

ISSUE: Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for an addition and alterations

APPLICANT: William Cromley

LOCATION: Old and Historic Alexandria District
425 North Columbus Street

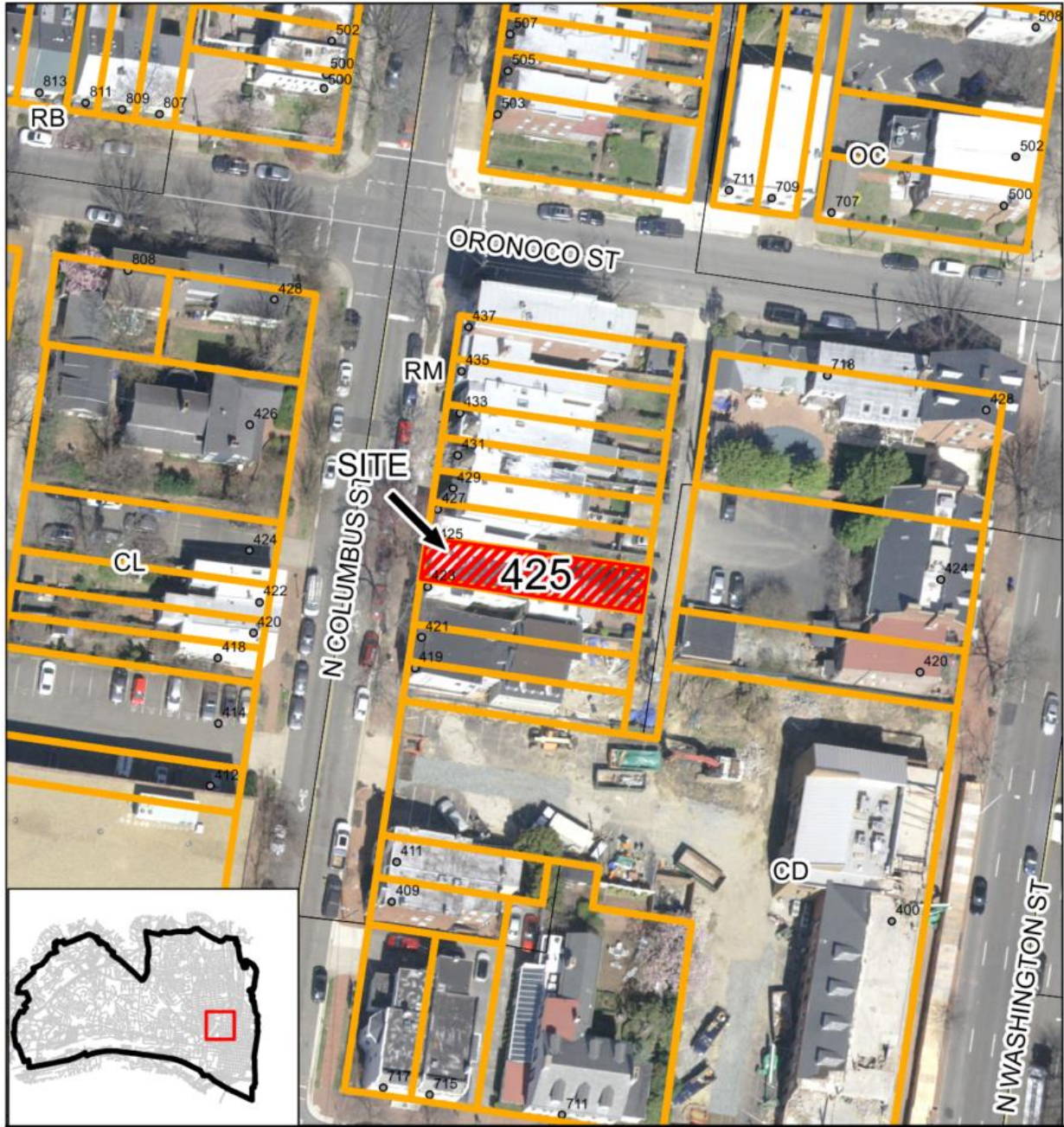
ZONE: RM/Residential Townhouse Zone

STAFF RECOMMENDATION:

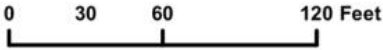
Staff recommends approval of the Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness, as submitted.

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 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#2026-00122 & BAR#2026-00123
OHAD
425 North Columbus Street



I. APPLICANT'S PROPOSAL

The applicant requests a Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness to construct an addition on the east side of the building at 425 North Columbus Street.

Permit to Demolish/Capsulate

- Demolish a one story 137 square foot addition on the east side of the building.
- Encapsulate 106 square feet of the east wall and 252 square feet of the north wall of the existing structure.

Certificate of Appropriateness

- Construct a two-story addition on the east elevation of the existing building. The proposed addition will include a single slope roof with second story dormers.

Site context

The subject property is located on the west side of the middle of the 400 block of North Columbus Street. The private alley to the rear of the property is accessed from Oronoco Street to the north. A small portion of the west elevation of the addition may be visible through the narrow opening between 425 and 427 North Columbus Street. The eastern portion of the north elevation and the east elevation will be visible when viewed from the intersection of the private alley and North Oronoco Street (Figure 1).

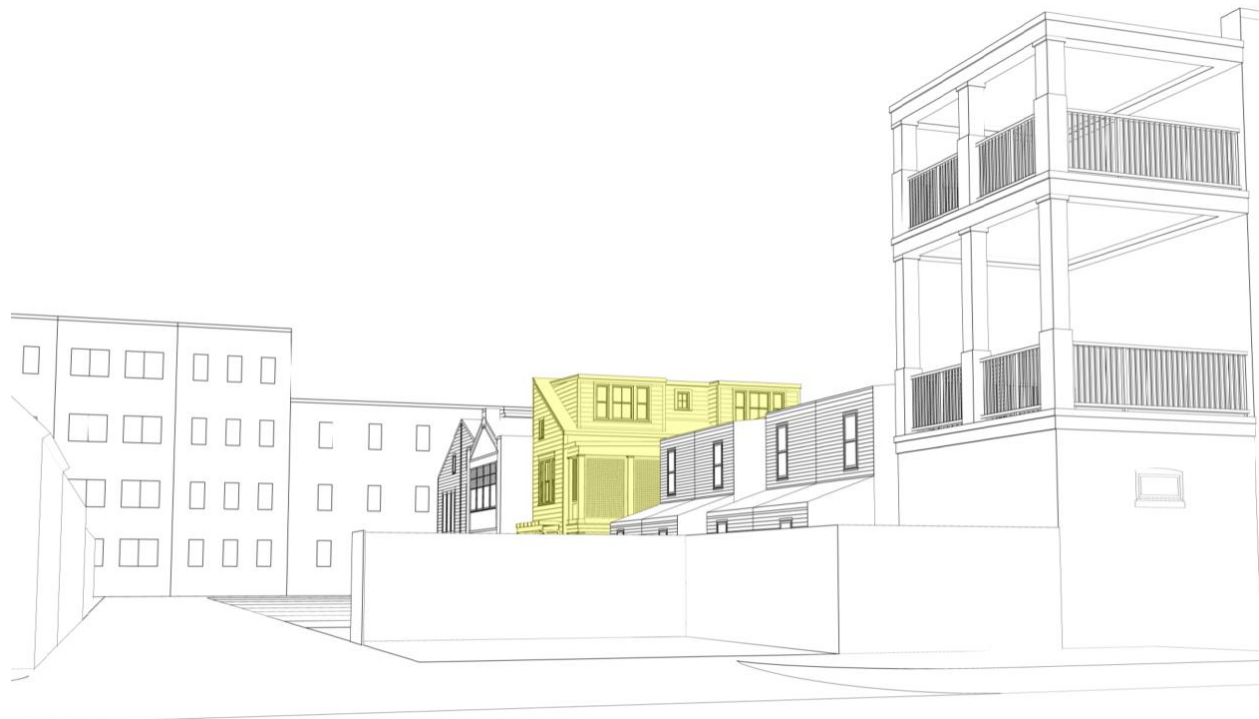


Figure 1: View of east side of proposed addition, in yellow, from Oronoco Street

II. HISTORY

Along with its twin at 423, the house at 425 North Columbus Street first appears on the Sanborn Fire Insurance Map in 1891. This is the first year in which details for this block are shown in the Sanborn Maps so it is difficult to determine when prior to this time the house was originally constructed.

