

ISSUE: Certificate of Appropriateness for New Construction

APPLICANT: PT Blooms LLC

LOCATION: Old and Historic Alexandria District
805, 809, 811, 815, and 823 North Columbus Street

ZONE: CRMU-H/Commercial Residential Mixed Use (High)

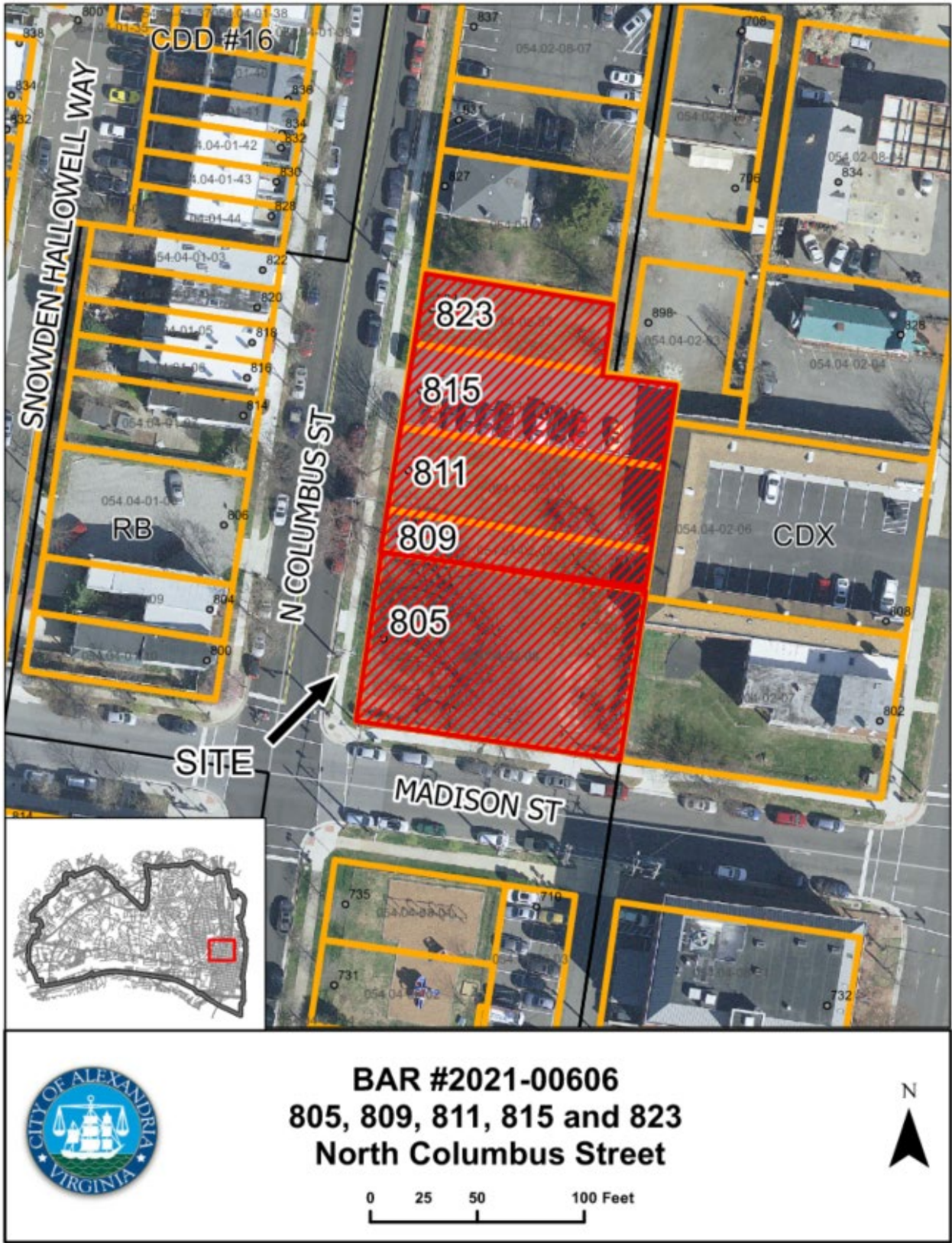
STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness with the following conditions:

1. The applicant work with staff on the final detailing of the black metal clad portions of the building, including the hyphens and the corner elements.
2. The applicant work with staff to introduce windows or additional architectural features to the upper levels of the north elevation.
3. The fiber cement panels have a smooth texture in lieu of the proposed wood grain texture.

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, 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's review of the project has included two concept review hearings, the first was on February 17, 2021, and the second was on May 19, 2021. In addition to the BAR hearings, historic preservation staff has attended several working sessions with the applicant to review the proposed design and provide feedback.

At the first concept review hearing, the Board provided feedback on the organization of the building massing and the architectural character. The Board found that the proposed industrial motif for the project was incompatible with this area of the city which was historically dominated by residential and institutional building types. Members of the Board also expressed concern regarding the location of the five story portions of the building relative to the existing residential structures across North Columbus Street. The Board noted that much of the project ground level open space was located at the east side of the site, adjacent to the alley, pushing the taller portion of the building west towards Columbus Street. There were also questions about the accuracy of the depiction of those buildings, they appeared to be depicted smaller than the actual structures. The Board requested additional site sections through the proposed building and adjacent buildings to effectively evaluate the proposed massing.

The applicant made revisions to the proposed design in response to Board comments and presented these at the second concept review hearing. The architectural character of the building was revised to include a three-story section adjacent to North Columbus Street with design inspiration taken from the Parker Gray school which was previously located near the site. The upper-level portions of the building were also revised and became a more quiet background to the more decorative lower level portions. The applicant also introduced black metal clad elements to the corners of the building in an effort to soften the corners and allow the lower levels to read as independent forms. The Board appreciated the revisions to the architectural character and found that the design motif was successful. They also found that the new corner elements were effective. While the Board was supportive of the reconfiguration of the massing to push the tallest parts of the building as far to the east of the site as possible, some Board members remained concerned about the height of these portions. Some Board members expressed support for the height of the building in the proposed location adjacent to the already approved and under construction hotel facing North Washington Street.

The DSUP associated with the project was approved by City Council on October 16, 2021, and the project returns to the BAR for a Certificate of Appropriateness.

I. APPLICANT'S PROPOSAL

The applicant, PT Blooms, LLC is requesting a BAR Certificate of Appropriateness for the construction of a five-story multifamily residential building of 73 units. The building's main entrance is on North Columbus Street through a lobby located at approximately the mid-point of the building. Vehicular access to the below grade parking garage is through the alley on the east side of the site with a curb cut on Madison Street (Figure 1).



Figure 1: Site plan showing configuration of proposed building

Since the last concept review hearing, the applicant has been continuing to develop the design for the proposed project by clarifying the proposed construction materials and details. Some of this development includes the following.

The materials palette for the building has now been defined and is demonstrated in the submitted materials board. The three-story sections directly adjacent to the sidewalk utilize a red brick with buff-colored precast elements that are similar to brick buildings found in the historic district. Along with the simple window pattern, this recalls the institutional buildings previously found in this neighborhood. The fourth and fifth floor portions of the building located at the center of the site use an off-white brick with a similar colored mortar. This combination of materials and simple punched window openings creates a background to the more prominent lower sections. The building features stepping forms clad with black metal panels and featuring large windows at the upper-level corners. This motif extends down to the ground at the southeast corner of the site to transition from the North Columbus Street elevation to the Madison Street elevation. At the alley facing elevation and wrapping the north elevation at the fourth and fifth floors, the applicant is proposing to use pearl grey cementitious panels arranged in a grid pattern that is similar to the raised brick panels surrounding the windows on the west elevation. The fiber cement panels are proposed to have a wood grain texture. At the center section of the alley elevation only, this material extends to the first floor. See Figure 2 – 5 for proposed building elevations.



WEST ELEVATION- COLUMBUS ST

Figure 2: Proposed west elevation



SOUTH ELEVATION- MADISON ST

Figure 3: Proposed south elevation



EAST ELEVATION- ALLEY

Figure 4: Proposed east elevation



NORTH ELEVATION

Figure 5: Proposed north elevation

The design for the balconies has been further clarified from the previous submissions. The applicant is proposing to use prefabricated black aluminum balconies with horizontal rails. In the previous submission, the balconies at the alley elevation included vertical posts creating stacking balconies. In the current submission, the vertical posts have been eliminated and the balconies are attached to the exterior wall through the use of tension rods. This gives the balconies a more horizontal proportion that is more compatible with the overall elevation (Figure 6).

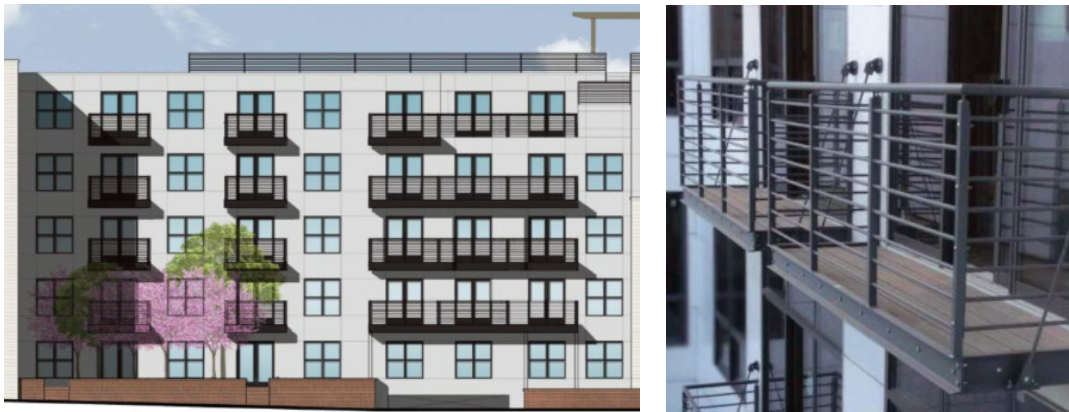


Figure 6: Proposed balconies at alley elevation

The proposed design includes masonry details that vary between the lower portion and the upper portions (Figure 7). At the lower portion of the building, the applicant is proposing recessed panels, projecting bands, and a stepped cornice. These decorative details are reminiscent of similar masonry details found throughout the historic district. At the upper levels, the detailing is more simple, each of the openings includes a simple projecting masonry frame to emphasize the proportions of the opening. This detailing reinforces the design intent, where the upper level is more quiet than the lower portion nearest to the sidewalk.



Figure 7: Masonry detailing at upper and lower portions of the proposed building

Site Context

The project site is located at the northeast corner of North Columbus Street and Madison Street, with the longest portion of the site fronting North Columbus Street. There is an “H” shaped public alley in the middle of the block with access from Montgomery Street that will allow for a view of the east side of the site. Because of the size of the building and the neighboring buildings, all elevations will be visible from a public right of way.

This is a transitional area of the city with the five story Towne Hotel project under construction directly to the east of the project site facing Washington Street and modest two to three story townhouses on the opposite side of Columbus Street. To the north of the site and separated by a parking lot is a two-story brick duplex with another parking lot at the north end of the block. Across Madison Street to the south of the site is a playground with a four-story office building beyond, facing Washington Street. Three story townhouses that are part of the James Bland development are located on the southwest corner of the intersection of North Columbus Street and Madison Street, diagonal from the proposed project.

