

**ISSUE:** Certificate of Appropriateness for new construction

**APPLICANT:** 808 Washington LLC c/o Wire Gill LLP

**LOCATION:** Old & Historic Alexandria District  
802-808 North Washington Street

**ZONE:** CRMU-X Commercial residential mixed use (Old Town North) zone

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**STAFF RECOMMENDATION**

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

1. The final selection of the windows and doors complies with the BAR Policies for Administrative Approval at both the new construction and the historic townhouse.
2. Exterior wall vents will be located so that they are entirely within a single exterior material. These vents will be painted a color to match the adjacent material; no through wall vents are to be located facing Washington Street.
3. The replacement roof at the historic townhouse be slate at the three story section and metal at the rear ell, in compliance with the BAR Policies for Administrative Approval. The decorative pattern in the mansard roof to be recreated in the replacement roof.
4. The applicant work with staff during the removal of paint at the historic townhouse to ensure that any original finish material is not removed.
5. The applicant will work with staff to identify any historic windows that may be retained and repaired; where historic windows cannot be repaired or are missing, the new windows will be wood single paned windows in a 2 over 2 configuration.
6. Decorative railings and other woodwork at the side porch of the historic townhouse will be retained where possible and repaired to match existing as necessary.
7. The applicant will provide staff with detailed drawings showing the replacement of the entry stoop and porch base to match the original configuration as closely as possible.

**GENERAL NOTES TO THE APPLICANT**

1. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by the Department of Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 for further information.
4. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or [preservation@alexandriava.gov](mailto: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.



**Minutes from June 18, 2025 BAR Hearing**

**BOARD ACTION:** On a motion by Mr. Lyons, seconded by Ms. Miller, the Board of Architectural Review voted to accept the applicant's request for deferral of BAR#2025-00139 & BAR#2025-00202. The motion carried on a vote of 7-0.

**Speakers:**

Eric Colbert, architect, presented the revisions to the project design.

Gail Rothrock, HAF, reviewed the Washington Street standards noting how the proposed design does not comply with them. She suggested setback at the upper levels and a revision to the south end of the building to be more compatible with the historic townhouse.

Melissa Kuennen, NOTICE, appreciated the design details but noted that the scale and massing of the building are too large for the site and overwhelms the historic townhouse. She suggested that the building should be stepped away from the townhouse.

**Discussion:**

Mr. Scott agreed with staff regarding the application of the Washington Street Standards to the proposed design. He expressed concern regarding the use of fiber cement on the rear of the building, noting that this building is different than the neighboring 805 N Columbus building because of its frontage onto Washington Street. He suggested that if panels are used they should be designed not to include exposed fasteners. He supported the red brick option for the building.

Mr. Spencer appreciated the high level of brick detailing and liked the revisions to the design of the hyphen. He noted the use of classical building components such as a distinguished base-middle-top and punched windows. He asked the applicant where vents would be located, specifically noting that they should not be located on the Washington Street elevation, the applicant agreed.

Ms. del Ninno expressed support for the red brick option and for the revised hyphen design. She expressed concern for the lack of detail at the north elevation and asked the applicant to consider the composition of the south elevation. She also questioned the use of metal panels on Washington Street. Mr. Scott asked what a better option would be than the metal panels, she suggested a natural material.

Mr. Spencer supported the use of metal panels but asked that they be more articulated.

Ms. Zandian supported the red brick option. She agreed with Ms. del Ninno regarding the use of metal panels and asked the applicant to explore other options. She also asked the applicant to consider additional muntins for the windows in the brick sections.

Ms. Miller mentioned the use of materials other than metal panels at the Washington Street elevation and asked if the proposed massing is the same as the previously approved design. The applicant stated that the height and size of the building are the same and that the massing is similar but slightly different. She stated that the design for the north elevation was improved



and agreed with Mr. Scott regarding the use of fiber cement. She stated that the design overwhelms the historic townhouse and asked if the hyphen could be recreated at the middle bay.

Mr. Adams expressed an interest in varying the window configurations and cornice designs. He preferred the design of the massing at the rear of the building to the Washington Street elevation. He suggested that each building section use a different color brick.

Mr. Lyons expressed a preference for the red brick and supported the project.

Ms. del Ninno asked the applicant to consider using fireproof glazing and installing windows at the north elevation.

### **UPDATE**

The Board reviewed this project at the June 18, 2025 BAR hearing and provided feedback on the proposal. Comments from the Board at this hearing included the following (See above for more details):

- Board members expressed support for the red brick option provided in this submission.
- Some Board members expressed concern regarding the use of fiber cement on projects facing Washington Street, stating a preference for panels that include concealed fasteners.
- Board members appreciated the high level of brick detailing and the use of traditional elements such as punched windows, masonry bands and cornices.
- Board members appreciated the inclusion of entry stoops on the Washington Street elevation.
- There was some discussion regarding the use of metal panels facing Washington Street.
- Some Board members expressed an interest in additional articulation at the north elevation.
- Board members asked the applicant to review the composition of the south elevation.
- Some Board members asked for differentiation in the treatment of the two massings facing Washington Street.

## **I. APPLICANT'S PROPOSAL**

The applicant is requesting a Certificate of Appropriateness for the development of the property at 802-808 North Washington Street into a multi-unit residential building.

The proposed building will be in place of the hotel previously approved for this site. Construction began on the new hotel with below grade construction nearly completed and the townhome returned to its final location. Issues with the project forced construction to stop at that point and since that time no progress has been made on the partially completed project.

A new project team is requesting a Certificate of Appropriateness for a proposal to begin construction on the site again with a new design for a multi-unit residential development project

in place of the previously approved hotel use. As much of the below grade work has been completed, the building envelope for the new proposal will be largely the same as the previously proposed design; however a new design for the building is now being proposed. It should be noted that the proposed multi-family building for this site is being proposed in the context of the previously approved and currently under construction multi-unit development immediately to the west of the project site at 805 North Columbus Street.

Since the first Certificate of Appropriateness review, the applicant has continued to develop the proposed design, making modifications that are consistent with the comments from staff and the Board. Some modifications to the design include the following:

#### Historic Townhome

It was noted that during the last Certificate of Appropriateness hearing that the extent of work proposed on the historic townhouse had not clearly been delineated. The current submission includes additional details on the proposed restoration work. Note that most of the proposed restoration on the townhome could be approved administratively but it is being included with this submission for clarity. The addition of four new windows on the south elevation requires approval by the Board and cannot be approved administratively. Modifications to the existing townhome include the following:

- Existing windows to be replaced where necessary with single pane wood windows in a 2 over 2 configuration.
- The existing front entrance door will be repaired if possible and if not will be replaced with a new wood door to match the design of the existing.
- The original entry stoop and handrails were demolished when the structure was moved; a new stoop and metal handrails will be installed to match the original.
- Decorative woodwork at the side porch will be rebuilt to match the original.
- The brick base for the side porch was removed when the structure was moved; this will be replaced to match the original in style and material.
- Demolish two areas of brick on the south elevation at the first floor approximately 38” wide by 76” tall. Install new windows in each of these openings to match the windows above, including segmental arch and precast sill.
- Demolish two areas of brick on the south elevation at the basement level approximately 38” wide by 22” tall. Install new windows in each of these openings with precast lintels and sills similar to those on the basement level of the east elevation.
- A new roof deck will be created at the top of the rear ell be demolishing an area of approximately 10’-2” x 21’-9” and recessing the new floor into this area. An existing window will be converted into a door to provide access to this roof deck.

## East Elevation

At the last Certificate of Appropriateness review, Board members expressed support for the red brick option in lieu of the previously proposed gray brick. There was also discussion regarding the compatibility of the design for the east elevation with the character of Washington Street and the larger historic district. Of specific interest was the use of metal panels and areas of glazing between and above the two brick sections.

In response to these comments, the applicant has made revisions to the design for the east elevation (Figure 1). Given the support for the red brick option, the applicant has removed the grey brick option from the current submission. The red brick option also includes a darker gray version of the metal panels.

In response to comments regarding the design for the metal panel clad area between the two brick sections and at the fifth floor, the design has been revised so that the windows in these areas are more similar to the other windows on this elevation. The large windows at the fifth floor section have now been replaced with simple one over one windows that match the windows on the fourth floor immediately adjacent. At the center, metal-clad section, the windows now include additional mullions creating a one over one operable section that is similar in size and configuration to those found in the brick areas.



Figure 1: Previous (top) and revised (bottom) east elevation

## South Elevation

At the previous Certificate of Appropriateness review, Board members expressed concern regarding the composition of the south elevation and its relation to the historic townhouse. In the previous version, the language from the east elevation did not continue for the depth of the south elevation and the window arrangement was less formal than on the east elevation. Board members noted that given the prominence of this view and that the importance of the relationship between the new building and the historic townhouse, this should not be considered a secondary elevation.

In response to these comments, the applicant has revised the design to be more similar to the east elevation (Figure 2). The decorative cornice and horizontal precast band now extends across the face of the elevation and the design has been revised to eliminate the small horizontal windows. In addition to changes to the building, the applicant has modified the design for the electrical transformer enclosure at the southwest corner of the site. In lieu of light colored wood panels between masonry piers, the wood section is now dark green.



Figure 2: Previous (top) and revised (bottom) south elevation



## West Elevation

The use of fiber cement siding on the west side of the project was discussed by the Board at the last hearing. Board members noted that the west side of the building is highly visible from Madison Street and that the Washington Street Standards specifically describe the use of high quality materials. The Board asked the applicant to explore potential alternatives for this material on the western side of the building.

In response to these comments, the design has been revised to include areas of brick extending further along the south end of the west elevation (Figure 3). The result is that only a small portion of fiber cement siding, located at the upper levels, is now visible from Madison Street. The more simple brick detailing often associated with secondary elevations is still demonstrated at this elevation but brick is now the dominant material used in areas visible from the public right of way.



Figure 3: Previous (top) and revised (bottom) view of west side of building



## North Elevation

There was some concern expressed by Board members at the last hearing regarding the treatment of the north elevation. This wall is on the property line and does not feature window openings. While there may be a new building on this location in the future, there is currently nothing approved. Board members specifically noted the prominence of this wall as visitors to the historic district arrive from the north on the George Washington Memorial Parkway.

The previous design for this area included a series of square insets with the precast band at the second floor stopping one bay into the elevation. In response to comments from the Board, the applicant has revised the design to include additional articulation on this wall (Figure 4). In the revised design, the square insets are replaced by recesses in the shape and configuration of the punched window openings found on other portions of the building. These recesses use a lighter color brick to further draw a distinction between the two planes and include precast heads and sills. The overall impression is of a wall where existing windows have been infilled over time.

In addition to these recesses, the precast band at the second floor now continues across the elevation to the northwest corner of the building.



Figure 4: Previous (left) and revised (right) view of north elevation

## Site Context

The project site is located at the northwest corner of the intersection of North Washington Street and Madison Street. The new construction portion of the building fronts onto North Washington Street with the historic townhome located at the south end of the site. The west elevation of the building is visible from Montgomery Street through the courtyard located between this building and the previously approved project at 805 North Columbus Street. The north elevation of the building is visible from North Washington Street, meaning that all sides of the building are visible from a public right of way.

## II. HISTORY

The three-story Second Empire style brick townhouse located at 802 North Washington Street was originally constructed by the McCauley family siblings in **1901** as a freestanding dwelling. The original owners had purchased several adjacent lots. The building features dark-red hard-fired brick with thin “butter” joints and a polychrome slate clad mansard roof. The south elevation features an original two-story, open wood porch along the length of the rear ell. The BAR approved a Permit to Demolish for relocation of this historic building on June 17, 2015 (BAR Case #2015-00153).

The remainder of the project site was dominated by the Towne Motel, located at 808 North Washington Street. The motel was a two-story brick faced structure in a U-shape plan around a central parking area. The motel consisted of 26 units and a small office and was constructed in the Colonial Revival style conveyed by the multi-paned windows, hipped roof, two story loggia, and small dormer vents. The motel was designed by respected local architect Joseph Saunders and constructed circa 1954-1955. The BAR approved a Permit to Demolish for the existing motel on June 17, 2015 (BAR Case #2015-00153).

On June 21, 2017, the BAR approved the Certificate of Appropriateness (BAR 2017-00099) for the redevelopment of this site into a new hotel including the relocation of the historic townhome at the southern end of the site. Pursuant to these approvals, the Towne Motel was razed and the townhome relocated to another portion of the site. Construction began on the new hotel with below grade construction nearly completed and the townhome returned to its final location. Issues with the project forced construction to stop at that point and since that time no progress has been made on the partially completed project.

## 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.

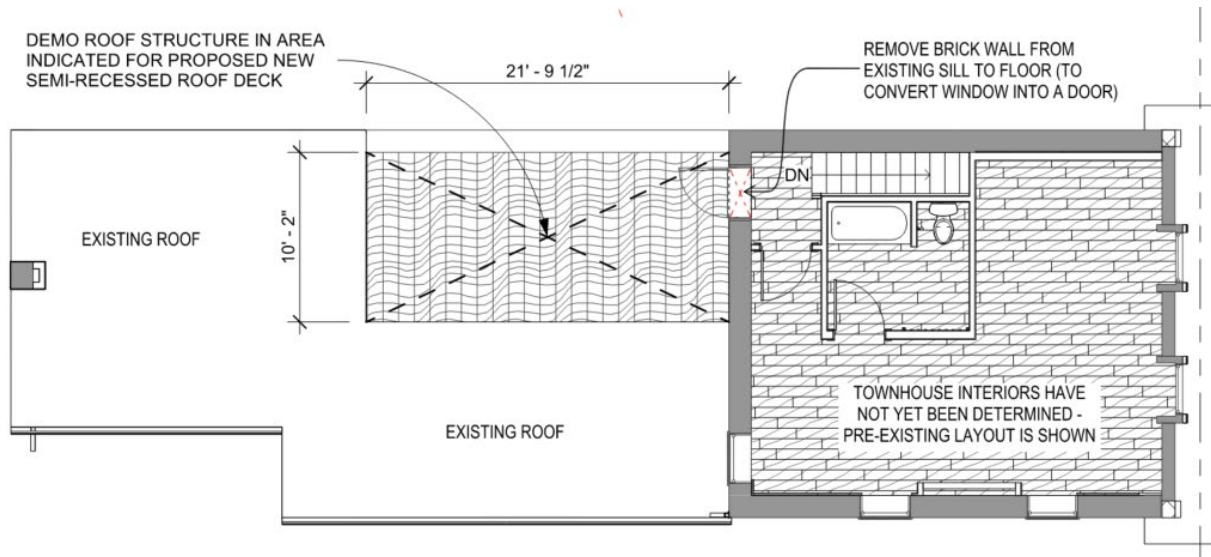
Standard	Description of Standard	Standard Met?
(1)	Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?	No
(2)	Is the building or structure of such interest that it could be made into 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 areas proposed for demolition/capsulation. The proposed scope of demolition/capsulation is limited to the encapsulation of the north wall of the townhouse, the demolition of approximately 221 square feet of the roof of the existing ell in order to install a roof deck, and the removal of brick at the south elevation in order to install four new windows.

