

**ISSUE:** Certificate of Appropriateness for alterations

**APPLICANT:** William Cromley

**LOCATION:** Old and Historic Alexandria District  
719 Prince Street

**ZONE:** CL/Commercial low zone

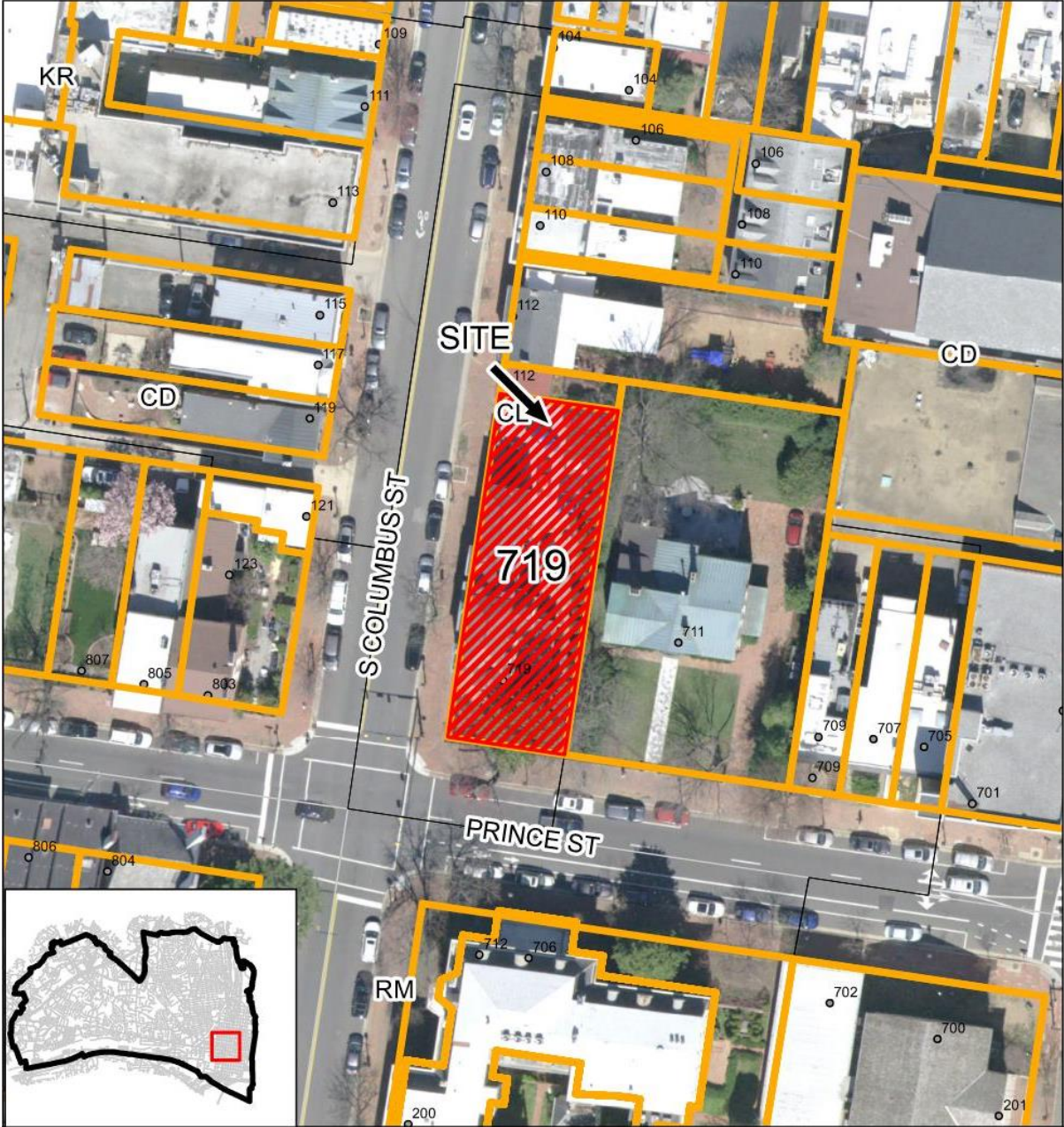
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**STAFF RECOMMENDATION**

Staff recommends approval of the Certificate of Appropriateness, as submitted.

**GENERAL NOTES TO THE APPLICANT**

1. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Permit Center, 4850 Mark Center Drive, Suite 2015, 703-746-4200 for further information.
4. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or [preservation@alexandriava.gov](mailto:preservation@alexandriava.gov) for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



**BAR#2026-00126 - OHAD  
719 Prince Street**



## **I. APPLICANT'S PROPOSAL**

The applicant requests a Certificate of Appropriateness to extend the height of the existing 1'-9" brick chimney to 4'-10", at 719 Prince Street. The existing chimney is located on the north elevation of the rear ell.



