

ADDRESS OF PROJECT: 420 S. Lee St

TAX MAP AND PARCEL: 075.03-08-28 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: Thomas E Byrne

Address: 420 S. Lee St

City: Alexandria State: VA Zip: 22314

Phone: 703 387 3008 E-mail: teb@topofthetown.com

Authorized Agent (if applicable): Attorney Architect _____

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: Thomas & Amanda Byrne

Address: 420 S. Lee St

City: Alexandria State: VA Zip: 22314

Phone: 703 387 3008 E-mail: teb@topofthetown.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.

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).

In 2012 BAR approved the removal of 8^(out of 9) course of brick from the front wall at 420 S. Lee. The proposed work is to eliminate the remaining course of brick, and remove the C channel (at the bottom of the cast iron fence) which sits on top of the brick wall. It is also proposed that the gate at the north end be removed, and a double gate (each gate 5' wide) of the same design as the fence, be added approximately 5' off the south end. (for location see c1930 photo)

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.

- 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. All plans must be folded and collated into 12 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.

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 12 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: _____

Printed Name: _____

Date: _____

Thomas E Byrne
Thomas E Byrne
4/6/15

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. Thomas E Byrne	420 S. Lee St	100% <i>owns by entirety</i>
2. Amanda V Byrne	420 S. Lee St	100%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 420 S. Lee St (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.

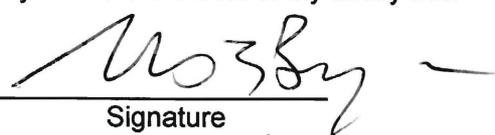
Name	Address	Percent of Ownership
1. Thomas E Byrne	420 S. Lee St	100%
2. Amanda V Byrne	420 S. Lee St	100%
3.		

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. N/A		
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.

4/6/15 Thomas E Byrne 
 Date Printed Name Signature

420 S. Lee St. Fence Proposal

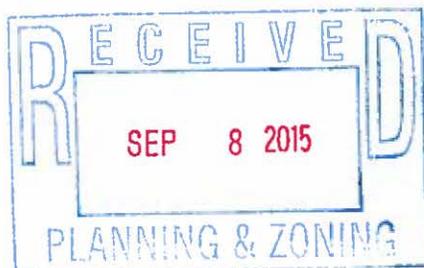
The proposal is for a picket fence with 42 by 3.5 by ¾ inch pickets, with a single 3 foot wide picket gate, about 6 feet from the south end of the front property line.

HISTORY

It has been discovered that the center and largest part of the home was a stand-alone brick flounder built about 1780 by John Fitzgerald (George Washington's trusted aide de camp and subsequently Mayor of Alexandria), William Herbert (Mayor of Alexandria), Valentine Peers (Fitzgerald's partner in the construction of the warehouses at Union and King Sts.), and Andrew Stewart (the 1774 deed naming the 4 men, and the 1796 insurance policy taken out by William Herbert have been previously submitted). The Roberdeau flounder (behind the front section at 418 S. Lee St.) was built on the lot which was the northern half block of the east side of S. Lee, and the subject flounder was built on the southern half block. The subject flounder faced south looking over a bluff towards the Potomac River.