The applicant is proposing to enclose the north wall of the townhome with a connection to the new multi-unit residential building. This enclosure was approved under the previously proposed development for the site. Staff continues to support the approval of the north wall as it is of simple construction without ornament or openings. Note that the proposed design connects to the townhome behind the mansard roof allowing for the expression of the roof form and the cornice return.

The removal of areas of existing brick at the south elevation is similar to other proposals that have been approved by the Board. The areas of brick to be removed are not particularly unique and large areas of historic brick will remain in place on the historic townhome. The resulting exterior wall composition will be balanced and compatible with other structures within the historic district.

The proposed demolition at the roof of the rear ell of the townhome will allow for the construction of a roof deck in the area. The proposal is to demolish a portion of the roof slope and a portion of the exterior wall under an existing window (Figure 5). This will create a flat surface for the roof deck and a new door providing access to the deck. Staff finds that the extent of demolition is minimal and does not include any unique or uncommon design. The proposed demolition will allow for a roof deck that is minimally visible and with little impact on the historic roof form.



**Figure 5: Proposed demolition of a portion of the roof at the rear ell**

### Certificate of Appropriateness

Within the historic districts, the Board utilizes the *Design Guidelines* to determine if potential new construction would be compatible with the character of the historic district and the immediately surrounding buildings. The proposed project includes the construction of a new multi-unit residential building directly adjacent to an existing historic townhome. As noted above, the proposed design is in place of the previously approved design for a hotel on the site. It should be noted that the location at the site at the far north end of Washington Street limits the number of nearby historic structures. The adjacent townhome dates from 1901 and stands as the oldest of the nearby structures. Immediately to the north of the project site is the Little Tavern building from the early twentieth century, which is historic in its own right as an example roadside architecture. Directly to the west of the project site is another recently approved multi-unit building. An office building lies on the adjacent corners of Madison Street and N Washington Street and a gas station lies directly across the street.

Due to its location fronting the George Washington Memorial Parkway, any major modifications or additions to the building are subject to additional standards in both the *Design Guidelines* and the Alexandria Zoning Ordinance.

### Standards to Consider for a Certificate of Appropriateness on Washington Street

In addition to the general BAR standards outlined in section 10-105 of the Zoning Ordinance, and the Board's *Design Guidelines*, the Board must also find that the Additional Standards for

Washington Street are met. A project located on Washington Street is subject to a higher level of scrutiny and design to ensure that the memorial character of the George Washington Memorial Parkway is protected and maintained as required in the City's 1929 agreement with the federal government.

Staff's comments as to how the Standards apply are found below each Standard.

Washington Street Standards

*Alexandria Zoning Ordinance Sec. 10-105(A)(3): Additional standards—Washington Street.*

*(a) In addition to the standards set forth in section 10-105(A)(2), the following standards shall apply to the construction of new buildings and structures and to the construction of additions to buildings or structures on lots fronting on both sides of Washington Street from the southern city limit line north to the northern city limit line:*

- (1) Construction shall be compatible with and similar to the traditional building character, particularly including mass, scale, design and style, found on Washington Street on commercial or residential buildings of historic architectural merit.*
  - i. Elements of design consistent with historic buildings which are found on the street shall be emphasized.*

The design derives inspiration from other large scale historic buildings on Washington Street for its design including the historic George Mason Hotel, now the Hotel Heron. The defined base-middle-top and grouping of windows into bays displayed in the proposed design is reminiscent of these buildings. Also, the brick detailing and custom metalwork is similar to details found throughout the historic district.

- ii. New buildings and additions to existing buildings shall not, by their style, size, location or other characteristics, detract from, overwhelm, or otherwise intrude upon historic buildings which are found on the street.*

The breakdown of the new portion of the building into an asymmetrical composition prevents it from overwhelming the historic fabric that remains. The proposed design for the project will allow the historic townhouse to remain visually prominent. Further, the project includes rehabilitating and reusing the historic townhouse which has been vacated and boarded up for many years. The design includes a hyphen between the new construction and the historic townhouse to allow it to continue to be read separately from the new construction.

- iii. The design of new buildings and additions to existing buildings shall be complementary to historic buildings which are found on the street.*

The use of a high level of brick detailing and the delineation of a clearly defined base-middle-top are consistent with buildings on Washington Street and throughout the historic district.



- iv. *The massing of new buildings or additions to existing buildings adjacent to historic buildings which are found on the street shall closely reflect and be proportional to the massing of the adjacent historic buildings.*

The proposed massing does not overwhelm the existing historic townhouse and the proposed massing for the new construction portion of the building is consistent with the nearby historic fabric. The Board should note that this area of North Washington Street has little remaining historic fabric in place beyond the townhouse and the Little Tavern building to the north of the project site.

- v. *New buildings and additions to existing buildings which are larger than historic buildings which are found on the street shall be designed to look separate and shall not give the impression of collectively being more massive than such historic buildings. This design shall be accomplished through differing historic architectural designs, facades, setbacks, roof lines and styles. Buildings should appear from the public right-of-way to have a footprint no larger than 100 feet by 80 feet. For larger projects, it is desirable that the historic pattern of mid-block alleys be preserved or replicated.*

While the proposed building is larger than many typical historic buildings, the breakdown of the massing gives the impression of a building that is comfortably integrated into its surroundings. Rather than attempting to create the impression of completely separate buildings, the proposed design is clearly a single building integrated into the streetscape.

- vi. *Applications for projects over 3,000 square feet, or for projects located within 66 feet of land used or zoned for residential uses, shall include a building massing study. Such study shall include all existing and proposed buildings and building additions in the six block area as follows: the block face containing the project, the block face opposite, the two adjacent block faces to the north and the two adjacent block faces to the south.*

The submission includes massing studies showing the other larger buildings on the surrounding blocks of North Washington Street.

- vii. *The massing and proportions of new buildings or additions to existing buildings designed in an historic style found elsewhere in along Washington Street shall be consistent with the massing and proportions of that style.*

The breakdown of the massing into components that do not imitate historic buildings but reduces the overall impression of the size of the building is consistent with other large scale buildings along Washington Street. The overall proportions of the scheme are appropriate.

- viii. *New or untried approaches to design which result in new buildings or additions to existing buildings that have no historical basis in Alexandria or that are not consistent with an historic style in scale, massing and detailing, are not appropriate.*

The proposed design uses classical elements such as groupings of windows into bays, the creation of a strong base-middle-top, and refined brick detailing that are found throughout the historic district. The use of a hyphen to connect between historic and modern portions of buildings is found elsewhere in the district and is similarly used here. While the use of metal panels is not typically found in the historic district, their use in this application will help to separate the two more traditional masses in a way which is not unusual.

- (2) *Facades of a building generally shall express the 20- to 40-foot bay width typically found on early 19th century commercial buildings characteristic of the Old and Historic Alexandria District, or the 15- to 20-foot bay width typically found on townhouses characteristic of the Old and Historic Alexandria District. Techniques to express such typical bay width shall include changes in material, articulation of the wall surfaces, changes in fenestration patterns, varying roof heights, and physical breaks, vertical as well as horizontal, within the massing.*

The widths of the building components and the individual bays is consistent with those found on buildings throughout the historic district.

- (3) *Building materials characteristic of buildings having historic architectural merit within the district shall be utilized. The texture, tone and color of such materials shall display a level of variety, quality and richness at least equal to that found abundantly in the historic setting.*

The use of a highly detailed brick on the proposed design is consistent with buildings in the historic district.

- (4) *Construction shall reflect the traditional fenestration patterns found within the Old and Historic Alexandria District. Traditional solid-void relationships exhibited within the district's streetscapes (i.e., ratio of window and door openings to solid wall) shall be used in building facades, including first floor facades.*

The proposed fenestration generally utilizes traditional solid-void relationships within a load-bearing masonry construction form. The masonry sections clearly display the hierarchy of wall openings found in historic buildings.

- (5) *Construction shall display a level of ornamentation, detail and use of quality materials consistent with buildings having historic architectural merit found within the district. In replicative building construction (i.e., masonry bearing wall by a veneer system), the proper thicknesses of materials shall be expressed particularly through the use of sufficient reveals around wall openings.*

High-quality materials and appropriate detailing, consistent with materials and details found on buildings of architectural merit, are used throughout the project.

Staff finds that the proposed design is compatible with the standards set forth in the Zoning Ordinance for the historic district and for the more restrictive requirements for buildings facing Washington Street. The height and scale of the proposed design is consistent with the previously proposed design for this site and as such staff finds them to be appropriate for this portion of North Washington Street. Regarding the proposed design, staff finds that the breakdown of the massing into two separate brick sections separated by a simple metal panel clad hyphen to be an appropriate response to the challenges of the site and to the architectural character of Washington Street.

Staff finds the modifications to the proposed design since the last Certificate of Appropriateness hearing to be responsive to comments made by BAR members. Board members made comments regarding specific portions of the design for the new building and requested details on the proposed restoration of the historic townhome. The applicant has made significant changes to the design and proposed materials in response to these comments and has provided the requested restoration details.

### Historic Townhome

The renovation and restoration of the historic townhome on the project site has been included in previous submissions but there were few details regarding the proposed work. The current submission includes a complete understanding of the proposed modifications. It should be noted that most of the proposed modifications could be approved through the administrative approval process but are included in this application for a clear understanding of the entirety of the project.

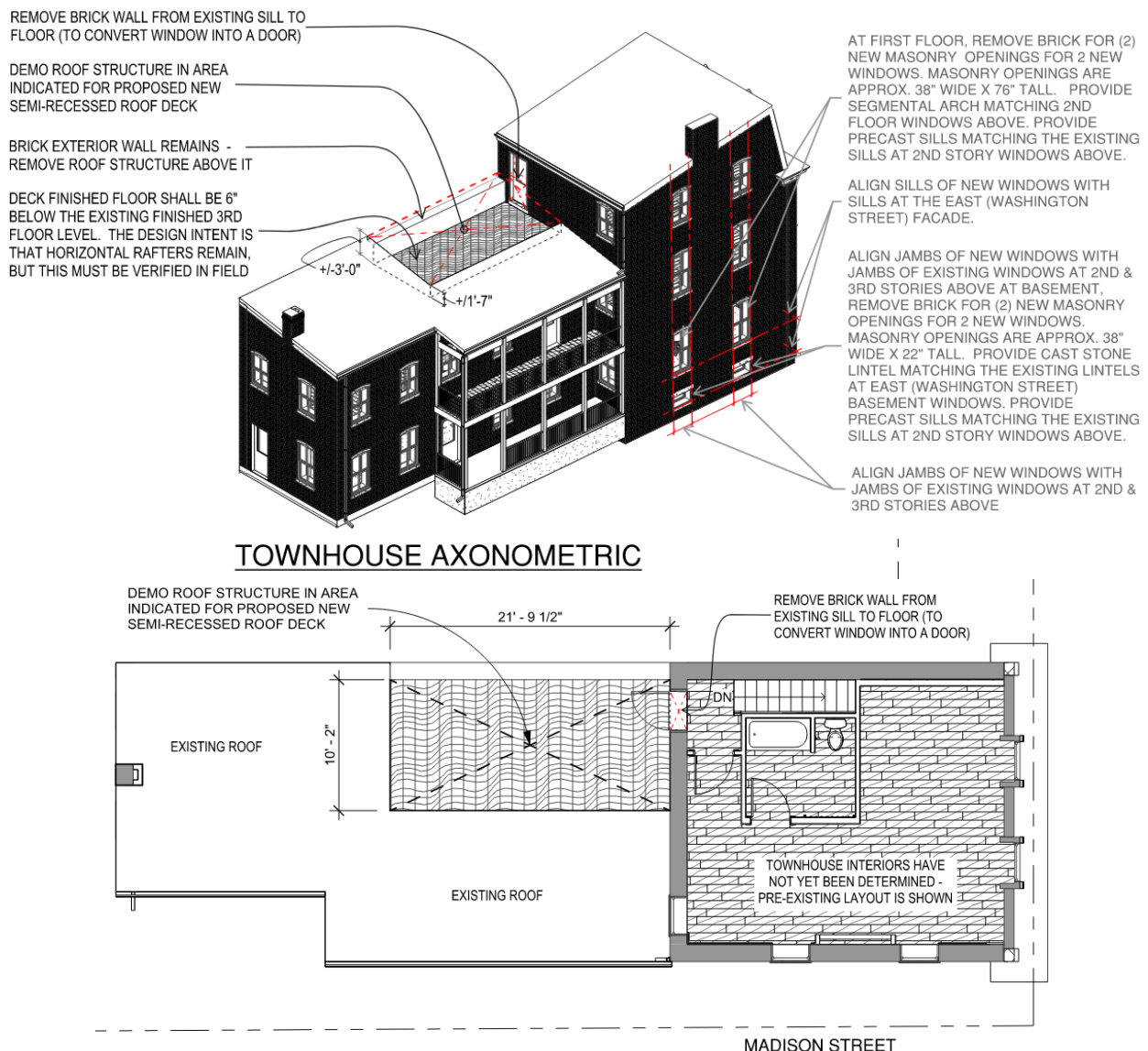
The roof deck will be recessed into the shed roof at the existing ell by removing a portion of the sloping roof area and creating a sunken level area (Figure 6). Access to the roof deck will be through a new exterior door created by enlarging an existing window opening. The perimeter of the roof deck will be enclosed by a glass guard rail. The effect of this configuration is that the roof deck will be unobtrusive when viewed from the street. The *Design Guidelines* state that “Roof decks should be constructed so that they do not interfere with the historic roofline of a building.” By recessing the roof deck into the existing roof form, the historic roof line is retained, expressing the original design intent for the rear ell. Staff finds this approach to be consistent with the *Design Guidelines*.

