

# City of Alexandria, Virginia

## MEMORANDUM

**DATE:** MAY 19, 2021

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

**FROM:** HISTORIC PRESERVATION STAFF

**SUBJECT:** 2<sup>nd</sup> CONCEPT REVIEW OF 805, 809, 811, 815, and 823 NORTH COLUMBUS  
STREET  
BAR #2021-00048

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### FEBRUARY 17, 2021 BAR HEARING MINUTES

#### **SPEAKERS**

Ken Wire, attorney for the applicant, introduced the project.

Lori Hall, architect with Penney Design Group, presented the design for the project.

#### *Board Questions*

Ms. Roberts noted that the current zoning for the site is RB and asked what the proposed zone will be. Mr. Wire responded that the applicant is in the process of working with the City to establish the proposed zone for the project.

Ms. Roberts asked where the proposed open space will be on the site. The applicant responded that the open space will be split between the ground and the rooftops.

Ms. Sennott asked about the design for the wall at the north property line. The applicant responded that the wall is planned to be on the property line and that per the building code there are no windows allowed on the property line.

Ms. Roberts asked for clarification on the proposed vehicular access to the site.

#### *Public Comments*

Gail Rothrock, 209 Duke Street, appreciated the effort on the design but was concerned about the location of a five story building in close proximity to lower historic homes. She further stated that she was concerned about the safety of the use of wood frame construction.

The public comment period was closed.

## DISCUSSION

Mr. Adams pointed out that the houses on the opposite side of Columbus Street are low scale and felt that the proposed building should step down further towards Columbus Street. He stated that he is not concerned about the inauthenticity of using townhouse elements as a design precedent for the lower part of the building. This area of the city was a residential area, not industrial so the use of residential architecture as a precedent would be more appropriate. He would like to see greater delineation of the building entry.

Mr. Spencer expressed concern about the use of industrial buildings as a design precedent for the lower portion of the building, he further noted that the proposed proportions are not compatible with the adjacent historic buildings. He stated that he would prefer to see a two-story lower portion of the building instead of the proposed three stories. He felt that the proposed building design works with the adjacent hotel but does not work with the residential buildings. He mentioned that he does not feel that the building needs to look like historic townhomes but that it should be compatible with them. The proposed background building is too flat as currently designed and should be different but related to the lower portion of the building. He stated that a stronger entry would help to give a focal point to the building.

Ms. Neihardt stated that she felt that the proposed building is too tall as designed. She agreed that the industrial precedent is not appropriate for this neighborhood. She would like to see additional variation in the design of bays along the lower portion of the building.

Ms. Sennott was concerned about locating a three-story portion of the building directly across the street from the low scale historic townhomes. She felt that the proposed building is missing the life and character of the Portner's Landing building that was used as a design precedent. She stated that the building felt like a commercial building in a residential neighborhood.

Ms. Irwin stated that the building needs to have a more defined building entrance. She felt that the lower portion and the background building should be different but should be connected in some way. She asked the architect if the photos in the streetscape are the correct scale because the home across Columbus Street are actually 2 ½ stories and are appearing smaller than that. She suggested that the architect prepare site sections to include these properties to demonstrate the relationship between the proposed building and the smaller townhouses. These drawings could indicate that three stories are appropriate near the 2 ½ story buildings if they are drawn accurately.

Mr. Sprinkle stated that too much of the site open space is on the alley side of the site and that it could be reconfigured to locate the mass of the building adjacent to the hotel and would create a deeper court. He felt that the proposed design is too tall but that through moving the building closer to the hotel the applicant could maintain the building density.

Ms. Roberts had concerns about the height relative to the townhouses on the opposite side of Columbus Street and suggested that the applicant add variation to the proximity of the building

to the sidewalk. She agreed with Mr. Sprinkle that the massing of the building should be shifted towards the hotel to free up space along Columbus Street. She asked the applicant to propose a building that does not pretend to have historic and new elements.

Mr. Sprinkle suggested that the applicant look to educational buildings that were previously located in the area as a possible design precedent that has a direct connection to the site.

## **CONCEPT II UPDATE**

This is the second BAR concept review before the Board for the proposed redevelopment of the property at 805 North Columbus Street. The project includes the development of a multi-family building with the main entrance facing North Columbus Street. There were a variety of comments from the Board regarding the proposed development but in general they were supportive of the development of a multi-family building in this location. The Board was concerned about the height of the proposed building but in several instances the Board made suggestions as to how this height could be mitigated. One suggestion was that the applicant move the taller portion of the building to the east so that it is closer to the new hotel at the corner of Madison Street and North Washington Street. This hotel will be 50 feet tall, similar to the tallest portion of this project. Other Board members noted that the existing single-family homes on the west side of North Columbus Street are actually taller than shown in the submitted drawings. The applicant acknowledged this inconsistency and noted that they would modify the drawings for subsequent applications.

The Board also made several comments regarding the proposed design. The applicant presented historic industrial buildings as a design precedent for the project. The Board noted that unlike the waterfront, this portion of the City did not include warehouses or other industrial uses. They suggested that the applicant look to institutional buildings that were historically located nearby for inspiration instead. Several of the Board members noted that in order to be more compatible with the neighboring townhouses, the applicant should include ground floor unit entries on the lower portion of the building at both the north and south ends of the site. Regarding the taller portion of the building, the Board indicated that the design as presented was too flat and lacked the level of detail that is appropriate for the historic district.

## **I. SUMMARY**

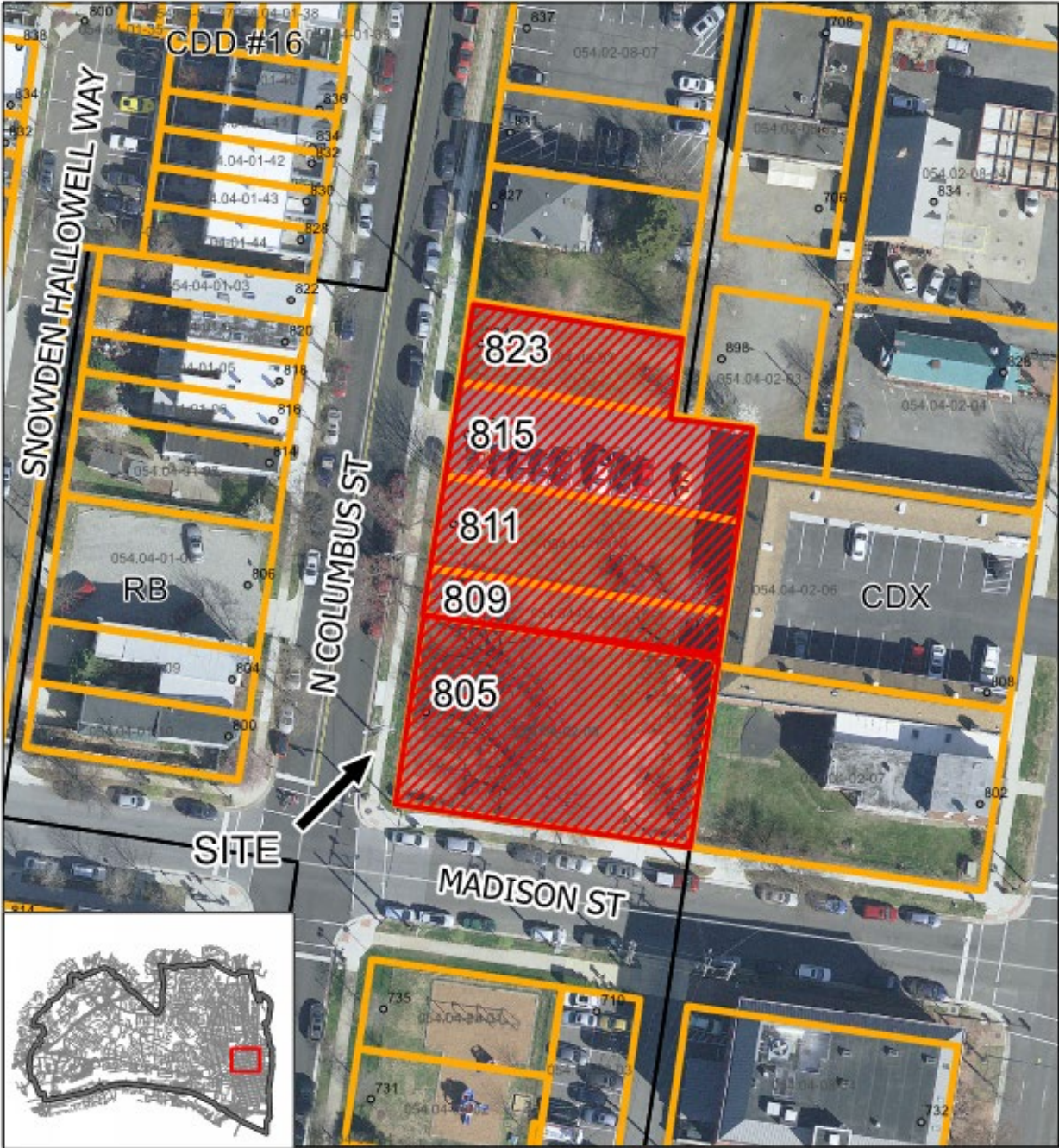
The applicant, PT Blooms, LLC is requesting a BAR Concept Review for the construction of a five-story multifamily residential building of 73 units. The building's main entrance is on North Columbus Street through a lobby located at approximately the mid-point of the building. Vehicular access to the 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.





**BAR #2021-00048**  
**805, 809, 811, 815 and 823**  
**North Columbus Street**

0 25 50 100 Feet



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

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

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

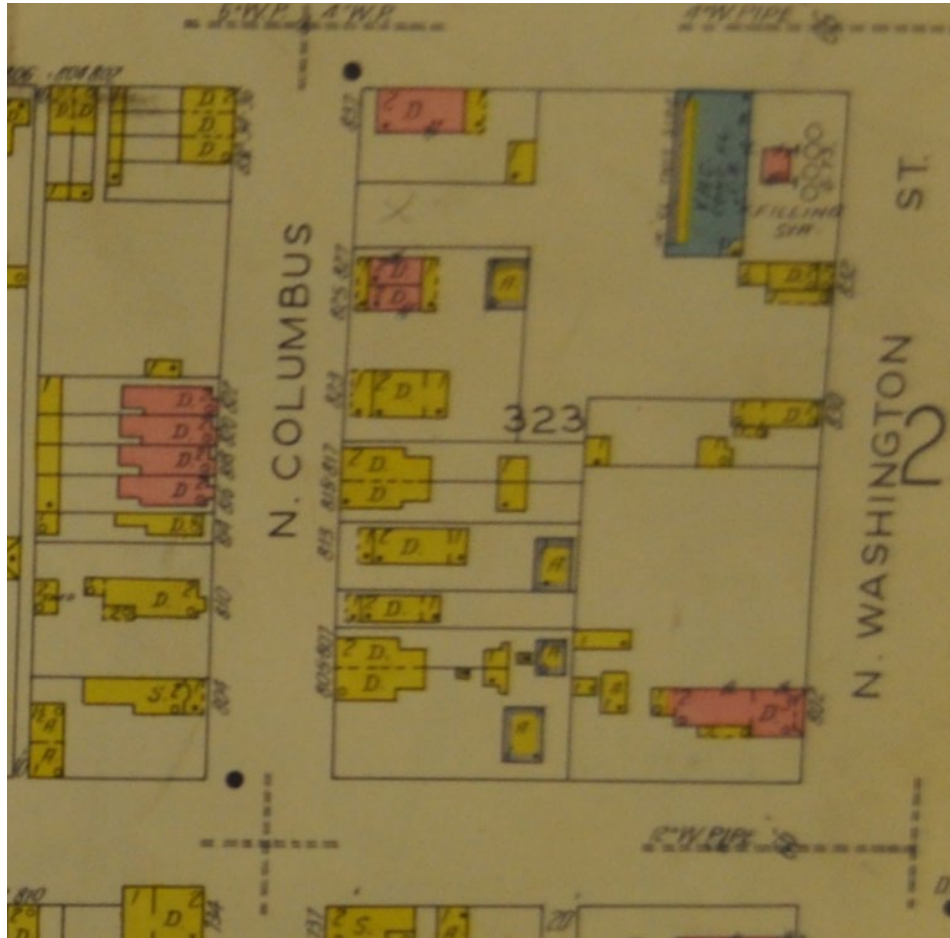


Figure 1: 1931 Sanborn Fire Insurance map showing 800 block of North Columbus Street

### III. PROPOSED DEVELOPMENT

Following the February 17, 2021 hearing, the architect continued to study the design for the project in response to the Board's comments and has made significant revisions. The changes are summarized below.

