

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

APPLICANT: Nabers Cabaniss Johnson represented by Outerbridge Horsey, architect

LOCATION: Old and Historic Alexandria District
804 *Prince Street*

ZONE: RM/Residential Townhouse Zone

STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate (partial), Certificate of Appropriateness with the condition that the applicant submit final product specifications for the skylights, windows, siding, replacement roof, parapet wall, shutters and trim that comply with the *Design Guidelines*.

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.



Note: Staff coupled the applications for a Permit to Demolish (BAR2025-00289) and Certificate of Appropriateness (BAR2020-00286) 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 construct a two-story addition on the existing rear ell, as well as alterations, at 804 Prince Street.

Permit to Demolish/Capsulate

Remove five windows and select wall area for new interior doorways and doors
Remove HVAC enclosure above carport
Remove steps and porch on south elevation
Remove areaway doors on east elevation

Certificate of Appropriateness

Construct a two-story rear addition
Install four new skylights existing roof
Install a new flat roof and 3' parapet wall on the existing carport
Relocation of column at carport

Staff notes that the following alterations are not visible from the public right-of-way and does not require Board approval: install new solar panels, relocate rooftop CDU unit, and relocate portion of existing fence and retaining wall.

II. HISTORY

According to Ethelyn Cox's book *Historic Alexandria Virginia Street by Street*, the house was built around 1815-1820 by James Keith Jr. who was the cousin of the Chief Justice of the Supreme Court, John Marshall. As noted in the application, a history of the property by Ruth Kaye indicates that the original construction date is **circa 1817**.

Previous BAR Approvals

BAR2024-00304 – partial demolition of wall area
BAR99-00014 – Replacement of southern stairs and screening of HVAC equipment
BAR98-00149 – Build brick stairs, alter windows and door, and screen HVAC equipment
Permit 44378 – September 25, 1987 – Replace garage roof
March 15, 1972 – Construct carport
May 17, 1972 - Alterations to porch and garden wall
June 21, 1972 – Install windows
Permit 12154 – June 14, 1955 – Repair of damaged chimney
Permit 6144 – February 16, 1945 – Install three windows on east elevation

III. ANALYSIS

Permit to Demolish/Capsulate

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

Standard	Description of Standard	Standard Met?
(1)	Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?	No
(2)	Is the building or structure of such interest that it could be made into a historic shrine?	No
(3)	Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?	No
(4)	Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?	N/A
(5)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No
(6)	Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?	No

The analysis of the standards indicated above relate only to the portions of the wall area and porch proposed for demolition/capsulation. In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted. The areas proposed for demolition/capsulation are not of unusual or uncommon design and can easily be replicated.

Certificate of Appropriateness

The *Design Guidelines* states that additions must be designed so that they are compatible with both the architectural character of the existing house and the immediate neighborhood. Staff has no objection to the proposed two-story stucco addition with enclosed porch and alterations. The design of the addition will allow the historic structure to remain the primary visual importance of the site. The addition will include casement and aluminum-clad double hung windows, and composite siding and trim. The materials selected differentiates the proposed addition from the existing building without creating a false sense of the past. Staff notes that all new shutters should

- F-1 Lots were consolidated into one lot on 6/16/2025.
- F-2 House and associated carport are built along a noncomplying side yard setback.
RM/Townhouse district requires lots over 35' in width to have two side yards of five feet.

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 The applicant should provide a determination of disturbed area per City Guidelines to T&ES prior to submitting for permits. If the land disturbance meets or exceeds 2500 square feet, a released grading plan will be required prior to submitting for permits. (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

1. Based on a study of maps and historic documents, the main house on this lot was likely built in the first half of the 19th century. Twenty-five years ago Alexandria Archaeology helped the property owner at that time assess and excavate a well shaft in the far southwest corner of the property. The project currently proposed is unlikely to impact significant archaeological resources, however given the relatively early date of construction, the property could contain significant archaeological remains that pertain to the early development of Old Town Alexandria. As such, we would like to have a member of Alexandria Archaeology staff monitor when construction begins on proposed exterior basement steps.
- R-1 Please contact Deputy City Archaeologist Garrett Fesler (703-746-4399 or garrett.fesler@alexandriava.gov) two weeks before the starting date of any ground disturbance so that an inspection or monitoring schedule for city archaeologists can be arranged. Our monitoring will not delay or impede the project. Our intention is to simply be on hand to ensure that significant archaeological remains are recorded. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities.
- R-2 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 temporarily in the area of the 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 disturbing activities.
- R-3 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.
- C-1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

V. ATTACHMENTS

- Application Materials
- Completed application

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

ADDRESS OF PROJECT: **804 Prince Street**

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

TAX MAP AND PARCEL: **Map-Block-Lot Number: 074.02-12-34** ZONING: **RM**

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: **Nabers Cabaniss Johnson, Trustee**

Address: [REDACTED]

City: [REDACTED] State: [REDACTED] Zip: [REDACTED]

Phone: [REDACTED] E-mail: [REDACTED]

Authorized Agent *(if applicable)*: ☐ Attorney ☒ Architect ☐ [REDACTED]

Name: **Outerbridge Horsey** Phone: [REDACTED]

E-mail: [REDACTED]

Legal Property Owner:

Name: **NELLIE NABERS CABANISS JOHNSON TRUST**

Address: [REDACTED]

City: [REDACTED] State: [REDACTED] Zip: [REDACTED]

Phone: [REDACTED] E-mail: [REDACTED]

NATURE OF PROPOSED WORK: *Please check all that apply*

- ☐ NEW CONSTRUCTION
- ☒ EXTERIOR ALTERATION: *Please check all that apply.*
- | | | | |
|--|---|--|-----------------------------------|
| <input type="checkbox"/> awning | <input type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment | <input type="checkbox"/> shutters |
| <input checked="" type="checkbox"/> doors | <input checked="" type="checkbox"/> windows | <input checked="" type="checkbox"/> siding | <input type="checkbox"/> shed |
| <input type="checkbox"/> lighting | <input type="checkbox"/> pergola/trellis | <input checked="" type="checkbox"/> painting unpainted masonry | |
| <input checked="" type="checkbox"/> other <u>Carport</u> | | | |
- ☒ ADDITION
- ☒ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

Two-story addition to east and south sides of existing rear wing

Modify portions of existing exterior wall that are to be encapsulated in the new addition

Renovate existing carport with HVAC equipment above

Renovate interior layout

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.

- ☒ ☐ ^{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: Outerbridge Horsey

Date: JULY 18, 2025

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. Nellie Nabers Cabaniss Johnson		50%
2. Christopher Johnson		50%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 804 Prince Street, Alexandria, VA (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
Nellie Nabers Cabaniss Johnson Trust Nellie Nabers Cabaniss Johnson and Christopher Johnson, Trustees		100%
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are 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. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

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.

August 4, 2025
Date

Outerbridge Horsey, Architect
Printed Name


Signature



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

B

A. Property Information

A1. 804 Prince Street
Street Address

RM
Zone

A2. 17,428 x 1.50 = 26,142
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area		Allowable Exclusions**	
Basement	1633	Basement**	1633
First Floor	2345	Stairways**	502
Second Floor	2144	Mechanical**	
Third Floor	1111	Attic less than 7'***	1681
Attic	1979	Porches**	
Porches		Balcony/Deck**	
Balcony/Deck		Lavatory***	
Lavatory***		Other**	
Other**	2095	Other**	1495
B1. Total Gross	10707	B2. Total Exclusions	5315

B1. 10707 Sq. Ft.
Existing Gross Floor Area*

B2. 5315 Sq. Ft.
Allowable Floor Exclusions**

B3. 5392 Sq. Ft.
Existing Floor Area Minus Exclusions
(subtract B2 from B1)

Comments for Existing Gross Floor Area
Other = accessory dwelling of 1400 SF unit less the exemption of 600 SF and the carport at 695 SF with exemption of 695 SF

C. Proposed Gross Floor Area

Proposed Gross Area		Allowable Exclusions**	
Basement	0	Basement**	
First Floor	479	Stairways**	
Second Floor	713	Mechanical**	
Third Floor	0	Attic less than 7'***	
Attic	0	Porches**	410
Porches	410	Balcony/Deck**	902
Balcony/Deck	902	Lavatory***	
Lavatory***		Other**	
Other		Other**	
C1. Total Gross	2593	C2. Total Exclusions	1312

C1. 2593 Sq. Ft.
Proposed Gross Floor Area*

C2. 1312 Sq. Ft.
Allowable Floor Exclusions**

C3. 1281 Sq. Ft.
Proposed Floor Area Minus Exclusions
(subtract C2 from C1)