II. HISTORY

The project site currently consists of vacant lots and parking lots, but records show that there were previously seven townhomes on this block that have been demolished. The 1912 Sanborn Insurance map shows this site empty with the east portion of the block occupied by the recently relocated structure at 802 North Washington Street, and two additional single-family homes on the west side of the 800 block of North Washington Street. Only the 802 North Washington Street structure remains today. The 1921 Sanborn Insurance map shows new single-family homes at 805 and 807 North Columbus Street. By 1931 five more single family homes were constructed on the east side of the 800 block of North Columbus Street, the proposed project site (Figure 8).

Over time the homes on the project site have been demolished. Inspection tickets from 1981 and 1982 show these properties in declining condition, including comments about extensive damage to roofs and exterior walls. A demolition permit was issued for the properties at 805, 807, and 809 North Columbus Street on April 14, 1982. On October 15, 1984, a demolition permit was issued for the property at 813 North Columbus Street. A 1983 aerial photograph of the area clearly shows that the properties at 815 and 817 had already been demolished by that time. Finally, the property at 823 North Columbus is evident in an aerial photograph in 1995 but was demolished prior to the aerial photograph taken in 1998.

While the current site and much of this block is presently dominated by vacant lots and parking lots, it is clear from these documents that as late as the early 1980s there were two-story single-family homes on either side of North Columbus Street.

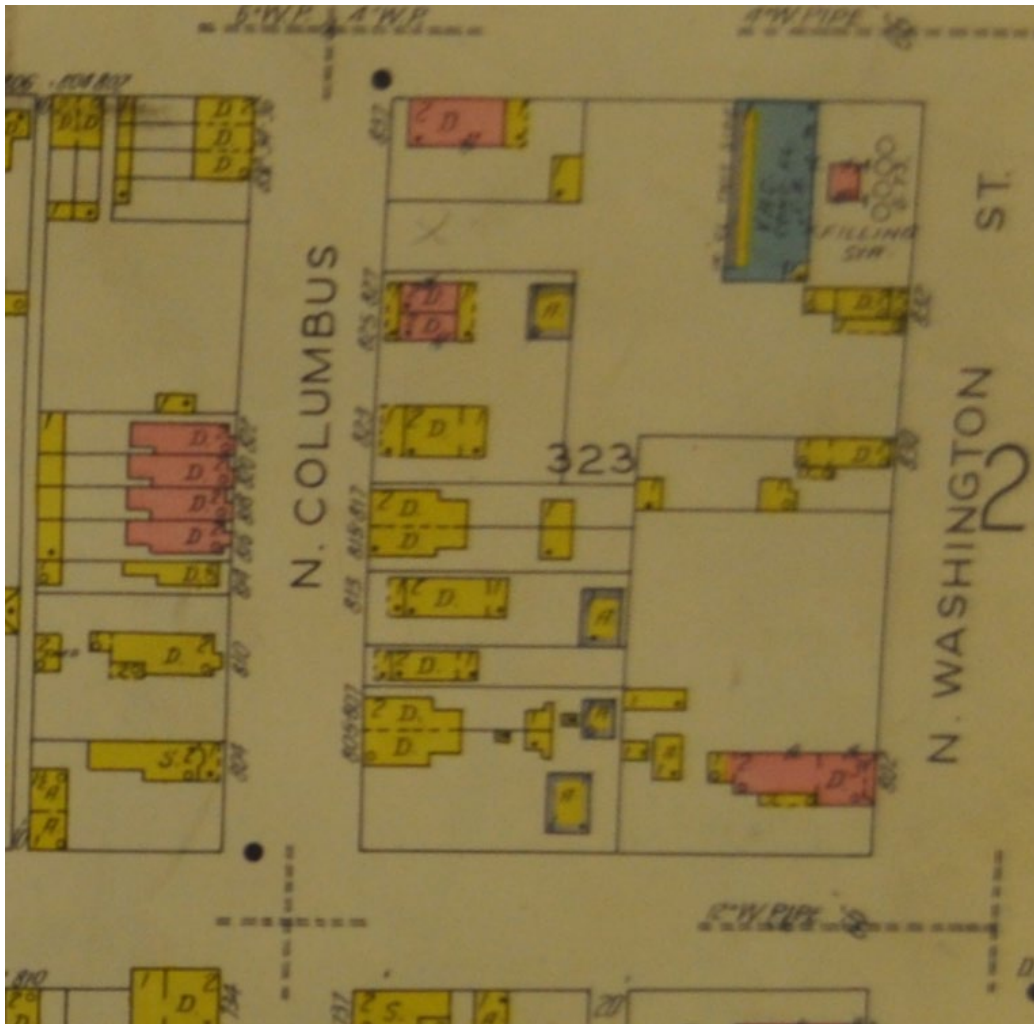


Figure 8: 1931 Sanborn Fire Insurance map showing 800 block of North Columbus Street

III. ANALYSIS

When considering the request for a Certificate of Appropriateness for the proposed project, the Board will consider the criteria specifically listed in Chapter 10-105 (A)(2) as the determining factors. The criteria in this section that are relevant to this project include the following:

- (a) Overall architectural design, form, style and structure, including, but not limited to, the height, mass and scale of buildings or structures;
- (b) Architectural details including, but not limited to, original materials and methods of construction, the pattern, design and style of fenestration, ornamentation, lighting, signage and like decorative or functional fixtures of buildings or structures; the degree to which the distinguishing original qualities or character of a building, structure or site (including historic materials) are retained;
- (c) Design and arrangement of buildings and structures on the site; and the impact upon the historic setting, streetscape or environs;

- (d) Texture, material and color, and the extent to which any new architectural features are historically appropriate to the existing structure and adjacent existing structures;
- (e) The relation of the features in sections [10-105](#)(A)(2)(a) through (d) to similar features of the preexisting building or structure, if any, and to buildings and structures in the immediate surroundings;
- (f) The extent to which the building or structure would be harmonious with or incongruous to the old and historic aspect of the George Washington Memorial Parkway;
- (g) The extent to which the building or structure will preserve or protect historic places and areas of historic interest in the city;
- (h) The extent to which the building or structure will preserve the memorial character of the George Washington Memorial Parkway;
- (i) The extent to which the building or structure will promote the general welfare of the city and all citizens by the preservation and protection of historic interest in the city and the memorial character of the George Washington Memorial Parkway;
- (j) The extent to which such preservation and protection will 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.

In making a determination of how the proposed project meets these criteria, the Board should look to Chapter 6, New Construction – Residential, of the *Design Guidelines* for guidance. This chapter applies to all residential construction, including both multi-family and single family dwellings. Portions of this chapter that are specifically relevant to the proposed project include the following:

- The guidelines should be viewed as a distillation of previously accepted design approaches in historic districts. The guidelines should not be viewed as a device that dictates a specific design response, nor should the guidelines be viewed as prohibiting a particular design approach. There may be better ways to meet some design objectives that have not been reviewed by the Board in the past. New and untried approaches to common design problems are encouraged and should not be rejected out of hand simply because they appear to be outside the common practices outlined in the guidelines.
- It is not the intention of the Board to dilute design creativity in residential buildings. Rather, the Board seeks to promote compatible development that is, at once, both responsive to the needs and tastes of the late 20th century while being compatible with the historic character of the districts.
- New construction must conform to the requirements of the applicable small area plan chapter of the Master Plan.
- No single architectural style is mandated. Designs should be complementary and reflect the architectural heritage of the city. For example, abstraction of historic design elements would be preferred to a building which introduces design elements that are not commonly used in historic districts. While new residential buildings in the historic districts should not create an appearance with no historical basis, direct copying of buildings is discouraged.

- Building massing is the enclosed volume which constitutes a building's exterior form. In the historic districts, new residential construction should reflect the building massing prevailing along the blockface.
- Multi-family structures such as apartment buildings often exceed the prevailing height of single-family houses. Such structures may be constructed to the maximum permitted height by zone but should not overwhelm adjacent buildings.
- In general, multi-family structures such as apartment buildings are much wider than single family residential structures. The façade articulation should be compatible with nearby buildings.
- New residential structures should be sited so that the front plane of the building is in line with the prevailing plane of the other residential buildings on the street.
- 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. For example, buildings which express very large areas of void are discouraged.
- In general, the roof form should reflect the roof forms expressed along the blockface.

The *Guidelines* do not mandate the use of historic styles for new construction. However, they do state that where new buildings recall historic building styles, the architectural details used throughout the building should be consistent with that same style noting, however, that the building should not be a slavish replica of any specific building in the district. Additionally, the *Design Guidelines* also note that “new and untried approaches to common design problems are encouraged and should not be rejected out of hand simply because they appear to be outside the common practices outlined in the guidelines.”

The *Design Guidelines* further state that “Multi-family structures such as apartment buildings often exceed the prevailing height of single-family houses. Such structures may be constructed to the maximum permitted height by zone but should not overwhelm adjacent buildings.” As noted during the concept review hearings, the hotel currently under construction immediately to the east of the site will be approximately the same height as the taller, eastern, portion of the proposed building. The houses on the west side of South Columbus Street range in height but are approximately 30 feet tall at the sidewalk edge. This is the approximate height of the three story section of the building directly adjacent to North Columbus Street (Figure 9). Staff finds that the proposed massing of the building appropriately transitions from the small scale residential neighborhood to the west of the site to the more large scale building facing Washington Street to the east. Given this transition, the proposed project will not “overwhelm adjacent buildings.”

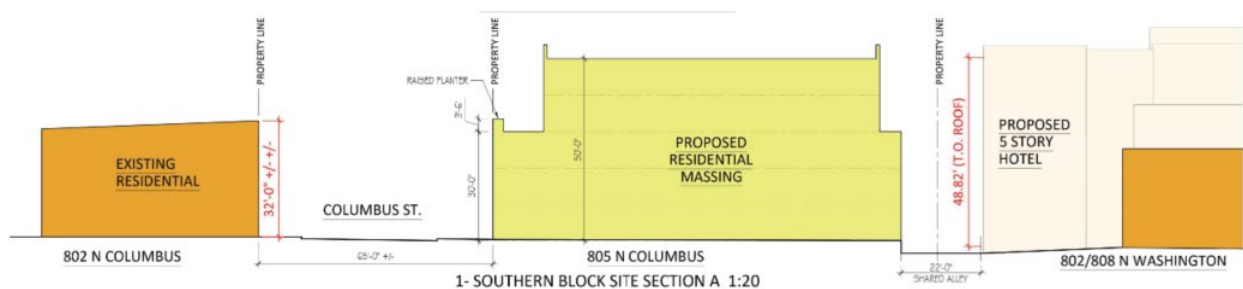


Figure 9: Site section showing proposed building with hotel and existing residential structures

During the concept review process, the applicant modified the design in response to Board comments to include entries directly from the sidewalk into ground floor units to make the building more friendly to the sidewalk and compatible with the residential buildings found in this area of the historic district. The design was also revised to make the main building entry, which is located at the mid-point of the North Columbus Street side of the building and recessed at the rear of the entry plaza, a prominent and easily identifiable building element. This section of the building features large windows with black metal clad oversized frames. The applicant is proposing to break up the lower portions of the three story sections of the building with hyphens in the same architectural language and featuring large windows that extend to the ground (Figure 10). These building hyphens help to break up the massing to create a proportion that is similar to the historic school that was once located nearby. The use of an architectural language that is similar to the main building entry and the proximity of the hyphens to the ground floor unit entries leads to some confusion regarding the hierarchy of building entries. Staff recommends that the applicant work with staff on the detailing of these areas to create an element that is at once compatible with the other metal portions of the building while respecting the building hierarchy.



