

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

**APPLICANT:** Kari and Paul Steinberg

**LOCATION:** Old and Historic Alexandria District  
119 South Columbus Street

**ZONE:** CD/Commercial Downtown Zone

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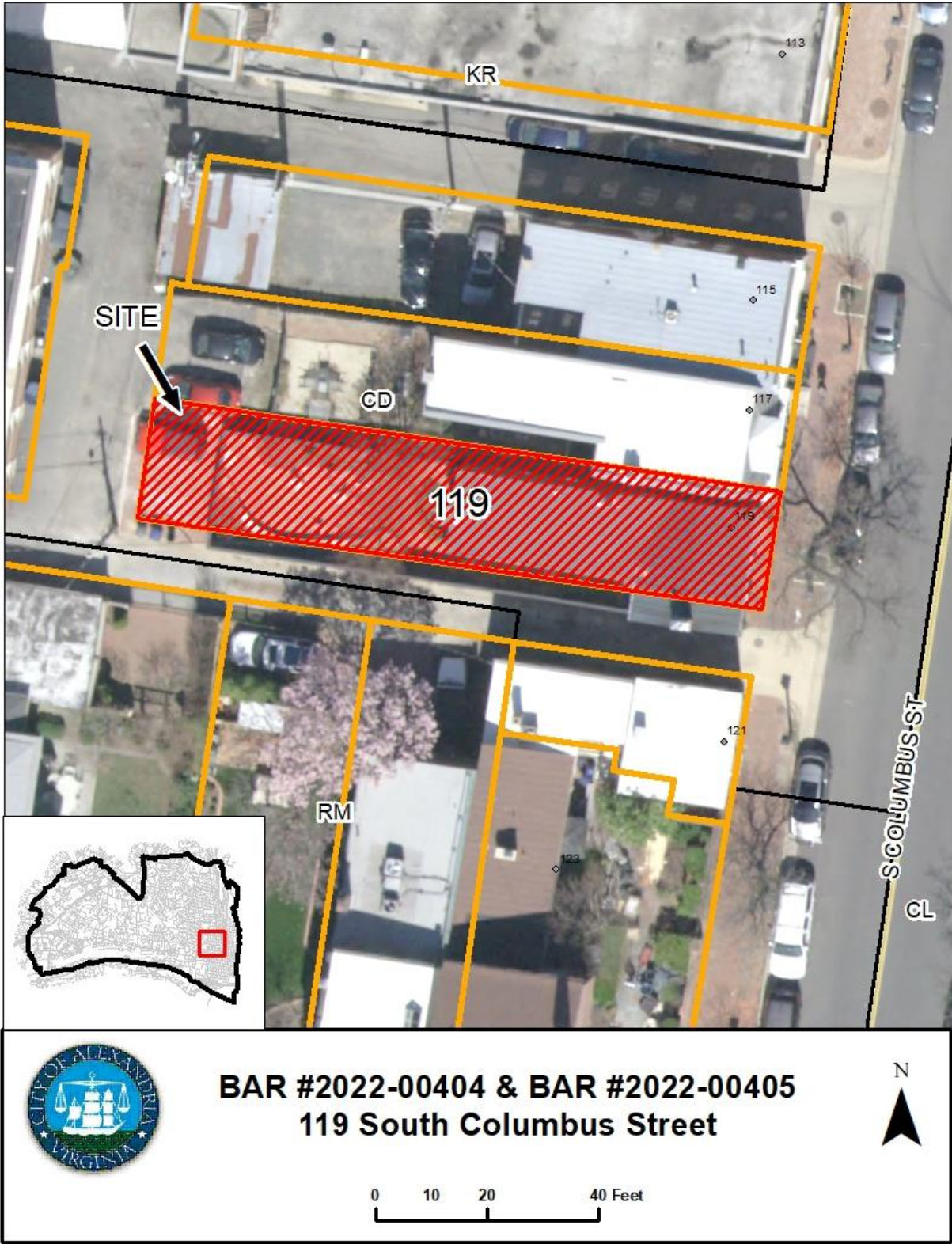
**STAFF RECOMMENDATION**

Staff recommends approval of the Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for alterations with the following conditions:

- 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.
- The applicant should not allow metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
- The above statements must appear in the General Notes of the site plan so that on-site contractors are aware of the requirement.

**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, Room 4200, City Hall, 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.



**Note:** Staff coupled the applications for a Permit to Demolish (BAR #2022-00405) and Certificate of Appropriateness (BAR #2022-00404) for clarity and brevity. The Permit to Demolish requires a roll call vote.

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

The applicant requests a Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness to replace a single-width first-floor door on the rear/west elevation with a wider multi-panel door and to add an associated pergola at 119 South Columbus Street.

### **Site context**

The alley to the west, behind the subject property, is private, as is the alley to the south. The proposed alterations will not be visible from a public right-of-way. See Figures 1 & 2.



Figure 1 (left): Subject property, circled, as seen from North Alfred Street  
Figure 2 (right): Subject property, as seen from South Columbus Street

## **II. HISTORY**

According to Ethelyn Cox in her book *Historic Alexandria Virginia Street by Street*, John McCobb constructed the house circa **1815**. McCobb also built the house located at 803 Prince Street. The 1877 G.M. Hopkins Atlas of Alexandria shows a building in this location. The earliest available Sanborn Fire Insurance Map, dating to 1885, depicts a two-story brick dwelling with a rear one-story frame addition. Both sections of the house have wood shingle roofs. By 1891, the rear frame addition has been replaced with a two-story brick ell, much like the form of the house today. The



maps through 1907 are substantially the same, but the 1912 map shows the shingle roof converted to non-combustible. The 1921, 1941, and 1956 maps show a shingle roof on the front/east part of the house and non-combustible on the rear ell.

### *Previous BAR Approvals*

- BAR 2012-0287: On September 19, 2012, the BAR approved the after-the-fact demolition of a garage that had been built between 1912 and 1921 and had been deemed unsafe by City officials.
- BAR 2009-0156: Staff administratively approved the repair and rebuilding of brick chimneys. The associated building permit, BLD90-01255, is to: “remove and replace with existing brick the top section of rear and alley chimneys where joints are almost 100% deteriorated. Replace/install new flue as necessary depending on condition.”
- BAR 1989-229 and BAR1989-230: The Board approved demolition of a garage on January 17, 1990 and an application for a new garage was withdrawn on February 27, 1990. This demolition apparently did not take place at this time, as the garage was demolished in 2012.

### **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.

<b>Standard</b>	<b>Description of Standard</b>	<b>Standard Met?</b>
(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, 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?	No
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The analysis of the standards indicated above relate only to the specific portions of the building proposed for demolition/capsulation, not the overall building. In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted. The select portions of the building proposed for demolition are not themselves of unusual or uncommon design.

The applicant proposes removing approximately 9' of the bottom of the chimney on the rear/west elevation, as well as approximately 46 square feet of masonry for the new 10' wide by 6'8" high door opening. The existing single door opening will be incorporated into the new door opening.