D. Total Floor Area

D1. 6673 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 26142 Sq. Ft.
Total Floor Area Allowed by Zone (A2)

E. Open Space

E1. 13615 Sq. Ft.
Existing Open Space

E2. 6100 Sq. Ft.
Required Open Space

E3. 12726 Sq. Ft.
Proposed Open Space

Notes

*Gross floor area is the sum of all areas under roof of a lot, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

** Refer to the Zoning Ordinance (Section 2-145(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

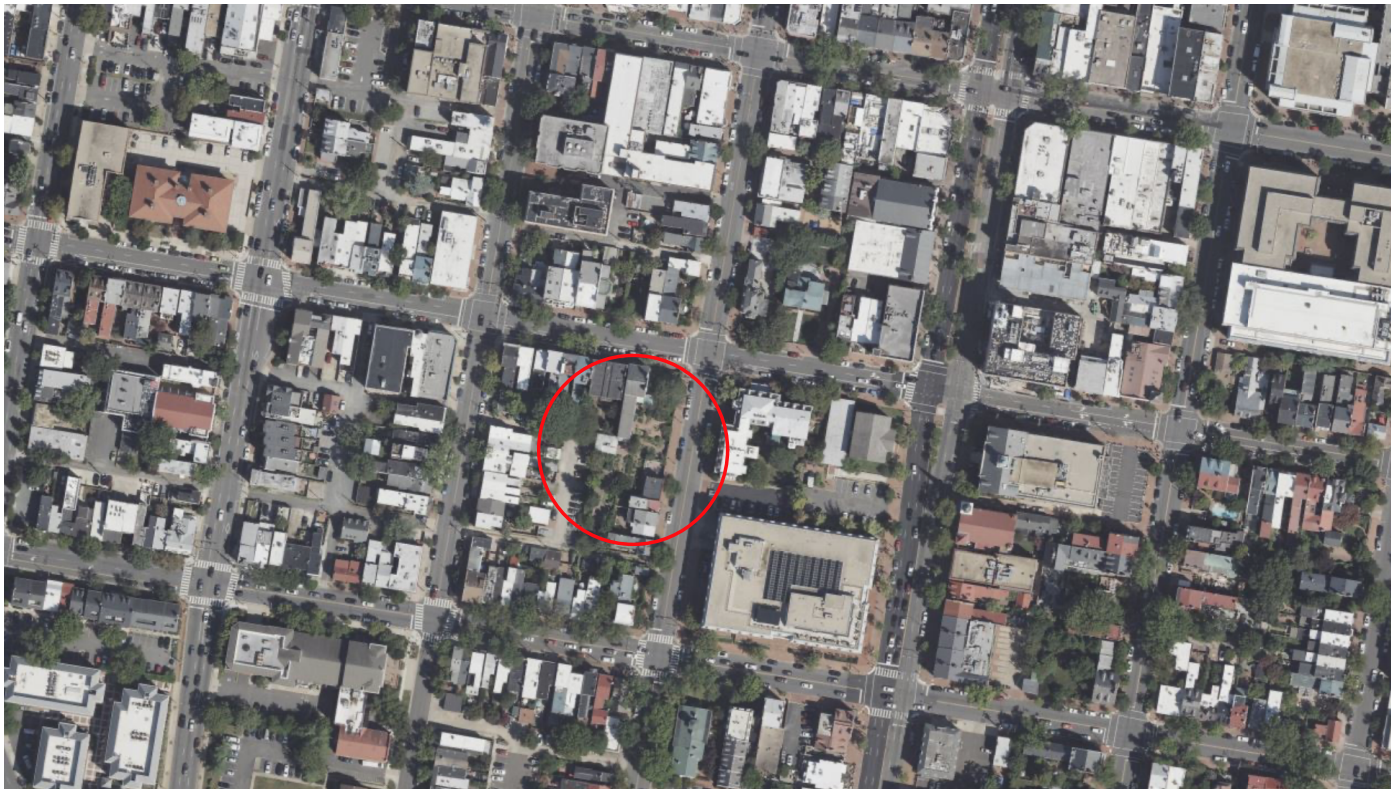
***Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

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

Signature: _____

Quincy Jones 14

Date: July 25, 2025

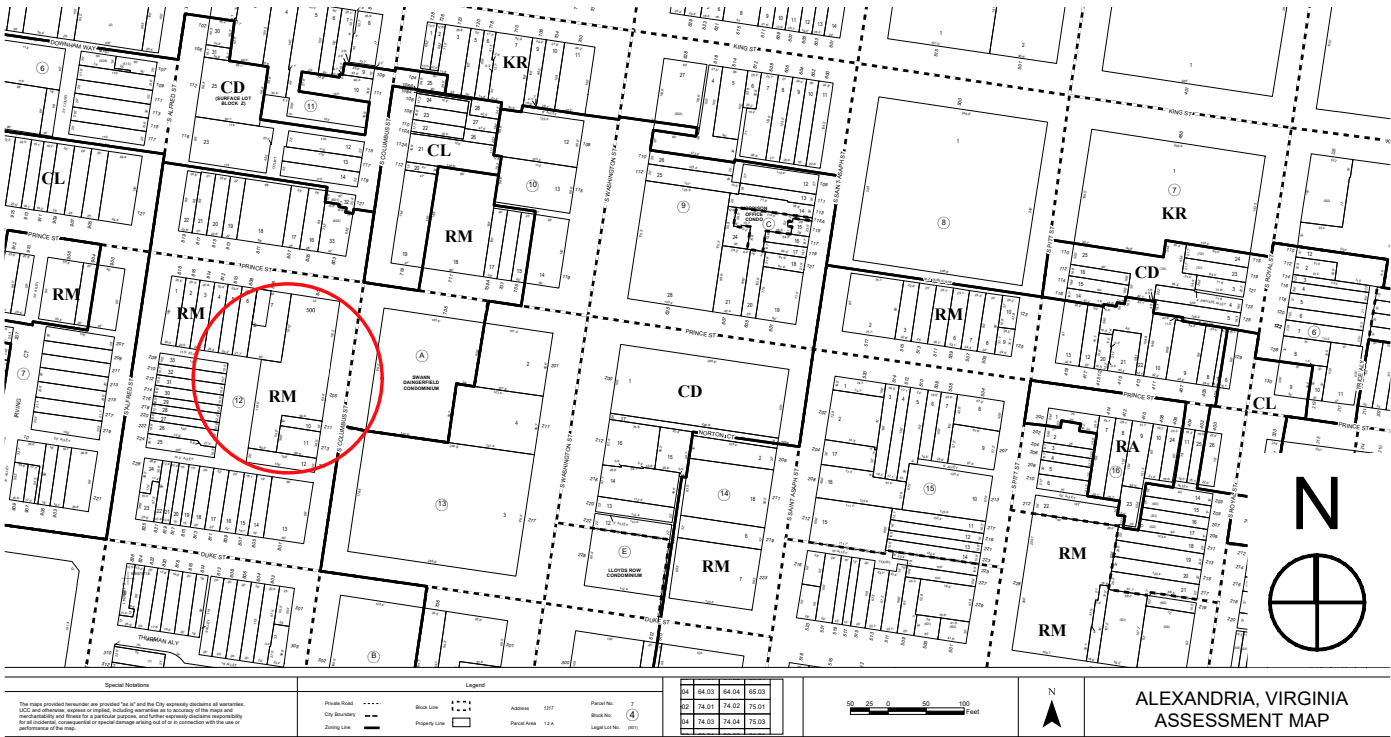


AERIAL MAP

NOT TO SCALE



View from NE at Prince and Columbus Streets



PARCEL MAP

NOT TO SCALE

LIST OF DRAWINGS

SHEET	TITLE
0001	COVER
0002	RECORDED PLAT OF CONSOLIDATION
EC01	EXISTING SITE PLAN
EC02	BASEMENT FLOOR PLAN
EC03	FIRST FLOOR PLAN
EC04	SECOND FLOOR PLAN
EC05	EXISTING NORTH ELEVATION (NO CHANGE)
EC06	EXISTING EAST ELEVATION
EC07	EXISTING SOUTH ELEVATION
A01	PROPOSED SITE PLAN
A02	PROPOSED BASEMENT PLAN
A03	PROPOSED FIRST FLOOR
A04	PROPOSED SECOND FLOOR
A05	PROPOSED EAST ELEVATION
A06	PROPOSED SOUTH ELEVATION
A07	WINDOW AND DOOR SCHEDULES
PH01	EXTERIOR PHOTOS

804 PRINCE STREET
ALEXANDRIA, VA 22314

Outerbridge Horsey Associates, PLLC
Copyright 2025

PIN#: 074.02-12-08 and 074.02-12-09
Prepared By: Benjamin D. Leigh
Troxell Leigh P.C.
50 Catoclin Circle, NE, Ste. 325
Leesburg, VA 20176
(703) 777-4000

Grantee's Address: 8335 Beech Lane
Warrenton VA 20186
Consideration: Exempt from recording
taxes pursuant to Va.
Code §58.1-810(1).

