

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: _____

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

- NEW CONSTRUCTION
- EXTERIOR ALTERATION: *Please check all that apply.*
 - awning
 - doors
 - lighting
 - other _____
 - fence, gate or garden wall
 - windows
 - pergola/trellis
 - HVAC equipment
 - siding
 - painting unpainted masonry
 - shutters
 - shed
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

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

The Applicant proposes the attached renovations to the building as part of the office to residential conversion. The top floor renovations are proposed to make the top floor a livable space with a form that is more compatible with the neighborhood.

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: 

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. 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. 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%

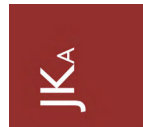


Certificate of Appropriateness Hearing - Architectural Details and Design

806 N Columbus St
Alexandria, VA

Certificate of Appropriateness Hearing - Architectural Details and Design

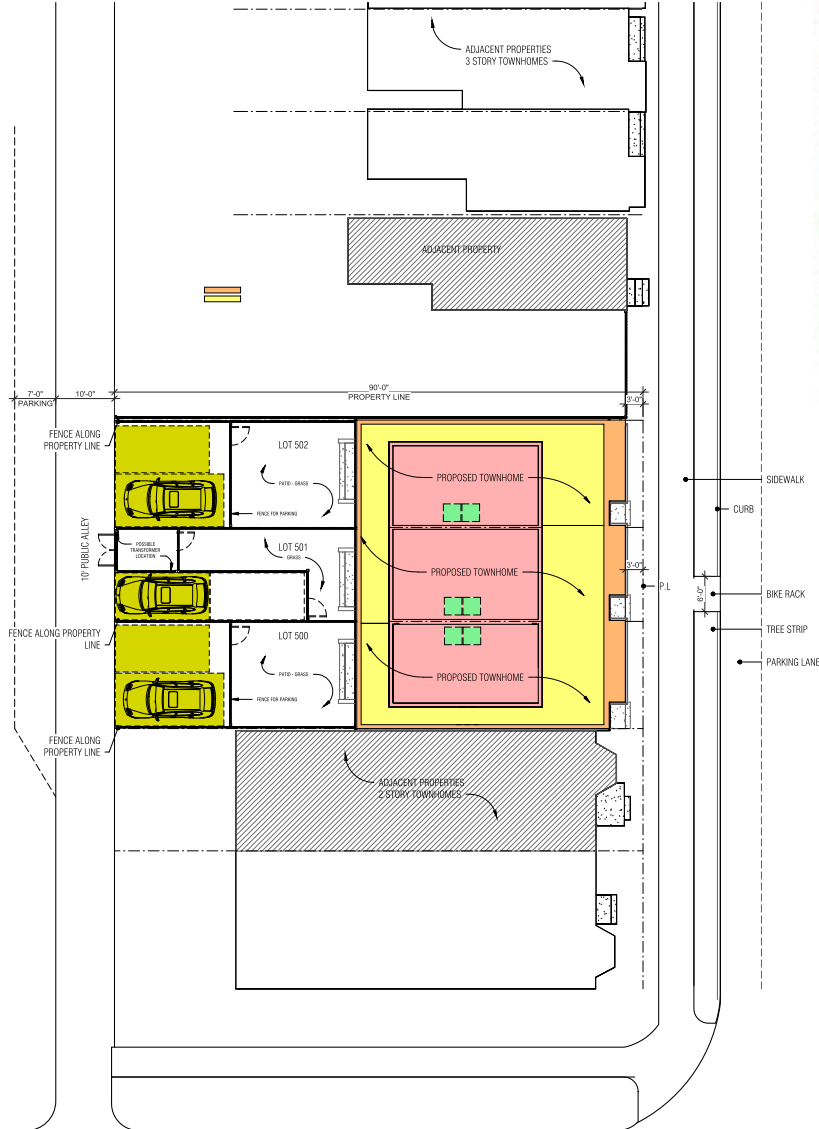
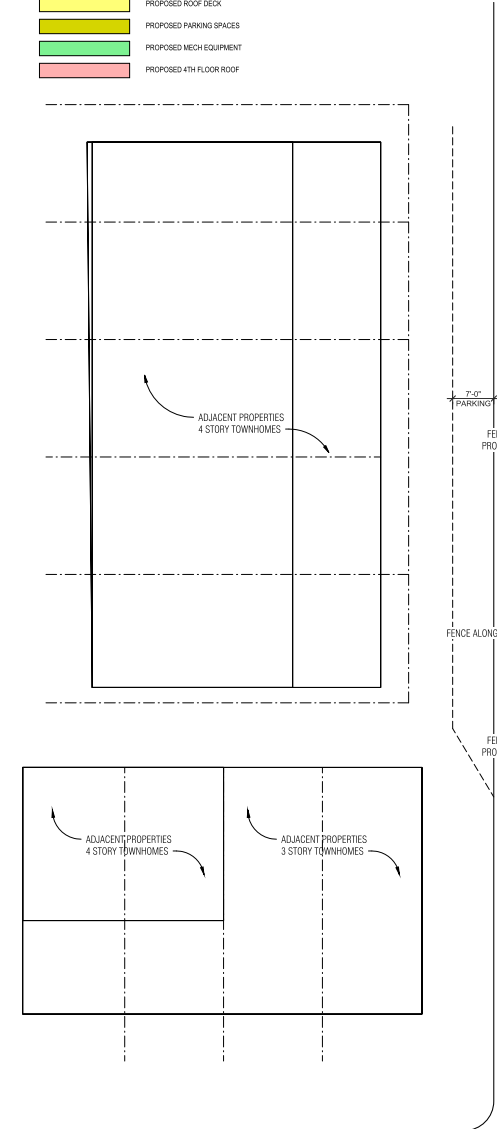
806 N Columbus St
Alexandria, VA
04/13/2026
COA



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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					FAR Deductions	
Description	Gross Building Area	Non FAR - Common	Non FAR - Bathrooms	Non FAR - HVAC	Non FAR Total	Net Floor Area
First Floor	712.17	54.32	15.00	-	69.32	648.05
Second Floor	712.17	62.25	50.00	10.50	122.75	596.42
Third Floor	712.17	60.15	50.00	37.25	147.50	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					FAR Deductions	
Description	Gross Building Area	Non FAR - Common	Non FAR - Bathrooms	Non FAR - HVAC	Non FAR Total	Net Floor Area
First Floor	819.92	62.47	15.00	-	77.47	742.45
Second Floor	819.92	70.99	50.00	10.50	131.49	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				425.56	2,385.69
Total Net Floor Area	2,385.69					
Lot Area:	1,642.50					
Proposed FAR:	1.4626					

