

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

APPLICANT: Eric and Tess Olson

LOCATION: Old and Historic Alexandria District
114 North Alfred Street

ZONE: CD/Commercial Downtown Zone

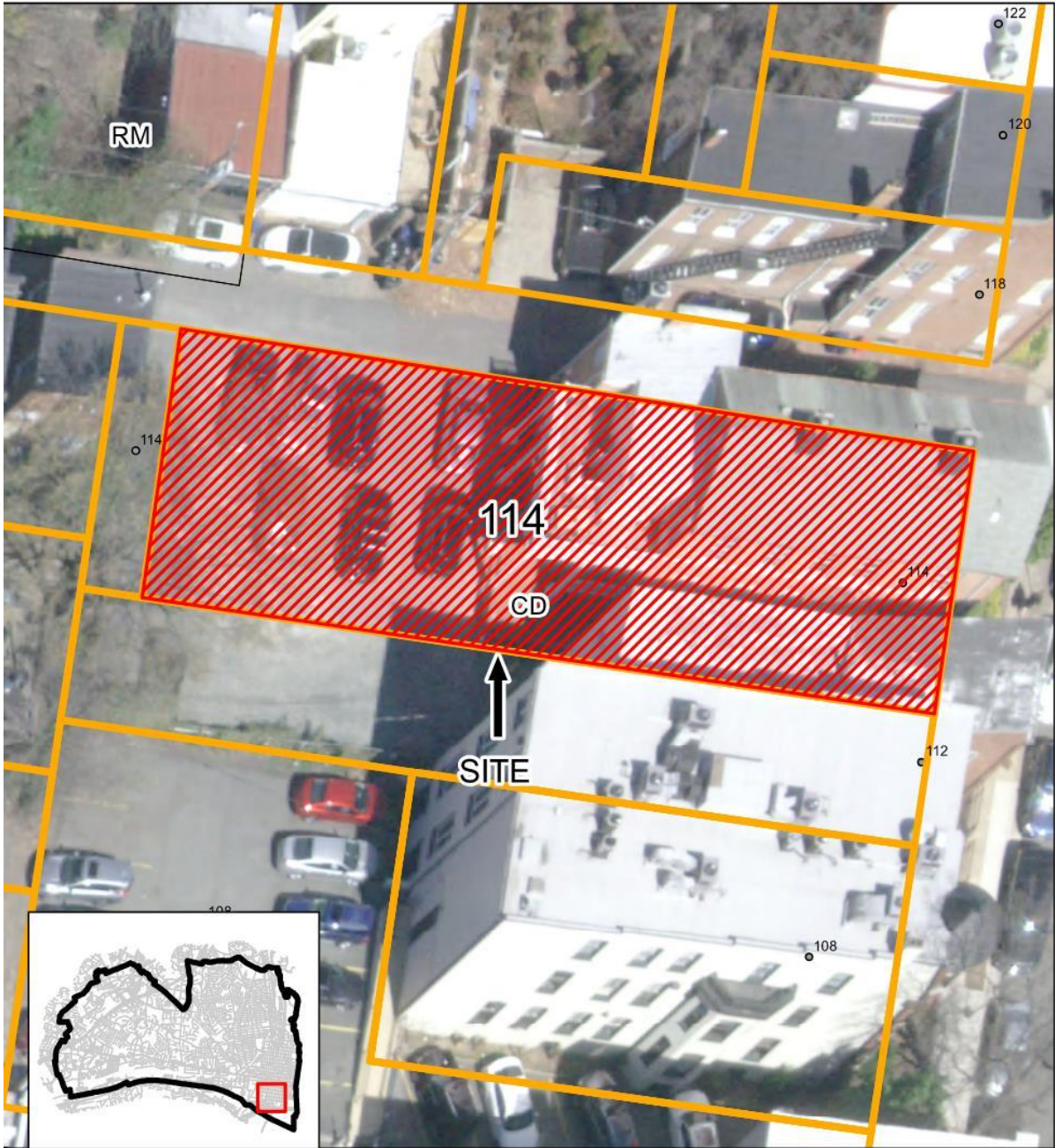
STAFF RECOMMENDATION

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

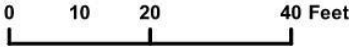
1. Window glazing be clear, non-reflective, and without tint.
2. Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities.
3. The applicant/developer shall not allow any metal detection to be conducted on the property, or allow independent parties to collect or excavate artifacts, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities.