The one-story frame addition on the rear of the house first appears on the Sanborn Fire Insurance Map in 1902 and is not on the 1896 map. This indicates that the addition was first constructed at approximately the turn of the 20th century.

Previous BAR Approvals

BAR97-00031 & 00032– Board approved 2 story rear addition that appears not to have been constructed

BAR 2009-00107 – Board denied an application to replace the original windows

III. ANALYSIS

Permit to Demolish/Capsulate

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B), which relate only to the subject property and not to neighboring properties. The Board has purview of the proposed demolition/capsulation regardless of visibility.

Standard	Description of Standard	Standard Met?
(1)	Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?	No
(2)	Is the building or structure of such interest that it could be made into a historic shrine?	No
(3)	Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?	No
(4)	Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?	N/A
(5)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No
(6)	Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists,	No

	students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?	
(7)	In the instance of a building or structure owned by the city or the redevelopment and housing authority, such building or structure having been acquired pursuant to a duly approved urban renewal (redevelopment) plan, would retention of the building or structure promote the general welfare in view of needs of the city for an urban renewal (redevelopment) project?	No
(8)	Would retention of the building or structure help maintain the scale and character of the neighborhood?	No

The analysis of the standards indicated above are related only to the one-story rear addition (Figure 2) and portions of the wall to be encapsulated. In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted. While the addition dates from the turn of the 20th century it is not of uncommon or unique design and many similar structures exist throughout the historic district. In addition, the Board regularly approves additions on the rear of historic buildings that require some degree of encapsulation.



Figure 2: Existing frame one story addition to be demolished

Certificate of Appropriateness

The applicant is proposing to construct an addition onto the east side of the existing structure in place of an existing single-story addition to be demolished (Figure 3&4). The proposed addition will include a two-story section with a steep single slope roof featuring shed dormers on the north side. The dormers will be held back from the property line by five feet so that windows can be included in this area. Each of the dormers will have a three part window with a double window in the center. The east elevation will include three ground floor doors below a trellis overhang and a three part window centered above the doors. A small rectangular window on the third floor will be aligned with the south edge of the second floor window. The addition will be clad in fiber cement siding and use aluminum clad windows. A one-story section with a flat roof will extend from the edge of the two story section to the north property line.



Figure 3: East elevation and section of proposed addition

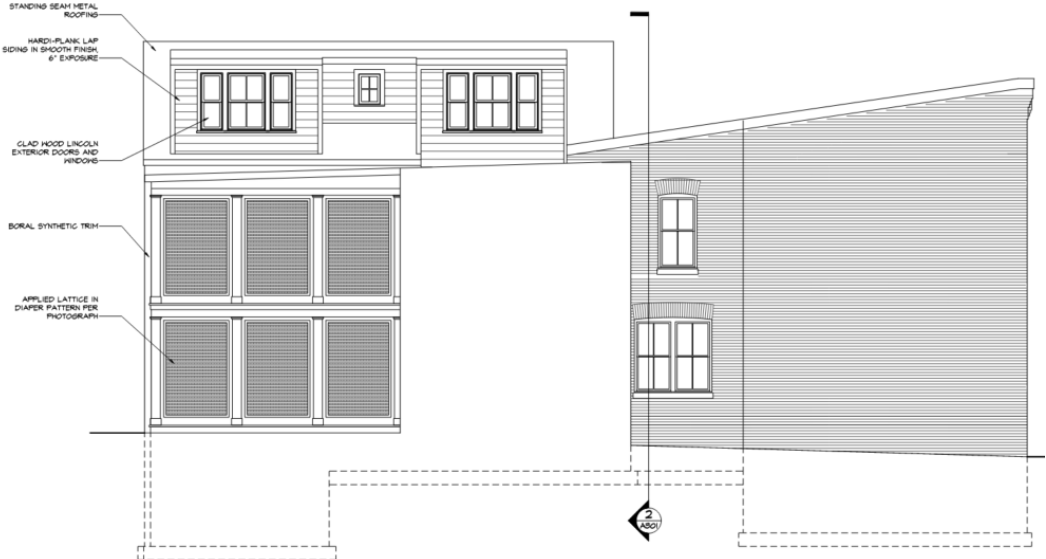


Figure 4: North elevation of proposed addition

The north elevation will include a series of pilasters with a diamond shaped lattice between in order to give visual interest to this party wall (Figure 5).



Figure 5: Diamond shaped lattice and pilasters similar to proposed north elevation

The Design Guidelines state “The Board prefers addition designs that are respectful of the existing structure, and which seek to be background statements...” and “An addition to a historic building should be clearly distinguishable from the original structure. An addition should not obscure or dilute the architectural and historic importance of an existing building by creating a false sense of the path.” Staff finds that the design for the proposed addition complies with this direction from the Design Guidelines. The location of the addition is such that the visibility of the addition along with the historic portion of the building will be limited to a narrow slot to the front of the building on the north side of the structure. When viewed from this location the addition will appear to be a siding clad background with punch openings similar to those found on the historic portion of the building, creating a “background statement” for the historic building.

As noted above, the most visible portion of the addition is that which will be seen from the end of the alley at Oronoco Street. When viewed from this location it is important to consider the compatibility of the addition with the other structures on the block. The other structures in this block that face the alley include a variety of architectural types including modern additions and the secondary elevations of historic buildings (Figure 6).

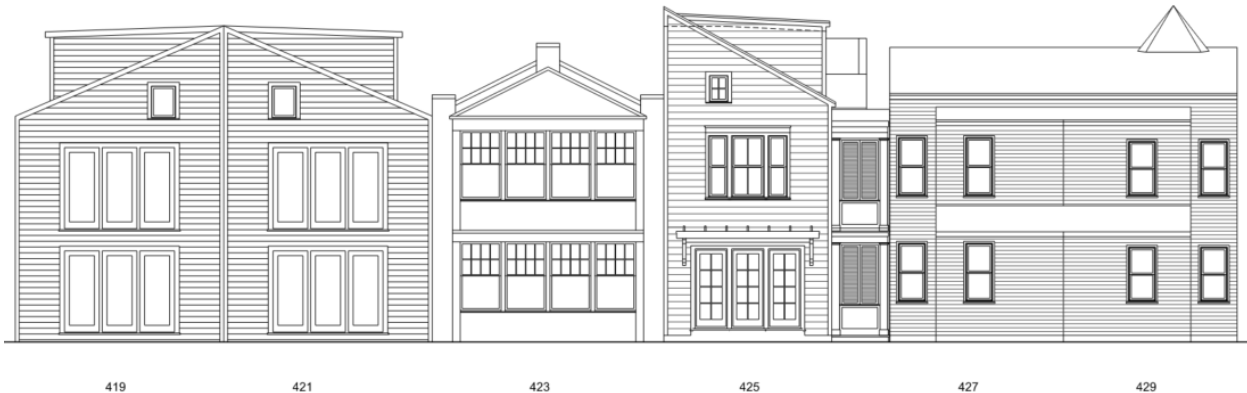


Figure 6: Elevation of blockface facing the alley behind the subject property including proposed addition

The proposed addition is similar in form to other buildings found facing the alley. The use of a single side slope roof with dormers is similar to the additions at 419 and 421. In the case of the proposed addition, the applicant is making the form appear more narrow by breaking it into two parts, the single slope section and the flat section. This configuration also places the windows on the north side more than five feet from the property line, allowing for the inclusion of windows on this wall. The use of dormers on the proposed addition is also similar to nearby historic homes and breaks down the massing of the addition, limiting the impact of the height of the addition on adjacent structures.

The applicant is proposing to install a series of pilasters with diamond shaped lattice between on the north wall directly adjacent to the neighboring property. The Board often recommends that applicants include some type of articulation on walls that are adjacent to a property line to prevent these walls from overwhelming adjacent properties. Staff appreciates the use of this unique feature in this location and finds that it will create a comfortable backdrop to the property to the north.

Staff finds that the proposed design for the addition is compatible with the recommendations in the Design Guidelines and will be an appropriate addition to the historic fabric. With this, staff recommends that the Board approve the Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness, as submitted.

STAFF

Bill Conkey, AIA, Historic Preservation Architect, 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 rear addition will comply with zoning and conditions

- C-2 Rear portion of the property behind the wall cannot be used for parking. Must be left as open space to meet the 35% requirement for the RB zone.

