

**ISSUE:** Certificate of Appropriateness for New Construction

**APPLICANT:** PT Blooms, LLC, contract purchaser

**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 design and detailing of the building entry doors.
2. The applicant work with staff on the size and design of the balconies on the east elevation.
3. As the design progresses, the applicant work with staff on the final detailing for the black metal clad portions of the building.
4. The applicant work with staff to introduce a reveal or other change in plane at the east elevation where the red brick portion of the building changes to the fiber cement portion to allow the material change to occur at an inside corner.

**Minutes from January 19, 2022, BAR Hearing:**

**BOARD ACTION: Deferred**

On a motion by Ms. Irwin and seconded by Ms. Roberts, the Board of Architectural Review accepted the request for deferral of BAR #2021-00606. The motion carried on a vote of 6-1. Mr. Sprinkle opposed.

**CONDITIONS OF APPROVAL**

On a vote of 6-1 the Board of Architectural Review accepted the request for deferral for BAR 2021-00606

**REASON**

The Board wanted additional views of the project from North Washington Street and modifications to the design of the north east corner of the building.

**SPEAKERS**

Patrick Bloomfield, applicant, introduced the project.

Lori Hall, project architect, presented the project and highlighted changes made in response to staff and Board comments.

Gail Rothrock, 209 Duke Street, suggested that the public artwork aspect of the project be used to reflect the history of the neighborhood.

Steve Davidson, 535 North Columbus Street, felt that the design is not consistent with the existing buildings in the area and invited the Board members to visit the neighborhood.

Todd Kelly, 822 North Columbus Street, stated that the Washington Street Guidelines indicate

that the building should have a smaller footprint. He felt that the mass and scale of the building is too large for the neighborhood.

Steve Milone, 907 Prince Street, stated that the project would be fully visible from North Washington Street and suggested that additional views from this vantage would be helpful. He further stated that he felt that the design for the northeast corner of the building is too stark.

Patrick Bloomfield, applicant, replied to comments and addressed questions. He stated that he wants to keep the public artwork as designed but would not be opposed to including an informational plaque regarding the history of the site. He further noted that the currently vacant Washington Street sites will be developed.

Mr. Spencer noted that the Board is not holding the design to the Washington Street standards but would like additional views from North Washington Street.

Ms. Roberts noted that the Board asks for views from a public right of way for all projects.

## **DISCUSSION**

Ms. Irwin liked the proposed design revisions and felt that the revised windows on the lower portion of the building are an improvement to the previous design. The white brick portion of the north elevation is too stark and needs further detailing. She likes the revised configuration of balconies on the east elevation and did not have an issue with the size of the proposed balconies. She noted that the ground floor door at the northeast corner of the building is awkward and not organized into the building design.

Mr. Sprinkle did not agree with the configuration of the massing and the inclusion of the central courtyard. He felt that the building is too large and asked if eliminating the courtyard could allow for a smaller building. He asked if the Washington Street Guidelines should be used for this project since it is visible from Washington Street. Mr. Conkey responded that those Guidelines apply to properties fronting Washington Street.

Ms. Roberts asked for a view from North Washington Street to better understand the building in its context. She agreed with Ms. Irwin regarding the changes that were made to the design in response to BAR comments.

Mr. Adams liked the look of the lower brick portion of the building and asked if some elements of this design could be incorporated into the design for the upper portion. He felt that the main building entry could be more special.

Ms. Sennott agreed with Ms. Roberts and asked for an additional view of the project from North Washington Street.

Ms. Ossman stated that she would like to see a greater level of development of the design for the north east corner of the building.

Mr. Spencer appreciated the response to comments from the Board and agreed that additional views from North Washington Street would be helpful. He felt that the entrance canopy could be further refined to stand out more. He felt that the depth of the balconies on the east side could be acceptable pending a review of the view from North Washington Street. He agreed with

other comments that the north elevation and north east corner of the building need additional detailing.

Ms. Roberts asked the applicant if he would like a deferral in order to prepare the requested view from North Washington Street. The applicant requested a deferral.

Ms. Irwin made a motion to accept the request for a deferral.

Ms. Roberts seconded the motion and asked for discussion. She had no opinion regarding the balconies on the east elevation and asked for an option where the dark brick detailing wraps the corner to the east elevation.

Ms. Ossman asked for additional detailing on the railings.

Mr. Adams had no strong feelings regarding the balconies but would review their design based off views from North Washington Street.

Mr. Sprinkle noted that the balconies overlook the rear of the hotel.

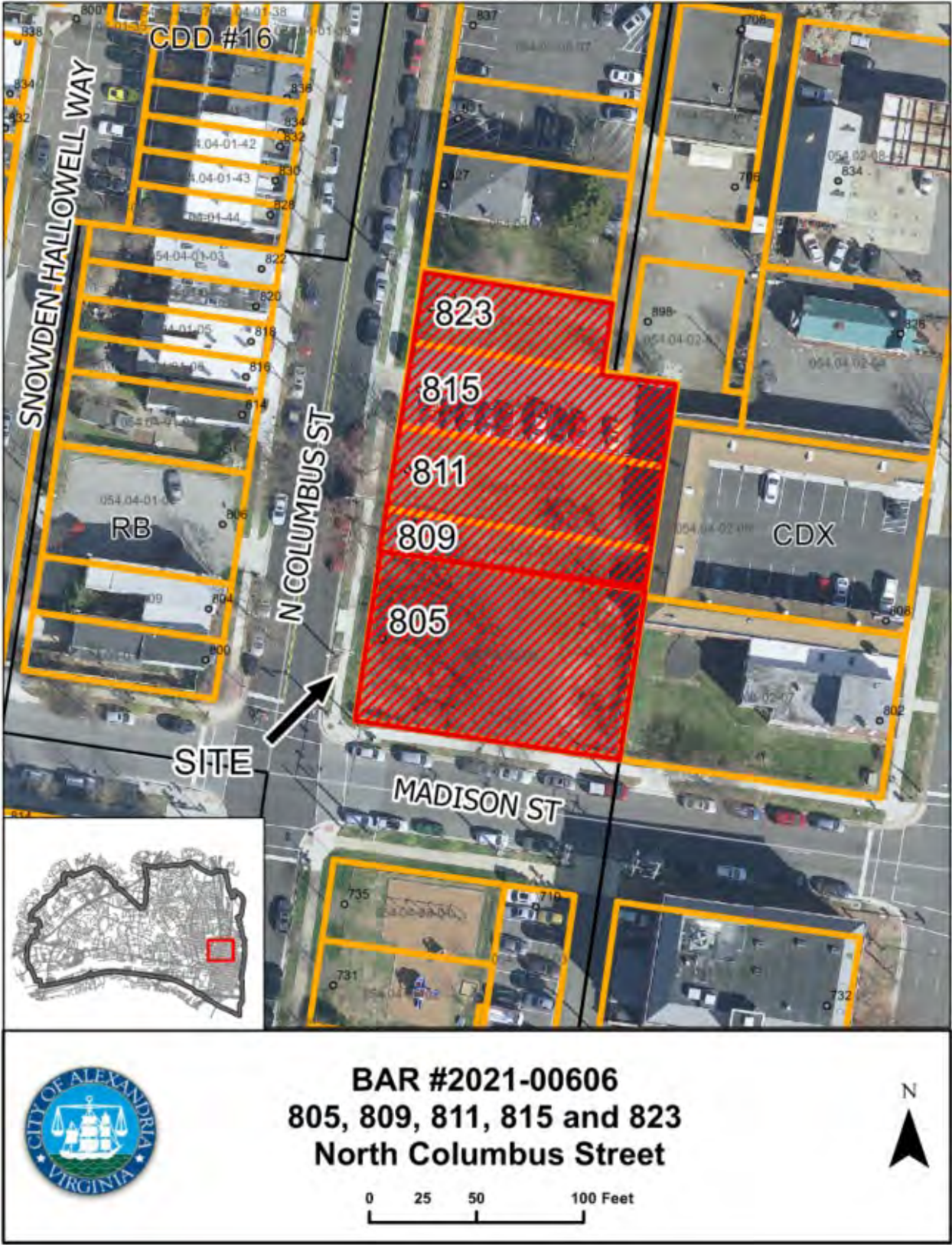
Ms. Irwin asked that the revision to the north east corner include a revision to the ground floor door in that area.

