

# City of Alexandria, Virginia

## MEMORANDUM

**DATE:** FEBRUARY 17, 2021

**TO:** CHAIR AND MEMBERS OF THE  
BOARD OF ARCHITECTURAL REVIEW

**FROM:** HISTORIC PRESERVATION STAFF

**SUBJECT:** CONCEPT REVIEW OF 805, 809, 811, 815, and 823 NORTH COLUMBUS  
STREET  
BAR #2021-00048

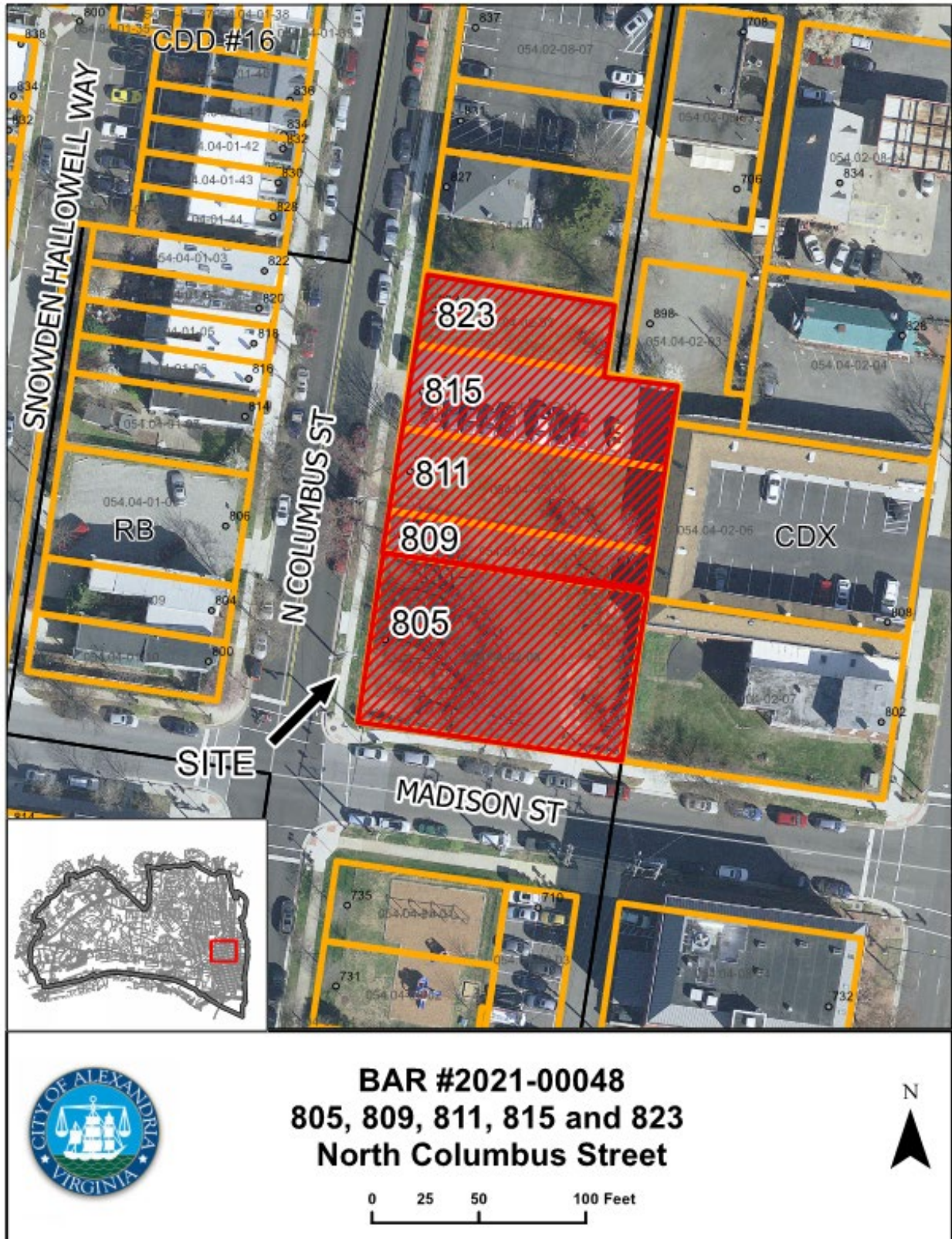
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### **I. SUMMARY**

The applicant, PT Blooms, LLC is requesting a BAR Concept Review 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.

The Concept Review Policy was adopted in May 2001 and amended and restated in 2016 (attached). Concept Review is an optional, informal process at the beginning of a Development Special Use Permit (DSUP) application whereby the BAR provides the applicant, staff, the Planning Commission and the City Council with comments relating to the overall appropriateness of a project's height, scale, mass and general architectural character. These comments are not binding on the BAR or the applicant. The Board takes no formal action at the Concept Review stage but will provide comments and may endorse the direction of a project's design by a straw vote. If the Board believes that a building height or mass, or area proposed for construction is not appropriate and would not be supported in the future, the applicant and staff should be advised as soon as possible. This early step in the development review process is intended to minimize future architectural design conflicts between what is shown to the community and City Council during the DSUP approval and what the Board later finds architecturally appropriate under the criteria in Chapter 10 of the Zoning Ordinance and the BAR's adopted *Design Guidelines*.

The Development Special Use Permit associated with this project has not yet been docketed.



## II. SITE CONTEXT AND HISTORY

### *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-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.

### *History*

The project site currently consists of vacant lots and parking lots but records show that there were seven townhomes on this block that have previously 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.

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 currently 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.



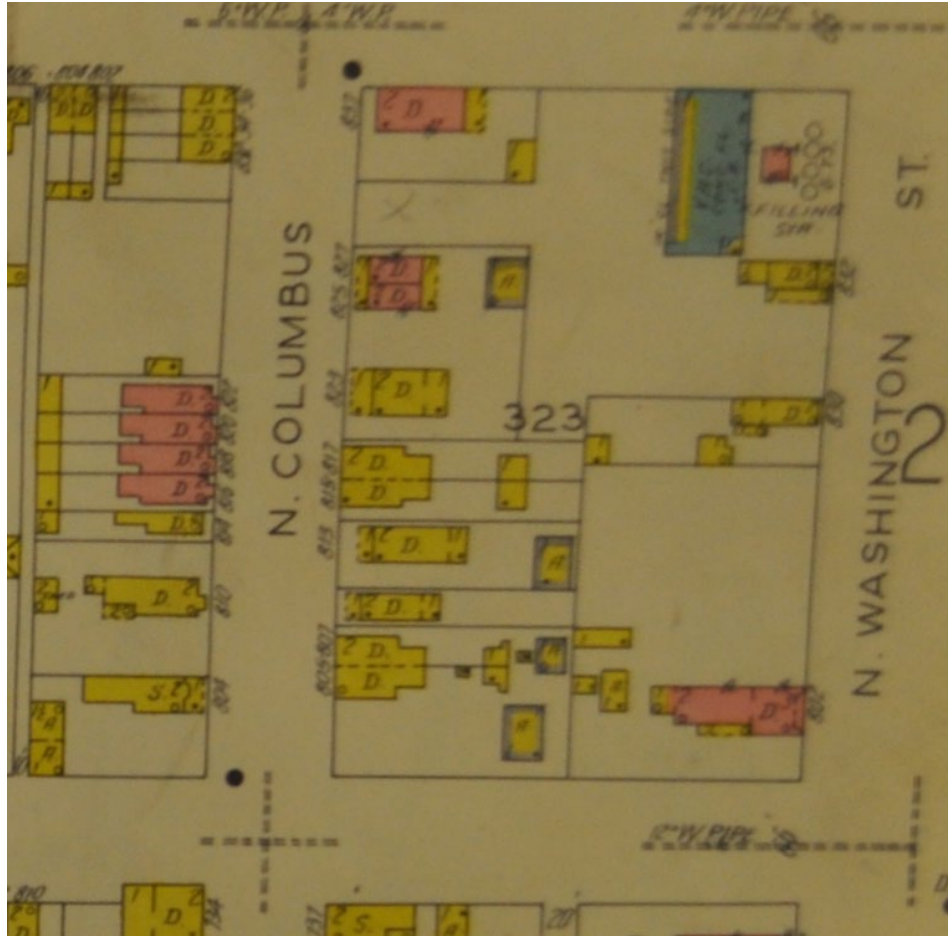


Figure 1: 1931 Sanborn Fire Insurance map showing 800 block of North Columbus Street

### III. PROPOSED DEVELOPMENT

The applicant is proposing to build a five story multi-family residential building to house 73 units at the northeast corner of North Columbus Street and Madison Street. The project is in the OHAD historic district. The proposed structure encompasses five current lots from 805 to 823 North Columbus Street.

At the west side of the site, the building sits 15'-6" from the edge of the curb and 15'-10" from the curb on the south side. In order to provide vehicular access to the below grade parking level, the applicant is creating a 10' wide alley at the east side of the site adjacent to the new Towne Hotel site. The massing of the building is broken into three pieces, with three story blocks at the north and south ends of the site and a five-story block that is recessed 14' from the lower mass at the North Columbus Street side, 11'-6" from the Madison Street side, and 10'-0" from the north side. The lower forms create a 14'-0" deep courtyard facing North Columbus Street with the main building entrance located in the recessed five story massing at the back of this courtyard (Figure 2).