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 for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



BAR #2023-00177 & BAR#2023-00178
114 N Alfred Street



Note: Staff coupled the applications for a Permit to Demolish (BAR #2023-00178) and Certificate of Appropriateness (BAR #2023-00177) 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 convert a window to a door on the primary/east elevation and construct a stoop to reach it, remove a portico on the south/side elevation and convert that entry door into a window, remove two non-functioning chimneys, and add a total of six basement windows on the north and south elevations at 114 North Alfred Street.

Site context

A public alley abuts the north side of the property. The proposed alterations will be visible from public rights of way.

II. HISTORY

According to Ethelyn Cox's Historic Alexandria Virginia Street by Street, 114 North Alfred Street originally served as a Mechanics' Hall, dedicated by the Mechanic Relief Society of Alexandria in **1818** with Masonic ceremonies. The Lyceum Company organized in this building in November of 1838. Hugh C. Smith purchased the property in 1842. Alexandria Archaeology records indicate that Smith was a prominent merchant and businessman who also had his hand in various trades and real estate investment. When Smith died in 1854 his will entered into a protracted legal case regarding his real estate holdings. Eventually in the late 1860s the case was resolved, and the property was sold. By 1877 the McLean family owned the property.

The City issued permit #19908 in 1963 for removal of a first-floor front porch along North Alfred Street and the addition of a side porch. That side porch was reconstructed in 1984, permit #40357, and is proposed for demolition in this application. The 1963 permit also calls for replacing the front door with a window; the current applicant proposes to return that window to its earlier use as a door. In 1972, the non-profit National Ladies Auxiliary Veterans of WWI were issued permit #29310 to replace the slate roof with asphalt.

The house underwent extensive changes in 1984. The owner, Health Systems Technology, described the building as being very deteriorated. Permit #40357, approved by the BAR, covered repainting the entire exterior, replacing two deteriorated chimneys with new chimneys (slated to be removed as part of this application), adding an exterior stair to the basement on the north elevation, filling existing window wells for basement windows, installing new windows upstairs, adding a new deck and porch, adding a spiral stair to the second floor on the rear/west elevation, enclosing two windows on the second floor rear elevation, reducing the size of a third window on the second floor rear, adding a new window to the second floor rear, providing new doors to the second floor porch, and replacing the side entrance on the south elevation (to be demolished as part of this application). In 2021, the BAR approved the construction of a rear two- and three-story addition.

Previous BAR Approvals

BAR2022-00046, 2/14/22, administrative approval to repair/replace windows
 BAR2021-00226 and BAR2021-00227, 6/2/2021, rear addition.
 BAR2017-00167, 5/16/17, administrative approval for shutter and bay window repair

III. ANALYSIS

Permit to Demolish/Capsulate

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

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

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 areas which will be demolished/capsulated are not historic and the materials are not of unusual or of uncommon design and could be reproduced

easily. As noted in the history section above, the porch that the applicant proposes to demolish was constructed in 1963 and reconstructed in 1984, and the chimneys to be removed date to 1984. These features are therefore neither original to the house nor historic. The tall window on the east elevation to be converted to a door was a door previously, and a minimal amount of building material will be removed to convert it back to a door. See Figure 1. The 1984 permit #40357 says that “the existing window wells for the basement windows (currently boarded over) will be filled and new windows installed at the upper portions only.” This indicates that the basement did have window openings in the past and therefore not all of the masonry is original. Lintels at the basement level which will be incorporated into the new windows indicate the location of some of those earlier windows. See Figure 2. The total square footage of masonry to be removed for the addition of basement windows is 42.2 square feet.



