

Docket Item # 3 & 4
BAR CASE # 2016-00233 &
2016-00234

BAR Meeting
July 27, 2016

ISSUE: Permit to Move, Remove, Encapsulate or Demolish and Certificate of Appropriateness

APPLICANT: William Cromley

LOCATION: 530 North Columbus Street

ZONE: RB / Residential

STAFF RECOMMENDATION

Staff recommends approval with the following conditions:

1. All new and replacement windows, doors, and shutters must comply with BAR regulations.
2. All exterior finishes and materials must comply with BAR regulations. The applicant will ensure that the façade's ornamental details are kept in situ.
3. The statements in the archaeology conditions below shall appear in the General Notes of all construction documents 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.

GENERAL NOTES TO THE APPLICANT

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a stamped 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.
2. **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.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire 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, 703-838-4360 for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official 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.



BAR2016-00233 & BAR2016-00234



Note: Staff coupled the applications for a Permit to Demolish (BAR #2016-0233) and Certificate for Appropriateness (BAR #2016-0234) for clarity and brevity.

I. ISSUE

The applicant is requesting a Permit to Demolish for the capsulation of the historic rear wall elevation of 530 N. Columbus; as well as the partial demolition of an existing, non-historic (ca. 2007) rear addition which was not approved by BAR; and a patio structure, in which a large shed roof is supported by two columns and a cross beam.

The applicant is also seeking a Certificate of Appropriateness for the construction of a new, two-story, flat roof rear addition in the footprint of the existing covered patio. It will be composed of high-quality modern materials: the columns are fiberglass, while the panels beneath the windows will be wood frame with an inset fiber-cement panel. The addition's ten windows will be wood casements with simulated true divided light (TDL) muntins. The two French doors will also be wood with similar glazing. The color of the addition will be Benjamin Moore China White, while the proposed shutters will be Black Forrest Green.

The south elevation of the addition will be partially and obliquely visible from North Columbus Street over the privacy fence and through the side garden. The west (rear) elevation of the addition will not be visible from any public right-of-way.

In addition, the applicant would like to replace all 13 existing 6-over-6 sash windows on the historic house's façade and side (south) elevation with new 2-over-2 sash windows. The existing windows are not original to the house and are not appropriate to the house's Victorian style/period. The replacement windows will be wood, double-hung, double-pane with simulated true divided light (TDL) muntins. The applicant will ensure that the details on the façade are kept in situ. Any window replacement on the façade or side elevation of the historic building must comply with applicable BAR regulations for this Early Parker-Gray house.

II. HISTORY

The three-bay, rectangular house at 530 N. Columbus Street has a simple vernacular form, but the façade is adorned with highly decorative detailing – such as an exuberant cornice and frieze as well as ornamental door and window surrounds – that is stylistically characteristic of the Victorian period, particularly the Queen Anne Style (ca. 1880-1910) or Folk Victorian (ca. 1870-1910). This type of house is often affectionately referred to as a “Painted Lady” due to the ornamentation and color scheme. The house's footprint appears on Griffith M. Hopkins' 1877 *City Atlas of Alexandria, Va.*, which suggests a construction date in either the **middle or the third quarter of the 19th century**.

This frame, two-story residential unit is a single family detached structure with an abutting wall on the north side. Its footprint first appears in Hopkins' *Atlas* as a simple, rectangular dwelling abutting its L-shaped neighbor. The footprint remains unchanged between the 1902 and 1921 Sanborn surveys, by which time a one-story rear porch was added; this slightly amended footprint remained unaltered through all subsequent Sanborn surveys (through 1996). Circa 2007, the property owner demolished the small rear porch and erected an attached “gazebo.”