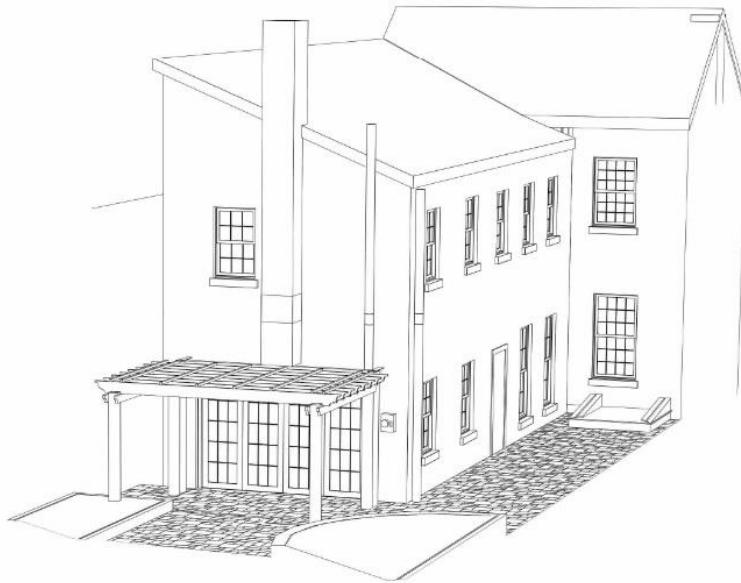
**Figure 3: Rear/west elevation**

As seen in Figure 3, this elevation has undergone numerous changes over time. A close inspection of the brickwork reveals prior openings, various brick replacements and repointing areas, and inconsistent brick bond patterns. Based on a physical inspection and various repair permits issued

between 1932 and 1974, this wall retains little integrity to its original construction. The 2009 building permit referenced above for chimney repair also speaks to the deterioration of the building's brickwork. Staff therefore supports the proposed demolition.

#### Certificate of Appropriateness

The applicant proposes replacing an existing single door on the rear elevation with a wider multi-panel wood doorway just under 7' tall and extending 10' across the center of the first-floor elevation. The proposed new entrance will consist of an inswing wood door at each end with two inoperable full lite panels between them. All glazing complies with the *BAR Policies for Administrative Approval*. A freestanding pergola will be added above this new entrance. The *Design Guidelines* state that "freestanding accessory structures should complement, not compete with, the architecture of the main building." Staff finds that the proposed understated pergola with its simple and tasteful design will do just that. It will not be attached to the building but will include a steel chimney support frame to support the upper retained portion of the chimney. The frame of the pergola will consist of painted cedar and the supports will be steel tubes. See Figure 4 for the proposed elevation. The proposed changes will greatly improve the appearance of this elevation, although it is not visible from a public right of way and therefore does not technically require BAR approval.



**Figure 4: Proposed changes**

Staff therefore recommends approval of the project with the recommendations of Alexandria Archaeology.

**STAFF**

Susan Hellman, Historic Preservation Planner, Planning & Zoning

Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

**III. CITY DEPARTMENT COMMENTS**

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

**Zoning**

F-1 The proposed pergola is less than 10 ft and therefore is allowed within the required side yard. The pergola also counts towards open space.

F-2 The proposed pergola and door replacement and the demolition of the rear wall and a portion of the chimney comply with zoning.

**Code Administration**

C-1 Building permit is required to review.

**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 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)

F-2 If the alley located at the rear of 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 This building was constructed in 1800 and is shown on historical maps as early as 1864. Given the age of the building, it is likely that the property contains archaeological evidence of domestic activities from the early 18<sup>th</sup> century through today.
- R-1 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.
- R-2 The applicant should not allow metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
- R-3 The above statements (in R-1, R-2) must appear in the General Notes of the site plan so that on-site contractors are aware of the requirement.

#### **V. ATTACHMENTS**

- 1 – Application Materials*
- 2 – Supplemental Materials*

ADDRESS OF PROJECT: 119 S Columbus StDISTRICT: ☒ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old BuildingTAX MAP AND PARCEL: 074.02-11-14 ZONING: CD**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: Kari & Paul SteinbergAddress: 119 S. Columbus St.City: Alexandria State: VA Zip: 22314Phone: (703) 343-5242 E-mail: Kari.Steinberg@longandfo**Authorized Agent** *(if applicable):* ☐ Attorney ☒ Architect ☒ Builder  
Name: William Cromley & Stephen duPont Phone: (703) 973-2250  
E-mail: wm.cromley@mindspring  
edra@earthlink.net**Legal Property Owner:**Name: Kari & Paul SteinbergAddress: 119 S Columbus St.City: Alexandria State: VA Zip: 22314

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

- ☐ 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.*
- |   |   |   |                                   |
|---|---|---|-----------------------------------|
| <input type="checkbox"/> awning   | <input type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment             | <input type="checkbox"/> shutters |
| <input checked="" type="checkbox"/> doors   | <input type="checkbox"/> windows                    | <input type="checkbox"/> siding                     | <input type="checkbox"/> shed     |
| <input type="checkbox"/> lighting   | <input checked="" type="checkbox"/> pergola/trellis | <input type="checkbox"/> painting unpainted masonry |                                   |
| <input checked="" type="checkbox"/> other <u>removal of bottom 9' ± of existi</u> |   |   |                                   |
- ☐ ADDITION  
☐ DEMOLITION/ENCAPSULATION  
☐ SIGNAGE

**DESCRIPTION OF PROPOSED WORK:** *Please describe the proposed work in detail (Additional pages may be attached).*

Install new doors w/ sidelites at 1st floor west (rear) wall. Build new pergola.

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**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.

- ☐ <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 have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- ☒ I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- ☒ I, the applicant, or an authorized representative will be present at the public hearing.
- ☒ I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and revised materials.

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

**APPLICANT OR AUTHORIZED AGENT:**

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


Printed Name: Stephen duPont

Date: 22 AUG 2022



# Department of Planning and Zoning

## Floor Area Ratio and Open Space Calculations

as of 12/20/18

**B**

### A. Property Information

A1. 119 S Columbus St CD  
 Street Address Zone

A2. 2486 x 1.25 = 3107.50  
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

### B. Existing Gross Floor Area

<u>Existing Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	416	Basement**	416	B1. 1830 <span style="float: right;">Sq. Ft.</span>
First Floor	915	Stairways**	184	Existing Gross Floor Area*
Second Floor	915	Mechanical**		B2. 184 <span style="float: right;">Sq. Ft.</span>
Third Floor		Attic less than 7***		Allowable Floor Exclusions**
Attic		Porches**		B3. 1646 <span style="float: right;">Sq. Ft.</span>
Porches		Balcony/Deck**		Existing Floor Area Minus Exclusions
Balcony/Deck		Lavatory***		(subtract B2 from B1)
Lavatory***	100	Other**		
Other**		Other**		
B1. <u>Total Gross</u>	2246	B2. <u>Total Exclusions</u>	184	

**Comments for Existing Gross Floor Area**

### C. Proposed Gross Floor Area

<u>Proposed Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	416	Basement**	416	C1. 1830 <span style="float: right;">Sq. Ft.</span>
First Floor	915	Stairways**	184	Proposed Gross Floor Area*
Second Floor	915	Mechanical**		C2. 184 <span style="float: right;">Sq. Ft.</span>
Third Floor		Attic less than 7***		Allowable Floor Exclusions**
Attic		Porches**		C3. 1646 <span style="float: right;">Sq. Ft.</span>
Porches		Balcony/Deck**		Proposed Floor Area Minus Exclusions
Balcony/Deck		Lavatory***		(subtract C2 from C1)
Lavatory***		Other**		
Other		Other**		
C1. <u>Total Gross</u>	2246	C2. <u>Total Exclusions</u>	184	

### D. Total Floor Area

D1. 4124 Sq. Ft.  
 Total Floor Area (add B3 and C3)

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

### E. Open Space

E1. 1091.2 Sq. Ft.  
 Existing Open Space

E2. 870.1 Sq. Ft.  
 Required Open Space

E3. 1091.2 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: \_\_\_\_\_

# 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. Kari & Paul Steinberg	119 S Columbus St	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 119 S 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. Kari & Paul Steinberg	119 S Columbus St	100
2.		
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. Kari & Paul Steinberg	none	none
2.		
3.		