0186

DEED OF CONFIRMATION

THIS DEED OF CONFIRMATION is made as of 6/16, 2025, by and between NELLIE NABERS CABANISS JOHNSON, TRUSTEE, and CHRISTOPHER HODGE JOHNSON, TRUSTEE, NELLIE NABERS CABANISS JOHNSON TRUST, under trust agreement dated the sixth day of January, 2023, Grantors and Grantees.

WITNESSETH:

WHEREAS, Grantors are the owners of land in the City of Alexandria, as more particularly shown on that certain plat dated June 3, 2025, entitled "Consolidation Plat, 804 Prince Street T.M. #074.02-12-08 & 205 S. Columbus Street T.M. #074.02-12-09, City of Alexandria, Virginia", and prepared by CAP Land Surveying, PLLC of 2800 Juniper Street #6, Fairfax, Virginia 22031, certified land surveyors (the "Plat") which Plat is attached hereto; the aforesaid properties having been acquired by deed recorded in Instrument Number 230011283 among the land records of the Clerks Office of the Circuit Court of the City of Alexandria, Virginia; and

WHEREAS, the properties shown on the Plat as Tax Map #s 074.02-12-08 (the "First Parcel") and 074.02-12-09 (the "Second Parcel") are alleged to have a common boundary line between them as shown on the Plat but the Grantor intends them to be one lot, piece or parcel of land, together with any improvements thereon and appurtenances thereunto; and

WHEREAS, the Grantor has consulted with the City of Alexandria and the City has directed this Plat may be recorded to confirm the properties shown on the Plat are one separate parcel; and

WHEREAS, there are no deeds of trust affecting either of the properties shown on the Plat.

NOW, THEREFORE, for and in consideration of the sum of One Dollar (\$1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantors do hereby vacate that boundary line between the First Parcel and the Second Parcel in the location as shown more particularly on the Plat as "Property Line Hereby Deleted", it being the intent of the Grantors that the First Parcel and the Second Parcel be consolidated and now be comprised of one lot or parcel of land containing 1,748 square feet of land, more or less.

This conveyance is made subject to the covenants, easements, conditions, restrictions, and rights of way of record insofar as they may lawfully affect the property conveyed herein.

0187

WITNESS the following signatures and seals:

GRANTORS:

NELLIE NABERS CABANISS JOHNSON TRUST
under trust agreement dated the sixth day of January, 2023

By: Nabby C. Johnson [Seal]
Nellie Nabers Cabaniss Johnson, Trustee

By: Christopher Hodge Johnson [Seal]
Christopher Hodge Johnson, Trustee

COMMONWEALTH OF VIRGINIA,
COUNTY OF City of Alexandria to wit:

The foregoing instrument was acknowledged before me this 16th day of June, 2025, by Nellie Nabers Cabaniss Johnson, Trustee and Christopher Hodge Johnson, Trustee (collectively, Trustees of the Nellie Nabers Cabaniss Johnson Trust, under trust agreement dated the sixth day of January, 2023).

Tracy M. Hoben-Shelkin [Seal]
NOTARY PUBLIC

My Commission expires: 4/30/2026
Notary Registration No.: 179552

TRACY M. HOBEN-SHELKIN
NOTARY PUBLIC
REG. #179552
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES 04/30/2026



BY: GREG PARKS, CLERK
DEPUTY CLERK

ANY PROVISION CONTAINED HEREIN WHICH PURPORTS TO RESTRICT OR AFFECT THE HOLDING, OCCUPANCY, OWNERSHIP, RENTAL, LEASE, OR TRANSFER OF ANY INTEREST ON THE BASIS OF RACE, COLOR, SEX, RELIGION, ANCESTRY, NATIONAL ORIGIN, FAMILIAL STATUS, AGE, SEXUAL ORIENTATION, GENDER IDENTITY, TRANSGENDER STATUS OR DISABILITY IS INVALID AND UNENFORCEABLE

INSTRUMENT 250005863
RECORDED IN THE CLERK'S OFFICE OF
ALEXANDRIA CIRCUIT COURT ON
JUNE 17, 2025 AT 11:00 AM
GREG PARKS, CLERK
RECORDED BY: JAP

