

Docket Items #4 & #5  
BAR CASE # 2017-00469  
2017-00470

BAR Meeting  
March 7, 2018

**ISSUE:** Partial Demolition & Addition/Alterations

**APPLICANT:** Patrick Jansen / Impressive Home Solutions Group, LLC

**LOCATION:** 421 North Columbus Street

**ZONE:** RM / Residential

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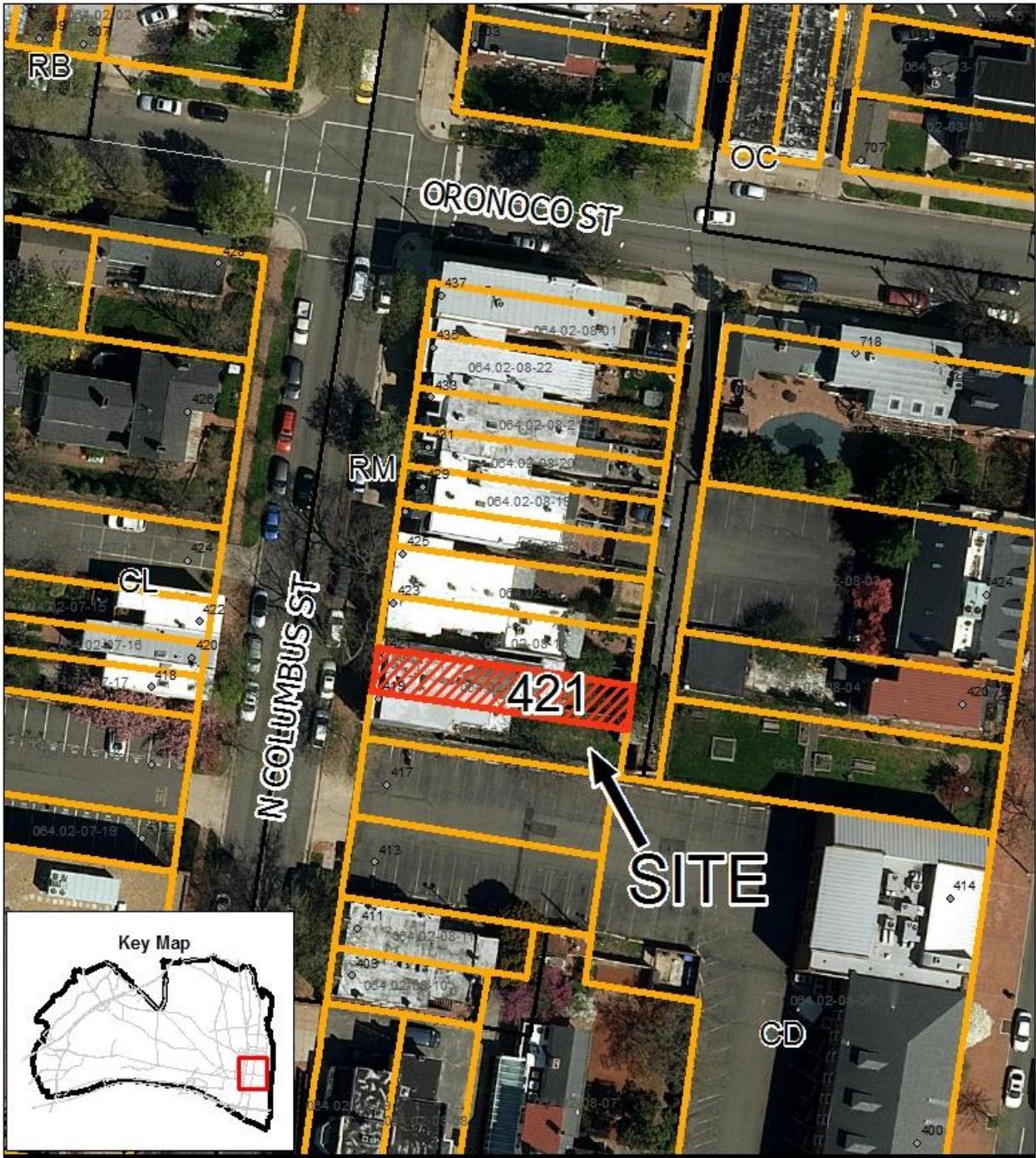
**STAFF RECOMMENDATION**

Staff recommends approval with the following conditions:

1. The applicant must work with staff to evaluate whether historic siding and historic windows exists on the main block and must retain and repair the historic elements if determined feasible by staff.
2. The fire separation wall with parapet on the north elevation of the addition should be more integrated and the north elevation should have siding to match the design and profile of the siding on the east elevation.
3. The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:
  - a. The applicant/developer shall 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 the discovery until a City archaeologist comes to the site and records the finds.
  - b. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

## **GENERAL NOTES TO THE APPLICANT**

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a stamped 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.
2. **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.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire 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.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official 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.



**BAR Case #2017-00469  
& 00470**

**421 North Columbus Street**



## **I. ISSUE**

On January 17, 2018, the BAR deferred the request for partial demolition/capsulation, alterations and additions to the semidetached pair of townhouses at 419 & 421 North Columbus Street. The BAR expressed numerous fundamental design concerns with regard to the proposed height, size, scale, massing and architectural style of the proposed addition but appreciated the applicant's efforts to study alternatives and provide revisions. It was noted that the revision sketches shown at the hearing were an improvement but that the design still needed further work. It was also noted that the scale of the additions needed to better relate to the historic houses they were attached to and with this block's historic context, rather than the proposed new Sunrise project, and should not overwhelm nearby historic buildings. It was suggested that the two rear additions could have different design approaches to adjust to the slightly different contexts and to provide visual relief. While appreciative of the applicant's effort to show siding options, several members also advised working to better define the architectural character of the addition because, as shown, it was neither contemporary nor traditional and did not relate to the historic house to which it was attached.

In response, the applicant has restudied multiple iterations of the project. The current proposal at 421 North Columbus Street includes the following revisions:

- Removal of roof deck.
- Revision of rear addition from three stories to two-and-one-half stories with three shed dormers and a gable roof.
- Refinement to rear addition materials and design details.

The applicant has also provided prospective views to better illustrate the proposal in context.

## **II. HISTORY**

421 North Columbus Street is one half of a pair of largely intact, two story, Second Empire-style Victorian frame townhouses. The subject property, and all the townhouses to the north of it on the west side of this block, first appear on the **1891** Sanborn Fire Insurance Map. This block was not previously mapped, suggesting that it had few, if any, buildings at that time. Portions of the rear addition may date to 1898 when a two-story kitchen addition was constructed (Permit # 104). By 1902, the 1891 inset rear ell had been expanded to the north at the first floor to align with the north wall of the main block.

In 1951, the BAR approved general repairs (6/21/1951) and in 1975 the BAR approved aluminum siding (5/21/75). In 1996, the BAR approved changing the roof line at the rear addition (BAR Case # 96-0201, 9/4/96).

As part of the recent DSUP 2016-0041 approval for Sunrise Assisted Living on the adjacent site at 400 North Washington Street, a condition was approved by City Council to require public accessibility in the linear open space created at the north side of that property connecting North Washington to North Columbus streets, a portion of which is immediately adjacent to 419 North Columbus Street. The north-south alley adjacent to the rear of the property has been identified as private. Therefore, the front, side and rear elevations of this property are visible from a public way and subject to BAR review.

On January 17, 2018, the BAR deferred for restudy the proposal for this property and the adjoining property at 419 North Columbus Street, being developed concurrently under common ownership.



### III. ANALYSIS

#### Permit to Demolish/Capsulate

In considering a Permit to Demolish, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B):

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 house?	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

In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted. The majority of the demolition proposed will impact the later additions and alterations. Therefore, staff recommends approval of the Permit to Demolish/Capsulate as submitted.

#### Certificate of Appropriateness for Alterations and an Addition

Staff fully supports the proposed restoration of the exterior of the main block of the historic house. As this dwelling is one of a pair of semidetached Second Empire style townhouses, the two dwellings provide clues as to what materials are original and what are replacements. 421 North Columbus Street has what appears to be the original door surround, dentiled cornice, brackets, windows and window trim which should be repaired and retained. The historic materials and details at 421 North Columbus Street will be used to guide the restoration at 419. The applicant

must work with BAR staff to determine whether historic windows and siding existing and whether they are reasonably reparable, as noted in a recommended condition.

Staff finds the revised scheme to be a great improvement over the earlier scheme which was completely out of scale with the historic townhouse and historic context. The applicant has made revisions to reduce the overall mass and scale while also addressing concerns about design details and materials. The *Design Guidelines* state that “It is not the intention of the Boards to dilute design creativity in residential additions. Rather, the Boards seek to promote compatible development that is, at once, both responsive to [modern] needs and tastes while being compatible with the historic character of the districts. Further, “the Boards favor contextual background” buildings and additions which allow historic buildings to remain visually prominent. However, “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.”