The moving of the townhome as part of the previously approved project required the demolition of some of the at grade building components. These include the entry stoop and the base of the porch at the side of the rear ell. As noted in the submission documents, these building elements will be recreated to match the original configuration as closely as possible. Staff appreciates the approach to this unique condition where the original fabric has already been removed and encourages the applicant to work with staff on the final details for the design of these elements as the design progresses.

The submitted documents describe the replacement of several of the building components to match the original. These elements include windows, the front door, the woodwork at the porch, and the roof of both the main block and the rear ell. The *Design Guidelines* state that “A central tenet of the philosophy of historic preservation is that original historic materials should be retained and repaired rather than replaced.” While many of the items proposed to be replaced may not be able

to be retained, the applicant should work with staff to determine the historic integrity and condition of each of these elements before any replacement work is approved. The BAR Policies for Administrative Approval provides detailed guidelines for how materials on an historic structure are replaced. Staff recommends that the applicant work with staff on the final details for the replacement of each of these elements in conformance with the requirements of this document.

The applicant is proposing to install four new windows in the south elevation of the historic townhome. This work could not be approved administratively and requires approval by the Board. Per the submission documents, the new windows will be at the basement and first floor on the south elevation and will match similar windows on the building in terms of the masonry openings and the window configuration. This will include the use of segmental arches at the second floor windows and precast heads and sills at the basement windows. Staff supports this proposal and finds that the resulting configuration will be consistent with similar historic structures.



**Figure 6: Axonometric and plan showing modifications to the historic townhome**

## East Elevation

The Board comments regarding the east elevation at the last BAR hearing were mainly regarding the metal clad central and fifth floor sections. Board members generally preferred the red brick option to the grey brick option, but there were few comments regarding the brick detailing.

The revised submission includes changes to these areas intended to make them more consistent with the design of the brick portions. At the fifth floor, the large windows have been replaced with one over one windows that match the windows below in the brick area. At the central section, a one over one area has been added to each of the large windows that is of a similar size to the punched windows (Figure 7).

The applicant is also proposing two colors for the metal panels a charcoal color and a black color. The charcoal color is similar to what was included in the last submission along with the red brick option. The idea of using a darker metal panel in these locations is to contrast with the red brick and give the impression of greater depth between the two planes.

Staff supports the revised design for the east elevation, finding that the revisions to the windows bring a level of consistency to the elevation that was missing in the previous versions. When designing large buildings such as this, there is often an effort to break down the overall massing into small sections without making the building appear to be a collection of smaller buildings. By using common elements throughout the different parts but in a slightly different way, the overall composition appears to be unified without giving the impression of a structure that is too large. Staff finds that the applicant has successfully achieved this with the revisions to the metal clad sections. While both the charcoal and the black metal panels provide variation from the brick and give the impression of depth, staff finds that the charcoal option is more compatible with the brick.



Figure 7: View of revised design for the east elevation



### South and West Elevation

At the previous BAR hearing, Board members commented on the composition of the south elevation, noting that the small windows were not appropriate and that the overall composition lacked the same level of detail as the east elevation. Board members also expressed concern regarding the use of fiber cement panels on a building subject to the Washington Street Standards and where it is clearly visible from Madison Street.

In response to the comments regarding the composition of the south elevation, the applicant has revised the design by removing the two smaller windows and continuing the precast band and cornice across the southern face of the building. The result is that the south elevation no longer appears to be secondary to the east elevation. Staff finds that this revision is responsive to the Board comments and that the south elevation is compatible with the east elevation and the historic townhome.

Regarding the use of fiber cement panels at the west elevation, the applicant has revised the design to carry the brick around from the south elevation to enclose the southern section of the west elevation (Figure 8). The result of this is that the areas of fiber cement have been limited to the section of the west elevation that is only minimally visible from the public right of way and at the upper floors. Staff supports this revision noting that the building will appear to be predominantly brick when viewed from the sidewalk with only some secondary sections clad in another material. Given the height and distance of these sections from the sidewalk, it will be difficult to determine their exact material and will fade into the background.



**Figure 8: View from Madison Street of the south and west portions of the building**

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

1. The final selection of the windows and doors complies with the BAR Policies for Administrative Approval at both the new construction and the historic townhouse.
2. Exterior wall vents will be located so that they are entirely within a single exterior material. These vents will be painted a color to match the adjacent material, no through wall vents are to be located facing Washington Street.
3. The replacement roof at the historic townhouse be slate at the three story section and metal at the rear ell, in compliance with the BAR Policies for Administrative Approval. The decorative pattern in the mansard roof to be recreated in the replacement roof.
4. The applicant work with staff during the removal of paint at the historic townhouse to ensure that any original finish material is not removed.
5. The applicant will work with staff to identify any historic windows that may be retained and repaired, where historic windows cannot be repaired or are missing, the new windows will be wood single paned windows in a 2 over 2 configuration.
6. Decorative railings and other woodwork at the side porch of the historic townhouse will be retained where possible and repaired to match existing as necessary.
7. The applicant will provide staff with detailed drawings showing the replacement of the entry stoop and porch base to match the original configuration as closely as possible.

#### **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

##### **Zoning**

C-1 Proposed multi-unit building will comply with Zoning.

C-2 Project falls under review of DSUP 2024-10017 and all of its conditions.

##### **Code Administration**

C-1 A building permit is required.

##### **Transportation and Environmental Services**

F-1 Comply with all requirements of DSUP2024-10017 (T&ES)

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

**Archaeology**

- F-1 In the nineteenth century this lot was located on the outskirts of Old Town Alexandria. According to 1850 tax lists, Erskin Catlett owned the vacant property as a real estate investment. The property (and entire block) remained vacant as of 1877 when JW Green owned it. Eventually, by the 1890s, a three story dwelling was standing on the lot at 802 N Washington Street. By the mid-twentieth century, the Towne Motel was built on the lot adjoining 802 North Washington Street to the north.
- C-1 Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc) or concentrations of artifacts are discovered during development. Work must cease in the area of discovery until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all final site plan sheets involving any ground disturbances.
- C-2 The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities.

**V. ATTACHMENTS**

- 1 – Application Materials
- Completed application
  - Plans
  - Material specifications
  - Scaled survey plat if applicable
  - Photographs
- 2 – Supplemental Materials
- Public comment
  - Any other supporting documentation

BAR CASE# \_\_\_\_\_  
(OFFICE USE ONLY)

ADDRESS OF PROJECT: \_\_\_\_\_

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

TAX MAP AND PARCEL: \_\_\_\_\_ ZONING: \_\_\_\_\_

APPLICATION FOR: *(Please check all that apply)*

☐ CERTIFICATE OF APPROPRIATENESS

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

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

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

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

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_

Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

Authorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☐ \_\_\_\_\_

Name: \_\_\_\_\_

Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

Legal Property Owner:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_

Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

**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 type="checkbox"/> doors       | <input type="checkbox"/> windows                    | <input type="checkbox"/> siding                     | <input type="checkbox"/> shed     |
| <input type="checkbox"/> lighting    | <input type="checkbox"/> pergola/trellis            | <input type="checkbox"/> painting unpainted masonry |                                   |
| <input type="checkbox"/> other _____ |   |   |                                   |
- ☐ ADDITION
- ☐ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

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**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. **\*See DSUP for survey\***
- ☐ ☐ FAR & Open Space calculation form. **\*See enclosed DSUP sheets for FAR and open space\***
- ☐ ☐ Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable. **\*See enclosed Sheet 3 "Street/Context Elevations"**
- ☐ ☐ 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. **\*See enclosed Sheets 3 and 5 for massing and relationship to adjacent properties\***

**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.

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The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

**APPLICANT OR AUTHORIZED AGENT:**

Signature:  

Printed Name: \_\_\_\_\_

Date: \_\_\_\_\_

## OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

**1. Applicant.** State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1.		
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 808 N. Washington 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.		
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.		
2.		
3.		

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

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

_____	_____	
Date	Printed Name	Signature

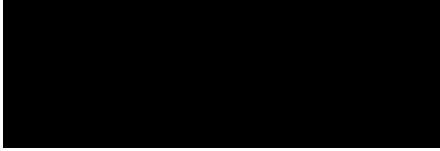
**Disclosure Attachment**

**JRicciardi Development LLC**



Greater than 3%

**P.T. Blooms Development LLC**



Greater than 3%

**Zehn, LLC**



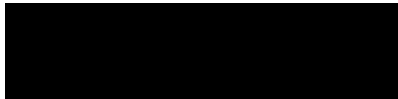
Greater than 3%

**Investor's Advantage LLC**



Greater than 3%

**Frank Hetrick**



Greater than 3%





NEW RESIDENTIAL BUILDING  
THE WHITLEY, PHASE 2  
808 N. WASHINGTON STREET  
ALEXANDRIA, VIRGINIA  
CERTIFICATE OF APPROPRIATENESS SET -  
B.A.R. HEARING JULY 16, 2025

- 49 Units, 50' high

- 43 garage parking spaces, 2  
surface parking spaces

- The massing is substantially  
the same as the previously  
proposed hotel.





SOUTH (MADISON STREET) ELEVATION



EAST (N. WASHINGTON STREET) ELEVATION

ROOF SLAB	92.76'	
5TH FLOOR	82.76'	
4TH FLOOR	72.76'	
3RD FLOOR	62.76'	
2ND FLOOR	52.76'	
1ST FLOOR	42.76'	

SEE SHEETS 7A - 7E FOR FINISH MATERIAL INFORMATION

THESE ELEVATIONS ARE NOT INTENDED TO INDICATE EXACT COLORS. SEE RENDERINGS, SHEETS 2A-2F.



NORTH (FACE-ON-LINE) ELEVATION



WEST (ALLEY) ELEVATION

ROOF SLAB	92.76'	
5TH FLOOR	82.76'	
4TH FLOOR	72.76'	
3RD FLOOR	62.76'	
2ND FLOOR	52.76'	
1ST FLOOR	42.76'	







## PEDESTRIAN-EYE PERSPECTIVE FROM SOUTHEAST

*THE PREDOMINANCE OF DOUBLE-HUNG WINDOWS MATCH OUR HISTORIC COMPONENT AND MANY OTHER FACADES IN THE HISTORIC DISTRICT. ON THE SET-BACK FACADES WE DIVIDED THE OPENINGS INTO WINDOW SIZES THAT ARE THE SAME AS THE DOUBLE-HUNG WINDOWS. THE DISTANCE BETWEEN THE DOUBLE-HUNG WINDOWS MATCHES THAT OF THE BRICK FACADE, BUT BECOMES THE OPERABLE PORTION OF THE WINDOW.*







## PEDESTRIAN-EYE PERSPECTIVE FROM SOUTHWEST

AT THE HISTORIC TOWNHOUSE, RESTORATION OF ORIGINAL DETAILING OR REPLACE IN KIND.







PERSPECTIVE FROM NORTHEAST (FROM APPROX 15' ABOVE GRADE)

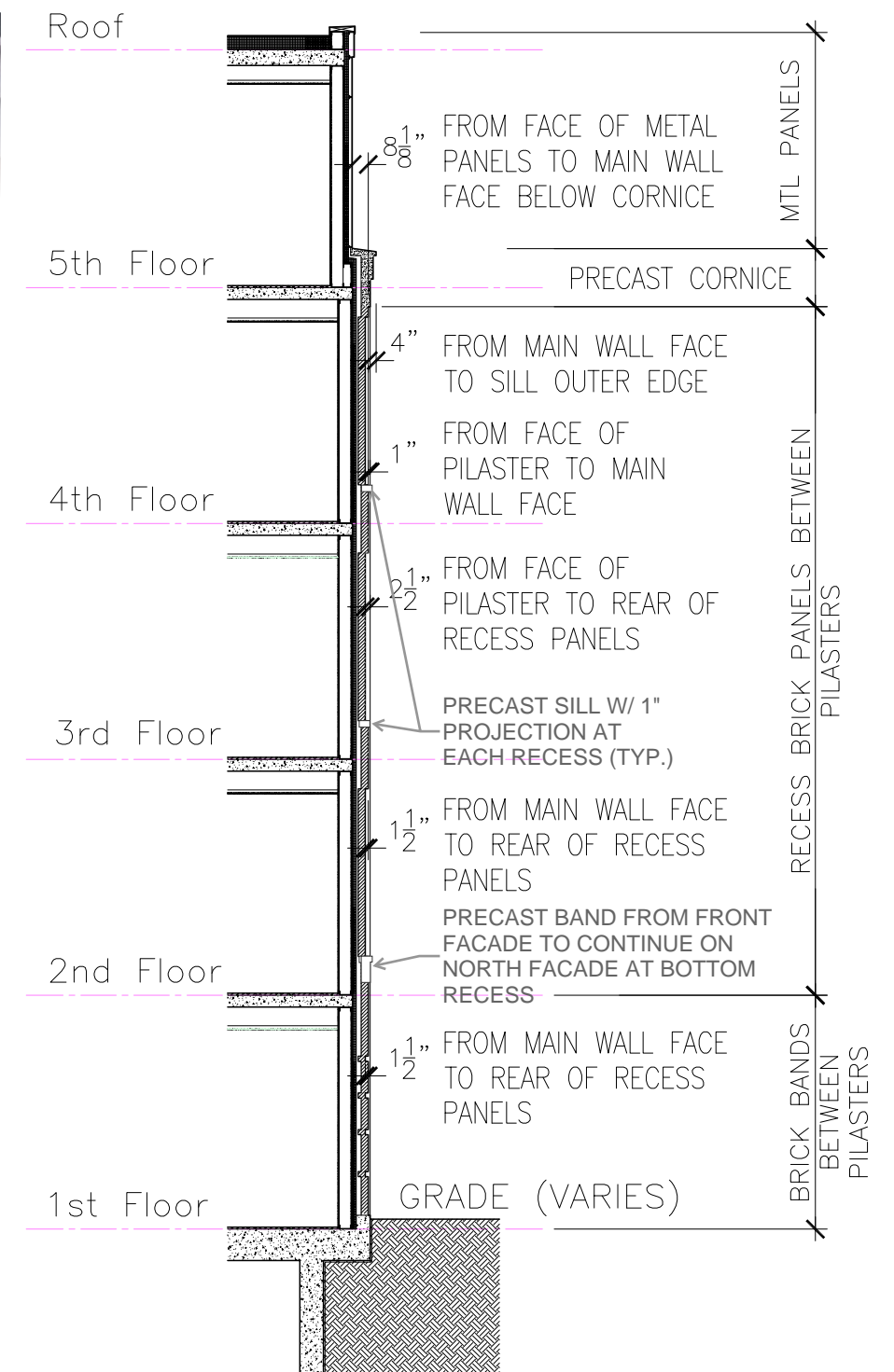






PERSPECTIVE FROM NORTH-NORTHEAST (FROM APPROX 15' ABOVE GRADE)

ADDED DETAIL ON NORTH FACADE PICKS UP THE RHYTHM OF THE OVERALL COMPOSITION.