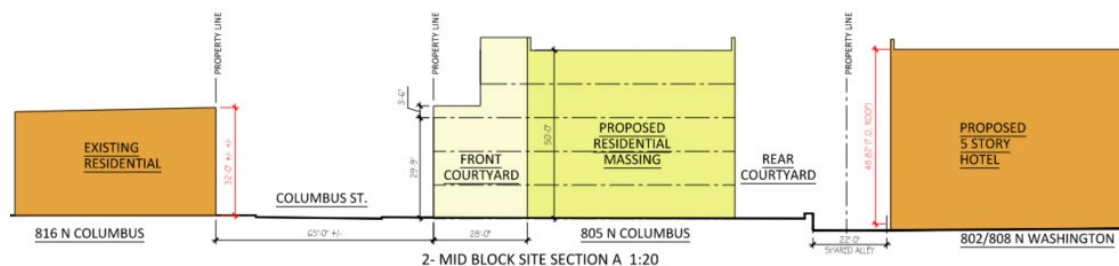
In response to Board comments, the applicant has modified the design to move the 5-story portion of the building to the east as far as possible while still meeting the zoning requirements for open space. In the previously submitted design the face of this portion of the building was located 14 feet from the face of the lower portion of the building, on the west property line. In this design the courtyard at the building entry was approximately 60 feet wide by 14 feet deep. The revised design moves the taller portion of the building an additional 14 feet away from the property line for a depth of 28 feet. The applicant has also extended the length of the three-story massing at the north end of the site by approximately 10 feet in order to resolve some elevational issues. In the proposed design, the entry courtyard is approximately 50 feet wide by 28 feet deep (Figure 2). This additional depth and change in proportion creates a more generous entry court while also moving the tallest part of the building away from the single-family homes across North Columbus Street.





**Figure 2: Comparison of previous site plan (left) and new site plan (right)**

The hotel currently under construction at the corner of Madison Street and North Washington Street will be approximately 50 feet tall, similar to the tallest part of this proposed project. The location of this part of the building on the east edge of the site will be beneficial for the relationship of this project to both the hotel and the single-family homes on the west side of North Columbus Street (Figure 3). The design and proportions for this massing is similar to that of the proposed hotel, continuing that height onto this site and then stepping down to a height compatible with the neighboring townhomes. This for a successful transition between the density of North Washington Street and the residential neighborhood to the west of the site. As noted by the Board members at the last hearing, the townhouses on the west side of North Columbus Street are more than 2 stories and approximately 30 feet high, similar to the lower portion of the proposed building.



**Figure 3: Site section showing proposed hotel and houses on the west side of North Columbus Street**

Numerous changes have been made to the North Columbus Street elevation to address comments from the Board about the historic references on the lower portion of the building and the flat quality of the background part of the building (Figure 4). The applicant has also addressed the questions

about the defined entry by expanding the hyphen between the north and south sides of the building and using a darker color. On all parts of the building the previously proposed three-part windows have been replaced with square four-part windows with intermediate mullions on the three-story portion of the building.

The character of the three-story portion of the building has been modified to be more reminiscent of the historic Parker Gray school, see attached photo, than the industrial buildings more commonly found at the waterfront. The northern wing has been expanded by an additional bay in order to create a symmetrical elevation of four bays on each side centered around a recessed dark metal element. The brick piers and metal railings at the top of the building have been replaced with a continuous brick cornice. The grading in this part of the building has been modified to allow for the introduction of entries directly from the sidewalk into ground floor units, making for a more inviting streetscape. At the south end of the building, the applicant has introduced a black metal and glass corner element. The top of this element is lower than the adjacent cornice and is recessed in plan from the three-story massing to give it the feeling of being recessed from the heavier brick forms.

The five-story portion of the building has also been revised and holds more visual interest than the previous submission. The light grey metal sections have been replaced with black metal forms similar in color to the corner element and the windows. These form a stark contrast with the light-colored brick on the rest of the five-story massing. At the southwest corner of the building these forms seem to cascade from the upper form to the newly introduced corner element. In order to address comments about the flatness of the elevation, the applicant has replaced the Juliet balconies with recessed balconies with dark metal railings. These give a depth to the elevation not previously seen on the project. The revised design also includes projecting brick frames around each now four part punched window to accentuate the impression of greater depth for the exterior wall.



**Figure 4: Comparison of previously submitted (top) and revised (bottom) West elevation**

The changes to the Madison Street elevation are similar in scope and effect to those on the North Columbus Street elevation (Figure 5). The step in the building located three bays in from the east end of the elevation has been removed. In an effort to break up the repeating bays on this elevation, the applicant has created 2 four bay sections on either side of a recessed black metal bay similar to the one on the north side of the west elevation. The upper two floors have been broken into a four-bay section at the west side and a two-bay section at the east side, centered around a black metal bay, with black forms at both the south west and south east corners. The overall effect of these revisions is to turn the south elevation from a series of simple bays to a more complex arrangement of bays. The symmetrical appearance on the first floor is a nice counterpoint to the asymmetrical forms on the upper level.



**Figure 5: Comparison of previously submitted (top) and revised (bottom) South elevation**

The alley elevation has been modified from the previous submission but mostly to be consistent with the other elevations (Figure 6). It remains relatively simple with forms extending around from the other elevations flanking a simple field of punched windows. As with the west and south elevations, the windows on this elevation have been revised from three vertical strips with a smaller horizontal section at the bottom to square four-part windows in order to bring some continuity to the different parts of the building. The other significant change to this elevation is that the



cantilevered balconies with glass railings have been replaced with black metal balconies supported by vertical columns and horizontal black railings. In two locations these are in a single bay wide configuration and another is two bays wide centered above the garage entry.



**Figure 6: Comparison of previously submitted (top) and revised (bottom) East 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."

Staff finds the Concept 2 submission to be responsive to the Board's comments and an improvement in the overall design. While there were a variety of comments from the Board, the larger themes included the location of the tallest parts of the building relative to the single-family homes on the west side of North Columbus Street, the design motif for the three-story portion of the building, and the articulation of the five-story section of the building.

The applicant has addressed the issue of building height by significantly modifying the organization of the building on the site to push the five-story portion as far to the east as possible. This makes the taller portion of the building relate more to the five-story hotel currently under construction, while the three-story wings relate to the single-family homes on the west side of North Columbus Street. As discussed at the previous hearing, these houses are taller than originally shown, with most of them being 2 ½ stories in height. The applicant has provided the requested site sections that show the proposed building relative to the neighbors to the east and to the west. As demonstrated in these drawings, the modifications to the design clearly address the questions of the proposed building height relative to its neighbors.

In the last hearing, the Board pointed out that this part of the city has historically been dominated by institutional buildings rather than industrial buildings that were more prevalent along the waterfront. Most significant of these historic buildings is the Parker Gray School, which has been demolished but has an important place in the history of the district. The applicant has included photos of the historic school in the submission and has modified the design of the three-story building section to be more similar in design to institutional buildings than industrial warehouses. In an effort to make the building clearly modern, the applicant is using black metal and glass bays to break up the massing and create additional focal points. Staff finds that the combination of design styles between the more historic three-story portion and the more clearly modern five story portion to be an effective way to deal with the transitional nature of the site.

As previously submitted, the five-story portion of the building consisted of a grid of light-colored brick with an infill of similarly colored metal panels with punched windows. The windows were broken vertically into three parts with a horizontal mullion at the bottom third point. The design has been modified to eliminate the sections of light-colored metal panels and use a regular grid of punched windows with a projecting brick frame around each window. The projecting frame adds a shadow line to each of the window openings and creates a level of visual interest missing in the previous design. The change in the windows from three-part vertical windows to square four-part windows makes the building feel less commercial and more residential and serves to tie the two parts of the building together. The use of recessed balconies in lieu of Juliet balconies also provides a three-dimensional quality to the elevation that was missing in the previous design. Staff finds that these modifications are an improvement over the previous design and address the Board comments.

## **V. STAFF RECOMMENDATION**

Staff recommends that the BAR endorse the proposed design direction for the project, shifting the tallest part of the building towards the east side of the site and revising the architectural character to make it more compatible with the immediate neighborhood. It is the opinion of Staff that it would be helpful to the project for the applicant to continue to develop the design, integrating



comments from the Board, and return for an additional concept review prior to seeking approval from the Planning Commission and City Council. In addition to comments provided by the Board, continued design development should include the following items.

#### *Building Entries*

During the previous hearing, the Board commented that the applicant should explore ways to accentuate the main building entry. The Board also suggested that direct entry from the sidewalk into ground floor units would help to make the building more friendly to the street. In response, the applicant has modified the Columbus Street elevation to enlarge the recess for the main building entry and change it from a light color metal to a black metal similar to the color of the windows. In addition, the enlargement of the depth of the entry courtyard helps to define this as the clear building entry. In order to allow for the inclusion of unit entry doors to the ground floor units, the applicant has modified the grading and is now able to include them for all parts of the Columbus Street elevation. The inclusion of recessed black metal bays in the three-story parts of the building helps to break up this massing and is effective in terms of providing visual interest to the building. They do, however, appear to be main building entries and are in competition with the main entry at the courtyard (Figure 7). The applicant should explore ways in which these elements can be differentiated from the main building entrance while still achieving the effect of breaking up the building massing.



**Figure 7: Enlarged view of North Columbus Street elevation showing recessed black metal bay.**

#### *Metal Corner Element*

The introduction of the black metal and glass corner element at the south west corner of the site is an effective way to turn this prominent corner and integrate the upper and lower parts of the building (Figure 8). This design motif is repeated at the corners of the upper portion of the building and contrasts nicely with the light color brick. As this is a new element in the design, it has not yet been fully integrated into the building forms. This element is also not yet integrated into the alley elevation. The building forms successfully wrap around the sides of the building and continue to the alley elevation. While this is an alley, it will still be fully visible from Madison Street due to the width of the alley. As the design progresses, this should remain a secondary elevation that is clearly different from the two street facing elevations, but the inclusion of the black metal and glass detail in this area in a simplified form could help to add some visual interest.

Staff finds that this is an opportunity to tie the building together and would encourage the applicant to continue to develop the architectural language.



**Figure 8: View of corner element at south west corner of site**

#### *North Elevation*

The building as proposed is directly on the north property line, making it impossible to include windows on the lower levels. The applicant has addressed this on the east side of the lower level by including recessed brick panels in a pattern that is similar to the fenestration pattern of the rest of the building. The east end of the lower level does not have such brick panels. The upper levels in this area are stepped back from the property line and in some areas can have additional windows. The black metal corner piece at the east side of the upper levels is effective in providing visual interest to the north elevation but the remainder of the north elevation on the upper levels is devoid of architectural features (Figure 9). The applicant should explore ways to include additional windows or other architectural elements to these areas to improve this elevation that will be visible from the entire north side of the block.



Figure 9: Proposed north elevation.