N COLUMBUS ST

MADISON ST



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

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



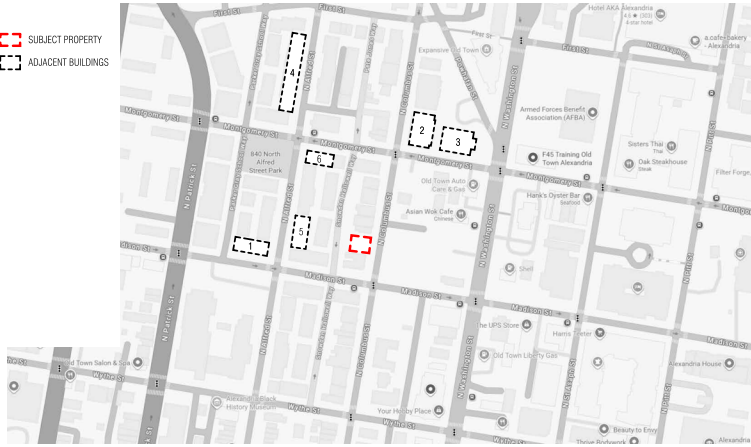
SHEET NAME
ARCH SITE PLAN

SCALE
 As indicated

SHEET NO.
BAR I

PRECEDENT PHOTOS:

- SUBJECT PROPERTY
- ADJACENT BUILDINGS



3 STORY TOWNHOMES +
4TH FLOOR MONITOR



1. 827 MADISON ST



CAST STONE CORNICE

2/3 . 781 MONTGOMERY ST

Google

3 STORY TOWNHOMES +
4TH FLOOR MONITOR



4. 920 N ALFRED ST

OFFICIAL STAMPS

JK_A

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SHEET NAME
PRECEDENT PHOTOS

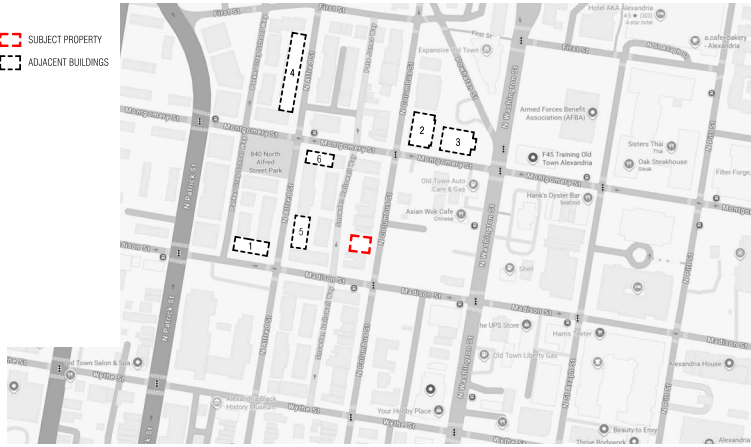
SCALE
1/4" = 1'-0"

SHEET NO.

BAR 2

PRECEDENT PHOTOS:

SUBJECT PROPERTY
 ADJACENT BUILDINGS



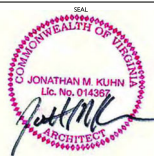
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SHEET NAME
 PRECEDENT PHOTOS

SCALE
1/4" = 1'-0"

SHEET NO.

BAR 3



BRICK FACADE
FRONT STEPS

BRICK DETAILS
HISTICAL BAY

DETAILED CORNICE
REPEATING ELEMENTS



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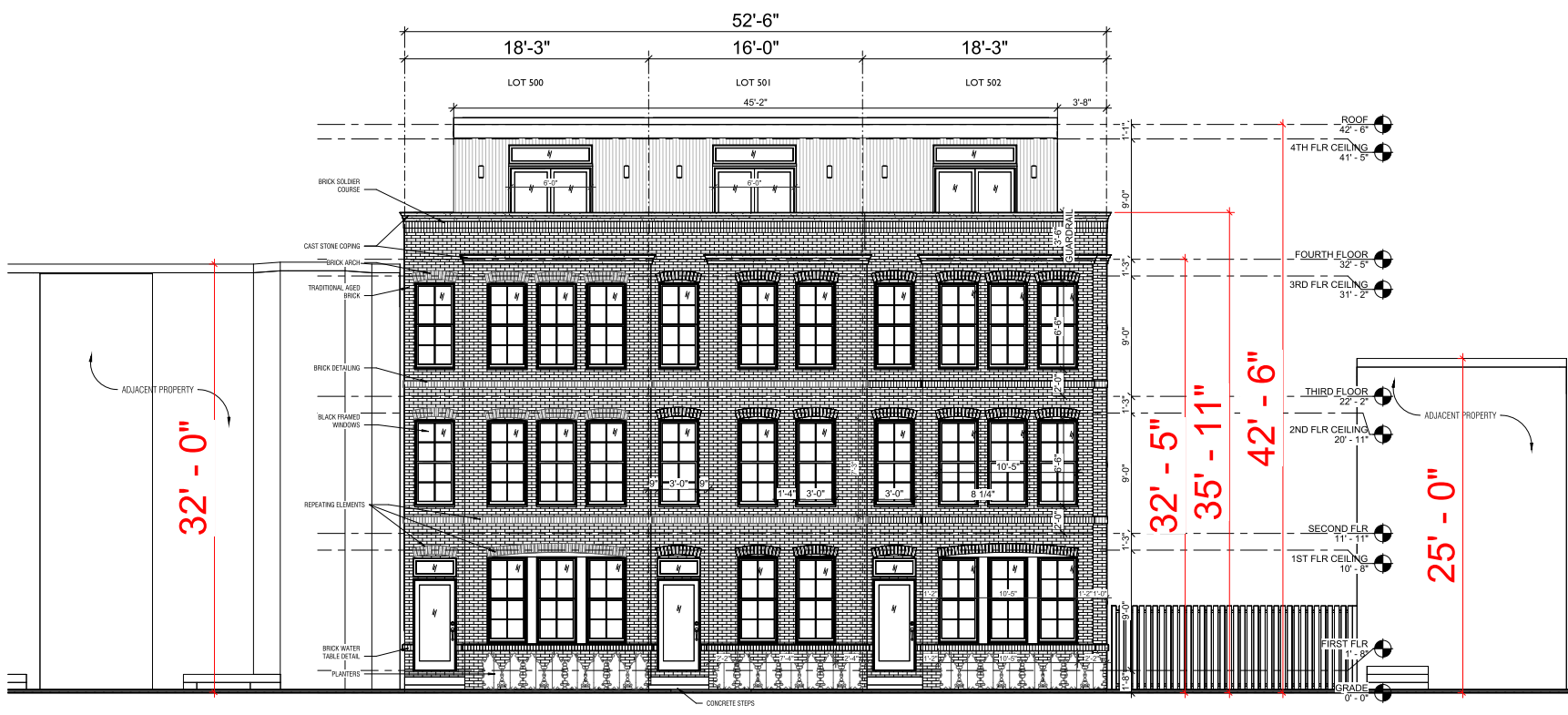
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SHEET NAME
PROPOSED FRONT
ELEVATION