SECTION AT NORTH WALL SHOWING  
SETBACK FEATURES  
(APPLICABLE TO EITHER METAL PANEL COLOR  
OPTION - CHARCOAL OR BLACK.)





AERIAL OF ALLEY / WEST FACADE (FROM APPROX 70' ABOVE GRADE)





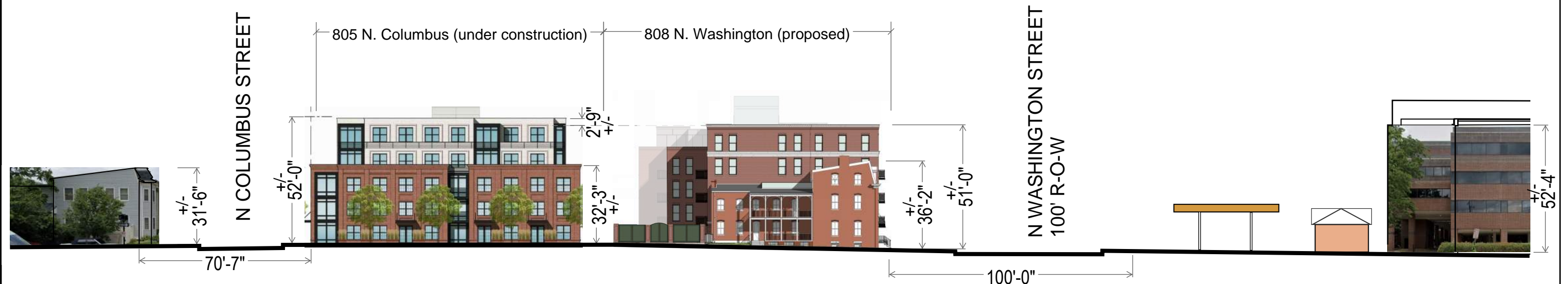


AERIAL FROM NORTHWEST: ALLEY & NORTH FACADES (FROM APPROX 70' ABOVE GRADE)





NORTH WASHINGTON STREET ELEVATION (EAST FACADES OF BUILDINGS)



NORTH WASHINGTON STREET ELEVATION (EAST FACADES OF BUILDINGS)





Hotel Heron (George Mason Hotel)



Gables Old Town



Hyatt Centric King Street



312 S. Washington Street

Adherence to North Washington Street Design Standards - Narrative

1. In addition to general historic compatibility, the project is designed to be compatible with existing historic buildings on Washington Street itself, notably the Heron Hotel (George Mason Hotel) which has similar paired windows and base-middle-top cornice definition.
2. The facades are designed to be complementary to Washington Street buildings, in particular the existing historic townhouse that it part of the project (as it is the only historic building in the immediate vicinity).
3. Through facade treatments and small setbacks, the massing has been broken down so that the building appears smaller, specifically, broken to pieces smaller than 100' by 80', each of which has a directional orientation toward N. Washington Street.
4. The front plane is adjacent to the sidewalk, with entrances directly open to the sidewalk. The design fosters a sense of place, arrival, and community. Parking is underground (except for 2 surface spaces for the townhouse at its rear), and loading is in the rear off the private alley that is being created by this project and the adjacent 805 N. Columbus Street.
5. The architectural style of each piece is consistent; that is, the traditional parts adhere to traditional forms and motifs (in a neo-traditional manner), while the modern part is cleanly modern, a background element that provides definition and proportion to the traditional parts. The solid/void relationship of traditional buildings is employed in all facades.

HISTORIC & CONTEXT  
INSPIRATION & NARRATIVE





PROPOSED STOOP - TWILIGHT

**Design comment:** *The proposed stoops are a modern interpretation of the historic side-step stoops sprinkled throughout the Old Town Historic District. The knee wall extends the water table treatment of the building and provides a (modest) sense of separation (protection) from wide, busy North Washington Street.*