**Photo 1: Existing chimney to be extended.**

### Site context

The existing chimney is visible from South Columbus Street.

## **II. HISTORY**

The two-bay, three-and-a-half story Second Empire style house consists of a masonry main block and a two-story masonry ell with a one-story enclosed porch on the east. Based on Sanborn maps research the structure was constructed between **1885 and 1891**.

### *Previous BAR Approvals*

7/1/2016 – Administrative approval for brick pier repair.

10/31/2012 – Administrative approval for door replacement (BAR2012-00352).

1/18/1978 – The Board approved two awnings.

9/21/1977 – The Board approved a new sign for the dress shop.

10/12/1966 – The Board approved an enclosed porch.

## **III. ANALYSIS**

Staff have no objection to the proposed alterations. The Design Guidelines state that chimneys are important functional elements of a building and provide visual variety to the roofline. Additionally, chimneys can have an important impact on the overall visual composition of a building.

The proposed chimney extension will be appropriately located on the building and will not create a visual disruption to the building design. Furthermore, the chimney extension will be constructed in an architectural style appropriate for the existing building. The scale of the extension is fitting for the two-story ell it is attached to. Staff recommends approval of the application, as submitted.



**Photo 2: Proposed north elevation with chimney extension.**

**STAFF**

Amirah Lane, Historic Preservation Planner, Planning & Zoning  
Julie Weisgerber, Historic Preservation Principal Planner, Planning & Zoning  
Tony LaColla, AICP, Land Use + Preservation Division Chief, Planning & Zoning

**IV. CITY DEPARTMENT COMMENTS**

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

**Zoning**

C-1 Proposed chimney extension will comply with Zoning.

**Code Administration**

A building permit is required.

**Transportation and Environmental Services**

R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)

- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

**Alexandria Archaeology**

No archaeology comments received.

**V. ATTACHMENTS**

*1 – Application Materials*

- *Completed application*
- *Plans*
- *Material specifications*
- *Scaled survey plat if applicable*
- *Photographs*

ADDRESS OF PROJECT: 719 Prince St.

DISTRICT:  Old & Historic Alexandria  Parker – Gray  100 Year Old Building

TAX MAP AND PARCEL: 074.02-10-19 ZONING: RM

**APPLICATION FOR:** *(Please check all that apply)*

- CERTIFICATE OF APPROPRIATENESS
- PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH  
*(Required if more than 25 square feet of a structure is to be demolished/impacted)*
- WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION CLEARANCE AREA *(Section 7-802, Alexandria 1992 Zoning Ordinance)*
- WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT  
*(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)*

**Applicant:**  Property Owner  Business *(Please provide business name & contact person)*

Name: William Cromley

Address: 426 N. Columbus St.

City: Alexandria State: VA Zip: 22314

Phone: (703) 973-2250 E-mail: wm.cromley@mindspring.c

**Authorized Agent** *(if applicable):*  Attorney  Architect  \_\_\_\_\_

Name: William Cromley

Phone: (703) 973-2250

E-mail: wm.cromley@mindspring

**Legal Property Owner:**

Name: Dan & Brette Reiman

Address: 719 Prince St.

City: Alexandria State: VA Zip: 22314

Phone: (904) 463-2528 E-mail: dreiman@newbolda



**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.

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

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

- <sup>N/A</sup> 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.

- <sup>N/A</sup> 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 understand that after reviewing the proposed alterations, BAR staff will invoice the appropriate filing fee in APEX. The application will not be processed until the fee is paid online.
- 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: William Cromley

Printed Name: William Cromley

Date: 4/13/26

**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.

<b>Name</b>	<b>Address</b>	<b>Percent of Ownership</b>
1. William Cromley	Columbus St. Alexandria, VA	0
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 719 Prince St. (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

<b>Name</b>	<b>Address</b>	<b>Percent of Ownership</b>
1. Dan Reiman	Prince St. Alexandria, VA 22	50 %
2. Brette Reiman	Prince St. Alexandria, VA 22	50 %
3.		