**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)*
- 3 – [February 17, 2021 Staff Report with Minutes](#)*

**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.

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.<br>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.<br>Alexandria, VA 22314 | Non-Profit, 100%     |
| 2. American Statistical Assn.        | 732 N. Washington St.<br>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

\*Applicant requesting CRMU-H

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

RB  
Zone

A2. 24,944.00 x 2.80 \*Includes Bonus Density for ADUs =  
Total Lot Area Floor Area Ratio Allowed by Zone

69,843.20  
Maximum Allowable Floor Area

### B. Existing Gross Floor Area

\*Not Applicable

#### Existing Gross Area

#### Allowable Exclusions\*\*

Basement

Basement\*\*

First Floor

Stairways\*\*

Second Floor

Mechanical\*\*

Third Floor

Attic less than 7'\*\*\*

Attic

Porches\*\*

Porches

Balcony/Deck\*\*

Balcony/Deck

Lavatory\*\*\*

Lavatory\*\*\*

Other\*\*

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

#### Allowable Exclusions\*\*

Basement

Basement\*\*

First Floor

Stairways\*\*

Second Floor

Mechanical\*\*

Third Floor

Attic less than 7'\*\*\*

Attic

Porches\*\*

Porches

Balcony/Deck\*\*

Balcony/Deck

Lavatory\*\*\*

Lavatory\*\*\*

Other\*\*

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.*

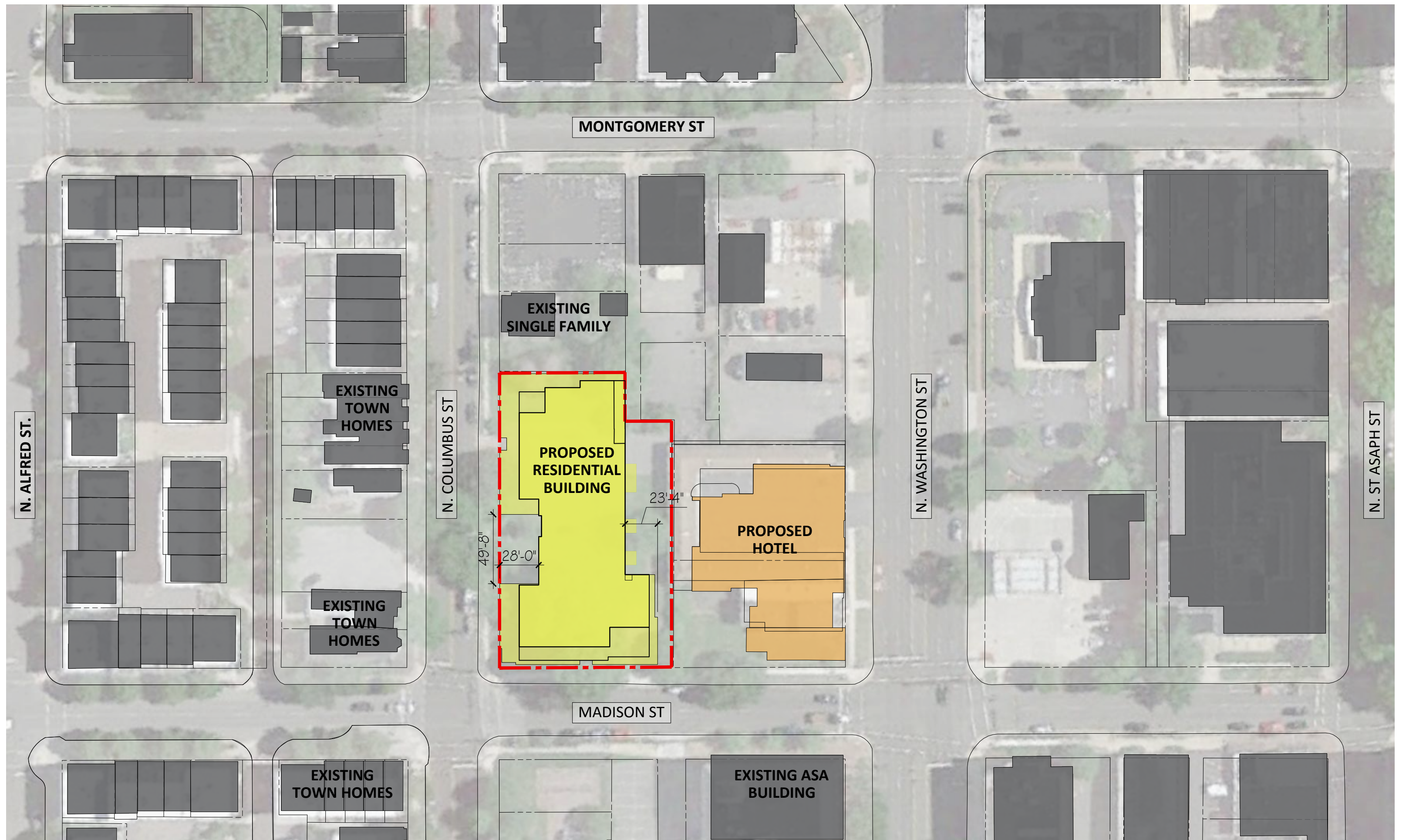
Date: \_\_\_\_\_

January 29, 2021





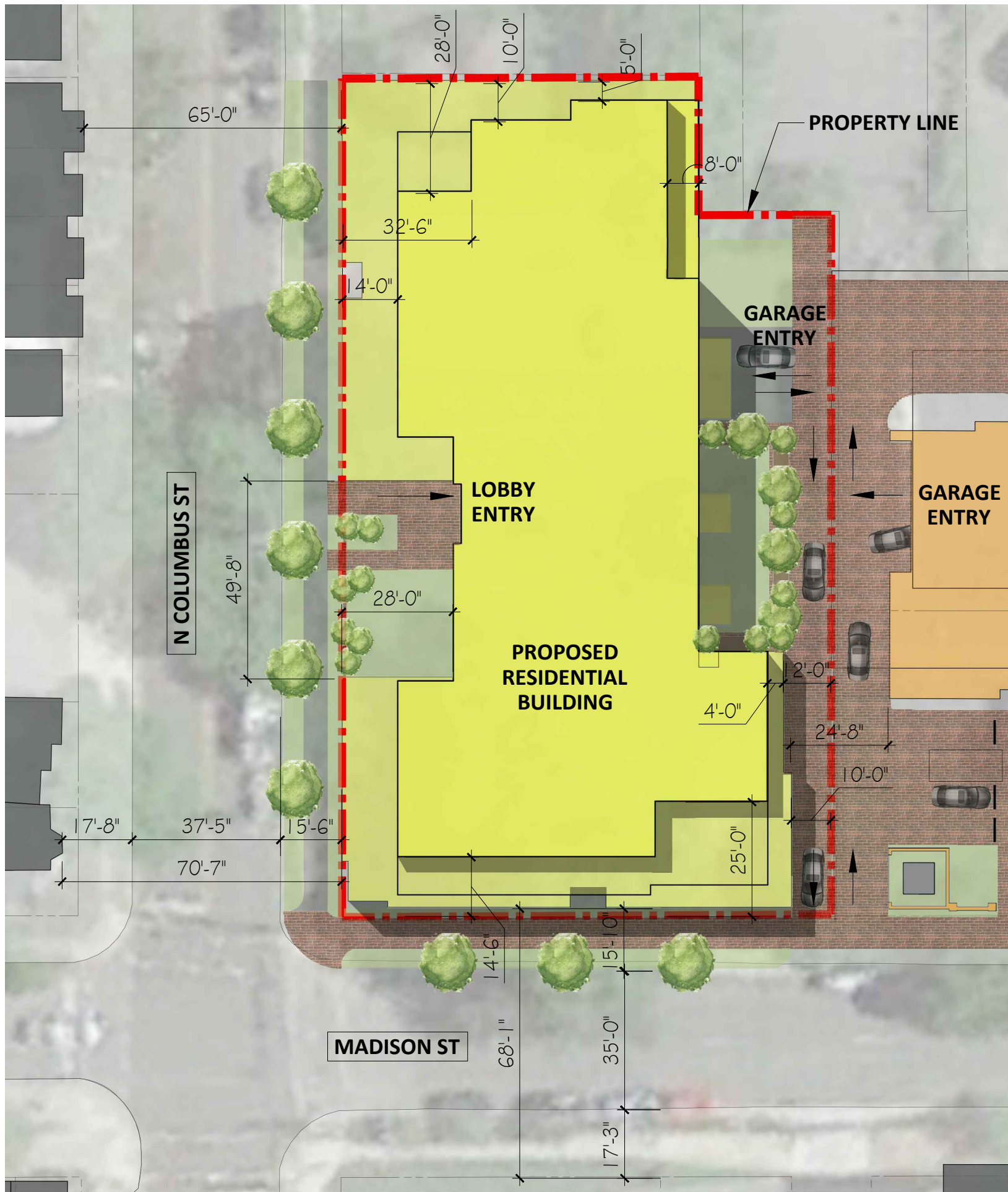












**CURRENT SUBMISSION**



**INITIAL SUBMISSION**

# 805 N. COLUMBUS- BAR CONCEPT PRESENTATION- May 19, 2021

## Site Plan Comparison





VIEW 1- SOUTH ON COLUMBUS



VIEW 2- MADISON ST

1

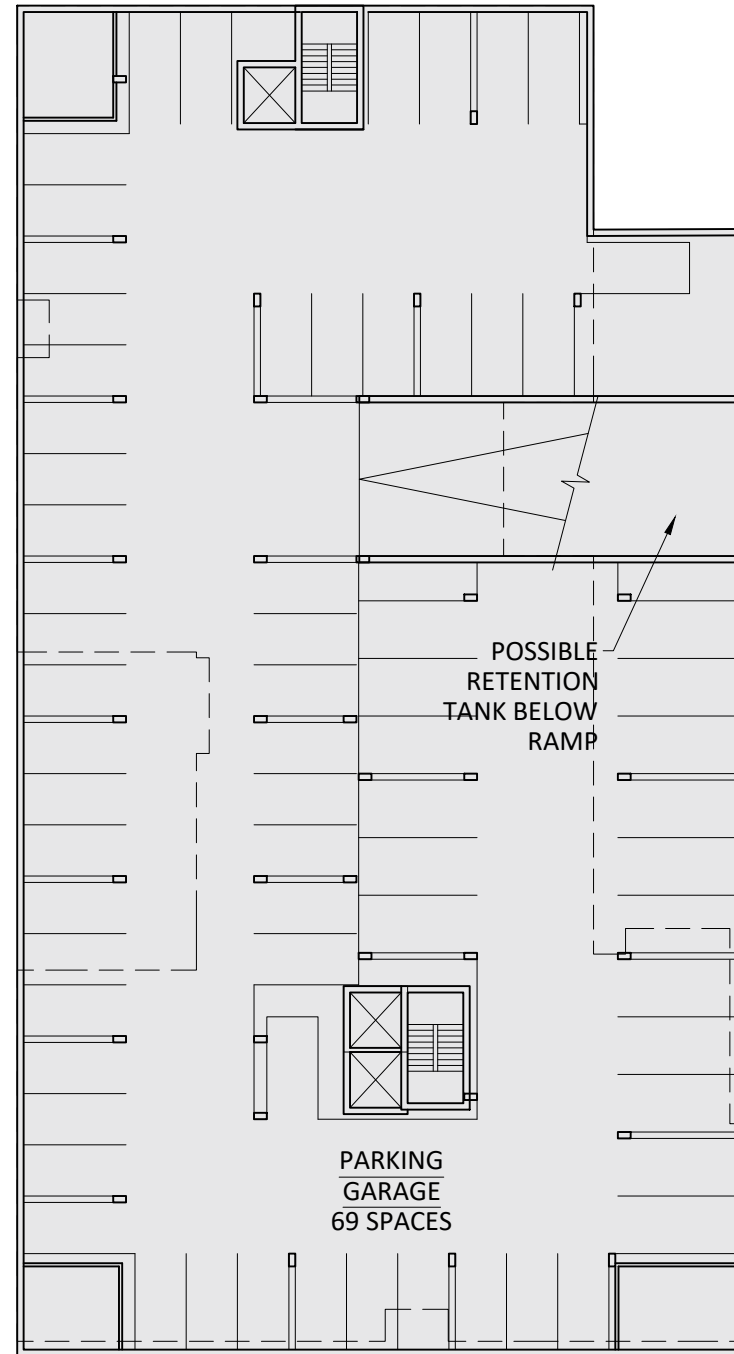


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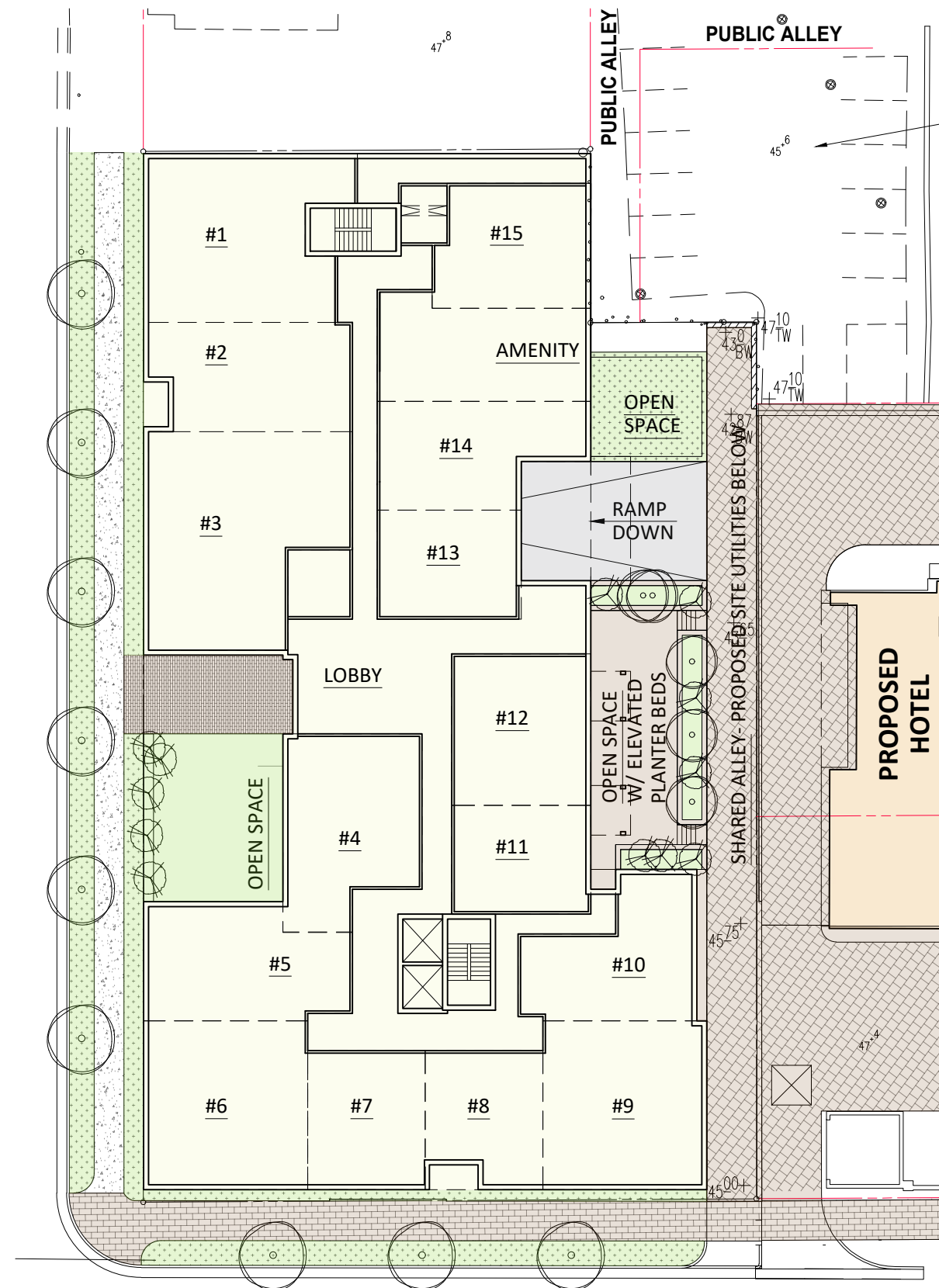
805 N. COLUMBUS- BAR CONCEPT PRESENTATION- May 19, 2021