The Board voted to accept the requested deferral on a vote of 6-1 with Mr. Sprinkle voting against the motion.

**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](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.





**UPDATE**

The applicant returns to the Board at the February 2, 2022 hearing with design revisions and additional views of the project as requested by the Board.

**Certificate of Appropriateness Reviews**

At the January 19, 2022, hearing, the Board reviewed design revisions in response to Board comments. At that hearing, the Board requested additional views of the property from North Washington Street.

At the December 1, 2021, hearing of the Board of Architectural Review, the Board approved the request for deferral from the applicant. The Board made specific comments regarding the proposed design.

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.

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 hearing, the applicant has continued to modify the design to respond to comments from staff and the Board. While there was a variety of comments at the last hearing, they were mostly focused on the design of the northeast corner of the building, including the portion facing the property line to the north and North Washington Street to the east. The applicant has made modifications to the design to address these comments.

The previous designs have included a change in material at the midpoint of the lower three floor massing on the north elevation. The dark brick with its piers, projecting brick panels, and decorative cornice continued around the northwest corner of the building and stopped at the midpoint of the north elevation. At that point, the features of the light color brick upper portions

of the building picked up and continued around the northeast corner, extending to the inset adjacent to the parking garage entrance (Figure 2 & 3). On the north elevation, this section was without architectural features.



**Figure 2: Previous version of north elevation**



**Figure 3: Previous version of east elevation**

The Board made several comments regarding this portion of the building. There was a concern that the white part of the north elevation was without detail and that the light colored brick portion at the north end of the east elevation seemed incongruous with the darker brick portions found on the lower levels of the rest of the building. There were also comments regarding the single door at the northern edge of the east elevation. As shown on these elevations, the door is not integrated into the overall composition of the elevation. The Board asked that this area of the building receive more attention and that the door be integrated into the architecture.

The applicant has revised the design for this portion of the building by wrapping the dark brick and its associated details around the north elevation and continuing to the east elevation, terminating near the entrance to the parking garage. The effect of this change is that there is greater visual interest on the north elevation through the use of projecting brick panels and at the northeast corner through the more detailed language of the lower portion of the building (Figure 4 & 5). In this design, the single door at the northeast corner has now become a double door with canopy that is integrated into the design of the elevation.



**Figure 4: Revised north elevation**



**Figure 5: Revised east elevation**

The Board also had questions about the view of the building from North Washington Street. There was some discussion regarding future development but the Board is reminded that unless a building is under construction, future development should not be considered when reviewing visibility due to the unpredictable nature of development. Projects should present finished elevations on all parts of the building that are visible from a public right of way at the time of the design. In response to requests from the Board, the applicant has prepared a perspective showing the proposed building from North Washington Street looking south at street level. The applicant has provided a new rendering showing this perspective, including the existing small retail building and the hotel under construction to the east of the project site (Figure 6).





**Figure 6: Perspective from North Washington Street, looking southwest**

### 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 6).

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.

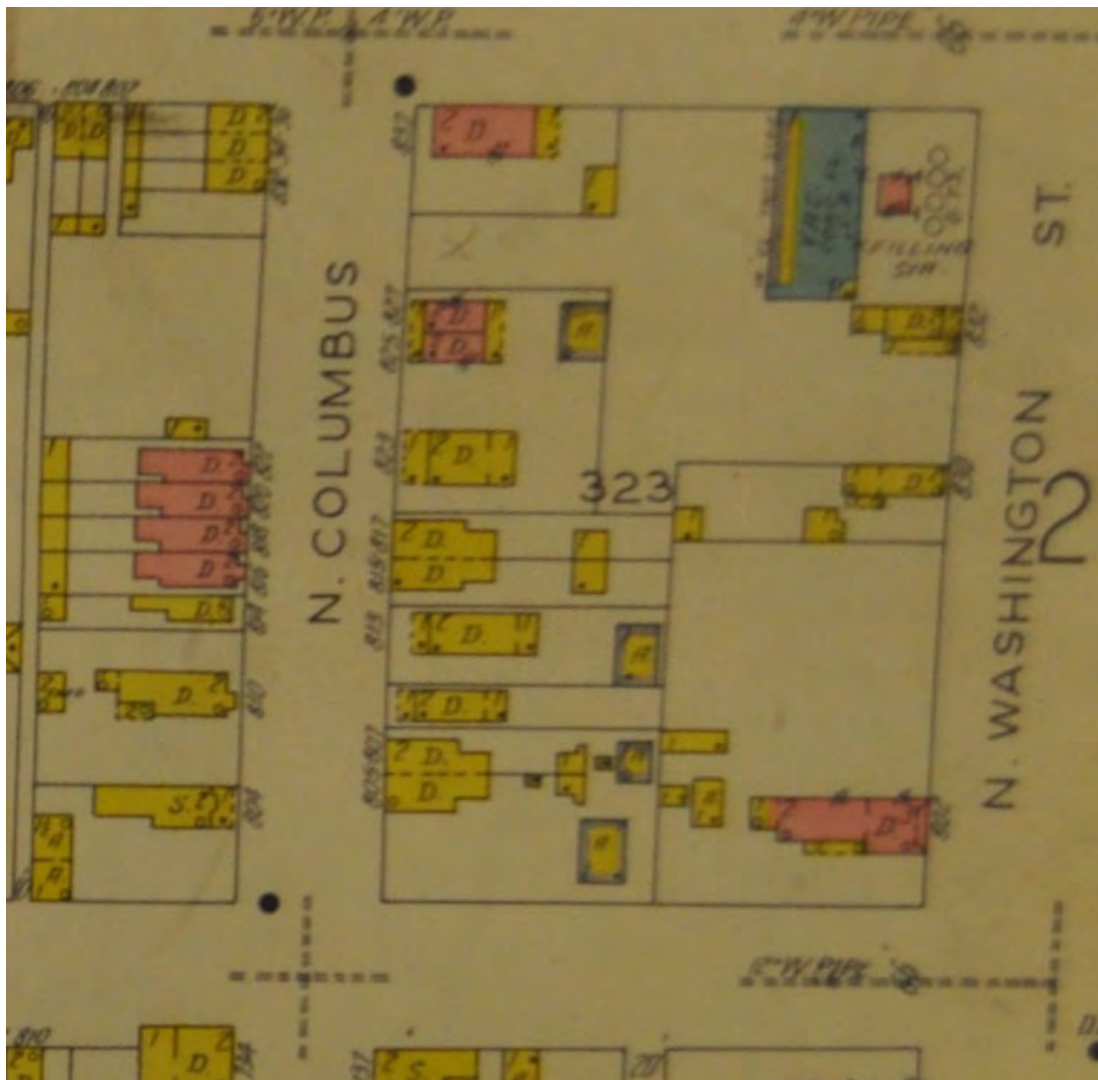


Figure 6: 1931 Sanborn Fire Insurance map showing 800 block of North Columbus Street