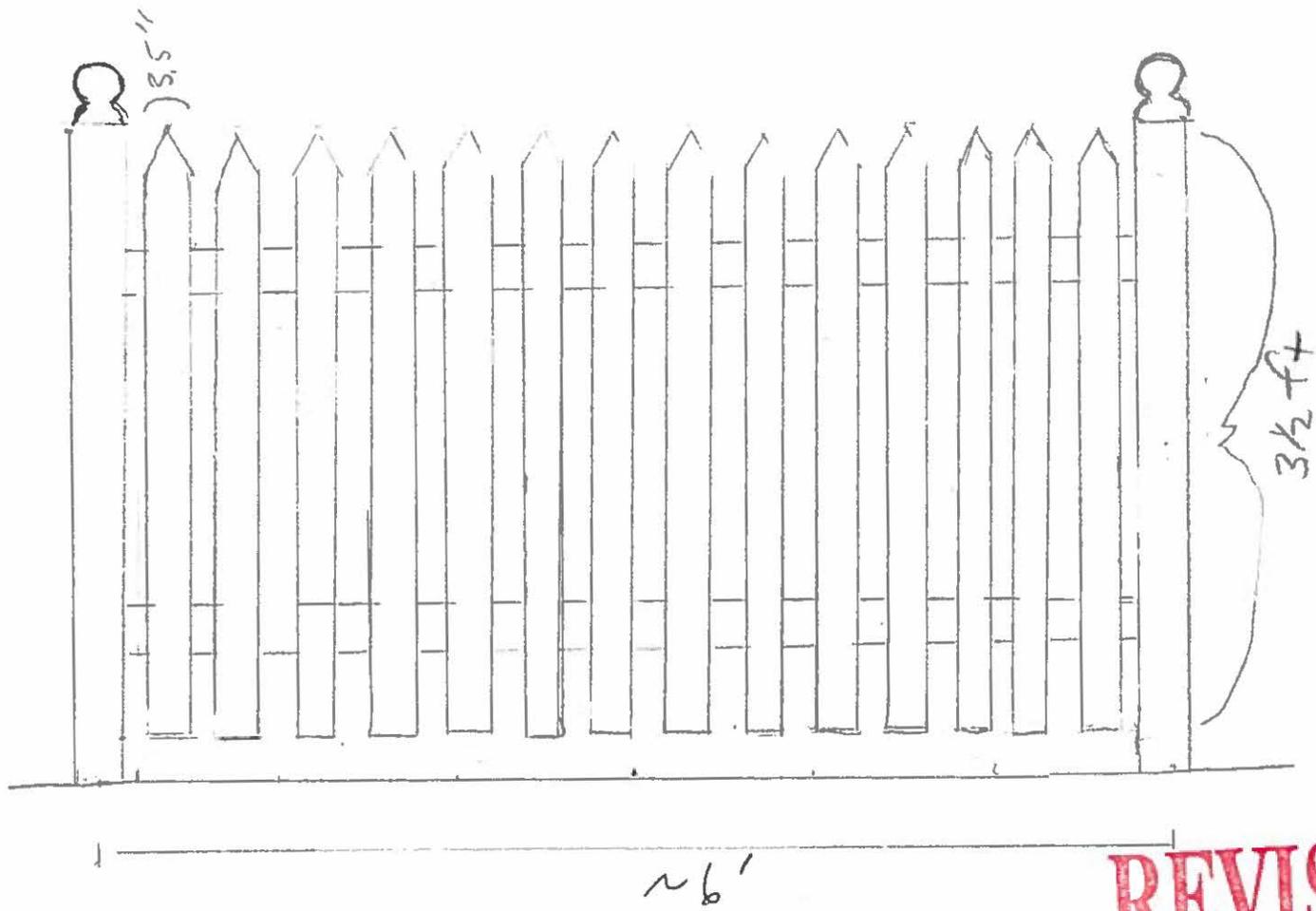
The flounder is now the center section of the house and can be seen from S. Lee Street but only from the south section of the front property line (where the proposed gate would be). It should also be noted that the front section of the house (facing S. Lee St.) was built shortly after the Civil War (John Aitcheson purchased the home in 1871, see the house shape in the 1877 map of Alexandria), and thus it is likely that the fence at that time was the picket fence shown in the upper right of the attached 1863 photo. See also the fences facing S. Lee St. on the other (west) side of S Lee St. in the 1863 photo.