**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.**

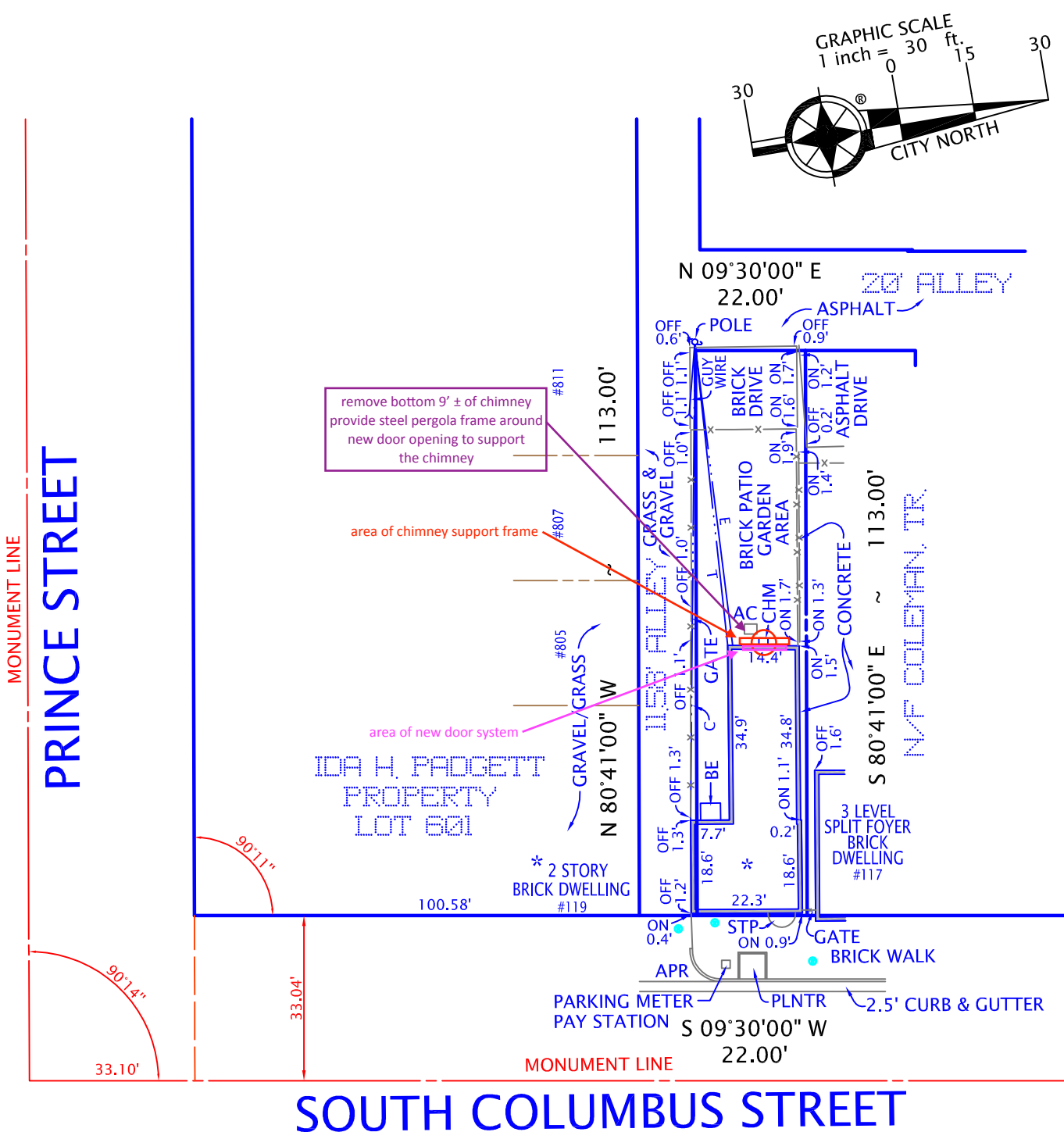
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

22 AUG 20:  
Date

Stephen duPont  
Printed Name

  
Signature

NOTE: FENCES ARE FRAME.



PLAT  
SHOWING HOUSE LOCATION ON  
THE PROPERTY LOCATED AT  
**#119 SOUTH COLUMBUS STREET**

(INSTRUMENT #210013732)

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 30'

APRIL 20, 2022

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.



Ordered by:



**MBH**  
Settlement Group

228 S. Washington Street  
Suite 100  
Alexandria, VA 22314  
PH: 703-739-0100  
Fax: 703-739-8339



# DOMINION

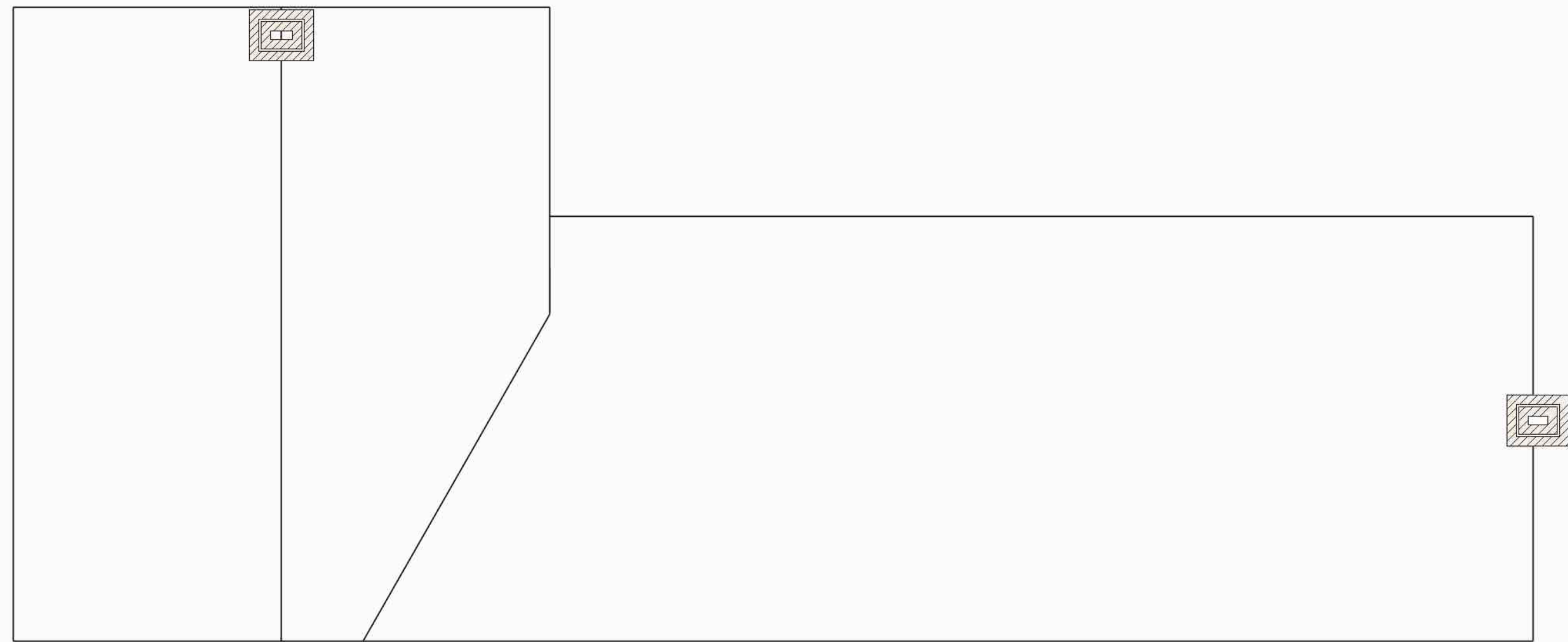
Surveyors  
Inc.®

8808-H PEAR TREE VILLAGE COURT  
ALEXANDRIA, VIRGINIA 22309  
703-619-6555  
FAX: 703-799-6412





CELLAR



ROOF

William Cromley  
Design/Development  
426 N Columbus St  
Alexandria, VA 22324  
703-973-2250  
wm.cromley@mindspring.com

Remodeling @ Interior  
And Garden Facade

119 S Columbus St  
&  
Smugglers Alley  
Alexandria, VA 22314

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The drawings and specifications and the ideas,  
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are and shall remain the property of the  
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No part thereof shall be copied, disclosed to  
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project or by any other person for any purpose  
other than for the specific project for which they  
have been prepared and developed without the  
written consent of the Architect. Visual contact  
with these drawings or specifications shall  
constitute conclusive evidence of acceptance of  
these restrictions.

sdpra@earthlink.net

STEPHEN DUPONT, JR. RA  
ARCHITECTS  
5159 Fulton St., NW  
Washington, DC  
20016  
(202) 487-0500

Seal

8	8/22/22	DD>BAR
7	8/12/22	22 0812 progress
5	8/6/22	Progress/3-file
4	8/5/22	DD/Progress for approval
3	8/3/22	DD/Progress per comments
2	7/28/22	DD/Progress
1	7/15/22	PD/Complete existing, set up file

Mark	Date	Issue Note
Title		
Existing / Demolition		
CELLAR & ROOF		

Proj

Revision

Proj Date

Dwn

Ck

Scale

119

15/JUL/22

19 JUL 2022

FA

Drawing No.