This was done without BAR approval, and a complaint against Mary H. McMillan was lodged on 8 March 2007.¹

The only alteration/repair permit issued to the owner of 530 N. Columbus Street during the Interwar era was in regard to “replacing old worn boards,” suggesting that the wooden clapboard was deteriorating.² Mary E. Fleming’s permit describes the house as a two-story residence measuring 22 feet by 60 feet and capped with a tin roof. In 1959, however, owner J. L. Batcheller undertook extensive interior remodeling and exterior renovations. His permit described the house as having “bad” and “loose” siding with a “front cornice rotten” that “appears ready to fall off;” a leaking roof; a “bad” chimney; “bad” windows, “few [that] may be repaired by most should be replaced;” a “bad” ceiling joist near the chimney; a shaky kitchen floor that needed reinforcing; and “very bad” plaster in the kitchen, bathroom, and one bedroom. His application for an alteration/repair permit detailed his plans to install a new bathroom on the second floor, in the rear; modernize the kitchen; reinforce the kitchen floor with 2x10’18” joists and renew the piers in the basement; patch the plasterwork; cut a window in the west wall of the kitchen; repair or replace other windows; repair the roof as needed with new sheathing; and apply decorative asphalt siding.³ The following year, owner Howard Pritchett applied for a permit to further excavate the basement and pour a cement floor while underpinning the existing walls of the frame structure.⁴ Another permit was issued to Henry Loomis for this address in 1978, the scope of work unknown.

III. ANALYSIS

Permit to Demolish

In considering a Permit to Demolish, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-205(B):

Standard	Description of Standard	Standard Met?
(1)	Is the building or structure of such architectural or historic interest that its removal 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 an 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 and protect an historic place or area of historic interest in the city?	No
(5)	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	No

¹ Complaint for Zoning (COM2007-00056) from 8 March 2007 against Mary H. McMillan.

² City of Alexandria Alteration/repair Permit #1643 from 6 May 1936 for 530 N. Columbus St.

³ City of Alexandria Alteration/repair Permit #14891 from 20 April 1959 for 530 N. Columbus St.

⁴ City of Alexandria Alteration/repair Permit #16700 from 21 November 1960 for 530 N. Columbus St.

	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 to live?	
(6)	Would retention of the building or structure help maintain the scale and character of the neighborhood?	No

Staff has no objection to the proposed capsulation of the west elevation of the historic house and the demolition of the non-historic rear addition which is not in BAR compliance. The BARs routinely permit capsulation of rear elevations, so long as there is no loss of material of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty. The rear of this property is very simple, has previously been altered and does not possess the high style character defining features of the front.



Figures 1 and 2: front and rear elevations of 530 N Columbus Street

Certificate of Appropriateness for an Addition

Regarding residential additions, the *Design Guidelines* state the Board’s preference for “contextual background buildings which allow historic structures to maintain the primary visual importance,” and for “designs that are respectful of the existing structure...” In summation, “... the Boards seek to promote compatible development that is, at once, both responsive to the needs and tastes of [contemporary times] while being compatible with the historic character of the districts.”

The proposed addition’s design vocabulary appropriates the motifs of an enclosed porch or examples of heavily-glazed garden structures, such as orangeries – which is reflected in the architect’s decision to call the addition’s first-floor space a ‘garden room.’ This is fitting, as the fenestrated addition looks out onto an attractive patio and garden space. The architect has submitted images of design precedents with his application which he used as inspiration through the design process:



Figures 3 and 4: examples of side and rear porch additions on Princess St. and Oronoco St.

The architect's decision to make the rear addition a two-story, fenestrated volume is closely aligned with the example at 428 North Columbus Street, while the classical detailing directly references the architect's submitted image of an orangerie:





Figures 5 and 6: example of two-story rear porch addition at 428 N. Columbus St. and an unidentified orangerie

Staff supports the proposed addition, finding the scale and mass appropriate for the structure; in fact, the footprint of the addition (19 feet by 18 feet, 9.5 inches) is not significantly larger than the present over-sized patio cover (16 feet, 6 inches by 17 feet, 8 inches), while the flat roof will not project over the historic structure's existing shed roof. The use of modern materials will visually differentiate the modern addition from its historic core and the architect's choice of a Classical design vocabulary will equally contrast to the vernacular Victorian architectural design of this simple townhouse. The proposed rear addition will clearly read as distinct from and subservient to the historic townhouse. Although the width of the addition matches the width of the main block, the change in materials and fenestration, in addition to a low roofline, allow this addition to function as a background element.

The proposed materials are generally consistent with the Board's adopted policies. Although the BAR regularly approves high-quality composite and synthetic trim, as well as fiber-cement siding, the Board's policy does require the siding to be smooth rather than wood-grained. The proposed wood windows are consistent with the *Window Policy* for new construction but the glazing must not be reflective or tinted. And while high quality wood shutters are encouraged, high-quality composite shutters are also acceptable as long as they are constructed of a solid, millable material with a smooth or subtle wood grain surface and are field painted.