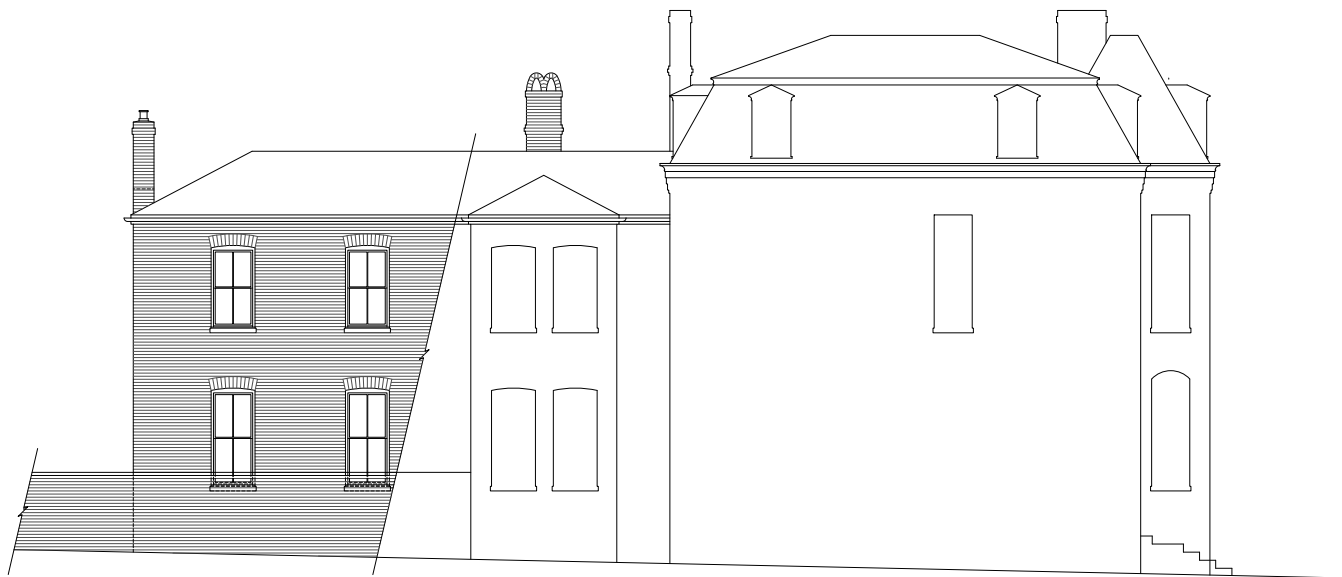
3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

<b>Name of person or entity</b>	<b>Relationship as defined by Section 11-350 of the Zoning Ordinance</b>	<b>Member of the Approving Body (i.e. City Council, Planning Commission, etc.)</b>
1. William Cromley, Dan Reim	None	N/A
2. William Cromley, Dan Reim		
3. William Cromley, Dan Reim		

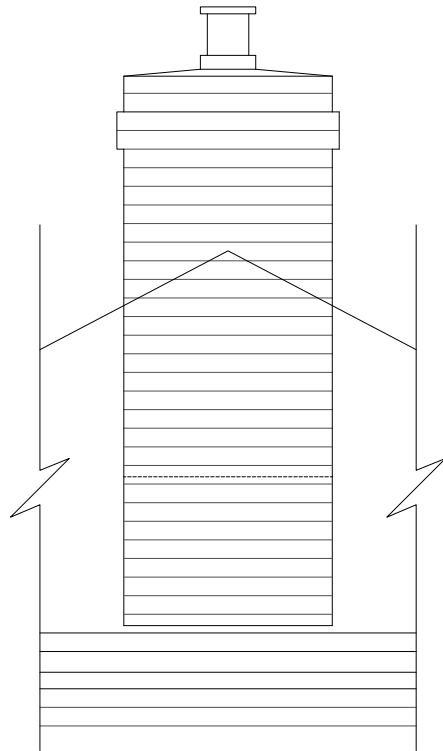
**NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.**

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.

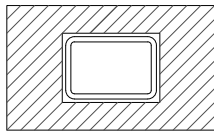
4/13/26                      William Cromley                      William Cromley  
 Date                                  Printed Name                                  Signature



WEST ELEVATION  
1/4" = 1'-0"



ELEVATION DETAIL  
1/4" = 1'-0"