**Figure 2: Massing plan showing separate building forms**

The design for the building is based around a simple parti. Three story forms that bookend the building at the north and south ends of the site with a simple five story form running parallel to Columbus Street recessed from the north, west, and south sides of the site. The taller five story form is pushed to the center of the site, moving it away from the low scale building to the north and west of the site and the pedestrian friendly Madison Street.

The three-story forms draw their design influence from low scale industrial buildings which were common throughout the city, using vertical masonry bays to break up the massing and square four part windows. The bays are reminiscent in scale to the projecting bays of the historic townhomes nearby. The northern form varies slightly from the southern form using a different color brick and piers with metal railings at the top in place of the more decorative cornice found on the southern form. This variation helps to reinforce the idea that the building is a collection of three distinct forms rather than a single building with a variation in facades. The five-story form uses a more modern design palette featuring three part windows in a simple grid arrangement rendered through the use of light gray brick and metal panels. This form is significantly recessed from the lower forms to create a quiet background building for the more decorative lower parts of the building (Figures 3-6).



**Figure 3: Columbus Street Elevation**



**Figure 4: Madison Street Elevation**



**Figure 5: Alley Elevation**



**Figure 6: North Elevation**

#### IV. STAFF ANALYSIS

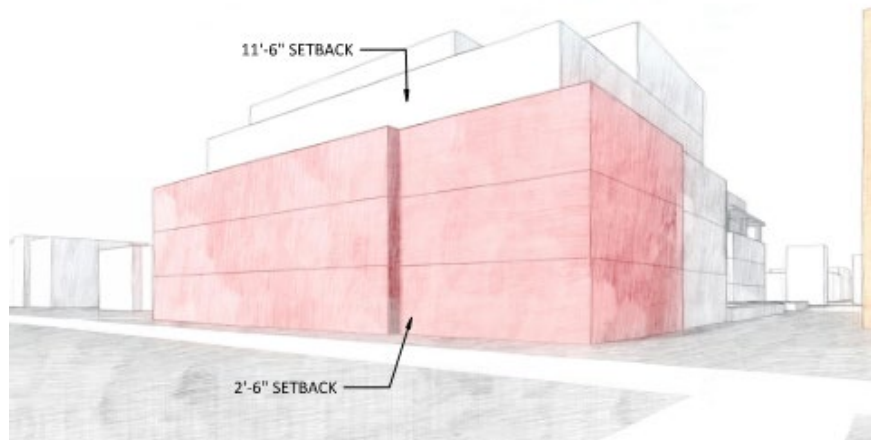
As a reminder, the BAR's purview in this concept review work session is limited to endorsing the project and providing feedback on its height, scale, mass, and general architectural character. It is not unusual for projects to return to the BAR for more than one concept review. The applicant will ultimately return to the Board for a Certificate of Appropriateness for architectural details, finishes and colors after City Council approval of the DSUP.

Within the historic districts, the Board utilizes the *Design Guidelines* to determine if a potential new building would be compatible with nearby buildings of historic merit. 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."

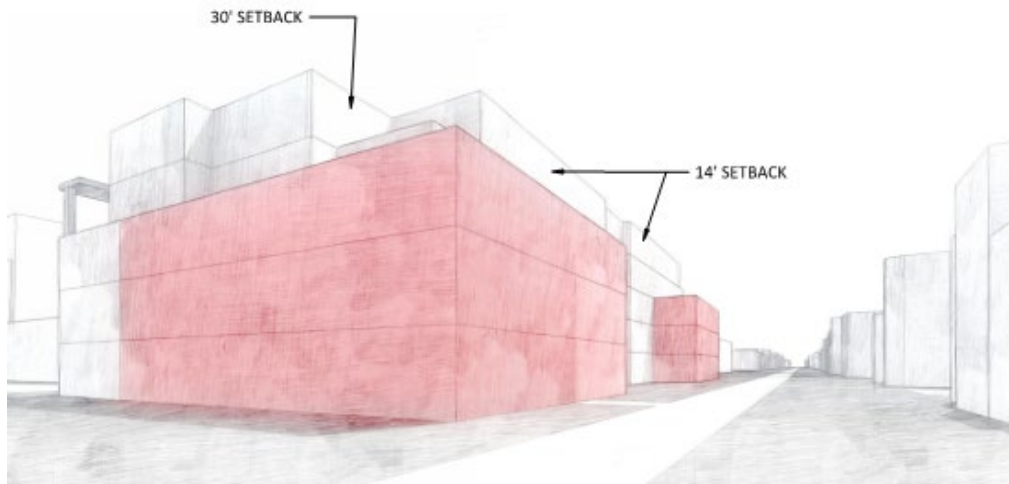
The applicant has met with Staff several times prior to this submission and has been working to create a design that is compatible with this diverse section of the historic district. The buildings along Washington Street to the east of the site are largely commercial in nature and are often four to five floors while the neighborhood to the west is a combination of historic two-story homes and the three story structures associated with the James Bland redevelopment. This area of the city is one of the most underdeveloped locations within the historic district with sections of vacant lots occupying large portions of this block and the adjacent block to the south. It is critical that the design of this building be sensitive to the very different scales of the surrounding context. Through the use of simple building forms that relate to both the commercial and single-family residential buildings, the proposed project can bridge the gap between these very different building types.

As shown in the massing studies included in the submission, the applicant is interested in developing three distinct forms to relate to the neighboring properties and create a comfortable streetscape. Along with the new design for the Towne Hotel site, the Madison Street corridor will be reimagined by this development. By locating the more traditional three-story form at the corner of Columbus Street and Madison Street the applicant is creating a strong urban corner that is a comfortable gateway. The inclusion of ground floor unit entries on this portion of the building further serves to enliven the street. The significant set back at the third floor allows the lower form to be the part of the building that is experienced directly and the upper form to be a simple background element (Figure 7). In addition to the significant setback at the top of the third floor, the arrangement of the forms creates an entry courtyard that faces North Columbus Street. This helps to break up the massing and gives the impression that there is a natural variation in the streetscape often associated with historic neighborhoods (Figure 8).





**Figure 7: Massing diagram of Madison Street elevation**



**Figure 8: Massing diagram of Columbus Street elevation**

The composition of the west elevation has intentionally been developed to be asymmetrical with the north form slightly larger than the south. The entry has also been pushed to the north side of the entry court, further reducing the impression of this as a large formal building (Figure 9).



**Figure 9: Enlarged elevation of entry court**

The architectural language that the applicant is proposing for the project features contrasting elements for the different building forms. The lower building forms utilize a language inspired by low scale industrial buildings that would historically have been found throughout the city. This is an effective precedent to use in this location where it takes the form of repeating masonry bays, some with ground floor openings and others without them. The large four-part windows above can adapt to the larger floor to floor heights than would typically be found in the modest homes in this area of the city while still maintaining a comfortable proportion (Figure 10). The variation between the north and south sides of the building is subtle and as shown in the submission consists of a variety in the color of the masonry and the treatment of the cornice. It is the opinion of staff that the use of this language is more effective than the reproduction of residential townhouse elements of a similar scale because it reinforces the simplicity of the building as a background building to the historic fabric of the district.



**Figure 10: Enlarged elevation of lower building form showing industrial architecture influence**

For the background portion of the building, the applicant is proposing a combination of gray brick and metal panels. The grey brick creates a large-scale two-story grid infilled with metal panels that separate four windows (Figure 11). In some locations, the addition of a Juliet balcony gives additional relief to the skin but stays within this rigid organization. As a background element this is an effective treatment of the building skin, providing subtle variations between the brick and metal panels that give a richness to the elevation while still remaining a quiet background design. It is the opinion of staff that this is an effective architectural language for this portion of the building.



**Figure 11: Enlarged elevation of background form showing brick and metal panels**

## V. STAFF RECOMMENDATION

Staff recommends that the BAR endorse the development of a five story multi-family building on this site with significant setbacks above the third floor and a variation in the architectural character between the lower and upper parts of the building as proposed by this application, but that the applicant continue to develop the massing and architectural character of the project and return to the BAR for an additional concept review prior to seeking approval from the Planning Commission and City Council. It is not uncommon for a multi-family building project to return to the BAR for multiple concept reviews to fine tune the design. Staff feels that the design for this project has evolved in a positive direction based on previous meetings with the applicant and that an additional round of Board comments will further help to refine the design. Continued design development should include the following items:

### Background Building

In early meetings with the applicant, staff recommended that the design for the background portion of the building be as simple as possible to allow for the expression of the three story forms directly adjacent to the street. While the form of the building has been simplified since the previous designs, there are areas that still include multiple setbacks and notches in the building that draw attention to the upper levels. A very simple and understandable design for the upper levels will help to make this portion of the building recede and not overwhelm the neighboring structures.