SCALE
1/4" = 1'-0"

SHEET NO.
BAR 5



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



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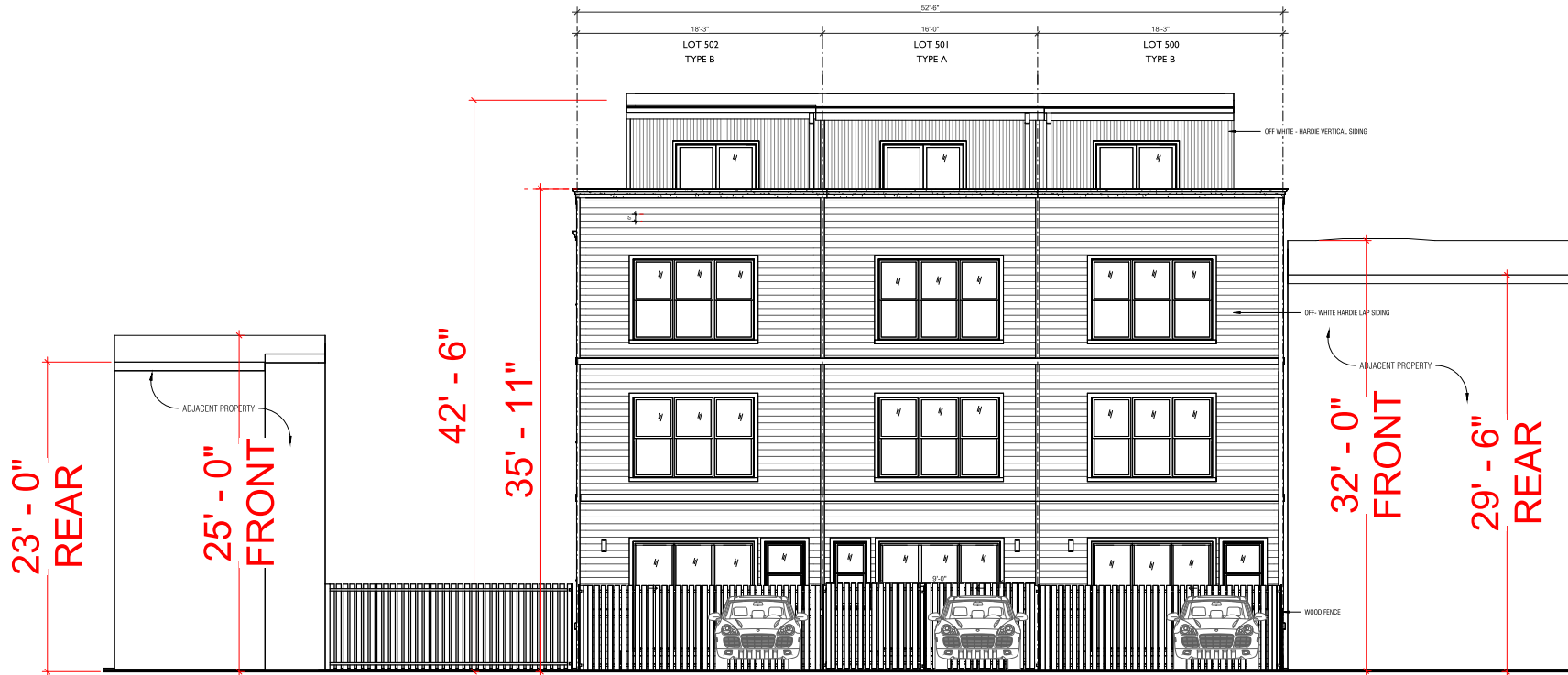


SHEET NAME
PROPOSED REAR
ELEVATION

SCALE
1/4" = 1'-0"

SHEET NO.

BAR 6



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



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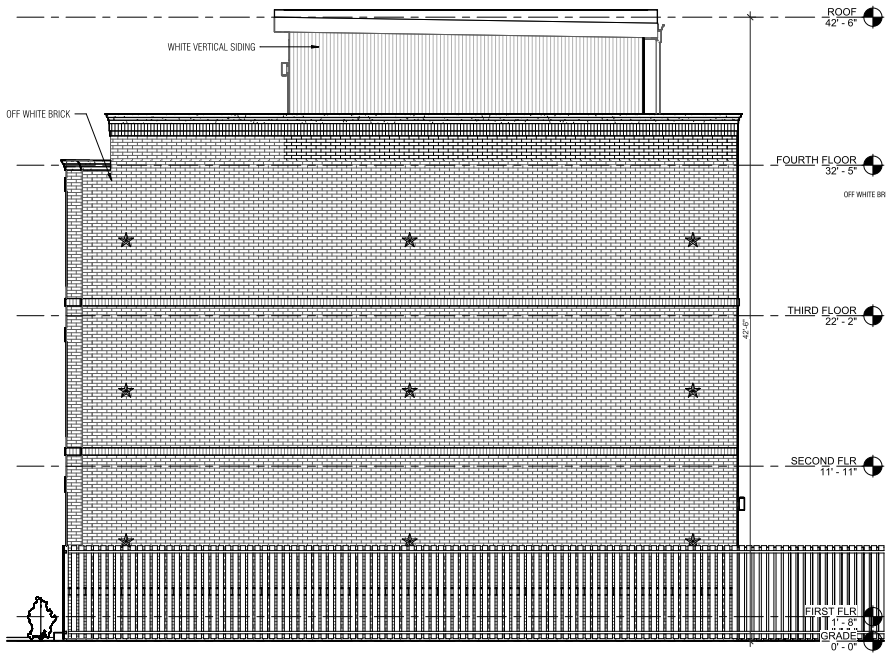