PROPOSED PAIR OF STOOPS

#### HISTORIC EXAMPLES OF SIDE-STAIR STOOPS



415 S. Pitt Street



219 S. Royal Street



614 S. Fairfax Street

STOOPS - HISTORIC &  
CONTEXT INSPIRATION





AERIAL MASSING-IN-CONTEXT FROM SOUTH-SOUTHEAST



AERIAL MASSING-IN-CONTEXT FROM NORTHEAST

## SITE SECTIONS & AERIAL MASSING





WASHINGTON STREET FACADE DETAILS







ENTRANCE / STREETSCAPE DETAIL - TWILIGHT







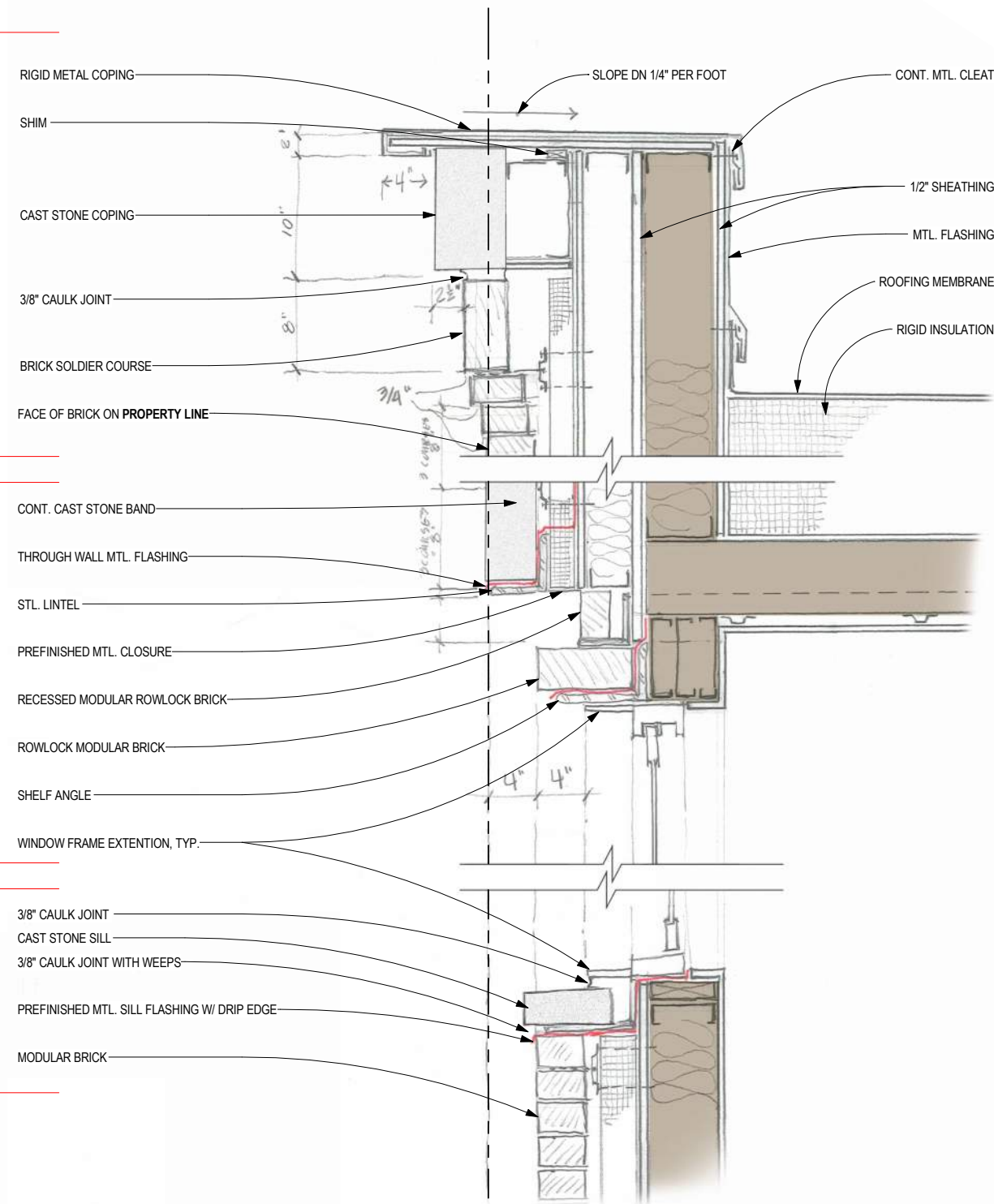
HYPHEN - DETAIL



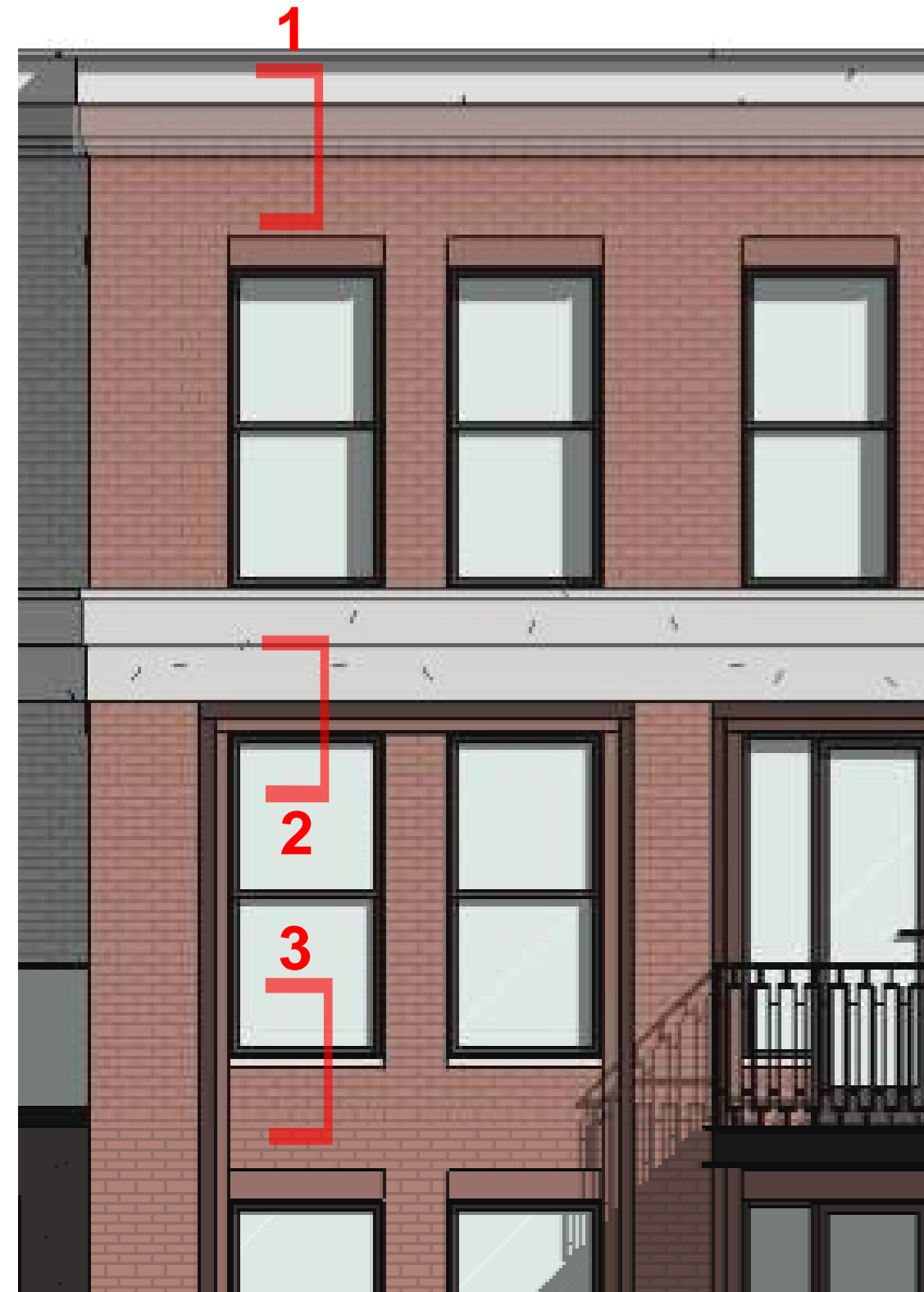
1

2

3

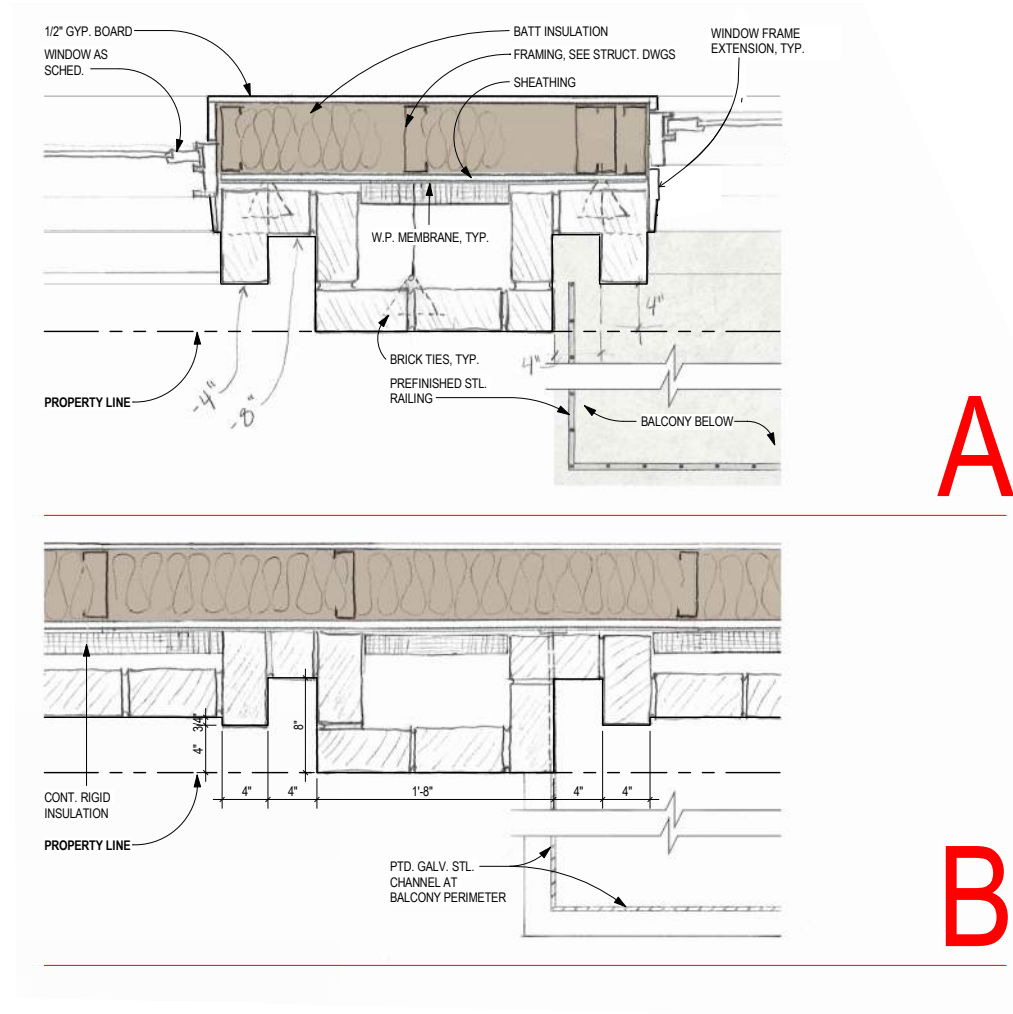


SECTION DETAIL SKETCHES

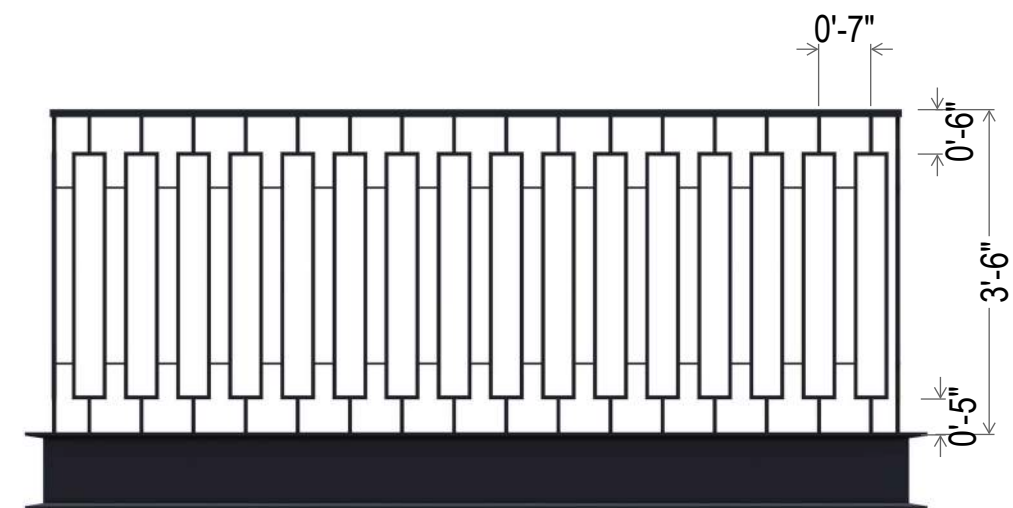


KEY / PARTIAL ELEVATION





PLAN DETAIL SKETCHES



GUARDRAIL DETAIL



KEY / PARTIAL ELEVATION





STAIR & ELEVATOR  
POP-UPS WALLS -  
CEMENT BOARD - GREY  
(2 SHADES)

SCREEN WALLS AT ELEVATOR &  
STAIR POP-UPS - CEMENT  
BOARD - GREY (2 SHADES)

MODULAR RED  
BRICK

DARK MEDIUM  
CHARCOAL WITH  
FAUX  
PATINATION, OR  
EQUAL

CAST STONE  
BANDS & SILLS -  
LIGHT GREY/ BEIGE

BALCONIES - ALUM  
FORMED CHANNEL  
EDGE AND GUARDRAIL  
PAINTED SATIN BLACK

WINDOW FRAMES IN  
NEW BUILDING:  
MANUFACTURERS'  
STANDARD BLACK

RED BRICK &  
CAST STONE  
DETAILING TO  
CONTINUE ON  
WEST FACADE  
AS SHOWN

BALCONIES - ALUM  
FORMED CHANNEL  
EDGE AND GUARDRAIL -  
PAINTED SATIN BLACK

AT TOWNHOUSE: NEW SLATE  
LOOK ROOF AT HIGH AND  
LOW ROOFS

AT TOWNHOUSE ROOF DECK:  
CLEAR GLASS GUARDRAIL

AT TOWN HOUSE: PAINT  
REMOVED TO REVEAL RED  
BRICK/ POINT & RESTORE  
BRICK

AT TOWNHOUSE PORCH: ALL  
RAILINGS AND DECORATIVE  
DETAILS TO BE REPLACED IN  
KIND.

EXISTING TOWN HOUSE -  
OFF-WHITE- OR DARK  
GREY-PAINTED TRIM  
COORDINATED WITH NEW CAP  
FLASHINGS AND WINDOWS

TRANSFORMER ENCLOSURE  
- BRICK PIERS WITH PAINTED  
WOOD DOORS/PANELS

REPAIR/RESTORE  
SLATE SHINGLE ROOF  
INCLUDING THE  
ROSETTES

EXISTING TOWN HOUSE -  
PAINT REMOVED TO  
REVEAL RED BRICK

EXISTING TOWN HOUSE -  
OFF-WHITE- OR DARK GREY-  
PAINTED TRIM COORDINATED  
WITH NEW CAP FLASHINGS  
AND WINDOWS

AT THE "HYPHEN,"  
FLOORS 1-3:  
METAL PANEL  
CHARCOAL WITH  
FAUX- PATINATION,  
WITH GLASS  
GUARDRAILS, OR  
EQUAL

CEMENT BOARD PANELS  
- GREY (2 SHADES)

CEMENT BOARD PANELS - GREY (2 SHADES)  
BATTEN OR RAINSCREEN SYSTEM, CONCEALED  
FASTENERS. (SAME AS THE BAR APPROVED FOR THE  
WHITLEY PHASE I ACROSS THE ALLEY)

BRICK

CEMENT BOARD PANELS, GREY  
(2 SHADES SAME AS THE BAR  
APPROVED FOR THE WHITLEY  
PHASE I ACROSS THE ALLEY)

TYPICAL NEW RED  
BRICK - TURNS  
CORNER AT 1ST  
FLR FROM N WALL  
TO WEST AND  
TWO PROJECTING  
WINGS

SEE SHEETS 7B & 7C FOR  
MORE SPECIFIC MATERIAL  
INFORMATION

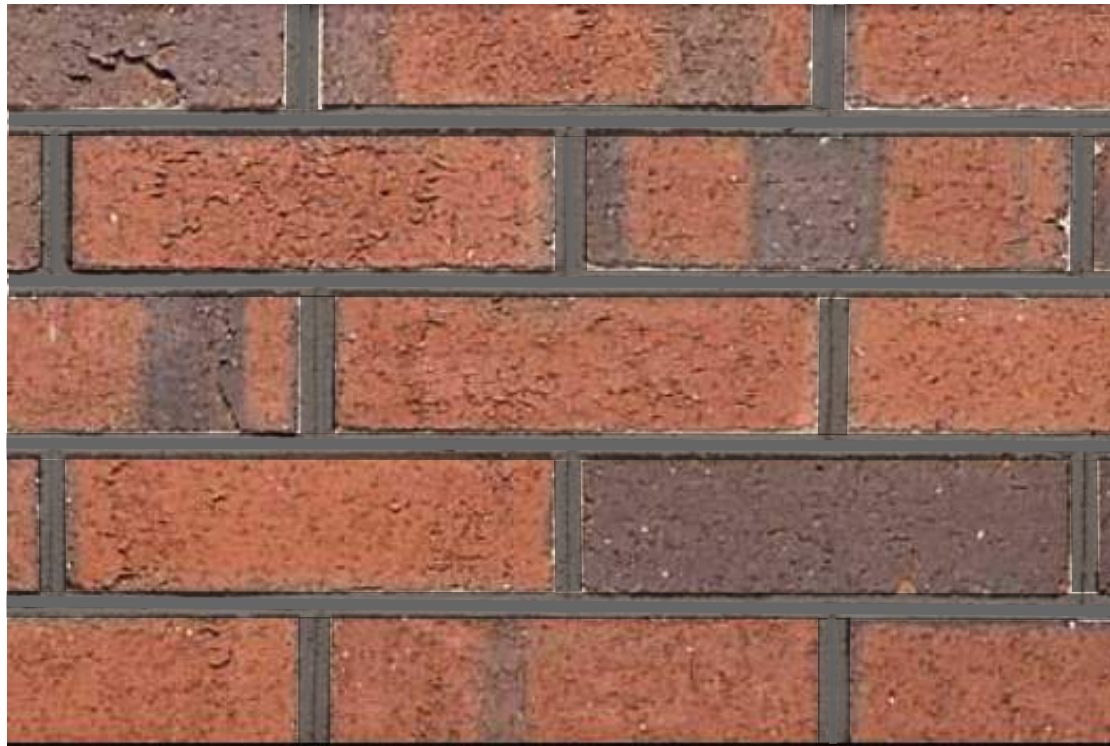
GARAGE EXHAUST -  
APPROX 10" TALL  
ABV GRADE,  
RED-BRICK FINISH

7' FENCE - WOOD  
TO MATCH TRANSF.  
ENCLOSURE

BRICK ARCHES AT WINDOW &  
DOOR OPENINGS TO BE  
REPAIRED/REPOINTED. SEE  
SHEET 7D FOR WINDOW  
REPLACEMENT INFORMATION.

# PROPOSED MATERIALS / COLORS





**RED FIELD BRICK:** MERIDIAN BRICK, "OLD LEXINGTON" - WIRECUT ("TORN") TEXTURE, RED WITH RANGE OF MEDIUM TONES AND DARK FLASHINGS. WARM DARK-MEDIUM-GREY MORTAR COLOR.



**LIGHT RED ACCENT BRICK:** MERIDIAN BRICK, FLASH SET BROWN FLASHED WIRECUT, WARM ORANGE BROWNS WITH RANGE OF LIGHT TO MEDIUM TONES. WARM GREY MORTAR COLOR. (ONLY USED AT NORTH FACADE INSET PANELS)