Figure 1: Window on east elevation to be converted to door

Certificate of Appropriateness

Most of the alterations proposed in this application relate to windows. The applicant proposes replacing an existing door on the south elevation with a window, adding basement windows to the north and south elevations, and converting an existing window back to its original function as a door. The *Design Guidelines* state that “Windows are a principal character defining feature of a building...” In this case, the proposed first floor window on the south elevation will match the existing windows and thereby create a more harmonious elevation. The cellar windows also match existing and will be minimally visible from the street. The applicant will incorporate existing stone lintels at the cellar level into the new windows. See Figure 2 for two of the lintels. The three cellar windows on the north elevation will measure 36" wide X 42" high and those on the south elevation will measure, from the front/east of the building to the rear/west, 36" wide X 14" high, 36" wide X 12" high & 36" wide X 18" wide.



Figure 2: Stone lintels at basement level on north elevation

Per discussion with the applicant, the proposed windows will be double-glazed wood with simulated true divided light spacer bars between the glass. Because the proposed windows are on side elevations, not on the street-facing elevation, this type of window complies with the *BAR Policies for Administrative Approval* and could be approved administratively. Staff conditions that the glazing be clear, non-reflective, and without tint.

Staff appreciates the conversion of the window on the east/front elevation back to its earlier use as a door and finds its design and material to be historically and architecturally appropriate. The proposed four-panel door and its surround will be painted wood, a common feature in the historic district. Likewise, the proposed stone stoop and metal railing are also appropriate. The *Design Guidelines* state that “Stoops, steps and railings should be made of materials which are sympathetic to the building materials generally found in the historic districts.” Staff notes that the proposed stoop and railing will be stone with a metal railing, as shown on the survey and the plans for the north and south elevations, not the cast iron stoop as shown on the proposed site plan. See Figures 3 and 4 for the current east elevation and the proposed east elevation.



Figure 3: Existing east/front elevation

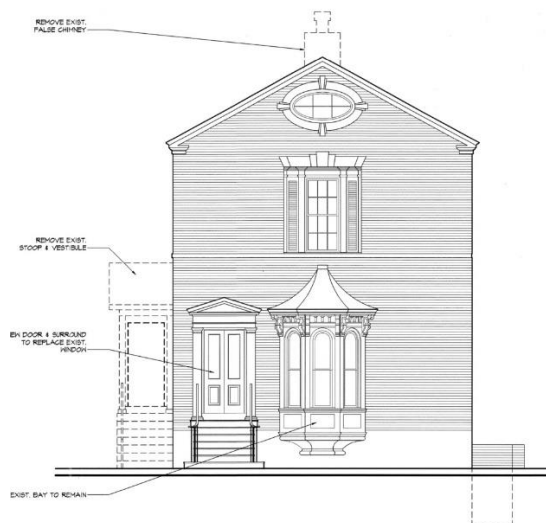


Figure 4: Proposed east/front elevation

With the conditions above, staff recommends approval of the project.

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

C-1 Proposed stoop and new door will comply with zoning.

C-2 Proposed stoop must remain uncovered in in order to be allowed in front yard.

Code Administration

C-1 A building permit is required for 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. The Mechanics Relief Society of Alexandria built Mechanics' Hall on this lot in 1818. The building continues to stand on the property today. The building was used largely for public functions until purchased by Hugh C. Smith in 1842. Smith was a prominent merchant and businessman who also had his hand in various trades and real estate investment. When Smith died in 1854 his will entered into a protracted legal entanglement regarding his real estate holdings. Eventually in the latter 1860s the case was resolved and the property was sold from the estate. By 1877 the property was in the hands of the McLean family, likely Anthony McLean and then later his son Donald McLean. Archaeological resources related to the nineteenth and twentieth centuries may be present on the property.
- 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. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)
- R-2 The applicant/developer shall not allow any metal detection to be conducted on the property, or allow independent parties to collect or excavate artifacts, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)