SHEET NAME
SIDE ELEVATIONS

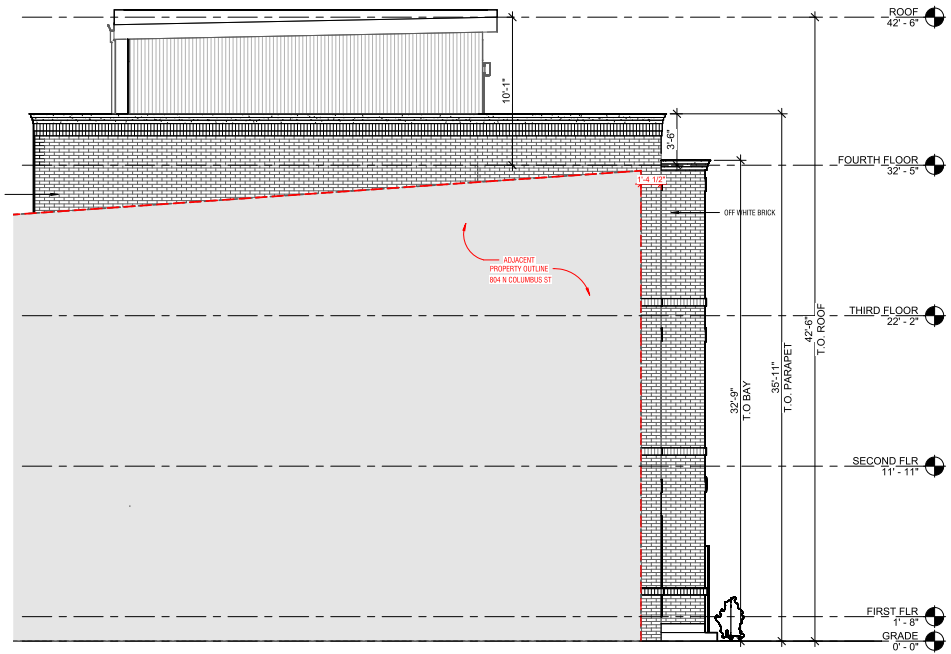
SCALE
1/4" = 1'-0"

SHEET NO.

BAR 7



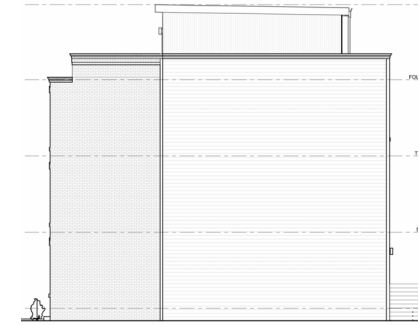
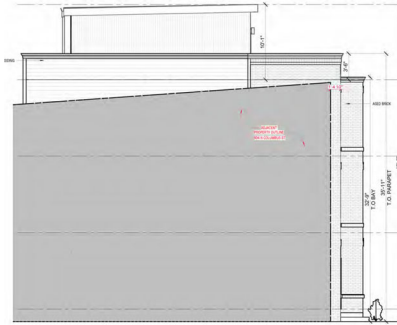
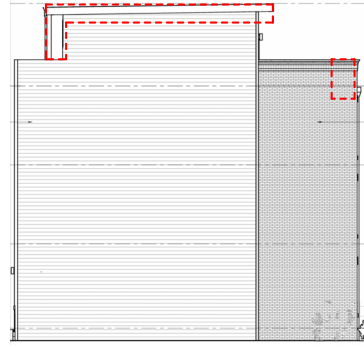
1 PROPOSED NORTH ELEVATION
1/4" = 1'-0"



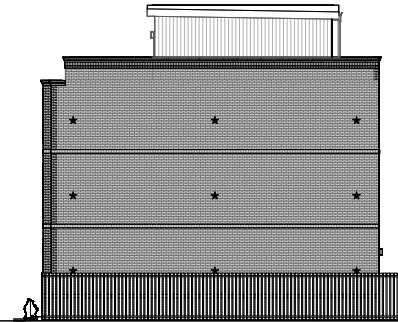
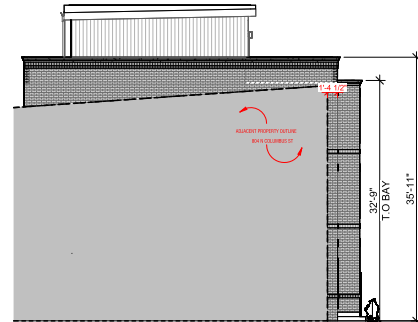
2 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"

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

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SHEET NAME
SUBMISSIONS
COMPARISON

SCALE
As indicated

SHEET NO.