The introduction of the black metal and glass corner element at the southwest corner of the site is an effective way for the building to turn the corner where North Columbus Street and Madison Street intersect, and integrate the upper and lower parts of the building (Figure 11). This design motif is repeated at the corners of the upper portion of the building and contrasts nicely with the light color brick. This element was introduced at the most recent concept review and the current submission does not include additional information on the detailing of the metal window surrounds and how they are integrated into the window system. Of importance to the successful integration of this element into the building will be ensuring that there is adequate depth in the assembly to make it read as a three dimensional element instead of simply a flat assembly. As noted above, this element features large windows that extend to the ground. The submission is unclear as to how these windows will be detailed at the sidewalk level. These types of details will be key to the successful rendering of the building.

While this element has been integrated into the west and south elevations, it is minimally used on the alley and the north elevation. The applicant should consider how this language could be integrated into these parts of the building as well. The alley is clearly a secondary elevation that

is different from the two street facing elevations, but the inclusion of the black metal and glass detail in this area in a simplified form could help to add some visual interest. The Board should note that the east elevation will be facing an alley, but the site configuration and massing of the adjacent hotel allows for a view of this area from the public right of way. Staff recommends that the applicant work with staff to refine the details for the black metal panel clad features at the corners of the building and to look to integrate it into the east side of the building.



Figure 11: View of corner element at south west corner of site

The building as proposed is directly on the north property line, making it impossible to include windows on the lower levels. The applicant has addressed this on the west side of the lower level by including recessed brick panels in a pattern that is similar to the fenestration pattern of the rest of the building. The east end of the lower level does not have such brick panels. The upper levels in this area are stepped back from the property line and in some areas can have additional windows. The black metal corner piece at the east side of the upper levels is effective in providing visual interest to the north elevation but the remainder of the north elevation on the upper levels is devoid of architectural features (Figure 12). Staff recommends that the applicant work with staff to include additional features on this north elevation.



Figure 12: Proposed north elevation.

As noted above, the proposed design includes fiber cement panels at the alley elevation. The submitted materials board includes a sample of the grey fiber cement that the applicant is proposing to use on this elevation. The submitted sample includes a wood grain finish. The board has long required that fiber cement siding and panels be installed with a “smooth finish.” Staff supports the use of this material on this secondary elevation but recommends that the material be a smooth finish to be consistent with similar material on projects throughout the historic district.

Staff finds that the proposed design, which is consistent with the design presented at the concept review phase, is compatible with the specific design criteria listed in the Zoning Ordinance. The organization of the building places the five story portion of the building at the east edge of the site, directly adjacent to the similarly sized hotel on the adjacent lot. The building steps down as it approaches Columbus Street, this portion of the building is of a similar height and scale as the existing single family residential buildings on the opposite side of Columbus Street. The architectural design of the building strikes a balance between the lower sections that are meant to be reminiscent of historic institutional buildings and the more quiet upper levels that serve as a background to the nearby historic buildings.

Staff notes the recommendations of Alexandria Archaeology and recommends approval of the Certificate of Appropriateness with the following conditions:

1. The applicant work with staff on the final detailing of the black metal clad portions of the building, including the hyphens and the corner elements.
2. The applicant work with staff to introduce windows or additional architectural features to the upper levels of the north elevation.
3. The fiber cement panels have a smooth texture in lieu of the proposed wood grain texture.

STAFF

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

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

IV. CITY DEPARTMENT COMMENTS

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

Code Administration

C-1 No comments were received

Transportation and Environmental Services

F-1 Comply with all requirements of DSUP2021-10020 (T&ES)

C-1 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)

Alexandria Archaeology

R-1 Call Alexandria Archaeology (703/746-4399) two weeks before the starting date of any ground disturbance so that an inspection or monitoring schedule for city archaeologists can be arranged. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)

R-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. (Archaeology)

F-1 The 800 block of North Columbus St. is included in maps of Alexandria as early as 1798, but there are no indications of structures existing in the project area until the 20th century. Two buildings with associated outbuildings are marked on a 1921 Sanborn map, and a 1941 Sanborn map shows four additional buildings existing within the project area. Aerial imagery shows these buildings were there until at least 1964. These buildings were demolished by 1990s, as a 1995 orthophoto shows the project site in the same vacant, undeveloped state as it is currently.

F-2 Given the limited indications of historic development within the project area, this property is unlikely to yield significant archaeological data pertaining to Alexandria's development. Simultaneously, settlement pattern data and the 20th century development within the project area suggest the property is unlikely to yield significant archaeological data pertaining to indigenous populations.

- C-1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

V. ATTACHMENTS

1 – Application Materials

2 – Supplemental Materials

3 – Comments from the public received prior to publication of the staff report.

ADDRESS OF PROJECT: 805, 809, 811, 815 and 823 N. Columbus St.

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

TAX MAP AND PARCEL: 054.04-02-08, -09, -10, -11, 02 ZONING: CRMU-H

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: ☒ ^{Contract} Property Owner ☐ Business (Please provide business name & contact person)

Name: PT Blooms LLC

Address: 7905-C Cessna Ave.

City: Gaithersburg State: MD Zip: 20879

Phone: 240-720-6552 E-mail: pat@ptbloomsllc.com

Authorized Agent (if applicable): ☒ Attorney ☐ Architect ☐ _____

Name: Kenneth W. Wire

Phone: 202-431-3624

E-mail: kwire@wiregill.com

Legal Property Owner: Parcels: 054.04-02-08, -09, -10 and -02

Name: Trustees of Beulah Baptist Church

Address: 320 S. Washington St

City: Alexandria State: VA Zip: 22314

Phone: _____ E-mail: _____

*For Parcel 054.04-02-11:
American Statistical Assn.
732 N. Washington St. Lobby
Alexandria, VA 22314

- ☐ Yes ☒ No Is there an historic preservation easement on this property?
- ☐ Yes ☐ No If yes, has the easement holder agreed to the proposed alterations?
- ☐ Yes ☐ No Is there a homeowner's association for this property?
- ☐ Yes ☐ No If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.

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

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

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

Proposed 5-story multifamily residential building of 78 units. Rezoning to CRMU-H and the related DSUP was approved October 16, 2021.

The Property is currently vacant. The proposed construction type is 5A or 3B (stick or steel and concrete construction). A series of building stepbacks have been utilized to lessen the mass of the building, as shown in the attached drawing. Such building tapering will allow for the project to fit into the existing fabric of the neighborhood. Building materials will include brick and paneling. Windows will be a grided-industrial style. Please see filed drawings.

SUBMITTAL REQUIREMENTS:

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.
- *Will be forthcoming w/ later submission ☐ ☐ 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 have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- ☒ 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: Kenneth W. Wire

Printed Name: Kenneth W. Wire, Wire Gill LLP

Date: November 1, 2021



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

as of 12/20/18

B

A. Property Information

*CRMU-H Zoning approved 10/16/21

A1. 805, 809, 811, 815 and 823 N. Columbus St.
Street Address

Prior Zone: RB
Zone

A2. 24,944.00
Total Lot Area

x 3.0143 *Includes Bonus Density for ADUs =
Floor Area Ratio Allowed by Zone

0.00 75,188 SF
Maximum Allowable Floor Area

B. Existing Gross Floor Area

*Not Applicable

Existing Gross Area

Basement
First Floor
Second Floor
Third Floor
Attic
Porches
Balcony/Deck
Lavatory***
Other**

Allowable Exclusions**

Basement**
Stairways**
Mechanical**
Attic less than 7'***
Porches**
Balcony/Deck**
Lavatory***
Other**
Other**

B1. 0.00 Sq. Ft.
Existing Gross Floor Area*

B2. 0.00 Sq. Ft.
Allowable Floor Exclusions**

B3. 0.00 Sq. Ft.
Existing Floor Area Minus Exclusions
(subtract B2 from B1)

Comments for Existing Gross Floor Area

B1. **Total Gross**

0.00

B2. **Total Exclusions**

0.00

C. Proposed Gross Floor Area

Proposed Gross Area

Basement
First Floor
Second Floor
Third Floor
Attic
Porches
Balcony/Deck
Lavatory***
Other

Allowable Exclusions**

Basement**
Stairways**
Mechanical**
Attic less than 7'***
Porches**
Balcony/Deck**
Lavatory***
Other**
Other**

C1. 0.00 108,819sf Sq. Ft.
Proposed Gross Floor Area*

C2. 0.00 33,631 sf Sq. Ft.
Allowable Floor Exclusions**

C3. 0.00 75,188 SF Sq. Ft.
Proposed Floor Area Minus Exclusions
(subtract C2 from C1)

C1. **Total Gross**

0.00 108,819

C2. **Total Exclusions**

0.00 33,631 sf

D. Total Floor Area

D1. 0.00 75,188 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 0.00 Sq. Ft.
Total Floor Area Allowed
by Zone (A2)

E. Open Space

E1. 24,944.00 Sq. Ft.
Existing Open Space

E2. 9,978.00 Sq. Ft.
Required Open Space

E3. 12,864.00 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:

Kathleen W.

20

Date:

November 1, 2021

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. PT Blooms LLC	7905-C Cessna Ave. Gaithersburg, MD 20879	100%
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 805, 809, 811, 815, 823 N. Columbus St (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Trustees of Beulah Baptist Church	320 S. Washington St. Alexandria, VA 22314	Non-Profit, 100%
2. American Statistical Assn.	732 N. Washington St. Lobby	Non-Profit, 100%
3.	Alexandria, VA 22314	

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. PT Blooms LLC	None	None
2. Trustees of Beulah Baptist Church	None	None
3. American Statistical Assn.	None	None

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.