The south elevation of the building features a 2'-6" deep setback at the eastern third of the elevation (Figure 7 above). This setback helps to break up this massing and provides additional ground space at the eastern edge of the building. As currently designed, this step in the building is continued on the fourth floor, creating a terrace that follows the outline of the floor below. Where this helps to articulate the lower floors, it draws unwanted attention to the upper level. Staff recommends that the exterior wall of the south end of the fourth floor be pushed back from the edge of the lower floor and straightened (Figure 12). This will provide a more generous setback and further simplify the upper form.

At the fifth floor this straightened elevation should be continued and Staff recommends that the applicant explore ways in which the setback can be increased to create a larger rooftop amenity with direct access from the building corridor adjacent to the building elevators. It could be possible to divide this rooftop amenity into spaces dedicated to units but this move would further simplify the upper level form by eliminating one of the steps in plan and would give additional porosity to the south elevation of the upper level.

At the northwest corner of the fifth floor the proposed design includes a private roof terrace that is created by taking a notch out of the corner of this portion of the building. This creates an awkward juxtaposition with the protruding portion of the north end of the plan on the other side of the stair. As with the steps at the south side of the building, this notch creates visual noise in this background building, drawing attention to the area. Staff recommends that the applicant enclose this corner to create a more balanced composition and simplify this portion of the building (Figure 13). If the applicant would like to maintain a private terrace in this location, one option would be to continue the exterior skin to form the corner but without a roof and windows in the punched openings. This would allow for this to be an exterior space while maintaining the simplicity of the building form.





**Figures 12 & 13: Fourth and Fifth Floors showing revisions to simplify exterior form**

### Three Story Forms

At the north end of the building the lower brick form turns the corner from the Columbus Street side and extends approximately halfway across the north elevation. As this wall is on the north property line, there are no windows on the lower three levels, windows appear on the fourth and fifth floors once the building sets back from the property line. The applicant is proposing brick detailing on this north elevation to provide visual relief to the blank wall. It is the opinion of staff that changing from the industrial brick motif to the grey background brick in the middle of this elevation is awkward. One option to resolve this detail is for there to be a change in horizontal plane of this wall at this change in material. If the darker brick portion of the wall were to be located 2'-3' in front of the rear portion, then it would be possible to create an inside corner in which to make this transition. Another option would be to carry the industrial brick motif across the north elevation, turn the corner and extend to a portion of the east elevation (Figure 14). This would help to reinforce the basic design motif of the building as three-story elements at the north and south ends of the site and a five-story portion connecting the two in the middle of the site. While both options would address the awkward material transition, this option would serve to reinforce the design and would help to enliven the east elevation.



**Figure 14: North elevation and portion of east elevation showing potential area of expanded dark masonry**

The south end of the building features unit entries located directly from the adjacent sidewalk. This is an effective way to reduce the scale of the building and add a vibrancy to the streetscape. There are grade complications at the north end of the site that make entries directly from grade along North Columbus Street more challenging, but the applicant should explore options to allow for some of these units to have access to the sidewalk. Elevated front stoops are commonly found throughout the historic district and could be used in this instance if required. Alternately a recessed paved area in front of some of the units could make up the difference if the sidewalk is higher than the unit floor. Like the stoops, this helps to create smaller spaces along the frontage of the building, creating a more intimate feeling.

### **STAFF**

William Conkey, AIA, Historic Preservation Architect, Planning & Zoning  
 Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

## **VI. CITY DEPARTMENT COMMENTS**

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

### **Code Administration**

C-1 No comments were received

### **Transportation and Environmental Services**

F-1 Comply with all requirements of CDSP2020-00027 and future DSP associated with this address. (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)

**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.

**VII. ATTACHMENTS**

*1 – Application Materials*

*2 – BAR Concept Review Policy (adopted 2001 and amended in 2016)*



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: RB

\*Rezoning to CRMU-H Requested  
under separate cover

APPLICATION FOR: (Please check all that apply)

- ☐ CERTIFICATE OF APPROPRIATENESS **Concept Review**
- ☐ 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: ☒ <sup>Contract</sup> 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 73 units. Rezoning application has been filed under separate cover.

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.

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

**APPLICANT OR AUTHORIZED AGENT:**

Signature: 

Printed Name: Kenneth W. Wire, Wire Gill LLP

Date: January 29, 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 \_\_\_\_\_ (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.

Jan. 29, 2021  
Date

Kenneth W. Wire, Wire Gill LLP  
Printed Name

  
Signature



# Department of Planning and Zoning

## Floor Area Ratio and Open Space Calculations

as of 12/20/18

**B**

### A. Property Information

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

A2. 24,944.00  
Total Lot Area

x 2.80 \*Includes Bonus Density for ADUs =  
Floor Area Ratio Allowed by Zone

\*Applicant requesting CRMU-H

RB  
Zone

69,843.20  
Maximum Allowable Floor Area

### B. Existing Gross Floor Area

\*Not Applicable

#### Existing Gross Area

Basement

First Floor

Second Floor

Third Floor

Attic

Porches

Balcony/Deck

Lavatory\*\*\*

Other\*\*

#### Allowable Exclusions\*\*

Basement\*\*

Stairways\*\*

Mechanical\*\*

Attic less than 7'\*\*\*

Porches\*\*

Balcony/Deck\*\*

Lavatory\*\*\*

Other\*\*

Other\*\*

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

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

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

#### Comments for Existing Gross Floor Area

B1. **Total Gross**

0.00

B2. **Total Exclusions**

0.00

### C. Proposed Gross Floor Area

#### Proposed Gross Area

Basement

First Floor

Second Floor

Third Floor

Attic

Porches

Balcony/Deck

Lavatory\*\*\*

Other

#### Allowable Exclusions\*\*

Basement\*\*

Stairways\*\*

Mechanical\*\*

Attic less than 7'\*\*\*

Porches\*\*

Balcony/Deck\*\*

Lavatory\*\*\*

Other\*\*

Other\*\*

C1. 0.00 79,613 sf Sq. Ft.  
Proposed Gross Floor Area\*

C2. 0.00 10,575 sf Sq. Ft.  
Allowable Floor Exclusions\*\*

C3. 0.00 69,038 SF Sq. Ft.  
Proposed Floor Area Minus Exclusions  
(subtract C2 from C1)

C1. **Total Gross**

0.00 79,613 sf

C2. **Total Exclusions**

0.00 10,575 sf

### D. Total Floor Area

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

D2. 69,843.20 Sq. Ft.  
Total Floor Area Allowed  
by Zone (A2)

### E. Open Space

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

E2. 9,977.00 Sq. Ft.  
Required Open Space

E3. 10,087.00 Sq. Ft.  
Proposed Open Space

### Notes

\*Gross floor area is the sum of all areas under roof of a lot, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

\*\* Refer to the Zoning Ordinance (Section 2-145(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