REVISED



APPLICATION MATERIALS
BAR2015-00097
420 S Lee ST.
9/8/2015

420 S. Lee St.

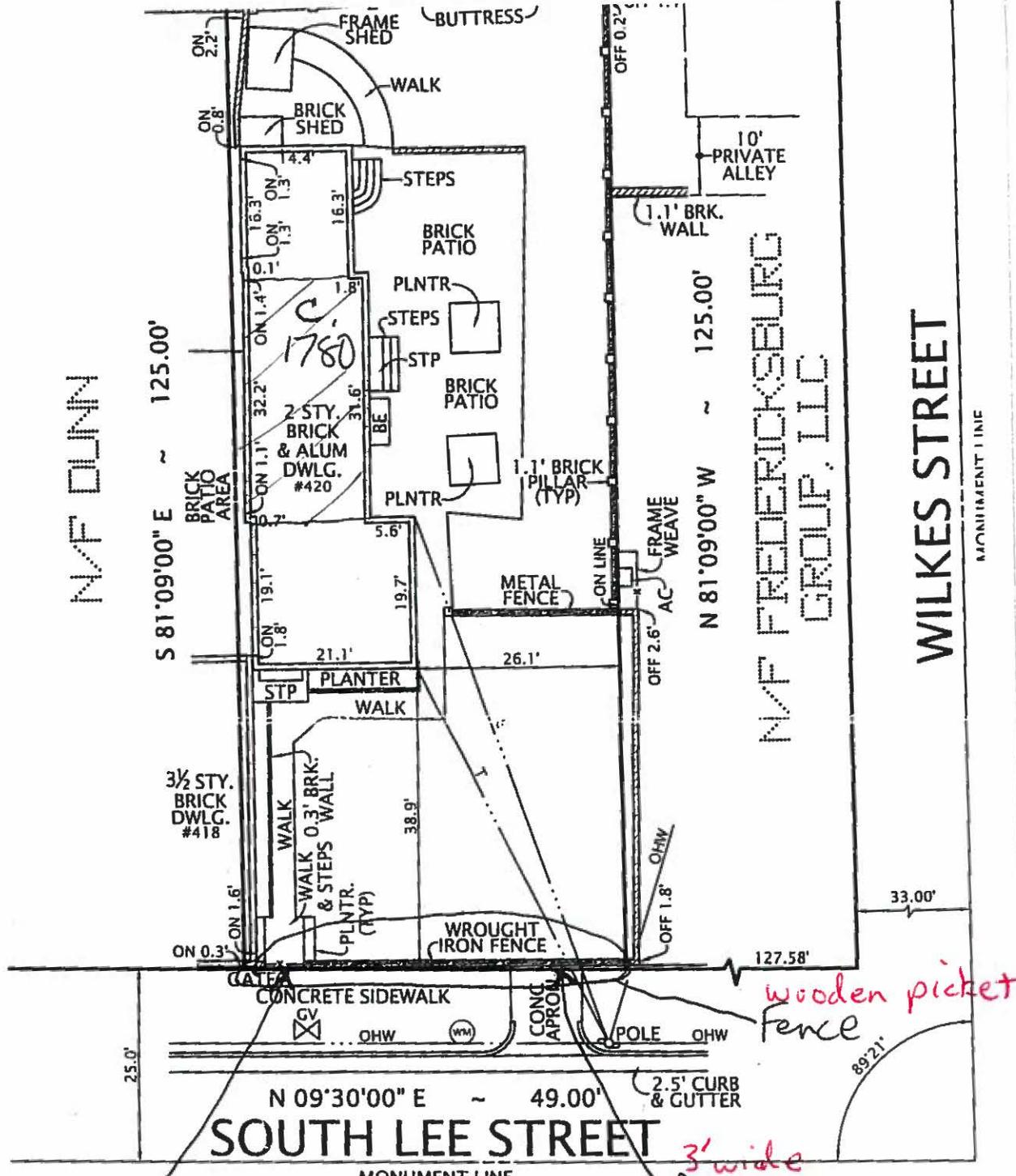


Fence

APPLICATION MATERIALS
BAR2015-00097
420 S Lee ST.
9/8/2015

REVISED

RECEIVED
SEP 8 2015
PLANNING & ZONING



Gate to be removed and replaced with fence

3' wide Proposed Gate wooden picket fence

PLAT
 SHOWING HOUSE LOCATION ON
 ON THE PROPERTY LOCATED AT
#420 SOUTH LEE STREET

(DEED BOOK 1513, PAGE 1846)
 CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20' NOVEMBER 2, 2011
 DECEMBER 19, 2011 (REVISED PLAT)

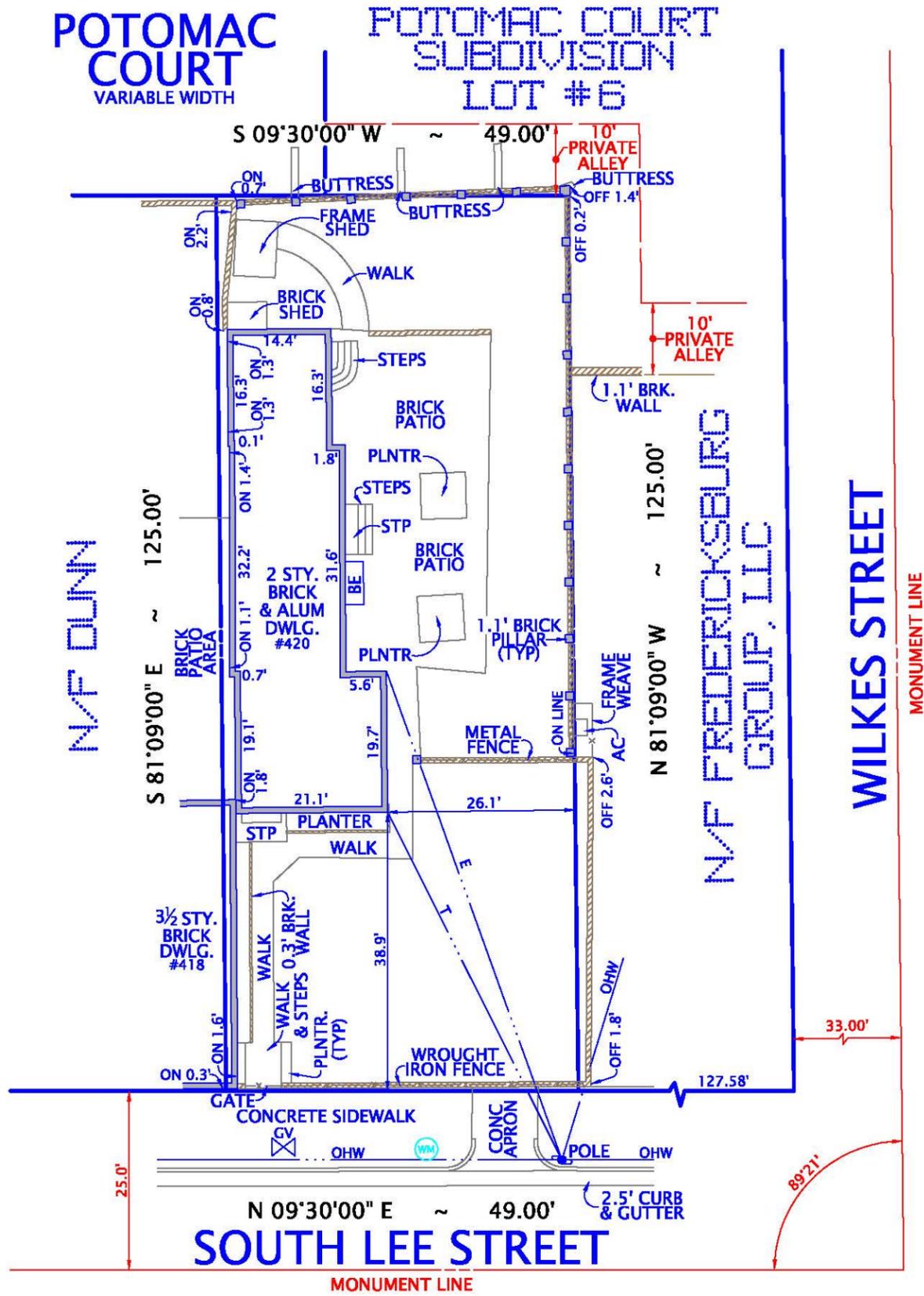
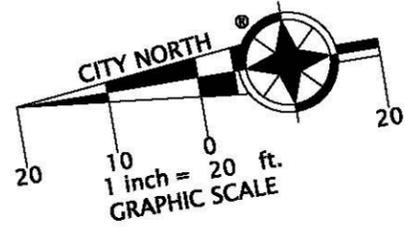
<p>I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD</p>		<p>Ordered I Monarch 675 N. Washington St.</p>
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REVISED