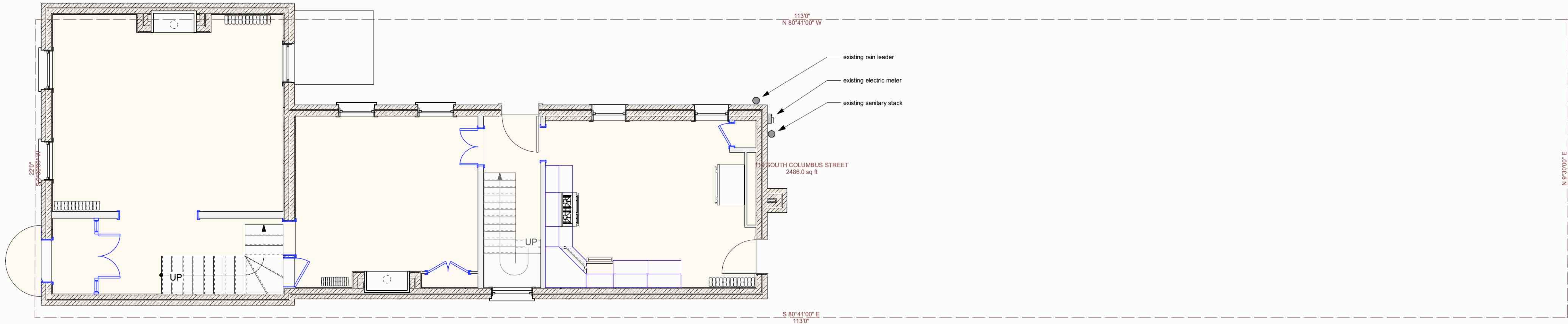
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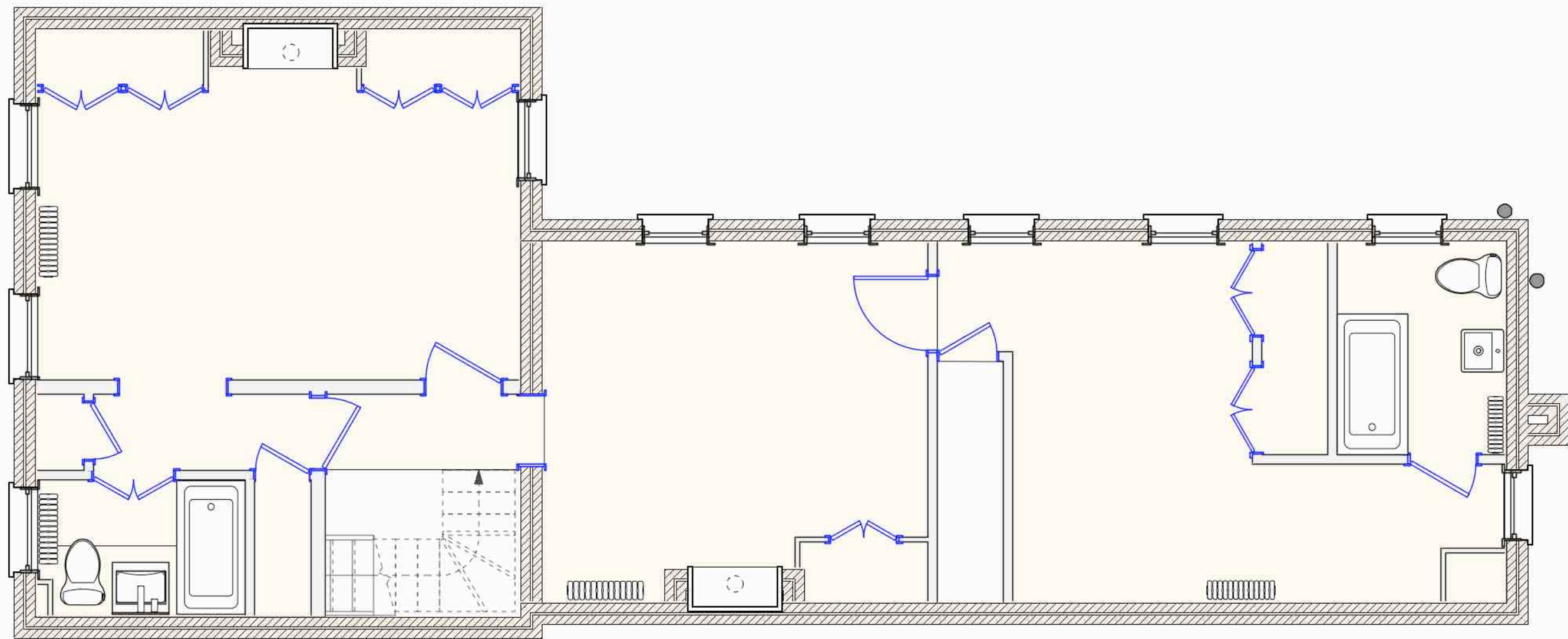
119 22 0714 PD.vwx

of Total Sheets





FIRST



SECOND

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## Remodeling @ Interior And Garden Facade

119 S Columbus St  
&  
Smugglers Alley  
Alexandria, VA 22314

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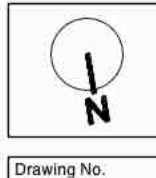
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1	7/15/22	PD/Complete existing, set up file