As noted previously, the proposal at 421 North Columbus Street will be plainly visible from both North Columbus Street and the future public access way on the adjacent property to the south. While subtle differentiation between new and old is encouraged by the *Design Guidelines* and is a longstanding, nationally accepted preservation practice, the new construction must still be compatible with this building and its historic neighbors and should be deferential to the historic building, resting comfortably as a contextual background element. The previous version of a three-story addition with an awkward attachment to the historic townhouse and rooftop deck was not appropriate. The applicant has restudied the overall form of the rear addition, based on a sketch presented at the January 17<sup>th</sup> hearing where a side sloping shed-roof form was introduced. Where the previous three-story addition had been 31’-1” in overall height, the current proposal has a gable ridge height of 27’-9” with a clear cornice line at the second story. Instead of one large shed dormer, the applicant proposes two single and one double shed dormers. The view from the street shows that the proposed addition does not overwhelm the historic townhouse the way the previous schemes did and a defined, second-story cornice and smaller dormers that are set back from the eaves (Figure 2). Cladding the dormers in standing seam metal roofing further allows the dormers to recede into the shed roof form.



**Figure 1. Proposed view from North Columbus Street, showing the limited visibility of the proposed rear addition at 421 North Columbus Street, which is shown in grey with the blue door. The Sunrise project recently approved by the BAR is shown immediately to the south in red for context.**



**Figure 2. Pedestrian level view from future public access way to proposed rear additions (419 on left in yellow and 421 on right in blue).**

Staff notes that there are many instances where there are back-to-back rear ells with a half-gable, or a side sloping shed-form roofs, sharing the sunlight and roof drainage between alternating pairs of properties. Sometimes these roofs were occupied and have dormers and sometimes they do not. Figures 3 and 4 show how this approach is common throughout the historic district and is found on most historic townhouses. Particularly with semidetached townhouses, the side sloping shed roof forms meet at a central ridge and appear to be a rear facing gable roof, although these roofs are two independent dwellings. The roof form of the ell allowed water to drain onto that owner's



property and provided light and air into the interior in the era before electricity and air conditioning became available. Staff finds this approach to be architecturally and historically appropriate for this location.

The renderings show a fire separation wall with a parapet at the north side of 421 adjacent to 423 North Columbus Street. While certainly all building code requirements must be satisfied, staff recommends that this element be refined in order to make the addition more compatible. The north side elevation should have siding similar to the design and profile of the east elevation. Given the limited visibility of this feature from a public way, staff believes that this can be resolved during building permit review with direction provided at the hearing by the BAR.



Figure 3. Rear additions at the 800 block of South Columbus Street showing the gable roof form.



Figure 4. Rear ells at the 400 block of South Lee Street with half gable and side sloping shed roofs.



The design approach at 421 North Columbus has been replicated at 419 North Columbus however the rear elevation drawing is somewhat misleading, as there is an offset between the two townhouses with 421 projecting approximately 3.5' farther (See Figure 2). Therefore, this will not appear as one large gable roof mass. The two rear elevations also have different architectural character, fenestration and treatments that further differentiate the two projects and are designed to imply that different owners have altered them over time. The change in materials and design details (for example, 419 will have vertical board and batten siding while 421 will have more common horizontal clapboards).

The revised scheme provides for a much more sensitive addition to the historic townhouse. Staff supports the revised proposal with the conditions noted above.

### **STAFF**

Catherine K. Miliaras, Principal Planner, Planning & Zoning  
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

## **IV. CITY DEPARTMENT COMMENTS**

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

### **Zoning**

- F-1 The existing dwelling is located 2.7 feet into the public right-of-way. The proposed scope of work will not exacerbate the encroachment.
- C-1 Pursuant to Zoning Ordinance § 3-1108(C)(3), no side yard is required on the subject lot because the subject property is a lot of record prior to February 10, 1953, and has a lot width less than 25 feet.
- C-2 Applicant will need to reconcile any discrepancies on the FAR Form and plans with zoning staff prior to the building permit submission.
- C-3 The proposed open space appears to be less than 630 square feet and would not comply with zoning. The upper floor (overhang) is situated within the proposed open space areas. Applicant will need to revise FAR Form and plans accordingly to show compliance to Zoning Ordinance § 2-180. Additional review is required to ensure compliance.

### **Code Administration**

- C-1 A building permit, plan review and inspections are required for this project prior to the start of construction.

### **Transportation and Environmental Services**

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- F-1 The applicant should provide a determination of disturbed area per City Guidelines to T&ES prior to submitting for permits. If the land disturbance meets or exceeds 2500 square feet, a released grading plan will be required prior to submitting for permits. (T&ES)
- F-2 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:
- For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.
- For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

#### **Alexandria Archaeology**

- F-1 According to the 1865 Quartermaster Maps, the southern portion of the block contained the Grosvenor Hospital and associated outbuildings. A sink is depicted just south of the subject property. The 1877 Hopkins Atlas map shows Reverend Father O. Kane as the owner of the majority of the northern portion of this block, including the subject property. The 1885 Sanborn Insurance maps do not seem to cover this block, but by 1891 there is a 2 story dwelling on the property. Earlier activity could have occurred on the lot in the first

half of the nineteenth century or in the eighteenth century since the subject property was within the boundary of the early burgeoning city. There is a relatively small possibility for finding evidence of significant historic or prehistoric activity at the subject property. Nevertheless, there is no harm in remaining vigilant for any cultural resources that might be present on the property, even if this is a remote possibility.

- R-1 The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:
- a. The applicant/developer shall 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 the discovery until a City archaeologist comes to the site and records the finds.
  - b. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

**V. ATTACHMENTS**

- 1 – Application for BAR 2017-0469 & 2017-0470: 421 North Columbus Street*
- 2 – Revised Supplemental Materials*
- 3 – Staff report from January 17, 2018 with submission materials (Clink Link)*

BAR Case # \_\_\_\_\_

ADDRESS OF PROJECT: 421 N Columbus St.

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: Patrick Jansen / Impressive Home Solutions Group, LLCAddress: 421 N. Columbus St.City: Alexandria State: Va Zip: 22314Phone: 571-225-7947 E-mail: PATRICK@JANSENPAULBA.COMAuthorized Agent (if applicable): ☐ Attorney ☒ Architect ☐ \_\_\_\_\_Name: Salvatore Bendanga Phone: 703.501-5083E-mail: SALVATORE@SBDESIGNSTUDIOS.COM

## Legal Property Owner:

Name: Impressive Home Solutions Group, LLCAddress: 31 Cedar DrCity: Steele State: Va Zip: 20164Phone: 571.225-7947 E-mail: PATRICK@JANSENPAULBA.COM

- ☐ 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.



BAR Case # \_\_\_\_\_

**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).*

*Please See Attached*

**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.

Electronic copies of submission materials should be submitted whenever possible.

**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.*

- ☐ ☒ <sup>N/A</sup> 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.

**Description of proposed work:**

The work consists of restoring the exterior of the current home, demolishing a non-historic back portion of the house and constructing a new addition in the rear.

The restoration of the historic home includes restoring the exterior windows, moldings, corbels, siding, etc. The back portion of the home which is non historic will be demolished.

The new addition will be constructed on the back side of the home. The proposed structure will be 3 stories with a rooftop deck. The historic structure will be differentiated from the new addition by the exterior design. The windows will be different in size and will be trimmed with a square trim instead of the historic molding on top of the windows. We will also install 5" (reveal) wood lap siding for the historical portion of the home and Hardi Plank Smooth lap siding with a 7" reveal for the new addition. We will also install a squared off smaller roof line which is intended to minimize the view of the addition from the street. The existing historical windows will be restored and the new addition will have Jeld Wen windows that will meet BAR approval. We will be using the Booth Bay Blue color on the new and historic exterior. Please see attached window specifications and siding color.

The interior of the house will have 100+ year old oak flooring purchased from Carlisle, PA. This wood comes from 100+ year old structures around the area which is then cut into flooring. We will use age appropriate crown and base molding throughout the home. The stairs will be detailed with age appropriate handrails and hardwood stairs as the rest of the home. The hand rails will be stained to compliment the floor to give it a clean age appropriate look.

**Additions & New Construction:** Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 3 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.

- ☒ ☐ N/A
- ☒ ☐ Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
- ☒ ☐ FAR & Open Space calculation form.
- ☒ ☐ Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
- ☒ ☐ Existing elevations must be scaled and include dimensions.
- ☒ ☐ Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
- ☒ ☐ Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
- ☒ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- ☐ ☐ For development site plan projects, a model showing mass relationships to adjacent properties and structures.

**Signs & Awnings:** One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.

- ☐ ☐ N/A
- ☐ ☐ Linear feet of building: Front: \_\_\_\_\_ Secondary front (if corner lot): \_\_\_\_\_.
- ☐ ☐ Square feet of existing signs to remain: \_\_\_\_\_.
- ☐ ☐ Photograph of building showing existing conditions.
- ☐ ☐ Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
- ☐ ☐ Location of sign (show exact location on building including the height above sidewalk).
- ☐ ☐ Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
- ☐ ☐ Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

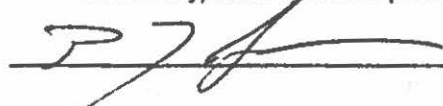
**Alterations:** Check N/A if an item in this section does not apply to your project.

- ☐ ☐ N/A
- ☐ ☐ Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- ☐ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- ☐ ☐ Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
- ☐ ☐ An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
- ☐ ☐ Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

BAR Case # \_\_\_\_\_

**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 3 sets of 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: Pedrick JensenDate: 12/6/17



## 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 ten 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. <i>Patrick Jansen</i>	<i>419 N Columbus</i>	<i>50%</i>
2. <i>Maryam Soroush</i>	<i>419 N Columbus</i>	<i>50%</i>
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at *419 N Columbus* (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten 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. <i>Patrick Jansen</i>	<i>419 N Columbus</i>	<i>50%</i>
2. <i>Maryam Soroush</i>	<i>419 N Columbus</i>	<i>50%</i>
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. <i>N/A</i>	<i>N/A</i>	<i>N/A</i>
2.		
3.		