RECEIVED
 SEP 8 2015
 PLANNING & ZONING

APPLICATION MATERIALS
 BAR2015-00097
 420 S Lee ST.
 9/8/2015

- NOTES: 1. FENCES ARE METAL UNLESS NOTED.
 2. RETAINING WALLS ARE 0.7' BRICK UNLESS NOTED.



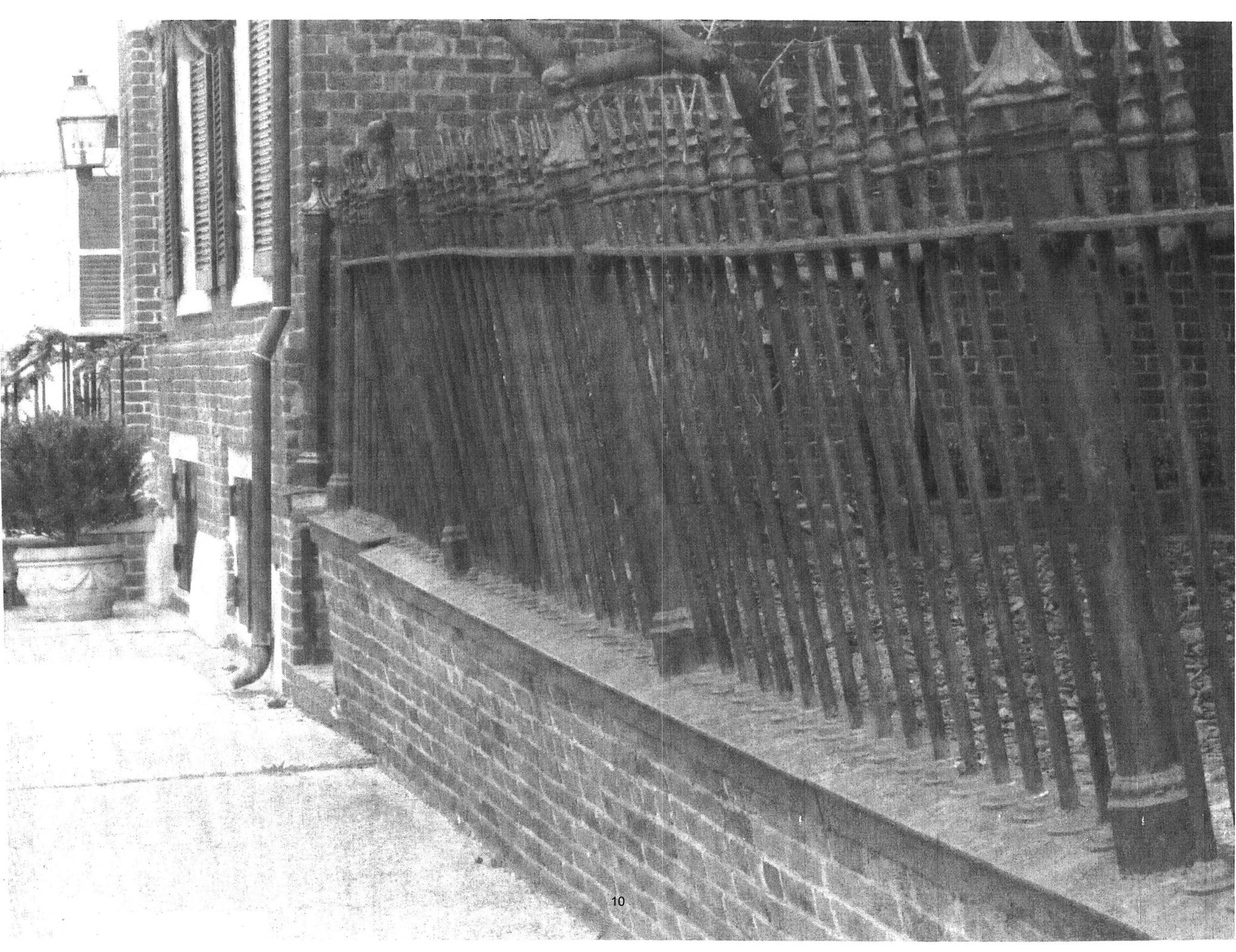
PLAT
 SHOWING HOUSE LOCATION ON
 ON THE PROPERTY LOCATED AT