Mark Date Issue Note

Title  
Existing / Demolition  
First & Second

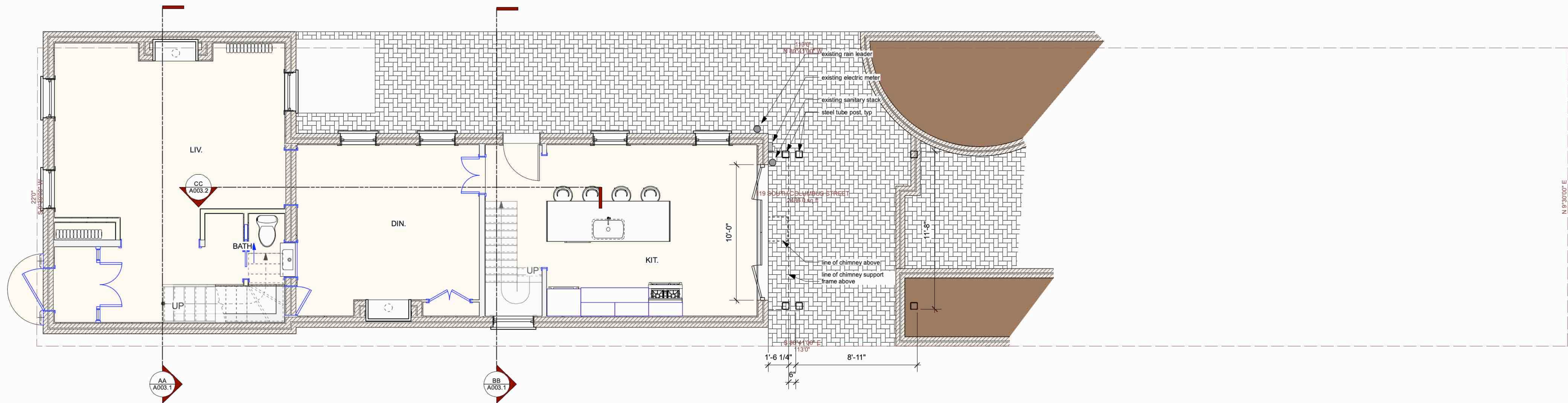
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Revision 02/09/15  
Proj Date 15 JUL 2022  
Dwn JS  
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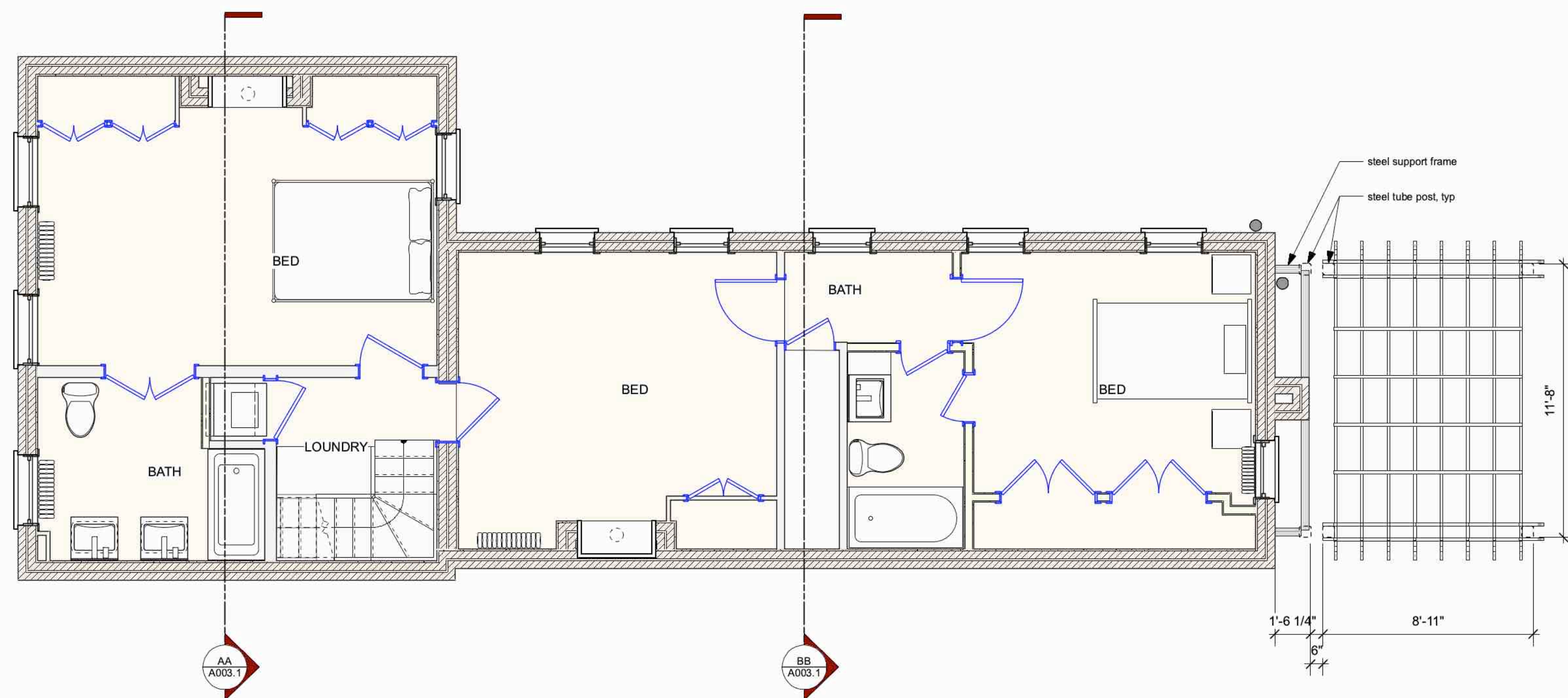
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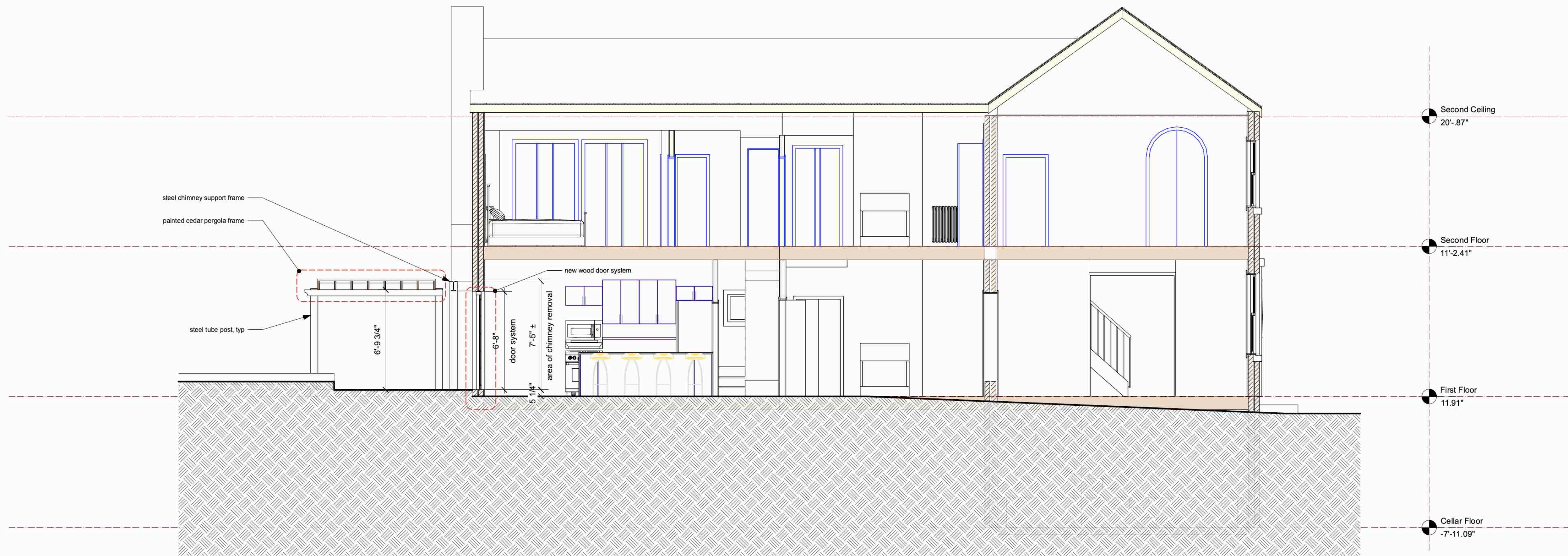
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Proposed  
Footings & Foundation

Proj 119  
Revision 02/09/15  
Proj Date 19 NOV 2019  
Dwn JS  
Ck  
Scale  
Drawing No. A002.2  
File Name: 119 22 0714 PD.vwx  
of Total Sheets





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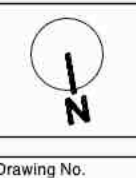


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Mark Date Issue Note

Title  
**BUILDING SECTION**

Proj 119  
Revision 02/09/15  
Proj Date 19 NOV 2019  
Dwn JS  
Ck  
Scale 1/4" = 1'-0"



File Name:  
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Drawing No.  
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of Total Sheets



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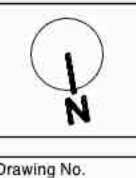
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Mark Date Issue Note