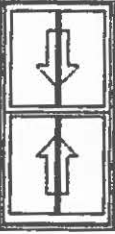
**NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.**

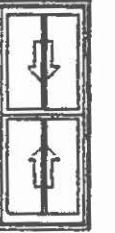
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

*11/6/17*  
Date

*Patrick Jansen*  
Printed Name

*PJ*  
Signature

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line-1	3rd Floor	ECD3160			
	Rough Opening: 32 1/8 X 60 3/4	Frame Size : 31 3/8 X 60 Siteline EX Clad Double Hung, Auralast Pine, Chestnut Bronze Exterior, Natural Interior, Nail Fin (Standard), Color Match Metal DripCap, 6 9/16 Jamb, 4/4 Thick, Standard Double Hung, Tan Jambliner, Satin Nickel Hardware, BetterVue Mesh Chestnut Bronze Screen, US National-WDMA/ASTM, PG 35, Insulated Low-E Tempered Glass, Preserve Film, Argon Filled, 1 1/8" Putty SDL w/Perm Wood Trad'l. Bead Int BAR, Chestnut Bronze SDL, Light Bronze Shadow Bar, Colonial All Lite(s) 2 Wide 1 High Top 1 High Btm, GlassThick=0.756, Clear Opening:27.8w, 26.3h, 5 sf			
					
	Viewed from Exterior. Scale: 1/4" = 1'				
		U-Factor: 0.32, SHGC: 0.22, VLT: 0.39, Energy Rating: 12.00, CPD: JEL-N-714-02559-00002 PEV 2014.4.0.1118/PDV 6.147 (12/10/14) NW			
			\$597.31	2	\$1,194.62

Line-2	3rd Floor	ECD2560			
	Rough Opening: 26 1/8 X 60 3/4	Frame Size : 25 3/8 X 60 Siteline EX Clad Double Hung, Auralast Pine, Chestnut Bronze Exterior, Natural Interior, Nail Fin (Standard), Color Match Metal DripCap, 6 9/16 Jamb, 4/4 Thick, Standard Double Hung, Tan Jambliner, Satin Nickel Hardware, BetterVue Mesh Chestnut Bronze Screen, US National-WDMA/ASTM, PG 35, Insulated Low-E Annealed Glass, Preserve Film, Argon Filled, 1 1/8" Putty SDL w/Perm Wood Trad'l. Bead Int BAR, Chestnut Bronze SDL, Light Bronze Shadow Bar, Colonial All Lite(s) 2 Wide 1 High Top 1 High Btm, GlassThick=0.7095, Clear Opening:21.8w, 26.3h, 3.9 sf			
					
	Viewed from Exterior. Scale: 1/4" = 1'				
		U-Factor: 0.32, SHGC: 0.22, VLT: 0.40, Energy Rating: 12.00, CPD: JEL-N-714-02536-00002 PEV 2014.4.0.1118/PDV 6.147 (12/10/14) NW			
			\$451.71	2	\$903.42

## Attachment 2

419 N. Columbus St.  
Siding Specs.

Enter zip code where product will be installed

e.g. 55504

Filter

# HARDIEPLANK® LAP SIDING

## About HardiePlank® Lap Siding

Sleek and strong, HardiePlank lap siding is not just our best-selling product – it's the most popular brand of siding in America. With a full spectrum of colors and textures, HardiePlank lap siding sets the standard in exterior cladding.

Installation Guides

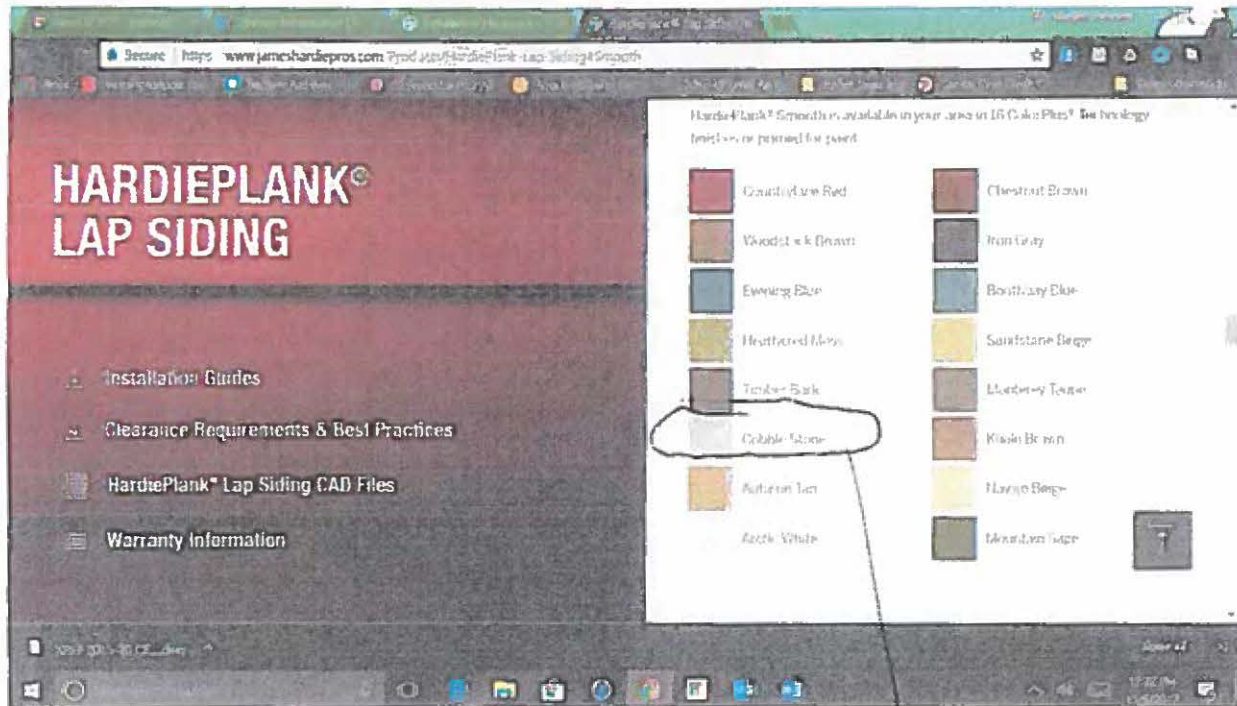
Clearance Requirements &  
Best Practices

Available Textures  
HardiePlank® Lap Siding CAD  
Files

Warranty Information

Select Cedarmill  
15 colors

Smooth  
12 colors



421 N Columbus





## DEPARTMENT OF PLANNING AND ZONING FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

### A. Property Information

A1. Street Address \_\_\_\_\_ Zone \_\_\_\_\_

A2. \_\_\_\_\_ x \_\_\_\_\_ = \_\_\_\_\_  
*Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area*

### B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement		Basement**	
First Floor		Stairways**	
Second Floor		Mechanical**	
Third Floor		Other**	
Porches/ Other		Total Exclusions	64 . 2
<b>Total Gross *</b>			

B1. Existing Gross Floor Area \*  
 \_\_\_\_\_ Sq. Ft.

B2. Allowable Floor Exclusions\*\*  
 \_\_\_\_\_ Sq. Ft.

B3. Existing Floor Area minus Exclusions  
 \_\_\_\_\_ Sq. Ft.  
 (subtract B2 from B1)

### C. Proposed Gross Floor Area (does not include existing area)

Proposed Gross Area*		Allowable Exclusions	
Basement		Basement**	
First Floor		Stairways**	
Second Floor		Mechanical**	
Third Floor		Other**	
Porches/ Other		Total Exclusions	44 . 7
<b>Total Gross *</b>			

C1. Proposed Gross Floor Area \*  
 \_\_\_\_\_ Sq. Ft.

C2. Allowable Floor Exclusions\*\*  
 \_\_\_\_\_ Sq. Ft.