Massing Studies

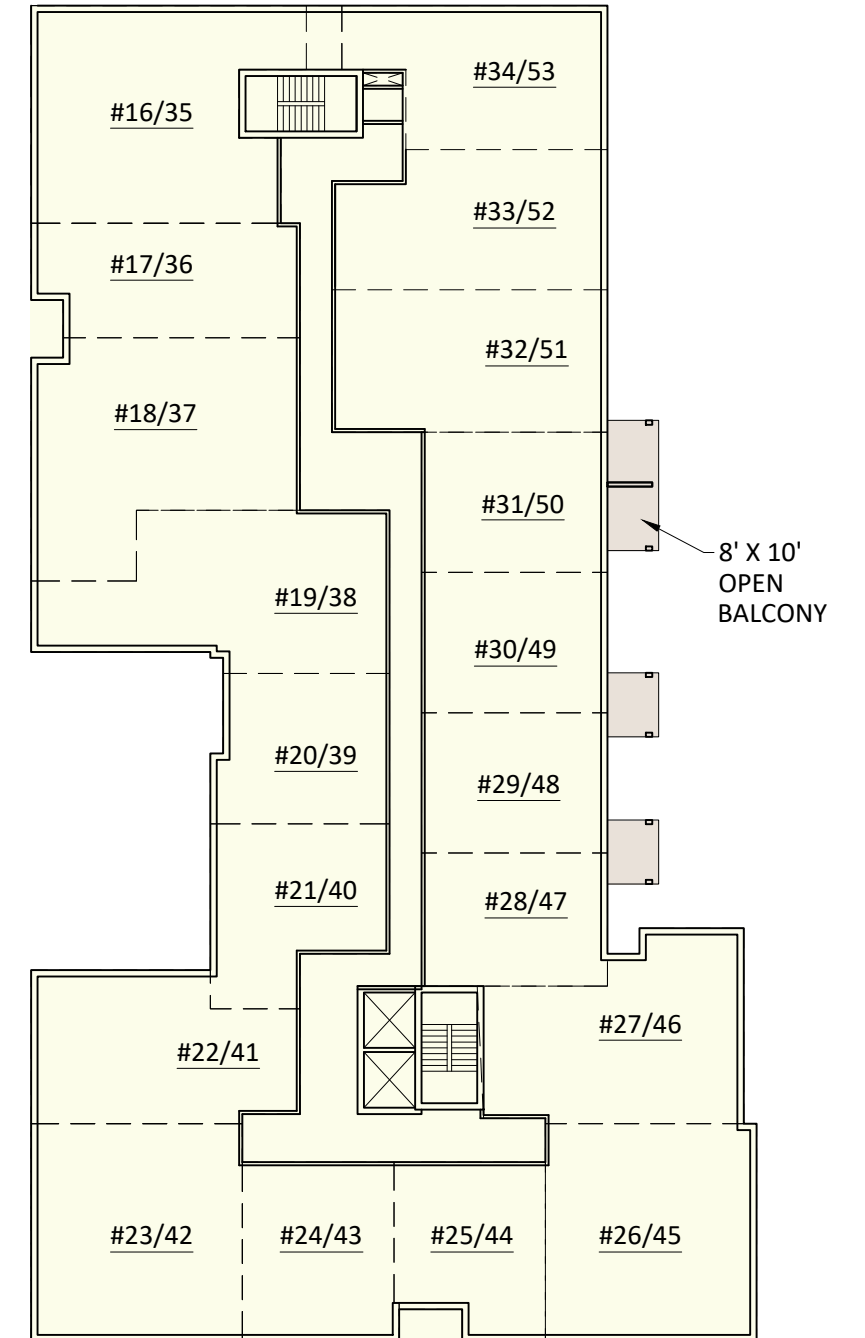




BASEMENT GARAGE PLAN

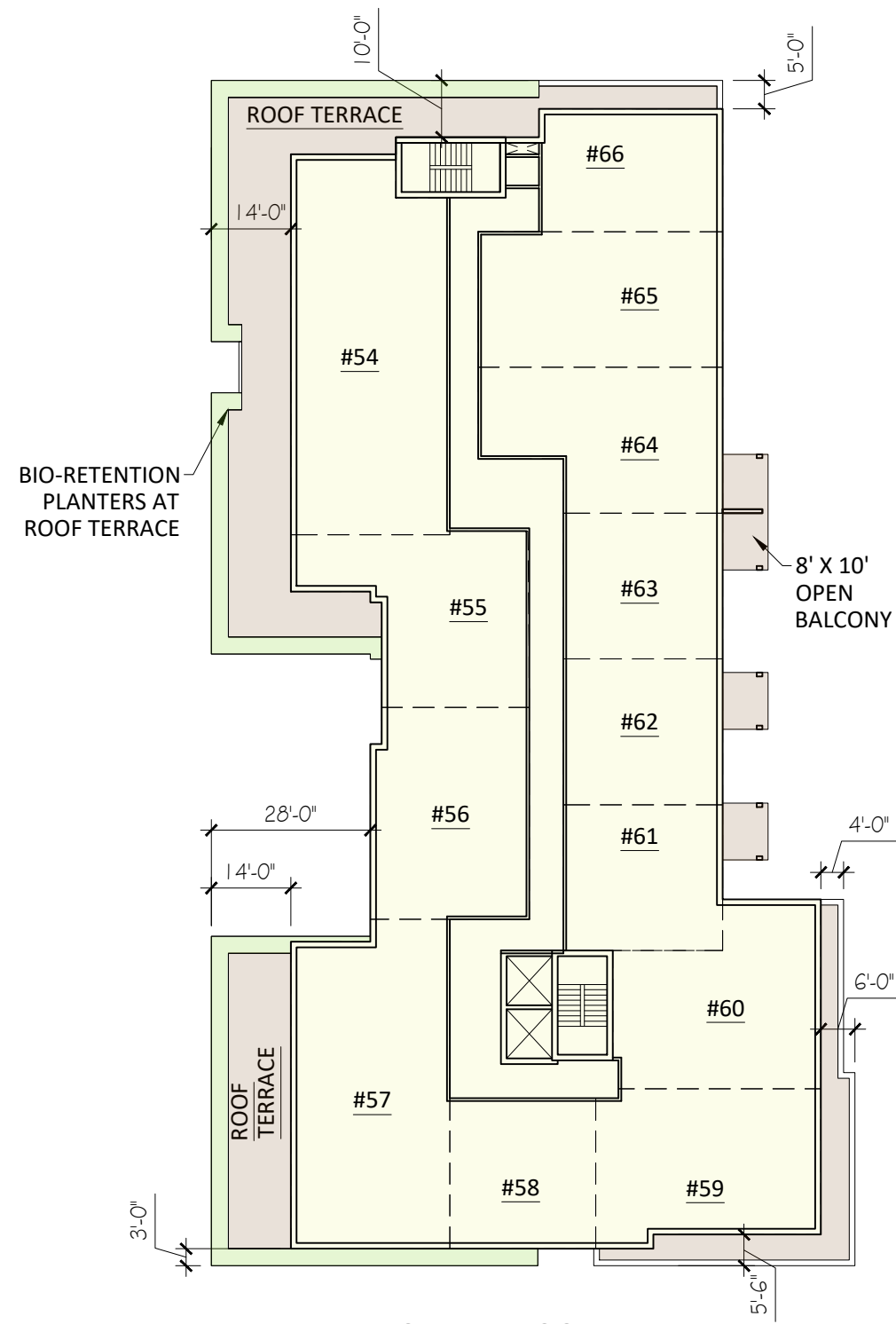


GROUND FLOOR PLAN

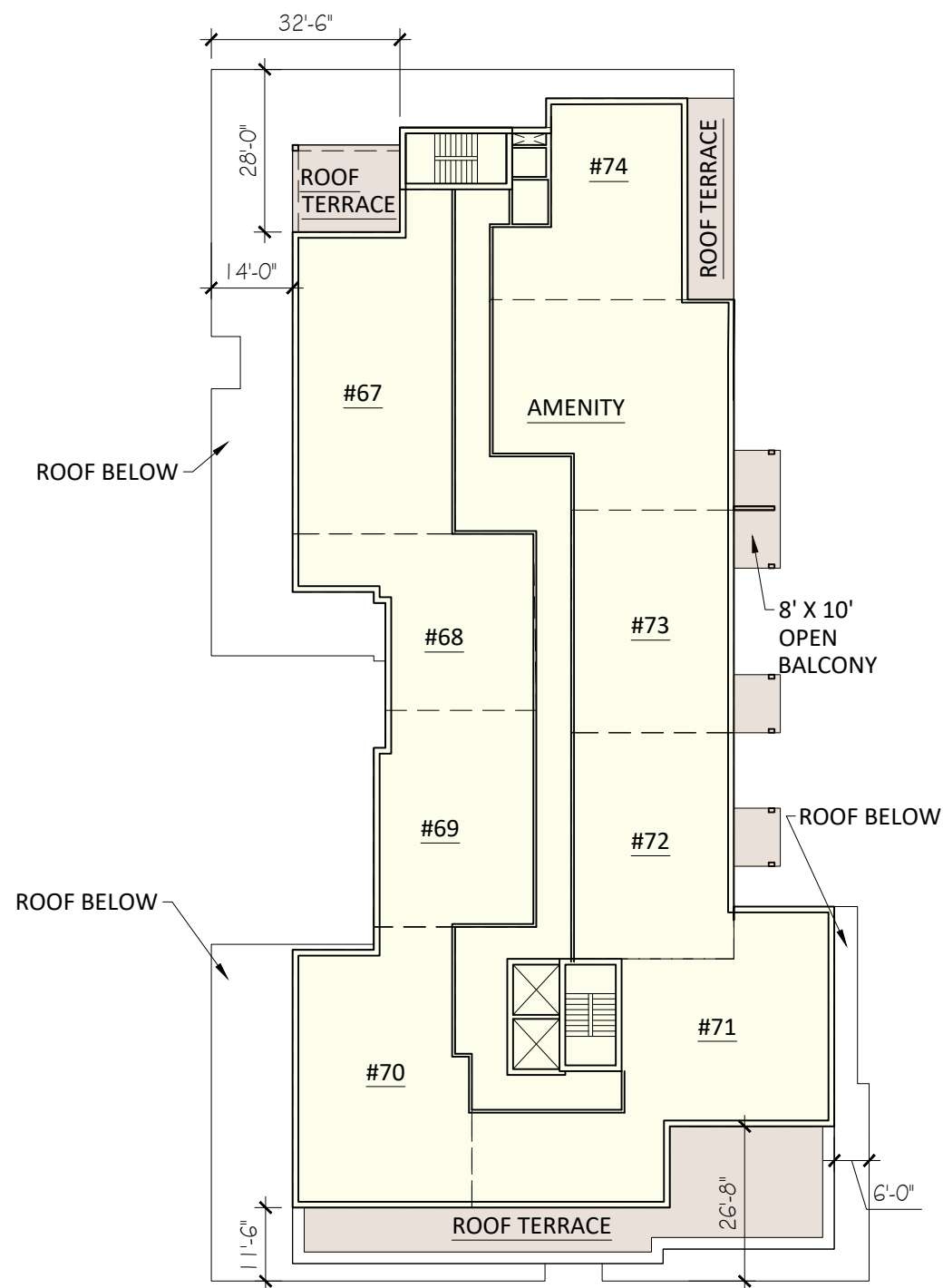


SECOND / THIRD FLOOR PLAN

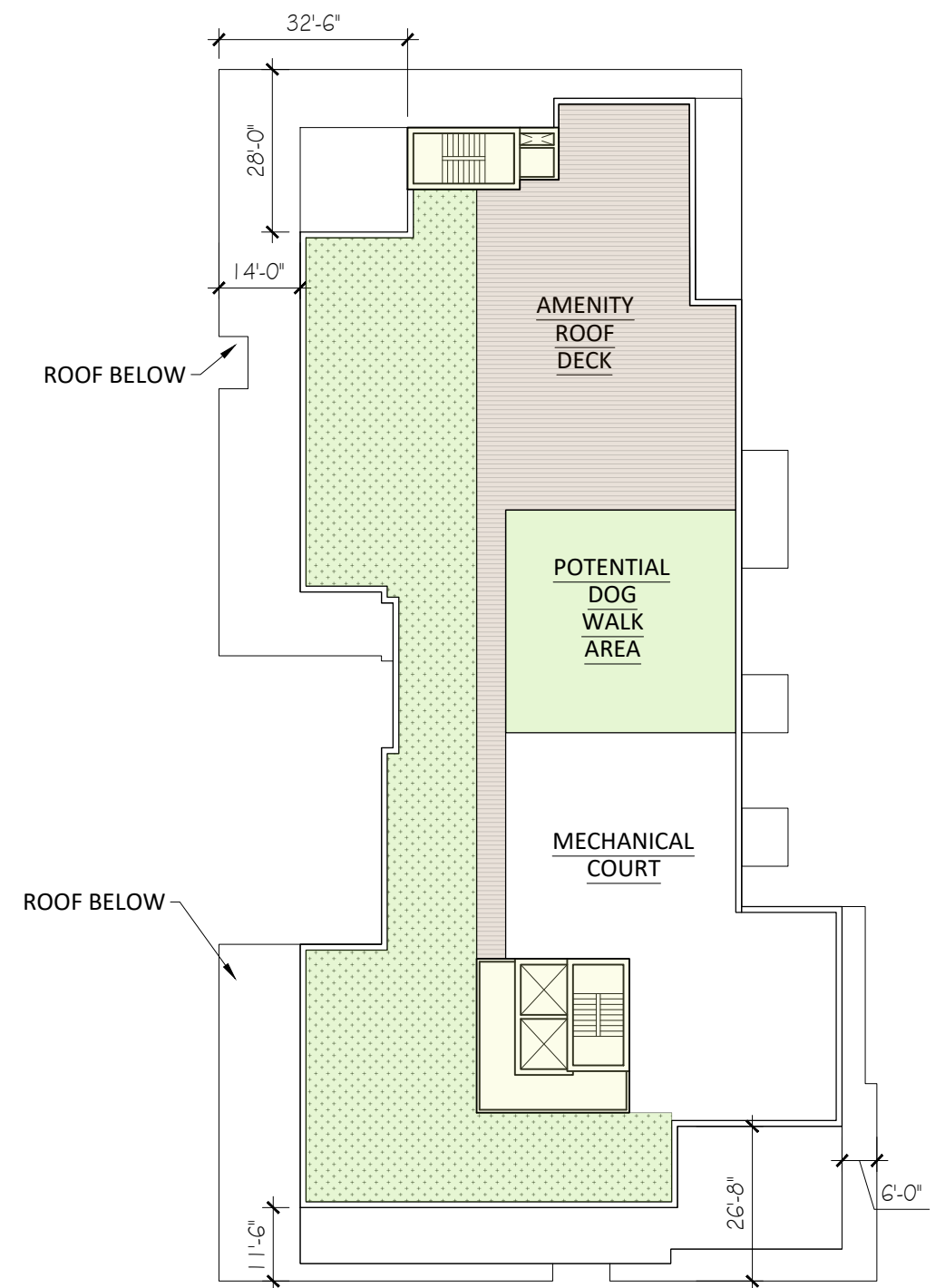




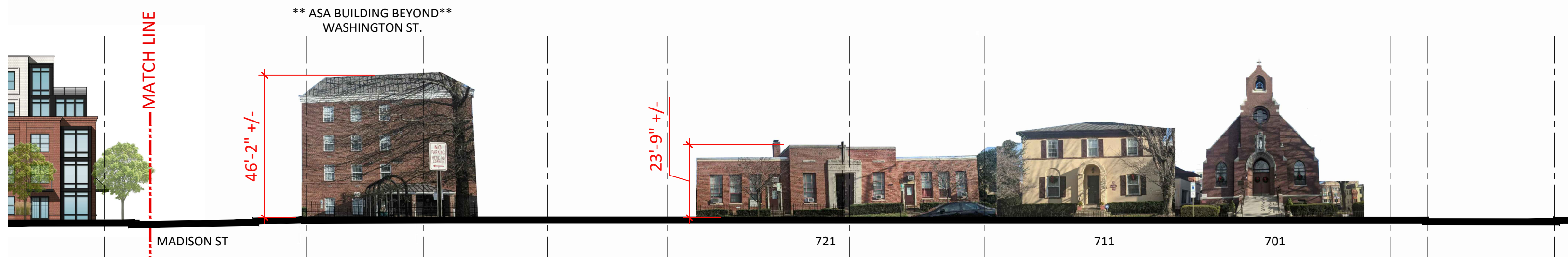
FOURTH FLOOR PLAN



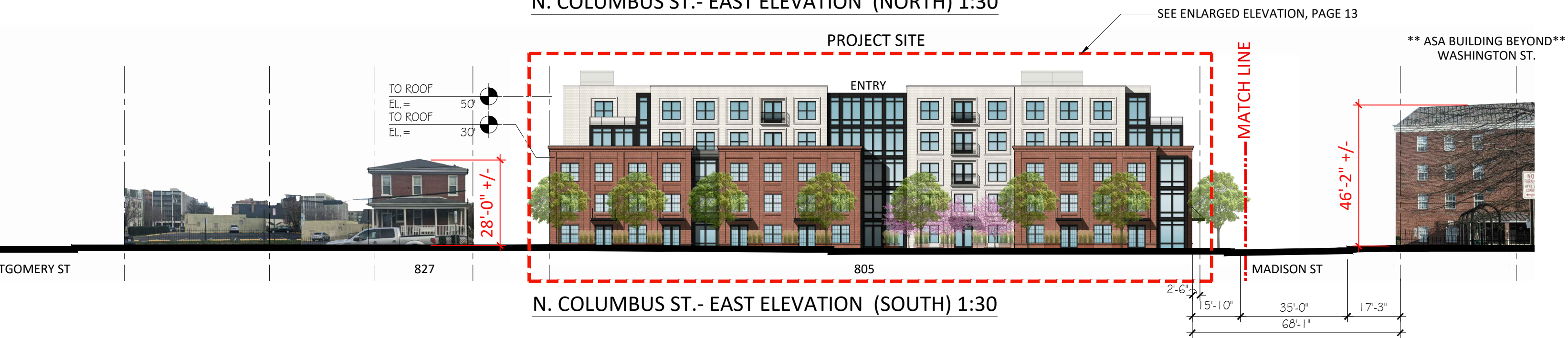