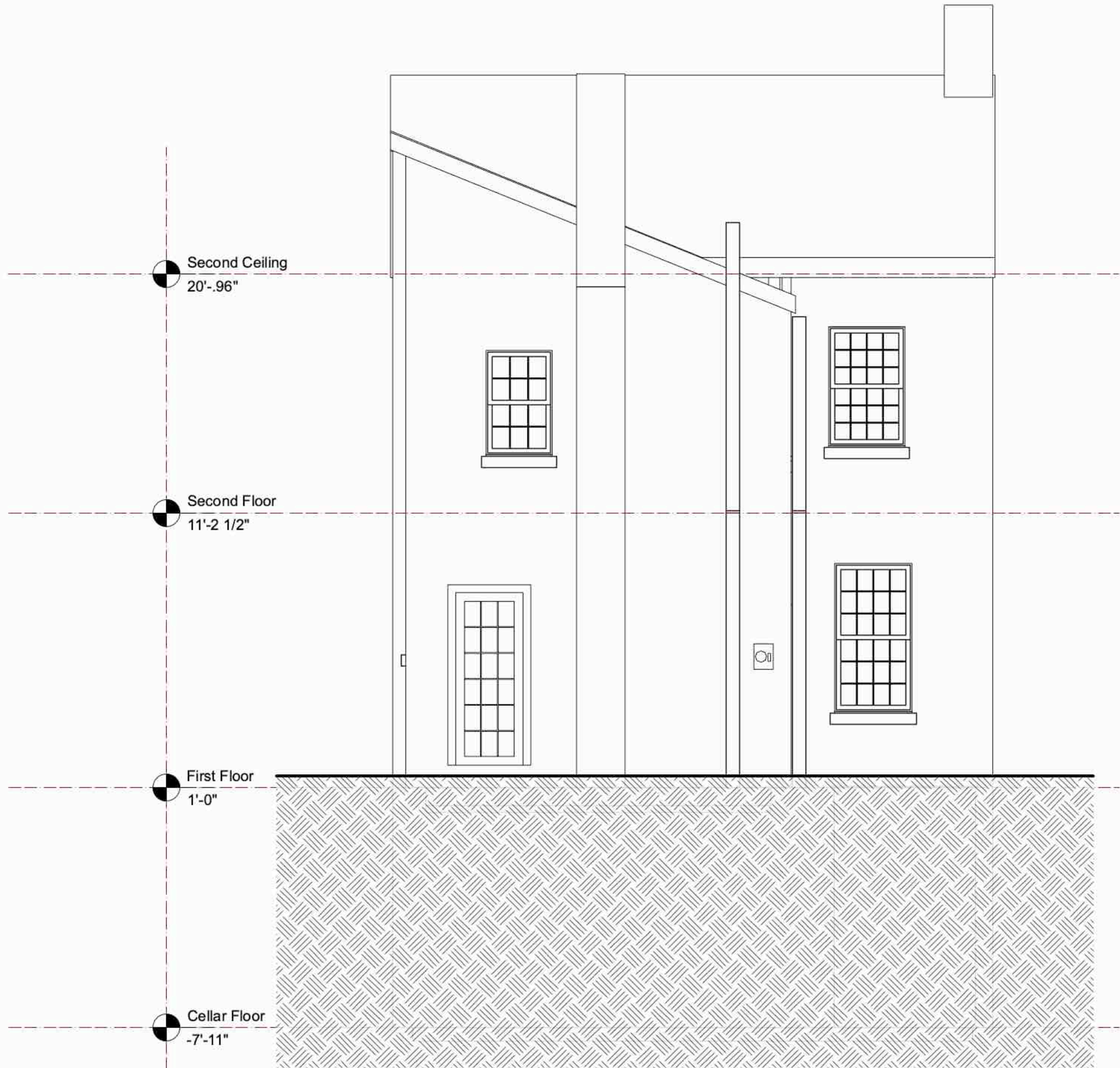
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Elevations  
Existing

Proj 119  
Revision 02/09/15  
Proj Date 19 NOV 2019  
Dwn JS  
Ck  
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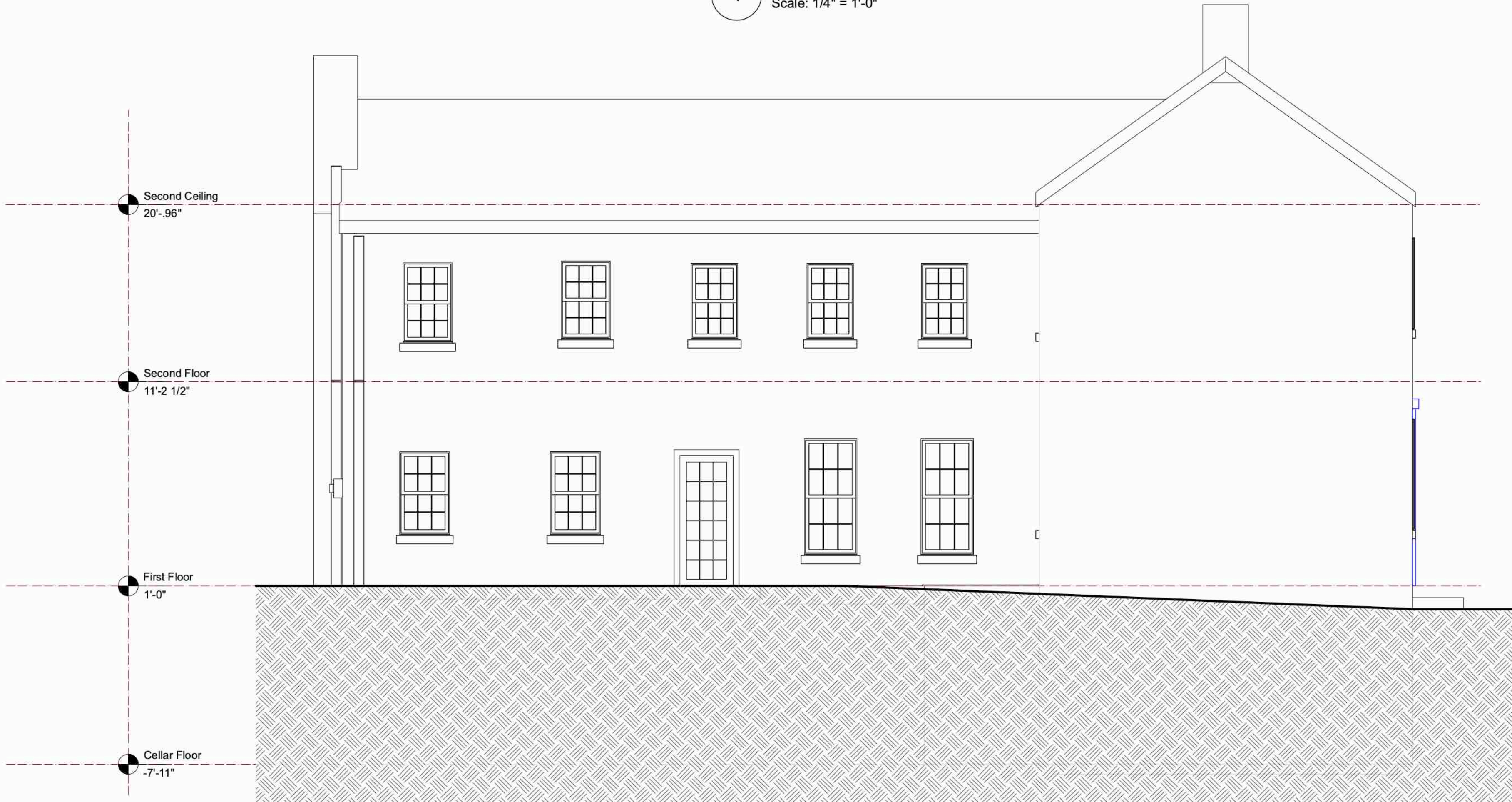


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Drawing No.  
Aoo4.I  
of Total Sheets