### 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.



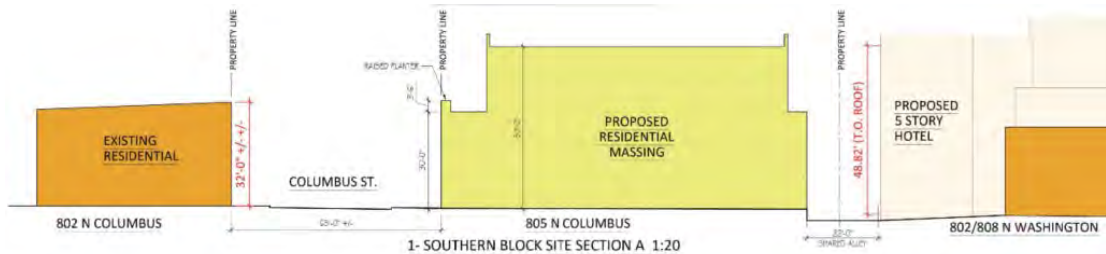
There may be better ways to meet some design objectives that have not been reviewed by the Board in the past. New and untried approaches to common design problems are encouraged and should not be rejected out of hand simply because they appear to be outside the common practices outlined in the guidelines.

- 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.
- 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.” 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 7). 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.”



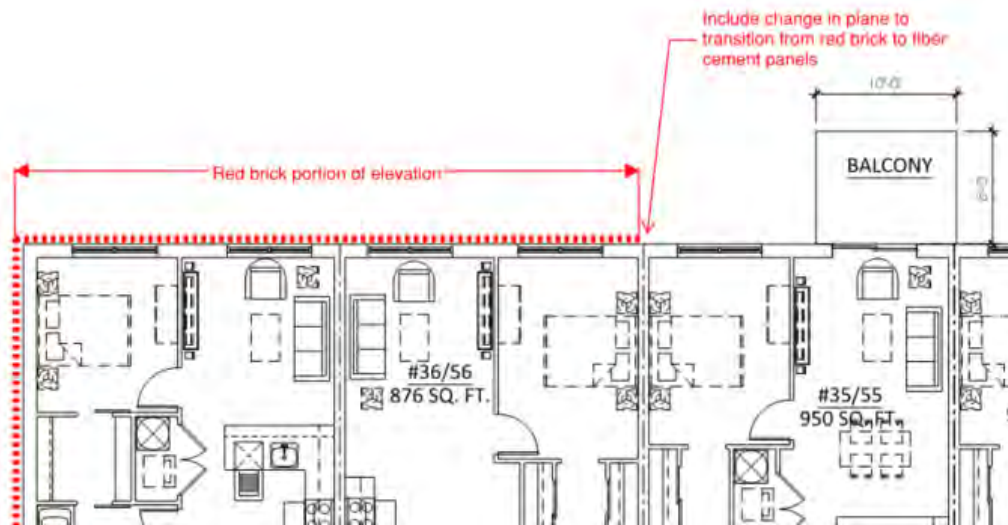
**Figure 7: Site section showing proposed building with hotel and existing residential structures**

Staff finds that the applicant has made changes to the project in response to comments made by the Board at the January 19, 2022, hearing. Most of the concerns raised by the Board at that hearing were related to a perceived starkness of the design for the northeast corner of the building and how this area of the building will be perceived from North Washington Street. By extending the architecture of the lower portion of the building around the north end of the building and terminating on the east elevation, the applicant has addressed this concern. This change clearly identifies this as a prominent part of the building instead of a secondary elevation (Figure 8). It also creates a nice symmetry between the northeast corner of the building and the southeast corner. By stepping the cornice down slightly on the east elevation portion of this corner, there appears to be a three dimensional tower element that turns the corner. The transformation of the exit door at the north end of the east elevation into a double door with a projecting canopy makes this appear to be an intentional building feature rather than a completely practical building egress point.



**Figure 8: Enlarged elevation of north east corner of building**

One thing that is not clear from the submitted drawings is how the architecture of the lower portion is terminated on the east elevation. Per the plans included in the submission, there is no change in plane where this transition is made (Figure 9). Staff recommends that the applicant work with staff to include a reveal or other change in plane at this transition to allow for the change to be made at an inside corner.



**Figure 9: Enlarged plan showing area of transition between exterior materials**

The proposed balconies on the east side of the building protrude 8'-0" from the face of the building and are 10'-0" wide. As shown in the view from Madison Street, the proposed depth of the balconies is awkward given the size of this elevation (Figure 10). At this size, the balconies dominate the elevation. Traditionally, balconies on historic buildings would be smaller in size and meant to add depth to the elevation instead of dominating it. Staff recommends that the applicant work with staff on the design for the balconies to make them more referential in size and design to those found on historic buildings.



**Figure 10: Proposed balconies on east elevation**

The submission includes some details showing how the black metal panels will be constructed at the hyphen and at the corner elements. These details show the panels in front of the windows by two inches. This variation in depth is important to the successful rendering of this part of the building. Without adequate depth, these areas could take on a commercial appearance that is not appropriate for this residential neighborhood. As the design progresses, it will be important to ensure that the details at these areas reinforce the concept of this as a textural residential building. Specifically, the details where the metal panels are in proximity to the sidewalk and therefore subject to close inspection will be critical. Staff recommends that as the design progresses, the applicant work with staff to further refine these details.

Staff finds that the proposed design 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 finds that the revisions to the design and additional information included with this submission are responsive to the comments made by the Board at the January 19, 2022 BAR hearing. The revisions to the northeast corner address questions regarding the starkness of the design. The provided rendering showing the view from North Washington Street looking south is directly in response to Board request. 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 design and detailing of the building entry doors.
2. The applicant work with staff on the size and design of the balconies on the east elevation.
3. As the design progresses, the applicant work with staff on the final detailing for the black metal clad portions of the building.
4. The applicant work with staff to introduce a reveal or other change in plane at the east elevation where the red brick portion of the building changes to the fiber cement portion to allow the material change to occur at an inside corner.