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

- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Alexandria Archaeology

- F-1 The 1885 Sanborn Insurance maps do not seem to cover this block, however on the map index of that volume seven brick dwellings and one frame dwelling are listed for this block. The frame dwelling at 425 N. Columbus almost certainly is not that one frame building. By 1891 there is a 2-story dwelling on the property that shares a party wall with 427 N. Columbus on the south. The proposed addition on the rear of the existing structure is relatively modest and is unlikely to impact significant buried artifact deposits. Wells or cisterns have been identified along the backs (east side) of some of these lots between 419 and 435 N. Columbus St., but again, this project is not likely to impact that area.
- C-1 The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:
- a. The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- b. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

V. ATTACHMENTS

1 – Application Materials

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

2 – Supplemental Materials

- *Public comment*
- *HOA approval if applicable*
- *Easement approval if applicable*
- *Any other supporting documentation*

BAR CASE# _____
(OFFICE USE ONLY)

ADDRESS OF PROJECT: 425 N. Columbus St. _____

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

TAX MAP AND PARCEL: 064.02-08-17 _____ 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: _____

City: _____

Phone: _____ E-mail: _____

Authorized Agent (if applicable): Attorney Architect _____

Name: William Cromley _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: Zach Cromer & Tyler Overstreet _____

Address: _____

City: _____

Phone: _____

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.
- 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 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.

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.

Name	Address	Percent of Ownership
1. William Cromley	[REDACTED]	[REDACTED]
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 425 N. Columbus 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.

Name	Address	Percent of Ownership
1. Zach Cromer	[REDACTED]	[REDACTED]
2. Tyler Overstreet	[REDACTED]	[REDACTED]
3.		

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Zach Cromer, Tyler Overstreet	None	N/A
2. Zach Cromer, Tyler Overstreet	None	N/A
3. Zach Cromer, Tyler Overstreet	None	N/A

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

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(OFFICE USE ONLY)

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Authorized Agent *(if applicable)*: Attorney Architect _____

Name: William Cromley _____

Phone: _____

E-mail: _____

Legal Property Owner:

Name: Zach Cromer & Tyler Overstreet _____

Address: _____

City: _____

Phone: _____

E-mail: _____

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).*

Demolish 137 s.f. one story addition in rear. Encapsulate 106 s.f. of east wall of existing house and 252 s.f. of north wall of existing house to build a new addition.

SUBMITTAL REQUIREMENTS:

Check this box if there is a homeowner’s association for this property. If so, you must attach a copy of the letter approving the project.

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.
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2. Tyler Overstreet	[REDACTED]	
3.		

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Zach Cromer, Tyler Overstreet	None	N/A
2. Zach Cromer, Tyler Overstreet	None	N/A
3. Zach Cromer, Tyler Overstreet	None	N/A

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



Department of Planning and Zoning Floor Area Ratio and Open Space Calculations

B

A. Property Information

A1. 425 N. COLUMBUS ST. Street Address Zone RM

A2. 2000 Total Lot Area x 1.5 Floor Area Ratio Allowed by Zone = 0.00 3000 Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area		Allowable Exclusions**		
Basement	368	Basement**	368	B1. 0.00 1784 Sq. Ft.
First Floor	708	Stairways**	148	Existing Gross Floor Area*
Second Floor	708	Mechanical**		B2. 0.00 584 Sq. Ft.
Third Floor		Attic less than 7***		Allowable Floor Exclusions**
Attic		Porches**		B3. 0.00 1200 Sq. Ft.
Porches		Balcony/Deck**		Existing Floor Area Minus Exclusions (subtract B2 from B1)
Balcony/Deck		Lavatory***	68	
Lavatory***		Other**		Comments for Existing Gross Floor Area
Other**		Other**		
B1. Total Gross	0.00 1784	B2. Total Exclusions	0.00 584	

C. Proposed Gross Floor Area

Proposed Gross Area		Allowable Exclusions**		
Basement	366	Basement**	366	C1. 0.00 1778 Sq. Ft.
First Floor	464	Stairways**	115	Proposed Gross Floor Area*
Second Floor	464	Mechanical**		C2. 0.00 629 Sq. Ft.
Third Floor	484	Attic less than 7***		Allowable Floor Exclusions**
Attic		Porches**		C3. 0.00 1149 Sq. Ft.
Porches		Balcony/Deck**		Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Balcony/Deck		Lavatory***	148	
Lavatory***		Other**		
Other		Other**		
C1. Total Gross	0.00 1778	C2. Total Exclusions	0.00	

D. Total Floor Area

D1. 0.00 2349 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 0.00 3000 Sq. Ft.
Total Floor Area Allowed by Zone (A2)

E. Open Space

E1. 895 Sq. Ft.
Existing Open Space

E2. 700 Sq. Ft.
Required Open Space

E3. 740 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:

Date: 4/13/26

WILLIAM CROMLEY
 DESIGN / DEVELOPMENT
 426 COLUMBUS STREET
 ALEXANDRIA VA, 22314
 wm.cromley@minispring.com
 (703) 973-2250

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 WASHINGTON DC, 20017
 Cell: (202) 277-8087
 www.chevyCHASEARCHITECT.com

PROFESSIONAL CERTIFICATION:
 I hereby certify that these documents were
 prepared or approved by me, and that I am
 a duly licensed Professional Architect under
 the laws of the Commonwealth of Virginia.
 License # 0401011001
 Expiration date: 6-30-2026



PROJECT
 425 NORTH COLUMBUS STREET
 ALEXANDRIA, VA 22314



419

421

423

425

427

429



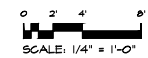
REAR (ALLEY) CONTEXT ELEVATION: PROPOSED
 SCALE: 1/4" = 1'-0"

ISSUED	
DATE	DESCRIPTION
xx/xx/xxxx	xxxxxx

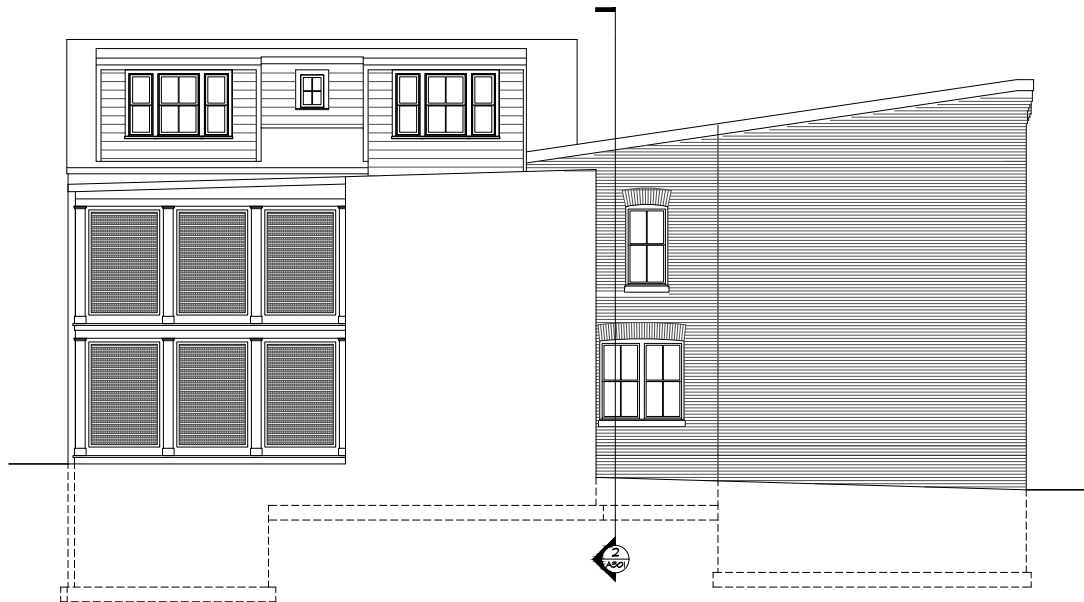
PROPOSED REAR
 (ALLEY) CONTEXT
 ELEVATION

SCALE: AS NOTED
 SHEET

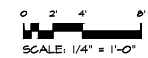
A402
 OF XX



SCALE: 1/4" = 1'-0"