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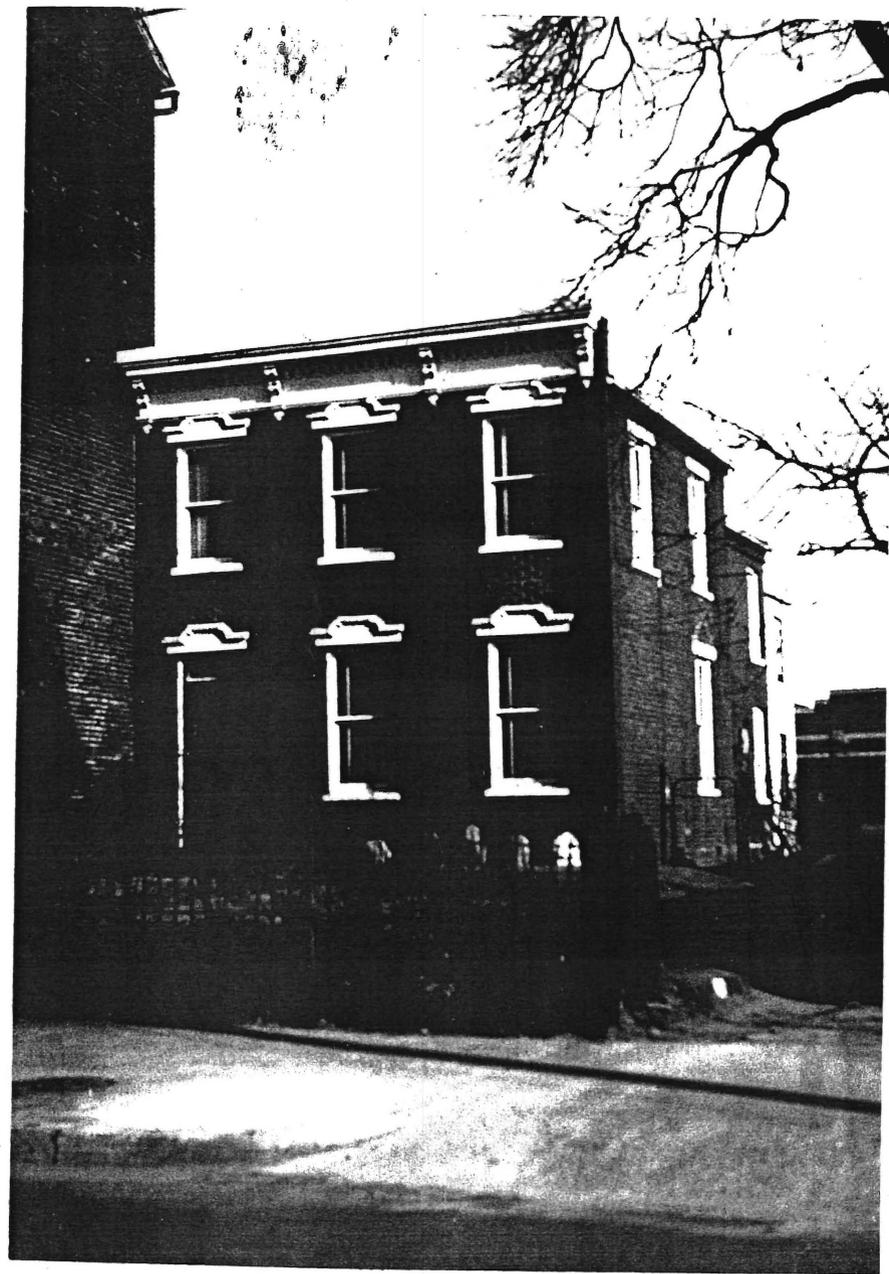
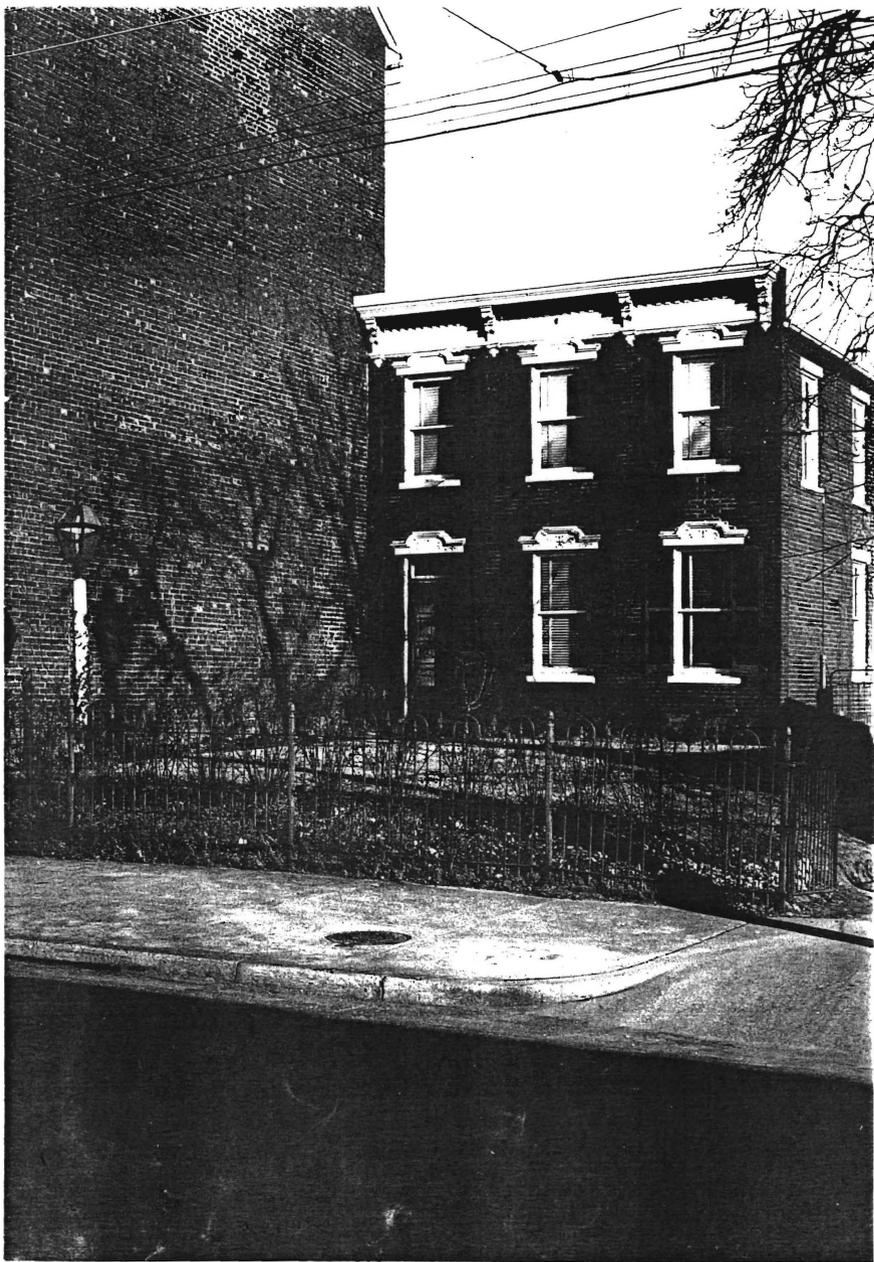
(DEED BOOK 1513, PAGE 1846)
 CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20' NOVEMBER 2, 2011
 DECEMBER 19, 2011 (REVISED PLAT)