**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**

No Zoning comments received

**Code Administration**

C-1 No Code comments

**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 20<sup>th</sup> 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 20<sup>th</sup> 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 – [December 1, 2021 – Staff Report with Minutes BAR #2021-00606](#)*

*4 – [January 19, 2022 – Staff Report with Minutes BAR #2021-00606](#)*

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: 

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. Prior Zone: RB  
Street Address Zone

A2. 24,944.00 x 3.0143 \*Includes Bonus Density for ADUs = 0.00 75,188 SF  
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

### B. Existing Gross Floor Area

\*Not Applicable

#### Existing Gross Area

#### Allowable Exclusions\*\*

Basement		Basement**		B1.	0.00	Sq. Ft.
First Floor		Stairways**		Existing Gross Floor Area*		
Second Floor		Mechanical**		B2.	0.00	Sq. Ft.
Third Floor		Attic less than 7'***		Allowable Floor Exclusions**		
Attic		Porches**		B3.	0.00	Sq. Ft.
Porches		Balcony/Deck**		Existing Floor Area Minus Exclusions (subtract B2 from B1)		
Balcony/Deck		Lavatory***		Comments for Existing Gross Floor Area		
Lavatory***		Other**				
Other**		Other**				
B1. Total Gross	0.00	B2. Total Exclusions	0.00			

### C. Proposed Gross Floor Area

#### Proposed Gross Area

#### Allowable Exclusions\*\*

Basement		Basement**		C1.	0.00	108,819sf	Sq. Ft.
First Floor		Stairways**		Proposed Gross Floor Area*			
Second Floor		Mechanical**		C2.	0.00	33,631 sf	Sq. Ft.
Third Floor		Attic less than 7'***		Allowable Floor Exclusions**			
Attic		Porches**		C3.	0.00	75,188 SF	Sq. Ft.
Porches		Balcony/Deck**		Proposed Floor Area Minus Exclusions (subtract C2 from C1)			
Balcony/Deck		Lavatory***					
Lavatory***		Other**					
Other		Other**					
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: \_\_\_\_\_