Staff recommends approval of the addition with the conditions noted above.

STAFF

Catherine K. Miliaras, Historic Preservation Planner, Planning & Zoning
Heather N. McMahon, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning Comments

- C-1 Applicant must submit a plat with the proposed addition shown.
- C-2 Applicant must indicate the height of the existing cellar door. To be included in open space, the height must be less than 2' from grade.
- C-3 Staff calculates approximately 1,607.5 square feet of open space still in compliance with the required 800 square feet of open space. Applicant should revise the open space calculation.
- C-4 The proposed addition measures 19' by 18.79' a total of 357.01 square feet per floor. The addition will continue to comply, by the FAR calculations must be updated.
- C-5 Applicant must indicate demonstrate on the floor plans the areas that are listed as "other exclusions.
- C-6 Applicant must submit a set of plans that are to scale. Staff cannot determine height and confirm zoning compliance without scaled drawings.
- C-7 Applicant should show the location of any new HVAC equipment. Roof top equipment must be screened or receive waiver of screening. Ground mounted units will detract from open space.
- F-1 Within the historic districts, a lot which is at least 25 feet but less than 35 feet wide shall provide one side yard of at least five feet. The proposed addition maintains the one required five foot setback.

Code Administration

- C-1 A building permit, plan review and inspections are required for this BAR application prior to the start of construction.

Transportation and Environmental Services

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition. (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, Permitting and 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

No comments received.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR 2016-0233 & 2016-0234: 530 North Columbus Street

ADDRESS OF PROJECT: 530 N. Columbus St.

TAX MAP AND PARCEL: 64.02 02 18 ZONING: RB

APPLICATION FOR: (Please check all that apply)

X CERTIFICATE OF APPROPRIATENESS

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

Name: William Cromley

Address: 426 N. Columbus St.

City: Alexandria State: VA Zip: 22314

Phone: 703-973-2250 E-mail: wm.cromley@mindspring.com

Authorized Agent (if applicable): Attorney Architect

Name: Phone:

E-mail:

Legal Property Owner:

Name: William Cromley

Address: 426 N. Columbus St.

City: Alexandria State: VA Zip: 22314

Phone: 703-973-2250 E-mail: wm.cromley@mindspring.com

- 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.

Application Materials
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6/30/16

NATURE OF PROPOSED WORK: Please check all that apply

- NEW CONSTRUCTION
- EXTERIOR ALTERATION: Please check all that apply.
 - awning
 - doors
 - lighting
 - other _____
 - fence, gate or garden wall
 - windows
 - pergola/trellis
 - HVAC equipment
 - siding
 - painting unpainted masonry
 - shutters
 - shed
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

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

Replace windows and build an addition.

Demolish patio roof, encapsulate rear wall with addition.

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.

Electronic copies of submission materials should be submitted whenever possible.

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.

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Additions & New Construction: *Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 5 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. 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.

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ALL APPLICATIONS: *Please read and check that you have read and understand the following items.*

- X 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.)
- X 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.
- X I, the applicant, or an authorized representative will be present at the public hearing.
- X I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 5 sets of 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: 6/27/16

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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 ten 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	426 N. Columbus St. Alexandria, VA 22314	100%
2.			
3.			

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____ (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten 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	426 N. Columbus St. Alexandria, VA 22314	100%
2.			
3.			

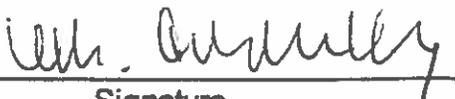
3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the 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. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

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.		
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.

6/27/16	William Cromley	
Date	Printed Name	Signature
		Application Materials BAR2016-00233 530 N. Columbus St 6/30/16



DEPARTMENT OF PLANNING AND ZONING FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

A. Property Information

A1. Street Address 530 N. Columbus St. Zone RB
 A2. 2,900 x .75 = 2,175
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	748.8	Basement**	748.8
First Floor	748.8	Stairways**	66
Second Floor	748.8	Mechanical**	16
Third Floor		Other**	295.48
Porches/ Other	336.48	Total Exclusions	1,126.28
Total Gross *	2582.88		