1
A302 NORTH ELEVATION: PROPOSED
SCALE: 1/4" = 1'-0"



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PROJECT
425 NORTH COLUMBUS STREET
ALEXANDRIA, VA 22314

ISSUED	DATE	DESCRIPTION
	xx/xx/xxxx	xxxxxx

PROPOSED ELEVATION

SCALE AS NOTED
SHEET

A302

OF XX

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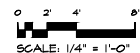
1 REAR ELEVATION: PROPOSED
 (AS0) SCALE: 1/4" = 1'-0"



2 SECTION
 (AS0) SCALE: 1/4" = 1'-0"



3 FRONT ELEVATION: PROPOSED
 (AS0) SCALE: 1/4" = 1'-0"



PROJECT
 425 NORTH COLUMBUS STREET
 ALEXANDRIA, VA 22314

ISSUED	
DATE	DESCRIPTION
xx/xx/xxxx	xxxxxx

PROPOSED
 ELEVATIONS & SECTION

SCALE AS NOTED
 SHEET

A301

OF XX

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PROJECT
 425 NORTH COLUMBUS STREET
 ALEXANDRIA, VA 22314

ISSUED	
DATE	DESCRIPTION
xx/xx/xxxx	xxxxxx

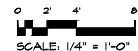
PROPOSED
 N. COLUMBUS ST.
 CONTEXT ELEVATION

SCALE AS NOTED
 SHEET

A401
 OF XX



FRONT (N. COLUMBUS ST.) CONTEXT ELEVATION: PROPOSED
 SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"

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PROJECT
 425 NORTH COLUMBUS STREET
 ALEXANDRIA, VA 22314

ISSUED	DATE	DESCRIPTION
	xx/xx/xxxx	xxxxxx

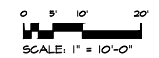
CONTEXT PLAN

SCALE: AS NOTED
 SHEET

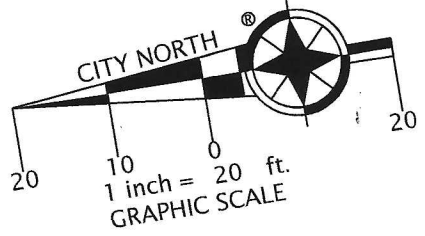
A201
 OF XX



A201
 CONTEXT PLAN
 SCALE: 1" = 10'-0"

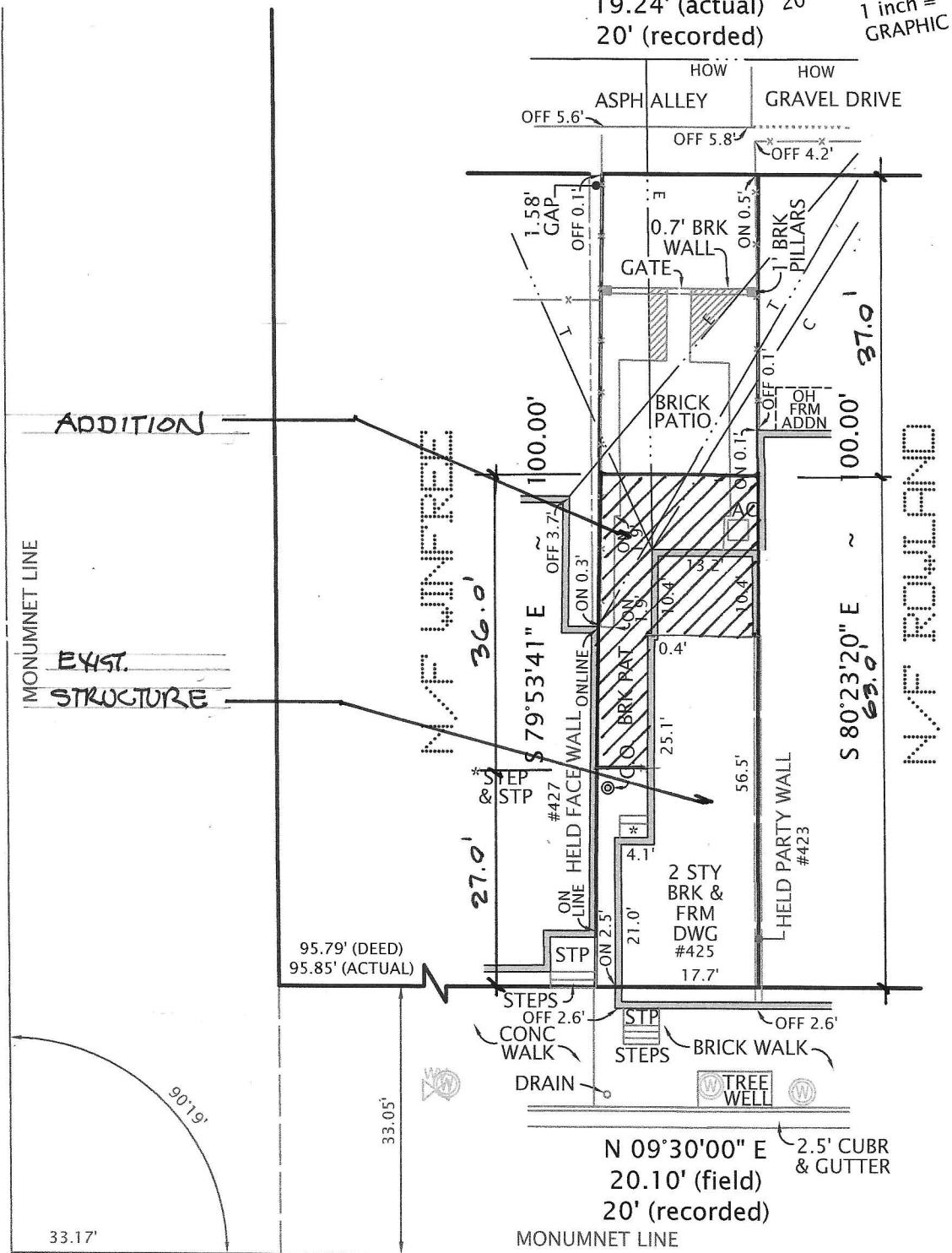


- NOTES: 1. FENCES ARE FRAME.
2. TOTAL ARE = 1.967 SF.



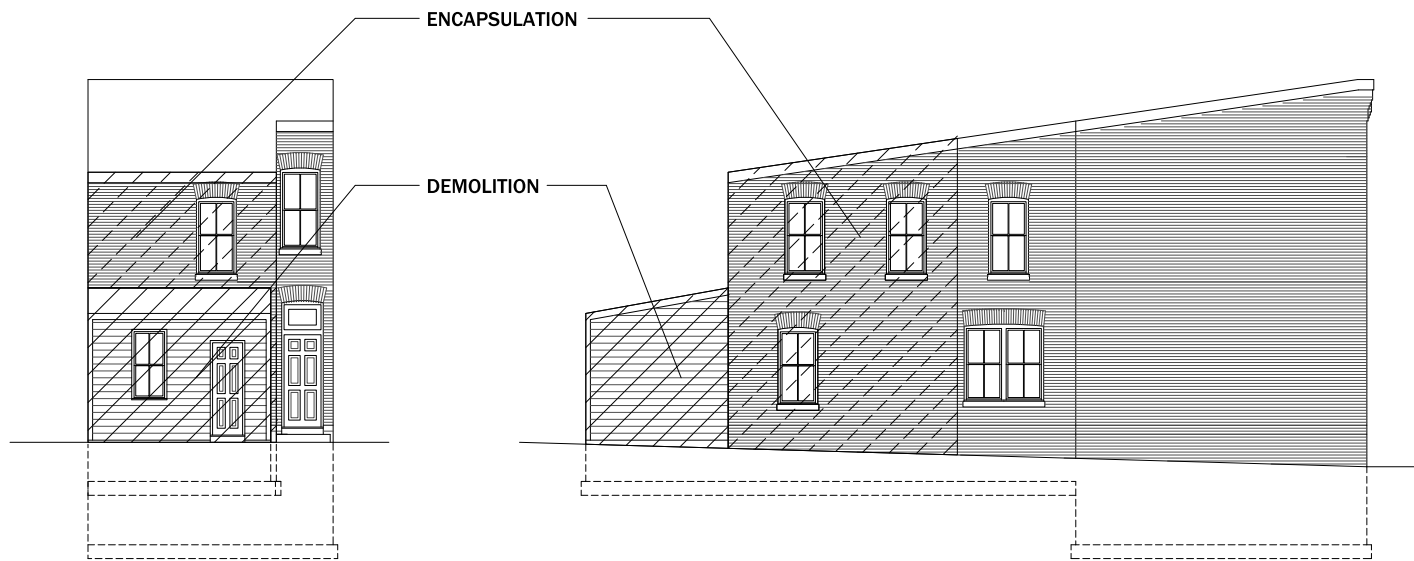
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ORONOCO STREET