FIFTH FLOOR PLAN



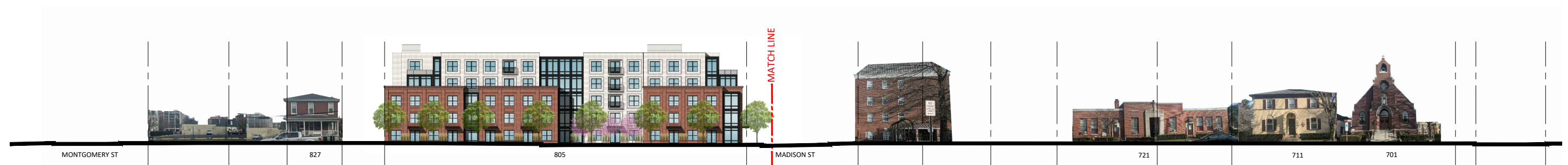
ROOF PLAN



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



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



N. COLUMBUS ST.- EAST ELEVATION OVERALL 1:60





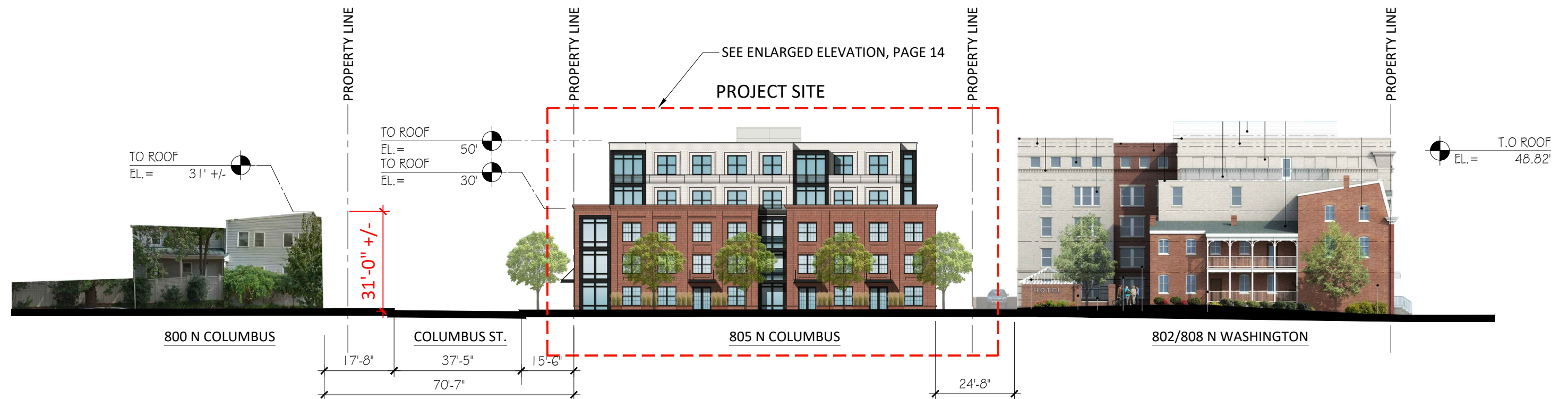
800/802 N. COLUMBUS ST.



816-822 N. COLUMBUS ST.