B1. Existing Gross Floor Area *
2,582.88 Sq. Ft.
 B2. Allowable Floor Exclusions**
1,126.28 Sq. Ft.
 B3. Existing Floor Area minus Exclusions
1,456.60 Sq. Ft.
 (subtract B2 from B1)

C. Proposed Gross Floor Area (does not include existing area)

Proposed Gross Area*		Allowable Exclusions	
Basement		Basement**	
First Floor	356.25	Stairways**	24
Second Floor	356.25	Mechanical**	
Third Floor		Other**	
Porches/ Other		Total Exclusions	24
Total Gross *	712.50		

C1. Proposed Gross Floor Area *
712.50 Sq. Ft.
 C2. Allowable Floor Exclusions**
24 Sq. Ft.
 C3. Proposed Floor Area minus Exclusions
688.50 Sq. Ft.
 (subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 2,145.10 Sq. Ft.
 D2. Total Floor Area Allowed by Zone (A2) 2,175.00 Sq. Ft.

*Gross floor area is the sum of all gross horizontal areas under roof, 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.

If taking exclusions other than basements, floor plans with excluded areas must be submitted for review. Sections may also be required for some exclusions.

F. Open Space Calculations

Existing Open Space	1,796
Required Open Space	800
Proposed Open Space	1,751

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: Wm. O'Connell Date: 6/27/16

To: Heather McMahon
Subject: RE: 530 N. Columbus: questions and clarifications needed on your BAR application

From: William Cromley [<mailto:wm.cromley@mindspring.com>]
Sent: Wednesday, July 20, 2016 4:57 PM
To: Heather McMahon
Subject: Re: 530 N. Columbus: questions and clarifications needed on your BAR application

Heather,

Sorry for the omissions. I would like to replace all 13 existing 6 over 6 windows with new 2 over 2 windows. The existing windows are not original and are not appropriate to the style/era of the house. The replacement windows will be wood, double hung, double pane w/ simulated TDL muntins.

The windows & doors of the addition will be wood; the windows will be casements w/ simulated TDL muntins. The columns are fiberglass, and the panels beneath the windows are wood frame with an inset fiber-cement panel. The color of the addition is Benjamin Moore China White, the shutters are Black Forrest Green.

Please let me know if you have any other questions.

Thanks,

Bill

William Cromley
426 N. Columbus Street
Alexandria, VA 22314
703-973-2250
wm.cromley@mindspring.com

On Jul 20, 2016, at 2:42 PM, Heather McMahon <Heather.McMahon@alexandriava.gov> wrote:

Hi Bill,

I'm sorry I hadn't gotten to this while you were in the office just now – I could have asked you in person!

I'm currently writing the staff report about your proposed project at 530 N. Columbus, and I find your application is missing some key details. Firstly, in the *description of proposed work section*, you write that you wish to "replace windows" -- which ones, how many, and with what?