22

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

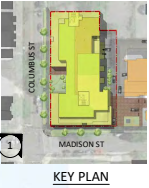
Date

Kenneth W. Wire, Wire Gill LLP

Printed Name



Signature



NE CORNER OF COLUMBUS AND MADISON

805 N. COLUMBUS- BAR CERTIFICATE OF APPROPRIATENESS- January 19, 2021

Perspective View



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





805 N. COLUMBUS- BAR CERTIFICATE OF APPROPRIATENESS- January 19, 2021

Context Elevations



PENNEY DESIGN GROUP



PT BLOOMS  
DEVELOPMENT



800/802 N. COLUMBUS



816/822 N. COLUMBUS



N. COLUMBUS ST- WEST ELEVATION 1:15



MADISON ST- SOUTH ELEVATION 1:15

805 N. COLUMBUS- BAR CERTIFICATE OF APPROPRIATENESS- January 19, 2021

Context Elevations





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



805 N. COLUMBUS- BAR CERTIFICATE OF APPROPRIATENESS- January 19, 2021

Historic Inspiration



PENNEY DESIGN GROUP



PT BLOOMS  
DEVELOPMENT





HYATT CENTRIC



BOTTLING HOUSE

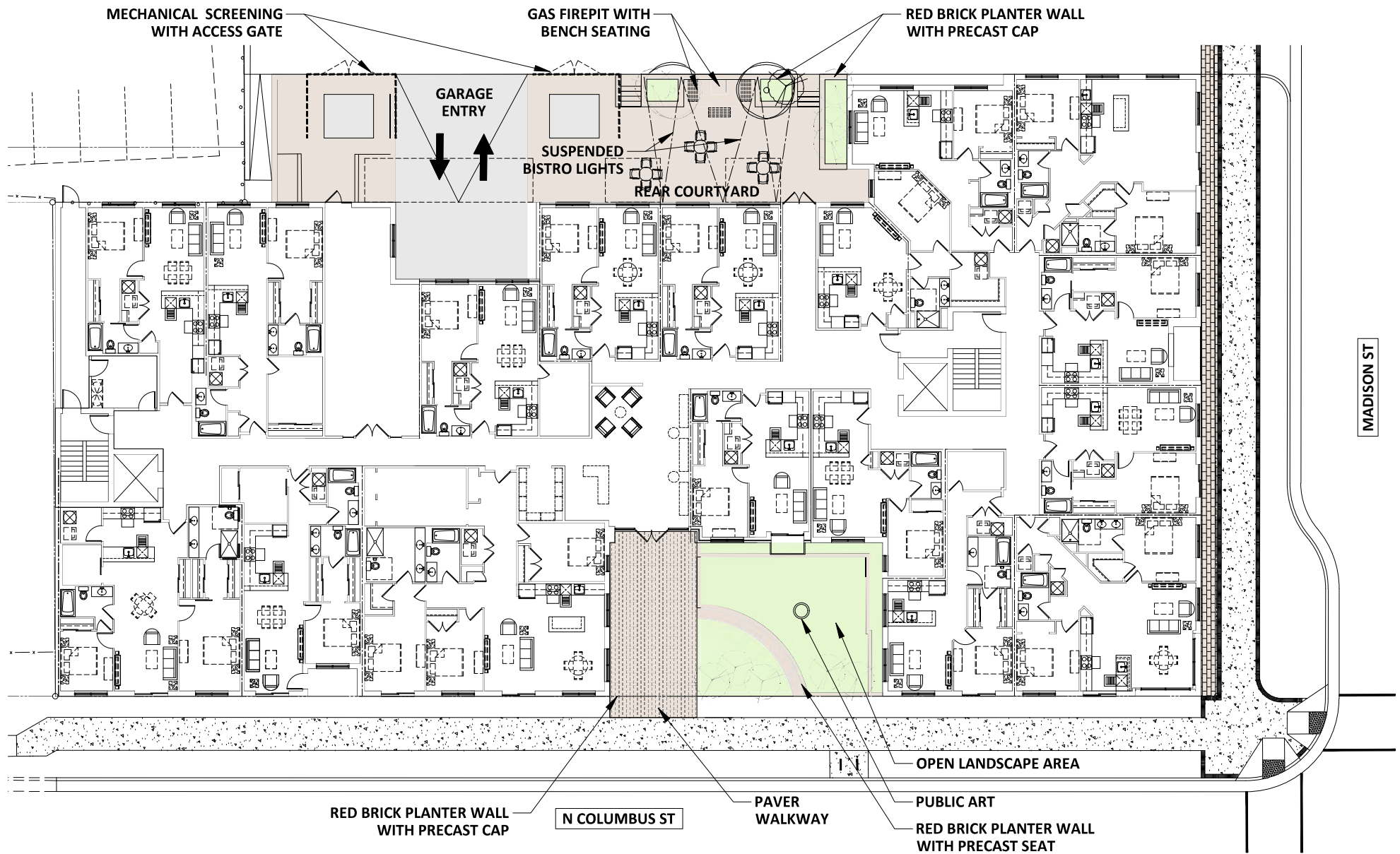