C3. Proposed Floor Area minus Exclusions  
 \_\_\_\_\_ Sq. Ft.  
 (subtract C2 from C1)

### D. Existing + Proposed Floor Area

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

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

*\*Gross floor area is the sum of all gross horizontal areas under roof, 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.*

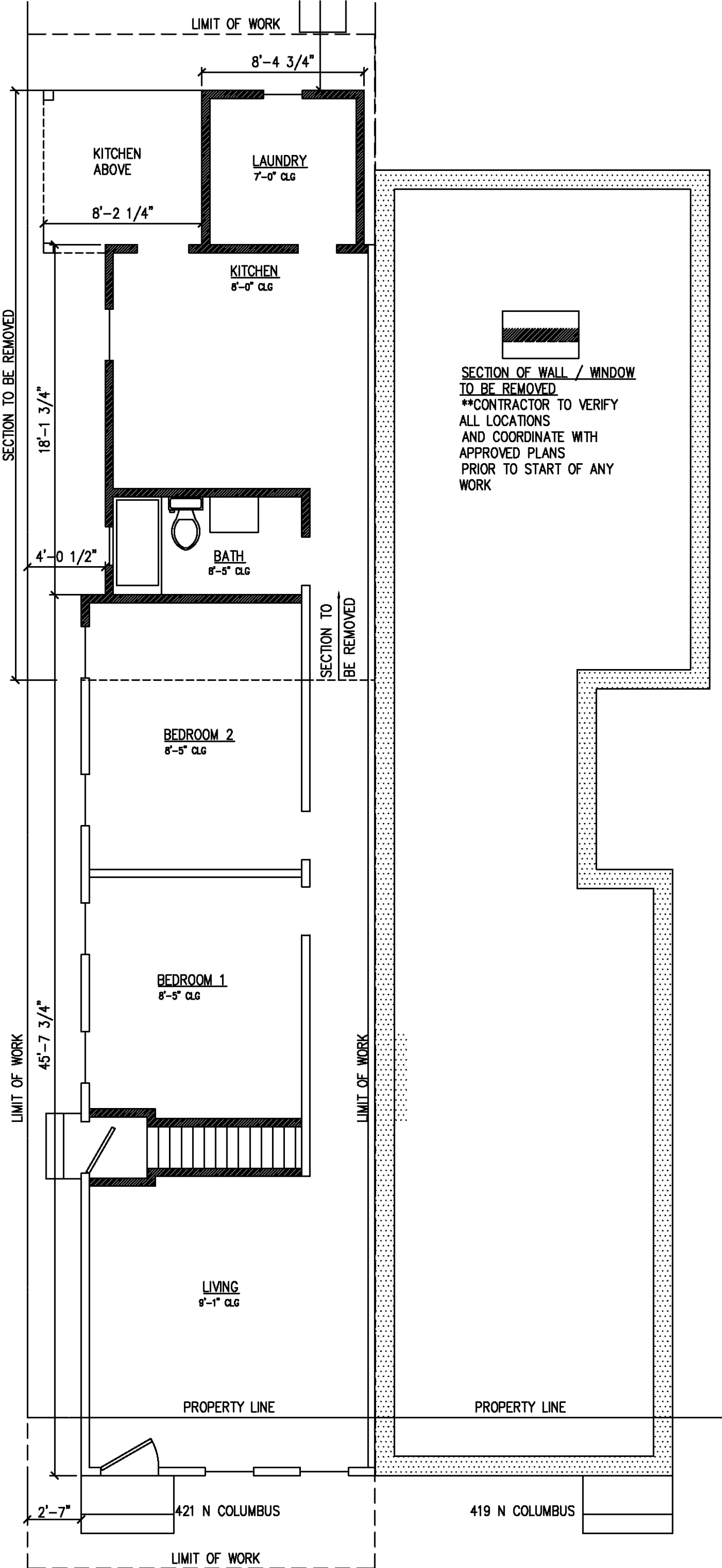
*If taking exclusions other than basements, floor plans with excluded areas must be submitted for review. Sections may also be required for some exclusions.*

### F. Open Space Calculations

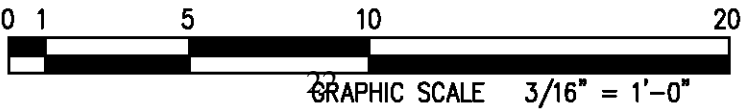
Existing Open Space	
Required Open Space	
Proposed Open Space	

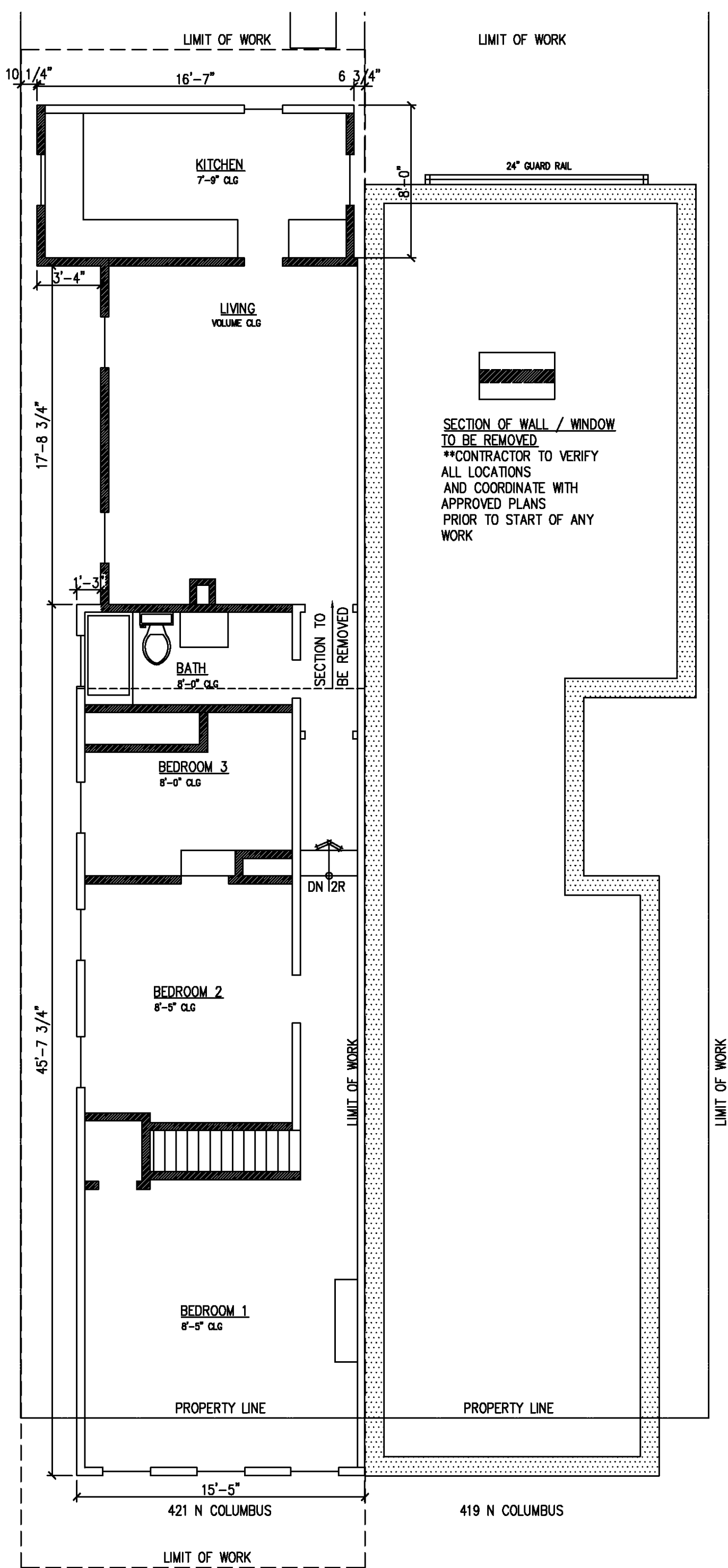
The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