<p>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:</p>	<p>George M. O'Quinn</p>	<p>Ordered by: Monarch <small>TITLE, INC.</small> 675 N. Washington Street Suite 435 Alexandria, Virginia 22314 703-852-7700</p>
<p>THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD. A TITLE REPORT WAS NOT FURNISHED. NO CORNER MARKERS SET.</p>		<p>DOMINION Surveyors Inc.® 8808-H PEAR TREE VILLAGE COURT ALEXANDRIA, VIRGINIA 22309 703-619-6555 FAX: 703-799-6412</p>

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Historic photos (c 1930) showing no brick wall along S. Lee St

February 1, 2012

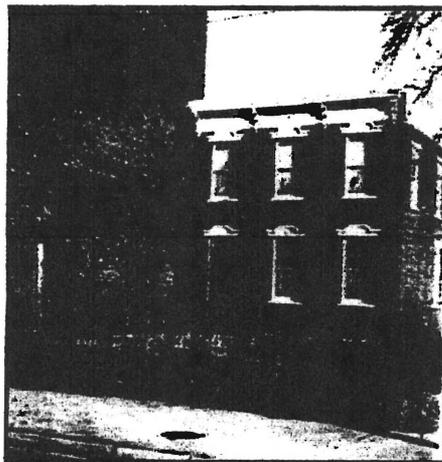
- (3) Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?
- (4) Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?
- (5) Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?
- (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?

In the opinion of Staff, this late-19th century townhouse is architecturally significant, contributes to the overall historic district, and is compatible with nearby historic structures and the streetscape. However, the proposed minor changes to the structure are to features that are not historic (fence) or located at the rear of the building on an early 20th century addition with no unusual architectural features, are minimal in scope (porch and window installation) and are designed to be easily reversible in the future.

Certificate of Appropriateness

Fence

The existing mid-19th century cast iron fence and brick retaining wall are not original, based on the 1930s photo below. The 1930s wicket and spear fence in the photo likely dates from the late 19th century, when the Italianate style cast iron window hoods (now removed) and bracketed cornice (remaining) were installed on the main block of the house (see photo below.) As the existing masonry retaining wall is failing, the applicant proposes to reduce the height of the wall by eight courses of brick and then reinstall the existing cast iron fence to recall the more open original relationship between the front yard and the street. Staff supports this alteration.



1930's photo



↑
Farr
yard
420
S. LEE
(1863)

Form of the Declarations for Assurance.

I the underwritten William Herbert residing at Blount in the county of Stafford do hereby declare for Assurance in the Mutual Assurance Society against Fire on Buildings of the State of Virginia, established the 26th December, 1795, agreeable to the several acts of the General Assembly of this state, to wit:

My own Buildings on Water Street at Blount now occupied by Wm. Herbert situated between the house of Samuel Johnson and that of the late William in the county of Stafford. Their dimensions, situation and contiguity to other buildings or wharves, what the walls are built of, and what the buildings are covered with, are specified in the hereunto annexed description of the said Buildings on the plat, signed by me and the appraisers, and each valued by them as appears by their certificate here under, to wit:

The	<u>Building</u>	marked A.	at	<u>1200</u>	Dollars, say	<u>Twelve hundred</u>	Dollars
The	do.	B.	at	do.		do.	do.
The	do.	C.	at	do.		do.	do.
The	do.	D.	at	do.		do.	do.
The	do.	E.	at	do.		do.	do.
The	do.	F.	at	do.		do.	do.
The	do.	G.	at	do.		do.	do.

say Twelve hundred Dollars in all.