NORTH COLUMBUS STREET

PLAT
SHOWING HOUSE LOCATION ON
THE PROPERTY LOCATED AT
#425 NORTH COLUMBUS STREET
(INTRUMENT #080007488)
CITY OF ALEXANDRIA, VIRGINIA



EAST ELEVATION -
DEMO & ENCAPSULATION
1/4" = 1'-0"

NORTH ELEVATION
DEMO & ENCAPSULATION
1/4" = 1'-0"



PERSPECTIVE VIEW TOWARD ALLEY FROM CROSS ORONOCO ST.
N.T.S

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PROJECT
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ALEXANDRIA, VA 22314

ISSUED	DATE	DESCRIPTION
	xx/xx/xxxx	xxxxxx

PERSPECTIVE VIEW

SCALE AS NOTED

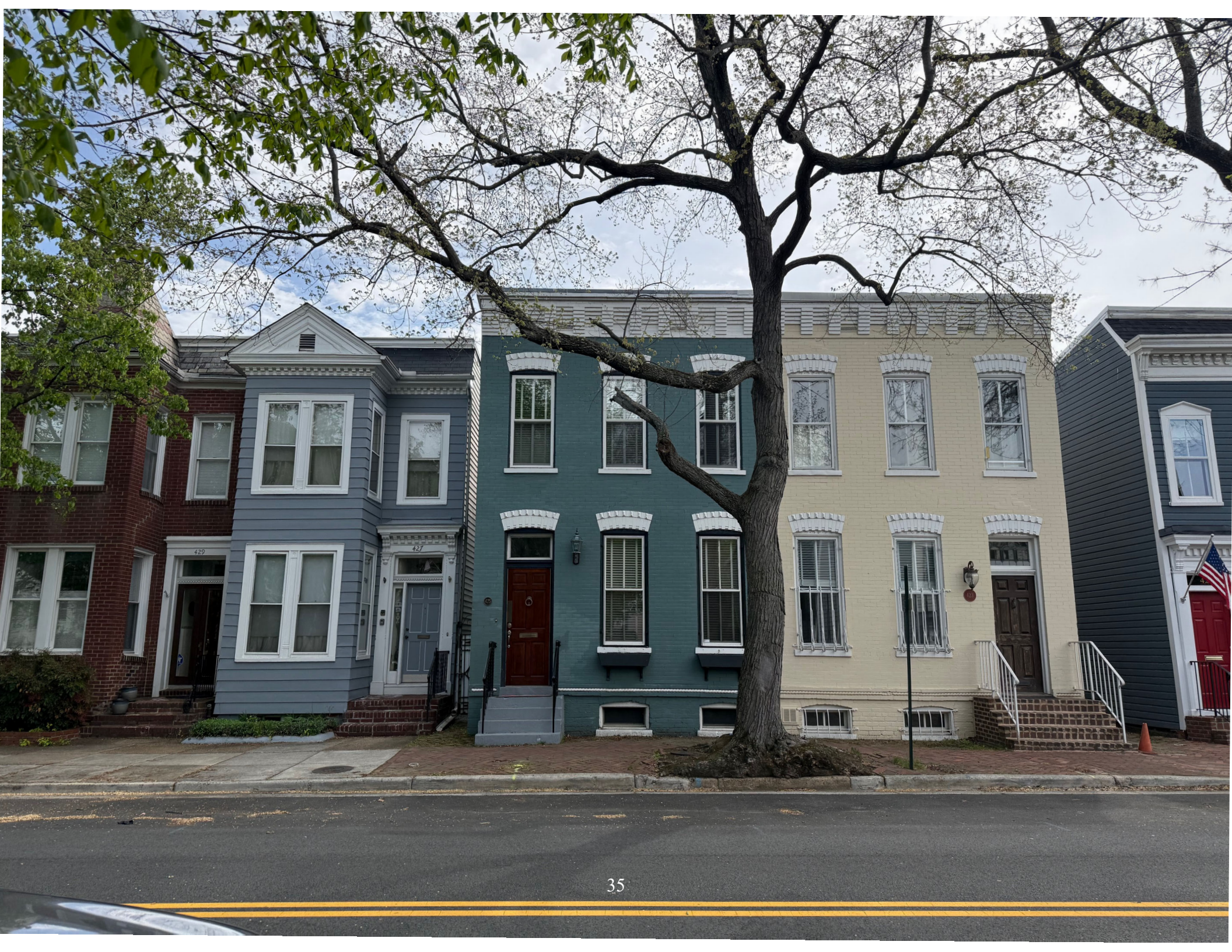
SHEET
A506
OF XX













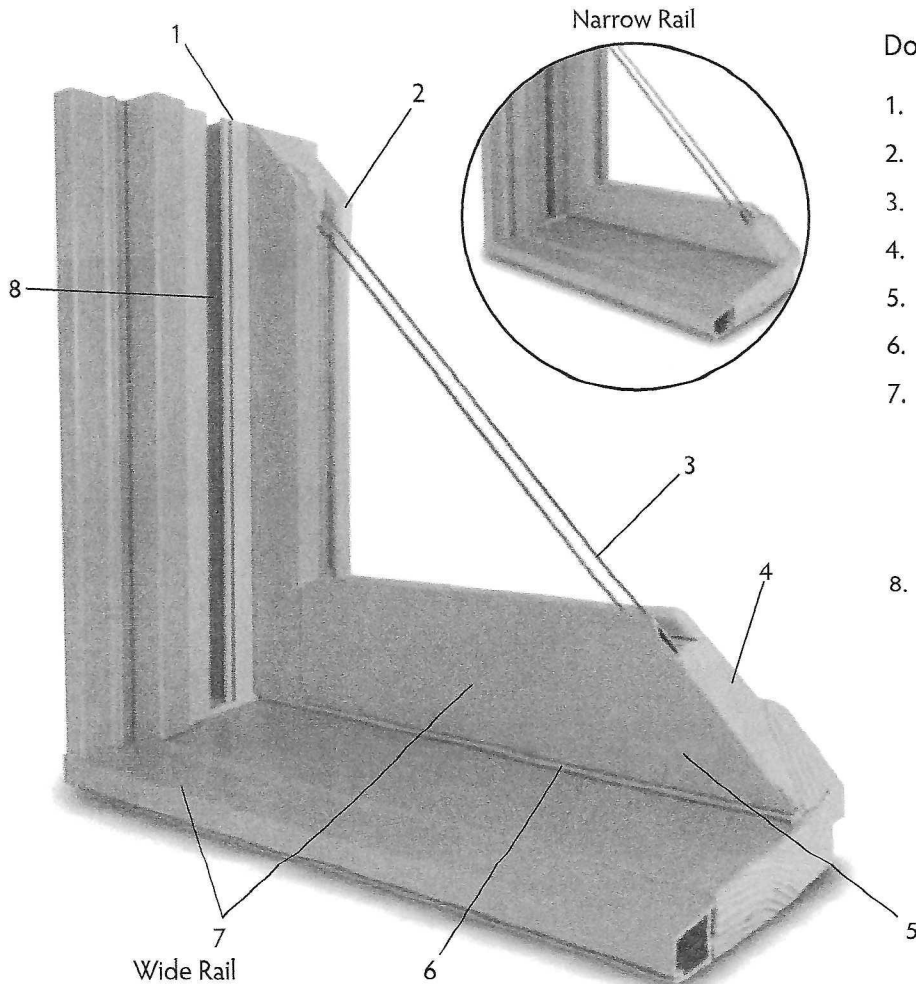
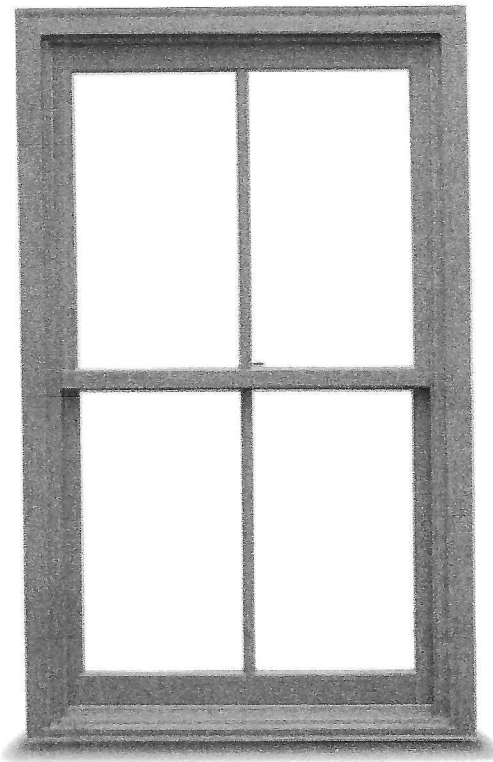


DOUBLE HUNG

Double hung windows are widely accepted because of excellent curb appeal. They are easy to open and uncomplicated to tilt and clean. We use low-profile sash locks and tilt latches so interiors have an unobstructed view for crisp cosmetics.