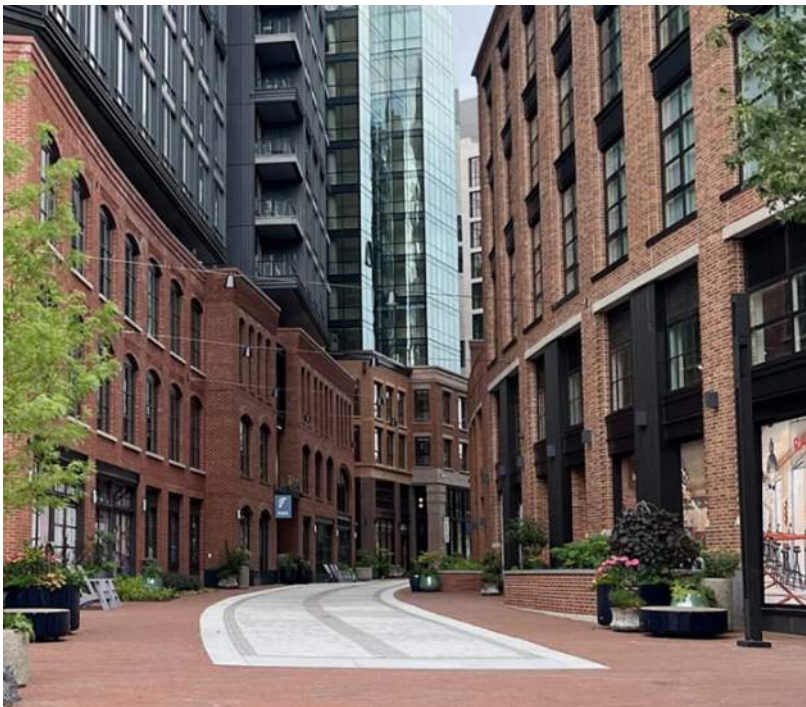
*Falkoner Allé 118, Denmark, 2020*



*D48 Nordbro, Denmark, 2019*

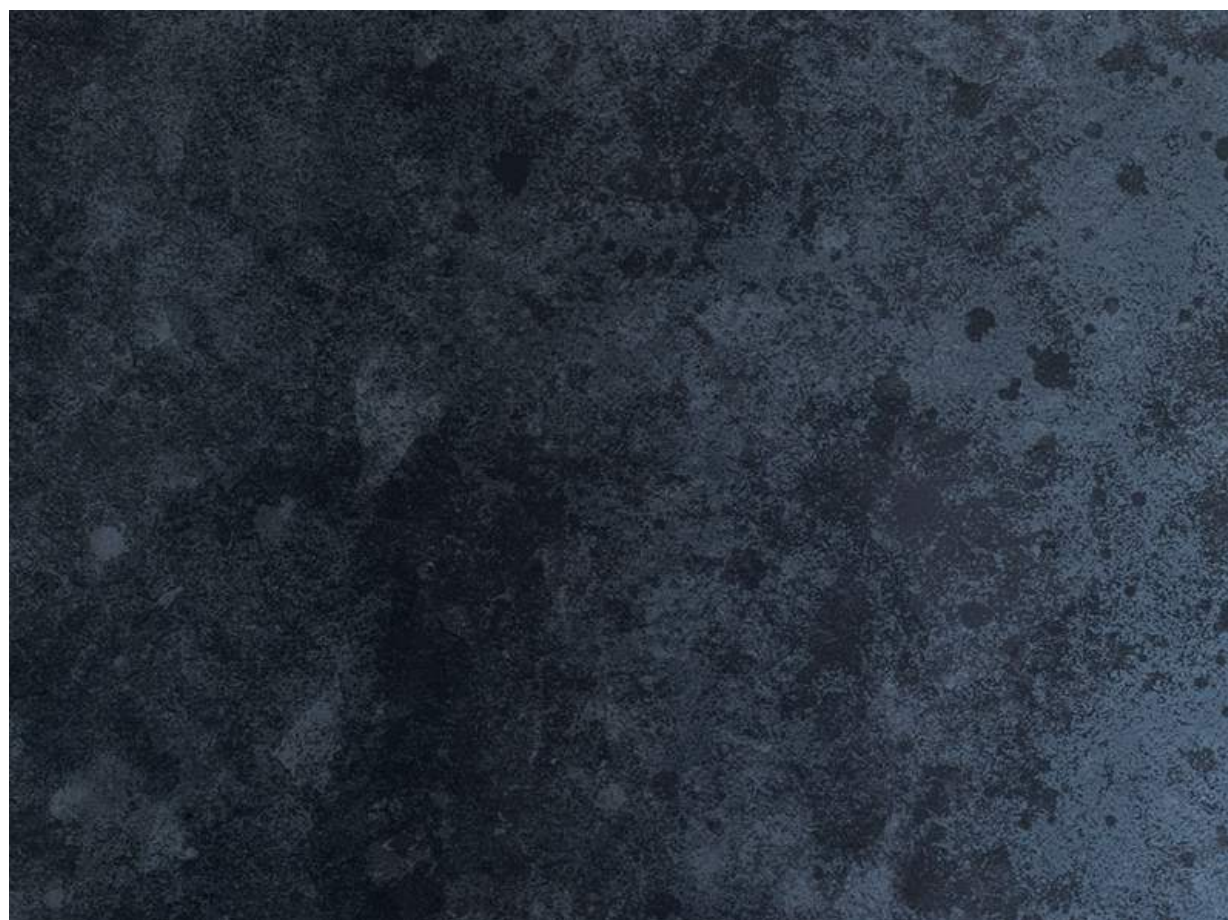


*The Stacks, Washington, DC, 2025*



EXAMPLES OF SIMILAR BRICK IN BUILDINGS BUILT IN THE LAST 20 YEARS - TO ILLUSTRATE HOW NEW BRICK IN A NEW BUILDING, CAN BE USED TO EVOKE A SENSE OF HISTORY AND PLACE.



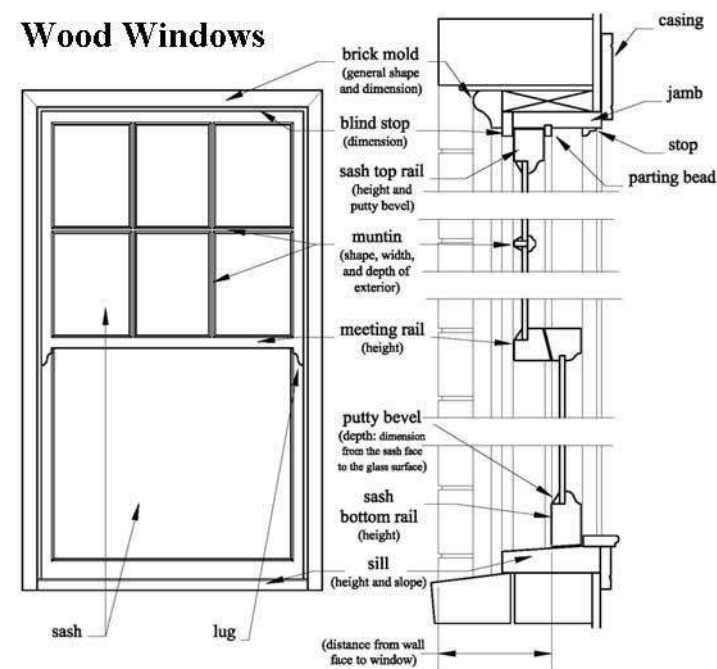


**METAL PANELS, CHARCOAL VERSION:** ALUMINUM PANELS BY MANUFACTURER PURE+FREEDOM - FINISH "BROOKLYN STEEL," WHICH IS A CHARCOAL GRAY WITH FAUX-PATINATION - OR APPROVED EQUAL.

APPLICATION SHOWN: BRONCO DEALERSHIP. KENDALL, FLORIDA.



## Wood Windows



**ALL EXISTING AND NEW WINDOWS IN HISTORIC TOWNHOUSE TO BE TWO OVER TWO SINGLE GLAZED WOOD DOUBLE-HUNG WINDOWS WITH EXTERIOR MUNTINS. - MARVIN ULTIMATE WOOD DOUBLE HUNG WINDOW OR LOW-E EQUIVALENT.**



**WINDOWS IN NEW CONSTRUCTION** - PELLA "IMPERVIA" LINE, FIBERGLASS HIGH-PERFORMANCE WINDOWS, OR "ARCHITECT SERIES" ALUMINUM-CLAD WOOD WINDOWS BY PELLA; IN TYPES (SINGLE-HUNG/DOUBLE HUNG, FIXED, CASEMENT), COLORS (BLACK-TYPICAL), AND CONFIGURATIONS (E.G. TRANSOMS) AS SHOWN ON THE ELEVATIONS. ALTERNATES: EQUIVALENT LINES FROM MARVIN AND ANDERSEN WINDOWS (ALUMINUM-CLAD WOOD OR FIBEREX-TYPE COMPOSITE -- NOT VINYL). EXACT PRODUCTS MAY BE SUBSTITUTED IF SPECIFIED PRODUCTS ARE NOT AVAILABLE.

**PROPOSED MATERIALS / COLORS**





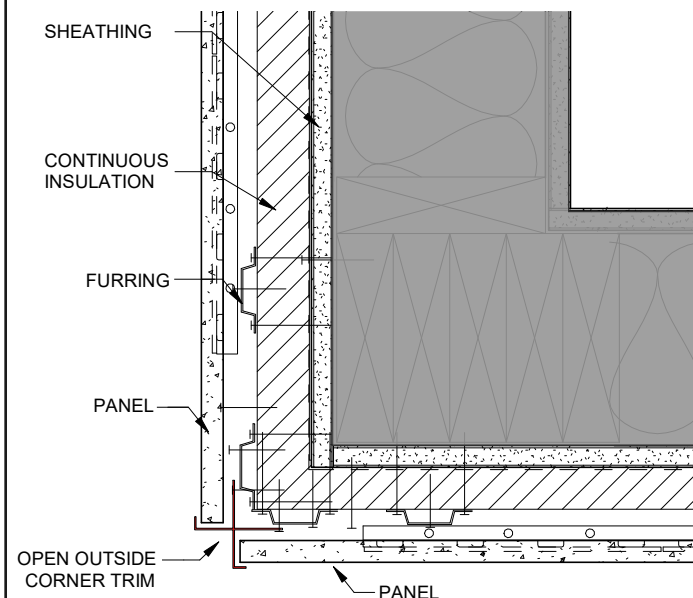
**FIBER-CEMENT PANELS AT REAR/ALLEY:** SHADES OF GRAY BY JAMES HARDIE ("HARDIEPANEL"), USING METAL TRIM PIECES AT CORNERS AND PANEL JOINTS, AND BREAK METAL AT OPENINGS.



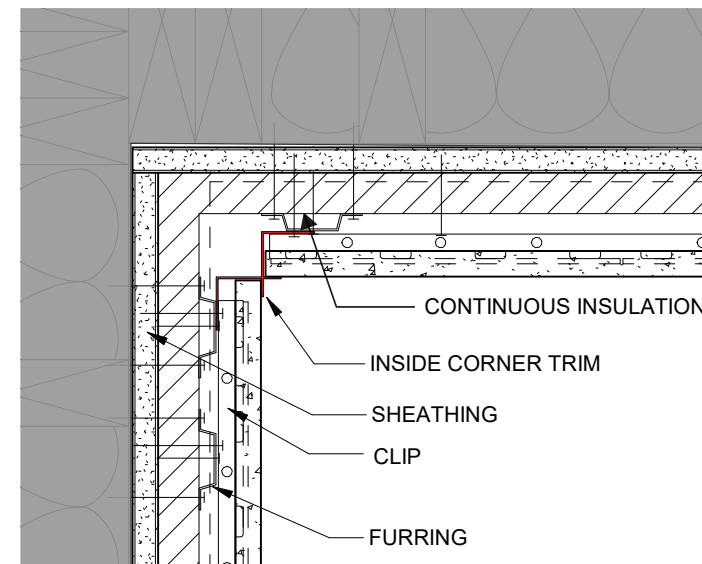
THE FIBER-CEMENT PANELS SHOWN ARE THE SAME AS THOSE APPROVED BY THE BAR FOR PORTIONS OF THE ALLEY FACADE OF THE ADJACENT "WHITLEY" CONDOMINIUM, 805-823 N. COLUMBUS STREET (CURRENTLY UNDER CONSTRUCTION).

**GENERIC SAMPLE DETAILS** ARE SHOWN BELOW. NOTABLY:

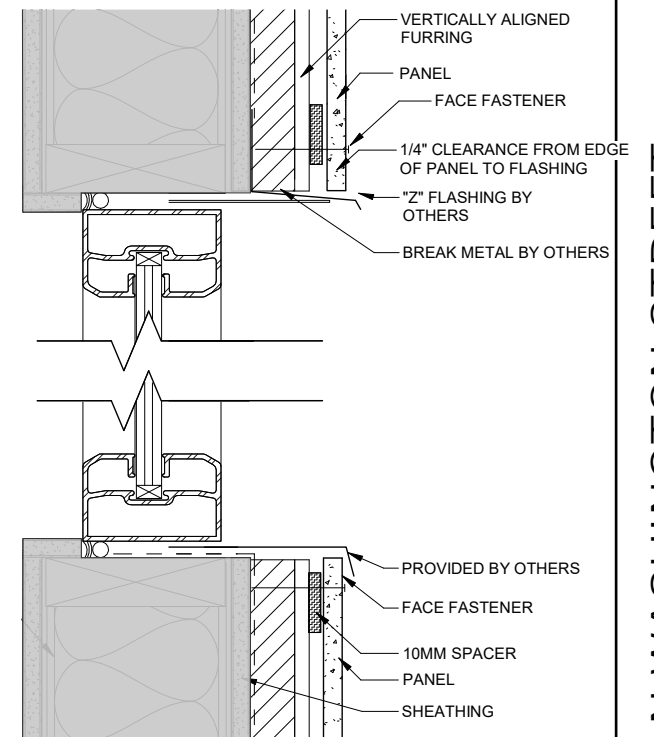
- AT CORNERS, NO LAP OR MITERED DETAILS.
- AT OPENINGS, WINDOWS ARE SET BACK (TO PROVIDE SHADOW LINE.)