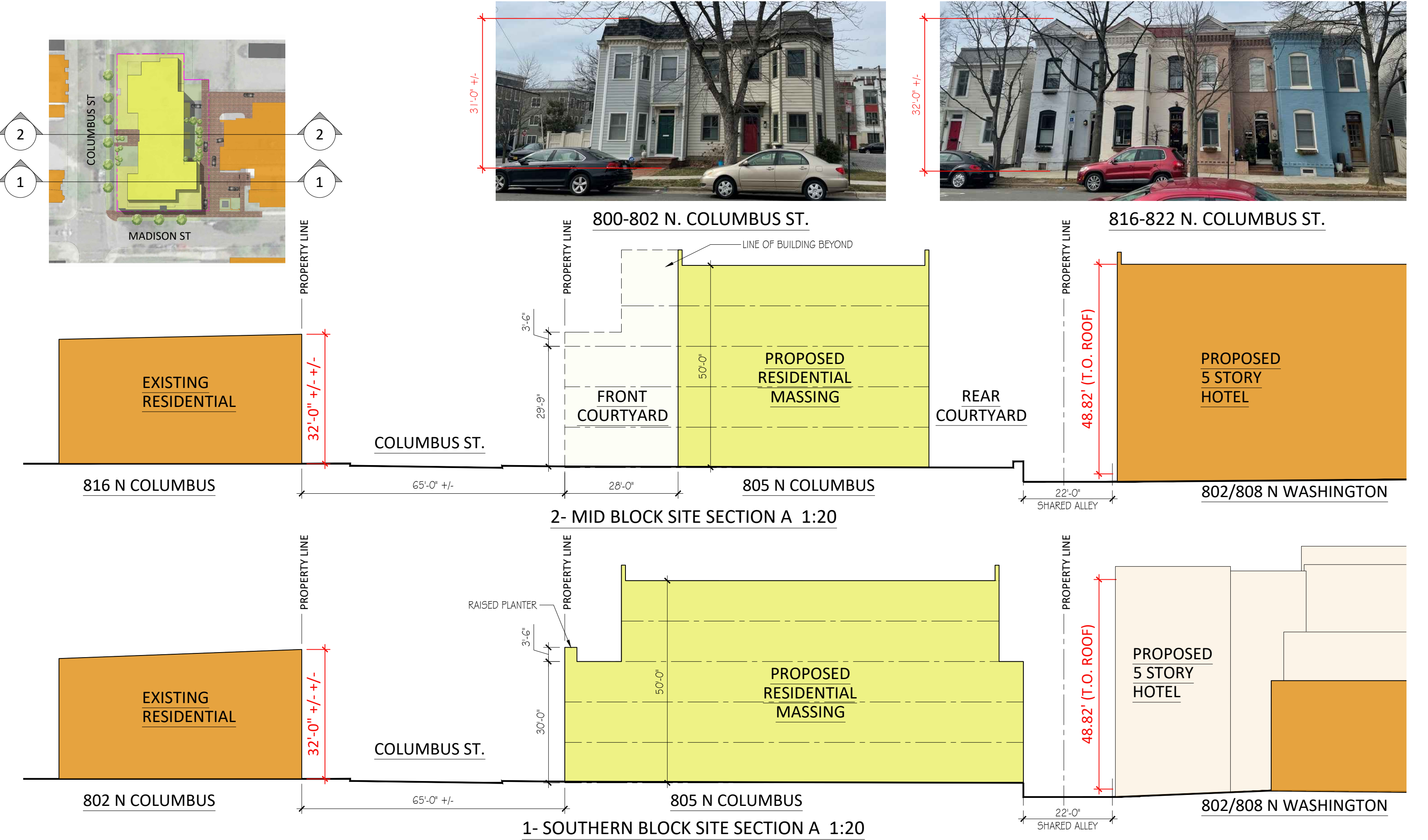


N. COLUMBUS ST.- WEST ELEVATION 1:30



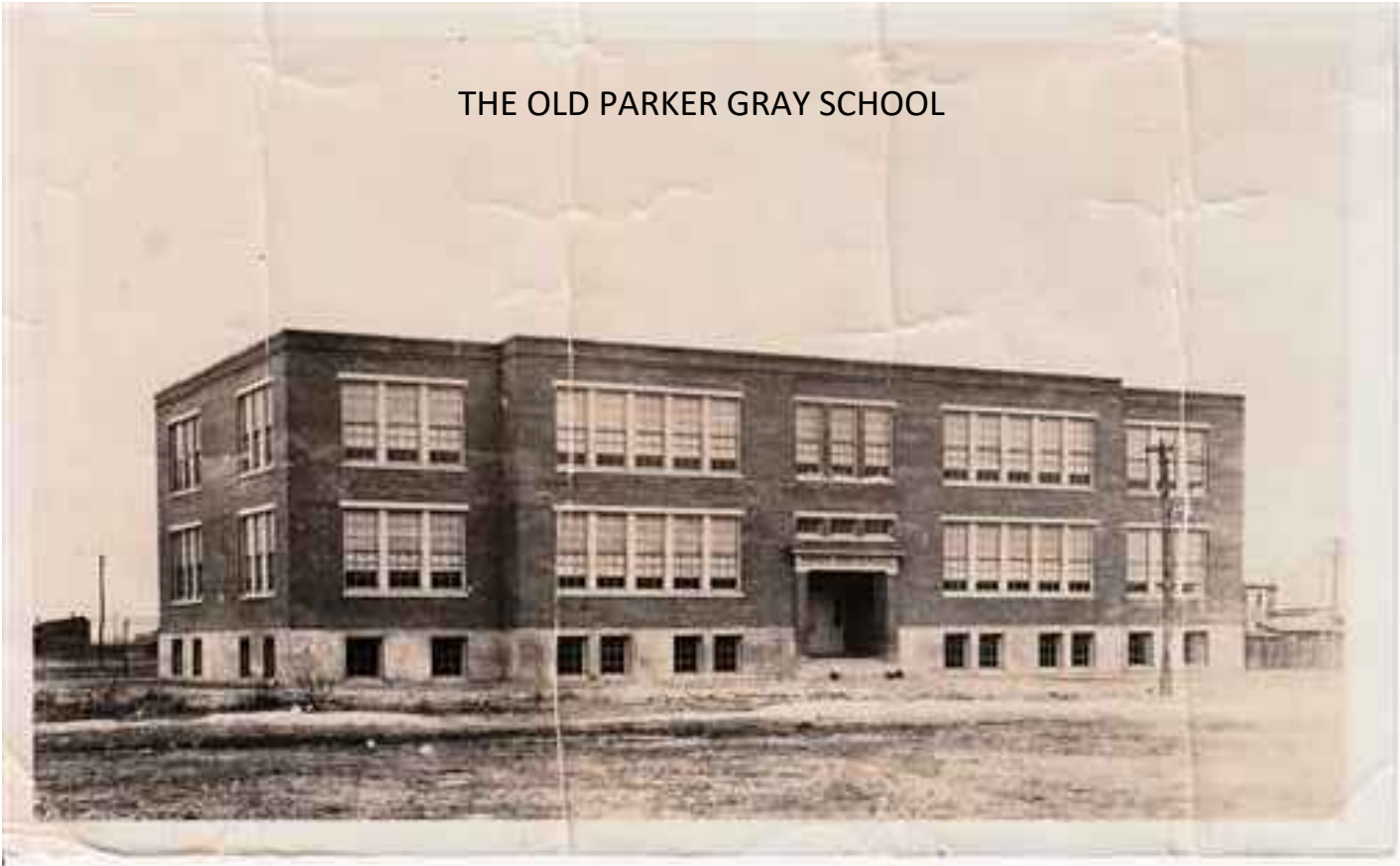
MADISON ST.- SOUTH ELEVATION 1:30







HISTORICAL PRECEDENCE

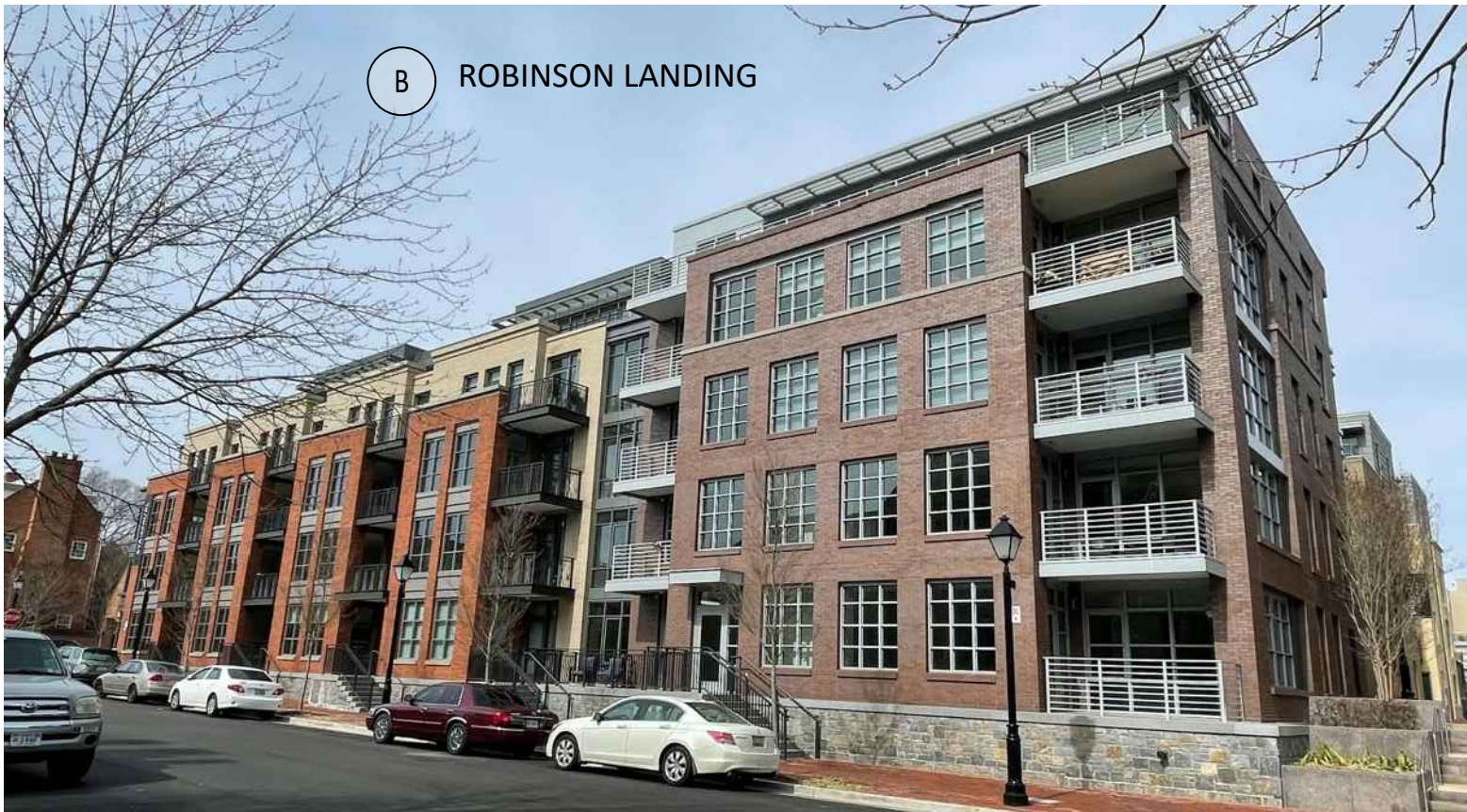