Styles

- Traditional
- Radius
- Quantum
- Bay
- Triple
- Replacement



Double Hung with Wide Rail Sash

1. Full 4 $\frac{7}{8}$ " jamb depth.
2. Interior wood glazing bead.
3. 1 $\frac{1}{8}$ " warm edge insulating glass.
4. 1 $\frac{7}{16}$ " thick sash.
5. Traditional wide rail sash profile option.
6. Weatherstripped at head, sill and checkrail.
7. .050 extruded aluminum on sash and frame. Wood units have primed sash on the exterior with cPVC sill, sill nosing, blindstops and brickmould.
8. Recessed jambliner option with inverted balance system.

DOUBLE HUNG

Hardware

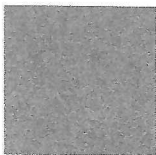
Locks & Tilt Latches: Available in eight hardware finishes, two low-profile pick resistant locks are used on units with 32" glass and wider. Units smaller than 32" glass have one lock.

Color matched double hung tilt latches are set into the check rail of the bottom sash and concealed in the top rail on the upper sash. Spring loaded, they release to tilt in with ease.

Hardware Finish Options:



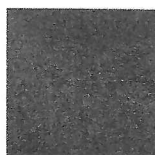
White



Coppertone



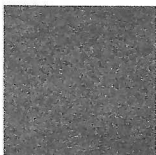
Polished Brass



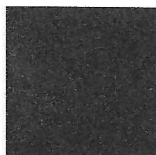
Oil-Rubbed Brass



Satin Nickel



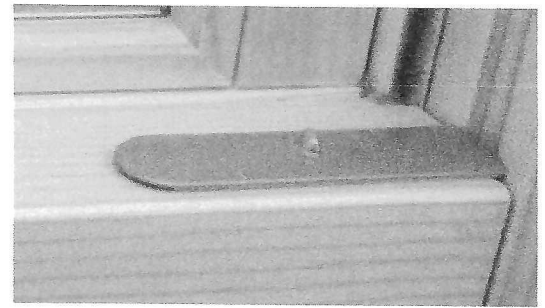
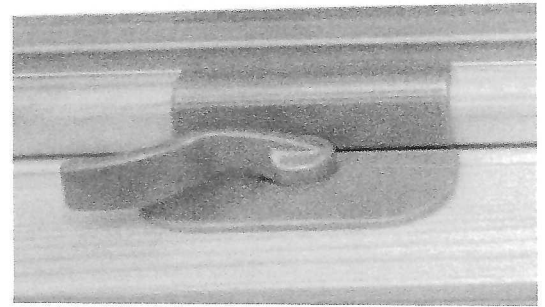
Bronze



Faux Bronze



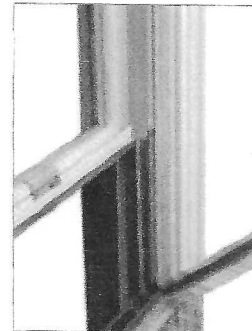
Black



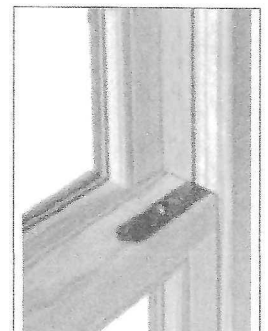
Concealed Jambliner

Take the traditional design and elegance of the Lincoln double hung window a step further with the addition of our concealed jambliner upgrade.

From the exterior, the jambliner is concealed by color matched cladding. From the interior, the jambliner design utilizes a clear pine insert creating more warmth when the window is closed.



Concealed Jambliner
Tilted Open

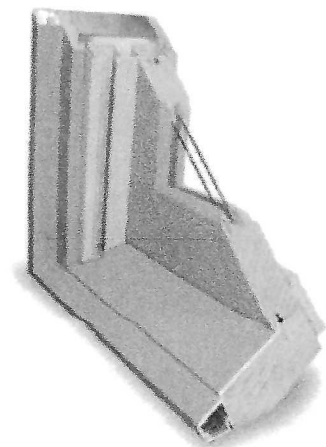


Concealed Jambliner
Interior View

Quantum

Searching for a really big window? The Lincoln Quantum double hung is the answer. Patterned after huge double hung windows typically found in older public buildings, the Quantum establishes its' value in both new traditional construction and the renovation of existing historical buildings. Quantum double hung windows are also available in a replacement kit package for replacement of existing over-size windows.

Not available in Vinyl Clad.




What's on the inside counts.



So what's on the outside matters.





Her first steps. That one mismatched recliner.
Drawings up on the fridge, piano notes and an
overfull bookcase. There are countless little
things we treasure. So count on James Hardie to
**protect everything inside,
from everything outside.**

HardiePlank® Lap Siding Platform Beige
HardieTrim® Boards Arctic White

Make inspired choices every step of the way.

Give your home a beautiful new beginning. From siding style options and color choices, down to the detailed selections of trim, soffit and fascia, find all the tools you need to create with confidence.



HardiePlank® Lap Siding Select CedarMill® Evening Blue
HardieShingle® Siding Straight Edge Panel Evening Blue
HardieTrim® Boards Arctic White
HardieSoffit® Vented Select CedarMill® Arctic White

THINK OF YOUR HOME AS A BLANK CANVAS. THE POSSIBILITIES ARE ENDLESS.

THE DESIGN PROCESS



HardieShingle® Siding Straight Edge Panel Light Mist
HardieTrim® Boards Arctic White



HardieShingle® Siding Straight Edge Panel Light Mist
HardieTrim® Boards Arctic White

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The home you've always imagined? It's at your fingertips.

Sometimes, a project like this feels like a huge undertaking. But we promise it's easier than it seems. When picking the siding style for your home, there are a few things to keep in mind:

- 1 Craft confidently.** This is an extension of you. Your personality. Your tastes. Reflect your lifestyle with siding materials and designs that reveal what you cherish.
- 2 Look beyond the surface of the siding to see if the material is designed to withstand the rigors of the climate where you live.** While other sidings take a one-size-fits-all approach, only James Hardie® siding and trim are specifically engineered to stand up to the climate where they are used. The unique formulation of our fiber cement siding makes it a better all-around performer than wood-based or vinyl siding, delivering superior resistance to weather, fire and damage from pests.
- 3 Take the long view.** Weighing costs? Re-siding your home returns more value than any other major home exterior project*, making it a better investment for your home. High-performance fiber cement siding can help you spend less time and money maintaining your home. So you can enjoy more, and work less, over the many years to come.
- 4 Browse the ColorPlus® Technology finish collections to find colors that complement your home's setting and your personality.** No other siding brand matches our combination of styles, textures and color finishes to capture the design you desire.
- 5 Pick out the finishing details.** Make it truly yours. The trim, soffit and fascia will complete your home's exterior, giving your home instant curb appeal. When you select a James Hardie Complete Exterior™, the accent pieces work together to complement the siding in both style and performance. All backed by exceptional warranties from a single manufacturer.

IT'S TIME TO ELEVATE YOUR HOME



"As we started looking at the house, we thought well maybe we should re-side it. Now I think it reflects more what's on the inside of our house. It looks like a different house—it looks like a new house."