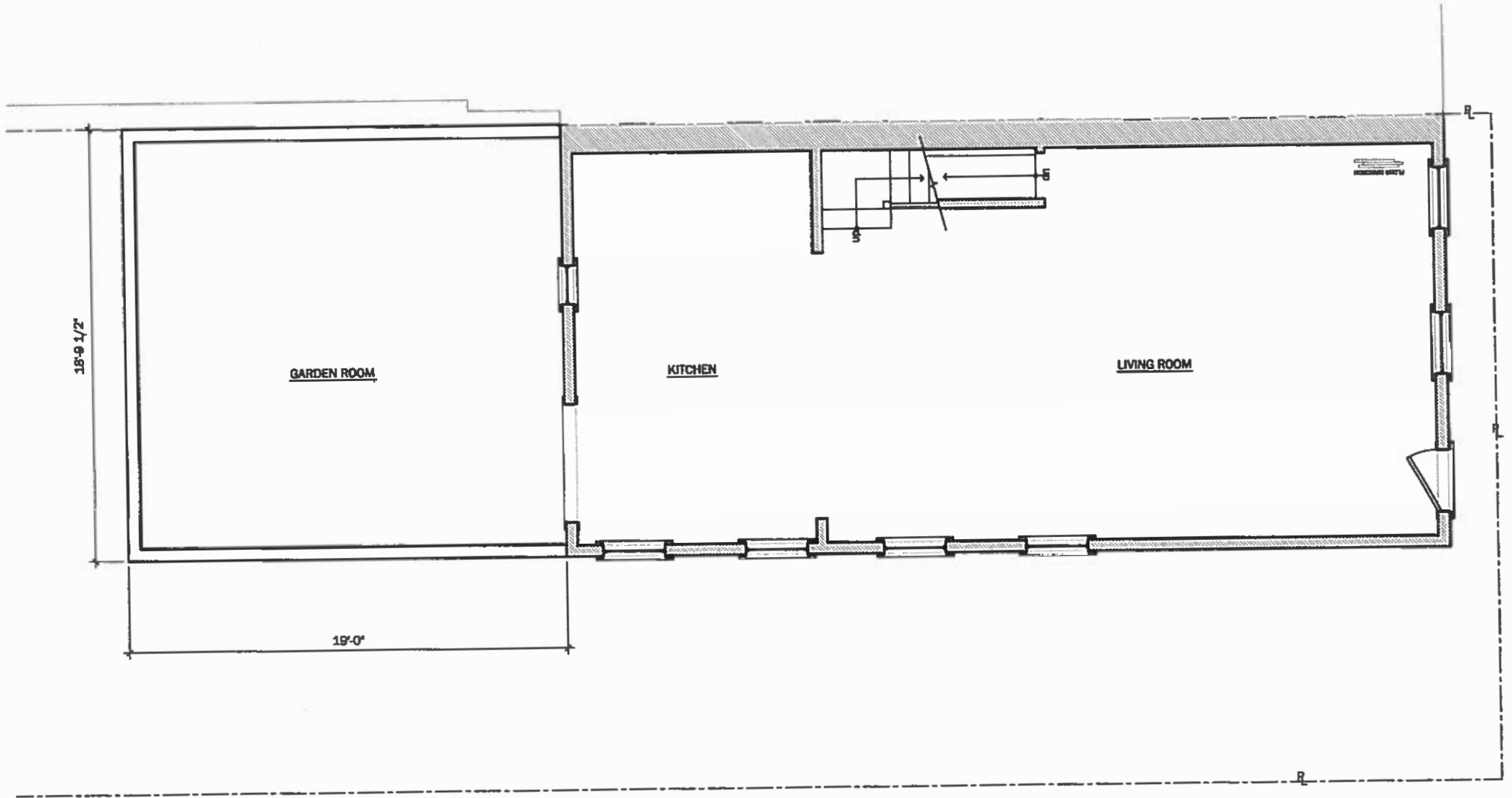
Secondly, in regards to the addition, you don't state either in the application or on the submitted drawings what colors or materials you plan to use and you don't include any specs for the windows or doors. The image below is from the *Additions & New Construction* section of the application:

<image003.png>

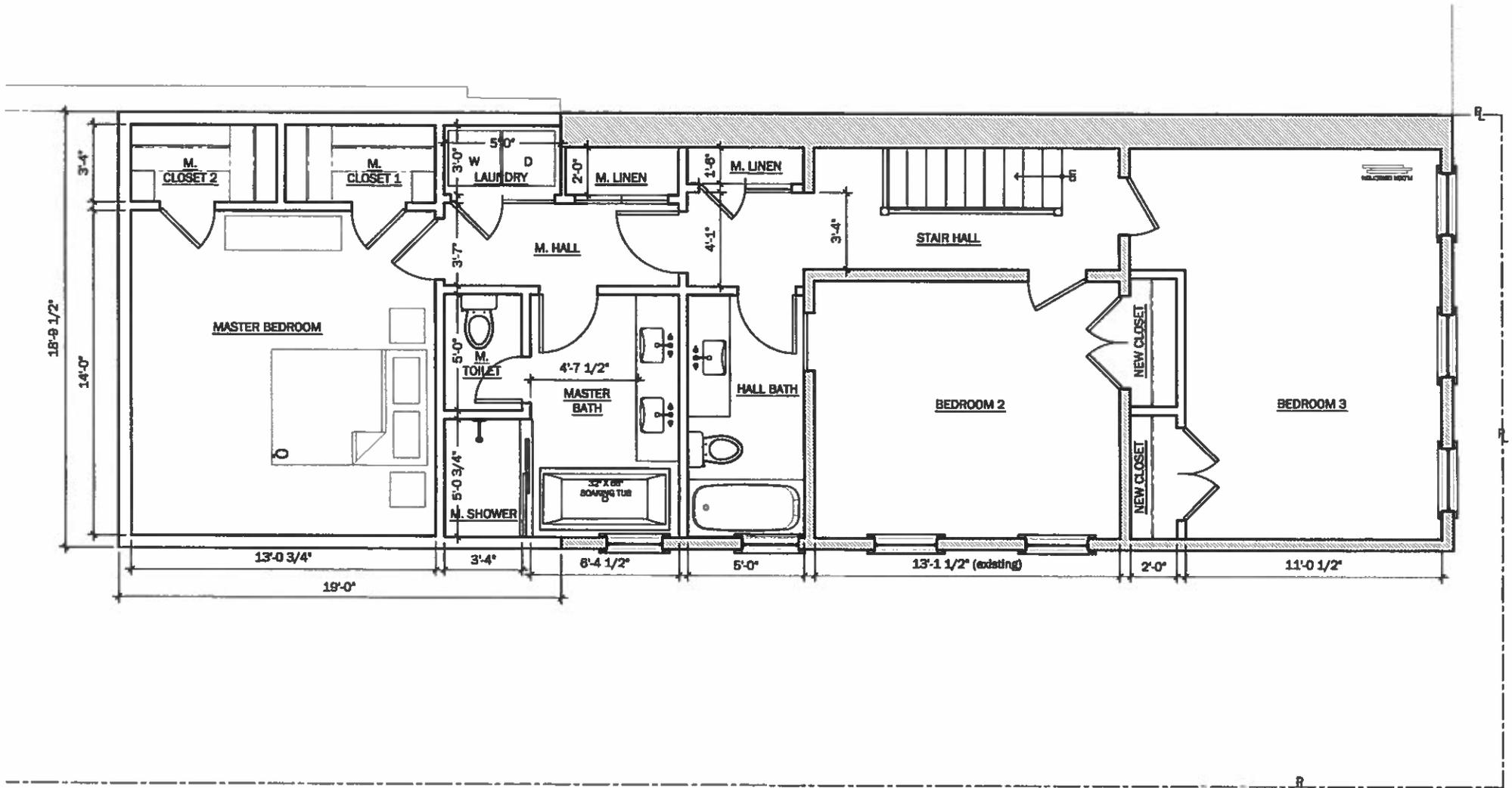
Please let me know your plans vis-à-vis materials and specs as soon as possible so that I can include it in my staff report.

Thanks,

Heather McMahon
Historic Preservation Planner
Department of Planning & Zoning
301 King Street
Alexandria, VA 22314
703.746.3870
Heather.McMahon@alexandriava.gov



Application Materials
BAR2016-00233 /234
530 N. Columbus St
6/30/16



Application Materials
 BAR2016-00233 /234
 530 N. Columbus St
 6/30/16

Application Materials
BAR2016-00233 /234
530 N. Columbus St
6/30/16



Erin May, Architect

erin@erinmayarch.com
703.836.0088



William Crowley Design / Development
426 N. Columbus Street
Alexandria, Virginia 22314