BAR 8



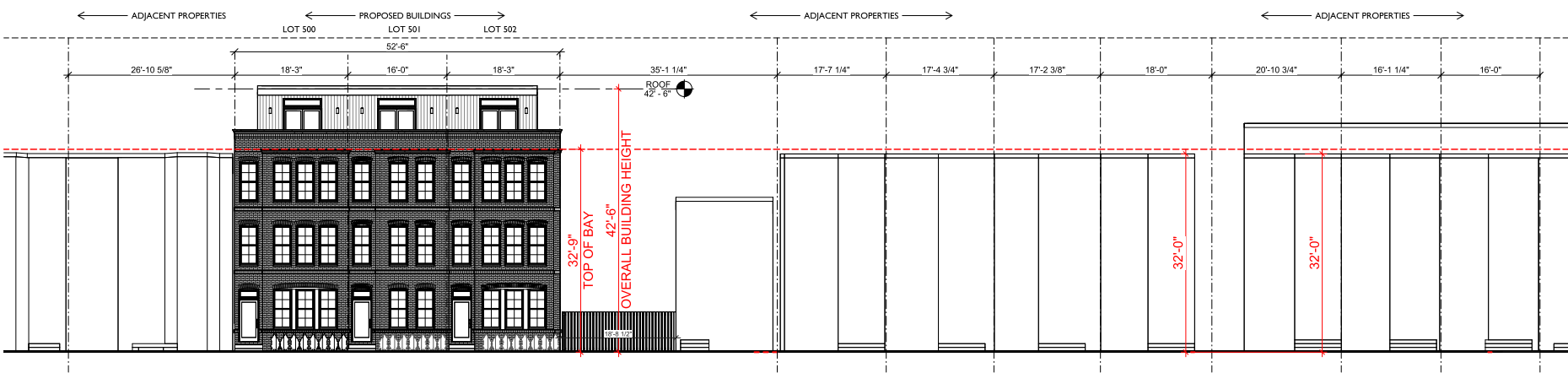
800/802 N. COLUMBUS



816/822 N. COLUMBUS



N. COLUMBUS ST- WEST ELEVATION 1:15



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



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SHEET NAME
MASSING STUDY

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

BAR 9



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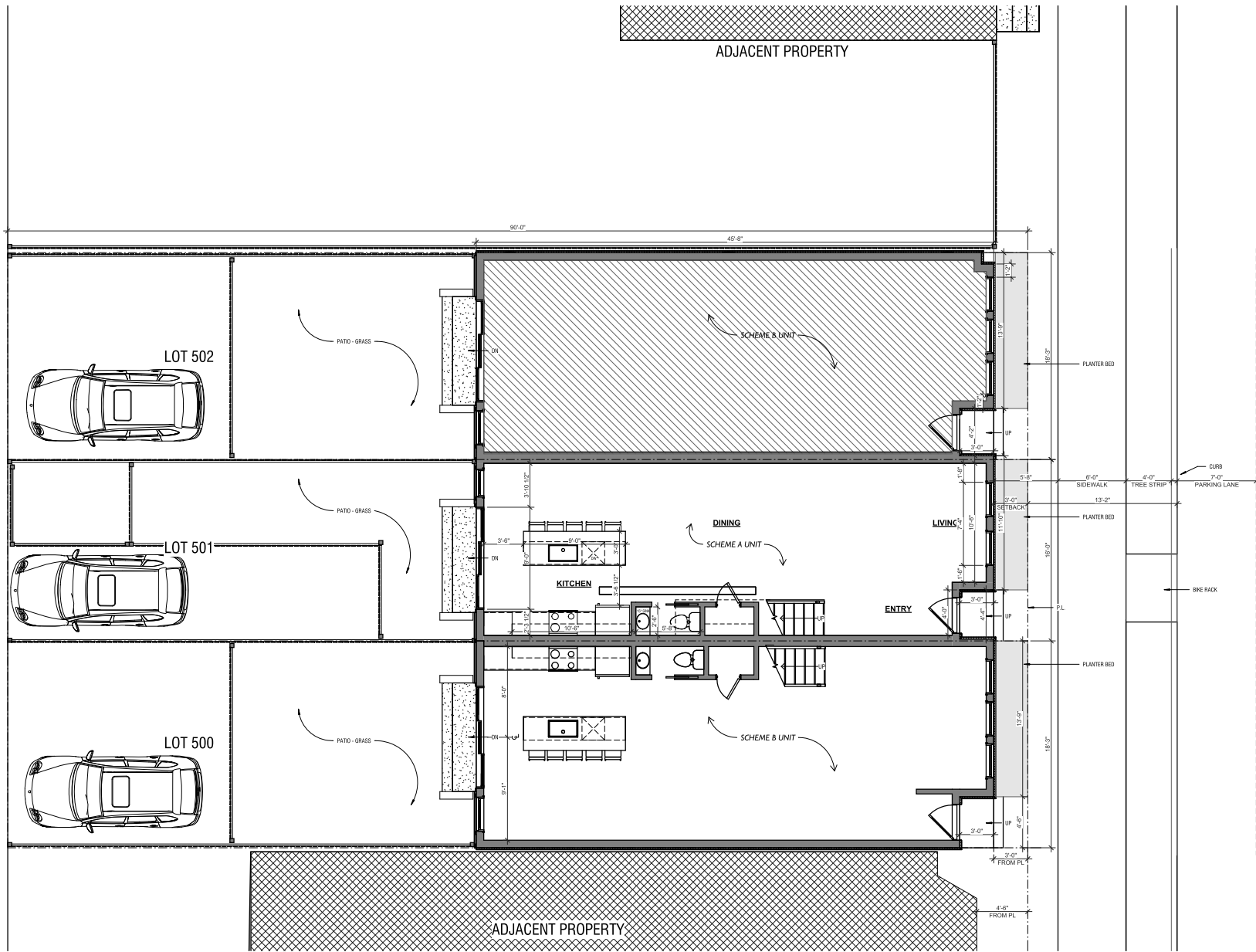


SHEET NAME
LOT FLOOR PLANS

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

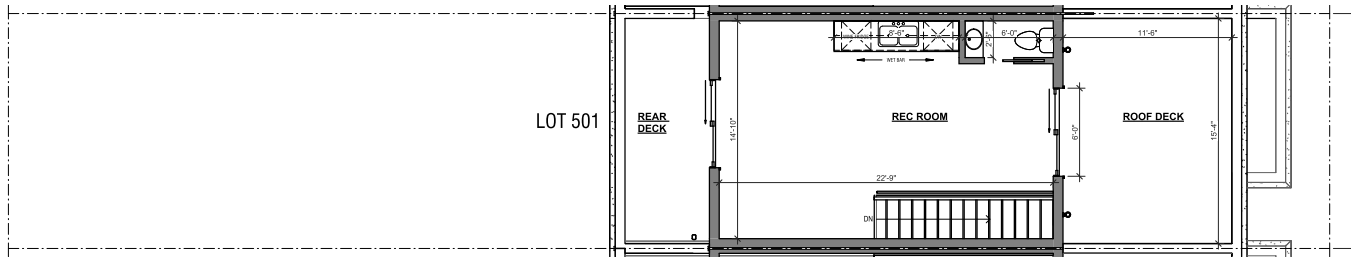
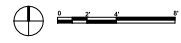
BAR 10