Lisa and Mike H. used James Hardie® products to re-side their home.

*Remodeling Magazine 2019 Cost vs. Value report, national data for exterior home improvement projects over \$15,000. © 2019 Hanley Wood, LLC. Complete data from the Remodeling 2019 Cost vs. Value Report can be downloaded free at www.costvsvalue.com.



NORTH AMERICA'S
#1 BRAND
OF SIDING

Siding that stands up. For a house that stands out.

It's easy to get swept away by the James Hardie collection of profiles and products. The closer you look, the more you'll understand why over 8 million homeowners have chosen North America's most popular brand of siding.

HardiePlank® Lap Siding Stone Gray
HardiePanel® Vertical Siding Stone Gray
HardieTrim® Batten Boards Stone Gray
HardieTrim® Boards Cobble Stone

Discover why James Hardie is the recognized leader at jameshardie.com/leader | 9

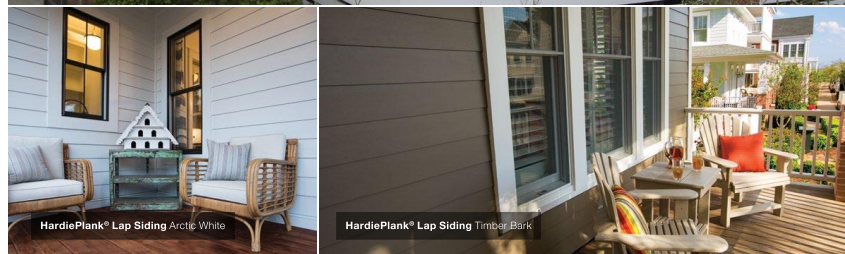
HARDIEPLANK® LAP SIDING

Captivating and timeless with a modern touch.

Wrap your home in clean, classic lines with the low maintenance HardiePlank® lap siding that fits the way you live now. Available in a variety of widths to capture different home styles, you can select the smooth lap siding for a more contemporary style, or enjoy the genuine warmth of wood grain texture. Select a beaded lap board to add detailed horizontal definition for a signature look.



HardiePlank® Lap Siding White Bungalow
HardieTrim® Boards White House



HardiePlank® Lap Siding Arctic White

HardiePlank® Lap Siding Timber Bark

**HARDIEPLANK® LAP SIDING
REFLECTS THE COMFORTS OF HOME.
WARM AND WELCOMING.**



"James Hardie® siding was really able to provide the aesthetic I was going for. Now our home looks back to its original, 'Gone with the Wind' farmhouse look and feel."

Holly W. used James Hardie® products to re-side her 1800s-era farmhouse.

Learn more about our array of products at [jameshardie.com/products](https://www.jameshardie.com/products) | 11

HARDIESHINGLE® SIDING

Charming and elegant with historic vibes.

Replicate the handcrafted look of cedar that's suggestive of a rustic cottage or grand Cape Cod-style home. Shingle siding adds instant charm to any home – whether it's located a stone's throw from the sea or many leagues away.



**HARDIESHINGLE® SIDING IS ENCHANTING,
REMINISCENT OF SUNNY DAYS SPENT
RELAXING AT THE SHORE.**

"Having something we knew would last and would still look good for a long time was a huge factor in our decision."

Chris and Minna Z. replaced fading and cracking cedar siding with James Hardie® siding with transformative results.

Learn more about our array of products at [jameshardie.com/products](https://www.jameshardie.com/products) | 13

HARDIEPANEL® VERTICAL SIDING

Where rustic meets refined.

Traveling from the coast to the countryside, HardiePanel® vertical siding transforms homes into modern farmhouses that would feel right at home on the prairie or in the rolling hills. Add HardieTrim® boards for traditional board and batten accents or keep the design clean and contemporary with the panel's smooth texture.



ACCENTUATE YOUR HOME'S INVITING
FEATURES WITH HARDIEPANEL®
VERTICAL SIDING.



COLORPLUS® TECHNOLOGY



HardiePanel® Vertical Siding Evening Blue
HardieShingle® Siding Straight Edge Panel Evening Blue
HardieTrim® Boards Arctic White
HardieSoft® Select CedarMill® Arctic White



HardiePlank® Lap Siding Smooth Gray Slate
HardieTrim® Boards Arctic White



HardieShingle® Siding Straight Edge Panel Iron Gray
HardieTrim® Boards Iron Gray



HardiePlank® Lap Siding Select CedarMill® Khaki Brown
HardieTrim® Boards Navajo Beige

Live colorfully
ever after.

Color speaks to everyone differently. Some are drawn to light, clean colors, or bright, luscious hues, while others love dark, dramatic shades and neutral, earth tones. We have curated collections of ColorPlus® Technology finishes that can capture the look you love. Choose the right color combination with confidence using the dynamic Home Color Tool on our website. And James Hardie® siding and trim enhanced with ColorPlus® Technology can save you time, money and maintenance headaches down the road. The baked on color retains the look you love longer than house paint applied on site, helping your home look great for years to come.

EXPRESS YOUR
PERSONALITY
WITH INSPIRING
COMBINATIONS.



Durable in any season. Delightful on any home.

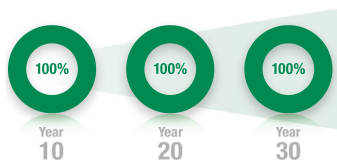
James Hardie® siding is made to withstand the harshest elements. Rain, wind, snow, sun — whatever Mother Nature throws at you. All while providing beauty built to last.

Love your look, wherever you live.

As you get further into your journey, you'll discover the importance of style that endures. Only James Hardie® fiber cement siding and trim are specifically designed to perform beautifully wherever you live. Our HZ5® products resist shrinking, swelling and cracking even after years of wet or freezing conditions. Our HZ10® products stand up to hot, humid conditions, blistering sun and more.

Unlike other brands, James Hardie doesn't prorate its substrate warranties

30-year non-prorated, limited siding warranty
15-year non-prorated, limited trim warranty



Lasting beauty begins with the finish.

Siding and finish choices represent a major investment. Research which products will keep their good looks over time. James Hardie manufactures its siding and trim boards and applies ColorPlus® Technology finishes in the same factory. Compare that to wood-based siding that typically relies on third parties for painting. Our controlled, single-source process delivers a more consistent finish that performs better with less maintenance than paint on wood-based siding. Enjoy the peace of mind that comes with our 15-year limited finish warranty.



Exceptional finish adhesion

Our proprietary coating is applied to the surface and edges of our boards for durable performance.



Superior color retention

Our ColorPlus finish is baked onto James Hardie® products, enhancing resistance to peeling and chipping.



Superior UV resistance

ColorPlus finishes retain vibrancy longer when compared to vinyl siding and typical field paints on other siding products.

Superior siding — it's the easiest decision along the way.

Your home should be your rock. James Hardie designs superior strength into every fiber cement board to resist swelling, buckling, warping and splitting, despite what nature brings. No wood, wood-based, vinyl or other fiber cement siding can match our overall ability to protect your home's exterior from the elements. Before long, wood-based siding can show the effects of damage caused by weather, water, fire and pests. James Hardie® siding is specifically engineered to better resist the harsh conditions nature unleashes.