REAR (WEST) ELEVATION - PROPOSED

530 N. Columbus St. Alexandria Virginia
6/18/2016 - Schematic Design BAR Review
Scale: 1/4" = 1'-0"

A-2

Application Materials
BAR2016-00233 /234
530 N. Columbus St
6/30/16



Erin May, Architect

erin@erimayarch.com
703.636.6666

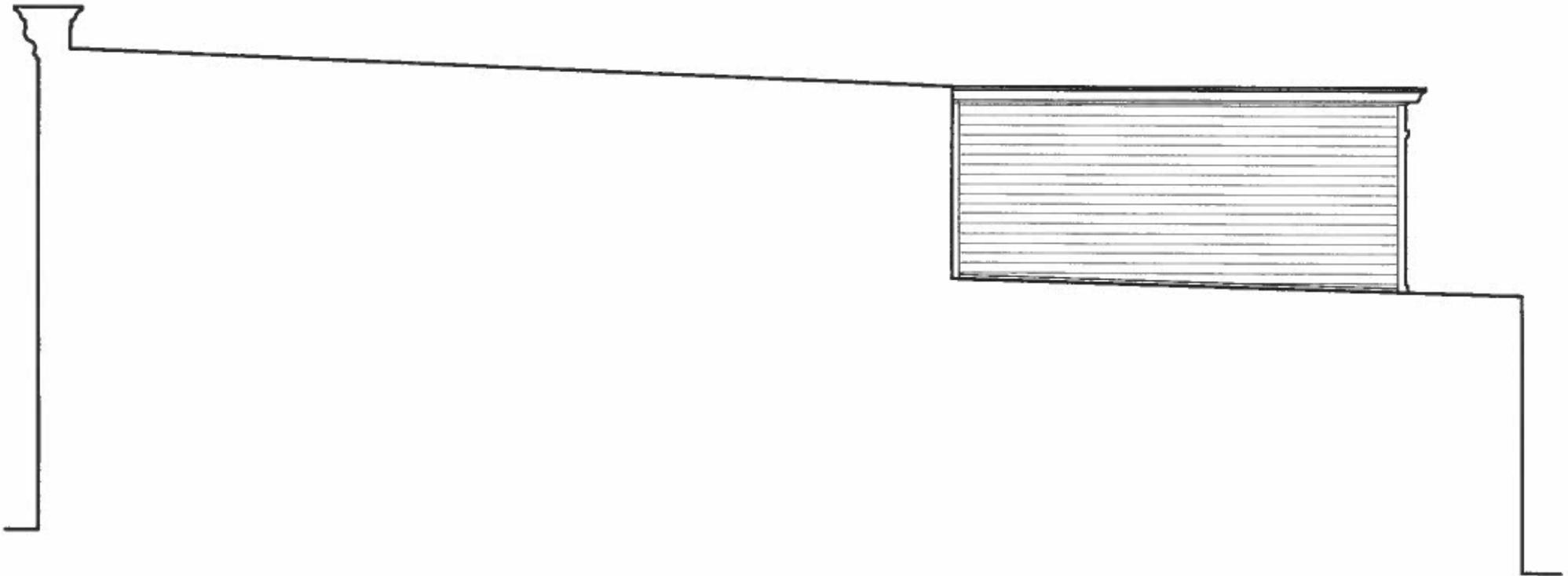
William Cromley Design / Development
426 N. Columbus Street
Alexandria, Virginia 22314

LEFT SIDE (SOUTH) ELEVATION - PROPOSED

530 N. Columbus St. Alexandria Virginia
6/16/2016 - Schematic Design BAR Review
Scale: 1/4" = 1'-0"

A-1

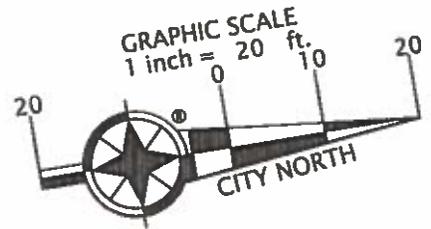
Application Materials
BAR2016-00233/234
530 N. Columbus St
6/30/16