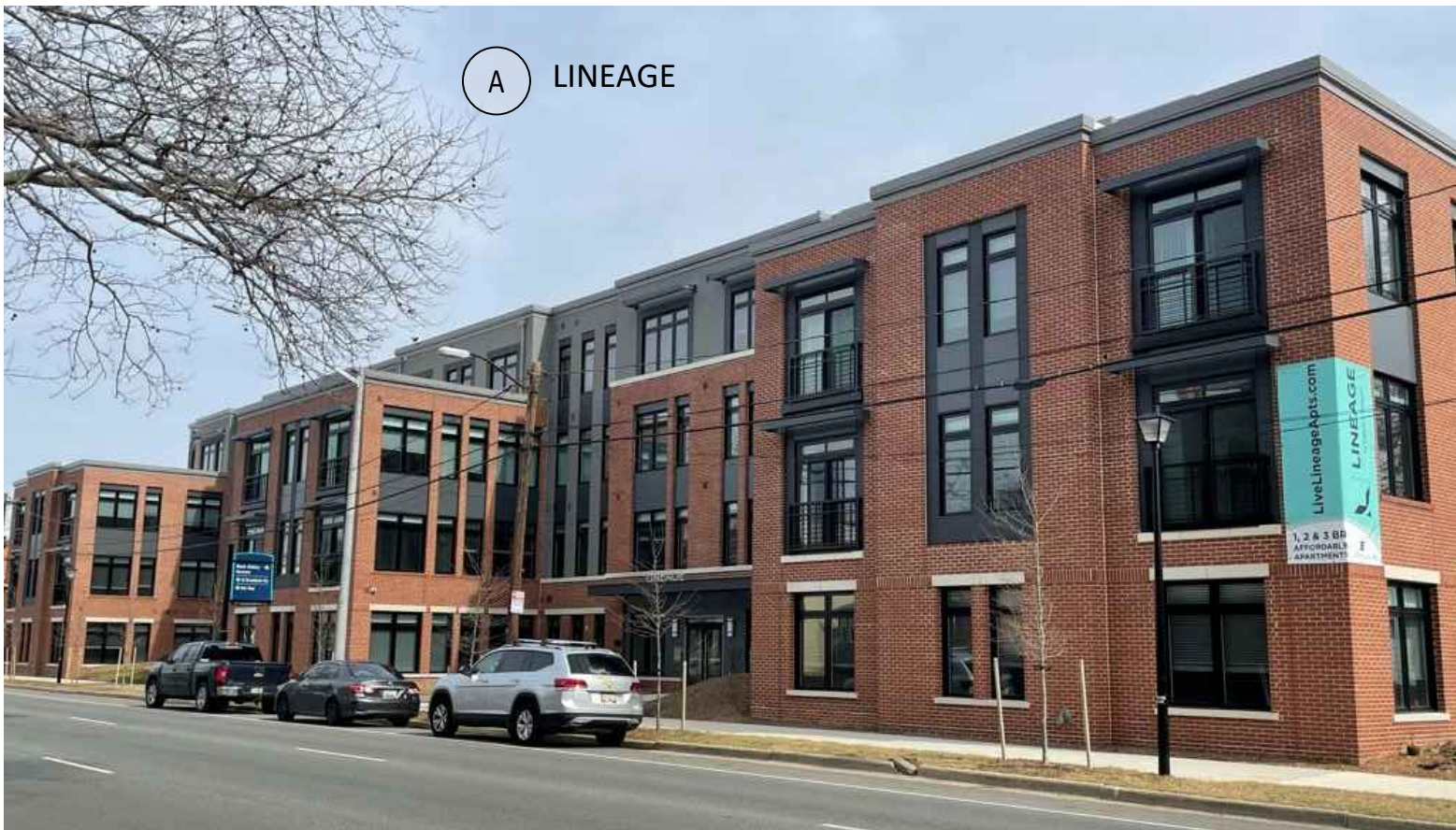
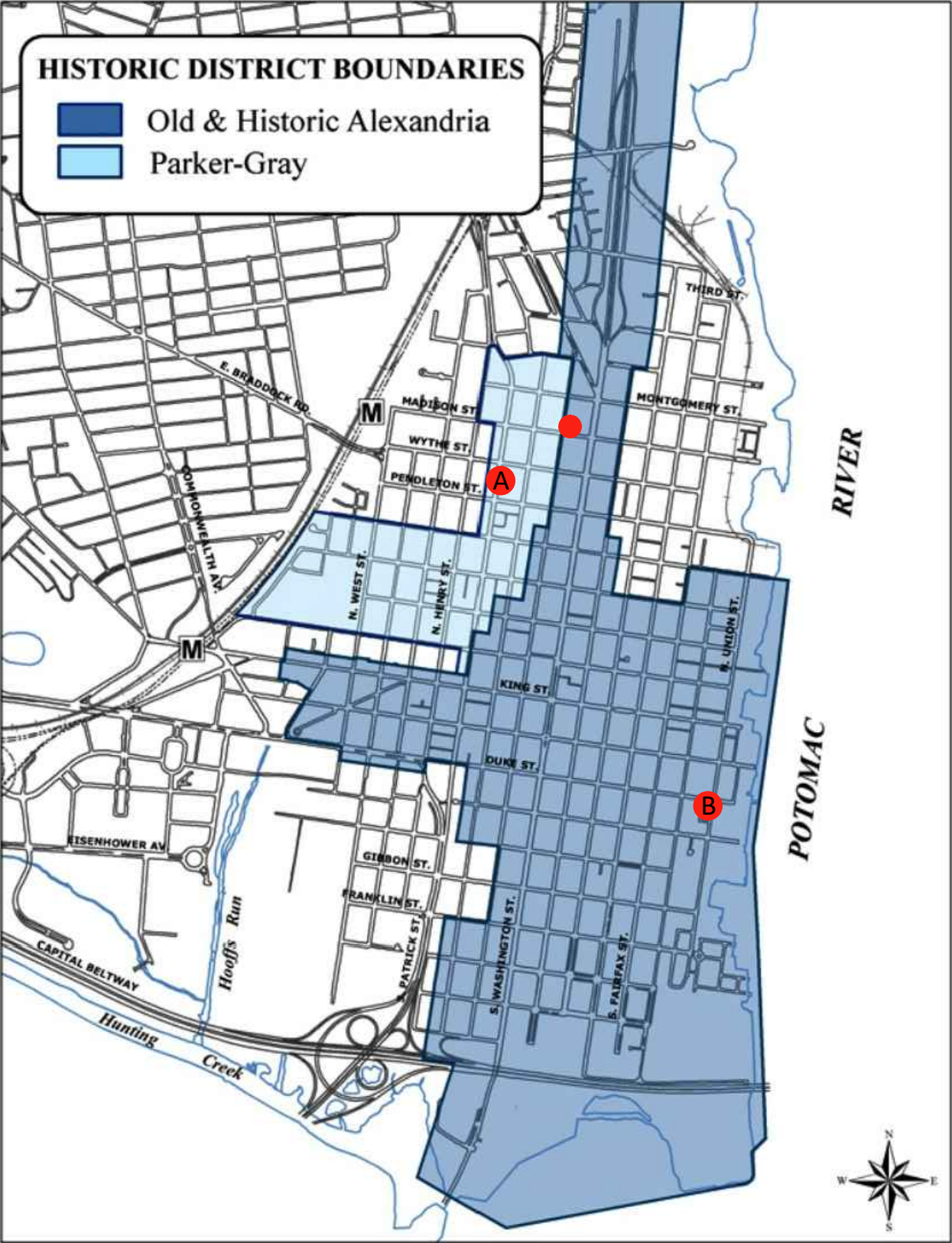


- BRICK CORNICE
- STRONG VERTICAL COLUMNS
- REPEATING ELEMENTS
- SIMILAR SCALE AND MASSING
- DIVIDED LIGHT WINDOWS
- WATERTABLE