& Plat ATTACHED ->

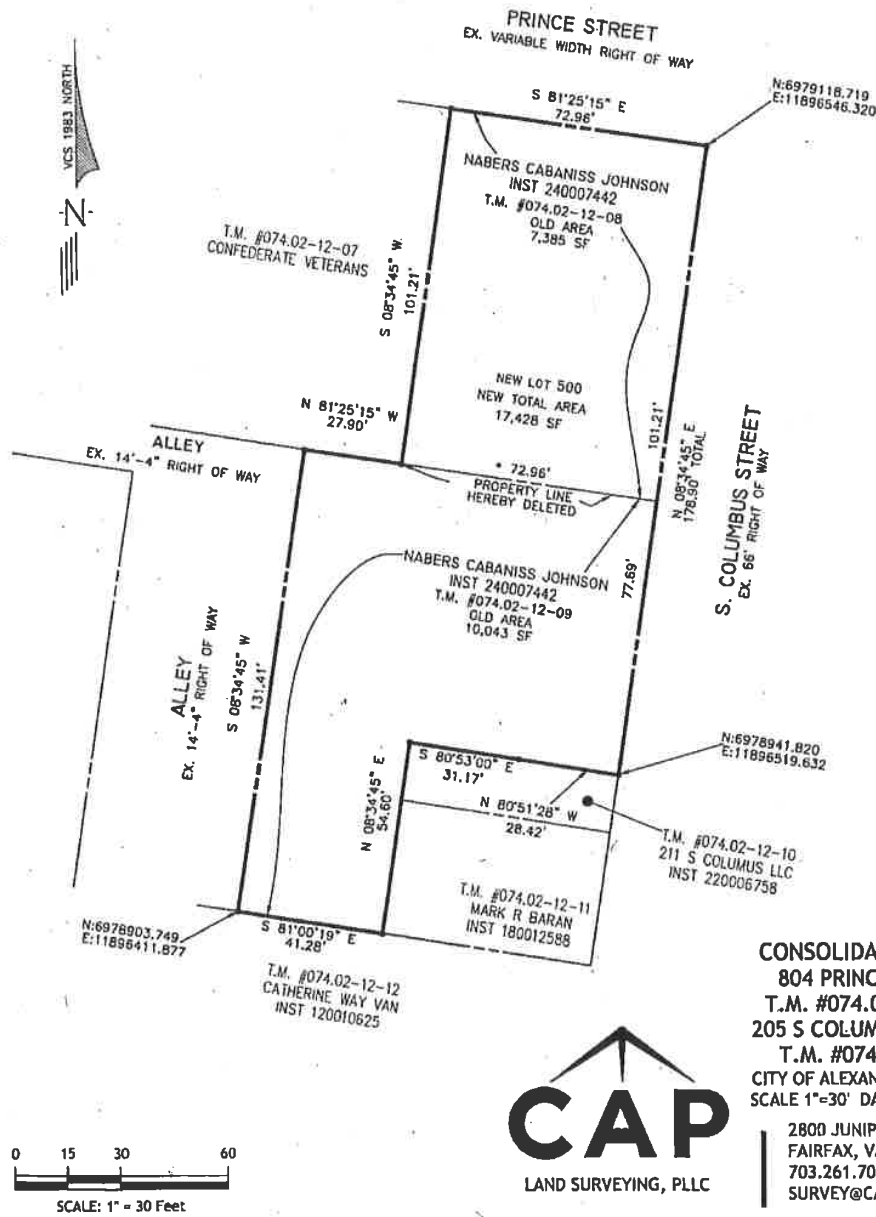
0188

NOTES

1. NO TITLE REPORT WAS FURNISHED FOR THE PREPARATION OF THIS SURVEY, AS SUCH THIS SURVEY MAY NOT SHOW ALL EASEMENTS, ENCUMBRANCES, OR OTHER CIRCUMSTANCES AFFECTING TITLE TO THE PROPERTY.
2. THE BOUNDARY SHOWN HEREON WAS ESTABLISHED FROM THE LAND RECORDS AND FROM PLAT "PLAT OF PROPERTY AT S.W. COR PRINCE AND COLUMBUS STREETS H.L.P., LOT BK 22, PG 42" DATED APRIL 2, 1936.
3. THE BEARINGS SHOWN HEREON ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM 1983, NORTH ZONE.
4. THE PROPERTIES SHOWN HEREON ARE LOCATED ON TAX MAP #074.02-12-08 AND # 074.02-12-09 AND ARE CURRENTLY ZONED RM.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PROPERTY, DELINEATED BY THIS PLAT, AND THAT IS IT CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THIS IS A CONSOLIDATION OF PART (OR ALL) OF THE LAND CONVEYED BY JELKS H. CABANISS III, TRUSTEE AND NABERS CABANISS JOHNSON, TRUSTEE, ANNE M. CABANISS TO NABERS CABANISS JOHNSON BY DEED DATED NOVEMBER 17, 2023 AND RECORDED AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA BY INST 24007442 AND IS WITHIN THOSE BOUNDARIES; AND THAT ALL REQUIRED MONUMENTS HAVE BEEN INSTALLED WHERE INDICATED; EXCEPT THOSE THAT WILL BE INSTALLED AT A LATER DATE BUT BEFORE COMPLETION OF THE PROJECT.



CAP
LAND SURVEYING, PLLC

CONSOLIDATION PLAT
804 PRINCE STREET
T.M. #074.02-12-08 &
205 S COLUMBUS STREET
T.M. #074.02-12-09
CITY OF ALEXANDRIA, VIRGINIA
SCALE 1"=30' DATE: 06-03-2025

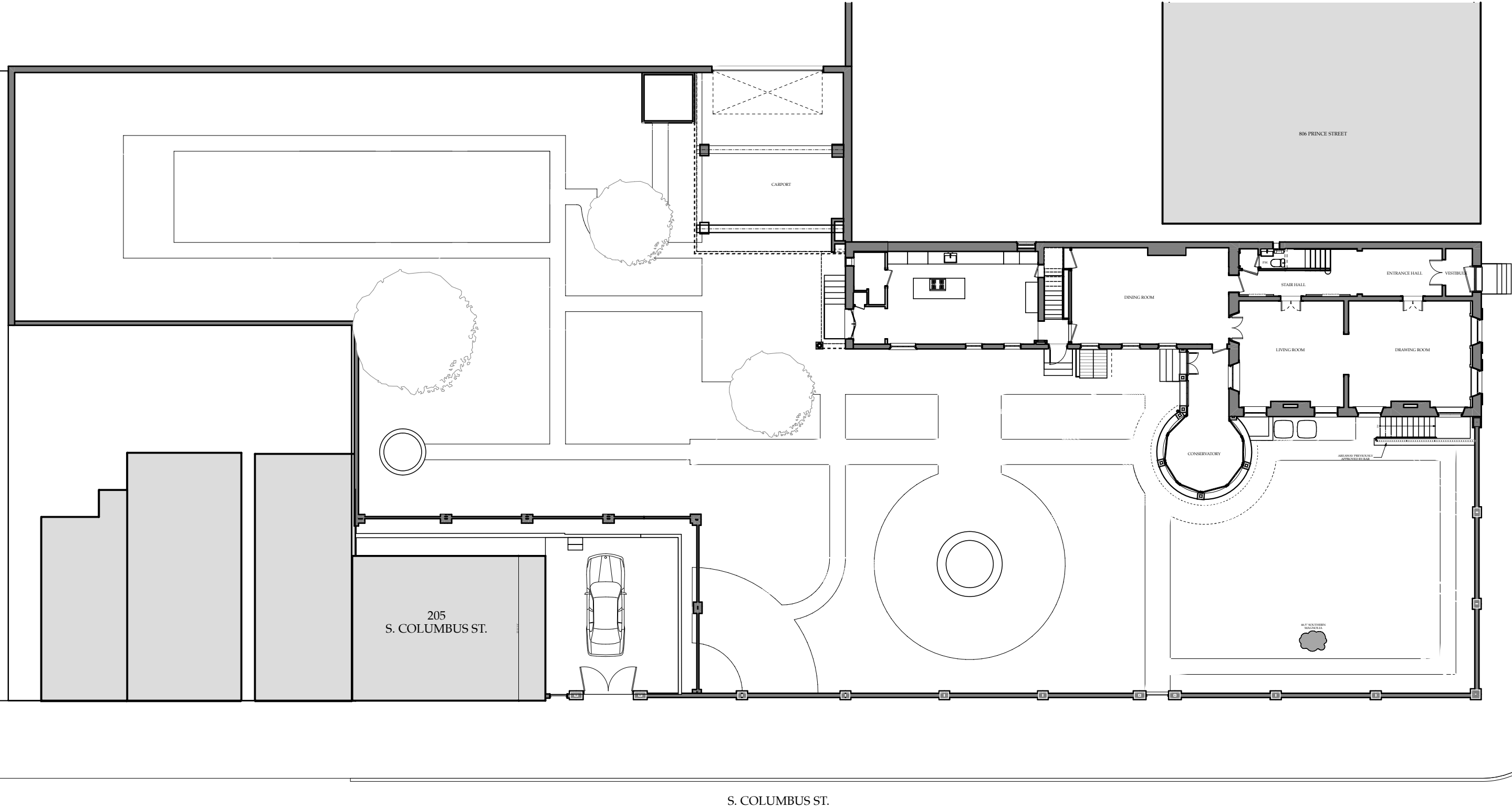
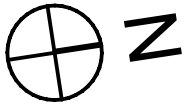
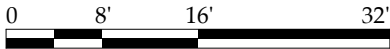
2800 JUNIPER STREET #6
FAIRFAX, VA 22031
703.261.7090 | CAP-LS.COM
SURVEY@CAP-LS.COM

SHEET 1 OF 1

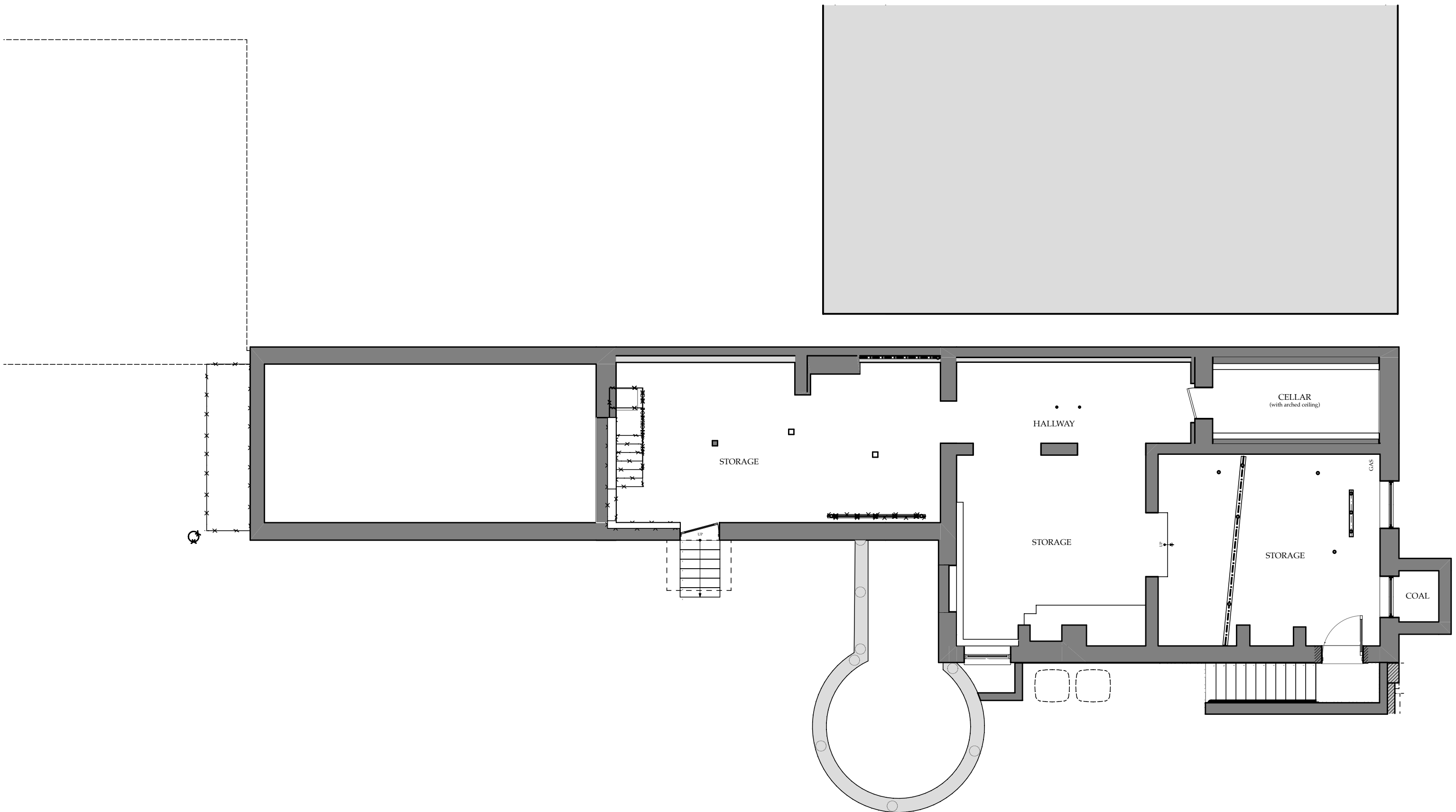
1

EXISTING SITE PLAN

SCALE: 1/16" = 1'-0"