THE ORONOCO









805 N. COLUMBUS- BAR CERTIFICATE OF APPROPRIATENESS- January 19, 2021

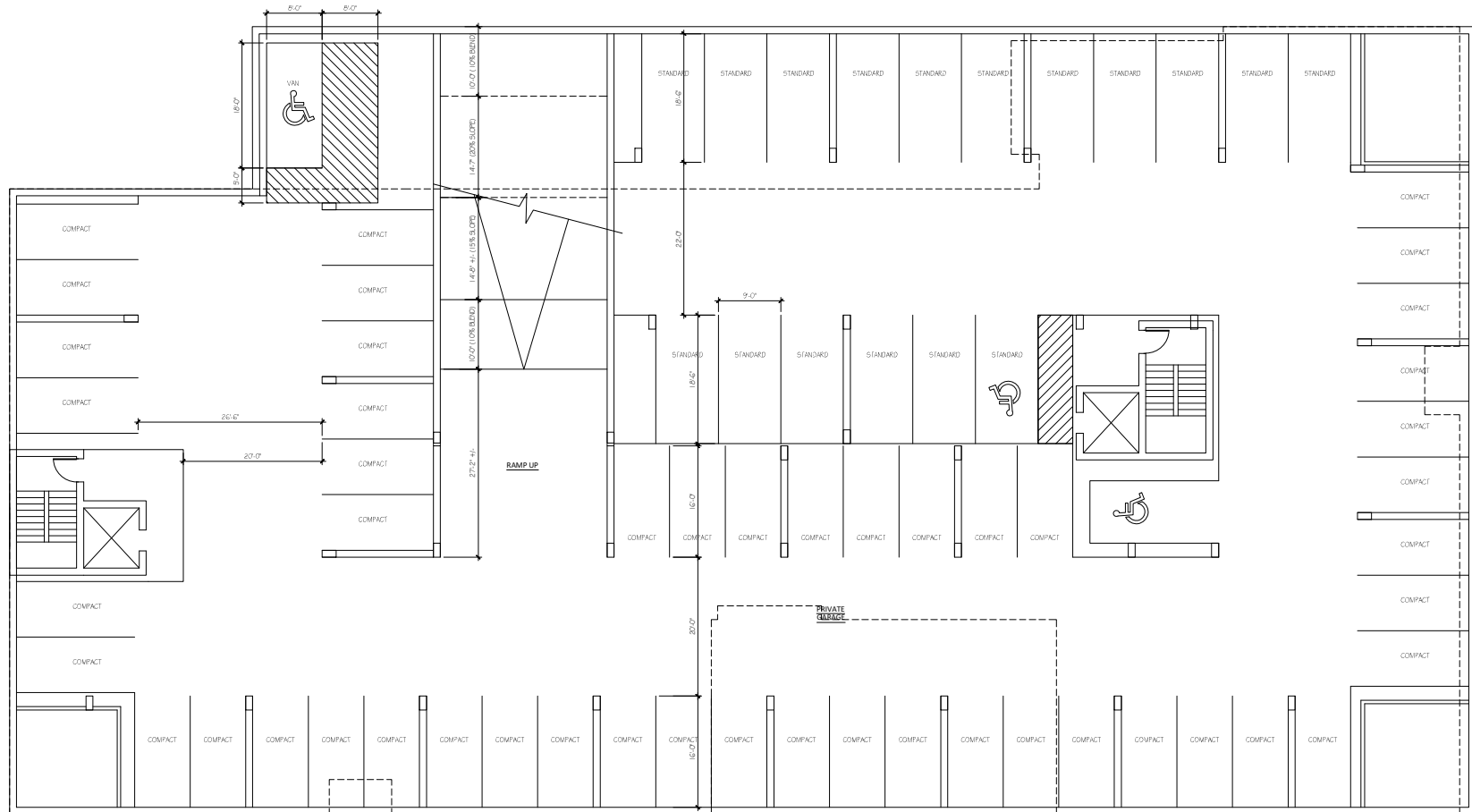
Ground Floor Plan

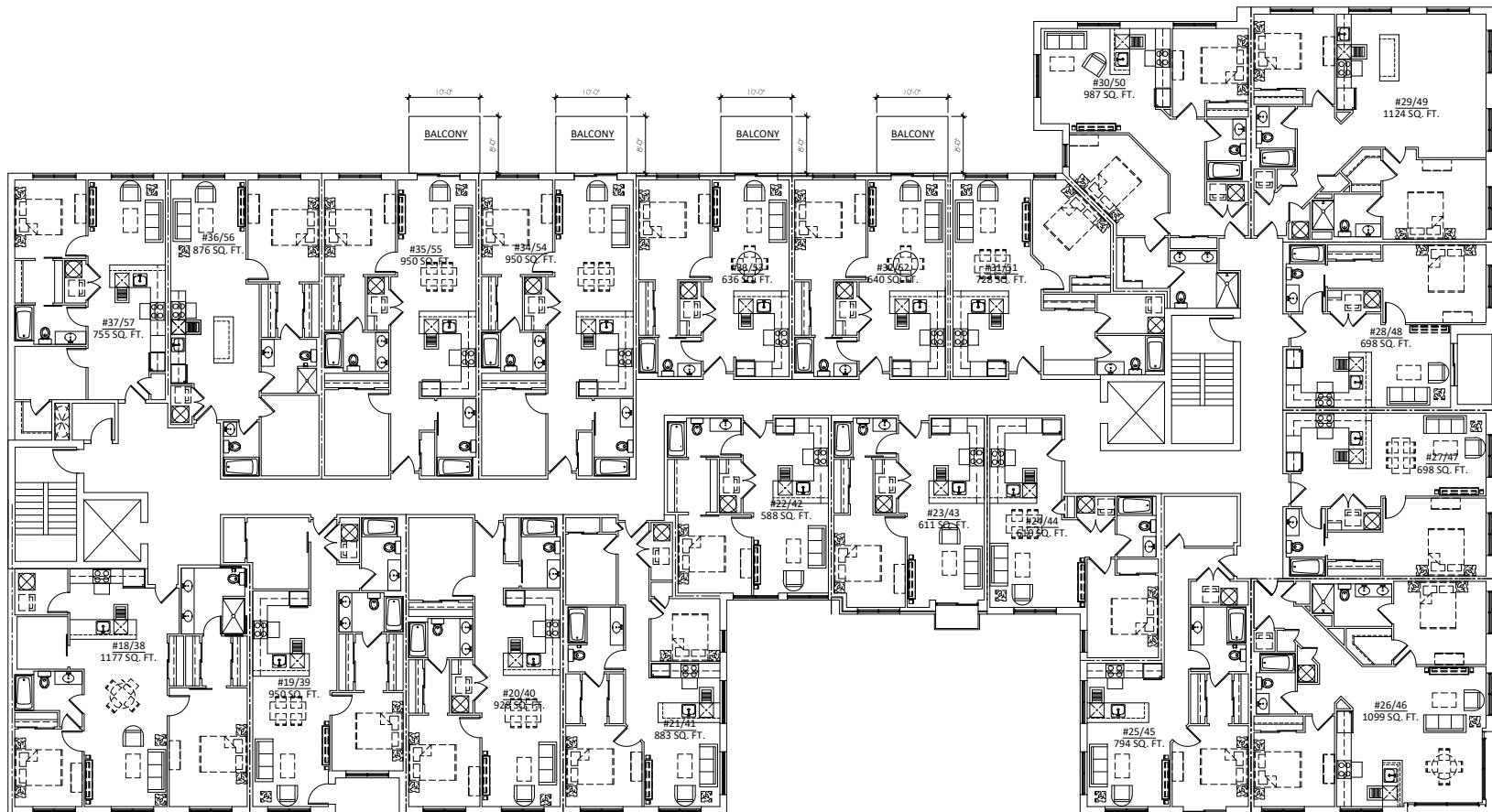


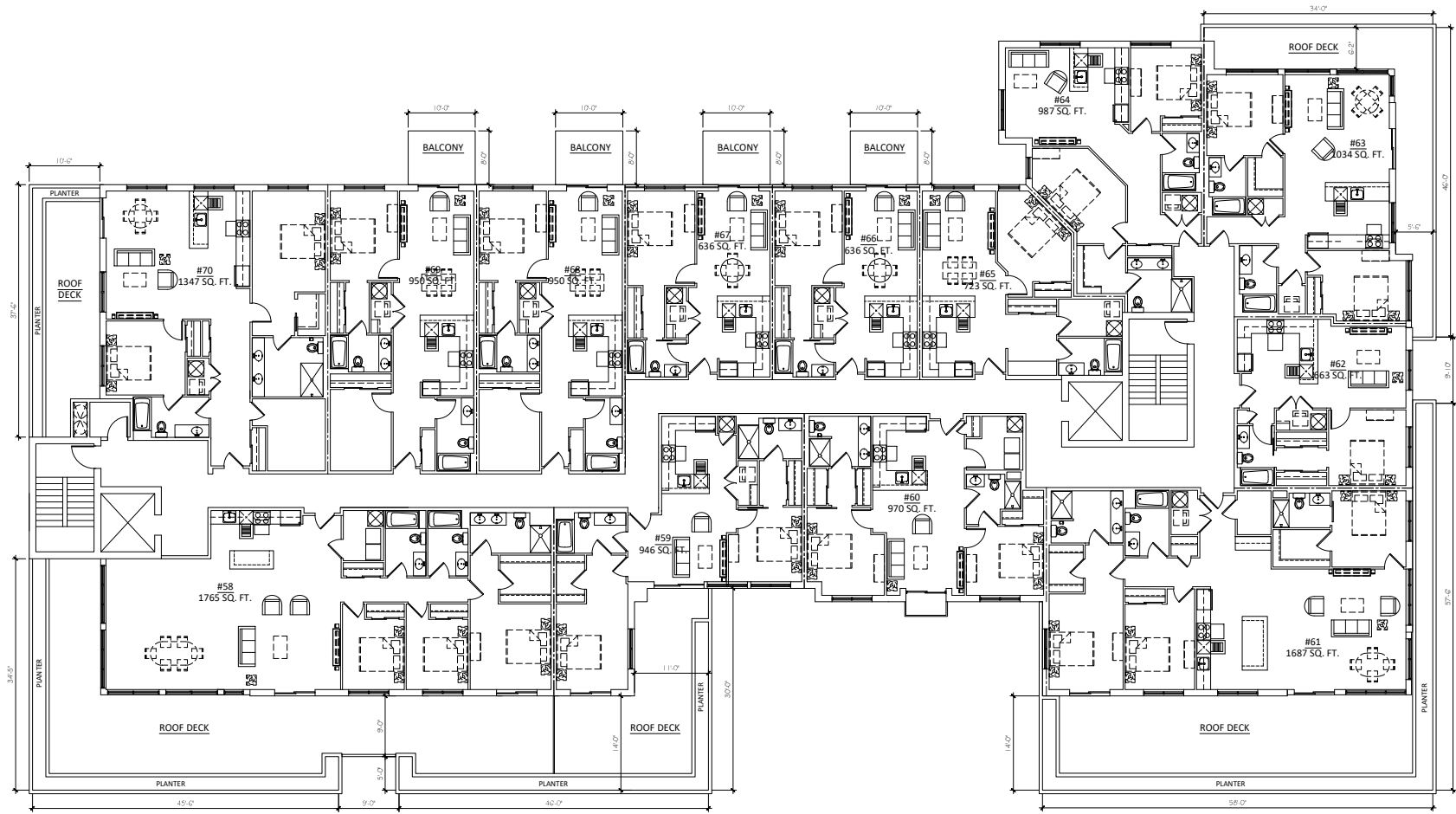
PENNEY DESIGN GROUP



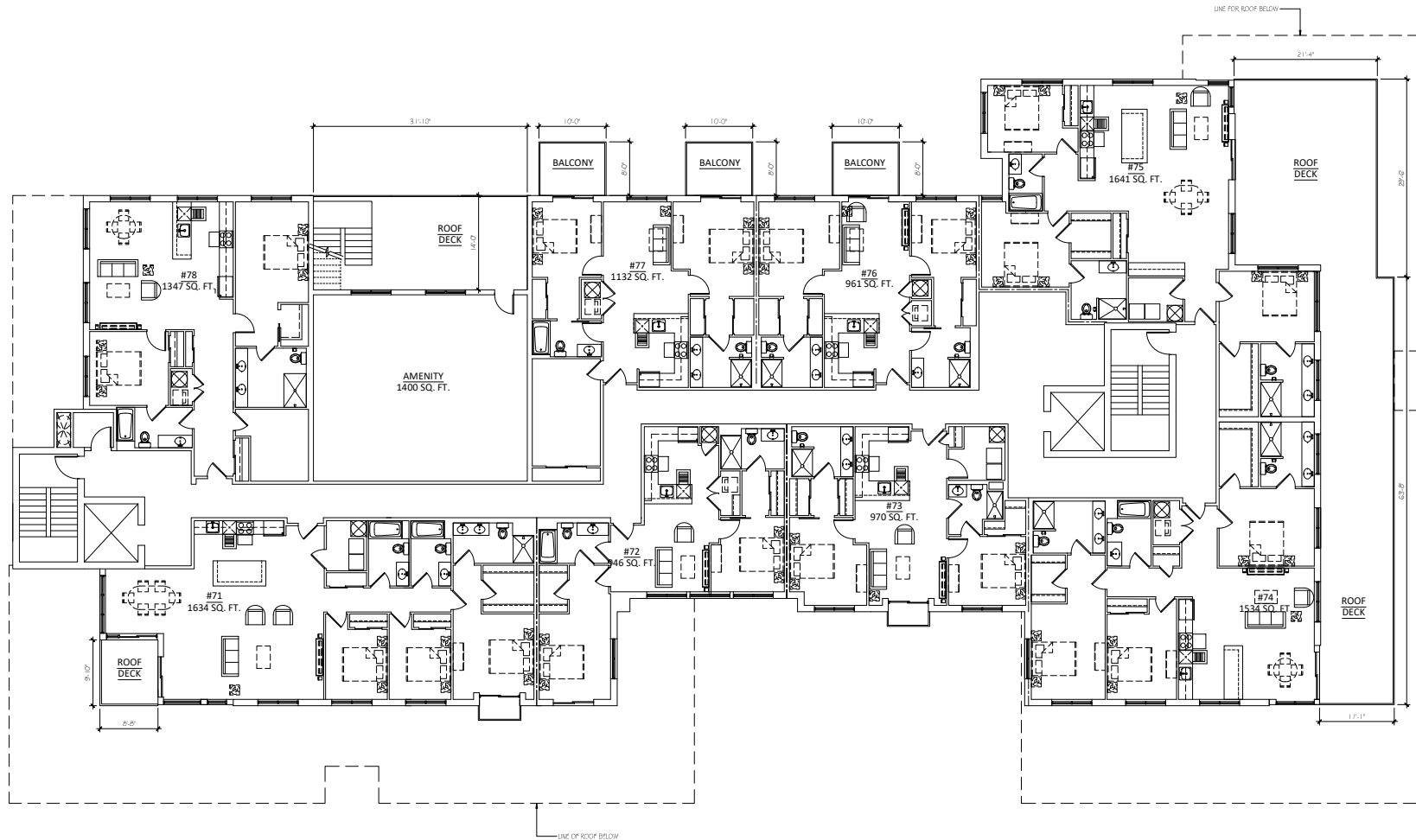
PT BLOOMS  
DEVELOPMENT

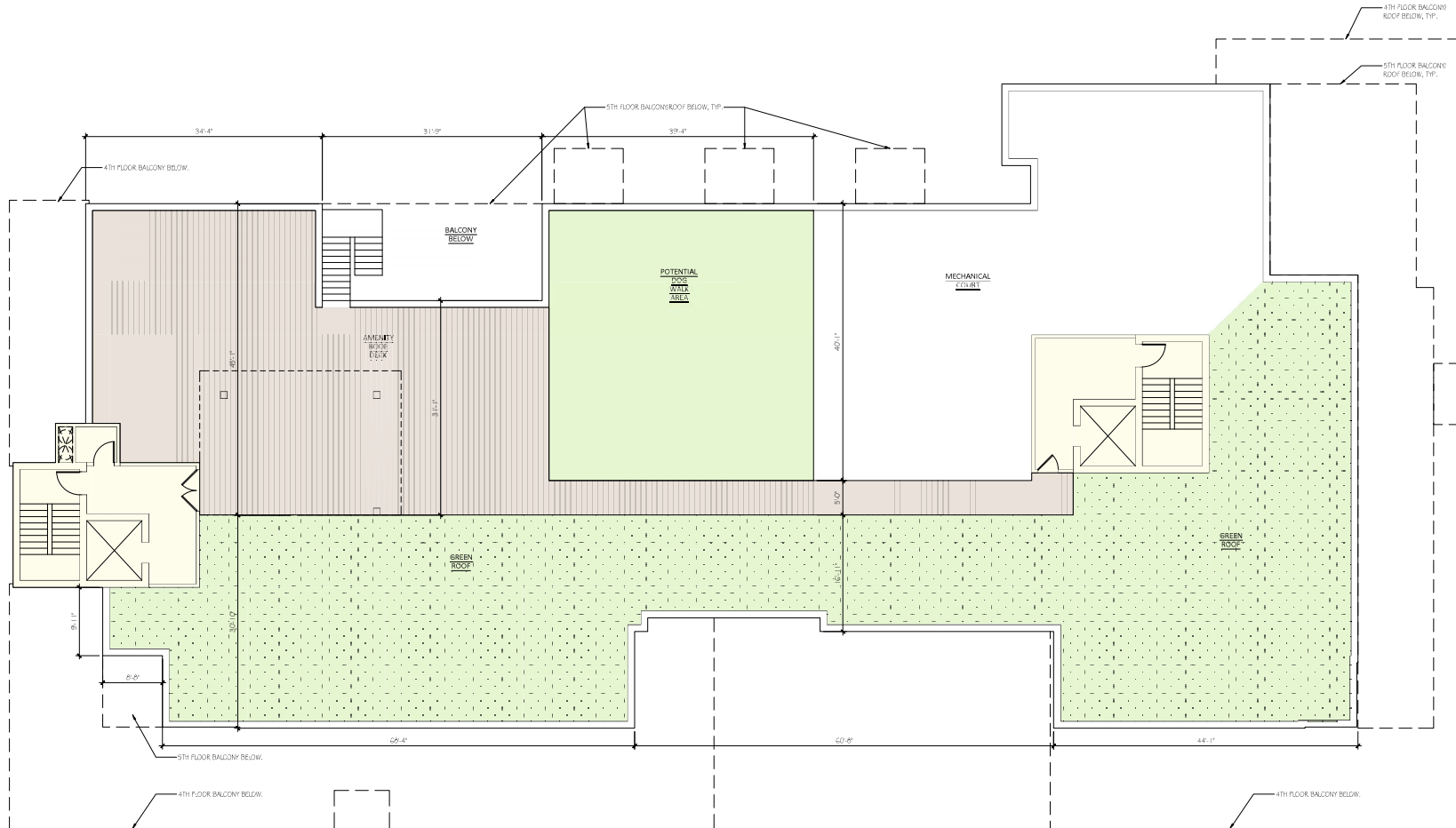












#### DOOR & WINDOW



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

#### METAL PANELS



RENORBOND- ELEGANT BLACK RB106PE

#### METAL CANOPY

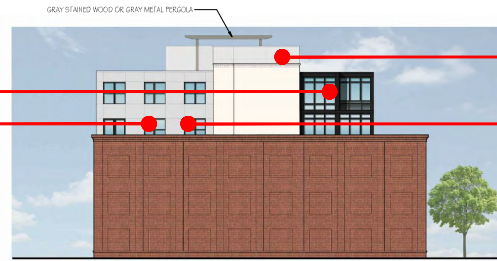


MAPES PRE-ENGINEERED METAL CANOPY, BLACK FINISH

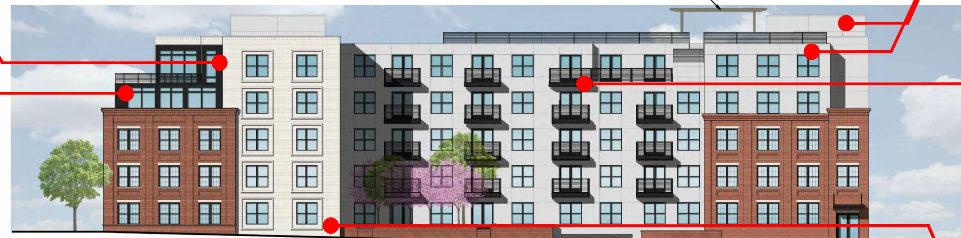
#### TYP. EXTERIOR LIGHT



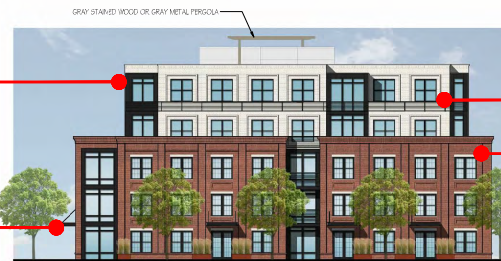
LIGHTLOODY- MAVIS OUTDOOR WALL LIGHT, BLACK FINISH



**NORTH ELEVATION**



**EAST ELEVATION- ALLEY**



**SOUTH ELEVATION- MADISON ST**



**WEST ELEVATION- COLUMBUS ST**

#### CEMENTITIOUS PANEL



PEARL GRAY- WITH 1/2" REVEALS, \*\*SMOOTH FINISH