1 Elevation East  
Scale: 1/4" = 1'-0"



2 Elevation South  
Scale: 1/4" = 1'-0"



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Mark	Date	Issue Note
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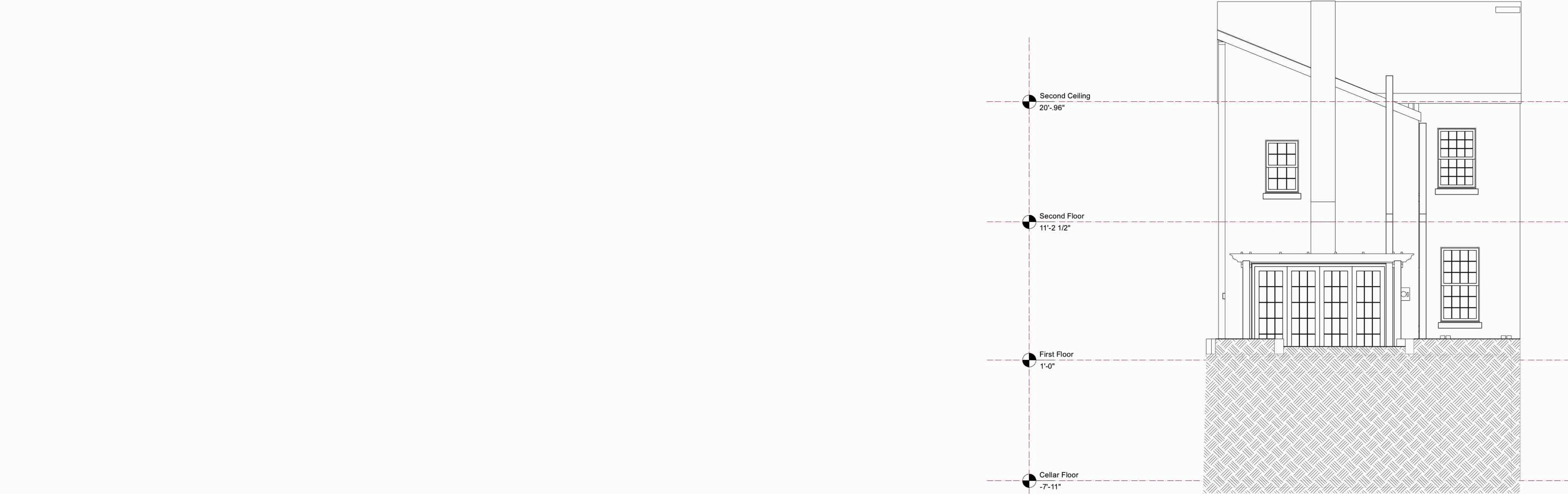
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Elevations Proposed

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Revision	02/09/15
Proj Date	19 NOV 2019
Dwn	JS
Ck	
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Drawing No.

A004.2

of Total Sheets



1 Elevation West  
Scale: 1/4" = 1'-0"



2 Elevation South  
Scale: 1/4" = 1'-0"





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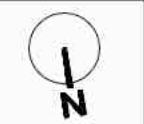
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Mark	Date	Issue Note
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Title
Perspective

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Revision	02/09/15
Proj Date	19 NOV 2019
Dwn	JS
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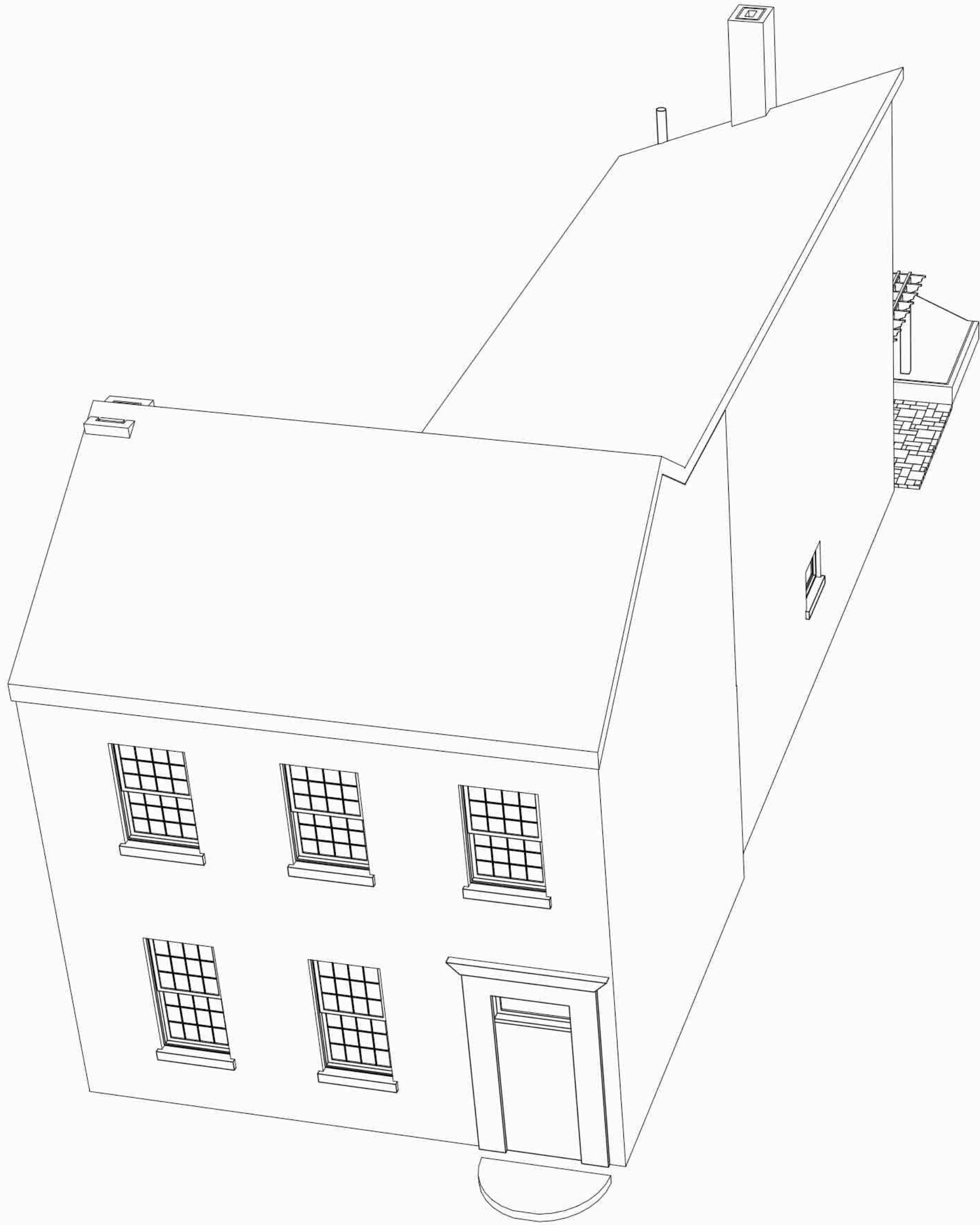
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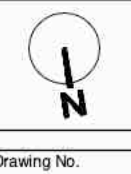
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Mark	Date	Issue Note
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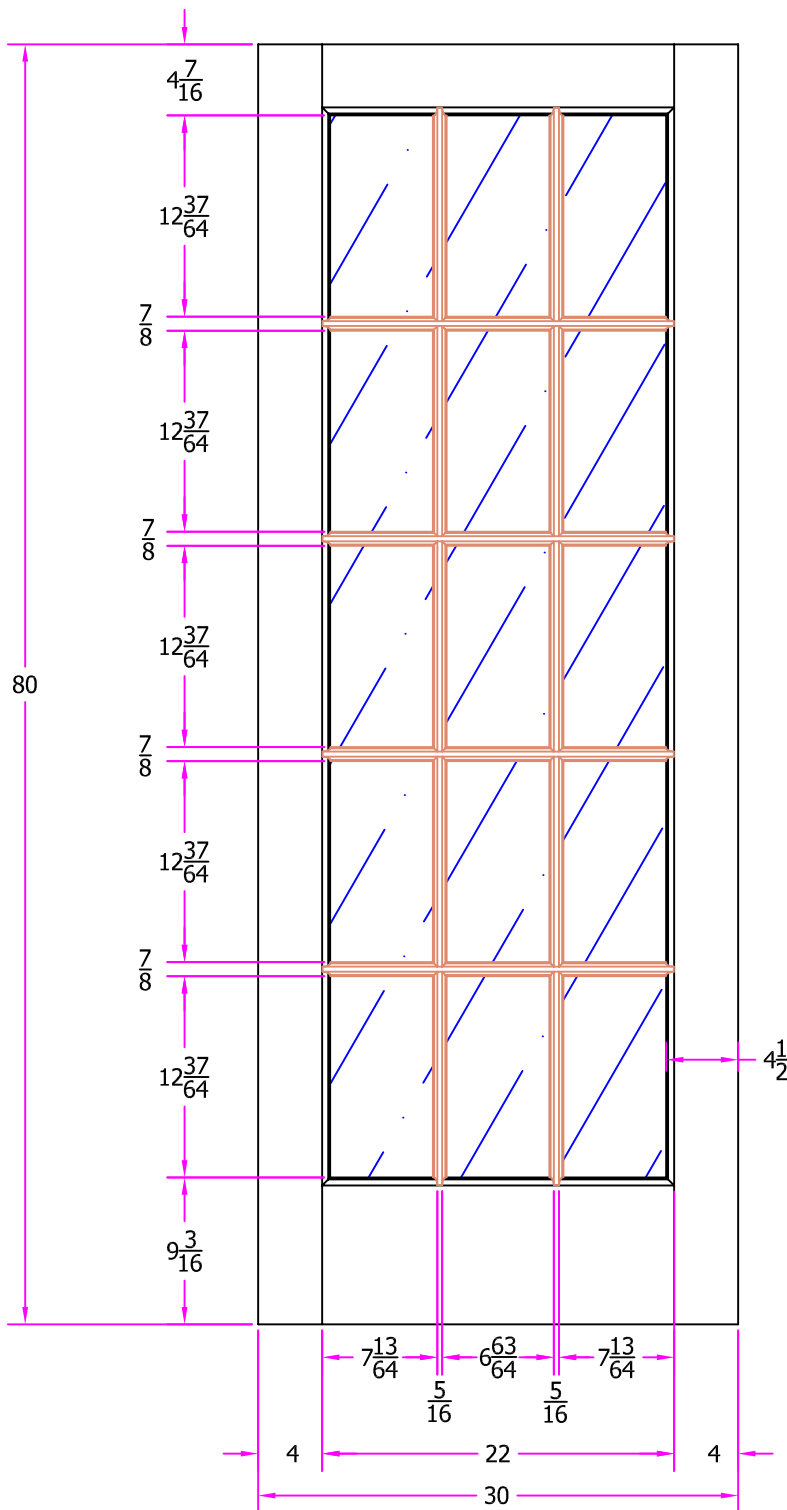
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Proj Date	19 NOV 2019
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Drawing No.  
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of Total Sheets