PUBLIC ALLEY

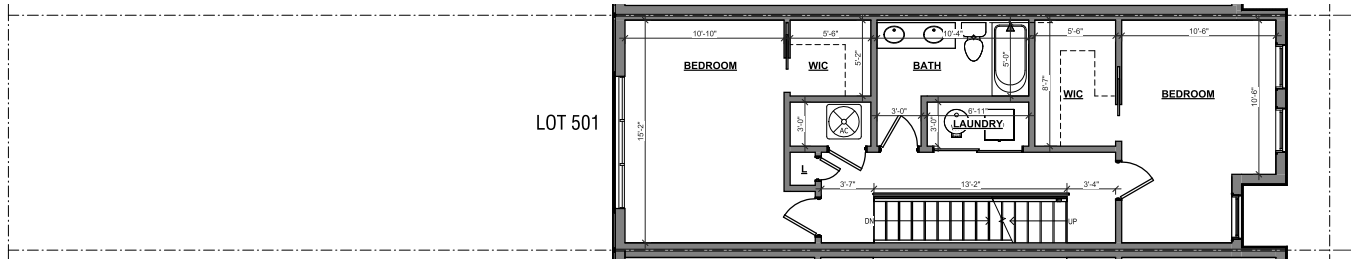


N COLUMBUS ST

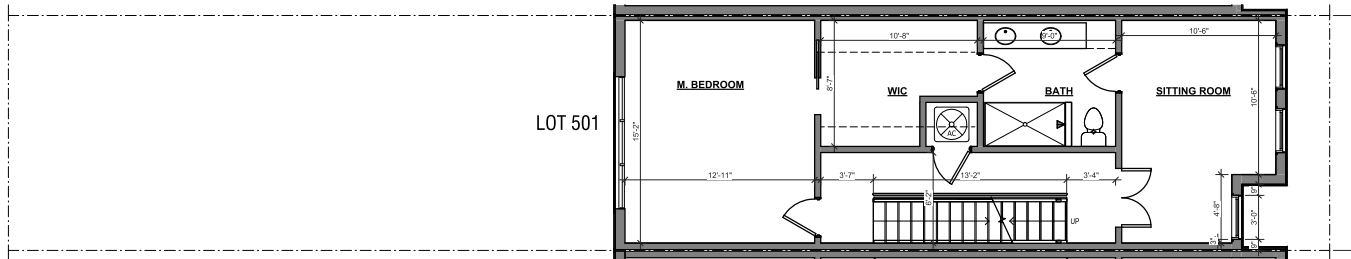
1 PROPOSED FLOOR PLANS
1/4" = 1'-0"



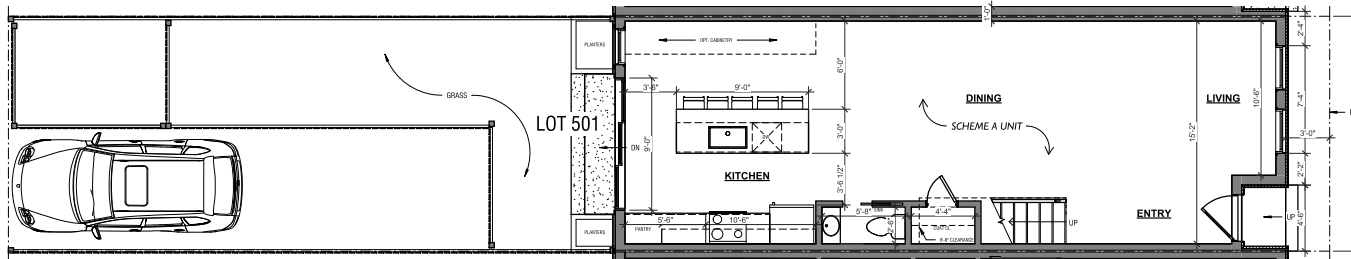
4 PROPOSED FOURTH FLOOR
1/4" = 1'-0"



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"