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



**A** **EXISTING FIRST FLOOR PLAN**  
3/16" = 1'-0"





A

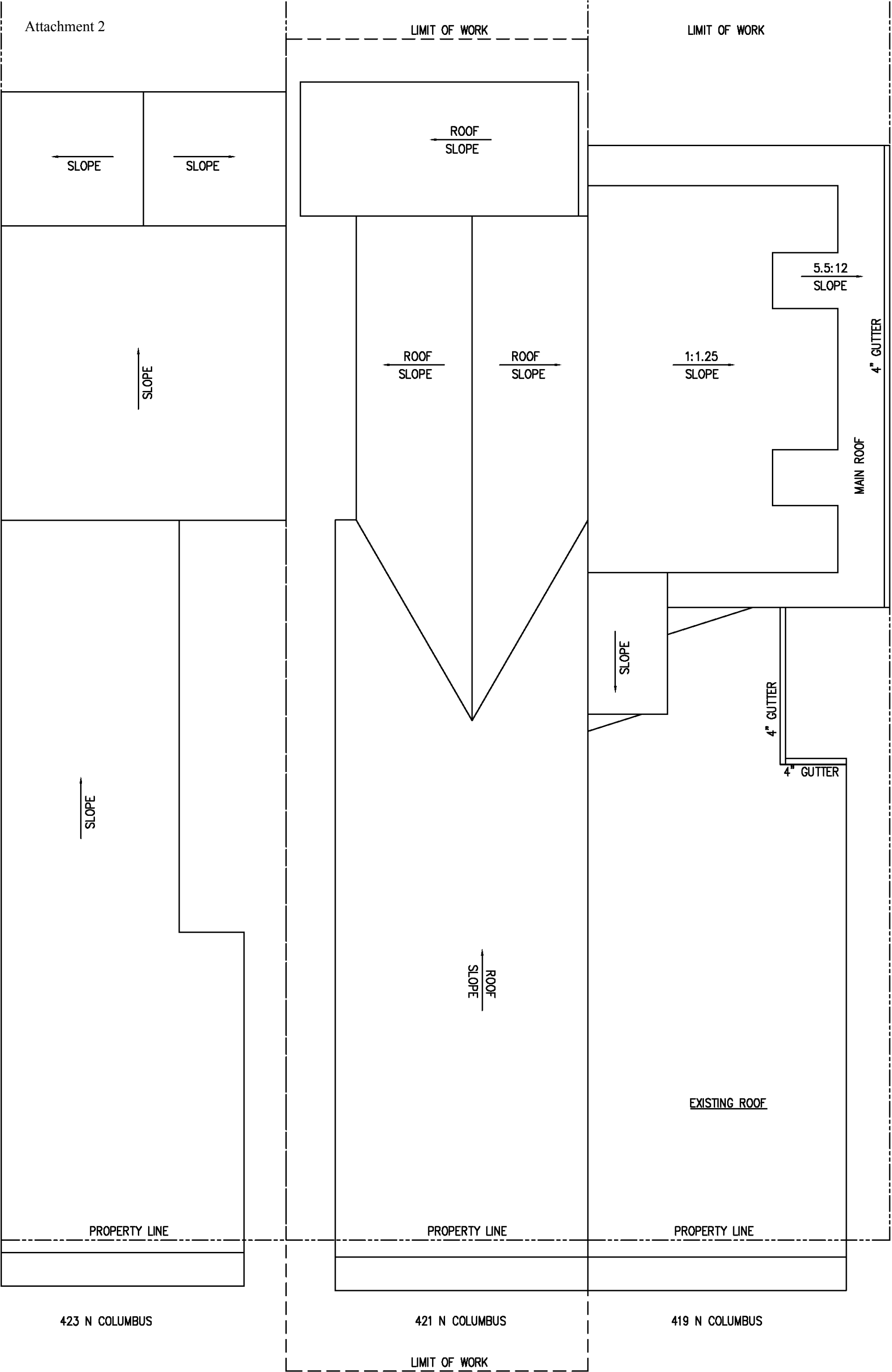
EXISTING SECOND FLOOR PLAN

3/16" = 1'-0"



GRAPHIC SCALE 3/16" = 1'-0"





A

EXISTING ROOF PLAN

3/16" = 1'-0"

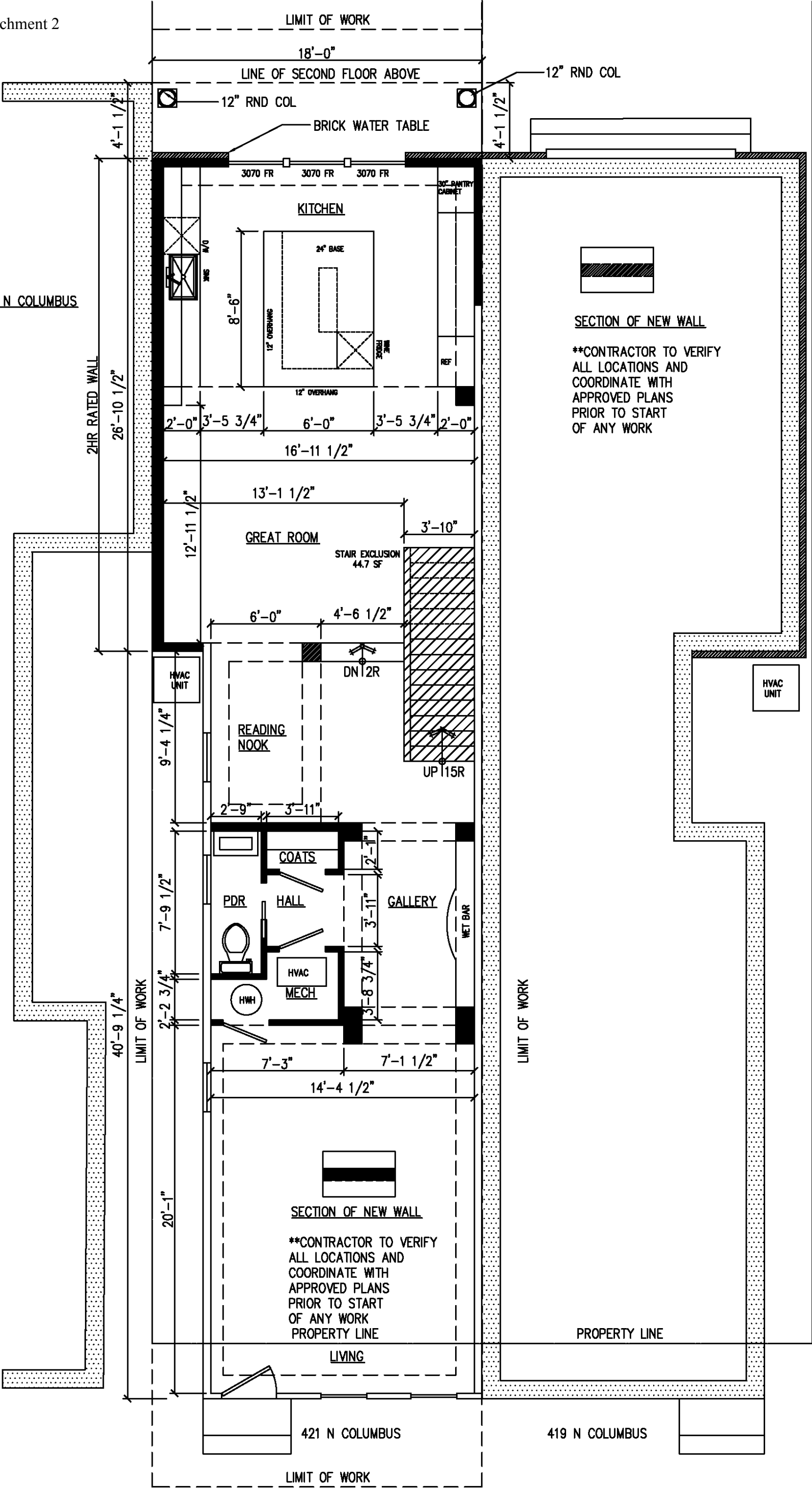
11-17-17



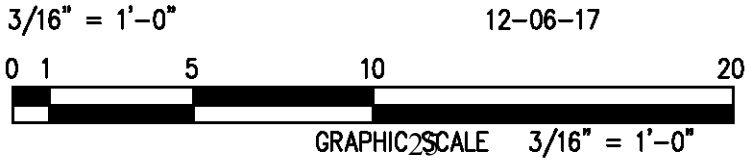
GRAPHIC SCALE 3/16" = 1'-0"



423 N COLUMBUS

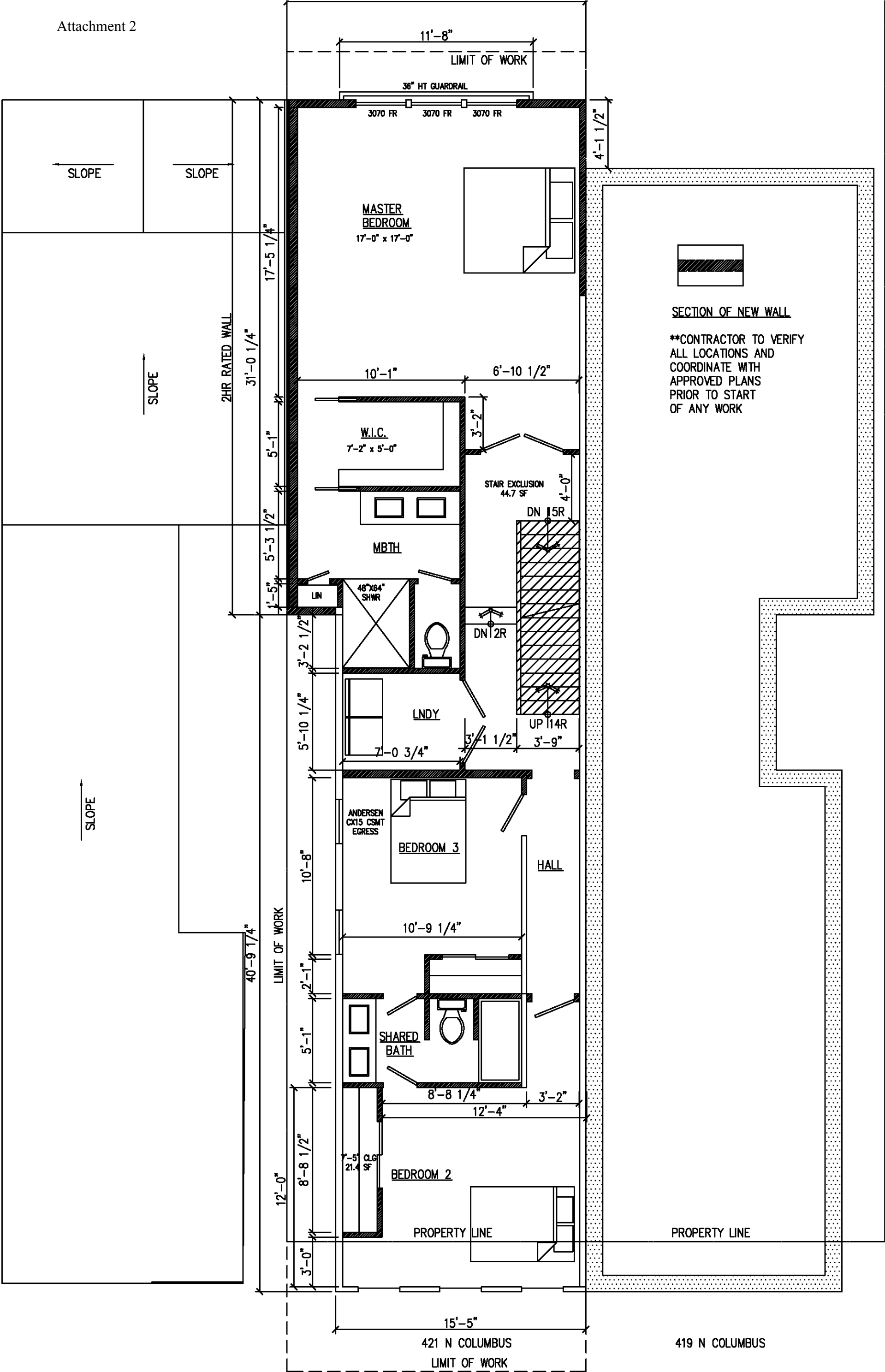


**A** **PROPOSED FIRST FLOOR PLAN**



HATCH AREA EQUALS FAR REDUCTION



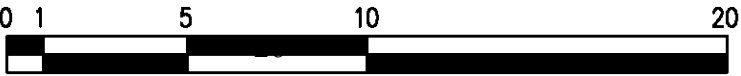


A

PROPOSED SECOND FLOOR PLAN

3/16" = 1'-0"