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#### Revisions

Rev. #	Description	Date	by Whom

TITLE **7015 2/6 x 6/8**  
**Customer Layout**

DRAWING NO. **D-7015-206-608-0700-SDL**

LAYOUT **00** SCALE **NTS** PATTERN # **7001**

DRAWN BY: **J. Decker** DATE **04/14/2009**

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- Performance Series® Upgrades
- Nantucket Collection™
- Mastermark® Collection
- Artist Collection®
- Craftsman Collection
- Bungalow Series®
- Builder's Advantage Series®
- Selects Series
- Traditional Exterior Doors
- Exterior Barn Doors
- Contemporary Exterior Doors
- Exterior French & Sash Doors

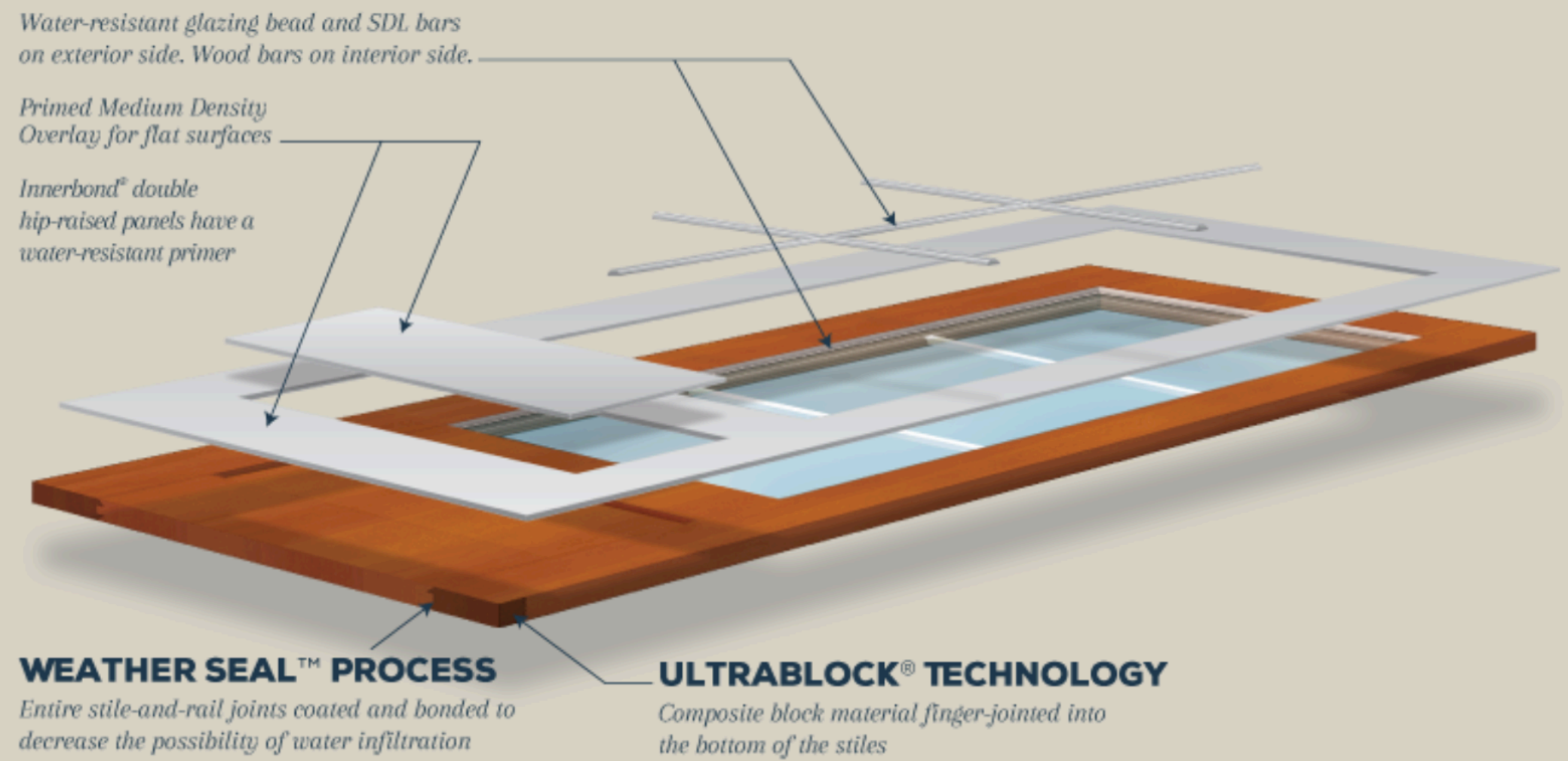
▼ Interior

- Interior Panel & Bifold Doors
- Interior Barn Doors
- Interior French Doors
- Redi-Prime® Doors
- MDF Interior Doors
  - Bravo Stile and Rail MDF Doors
  - Infinity MDF Doors
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