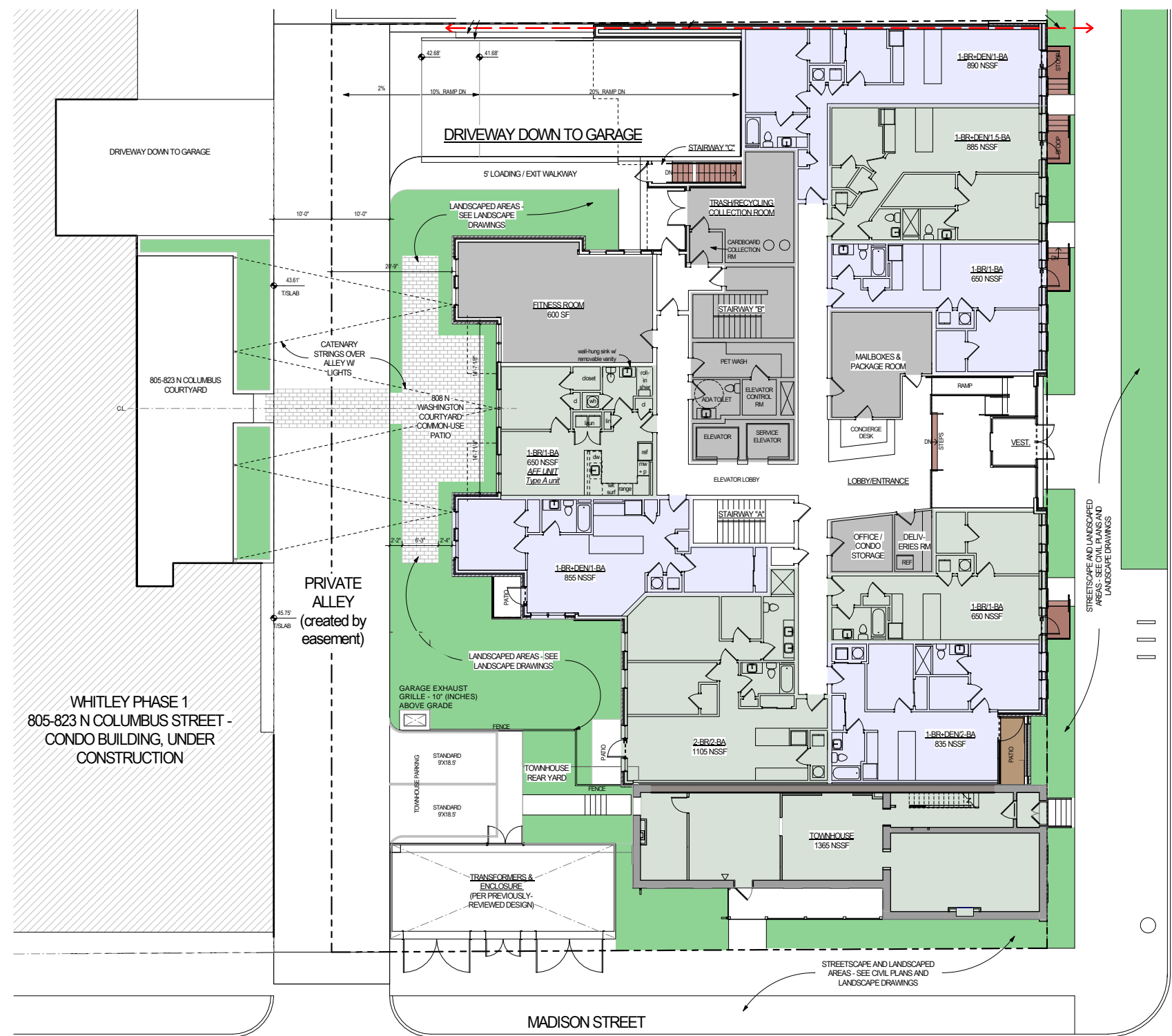
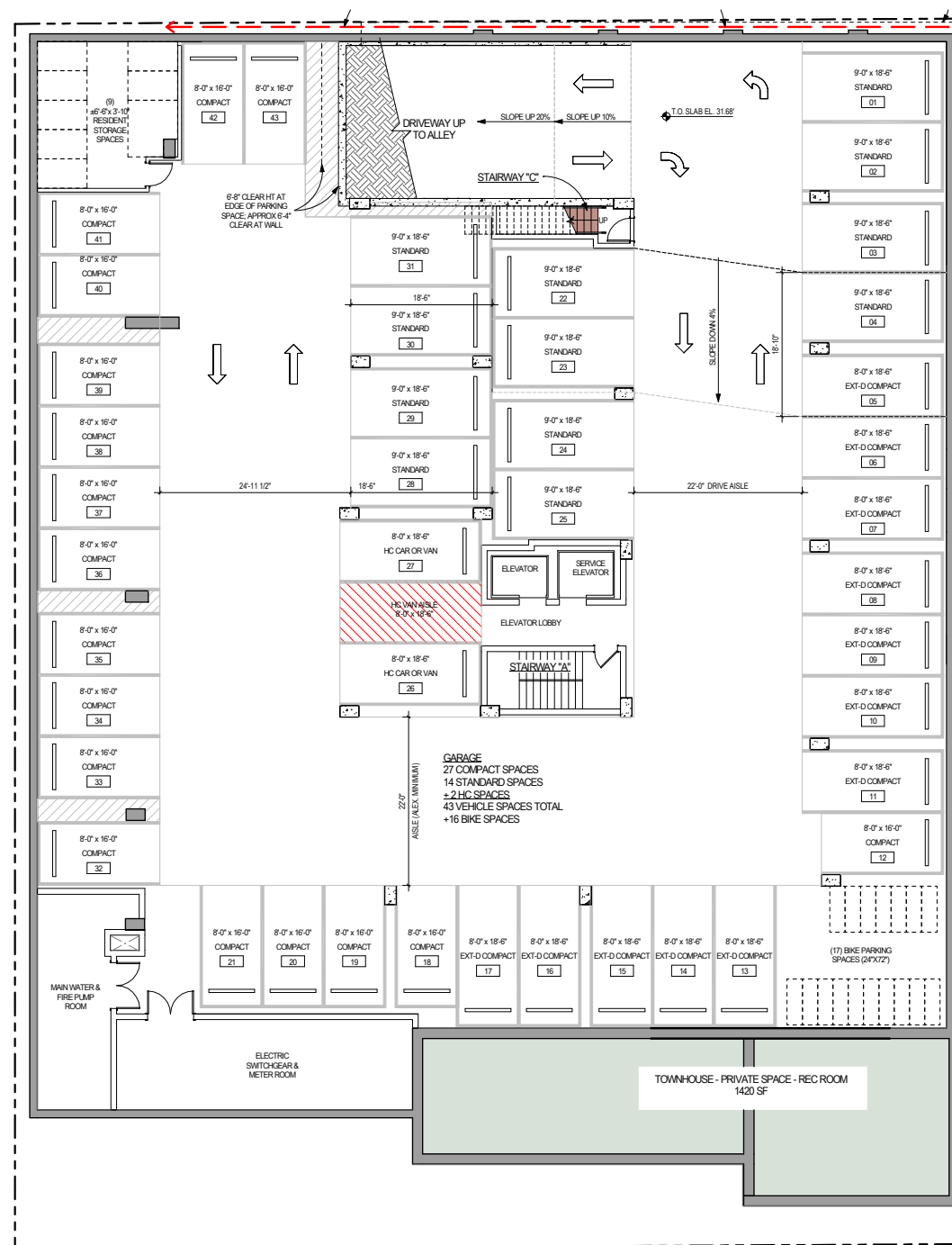
AT OUTSIDE CORNER - TRIM PIECE



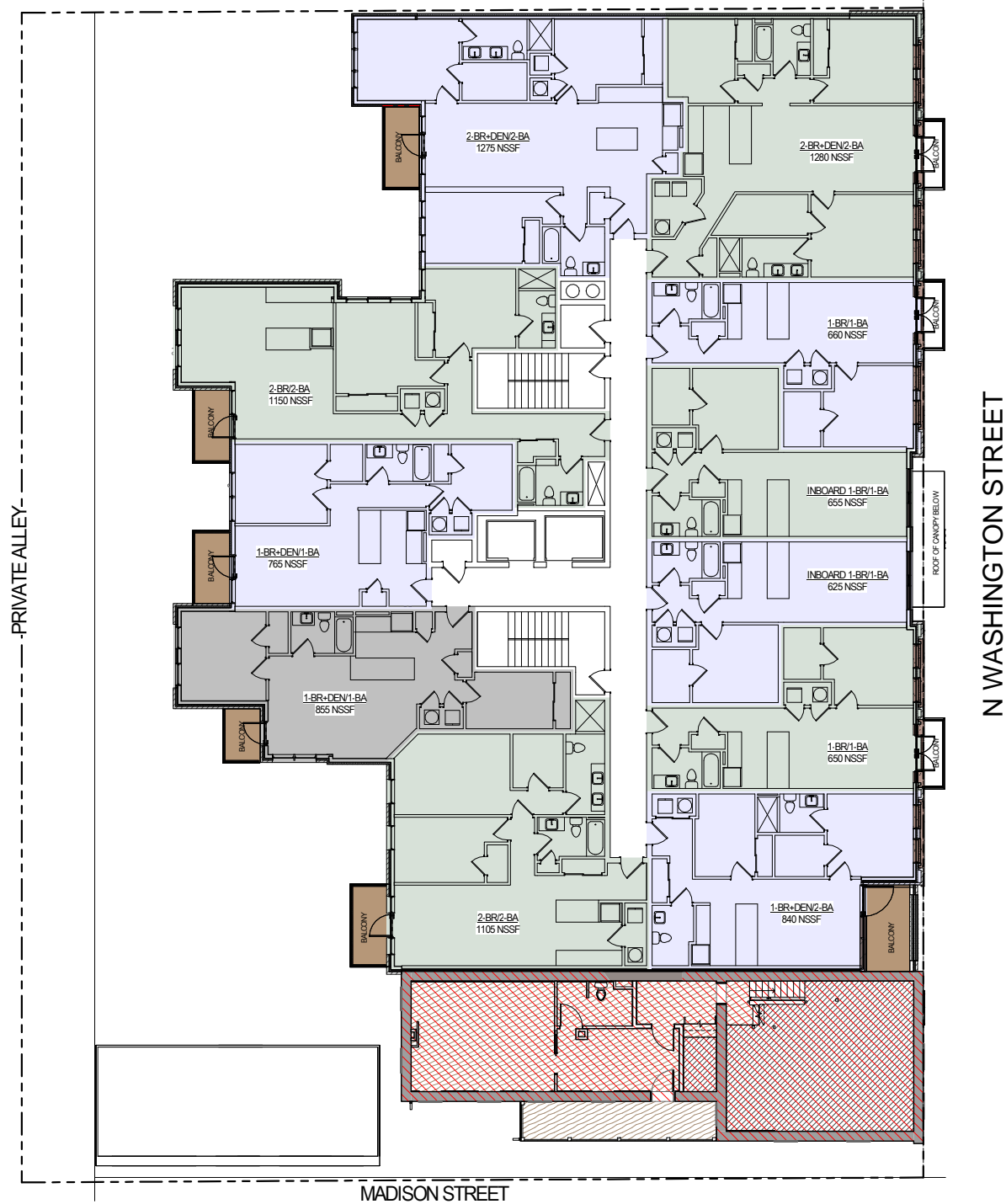
AT INSIDE CORNER - TRIM PIECE



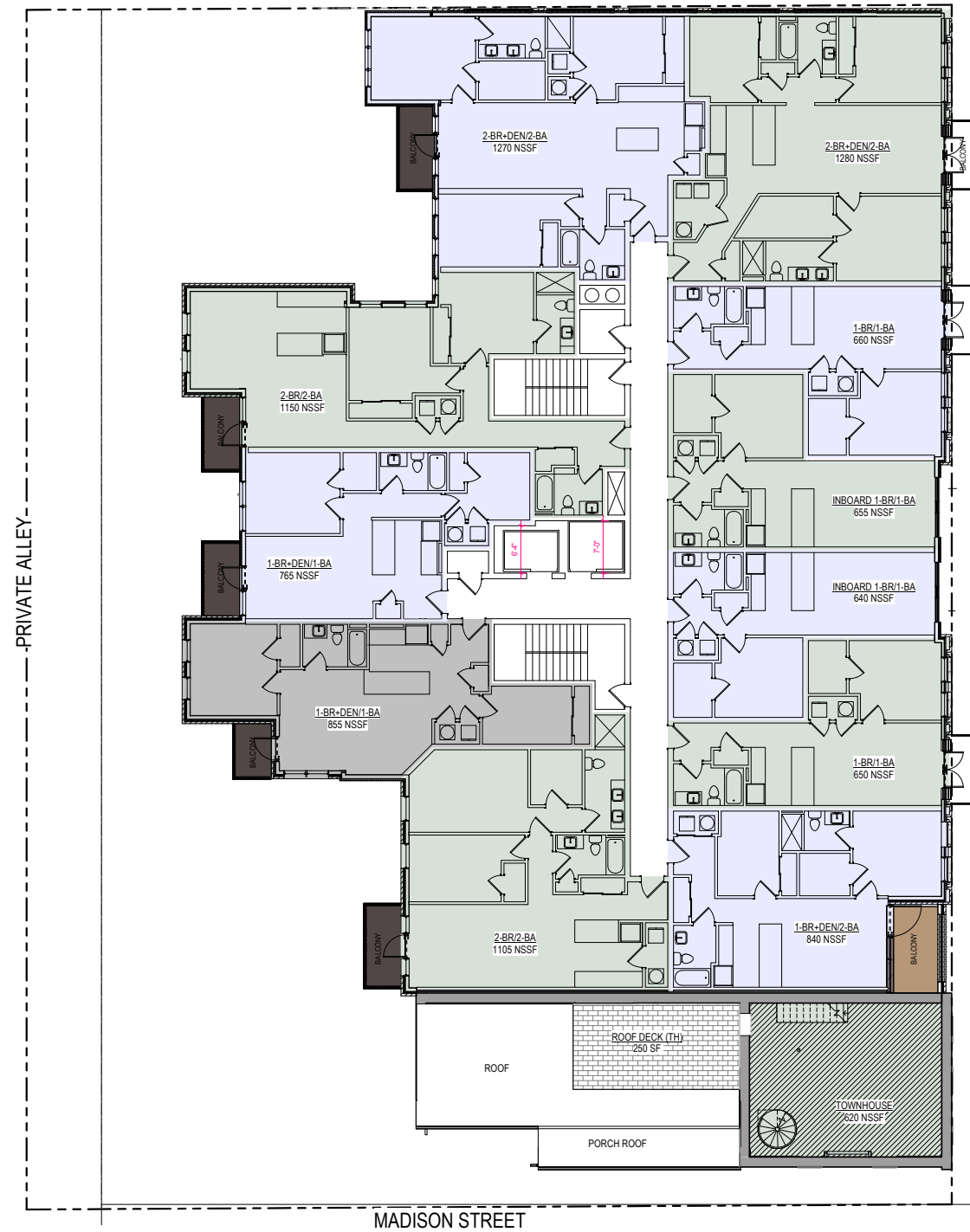
AT WINDOWS/OPENINGS - BREAK METAL FOR SETBACK