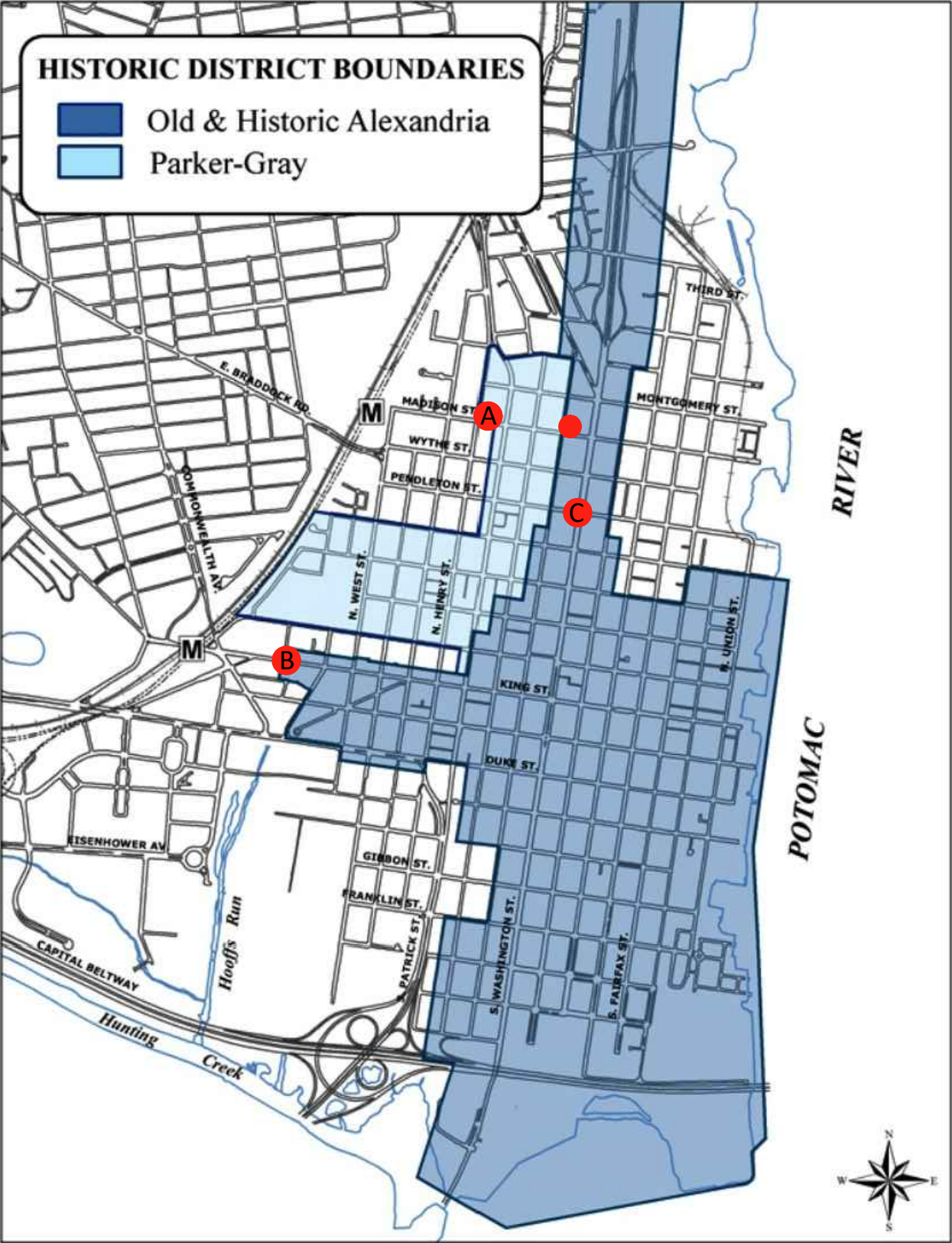


EXAMPLES OF LOCAL SCALE AND MASSING





EXAMPLES OF LOCAL MATERIALITY AND UNIFORM ARCHITECTURAL FORM





# LEGEND

- TRADITIONAL AGED BRICK (SIM. TO BOTTLING HOUSE)
- WHITE BRICK
- PAINTED STEEL

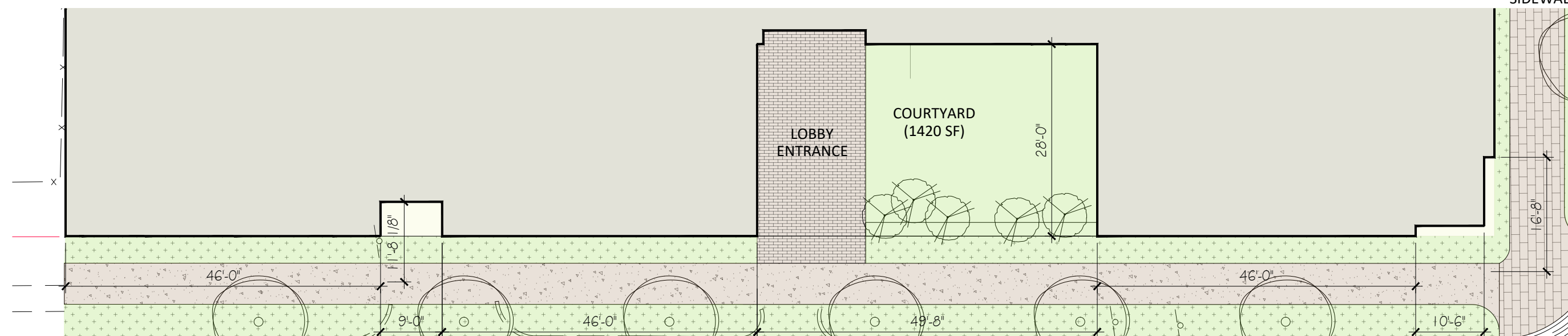
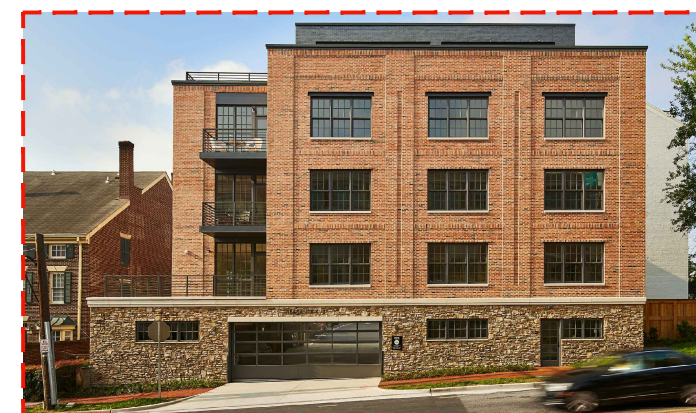
## HYATT CENTRIC



## THE ORONOCO



## BOTTLING HOUSE



805 N. COLUMBUS- BAR CONCEPT PRESENTATION- May 19, 2021

Building Elevations



# LEGEND

- TRADITIONAL AGED BRICK (SIM. TO BOTTLING HOUSE)
- WHITE BRICK
- PAINTED STEEL

## HYATT CENTRIC



## BOTTLING HOUSE

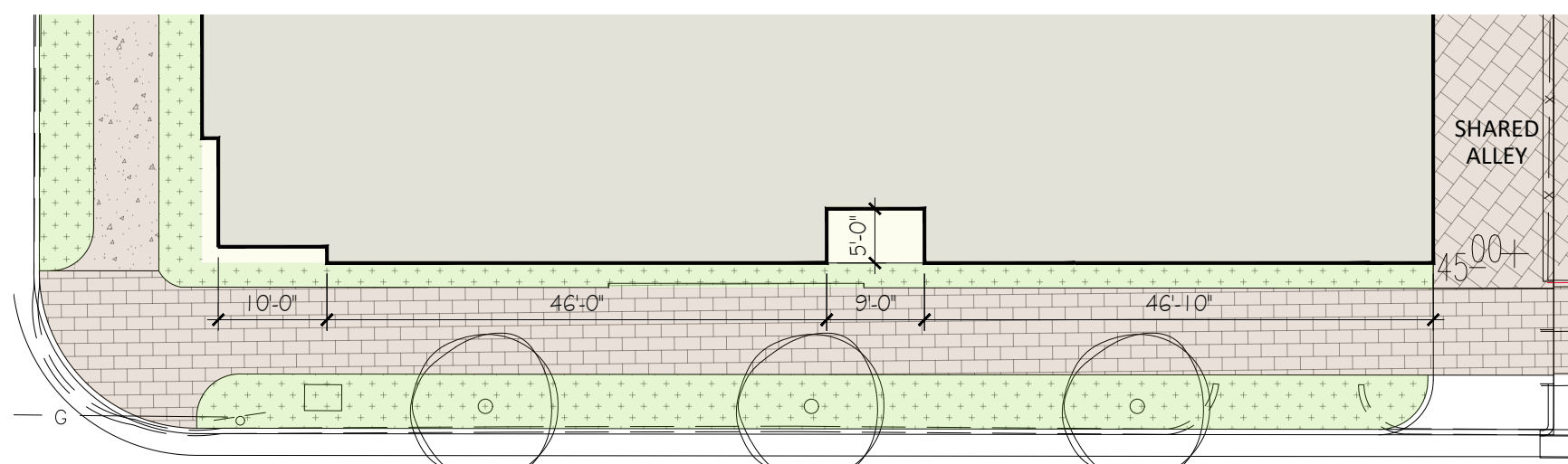


1- SOUTH ELEVATION - MADISON ST

1



KEY PLAN



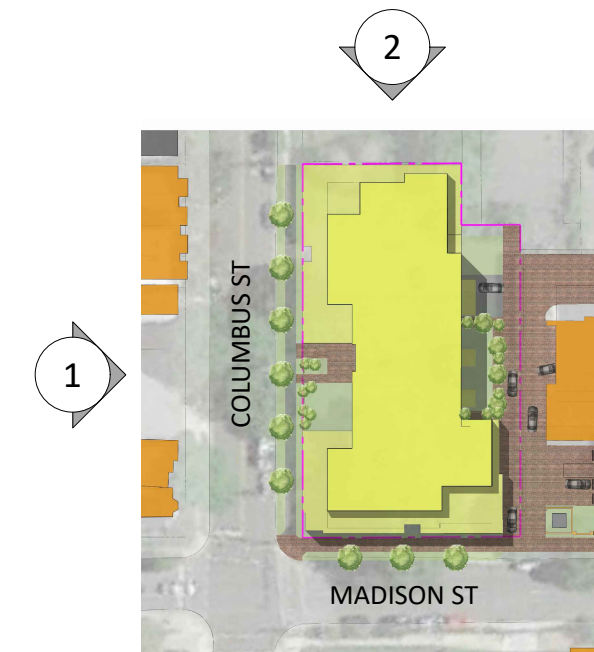


# LEGEND

- TRADITIONAL AGED BRICK (SIM. TO BOTTLING HOUSE)
- WHITE BRICK
- PAINTED STEEL
- HARDI PANEL- REAR ALLEY



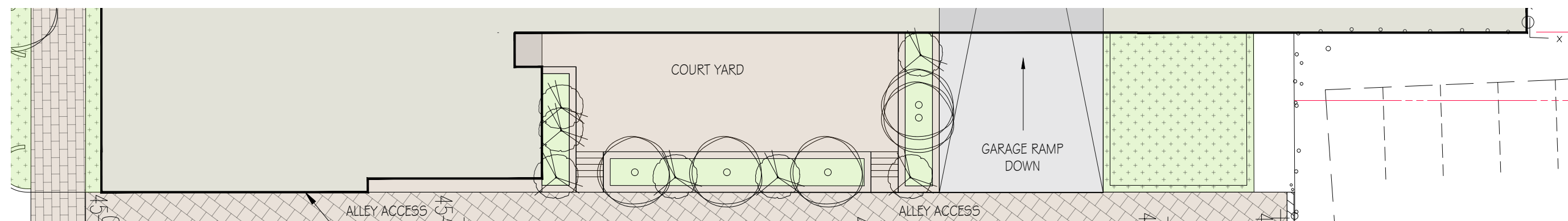
2- NORTH ELEVATION



KEY PLAN



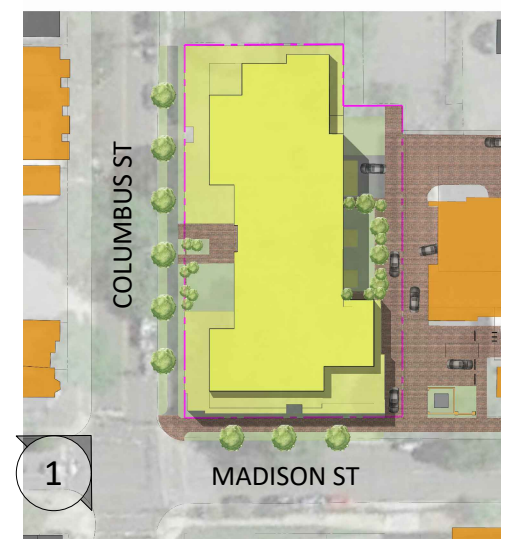
1- EAST ELEVATION - ALLEY



805 N. COLUMBUS- BAR CONCEPT PRESENTATION- May 19, 2021

Building Elevations





KEY PLAN

805 N. COLUMBUS- BAR CONCEPT PRESENTATION- May 19, 2021

Perspective Views





805 N. COLUMBUS- BAR CONCEPT PRESENTATION- May 19, 2021

Perspective Views



## 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.