I do hereby declare and affirm that the above mentioned property is not, nor shall be insured elsewhere, without giving notice thereof, agreeable to the policy that may issue in my name, upon the filing of this declaration, and provided the whole sum do not exceed four-fifths of the verified value, and that I will abide by, observe, and adhere to the Constitution, Rules and Regulations as are already established, or may hereafter be established by a majority of the insured, present in person, or by representatives, at a general Meeting to be agreed upon for the said Assurance Society. Witness my hand and seal at Blount the Twenty day of March 1796 Wm. Herbert Seal

1796

WE the underwritten, being each of us House-Owners, declare and affirm that we have examined the above mentioned Property of William Herbert and that we are of opinion that it would cost in cash Twelve hundred Dollars to build the same, and is now actually worth Twelve hundred Dollars in ready money, and will command the same as above specified to the best of our knowledge and belief.

The foregoing valuation is in due form before me, a Magistrate for the said Town of Blount. Given under my hand this Twentieth day of March in the year 1796

Robert G. Lanahan Residing in Blount
George Gyles

James Johnson

Water Street where side of Blount is

A Dwelling house built of Brick and covered with wood shingles but a House high on. Roof is covered as a kitchen

On the 20th of March 1796
James Johnson
Magistrate for the said Town

Robert Hanson Harrison, W^m Saddle, John Allison, Tho^s Hamilton

Rec^d of John Muir Two Shillings part of the Consideration in the Annorped Instructions of Merch-

ing and Indentures mentioned; in May 3. 1775 //

Witnes^s // Rob. H. Harrison, W^m Saddle, John Allison, Tho^s Hamilton

At a Court held for Fairfax County May the 15th 1775

This Dec^r with the Receipt endorsed never acknowledged by Thomas Monroe Party thereto do to his Acts

and Words and Ordred to be Recorded 4 - 6 - 4 - 10 - 4 - 10 - 11 - 11 - 11 - 11

Test J. Wagener C. Clk.

This Indenture

panor.
grant
good

made this Twentieth Day of December in the year of our Lord, One thousand Seven Hundred and Seventy Four Between John Altopanora of Stafford County, in the Colony of

Virginia, of the one part, and Andrew Stewart and William Herbert, Joint Merchants and partners, John Fitzgerald and Valonbin Pears, Merchants all of the Town of Alexandria, in the County of Fairfax and,

Colony aforesaid, of the other part **Witnesseth** that the said John Altopanora for and in Consideration of the

Rents, Covenants and Agreements therein after Mentioned, on the part and behalf of the said Andrew Stewart, William Herbert, John Fitzgerald and Valonbin Pears and every of them, their and every of their

Heirs and Assigns, to be paid, performed and Done, **Math** given and granted und by these persons to,

Both given and granted unto the said Andrew Stewart, William Herbert, John Fitzgerald and Valonbin Pears their Heirs and Assigns for ever, as Tenants in common and notwithstanding, the following Tract or

Tracts of Land, Situate on and adjoining the South Side of Two other Tracts of Land, lying in the Town of Alexandria,

apart, and represented in the plan of the said Town by the Figures 9A and 9B the Measure of of

the said hereby granted Tract containing half an acre, the East and West sides somewhat, and one Situate and

Bounded as Follows **Beginning** at the South West corner of the said Tract N^o 9B on Water's

Street, thence running East with the South side of the said Tract N^o 9B and 9A to post on a mark, river and returning from thence to the beginning aforesaid, and running from the said **Beginning** South

by, with a line at right Angles with the said first mentioned line, the same Distance that is contained in the West Side of the said Tract N^o 9B Viz: One Hundred and Seventy Six Yards, Seven Inches; thence East with a line parallel to the first mentioned one to post on a mark River aforesaid; thence North by up the said

1774

Memorandum I do hereby authorize and license for my self and my heirs the said
 named parties and their heirs to cut Down the said Wood running to the northward as mentioned
 in the Indenture which they make an easy road and Division to the said Wood and to use the said
 which may be dug and cut out of the said Wood in Filling up Wharffs or in any other manner that they
 shall think necessary provided always that they shall not cut any Dig away the said Wood so far
 as to injure or hurt any Lot or Lots that may be laid out on the South side of the said Wood, there
 is to say that they Dig till they come within six feet of the South side of the said Wood, **M.**
Testimony whereof I have hereunto set my Hand and Seal this 20th day of December 1772

John Alexander

Witness Robert Hanson Harrison, R^d Harrison, John Wilson

At a Court Held for Fairfax County May the 15th 1775
 This Deed was proved by the Oaths of the subscribing Witnesses to be the Act and Deeds of John
 Alexander, Anderson Stewart, William Herbert, John Fitzgale and Valentine Jones, Parties thereto
 and the Memorandum thereon enclosed was also proved by the same Witnesses to be the Act and Deed of
 John Alexander and to gotten with the said Deed Ordained to be Recorded

Josh. Magness & Co.