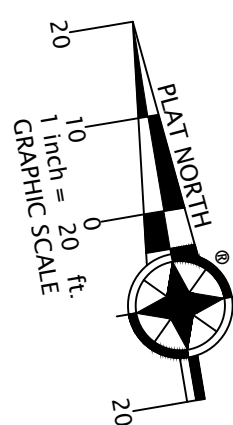
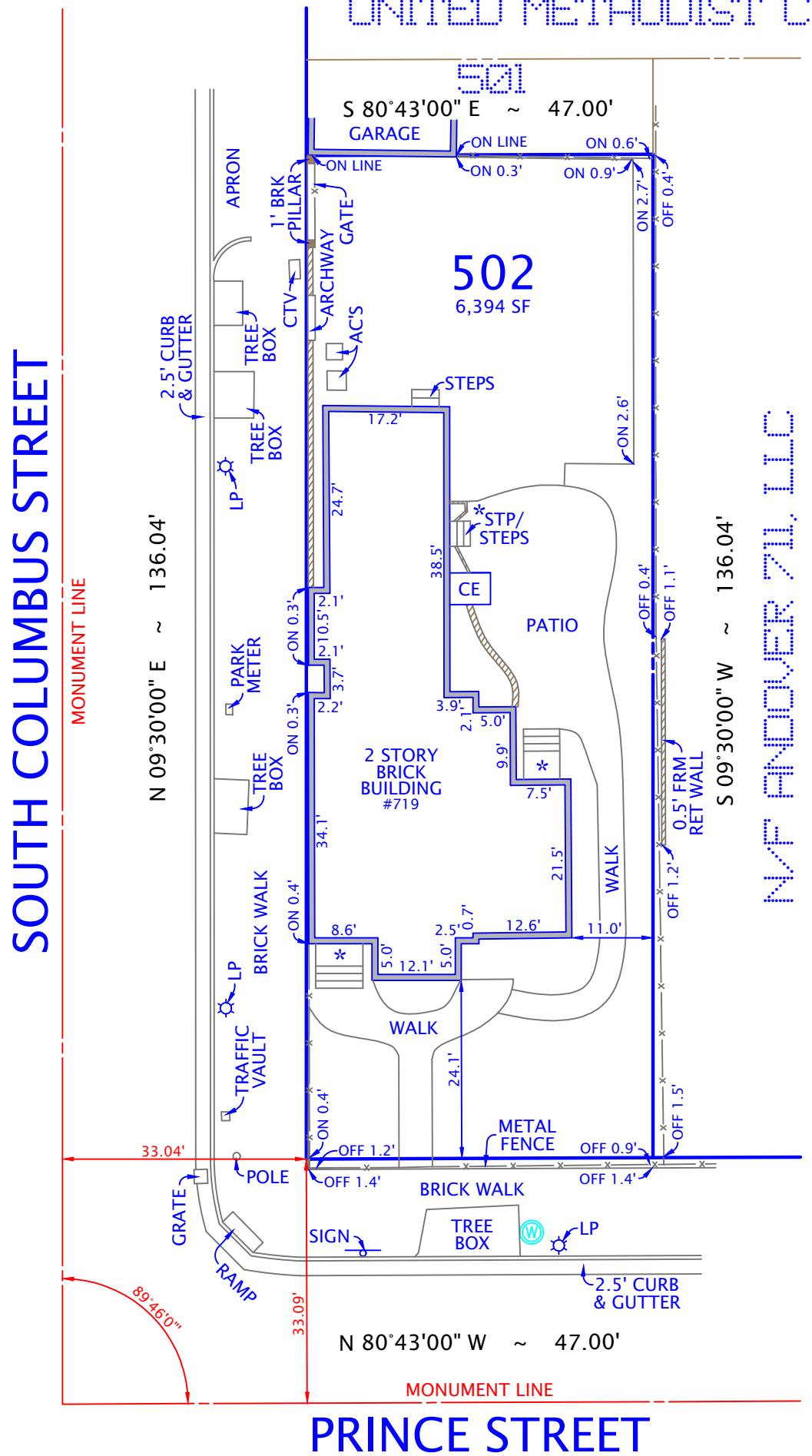
PLAN DETAIL  
1/4" = 1'-0"



NORTH ELEVATION  
1/4" = 1'-0"

NOTES: 1. FENCES ARE FRAME UNLESS NOTED.  
 2. UTILITIES ARE UNDERGROUND.

N/F TRUSTEES OF  
 WASHINGTON STREET  
 UNITED METHODIST CHURCH



PLAT  
 SHOWING BUILDING LOCATION ON  
 LOT 502  
 OF A DIVISION OF THE PREMISES  
 KNOWN & DESIGNATED AS  
**NO. 719 PRINCE STREET**  
 (DEED BOOK 402, PAGE 463)  
 CITY OF ALEXANDRIA, VIRGINIA  
 SCALE: 1" = 30'    OCTOBER 7, 2025

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

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.

A TITLE REPORT WAS NOT FURNISHED.

NO CORNER MARKERS SET.

COMMONWEALTH OF VIRGINIA  
*George M. O'Quinn*  
 GEORGE M. O'QUINN  
 10/07/2025  
 LICENSE NO. 2069  
 LAND SURVEYOR  
 DOMINION SURVEYORS®

Ordered by:  
**MBH**  
 Settlement Group  
 515 King St.  
 Suite 204  
 Alexandria, VA 22314  
 PH: 703-739-0100  
 Fax: 703-997-6202

**DOMINION** Surveyors Inc.®  
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 703-619-6555  
 www.dominionsurveyors.com

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