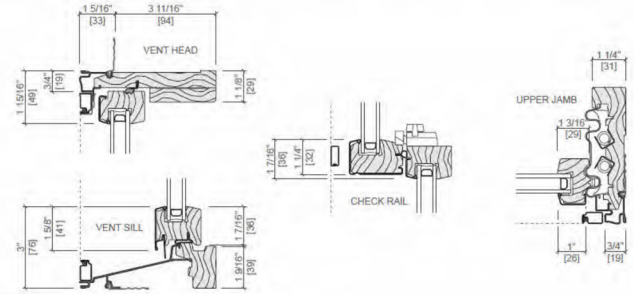
SOLDIER COURSE ARCH BRICK DETAILING



Double-Hung Vent	Dual-Pane		Standard Fold-out Fin	Base Frame Depth: 5"	LC30 - LC50
			Slock Frame	Std. Fin Setback: 1-5/16"	U: 0.25 - 0.34
			EnduraClad Exterior Trim / Brickmould	Base Wall Depth: 3-11/16"	SHGC: 0.20 - 0.48
				Jamb Extended Wall Depth: 3-11/16" - 9-3/16"	STC: up to 31

Sound Performance	Frame Size Tested	Type of Glazing	STC	OITC
	Vent: 37" x 59" Vent: 37" x 59"	1 1/16" Overall IG thickness	2.5mm/2.5mm 5mm/3mm	27 31

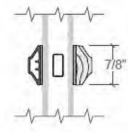
Code Approvals: Hallmark Certified; FPAS#: Vent-12448; TDH#: Vent-WIN-739
See the Performance section earlier in this manual to learn more about performance standards and ratings. Performance varies based on actual product attributes.



Other frame finishes are available. Most materials are standard. All dimensions are approximate.

Simulated-Divided-Light Grilles (with optional spacer) (Dual-Pane)

- Permanent aluminum grilles are bonded to the exterior of the glass, wood grilles are bonded to the interior of the glass
- Exterior finish matches aluminum-cladding color
- Grilles are 7/8" wide
- Interior colors match interior finish



OFFICIAL STAMPS

JK_A

JONATHAN KUHN ARCHITECT
508 KENNEDY STREET NW, #913
WASHINGTON DC 20011
T: 202.494.5061
JONATHAN@KUHNARCHITECT.COM
WWW.KUHNARCHITECT.COM

Certificate of Appropriateness
Hearing - Architectural Details and Design
806 N Columbus St
Alexandria, VA

ISSUE RECORD
04/13/2026
COA
REVISION SCHEDULE
NO. DATE



SHEET NAME
MATERIALS SPECS

SCALE
1 1/2" = 1'-0"

SHEET NO.
BAR 14



OFFICIAL STAMPS

JK_A

JONATHAN KUHN ARCHITECT
 508 KENNEDY STREET NW, #213
 WASHINGTON DC 20011
 T: 202.494.5061
 JONATHAN@KUHNARCHITECT.COM
 WWW.KUHNARCHITECT.COM

Certificate of Appropriateness
 Hearing - Architectural Details and
 Design
 806 N Columbus St
 Alexandria, VA

ISSUE RECORDED
 04/13/2026
 COA
 REVISION SCHEDULE
 NO. DATE



SHEET NAME
 PERSPECTIVE VIEWS

SCALE

SHEET NO.

BAR 15



OFFICIAL STAMPS

JK_A

JONATHAN KUHN ARCHITECT
 508 KENNEDY STREET NW, #313
 WASHINGTON DC 20011
 T: 202.494.5061
 JONATHAN@KUHNARCHITECT.COM
 WWW.KUHNARCHITECT.COM

Certificate of Appropriateness
 Hearing - Architectural Details and
 Design
 806 N Columbus St
 Alexandria, VA

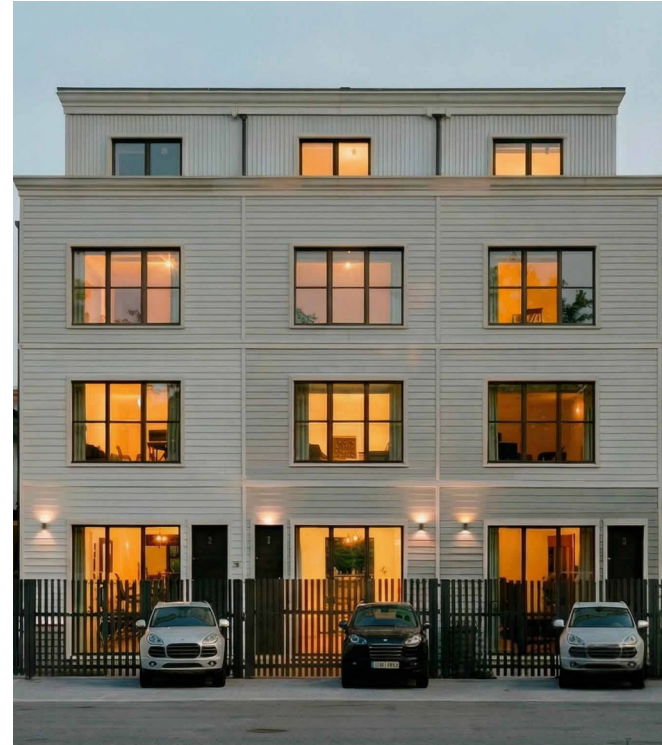
ISSUE RECORD
 04/13/2026
 COA
 REVISION SCHEDULE
 NO. DATE



SHEET NAME
COLOR ELEVATIONS

SCALE
 1/4" = 1'-0"

SHEET NO.
BAR 16



OFFICIAL STAMPS

JK_A

JONATHAN KUHN ARCHITECT
 508 KENNEDY STREET NW, #313
 WASHINGTON DC 20011
 T: 202.494.5061
 JONATHAN@KUHNARCHITECT.COM
 WWW.KUHNARCHITECT.COM

Certificate of Appropriateness
 Hearing - Architectural Details and
 Design
 806 N Columbus St
 Alexandria, VA

ISSUE/RECORD
 04/13/2026
 COA
 REVISION SCHEDULE
 NO. DATE



SHEET NAME
COLOR ELEVATIONS

SCALE

SHEET NO.

BAR 17