#### RAILINGS



BLACK HORIZONTAL METAL BAR RAILING

#### BALCONY



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

#### BRICK VENEER #2



PALMETTO- WHITESTONE WIRECUT

#### MORTAR



WORKRITE- ALMOND, WR2900

#### BRICK VENEER #1



MERIDIAN BRICK- WAVERLY MILLS, MODULAR

#### PRECAST CONC.

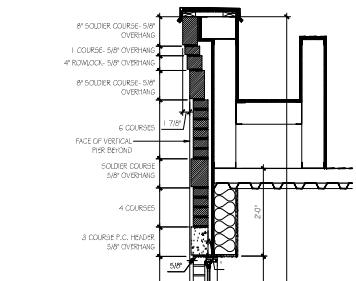


ANCHWAY CAST STONE #70 NATURAL

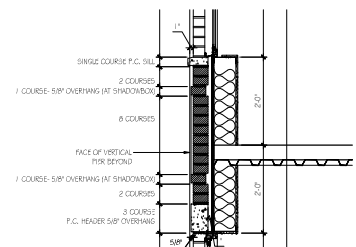


805 N. COLUMBUS- BAR CERTIFICATE OF APPROPRIATENESS- January 19, 2021

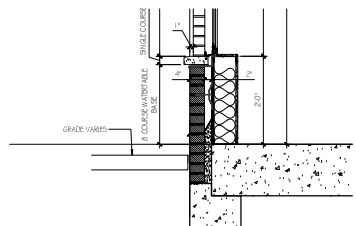
Materials Board



TYPICAL CORNICE DETAIL A



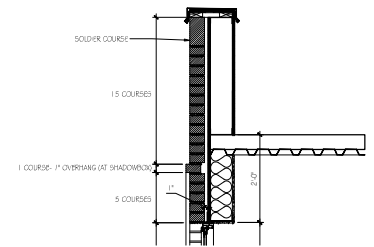
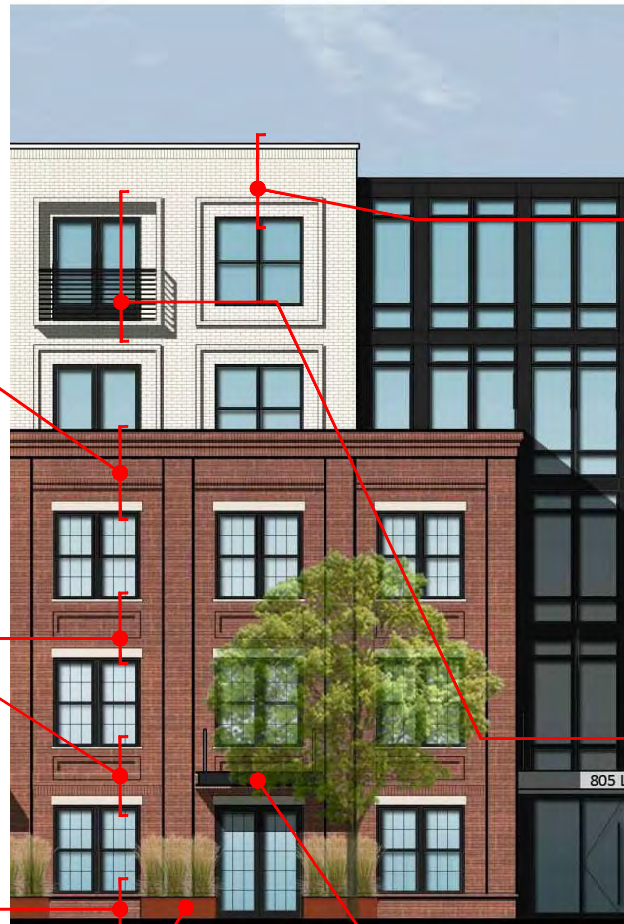
TYPICAL HEAD/ RECESSED PANEL



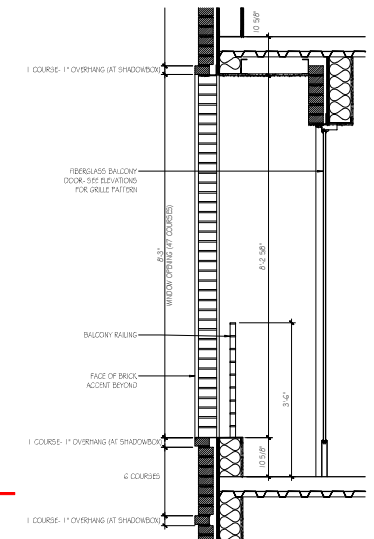
TYPICAL SILL DETAIL



TEMP. METAL PLANTERS



TYPICAL CORNICE DETAIL B



BALCONY DETAIL



RAILING



CANOPY

805 N. COLUMBUS- BAR CERTIFICATE OF APPROPRIATENESS- January 19, 2021

Building Details