Nov. 1, 2021

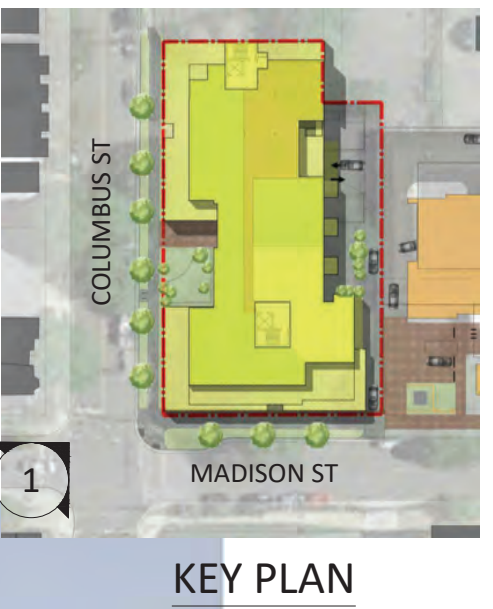
Date

Kenneth W. Wire, Wire Gill LLP

Printed Name



Signature



NE CORNER OF COLUMBUS AND MADISON

LEGEND

TRADITIONAL RED BRICK

WHITE BRICK

PAINTED STEEL

HARDI PANEL- REAR ALLEY



SOUTH ELEVATION- MADISON ST



WEST ELEVATION- COLUMBUS ST

LEGEND

TRADITIONAL RED BRICK

WHITE BRICK

PAINTED STEEL

HARDI PANEL- REAR ALLEY



NORTH ELEVATION



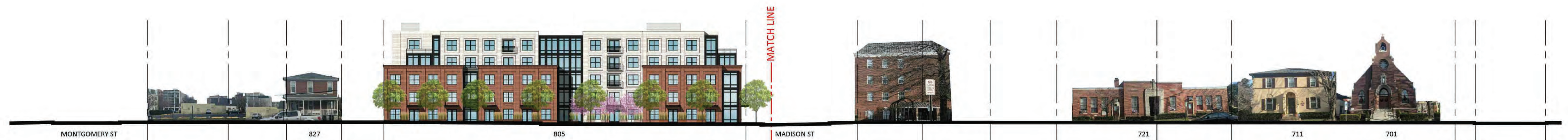
EAST ELEVATION- ALLEY



N. COLUMBUS ST- EAST ELEVATIONS (NORTH) 1:15



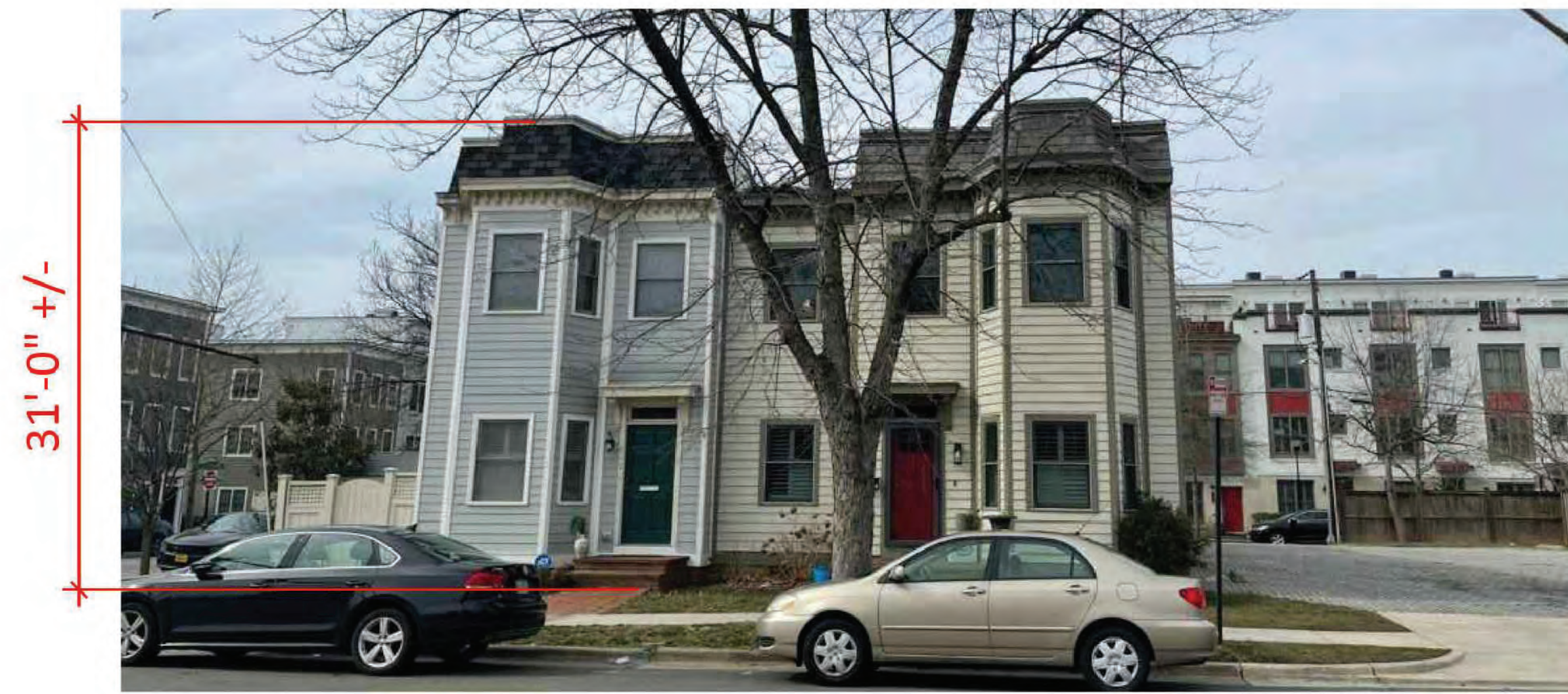
N. COLUMBUS ST- EAST ELEVATIONS (SOUTH) 1:15



N. COLUMBUS ST- EAST ELEVATIONS OVERALL 1:30

805 N. COLUMBUS- BAR CERTIFICATE OF APPROPRIATENESS- December 1, 2021

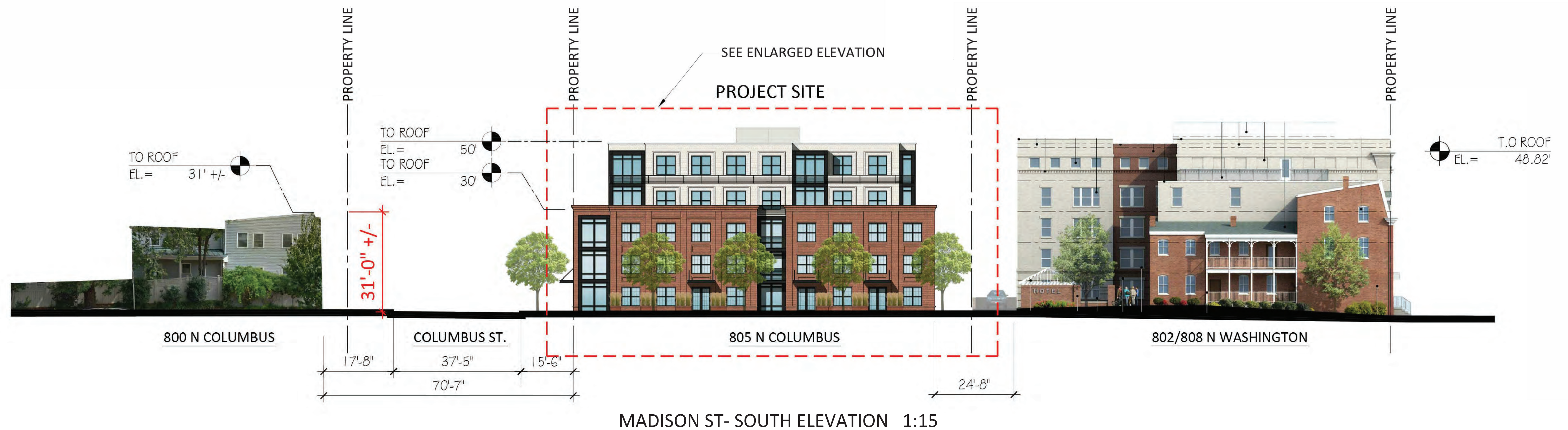
Context Elevations



800/802 N. COLUMBUS



816/822 N. COLUMBUS





- BRICK CORNICE
- STRONG VERTICAL COLUMNS
- REPEATING ELEMENTS
- SIMILAR SCALE AND MASSING
- DIVIDED LIGHT WINDOWS
- WATERTABLE