of the
for lease
at

This Indenture made this second Day of February in the year of our Lord One Thousand
 Seven Hundred and Seventy Five **Between** Hector Hojes of the Town of Colchester County of Fairfax
 and Colony of Virginia Merchant of the one part and Charles Tyler of the County of Stafford and Colony aforesaid
 Ordinary Keeper of the other part **Witnesseth** that the said Hector Hojes for and in consideration of
 the sum of Five Shillings Sterling to him in hand paid by the said Charles Tyler, before the sealing and
 Delivery of these presents the Receipt whereof is here by acknowledged, He the said Hector Hojes
 hath granted Bargained and sold, and by these presents doth grant Bargain and sell unto the said
 Charles Tyler his Executors, Administrators and Assigns three certain Tracts or parcels of Lands with their
 Appurtenances situate lying and being in the County of Fairfax and Colony aforesaid, one of which said
 Tracts of Land is known and called by the name of Richard Piggroells Survey and Begins on

Water, Faiforg, Royall, and pille Streets in the said Town shall

From the places of their last Emination, untill they Communicate with and Intersect With the Streets aforesaid
That Wolfe, Duke, pinnice and King Streets running West and West in the said Town, in like manner
shall be produced and Extended, untill they Intersect Saint Adolph Street running as aforesaid And

That the said Two Streets called Withes and Saint Adolph Streets, and the ones produced and Extended,
points of the said several other Streets aforesaid, shall be for the use and Benefit of the said Andrew
Stewart, William Herbert, John Fitzgerald, and Valentine Peers and every of them, their and every of their
Heirs and Assigns in common with the Inhabitants of the said Town of Alapanua and

That he the said John Alexander and his Heirs, the said Andrew Stewart, William Herbert, John
Fitzgerald and Valentine Peers their Heirs and Assigns, performing and keeping the covenants and

Agreements in this Indenture contained on their part and behalf, to be performed and kept) the said the
Sells a parcels of land hereby granted unto the said Andrew Stewart, William Herbert, John Fitzgerald
and Valentine Peers their Heirs and Assigns, against the right, Title, Interest, claim and Demand of him,
the said John Alexander and his Heirs and of every person and persons who hereafter, will demand and for

ever beyond by these presents. In Witness whereof the said John Alexander Andrew Stewart,
William Herbert, John Fitzgerald, and Valentine Peers have hereunto set their respective Hands

and Seals on the Day and year in this Indenture first Written

...	— // —	John Alexander	(Seal)
...	— // —	Andrew Stewart	(Seal)
...	— // —	Wm Herbert	(Seal)
...	— // —	John Fitzgerald	(Seal)
...	— // —	Val: Peers	(Seal)

Signed Sealed and Delivered before us, by John Alexander, William Herbert, John Fitzgerald, and
Valentine Peers, the being first made a party agreeable to the several Instructions aforesaid, and,
also by Andrew Stewart //

Robert Harrison, Harrison, Richard Harrison, John Wilson

Virginia Covenancy every part thereof, be binding and unpaid at any time for the space of ^{thirteen} ~~thirteen~~
 Days after the same shall be due and payable, and sufficient goods and Chattells of the said Anderson Merchant,
 William Herbert, John Fitzgerald and Valentins Fees their Heirs and Assignes shall not be
 Found upon the said hereby granted Lotts or parcels of Land, and of which Duties and Sale may be made
 by the said John Alexander his Heirs and Assignes to pay and satisfy the debts of the said Rent, or in
 case Default be made by the said the said Anderson Merchant, William Herbert, John Fitzgerald
 Valentins Fees their Heirs and Assignes in Building such a House as aforesaid Described in each
 of the said hereby granted Lotts, and within the Time appointed for Building the same, that upon a breach
 or Failure in payment, of the said Rent and Building the said Houses as in this proviso and the Cov-
 enants in this Indenture mentioned, or in case of Failure in any of the said matters and things, Covenants
 and Agreements, that It shall and may be Lawfull for the said John Alexander, his Heirs and Assignes
 into and upon the said hereby granted Lotts to Reenter and the same with all and every of their Advan-
 tages and Appurtenances to have again, Repossess and Enjoy, as in his and their first and former leases,
 right and Title, and the said Anderson Merchant, William Herbert, John Fitzgerald and Valentins Fees
 and every of them, their and every of their Heirs and Assignes, therefrom to Amove and put out, any thing
 therein contained to the contrary thereof in anywise notwithstanding. And the said John Alexander
 for himself and his Heirs ^{Doth} ~~Doth~~ hereby Covenant and grant, to and with the said Anderson Merchant, William
 Herbert, John Fitzgerald, and Valentins Fees and every of them, their and every of their Heirs and Assignes,
 that a North Suthly Shipsteeple by the name of the thes Steep, shall be laid out and be for ever the possession
 on the South side of the said hereby granted Two Lotts or parcels of Land, Beginning at the North
 River and running from thence to the Westward and parallel to Wolfe Street in the said Town of Alexandria,
 untill it optends fifty Shipsteeple beyond Two Lotts or half acres of Land lying to the Westward of Pitt,
 Street in the said Town, that from thence a Street by the name of Saint Alaph Street running Northly and
 parallel with Pitt Street aforesaid and of the same Width of Wilkes Street, shall be laid out and for
 ever both optapen, till It Intersectes a Straight Line produced from Camer Street in the said Town, that