\*\*\*Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

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

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

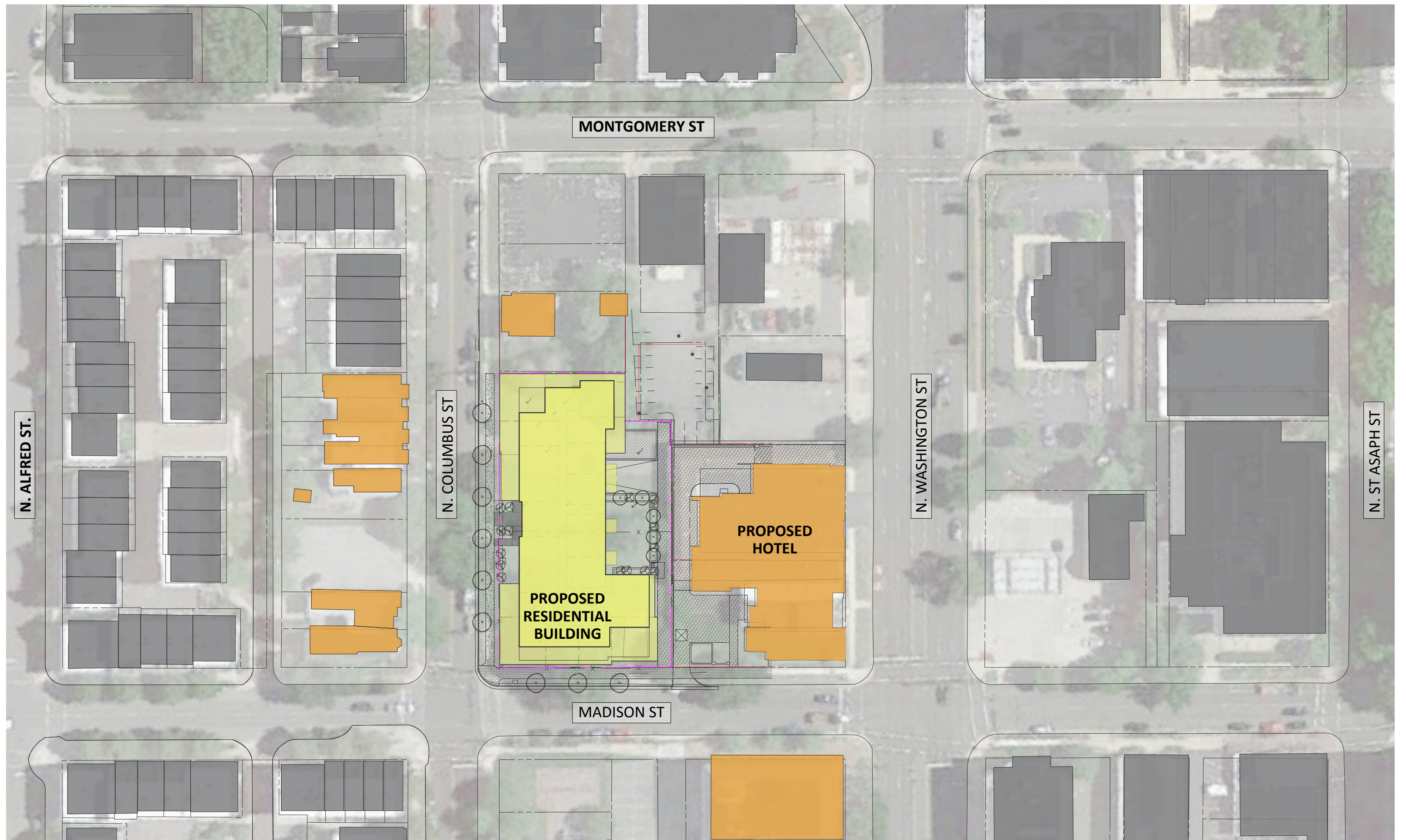
*Kathleen W.*

Date: January 29, 2021



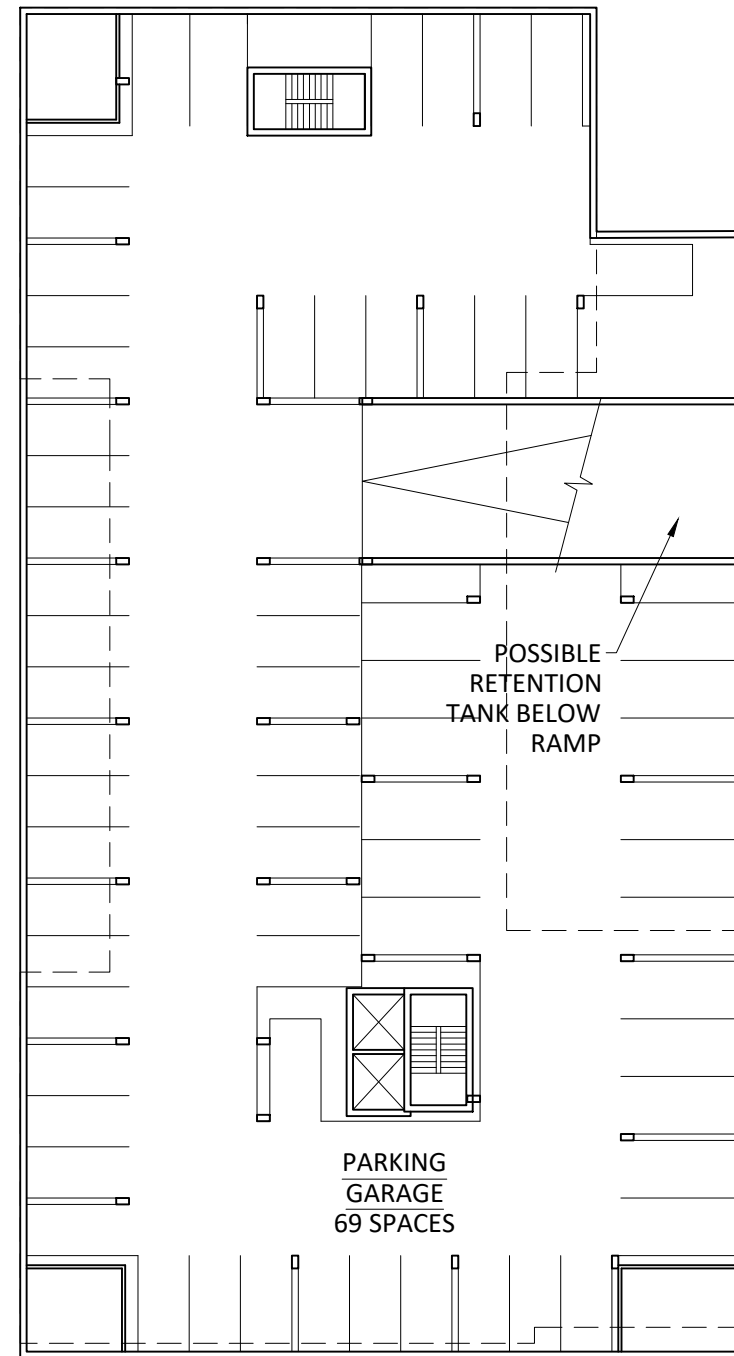








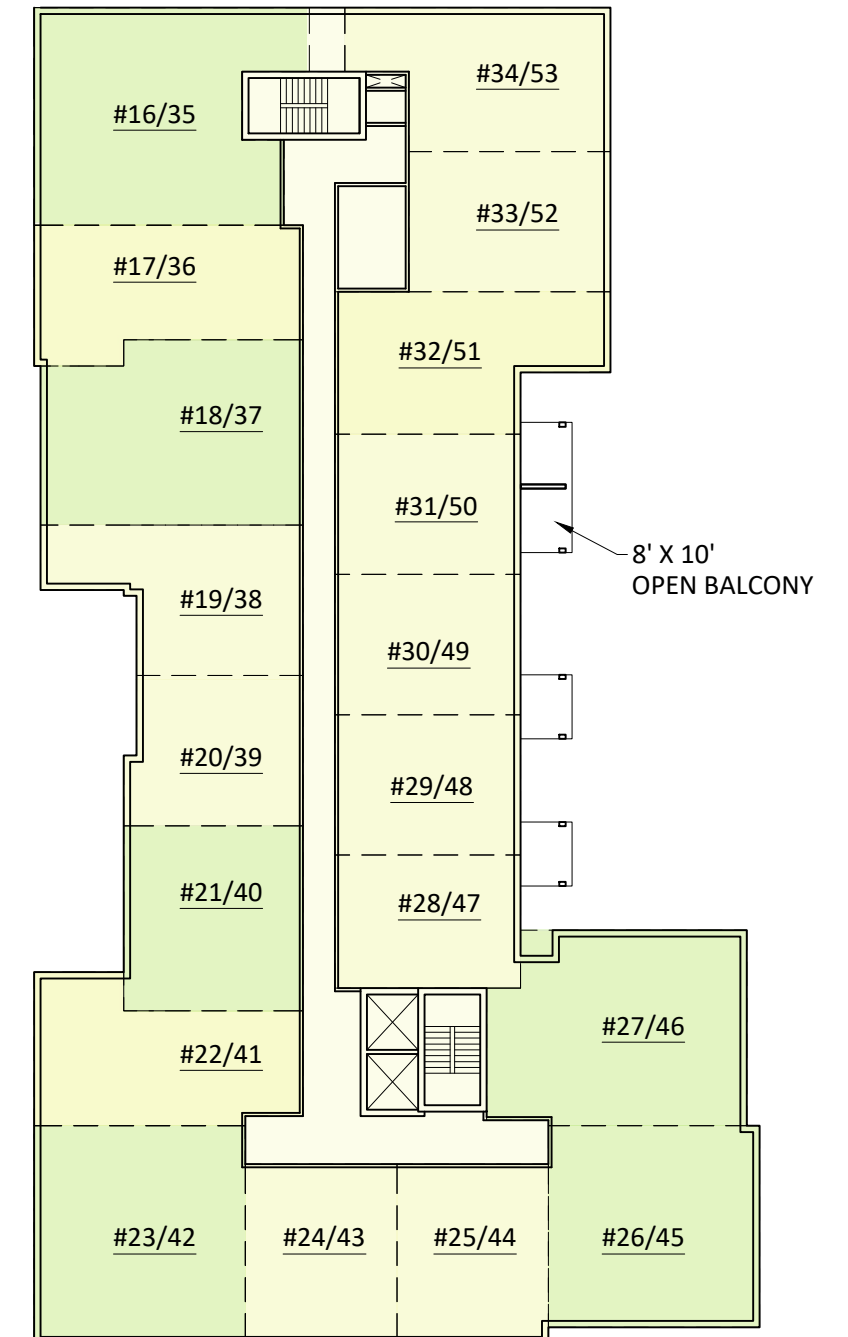




BASEMENT GARAGE PLAN

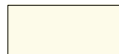
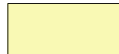