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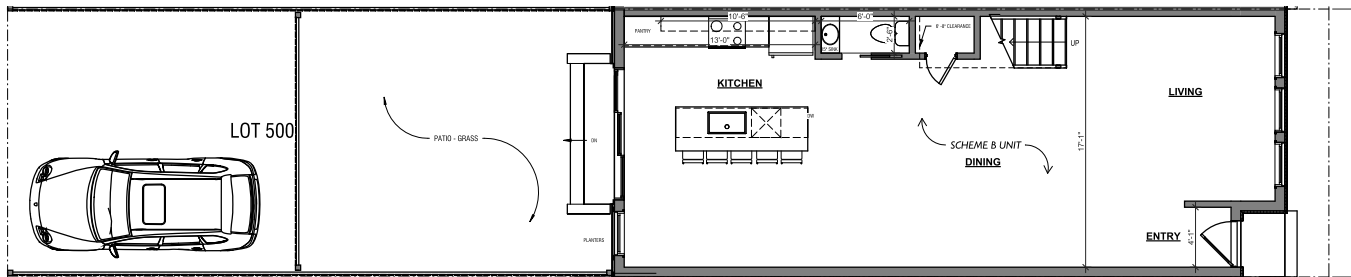
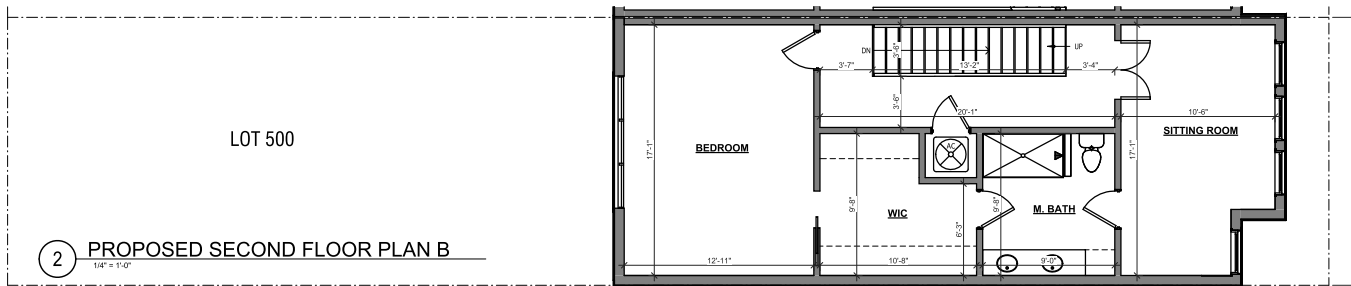
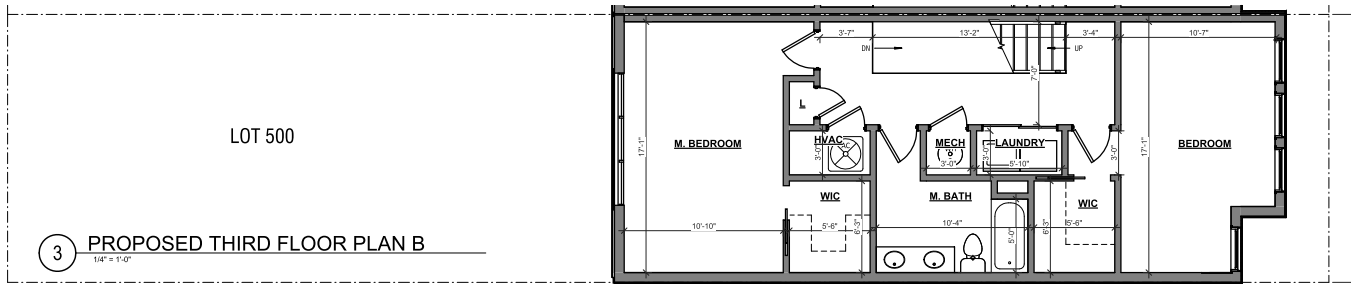
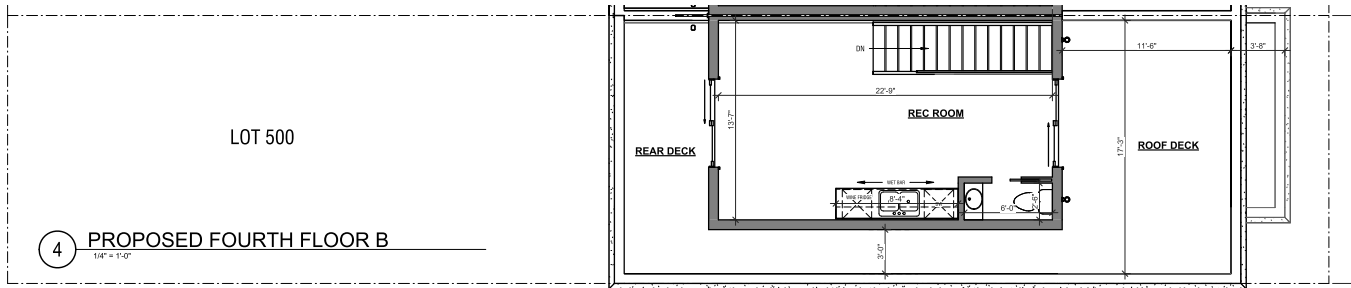
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SHEET NAME
 PROPOSED FLOOR
 PLANS - SCHEME A

SCALE
 1/4" = 1'-0"

SHEET NO.
 BAR 11



OFFICIAL STAMPS

JK_A

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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

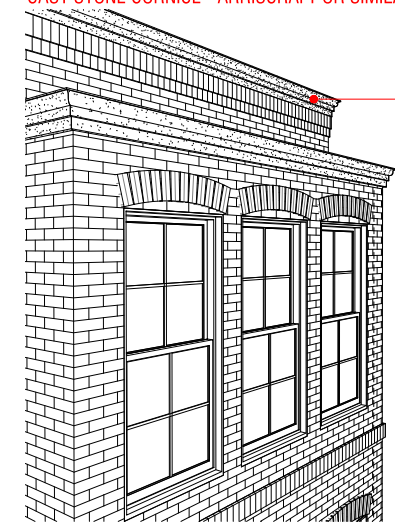
SOLDIER COURSE BRICK DETAILING

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

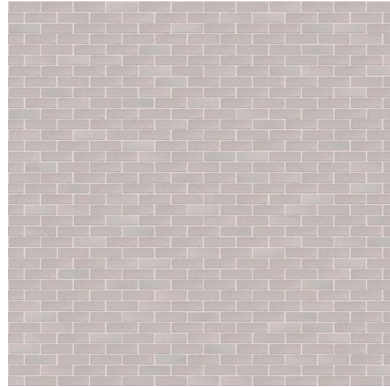


CAST STONE CORNICE



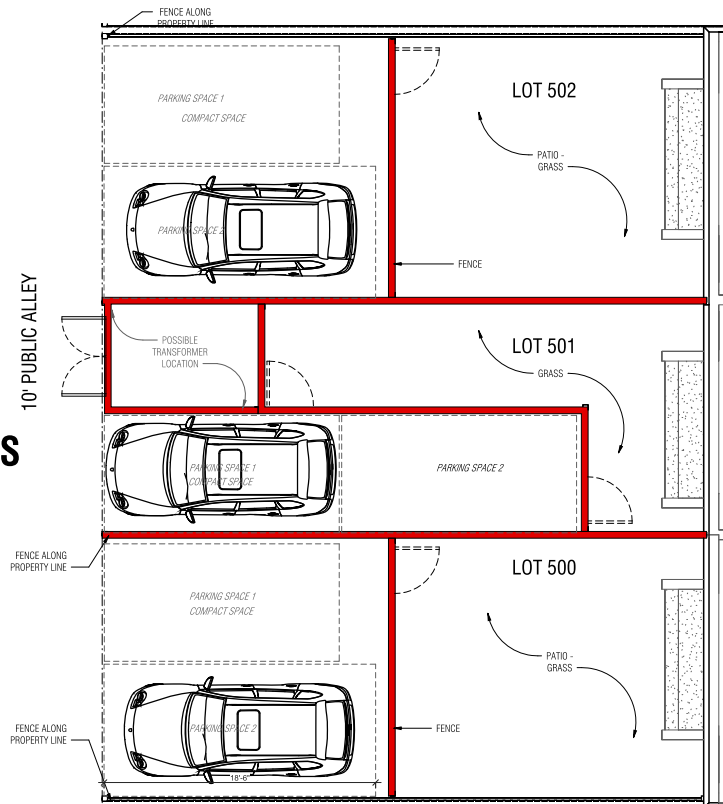
PROPOSED BRICK DETAILS

TAN WHITE, LIGHT GREY OR SIMILAR

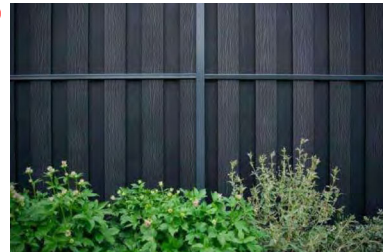


PROPOSED FENCE DETAILS

6' VERTICAL PLANKS FENCE - CHARCOAL OR SIMILAR



PROPOSED FENCE DETAILS



PROPOSED REAR SIDING

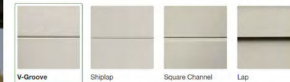


Hardie® Artisan® Siding

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.