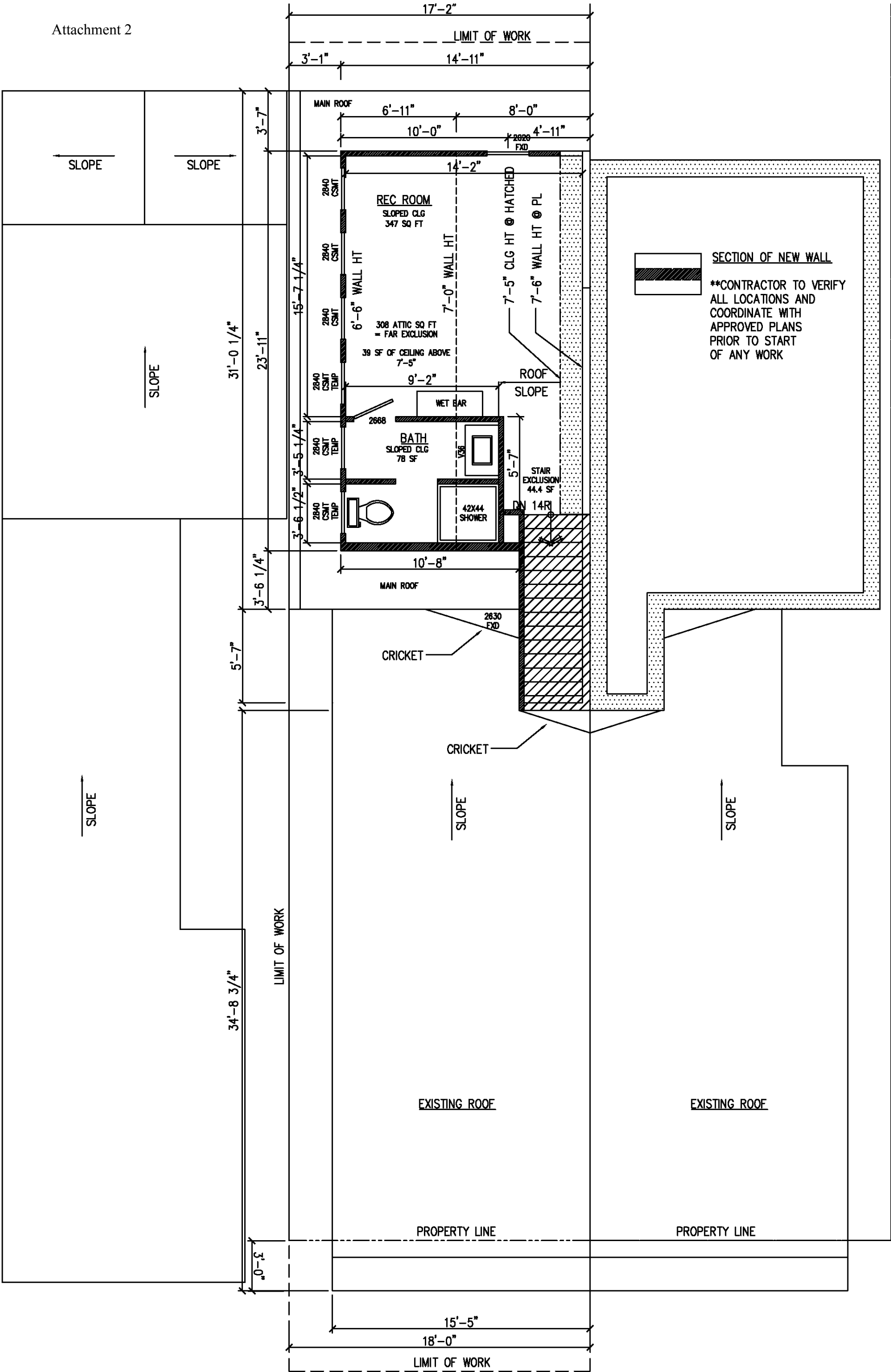
12-06-17



GRAPHIC SCALE 3/16" = 1'-0"



HATCH AREA EQUALS FAR REDUCTION

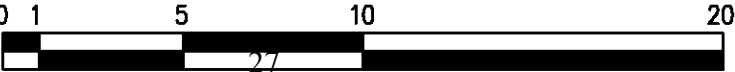


A

PROPOSED THIRD FLOOR PLAN

3/16" = 1'-0"

12-06-17



GRAPHIC SCALE 3/16" = 1'-0"



HATCH AREA EQUALS FAR REDUCTION

Attachment 2

8'-0"

SLOPE

SLOPE

8" x 30" PARAPET

3'-1"

3'-2 1/2"