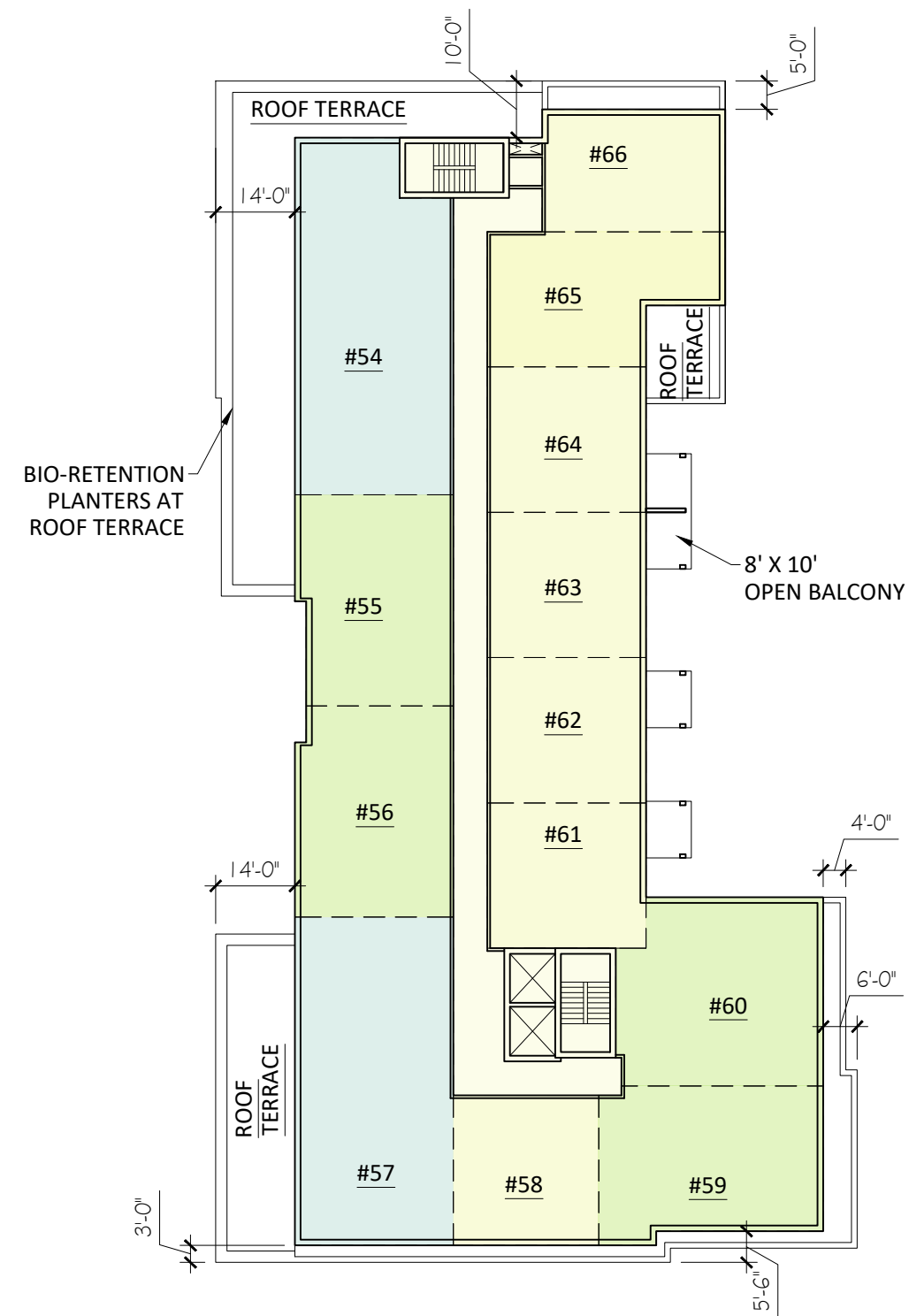
GROUND FLOOR PLAN



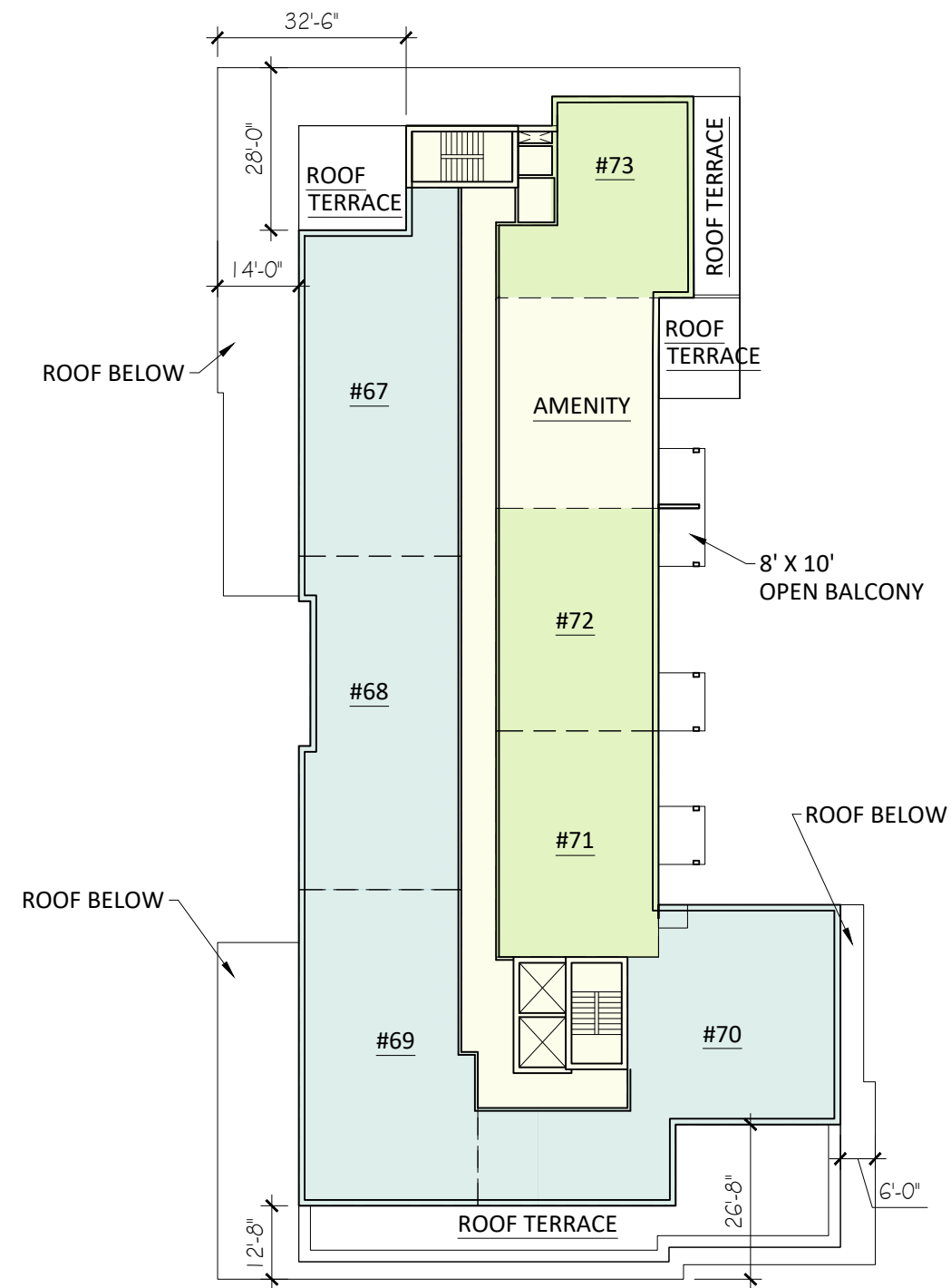
SECOND / THIRD FLOOR PLAN

LEGEND	
1 BEDROOM	
1 BED+ DEN	
2 BEDROOM	
3 BEDROOM	

LEGEND	
1 BEDROOM	
1 BED+ DEN	
2 BEDROOM	
3 BEDROOM	



FOURTH FLOOR PLAN

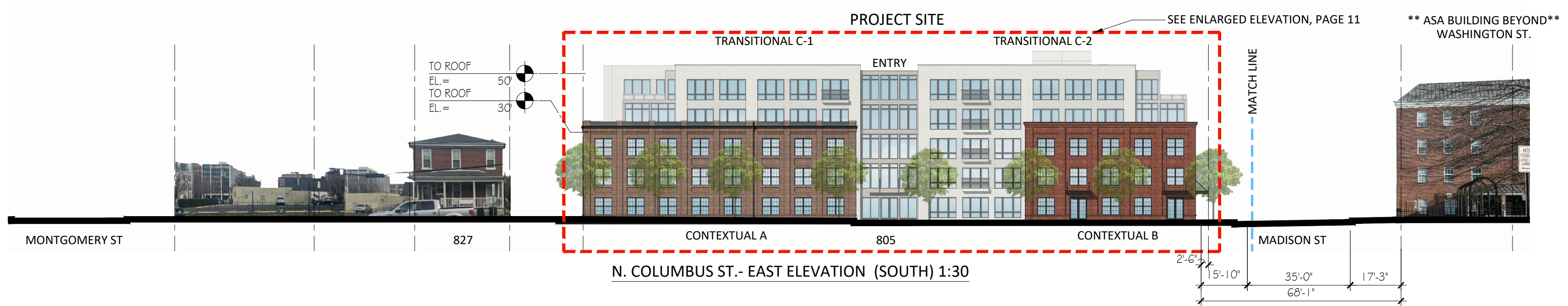