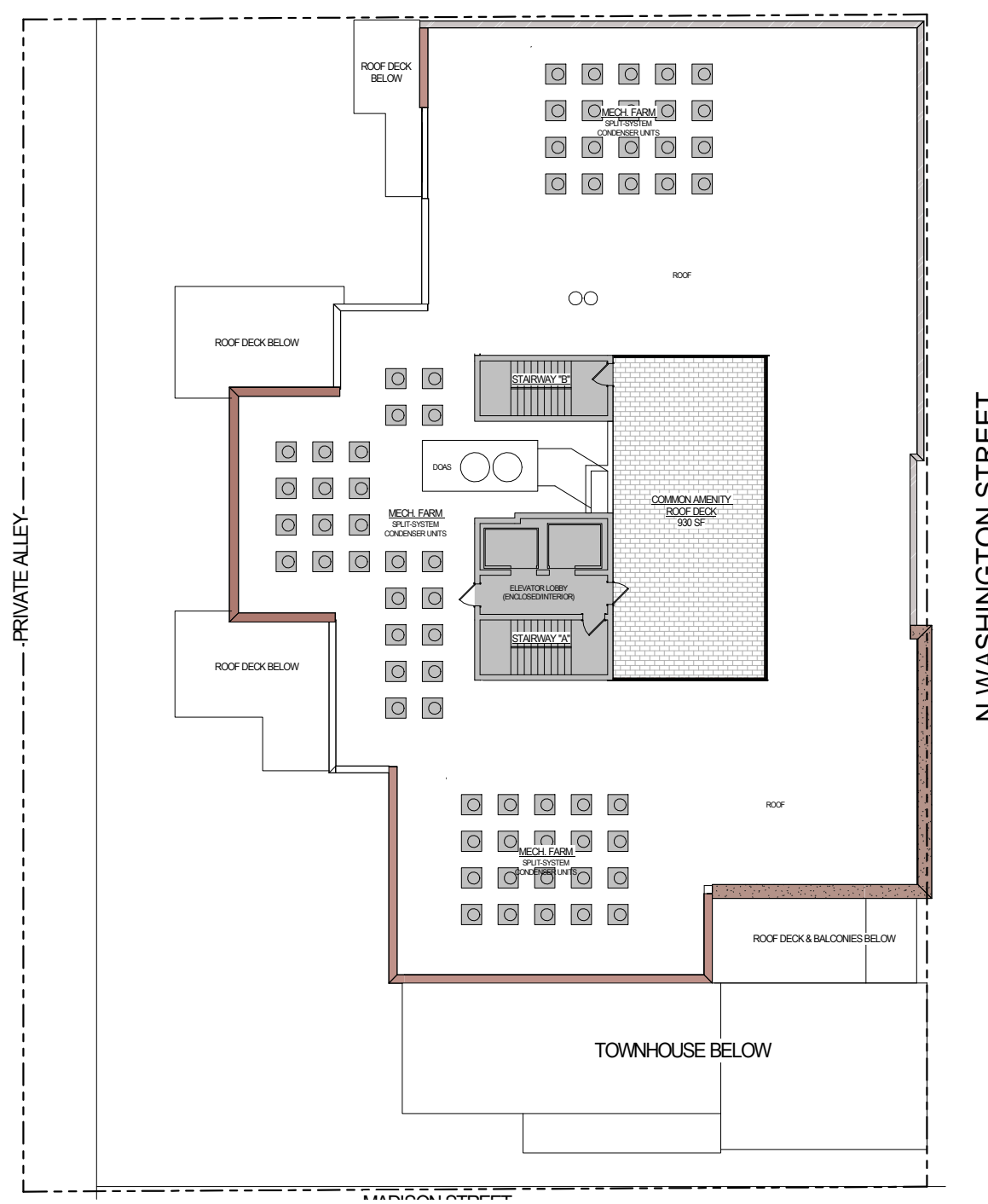
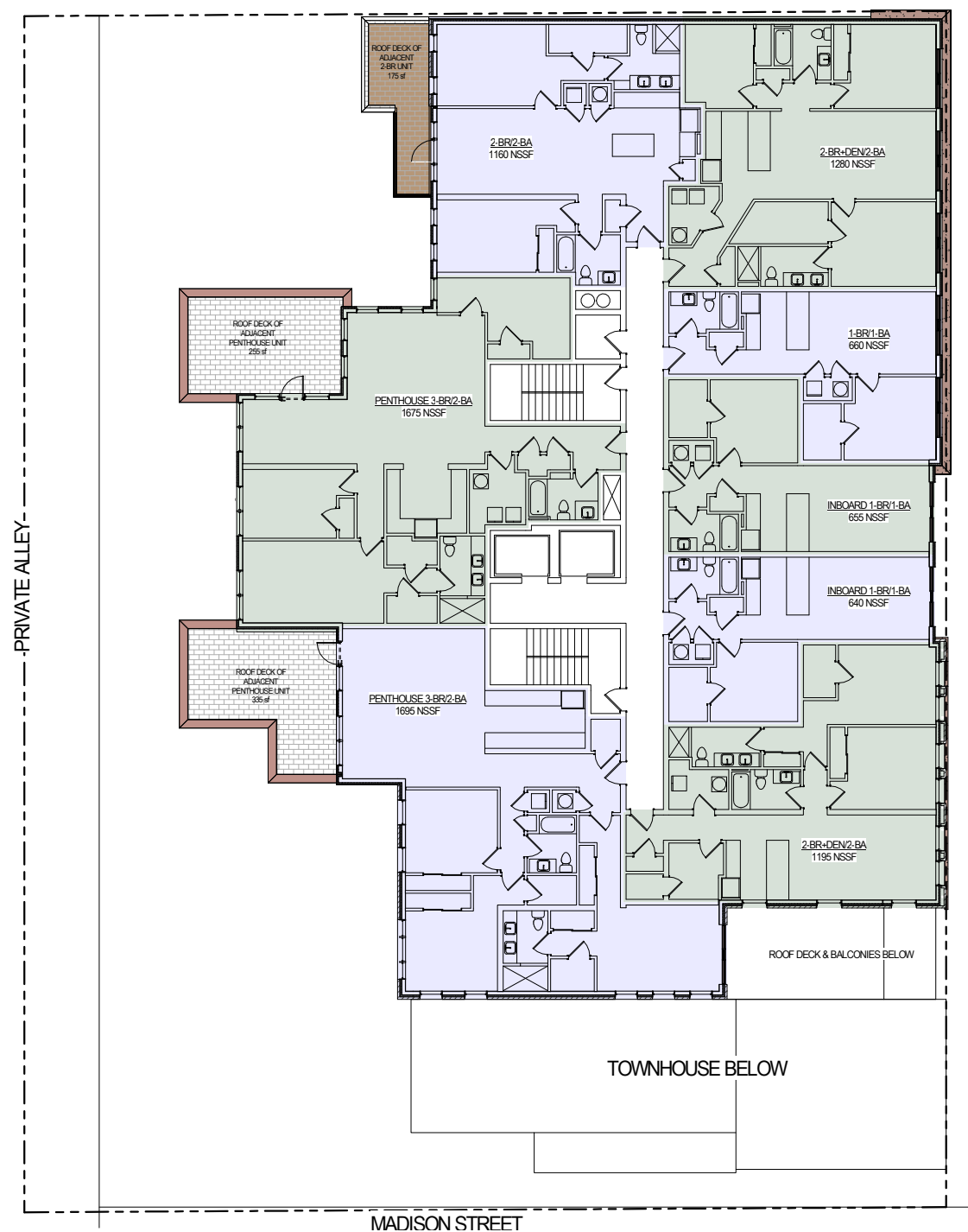


2ND FLOOR



3RD FLOOR (4TH SIMILAR)









ALL DEMOLITION TO BE DONE WITH CARE TO PRESERVE EXISTING BUILDING BRICK AND DETAILS WHERE POSSIBLE.



WINDOWS TO BE REPLACED AS INDICATED ON SHEET 7D. FRONT DOOR TO BE RESTORED OR FABRICATED TO MATCH HISTORIC DOOR.

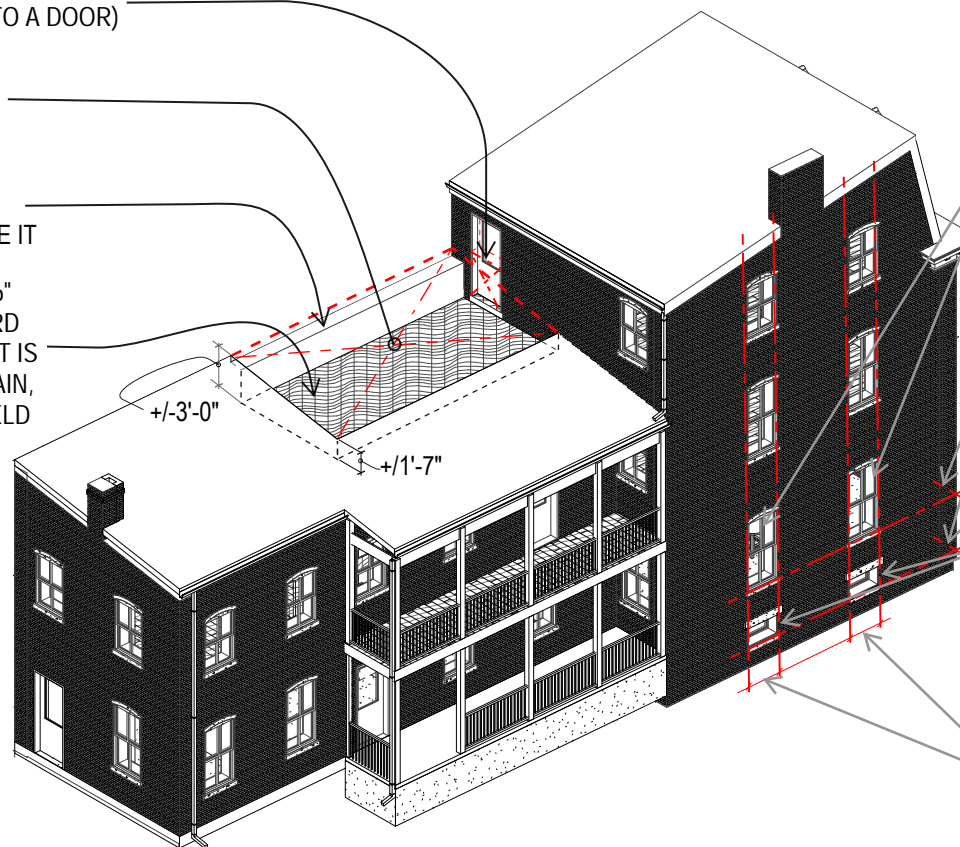
IMAGES FROM GOOGLE STREET VIEW 2011.

REMOVE BRICK WALL FROM EXISTING SILL TO FLOOR (TO CONVERT WINDOW INTO A DOOR)

DEMO ROOF STRUCTURE IN AREA INDICATED FOR PROPOSED NEW SEMI-RECESSED ROOF DECK

BRICK EXTERIOR WALL REMAINS - REMOVE ROOF STRUCTURE ABOVE IT

DECK FINISHED FLOOR SHALL BE 6" BELOW THE EXISTING FINISHED 3RD FLOOR LEVEL. THE DESIGN INTENT IS THAT HORIZONTAL RAFTERS REMAIN, BUT THIS MUST BE VERIFIED IN FIELD



AT FIRST FLOOR, REMOVE BRICK FOR (2) NEW MASONRY OPENINGS FOR 2 NEW WINDOWS. MASONRY OPENINGS ARE APPROX. 38" WIDE X 76" TALL. PROVIDE SEGMENTAL ARCH MATCHING 2ND FLOOR WINDOWS ABOVE. PROVIDE PRECAST SILLS MATCHING THE EXISTING SILLS AT 2ND STORY WINDOWS ABOVE.

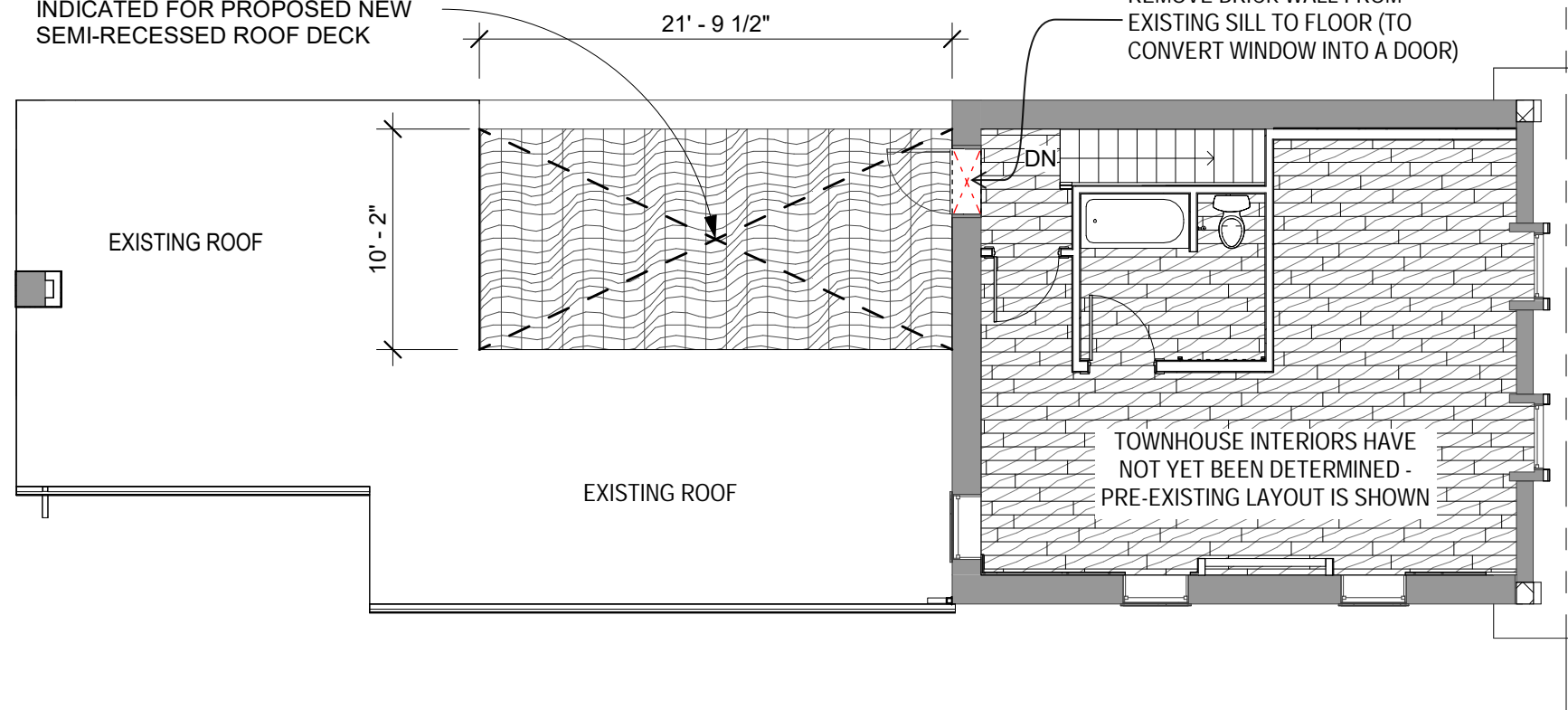
ALIGN SILLS OF NEW WINDOWS WITH SILLS AT THE EAST (WASHINGTON STREET) FACADE.

ALIGN JAMBS OF NEW WINDOWS WITH JAMBS OF EXISTING WINDOWS AT 2ND & 3RD STORIES ABOVE AT BASEMENT, REMOVE BRICK FOR (2) NEW MASONRY OPENINGS FOR 2 NEW WINDOWS. MASONRY OPENINGS ARE APPROX. 38" WIDE X 22" TALL. PROVIDE CAST STONE LINTEL MATCHING THE EXISTING LINTELS AT EAST (WASHINGTON STREET) BASEMENT WINDOWS. PROVIDE PRECAST SILLS MATCHING THE EXISTING SILLS AT 2ND STORY WINDOWS ABOVE.

ALIGN JAMBS OF NEW WINDOWS WITH JAMBS OF EXISTING WINDOWS AT 2ND & 3RD STORIES ABOVE

## TOWNHOUSE AXONOMETRIC

DEMO ROOF STRUCTURE IN AREA INDICATED FOR PROPOSED NEW SEMI-RECESSED ROOF DECK



MADISON STREET

N WASHINGTON STREET

## TOWNHOUSE 3RD FLOOR PLAN