5.5:12 SLOPE

1:1.25 SLOPE

5.5:12 SLOPE

1:1.25 SLOPE

5.5:12 SLOPE

4" GUTTER

MAIN ROOF

4" GUTTER

CRICKET

CRICKET

CRICKET

4" GUTTER

4" GUTTER

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

423 N COLUMBUS

421 N COLUMBUS

419 N COLUMBUS

LIMIT OF WORK

LIMIT OF WORK

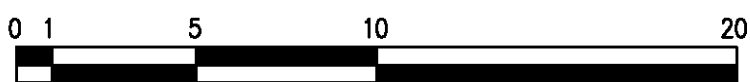
LIMIT OF WORK

419 N COLUMBUS

**A**

$$3/16'' = 1'-0''$$

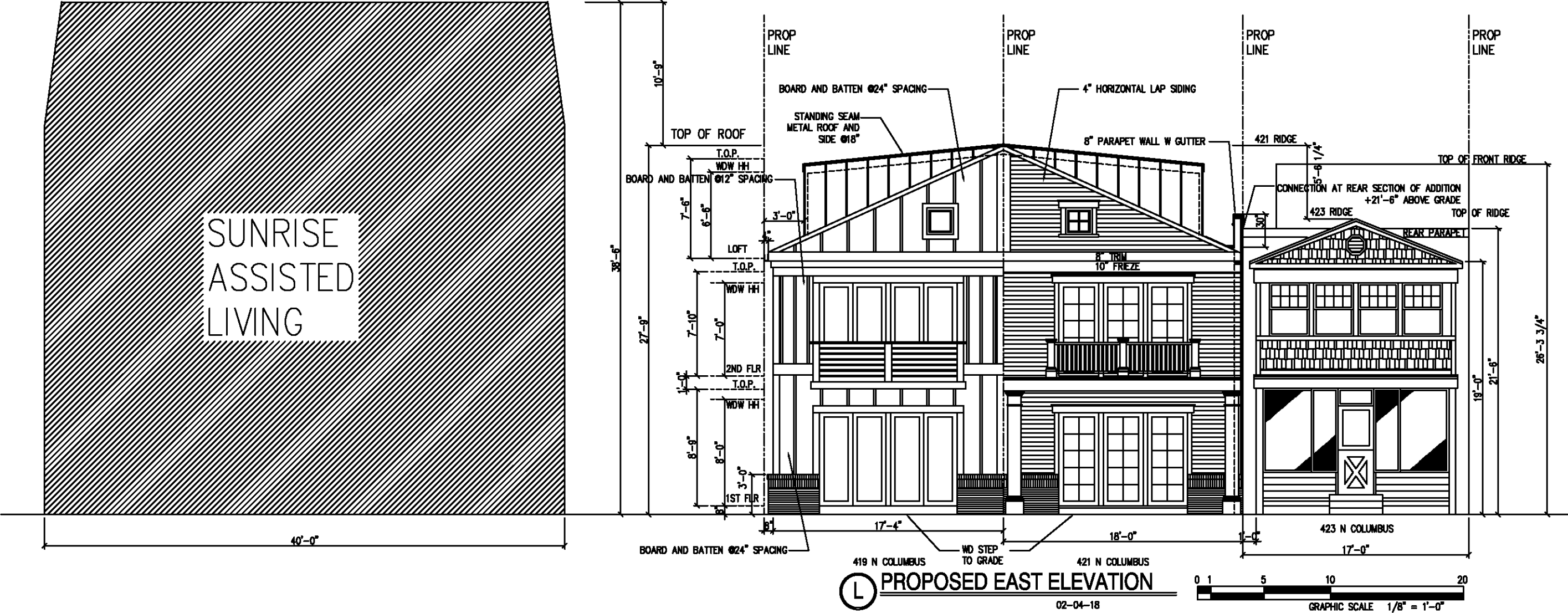
12-06-17



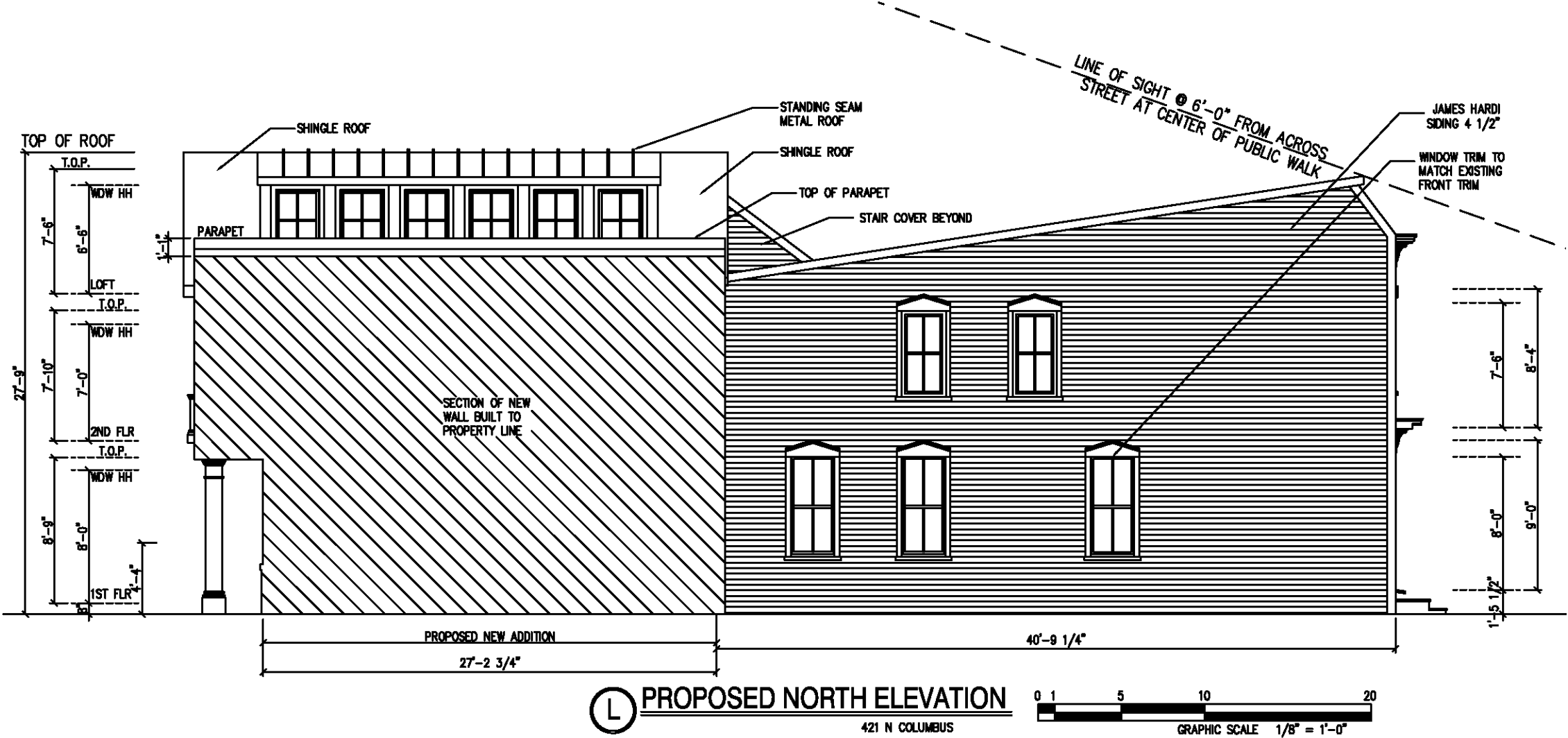
GRAPHIC SCALE 283/16" = 1'-0"



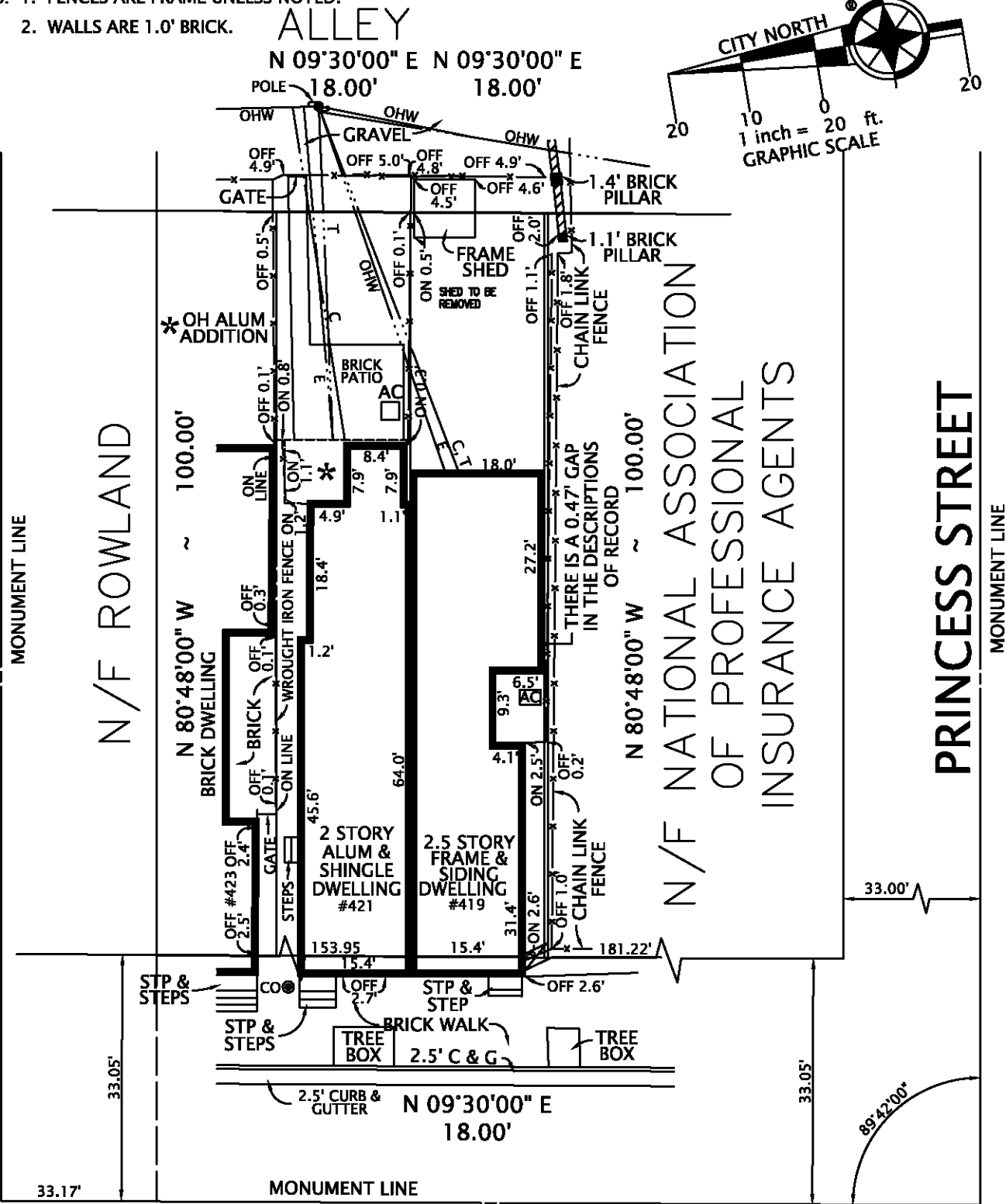








NOTES: 1. FENCES ARE FRAME UNLESS NOTED.  
2. WALLS ARE 1.0' BRICK.

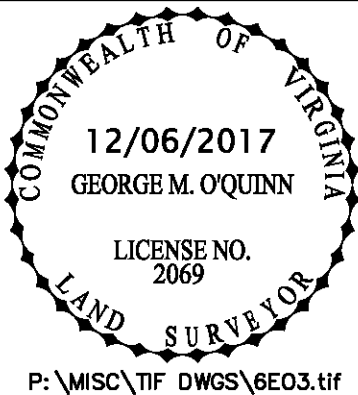


**NORTH COLUMBUS STREET**  
**PLAT**  
SHOWING HOUSE LOCATION ON  
THE PROPERTY LOCATED AT  
**#421 N COLUMBUS ST - EXISTING**  
(DEED BOOK 737, PAGE 721)  
**CITY OF ALEXANDRIA, VIRGINIA**

SCALE: 1" = 20'      NOVEMBER 16, 2017

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.  
A TITLE REPORT WAS NOT FURNISHED.  
NO CORNER MARKERS SET.