FIFTH FLOOR PLAN

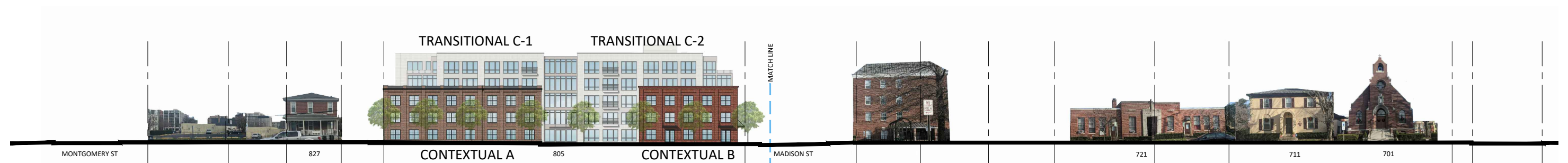




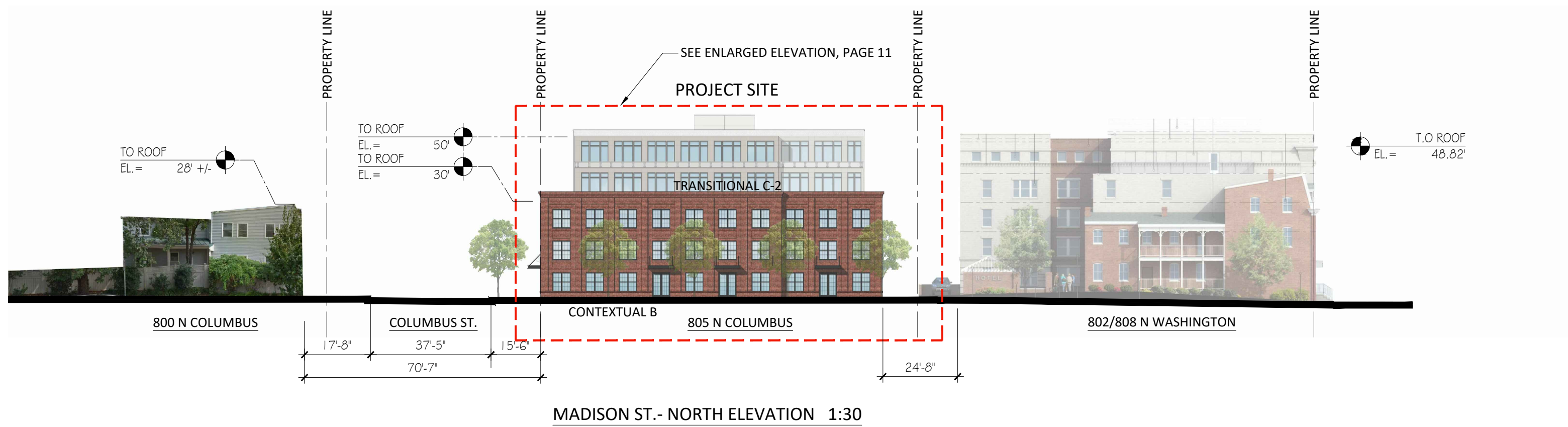
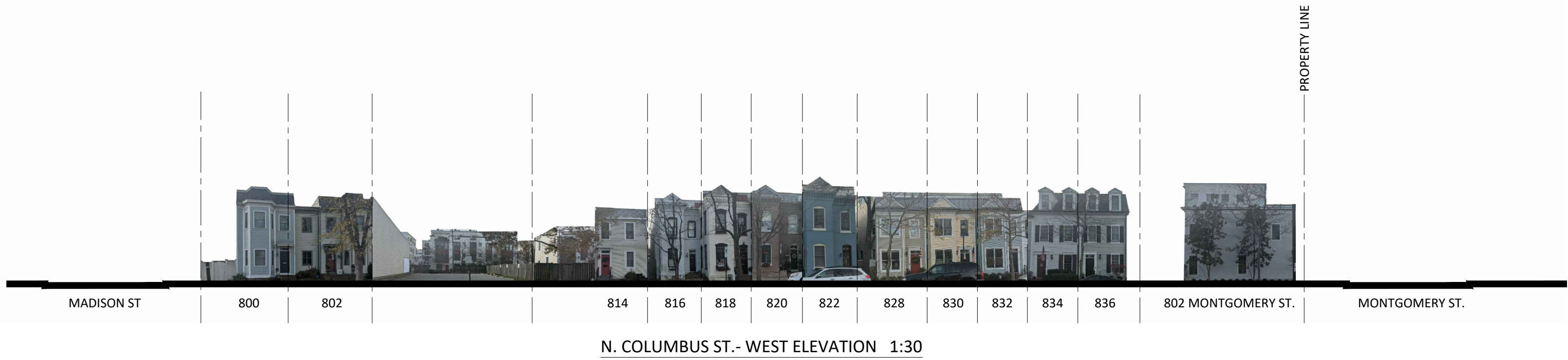
N. COLUMBUS ST.- EAST ELEVATION (NORTH) 1:30



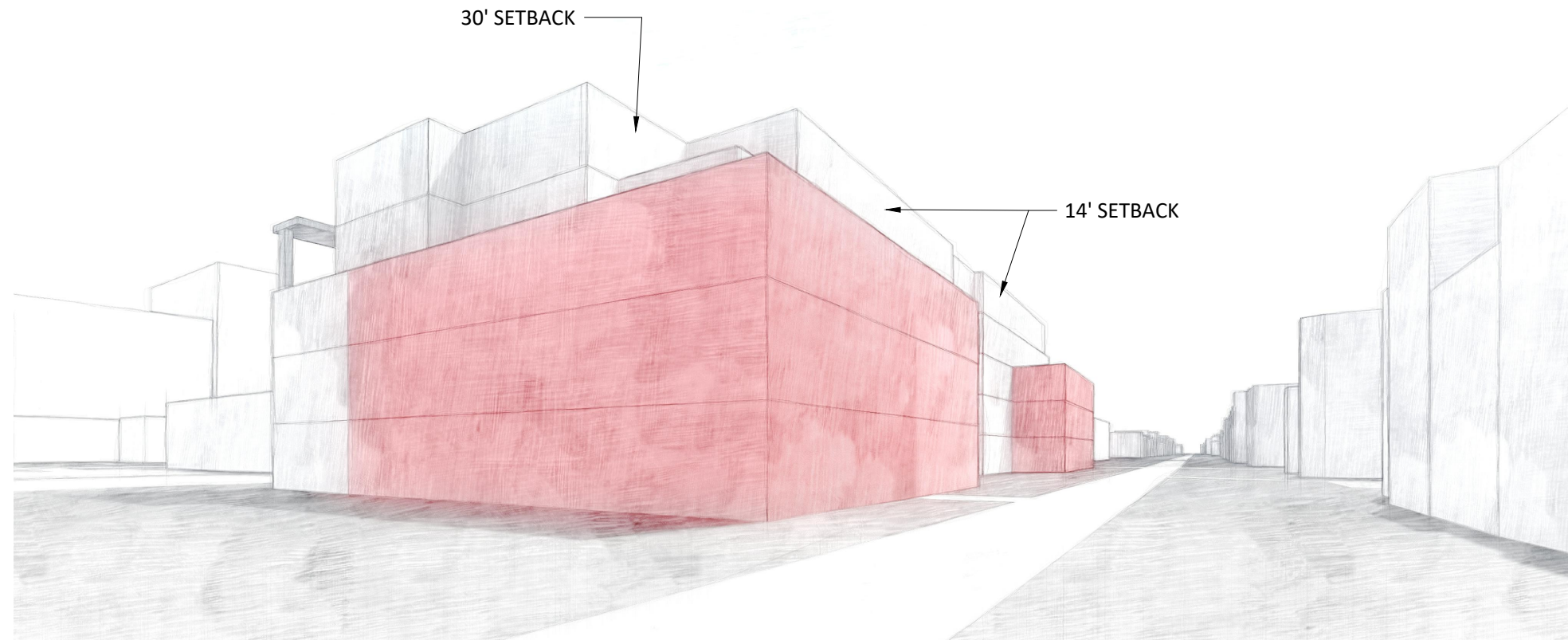
N. COLUMBUS ST.- EAST ELEVATION (SOUTH) 1:30