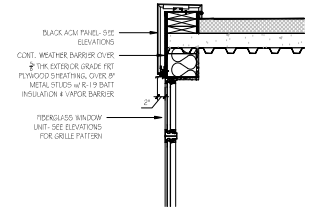




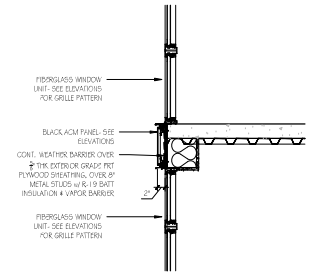
WOOD FRAMED PERGOLA  
@ROOFTOP AMENITY



PRE.FAB. BLACK ALUM. BALCONY  
WITH TIEBACKS



TYPICAL CORNICE DETAIL C



TYPICAL WINDOW DETAIL

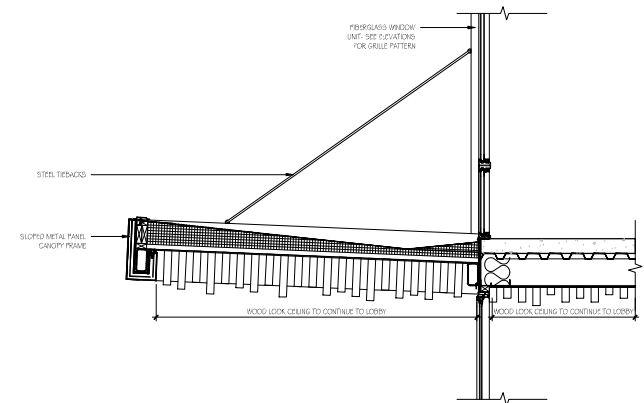




DESIGN INSPIRATION



CANOPY PERSPECTIVE



CANOPY DETAIL





REAR COURTYARD

805 N. COLUMBUS- BAR CERTIFICATE OF APPROPRIATENESS- January 19, 2021

Perspective View



PENNEY DESIGN GROUP



PT BLOOMS  
DEVELOPMENT

15





ALLEY ENTRANCE- LOOKING NW ALONG MADISON TOWARDS COLUMBUS

805 N. COLUMBUS- BAR CERTIFICATE OF APPROPRIATENESS- January 19, 2021

Perspective View





ALLEY LOOKING SW FROM WASHINGTON ST

805 N. COLUMBUS- BAR CERTIFICATE OF APPROPRIATENESS- January 19, 2021

Perspective View



PENNEY DESIGN GROUP



PT BLOOMS  
DEVELOPMENT





LOOKING SOUTH ALONG COLUMBUS TOWARDS MADISON

805 N. COLUMBUS- BAR CERTIFICATE OF APPROPRIATENESS- January 19, 2021

Perspective View