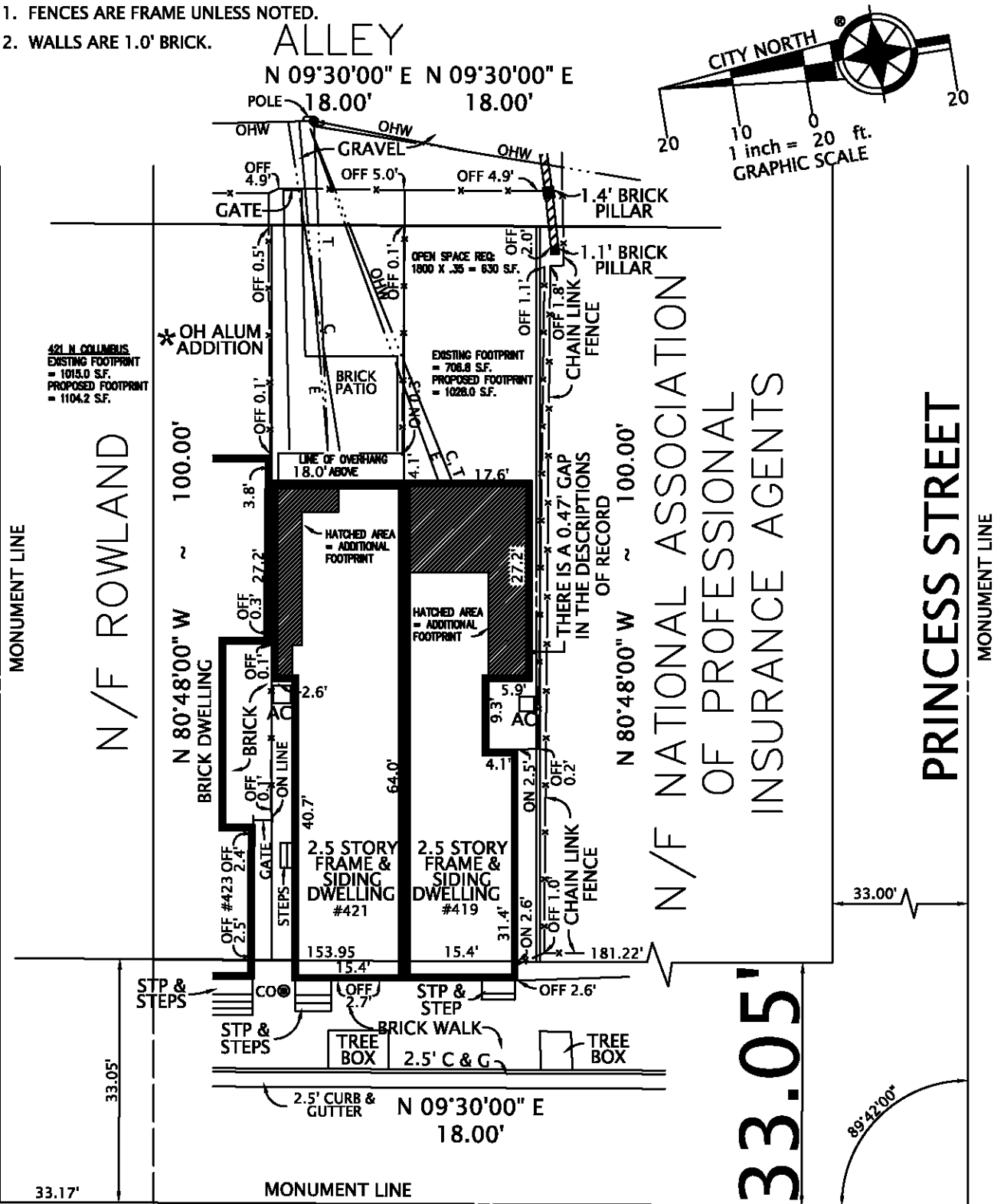
Ordered by:

P: \1\ADVANTAGE.bmp

6521 Arlington Blvd., Suite 310  
Falls Church, Virginia 22042  
Phone: (703) 532-9520 Fax: (703) 532-9550

**DOMINION** Surveyors Inc.®  
8808-H PEAR TREE VILLAGE COURT  
ALEXANDRIA, VIRGINIA 22309  
703-619-6555  
FAX: 703-799-6412

NOTES: 1. FENCES ARE FRAME UNLESS NOTED.  
2. WALLS ARE 1.0' BRICK.



NORTH COLUMBUS STREET

PLAT

SHOWING HOUSE LOCATION ON  
THE PROPERTY LOCATED AT

#421 N COLUMBUS ST - PROPOSED

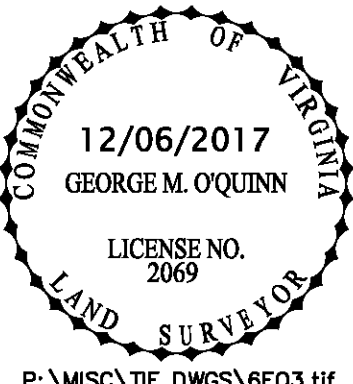
(DEED BOOK 737, PAGE 721)

CITY OF ALEXANDRIA, VIRGINIA

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703-619-6555  
FAX: 703-799-6412

Attachment 2  
BAR CASE: 2017-00469 / 2017-00470 + 2017-0072 / 2017-0073



GROUND LEVEL VIEW IN FRONT OF 418 N COLUMBUS

Attachment 2  
BAR CASE: 2017-00469 / 2017-00470 + 2017-0072 / 2017-0073



GROUND LEVEL VIEW BETWEEN 421 + 423 N COLUMBUS



Attachment 2  
BAR CASE: 2017-00469 / 2017-00470 + 2017-0072 / 2017-0073



GROUND LEVEL VIEW FROM PARKING LOT ACROSS STREET



GROUND LEVEL VIEW FROM PEDESTRIAN WALK



2ND LEVEL VIEW FROM REAR ALLEY

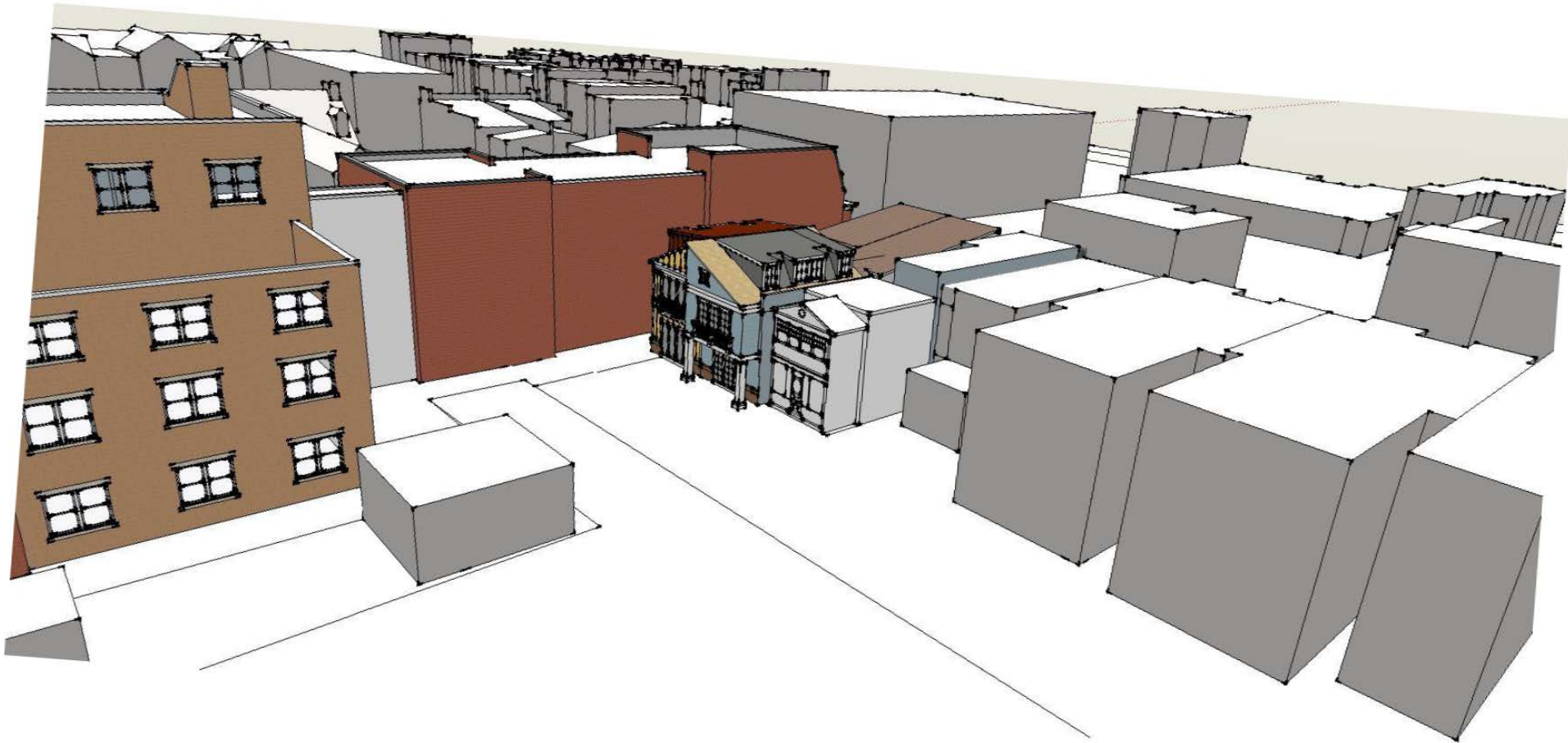


Attachment 2  
BAR CASE: 2017-00469 / 2017-00470 + 2017-0072 / 2017-0073



GROUND LEVEL VIEW FROM WASHINGTON STREET

Attachment 2  
BAR CASE: 2017-00469 / 2017-00470 + 2017-0072 / 2017-0073



BIRD'S EYE CONTEXT VIEW FROM NORTH EAST