EC01	SCALE: AS NOTED	804 PRINCE STREET ALEXANDRIA, VA 22314	OUTERBRIDGE HORSEY ASSOCIATES, PLLC. 1228 1/2 31ST STREET, NW WASHINGTON, DC 20007 TEL. 202 337 7334 FAX. 202 337 7331 COPYRIGHT 2025 OUTERBRIDGE HORSEY ASSOCIATES, PLLC.
	DATE: 7/29/25		

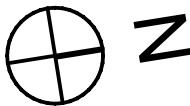
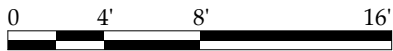


1

18

DEMO BASEMENT PLAN

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



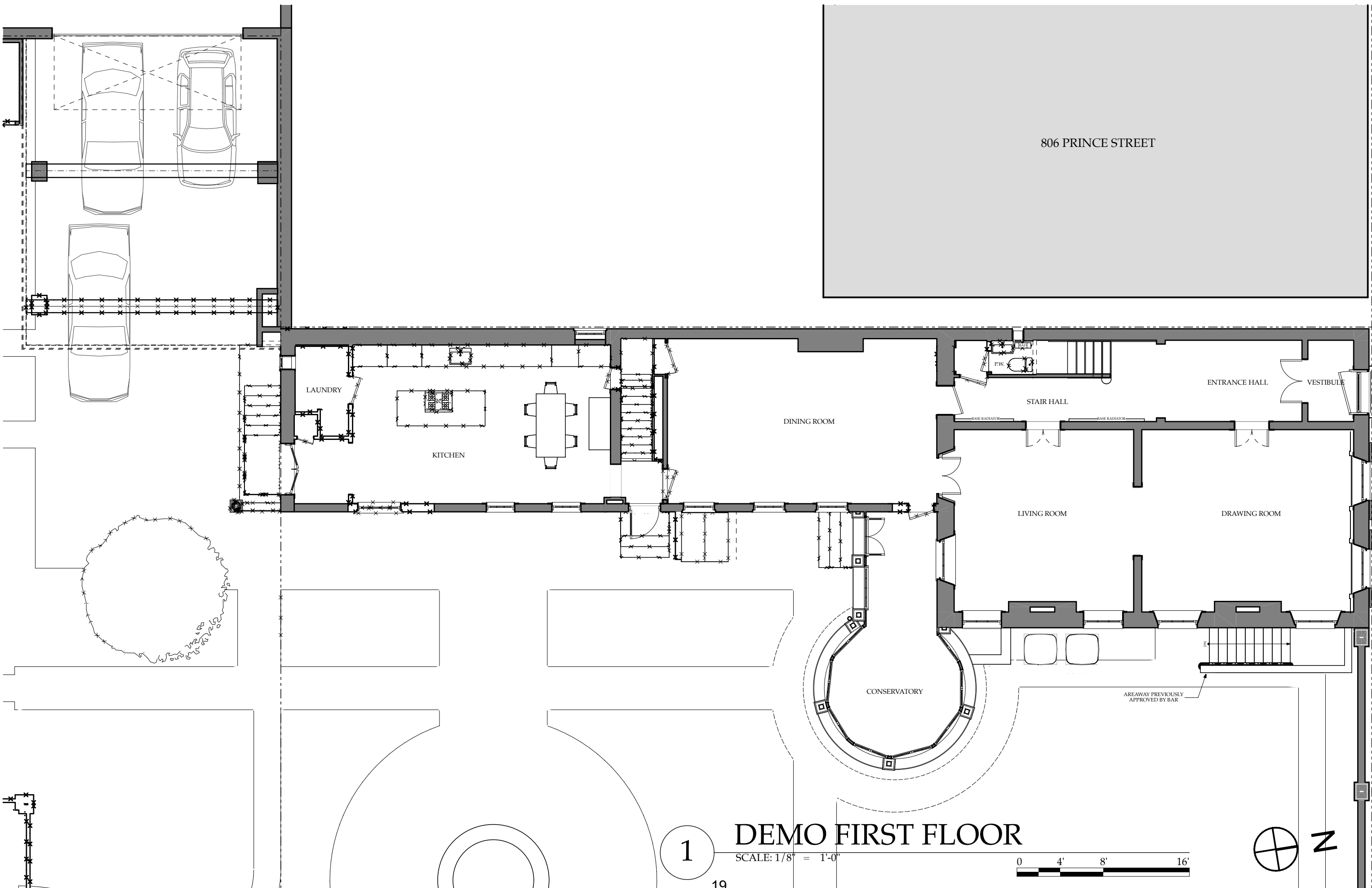
EC02

SCALE: AS NOTED

DATE: 7/29/25

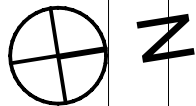
804 PRINCE STREET
ALEXANDRIA, VA 22314

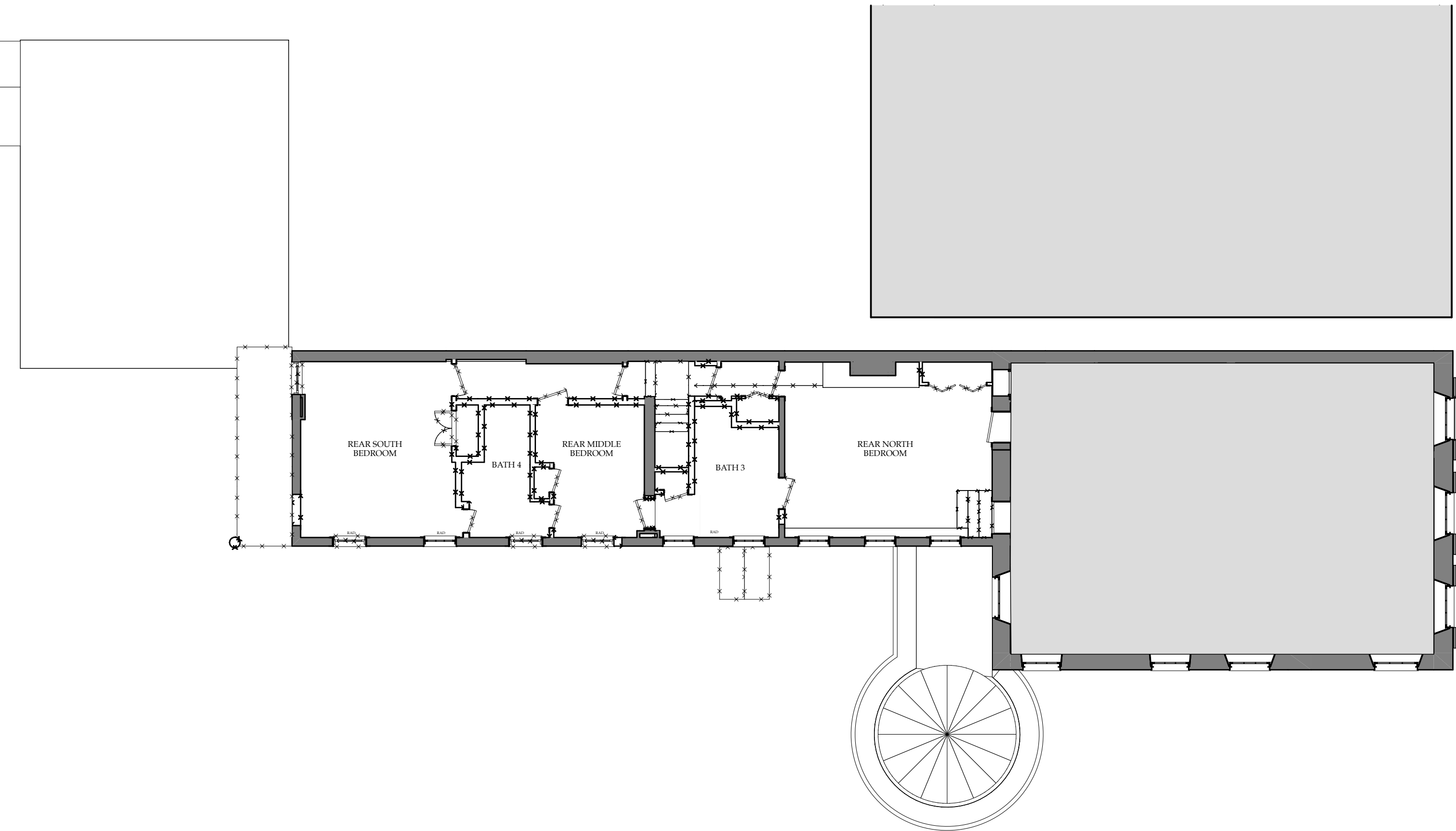
OUTERBRIDGE HORSEY ASSOCIATES, PLLC.
1228 1/2 31ST STREET, NW WASHINGTON, DC 20007
TEL. 202 337 7334 FAX. 202 337 7331
COPYRIGHT 2025 OUTERBRIDGE HORSEY ASSOCIATES, PLLC.