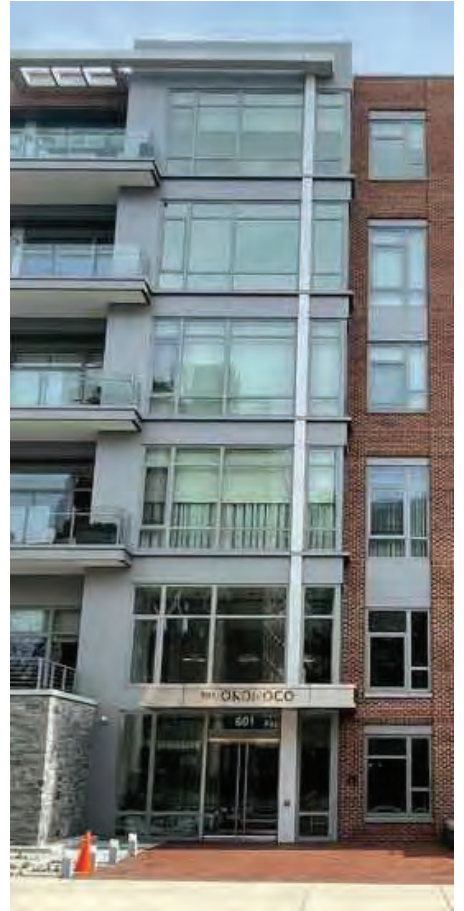




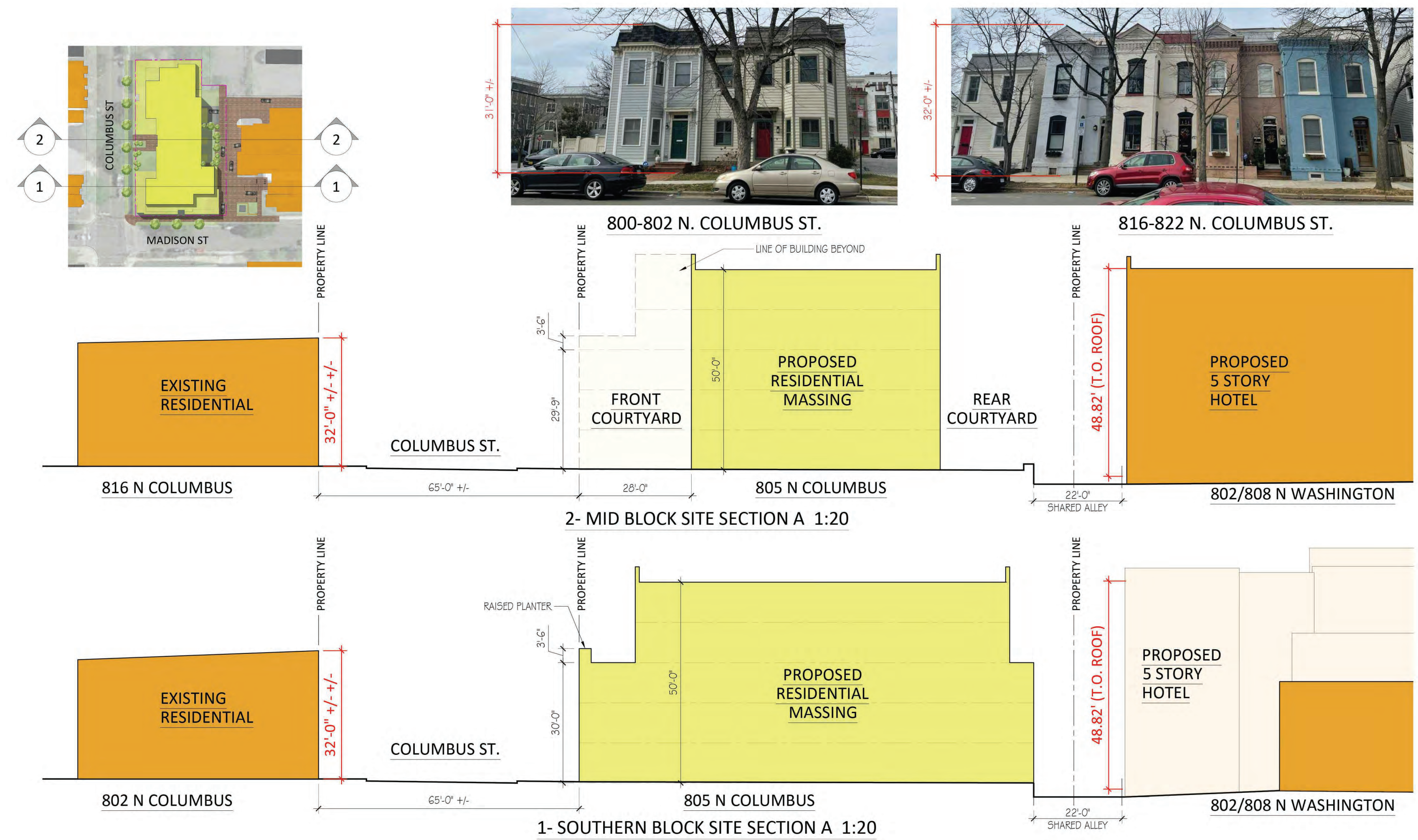
HYATT CENTRIC



BOTTLING HOUSE



THE ORONOCO



VIEW 2- MADISON ST

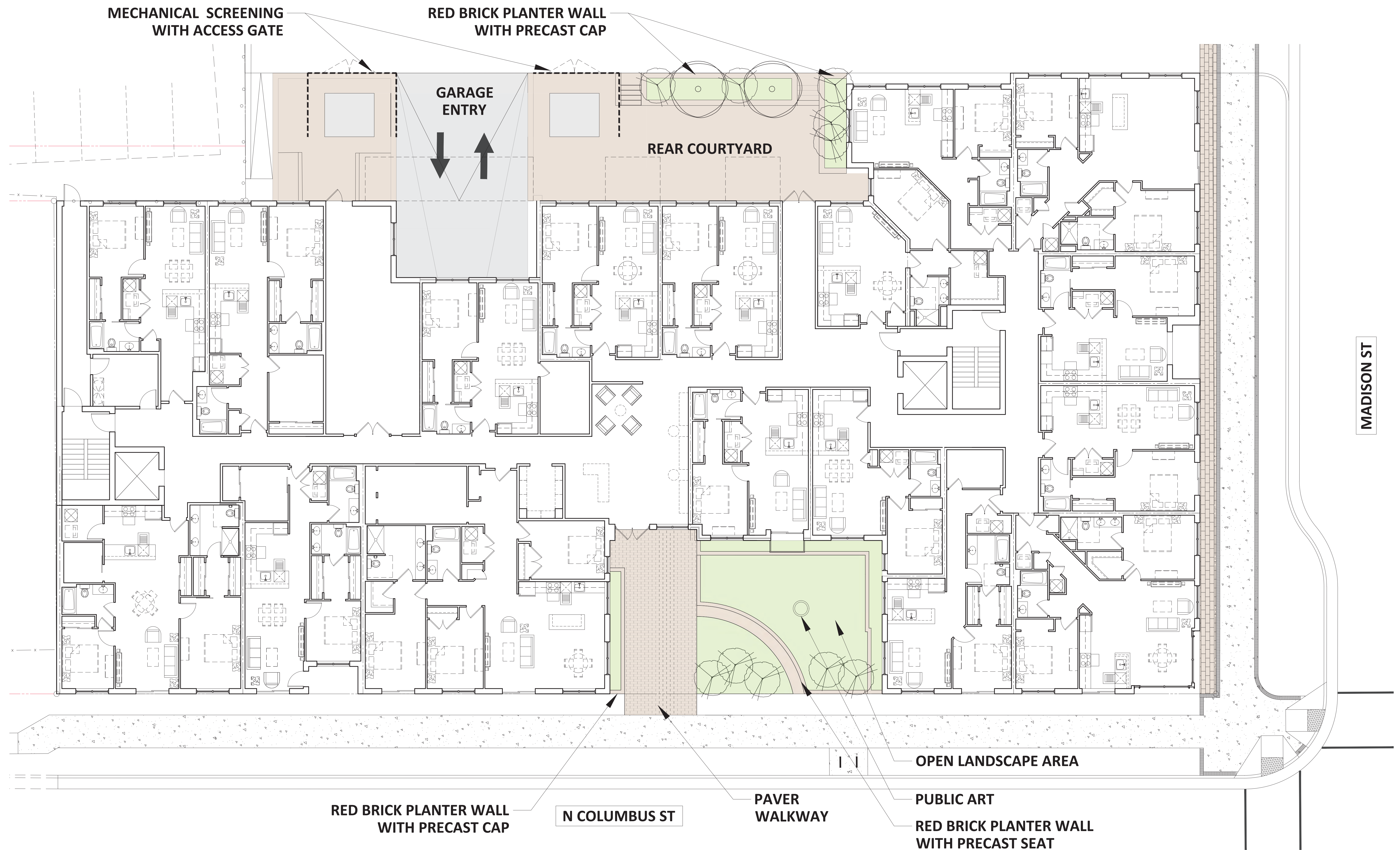


VIEW 1- SOUTH ON COLUMBUS

805 N. COLUMBUS- BAR CERTIFICATE OF APPROPRIATENESS- December 1, 2021

Site Sections

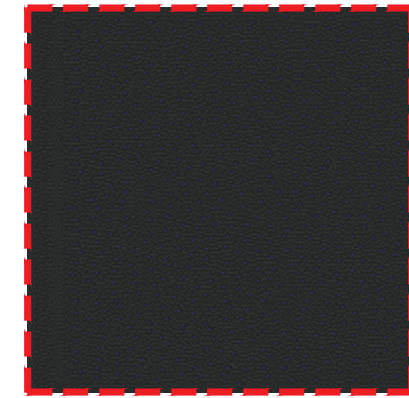




805 N. COLUMBUS- BAR CERTIFICATE OF APPROPRIATENESS- December 1, 2021

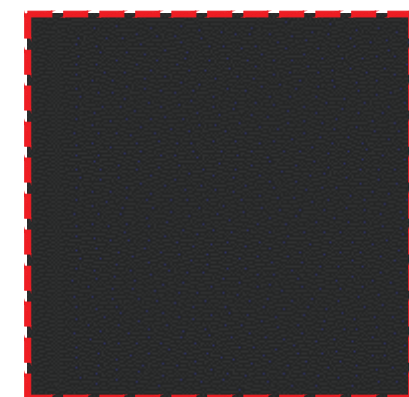
Ground Floor Plan

DOOR &
WINDOW



PELLA IMPERVA- FIBERGLASS
WINDOWS; FIXED, AWNING
AND SINGLE HUNG;
BLACK FINISH; G&G PATTERN
PER ELEVATIONS

METAL PANELS



RENOBOND- ELEGANT
BLACK RB106PE

METAL CANOPY

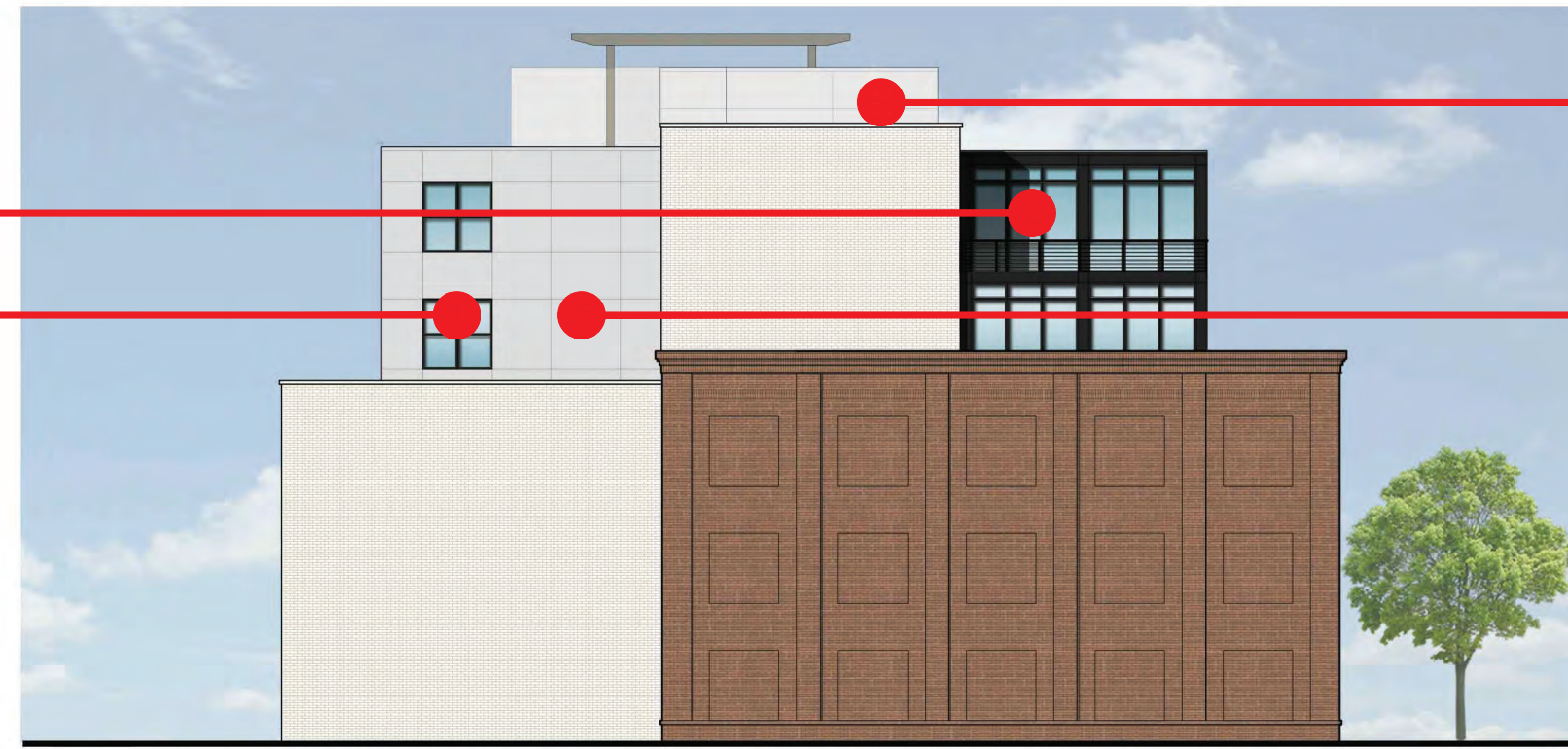


MAPES PRE-ENGINEERED
