

Sent: Tuesday, April 30, 2024 5:36 PM
To: Preservation <Preservation@alexandriava.gov>
Subject: [EXTERNAL]BAR Application Review: 217 North Columbus Street

The purpose of this message is to highlight neighbor concerns regarding the subject BAR application and proposed project to build an extension on the rear of the residence. We do not oppose this proposed project; we do, however, have a number of concerns regarding the construction of the proposed addition.

The three houses at 215, 217 and 219 North Columbus Street were built by the Crilley family in the 1880's as residences for the parents and each of their two sons. The three adjoining residences were built as a single structure with common foundation, crawl space, interior walls and attic. They have each been modified/renovated over the past 100 years.

This subject modification/addition to the existing house in the middle of our group brings up a number of structural concerns including the following:

1. The proposed architectural plans indicate intent to build on or within inches of the property lines on each side. The neighbors can foresee a need for enough space between our houses to enable access for repairs, painting, cleaning, etc. on the exterior walls. Alternatively, would the City approve an alternative plan to abutt the common walls?

2. Construction for a new foundation for the addition may cause damage to the neighboring houses. A structural engineering assessment and recommendations on type of foundation should be required and approved by the City. Homeowners insurance should also be required to cover the cost of repairing any damages to the foundations, existing exterior and interior walls and windows on the neighboring houses.

3. Rain water run-off has been a continuing problem where these houses are attached. The architectural drawings for the new roof and modifications to the existing roof need to be assessed for adequacy to ensure the drainage problems are mitigated.

Thank you for this opportunity to bring our concerns to your attention.

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