DEMO FIRST FLOOR

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



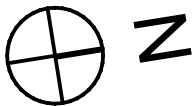
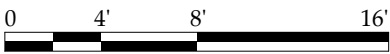


1

20

DEMO SECOND FLOOR

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



EC04

SCALE: AS NOTED

DATE: 7/29/25

804 PRINCE STREET
ALEXANDRIA, VA 22314

OUTERBRIDGE HORSEY ASSOCIATES, PLLC.
1228 1/2 31ST STREET, NW WASHINGTON, DC 20007
TEL. 202 337 7334 FAX. 202 337 7331
COPYRIGHT 2025 OUTERBRIDGE HORSEY ASSOCIATES, PLLC.



1

EXISTING NORTH ELEVATION (NO CHANGE)

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

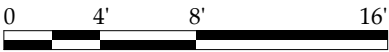




1

EXISTING EAST ELEVATION

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



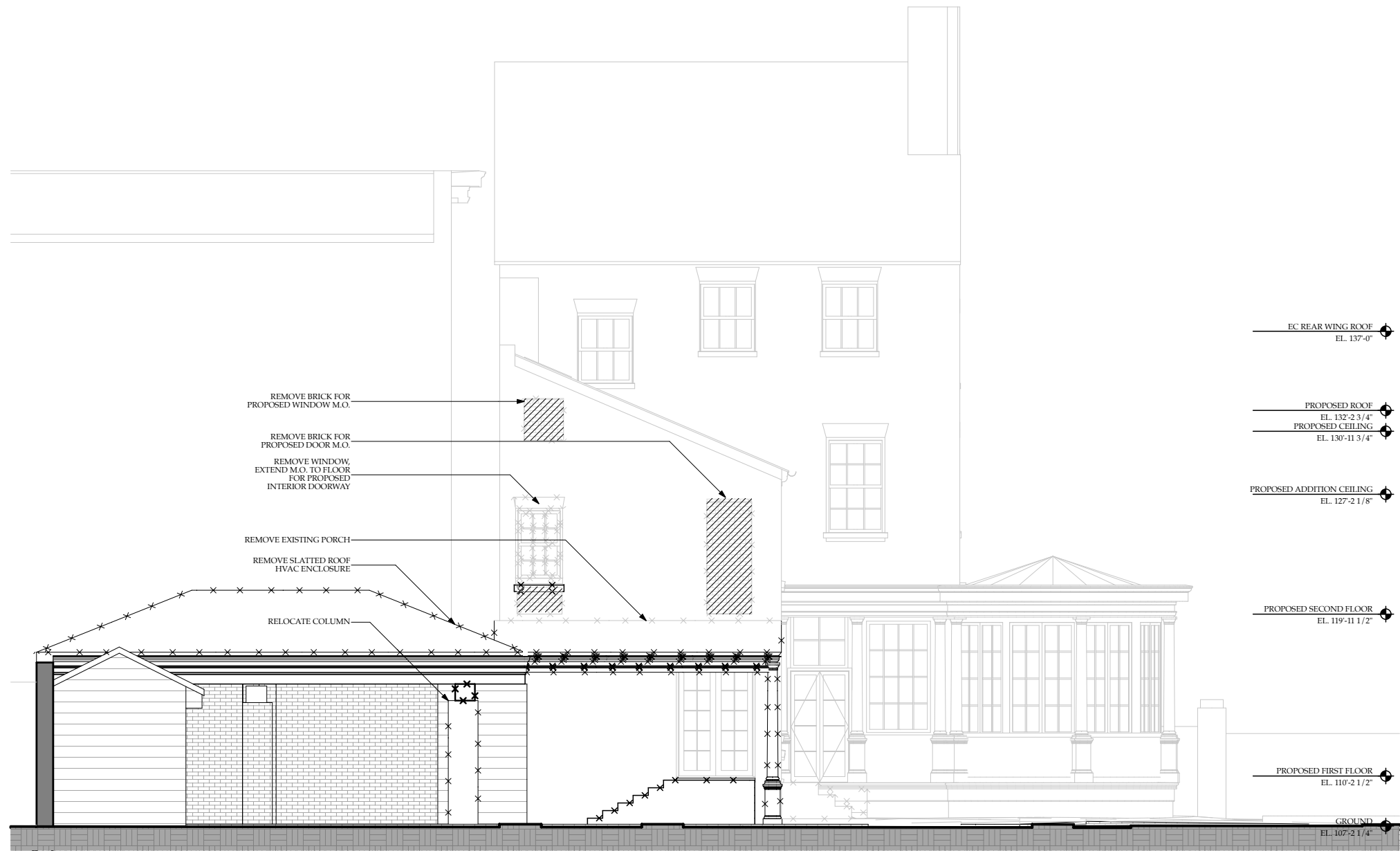
EC06

SCALE: AS NOTED

DATE: 7/29/25

804 PRINCE STREET
ALEXANDRIA, VA 22314

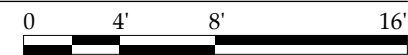
OUTERBRIDGE HORSEY ASSOCIATES, PLLC.
1228 1/2 31ST STREET, NW WASHINGTON, DC 20007
TEL. 202 337 7334 FAX. 202 337 7331
COPYRIGHT 2025 OUTERBRIDGE HORSEY ASSOCIATES, PLLC.