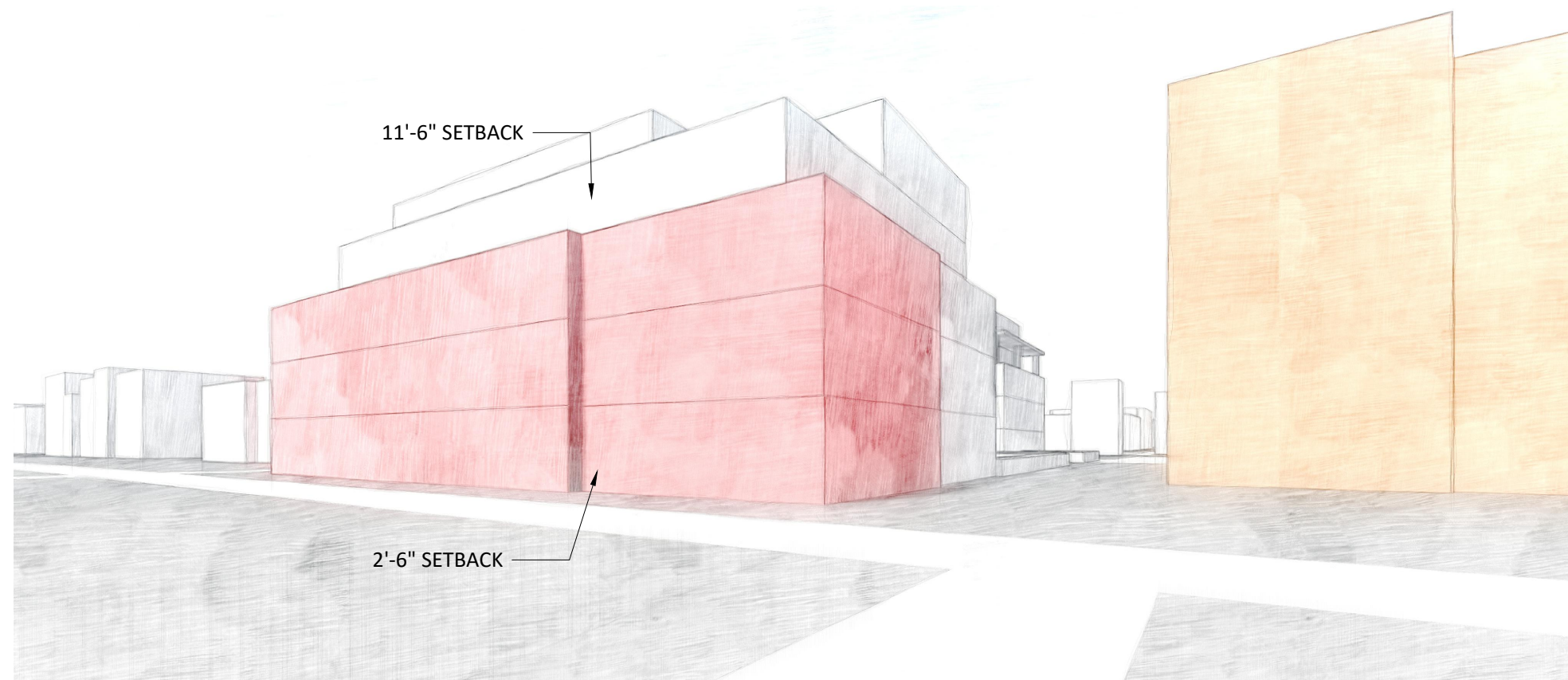
N. COLUMBUS ST.- EAST ELEVATION 1:60







VIEW 1- SOUTH ON COLUMBUS



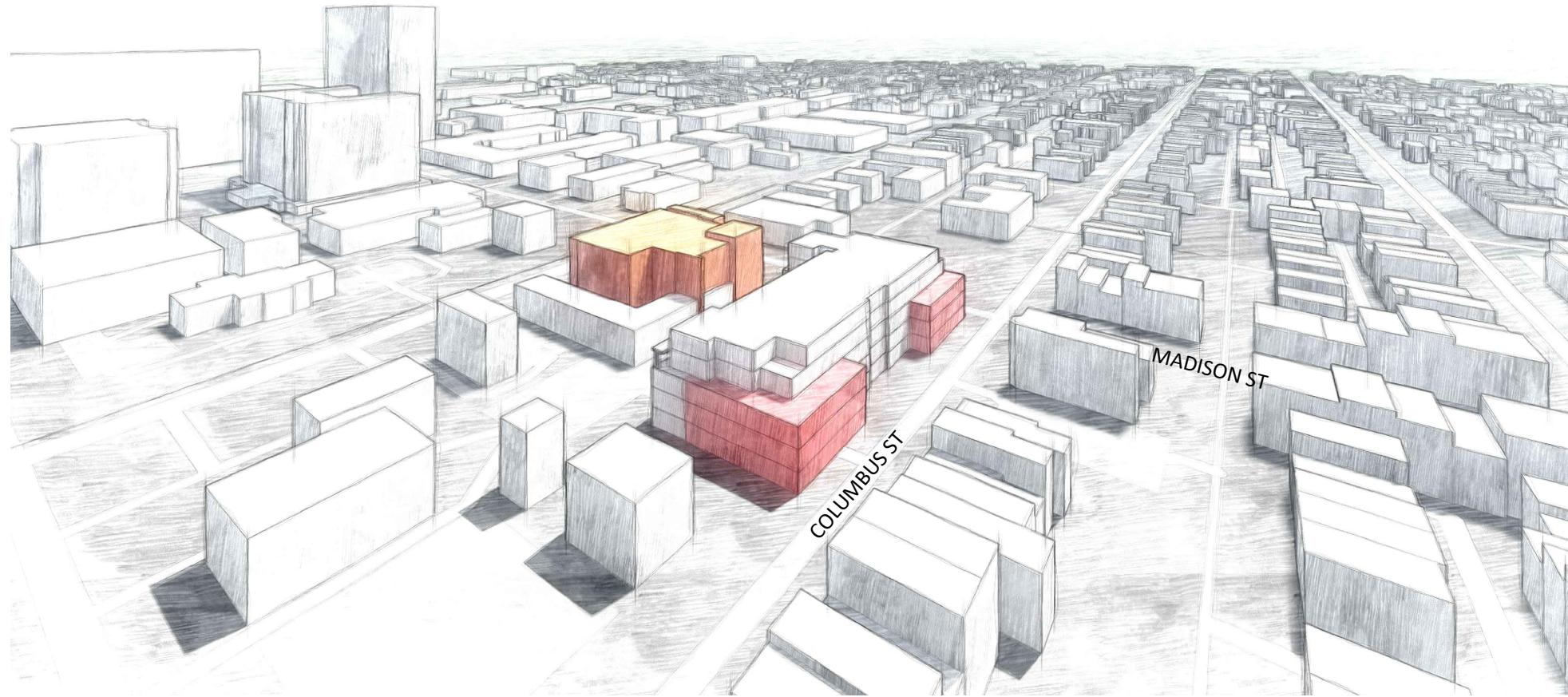
VIEW 2- MADISON ST

1



2





VIEW 3- SOUTH ON COLUMBUS



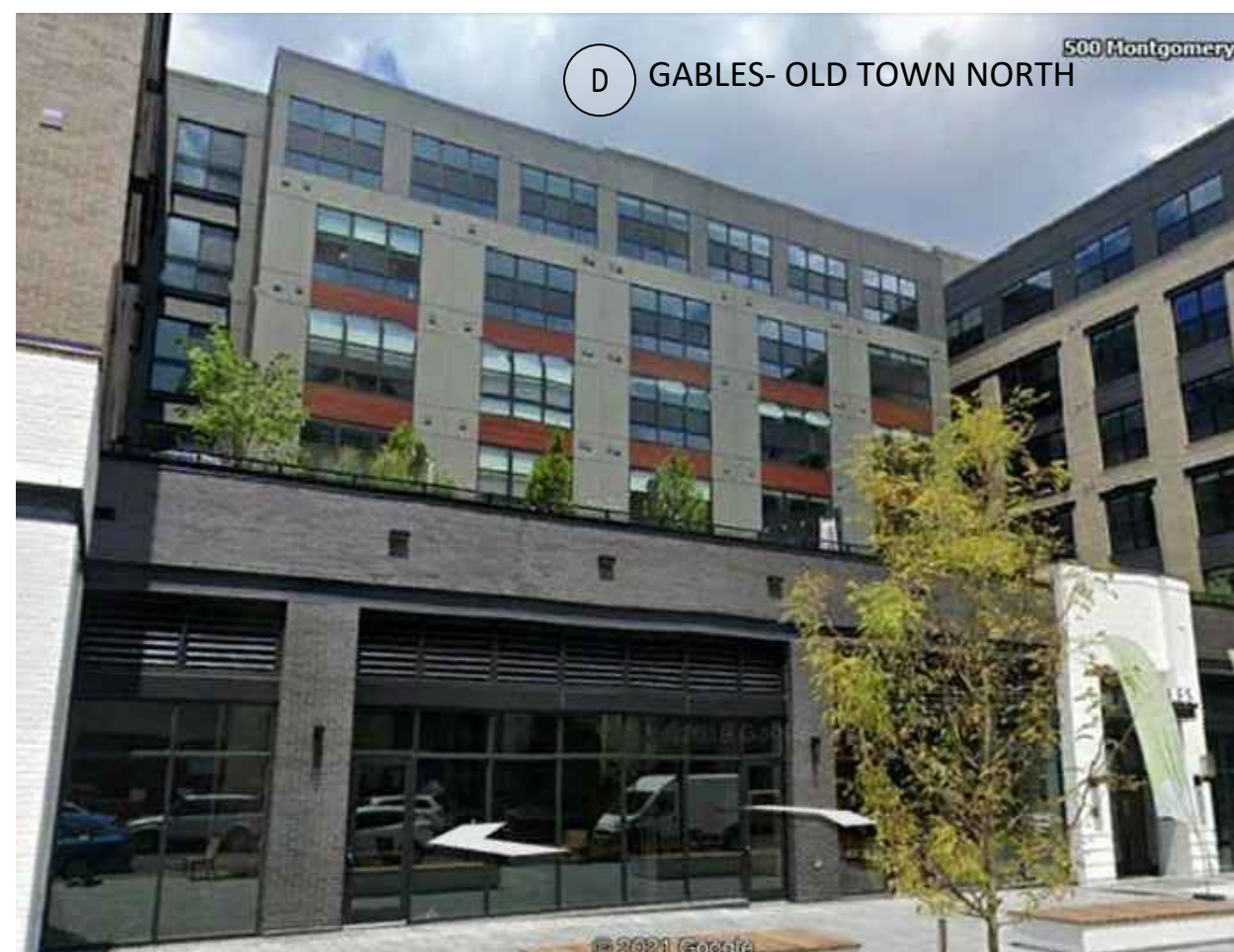
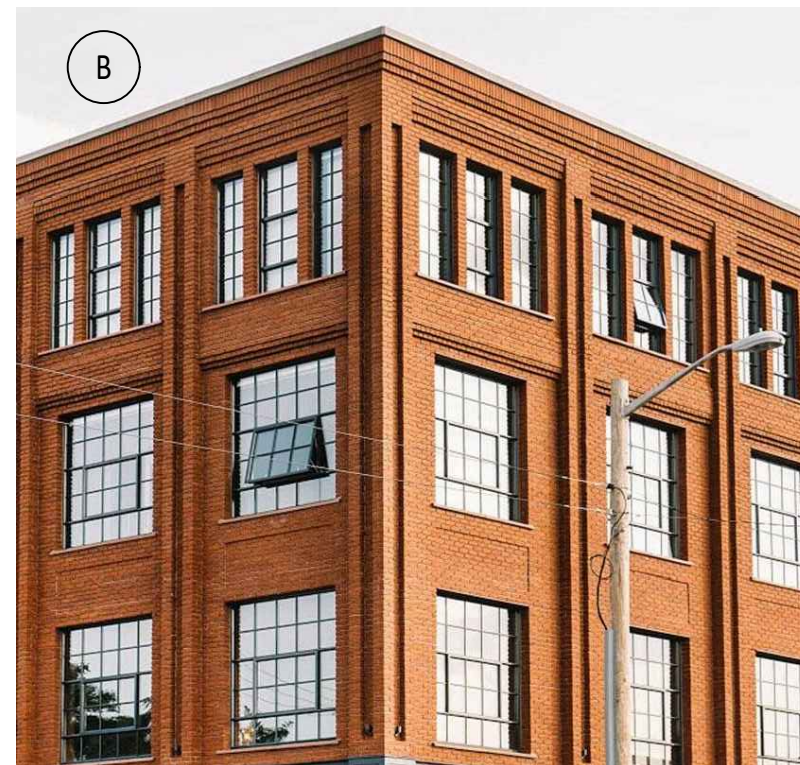
VIEW 4- MADISON ST