METAL CANOPY, BLACK FINISH

TYP. EXTERIOR LIGHT



LIGHTOLOGY- MAVIS OUTDOOR
WALL LIGHT, BLACK FINISH



NORTH ELEVATION



EAST ELEVATION- ALLEY

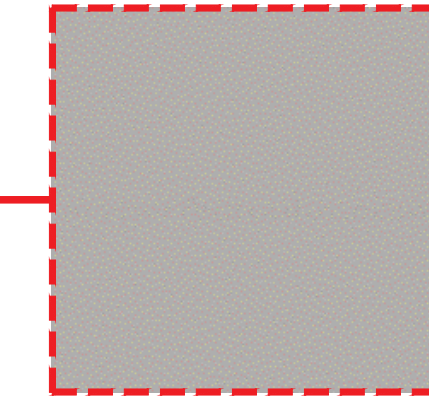


SOUTH ELEVATION- MADISON ST



WEST ELEVATION- COLUMBUS ST

CEMENTITIOUS
PANEL



PEARL GRAY- WITH 1/2" REVEALS

RAILINGS



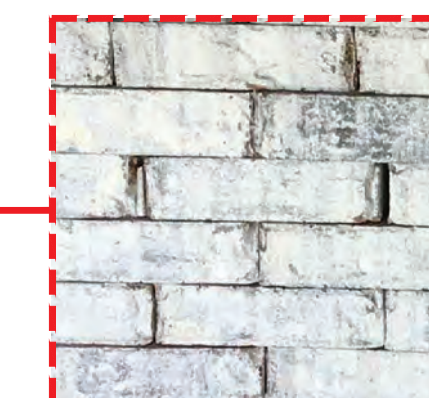
BLACK HORIZONTAL METAL BAR
RAILING

BALCONY



PREFABRICATED BLACK ALUM
BALCONY- HORIZ. RAILS TO MATCH
TYPICAL RAILING DETAILS

BRICK VENEER #2



SPEC

MORTAR



TYP AT ALL BRICK

BRICK VENEER #1

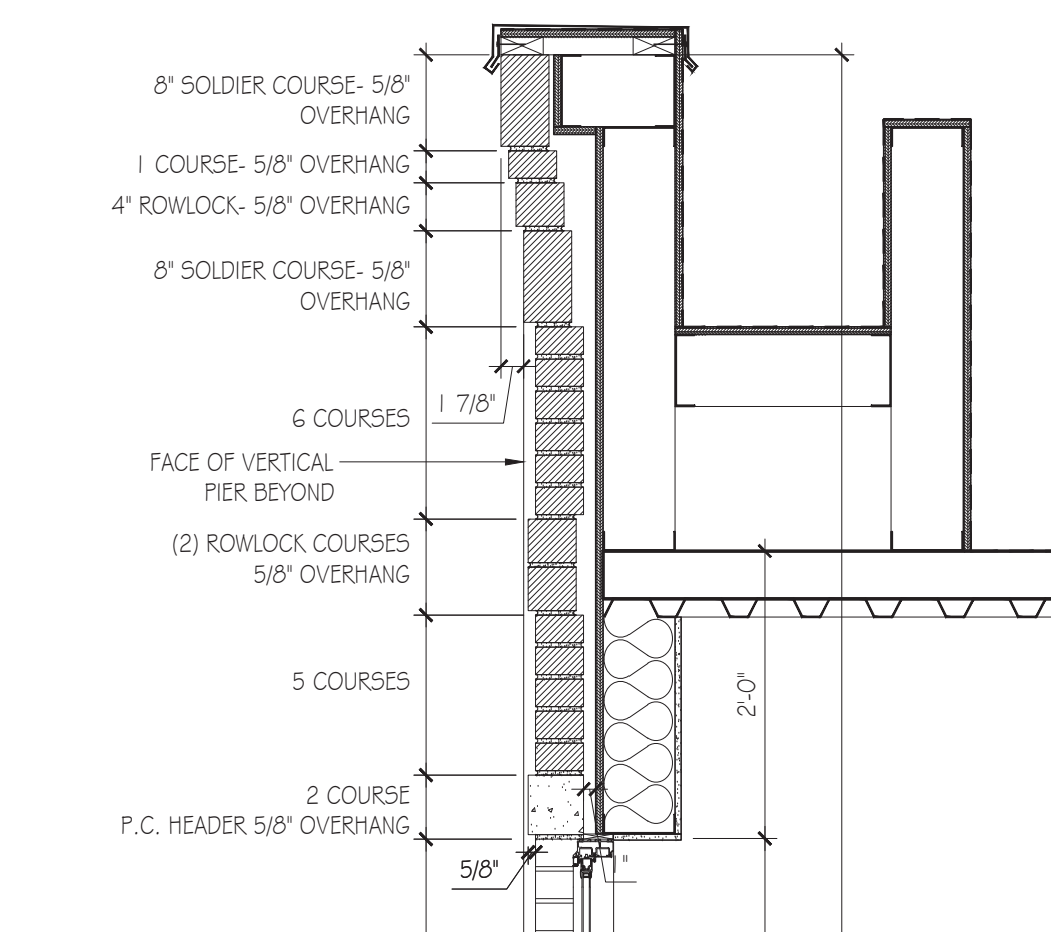


SPEC

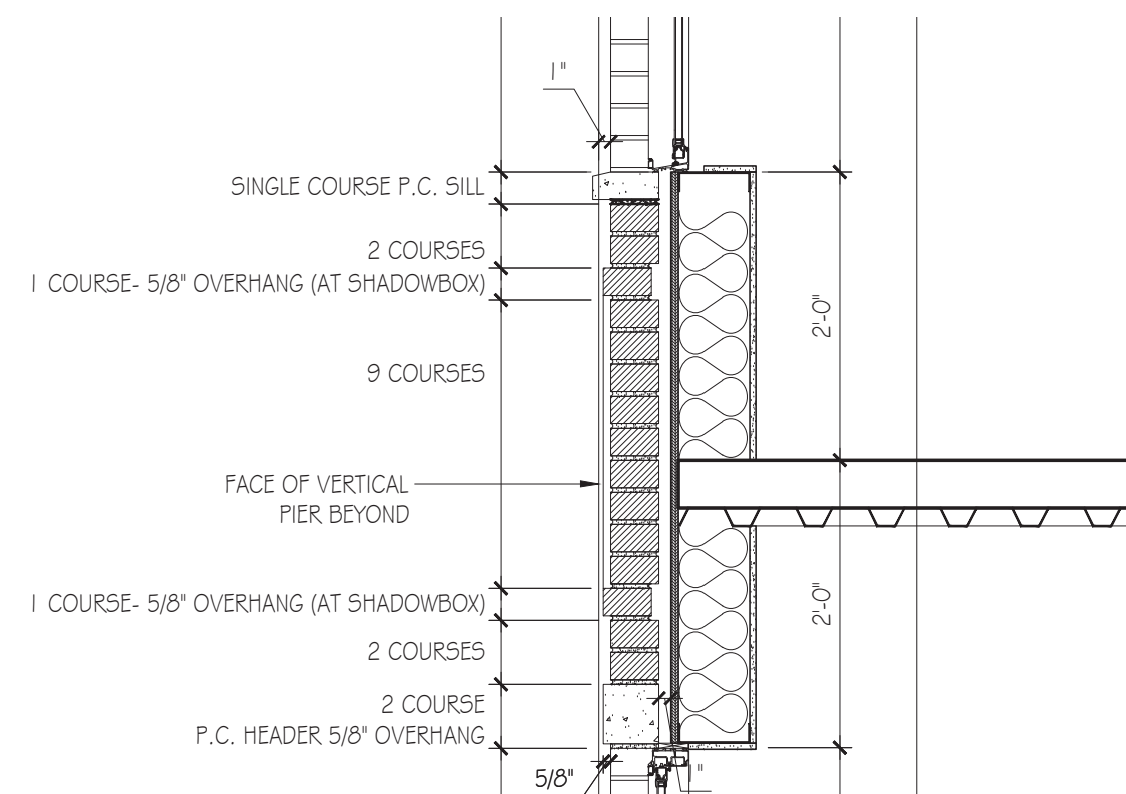
PRECAST CONC.



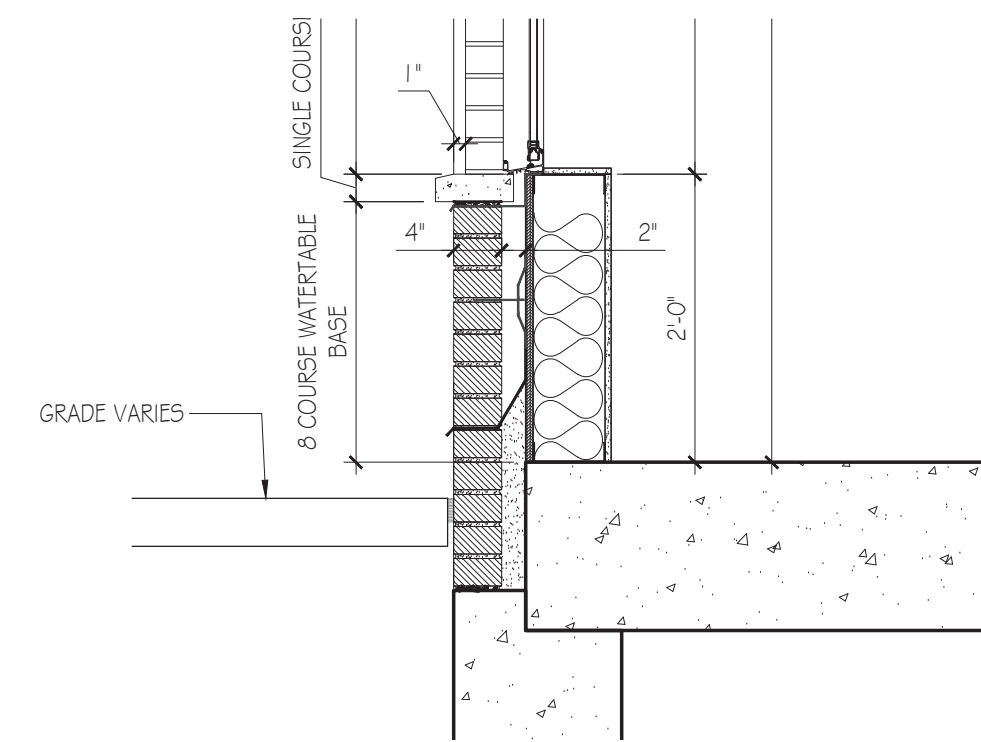
CONTINENTAL CAST STONE
1102 NATURAL STONE