1

EXISTING SOUTH ELEVATION

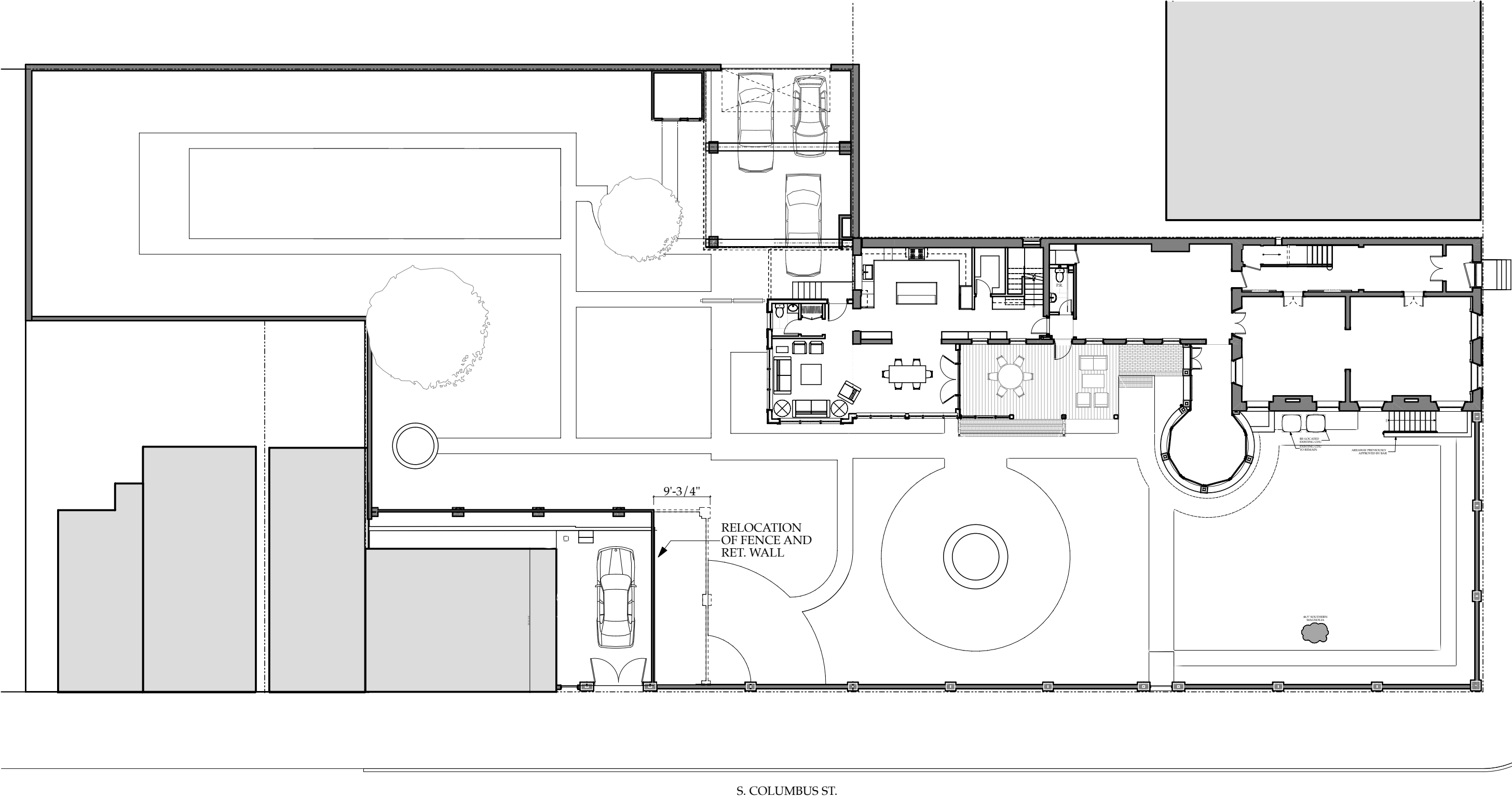
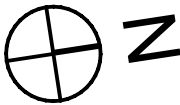
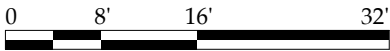
SCALE: 1/8" = 1'-0"



1

PROPOSED SITE PLAN

SCALE: 1/16" = 1'-0"

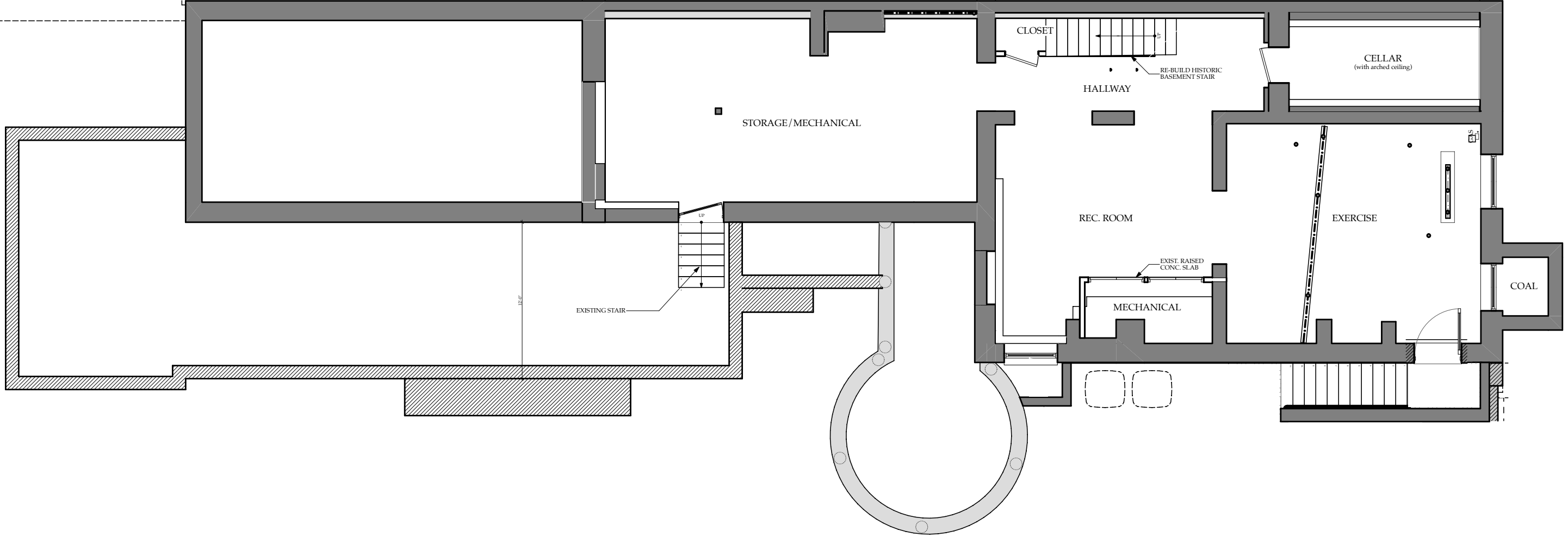


A01

SCALE: AS NOTED
DATE: 7/29/25

804 PRINCE STREET
ALEXANDRIA, VA 22314

OUTERBRIDGE HORSEY ASSOCIATES, PLLC.
1228 1/2 31ST STREET, NW WASHINGTON, DC 20007
TEL. 202 337 7334 FAX. 202 337 7331
COPYRIGHT 2025 OUTERBRIDGE HORSEY ASSOCIATES, PLLC.

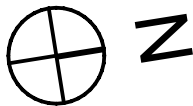
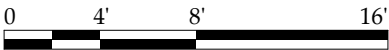