3



4







**LEGEND**

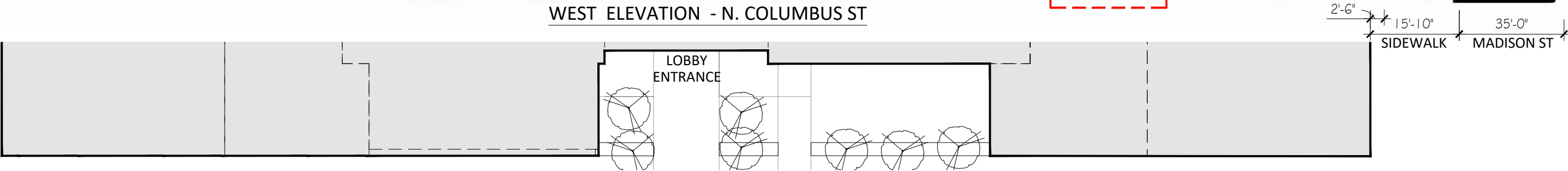
- TRADITIONAL RED BRICK
- TRADITIONAL BRICK
- LIGHT GRAY BRICK
- METAL PANEL
- METAL PANEL- COLUMBUS  
HARDI PANEL- REAR ALLEY



SOUTH ELEVATION - MADISON ST



WEST ELEVATION - N. COLUMBUS ST





LEGEND

TRADITIONAL RED BRICK

TRADITIONAL BRICK

LIGHT GRAY BRICK

METAL PANEL

METAL PANEL- COLUMBUS  
HARDI PANEL- REAR ALLEY



NORTH ELEVATION

TO ROOF EL. = 50'

TO ROOF EL. = 30'

11'-6"

35'-0"

15'-10"

2'-6"

MADISON ST

SIDEWALK

GLASS OR STEEL BALCONY

EAST ELEVATION - ALLEY

## BAR Concept Review Policy

adopted January 2001, amended and restated December 2016

### Background & Purpose

In addition to a Certificate of Appropriateness from the appropriate Board of Architectural Review (BAR), applications for development projects of a certain size are required to obtain development approvals (DSP or DSUP) from the Planning Commission and often the City Council. Because the size, footprint or design of a project may be amended during the DSP or DSUP process, a Certificate of Appropriateness is not typically granted until after the DSP or DSUP is approved. Therefore, the Boards of Architectural Review adopted a Concept Review policy in January 2001 as an optional, informal review at the beginning of the development process whereby the BAR provides the applicant, staff, Planning Commission and the City Council, with comments relating to the overall appropriateness of a project's **height, mass, scale and general architectural character**. The Concept Review is intended to minimize future architectural design conflicts between what is shown to the community, the Planning Commission or City Council during the development approval process and what the BAR later finds architecturally appropriate under the criteria and standards in Chapter 10 of the Zoning Ordinance and the BAR's adopted policies and *Design Guidelines*. The information provided by the BAR in the Concept Review will be used by the applicant, staff, Planning Commission and City Council to make decisions regarding the DSP or DSUP and as such serves as an important step in an efficient development review process. This document is an update and clarification of the policy adopted in 2001 and will serve as the current policy.

### Principles

1. The BAR Concept Review process is encouraged – but not required – for any development project prior to submission of a development application to the Planning Commission and, if required, the City Council in order to ensure that each body has the information they need to make their decisions.
2. The Concept Review is not an approval by the BAR. If the application for the development project is approved by the Planning Commission and the City Council, then the applicant must apply for and obtain a Certificate of Appropriateness from the BAR following attainment of the DSP or DSUP.
3. The Concept Review will review:
  - a. The appropriateness of height, mass, scale and general architectural character based on criteria set forth in the BAR *Design Guidelines* for the historic districts.
  - b. If a project is located within the boundaries of Washington Street or the Potomac River Vicinity, the BAR will review the additional standards for these areas, to the extent possible without final architectural details.
  - c. The appropriateness of a Permit to Demolish, when one will be required for the project.
4. The project is discussed in an informal work session and is open to public comment. The BAR may require several work sessions and additional information before they provide comments and guidance. The BAR will then take a poll of its members on what their guidance is related to the height, mass, scale, and general architectural character of a project. They may also provide general feedback as to what additional information they would like to see when, and if, the project returns for a Certificate of Appropriateness and/or a Permit to Demolish.

5. As an informal work session, the applicant is strongly encouraged – but not required – to give public notice to adjoining property owners. Notice of the work session will be posted on the City’s web page and in the BAR’s preliminary docket and the property will be placarded by BAR staff as a courtesy.
6. The Concept Review by the BAR is advisory to the applicant, staff, the Planning Commission and the City Council, and is not intended to create vested or appealable rights.
7. The BAR Concept Review work session comments are shared with the Planning Commission and the City Council and may be used by those bodies for advisory purposes. The final Concept Review drawings shown to the BAR must, therefore, be the same general architectural character as submitted for the Preliminary Site Plan.

#### Typical Proposals Reviewed in Concept by the BAR

- When the proposal requires a DSP or DSUP for additional density or height;
- When the proposal requires Planning Commission review for a new building; and
- When staff determines that the proposal requires preliminary review because the design would be a principal determining factor in the ultimate approval by other bodies.

#### Concept Review Submission Materials

Three 11” x 17” hard copies and one digital copy of the following:

1. An architectural site plan showing, at a minimum, building footprints on the block on which the project is located and the surrounding block faces
2. Schematic architectural drawings which show the proposed height and scale in relation to surrounding properties
3. 3D digital and/or physical massing study models
4. Building materials, precedent images, etc., as required to explain the concept

#### Process

1. The BAR will only review projects when staff has confirmed through the Development Concept Stage 1 review process that a proposed project complies with zoning requirements or where staff supports any required modifications. When the applicant is notified that they may submit a Development Concept Stage 2 package, the applicant may also apply for BAR Concept Review work session.
2. The City will place the Concept Review project on the next available docket and advertise it in the newspaper with the other cases for that hearing and placard the property. Notice by the applicant to abutting property owners is strongly encouraged but is not required.
3. BAR staff may prepare a report which will be available on the City’s web site the Friday evening prior to the BAR meeting.
4. BAR Concept Review requests are docketed for consideration under Other Business at a regular BAR public hearing. Additional work sessions may be requested.
5. The applicant is expected to make a presentation at the meeting to explain the concept.
6. The public will be invited to speak at the BAR meeting to receive their feedback only on issues related to the BAR’s purview.