JAMES HARDIE® SIDING

WOOD-BASED SIDING



vs



Resists Weather

James Hardie siding
Resists shrinking, swelling and cracking in changing weather

Wood-based siding
Shrinks and swells with changes in moisture and humidity



vs



Resists Fire

James Hardie siding
Won't burn and is recognized by fire departments nationwide*

Wood-based siding
Will burn when exposed to a significant source of heat or flame



vs



Resists Pests

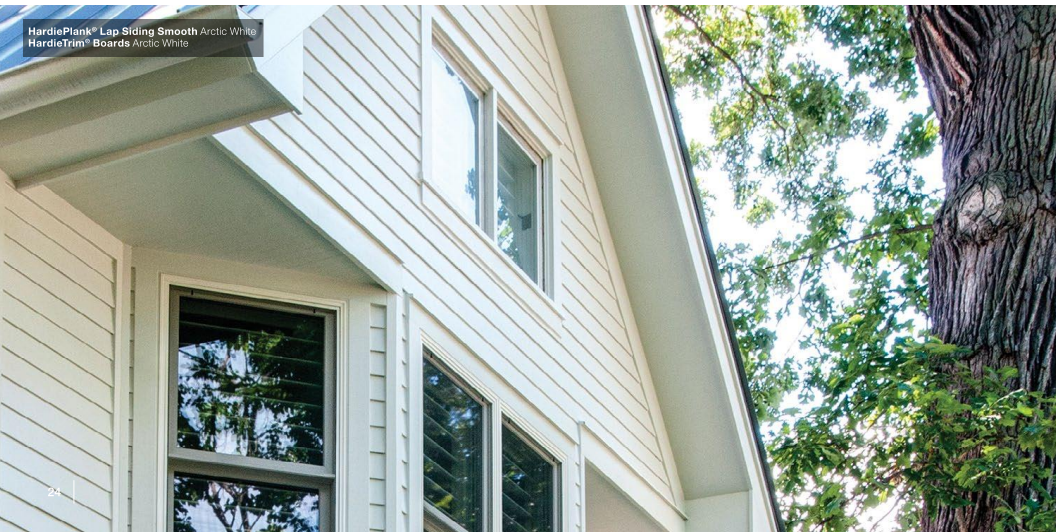
James Hardie siding
Won't be eaten by woodpeckers and other pests

Wood-based siding
Subject to damage from woodpeckers and other pests

*The images illustrate samples of HardiePlank® lap siding and engineered wood both unexposed (left) and exposed (right) to repeated cycles of wetting and drying. **The images represent HardiePlank® lap siding and engineered wood siding samples exposed to a blowtorch flame for 30 seconds. †James Hardie® siding complies with ASTM E136 as a noncombustible cladding and is recognized by fire departments across the U.S. including Marietta, GA; Flagstaff, AZ; and Orange County, CA. ††Images depict undamaged HardiePlank® lap siding and engineered wood exhibiting woodpecker damage.

James Hardie® siding provides authentic design that vinyl siding can't match.

Our products are up to 5x thicker than vinyl siding, providing deeper shadow lines and a warmer wood grain texture with seams that are less visible. When investing in your home, don't be misled by vinyl siding's short term cost. Its color can be more susceptible to fading. Vinyl siding may also crack, buckle or sag with weather stress and time, possibly diminishing your home's charm and value.



JAMES HARDIE® SIDING



VINYL SIDING



vs



Resists Weather

James Hardie siding
Resists damage from wind, rain, freezing temperatures and hail.

Vinyl siding
Can be damaged by hail and more prone to cracks, buckling or warping with extreme temperature changes.



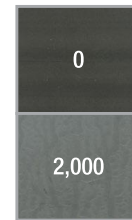
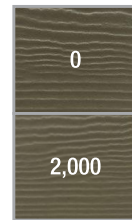
vs



Resists Heat

James Hardie siding
Noncombustible and resists damage from extreme heat.

Vinyl siding
Vulnerable to melting caused by flame, grills and Low-E windows.



vs

Hours of UV light exposure



Resists Fading

James Hardie siding
ColorPlus® Technology finishes are baked onto the boards, creating consistent color that performs better and looks brighter on homes.

Vinyl siding
Color stability varies with product quality, which can affect susceptibility to color change.

*The images illustrate samples of HardiePlank® lap siding both unexposed (left) and exposed (right) to repeated cycles of wetting and drying. Image of vinyl siding illustrates potential damage from hail or other impact. ** The images represent HardiePlank® lap siding sample exposed to a blastform flame for 90 seconds, and a vinyl siding sample heated to 140°F for 90 seconds. †Within a controlled lab environment, samples were exposed to an accelerated DUV test of 2,000 hours under ASTM G154-12a.



HardiePanel® Vertical Siding Aged Pewter
 HardieShingle® Siding Straight Edge Panel Aged Pewter
 HardiePlank® Lap Siding Aged Pewter
 HardieTrim® Boards Arctic White

Prepare for your remodel with these helpful checklists.

Important steps for a successful re-side

- Don't just cover up an existing problem. To fix a damaged exterior, the old siding should always be completely removed.
- Have your home inspected for moisture damage, mold, termites or rot. If any of these are found, address the problem to avoid future structural issues.
- Your contractor should apply a weather-resistant barrier, such as HardieWrap® weather barrier. In fact, most building codes now require this.
- Be sure your new siding is installed according to manufacturer's instructions for optimal product performance.

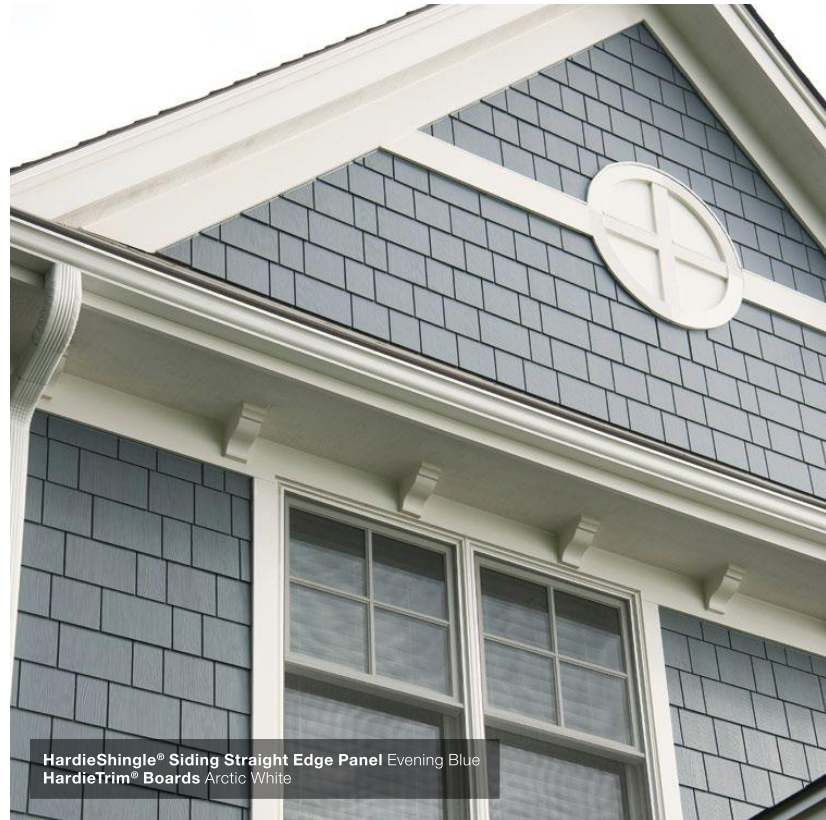
Points to cover when meeting with a contractor

- Make sure the contractor's proposal includes everything you requested and the price is based on the entire project, start to finish.
- Focus on value rather than price – the credentials, attention to detail and provisions for maintaining a safe and tidy workspace are important factors that should also influence your contractor decision.
- Carefully read the contractor's workmanship warranty policy.
- Remember, the proposal is not a contract. Once you get a written contract, compare it to the proposal to ensure all your needs are met.

Discover tips for re-siding a house at [jameshardie.com/start-your-project/plan-your-re-side](https://www.jameshardie.com/start-your-project/plan-your-re-side) | 27
 Start your journey and explore tips for hiring a contractor at [jameshardie.com/choosecontractor](https://www.jameshardie.com/choosecontractor)

For homes designed to be lived in, without looking that way.

Finishing touches, down to the details. Complete your home's distinctive exterior design with trim and soffit that complement your siding and color choices in both style and performance. You can select James Hardie® products with confidence, knowing that they have earned the endorsements of trusted authorities across the building industry.



Discover why James Hardie is the recognized leader at jameshardie.com/leader



HardiePlank® lap siding is backed by the **Good Housekeeping Seal**



Chosen by builders annually as a **Brand Leader in Builder Magazine**



Green Builder Magazine Readers' Choice, **"Most Sustainable Product!" 2019**



Featured on the **DIY Network's Blog Cabin** every year since 2012



Money Magazine singles out HardiePlank® lap siding as a **great value**



Featured in **This Old House's Idea Home**, the Farmhouse at Emerson Green 2016

You can also check out more inspirational photos of gorgeous homes featuring our products on Houzz and Pinterest.

Explore your design options with our Home Color Tool at jameshardie.com/color

Siding colors shown in these images may deviate from actual ColorPlus® Technology colors. For best results in color selection, please refer to Statement Collection™ product samples or Dream Collection™ color fan decks.

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