1

25

PROPOSED BASEMENT PLAN

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



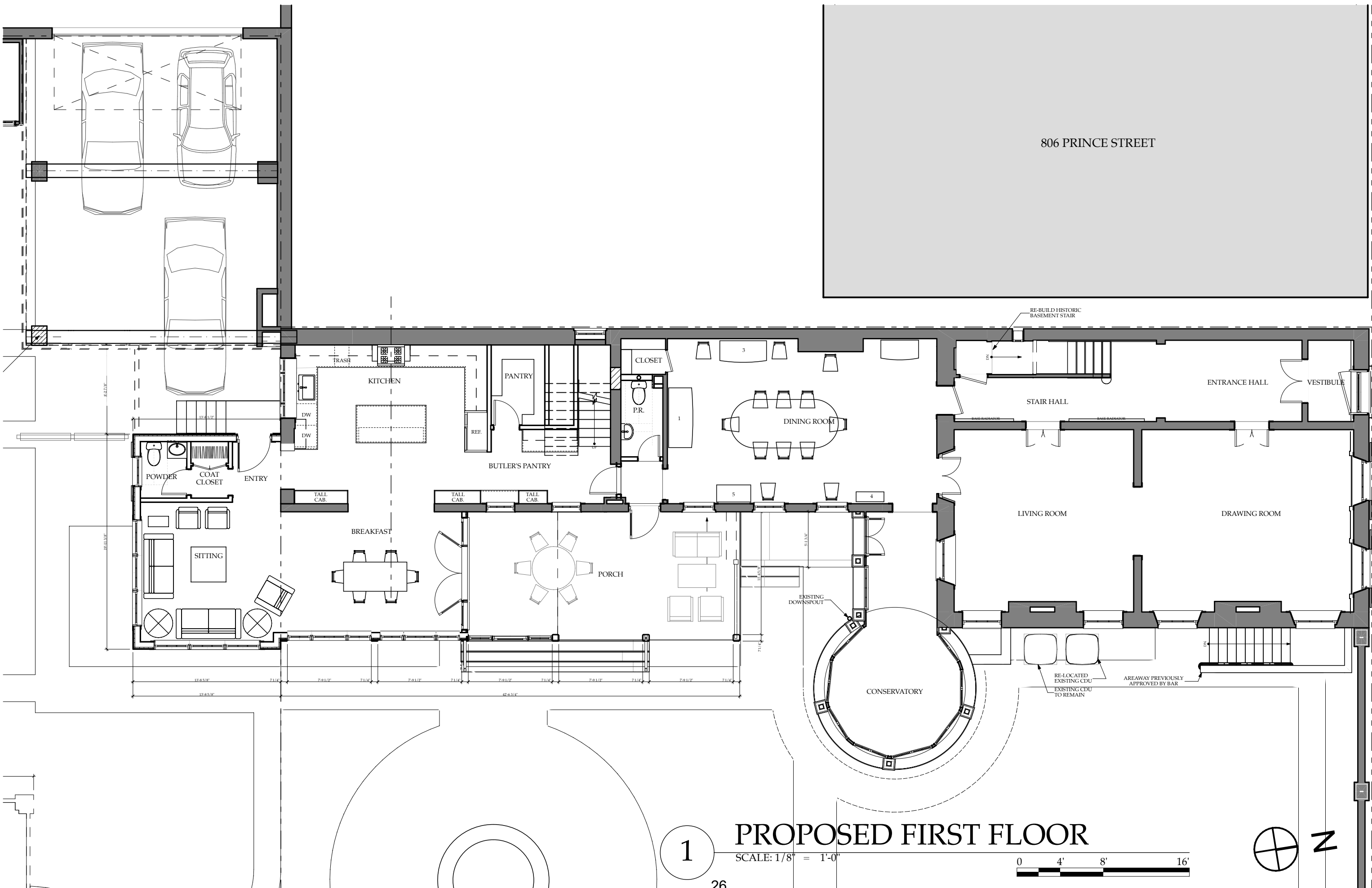
A02

SCALE: AS NOTED

DATE: 7/29/25

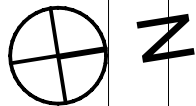
804 PRINCE STREET
ALEXANDRIA, VA 22314

OUTERBRIDGE HORSEY ASSOCIATES, PLLC.
1228 1/2 31ST STREET, NW WASHINGTON, DC 20007
TEL. 202 337 7334 FAX. 202 337 7331
COPYRIGHT 2025 OUTERBRIDGE HORSEY ASSOCIATES, PLLC.

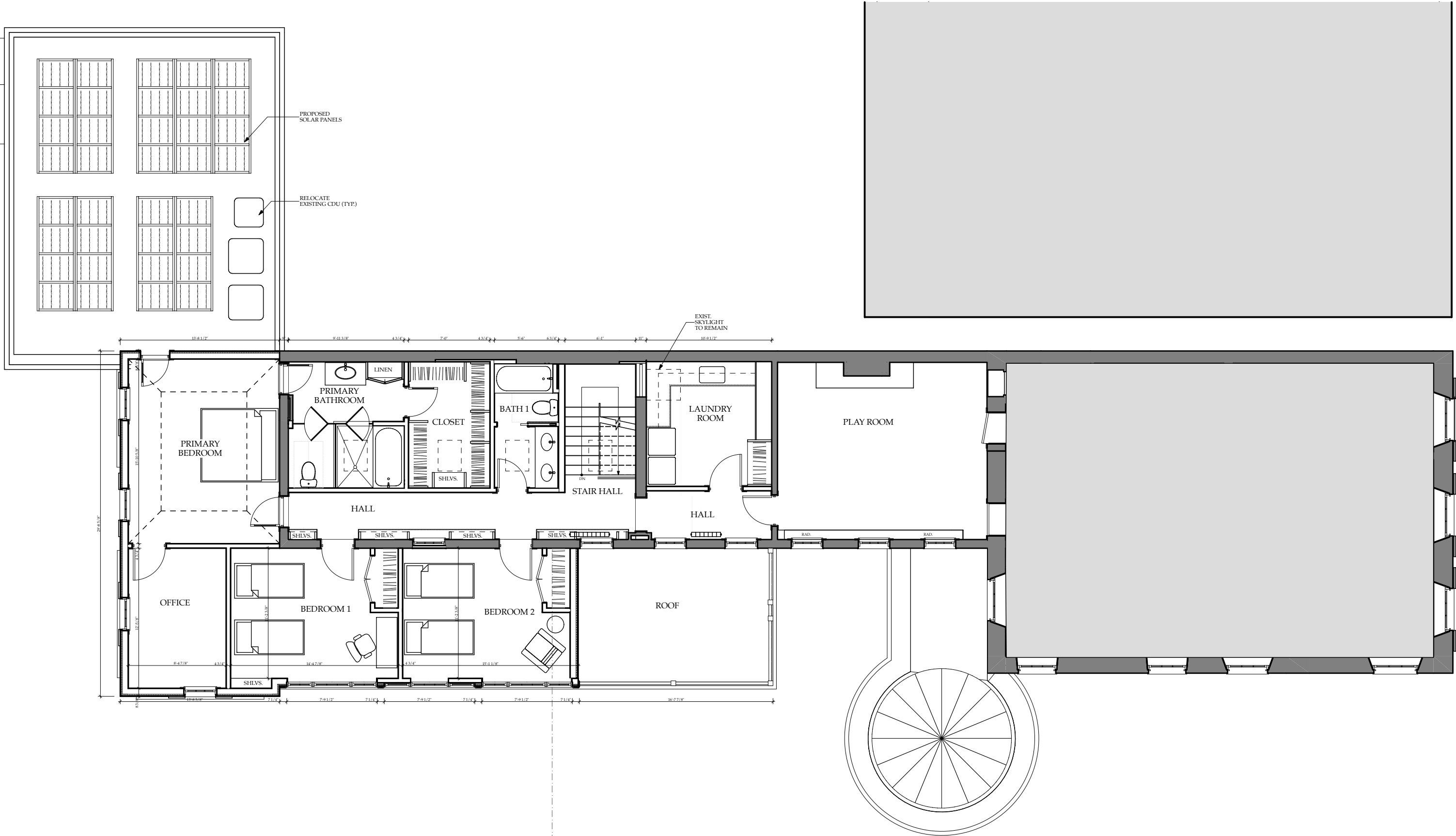


PROPOSED FIRST FLOOR

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



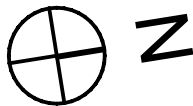
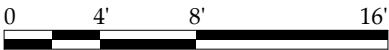
1



1

PROPOSED SECOND FLOOR PLAN

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





1

PROPOSED EAST ELEVATION

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

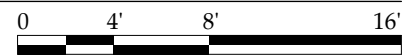


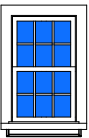
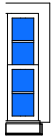
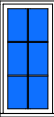
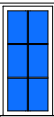
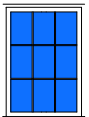
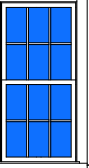

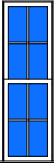






1

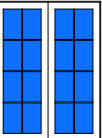
PROPOSED SOUTH ELEVATION

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



WINDOW SCHEDULE						
MARK	Quantity	SIZE		TYPE	NOTES	3D Front Vi...
		WIDTH	HEIGHT			
A	6	2'-9 1/2"	4'-6"	DOUBLE HUNG		
B	2	1'-4"	4'-6"	DOUBLE HUNG		
C	1	2'-2 1/2"	4'-8"	CASEMENT		
C	3	2'-2 1/2"	4'-8"	CASEMENT		
D	4	3'-3"	4'-8"	CASEMENT		
E	8	3'-3"	6'-8"	DOUBLE HUNG	TEMPERED	
F	8	3'-3"	2'-1 3/8"	FIXED TRANSOM		
G	4	2'-2 1/2"	6'-8"	DOUBLE HUNG	TEMPERED	
H	6 2	2'-2 1/2"	2'-1 3/8"	FIXED TRANSOM		

WINDOW SCHEDULE						
MARK	Quantity	SIZE		TYPE	NOTES	3D Front Vi...
		WIDTH	HEIGHT			
K	2	2'-2 1/2"	6'-8"	FIXED SIDELIGHT	TEMPERED	
M	1	5'-0"	2'-1 3/8"	FIXED TRANSOM		
N	1	2'-4"	2'-6"	FIXED		

DOOR SCHEDULE						
MARK	Quantity	SIZE		TYPE	NOTES	3D Front Vi...
		WIDTH	HEIGHT			
A1	1	5'-0"	6'-8"	FRENCH		



1. VIEW from SE from Columbus Street



2. View from NE at intersection of Prince and Columbus Streets



3. View from NW on Prince Street



4. VIEW of East Elevation from Garden



5. VIEW of South Elevation from Garden



4. VIEW of Carport from the Alley



1. VIEW from SE from Columbus Street



2. View from NE at intersection of Prince and Columbus Streets



3. View from NW on Prince Street



4. VIEW of East Elevation from Garden



5. VIEW of South Elevation from Garden



4. VIEW of Carport from the Alley