TYPICAL CORNICE DETAIL A



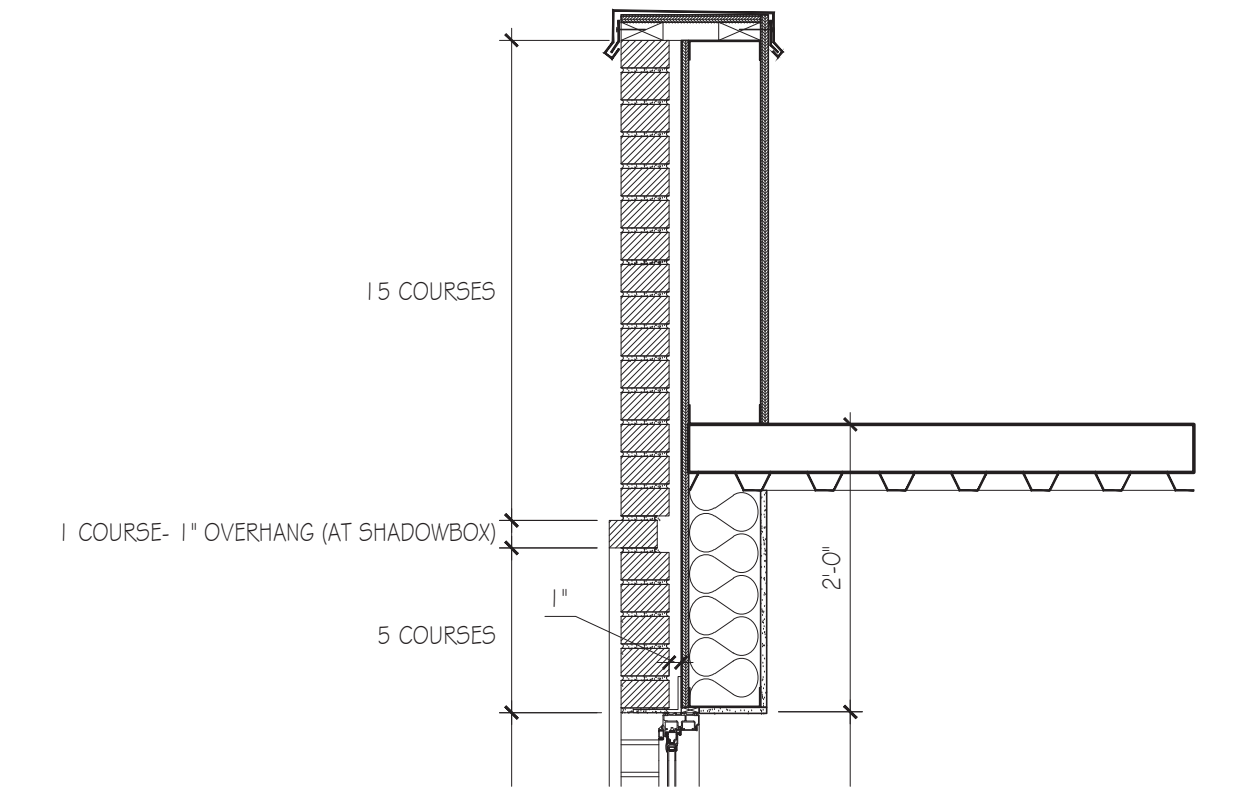
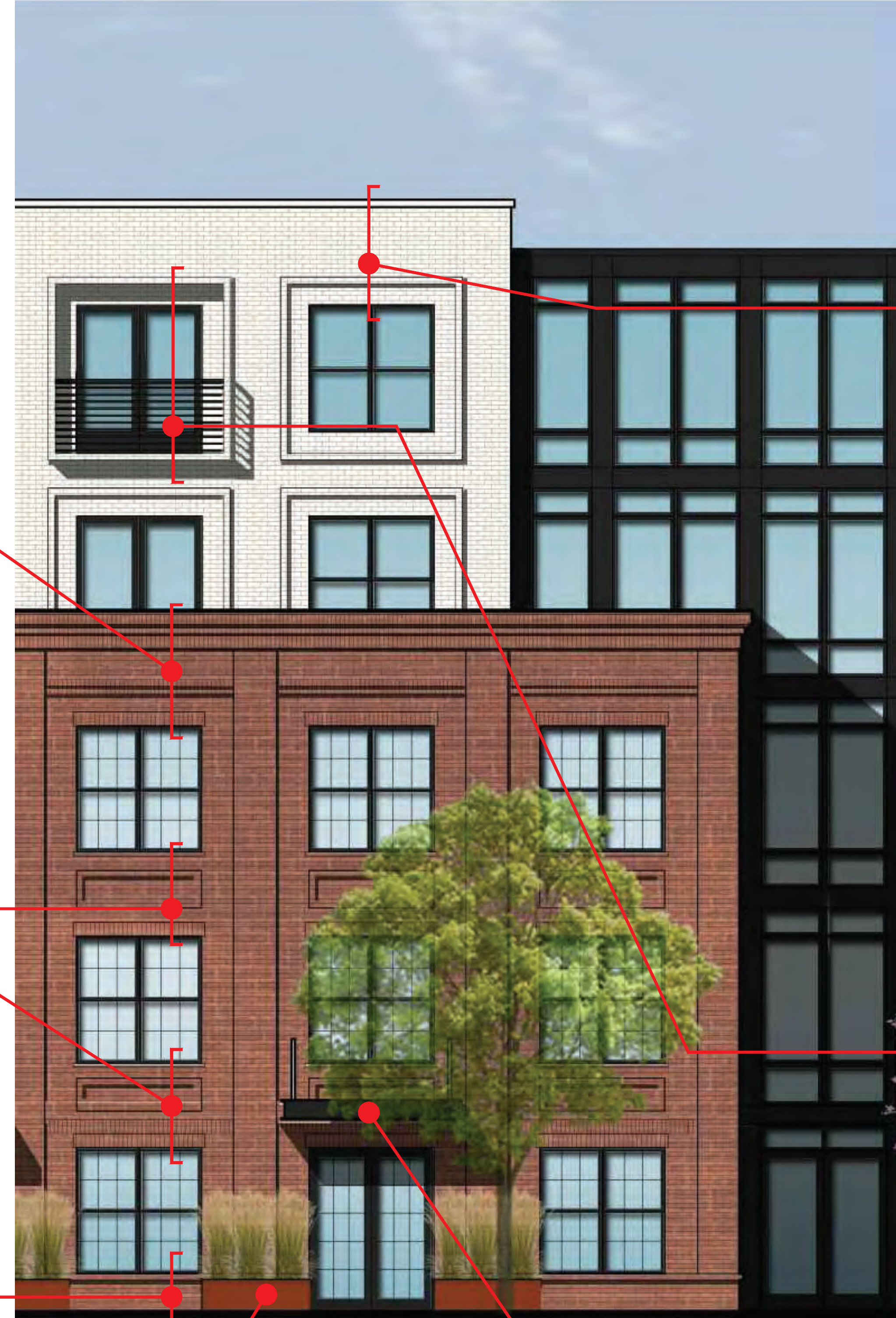
TYPICAL HEAD/ RECESSED PANEL