<p>Erin May, Architect erin@erinmayarch.com 703.836.8068</p> 	<p>William Cronley Design / Development 426 N. Columbus Street Alexandria, Virginia 22314</p>	<p>SIDE (NORTH) ELEVATION - PROPOSED</p>	<p>530 N. Columbus St. Alexandria Virginia 6/16/2016 - Schematic Design BAR Review Scale: 1/4" = 1'-0"</p>	<p>A-3</p>
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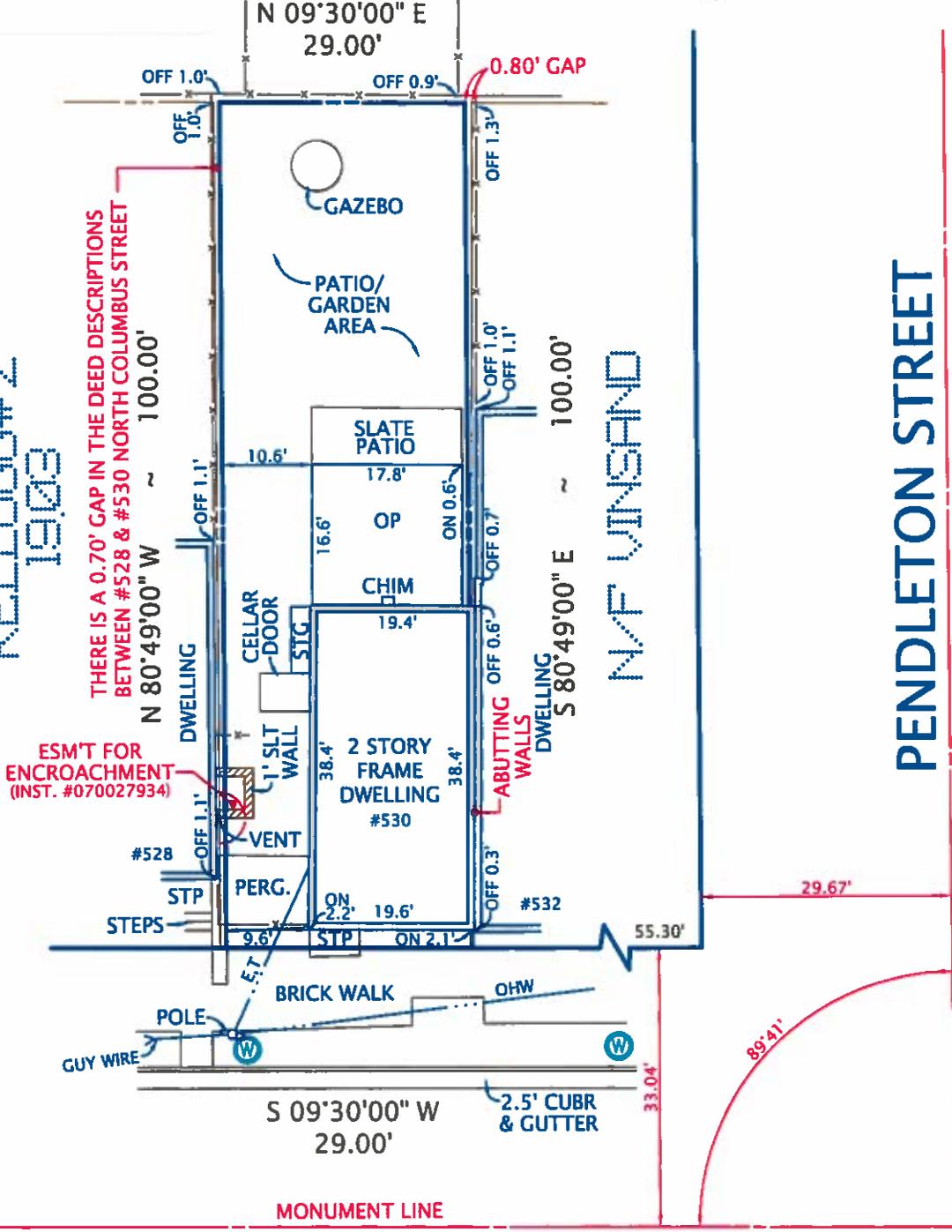
- NOTES: 1. FENCES ARE FRAME.
 2. TOTAL AREA = 2,899 SF.

Application Materials
 BAR2016-00233/234
 530 N. Columbus St
 6/30/16



F ACKERMAN

KELLOGG#2
1983



NORTH COLUMBUS STREET

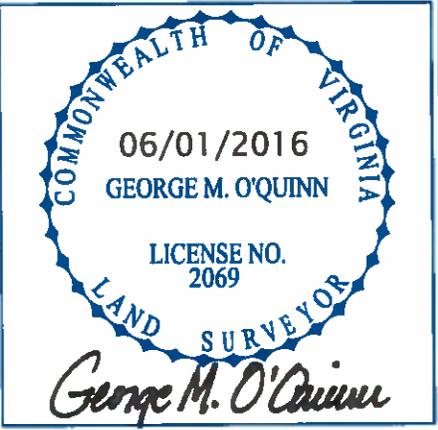
PLAT
 SHOWING HOUSE LOCATION ON
 THE PROPERTY LOCATED AT
#530 NORTH COLUMBUS STREET

(INST. #010008273)
CITY OF ALEXANDRIA, VIRGINIA
 SCALE: 1" = 20' JUNE 1, 2016

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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.



CASE NAME:
 MCMILLIAN
 BILL CROMLEY

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

S. Fairfax St



530 N. Columbus
Rear & Side



Rear of 428 N. Columbus





Oronoco St inspiration



530 N. Columbus rear

Princess St





530 N. Columbus
front