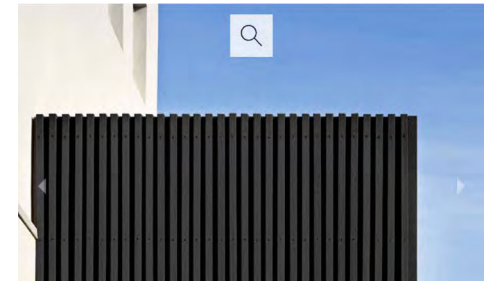
Select your texture



Select your color collection



Primed for Paint 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.



OFFICIAL STAMPS

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NO. DATE



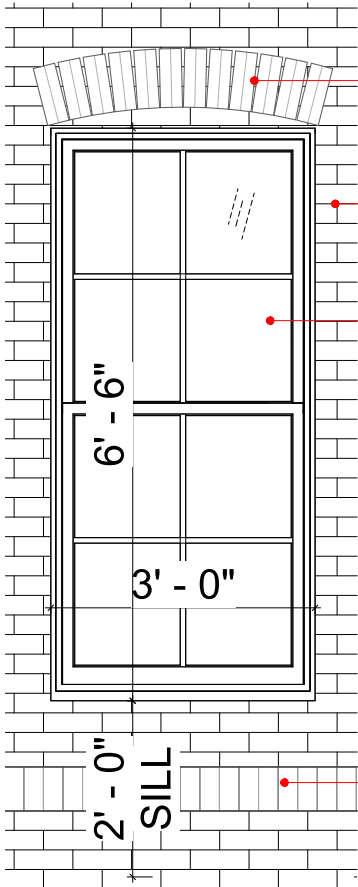
SHEET NAME
MATERIALS SPECS

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

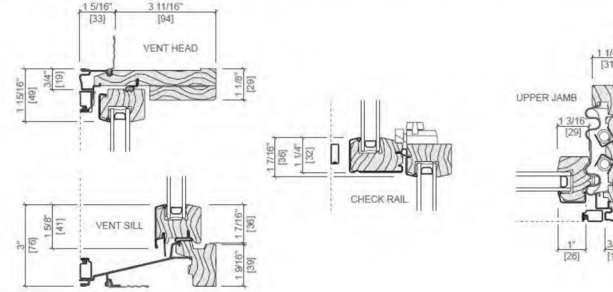


Double-Hung Vent	Dual-Pane		Standard Fold-out Fin	Base Frame Depth: 5"	LC30 - LC50
			Slock Frame	Std. Fin Setback: 1-5/16"	U: 0.25 - 0.34
			EnduraClad Exterior Trim / Brickmould	Base Wall Depth: 3-11/16"	SHGC: 0.20 - 0.48
				Jamb Extended Wall Depth: 3-11/16" - 9-3/16"	STC: up to 31

Sound Performance	Frame Size Tested Vent: 37" x 59" Vent: 37" x 59"	Type of Glazing 1 1/16" Overall IG thickness	STC		OITC
			27	23	27
		2.5mm/2.5mm 5mm/3mm	31		

Code Approvals: Hallmark Certified; FPAS#: Vent-12448; TDH#: Vent-WIN-739

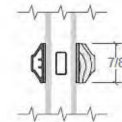
See the Performance section earlier in this manual to learn more about performance standards and ratings. Performance varies based on actual product attributes.



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



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SHEET NAME
MATERIALS SPECS

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

SHEET NO.

BAR 14



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SHEET NAME
PERSPECTIVE VIEWS

SCALE

SHEET NO.

BAR 15



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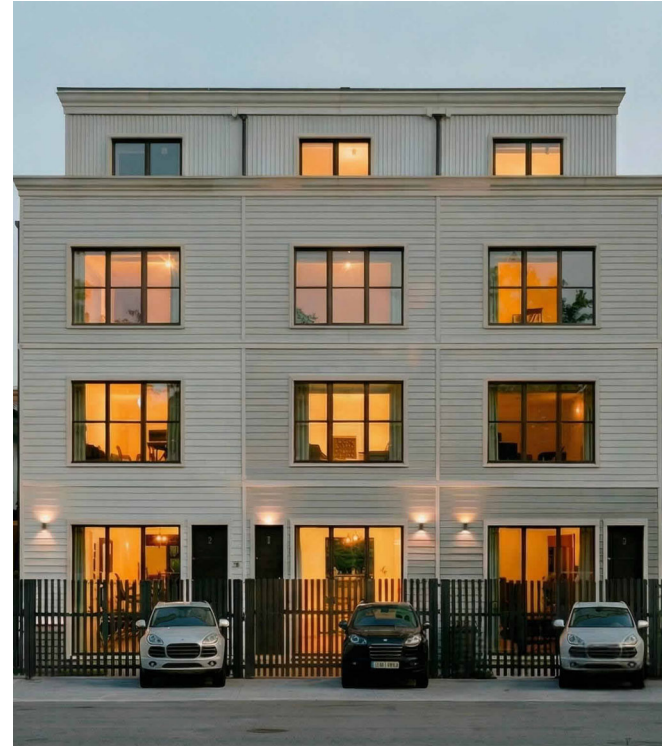


SHEET NAME
COLOR ELEVATIONS

SCALE
 1/4" = 1'-0"

SHEET NO.

BAR 16



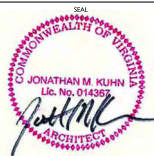
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SHEET NAME
COLOR ELEVATIONS

SCALE

SHEET NO.

BAR 17