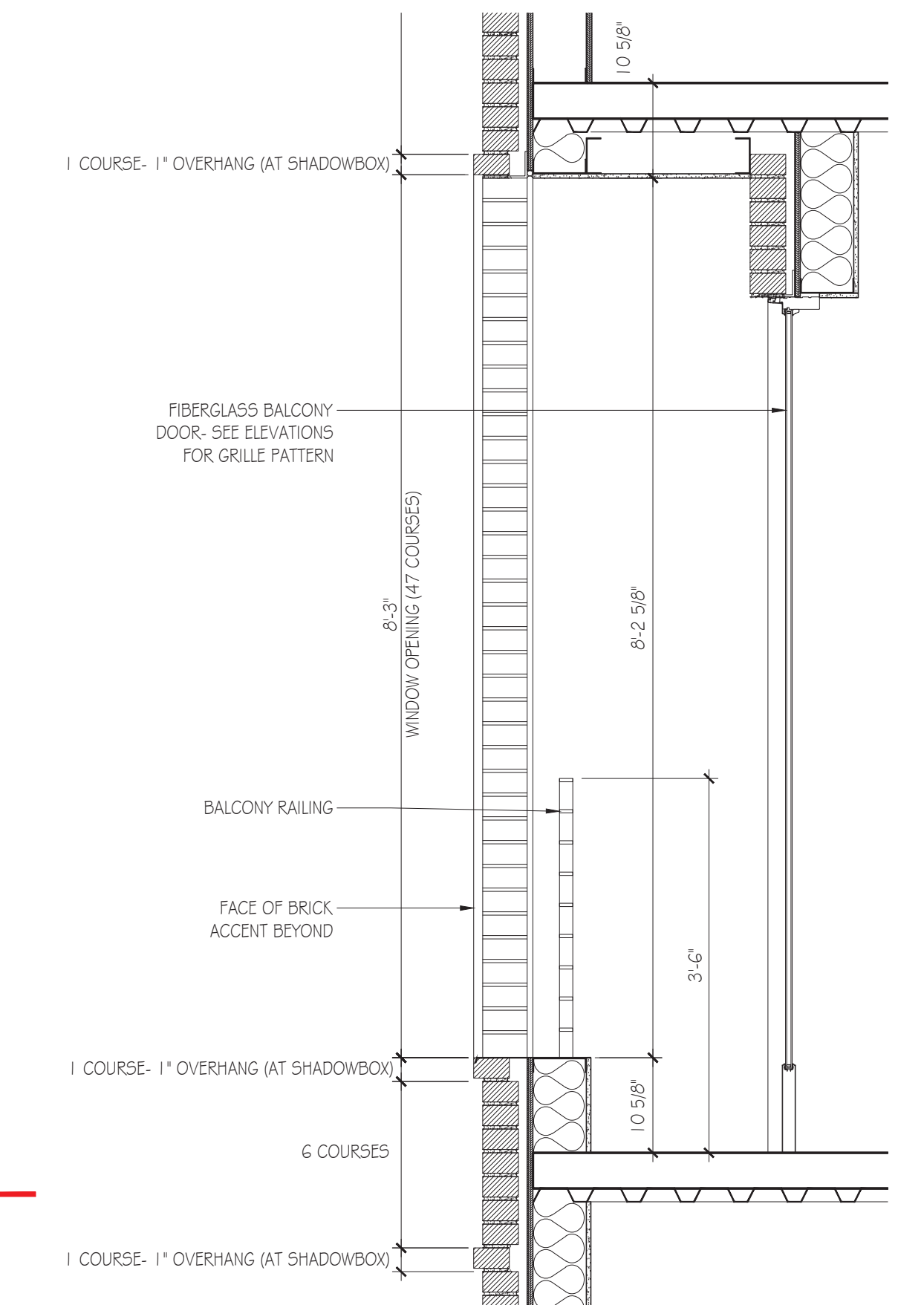
TYPICAL SILL DETAIL



TEMP. METAL PLANTERS



TYPICAL CORNICE DETAIL B



BALCONY DETAIL



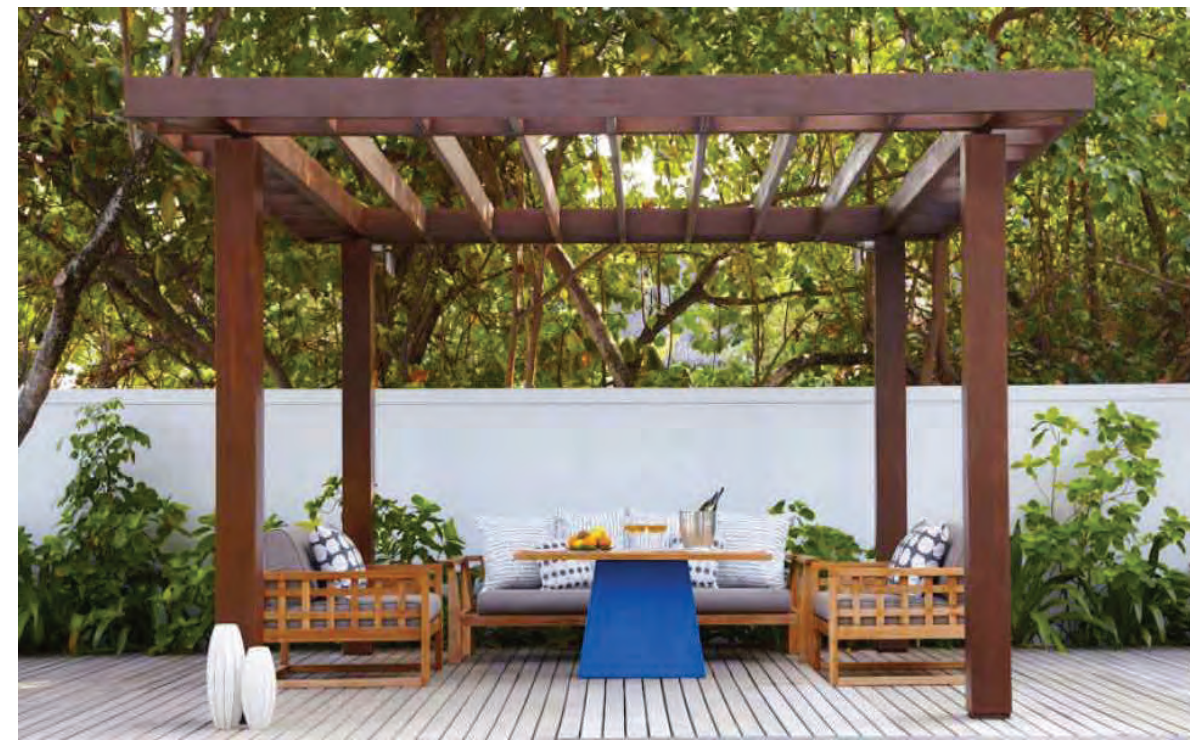
RAILING



CANOPY

805 N. COLUMBUS- BAR CERTIFICATE OF APPROPRIATENESS- December 1, 2021

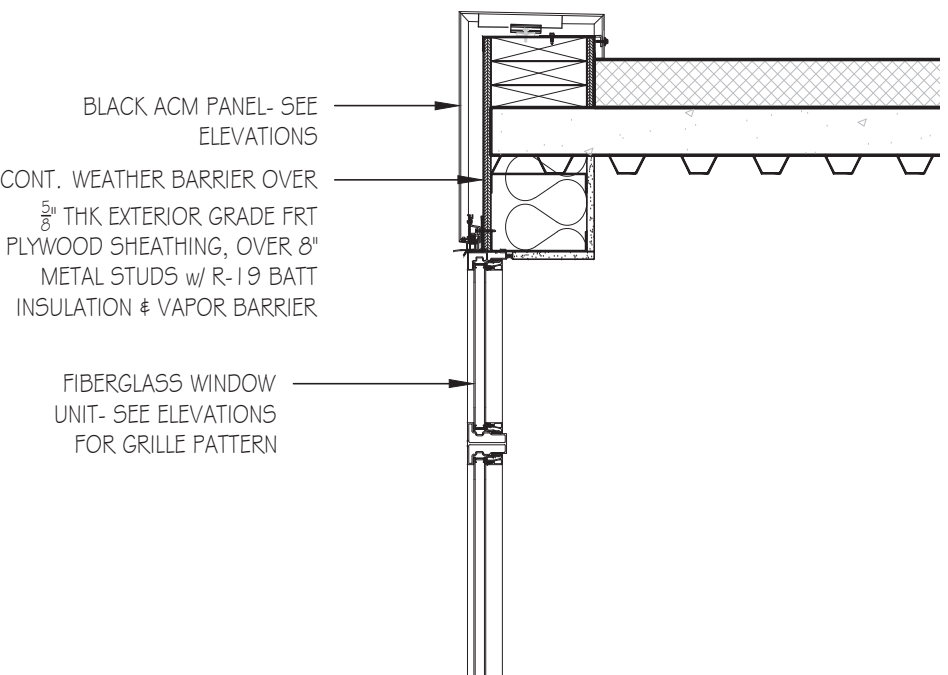
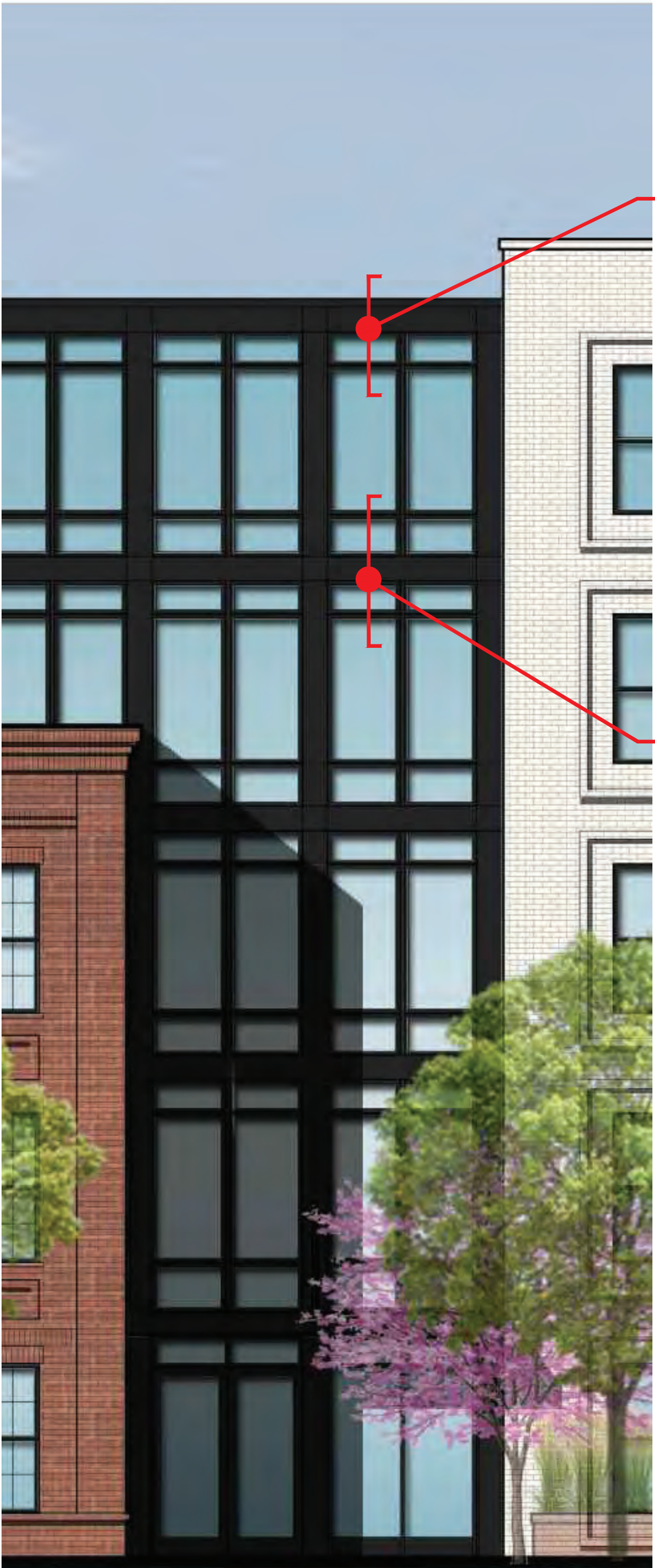
Building Details



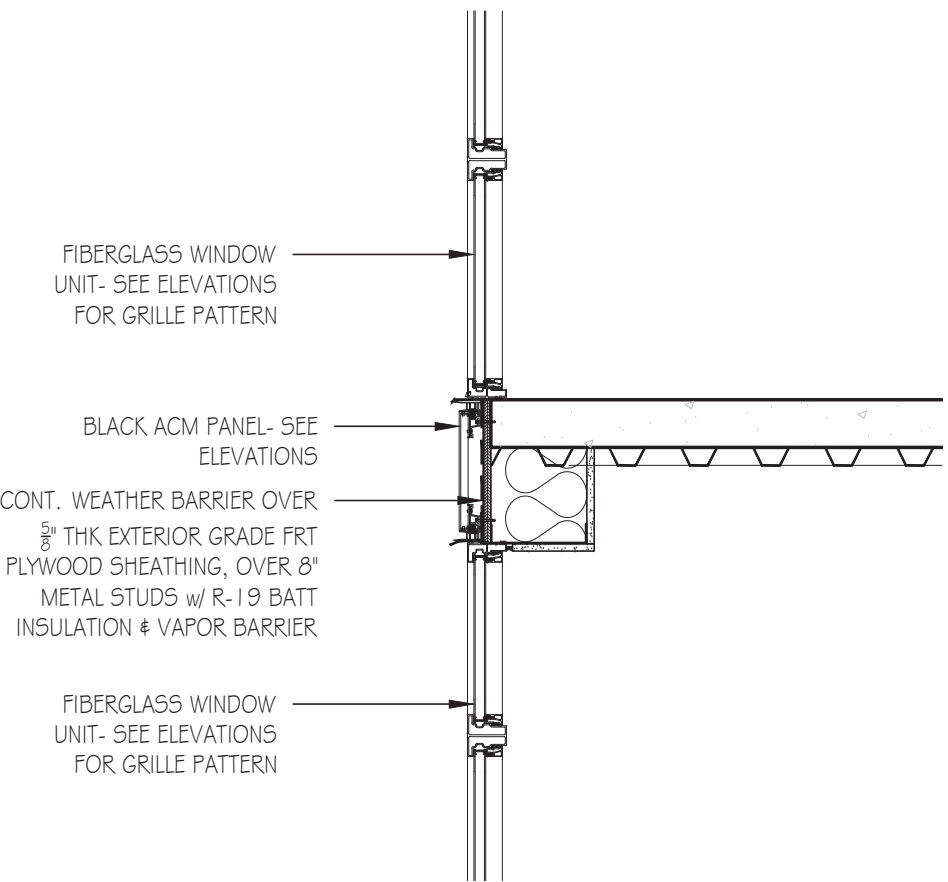
WOOD FRAMED PERGOLA
@ROOFTOP AMENITY



PRE.FAB. BLACK ALUM. BALCONY



TYPICAL CORNICE DETAIL C



TYPICAL WINDOW DETAIL

Alex311 User:

The following request for service has just been assigned to you:

Request Number: **21-00026134**
Request Type: **Planning and Zoning General Comments,
Complaints, and Inquiries**
Location:
Request Submitted: **10/15/2021**
Estimated Resolution Date: **10/22/2021**

Customer Comments:

City Council,

As a resident and owner of a historic property in the block of 700 N Columbus, I am writing with concern about the Columbus Flats project at 805-823 N. Columbus Street.

The city should not approve the project in the 800 N Block of Columbus.

As the owner of a historic home, I am tired of being held to a strict code and set of rules for maintaining my home with historic and expensive materials while another 5 story building is constructed in the neighborhood. I cannot afford to maintain my home to the historical standards if it is shaken to its core everyday by more traffic, more construction, and more pollution.

Growth in North Old Town has been exponential in recent years and continues at an unprecedented pace, with no real consideration for the consequences or the impact on existing residents. I get it, we approved the last project, and this is similar so why would we not? Well maybe, just maybe, we should do some assessment on all the prior and in process projects before we approve the next one.

Traffic is abysmal on the Washington Street corridor. To the point that it often overflows on to North Columbus, creating bumper to bumper gridlock during rush hour. How do we think this project is going to affect residents experience? Did the city even study those impacts? Should they before approval?

Yes, the project is going to provide parking for some residents, but what about the rest, parking in the

neighborhood is already difficult. If the building is not going to meet the cities standards for parking requirements, then I propose that residents of the building not be allowed to obtain residential parking permits for the surrounding zoned parking areas or that the area be rezoned to insulate the existing residents from those seeking parking permits form the new project.

Additionally, this project is counting above-grade terraces and balconies as part of the required open space. I mean when are we going to stop kidding ourselves?

Every year my real and personal property taxes are increasing (either by unfair assessments or actual increases) and yet my quality of life as a resident is decreasing.

I hope that my concerns will not fall on deaf ears and that the council will look at the bigger picture and true fabric of the existing neighborhood before approving this project. But if not, I look forward to referencing this project when I come before the council and ask to turn my 2 story historic townhome built in the 1890s, located ½ a block from this project, into a 5 story parking garage to serve the new residents.

Sincerely,
Eric Bodley
Resident and Taxpayer
700 Block of N Columbus St.

Staff Comments:

Please view the complete case history and details in the Alex311 console and take the appropriate actions to complete this request by the estimated resolution date. **Use the Alex311 Console to contact the customer. Do not forward this email to the customer, or to any City staff who are Alex311 users.**

Alex311
Connecting Customers to City Service