V. **ATTACHMENTS**

1 – Application Materials

2 – Supplemental Materials

BAR CASE# _____
(OFFICE USE ONLY)

ADDRESS OF PROJECT: _____

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

TAX MAP AND PARCEL: _____ **ZONING:** _____

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: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

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

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

NATURE OF PROPOSED WORK: *Please check all that apply*

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

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

SUBMITTAL REQUIREMENTS:

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

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Demolition/Encapsulation : *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

- N/A
- Survey plat showing the extent of the proposed demolition/encapsulation.
- Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
- Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
- Description of the reason for demolition/encapsulation.
- Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. Check N/A if an item in this section does not apply to your project.

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

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

- ^{N/A} Linear feet of building: Front: _____ Secondary front (if corner lot): _____.
- Square feet of existing signs to remain: _____.
- Photograph of building showing existing conditions.
- Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
- Location of sign (show exact location on building including the height above sidewalk).
- Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
- Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

Alterations: Check N/A if an item in this section does not apply to your project.

- ^{N/A} Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
- An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
- Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

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

- I understand that after reviewing the proposed alterations, BAR staff will invoice the appropriate filing fee in APEX. The application will not be processed until the fee is paid online.
- I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- I, the applicant, or an authorized representative will be present at the public hearing.
- I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and revised materials.

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

APPLICANT OR AUTHORIZED AGENT:

Signature: _____

Printed Name: _____

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.		
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 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.		
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.		
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.

_____ _____ _____
 Date Printed Name Signature



CERTIFICATION OF NOTICE BOARD OF ARCHITECTURAL REVIEW

TO: DIRECTOR OF PLANNING & ZONING
CITY OF ALEXANDRIA, VIRGINIA

Article XI, Section 11-301(A)(3), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia states:

At least five days prior to the hearing, the applicant shall supply the director of Planning & Zoning with:

- a) a copy of the NOTICE OF PUBLIC HEARING sent;
- b) a copy of the PROPERTY OWNERS LIST; and,
- c) this completed CERTIFICATION OF NOTICE.

The applicant shall use the records and maps maintained by the Department of Real Estate Assessment to determine the proper recipients of notice and reliance upon such records shall constitute compliance with the requirements of this section. §11-301(A)(3).

THE UNDERSIGNED HEREBY CERTIFIES that the notice to adjoining property owners (copy attached), as required pursuant to Article XI, §11-301(A) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia, was **sent** to the attached list of property owners concerning the following issue:

DATE MAILED: _____

HEARING DATE: _____

PROPERTY ADDRESS: _____

ISSUE DESCRIPTION: _____

Print Name

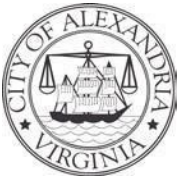
Signature

Telephone

Date

E-mail address

NOTE: Applicant to return this copy at least 5 days prior to the hearing to: Department of Planning and Zoning, 301 King Street, Room 2100.



NOTICE OF PUBLIC HEARING BOARD OF ARCHITECTURAL REVIEW

Dear Property Owner:

You are hereby notified of the following public hearing to be held on the issue described below by the Board of Architectural Review:

BOARD OF ARCHITECTURAL REVIEW MEETING DATE: _____
7:00 P.M., City Hall
301 King Street
City Council Chambers, 2nd Floor
Alexandria, Virginia 22314

ISSUE DESCRIPTION: _____

PROPERTY ADDRESS: _____

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

TAX ASSESSMENT MAP NUMBER: _____

As a citizen and party of interest, you are invited to attend these meetings and express your views concerning the above issue. If you have any questions regarding the request, you can reach me at _____ and _____ (e-mail optional).

Sincerely,

Applicant Signature

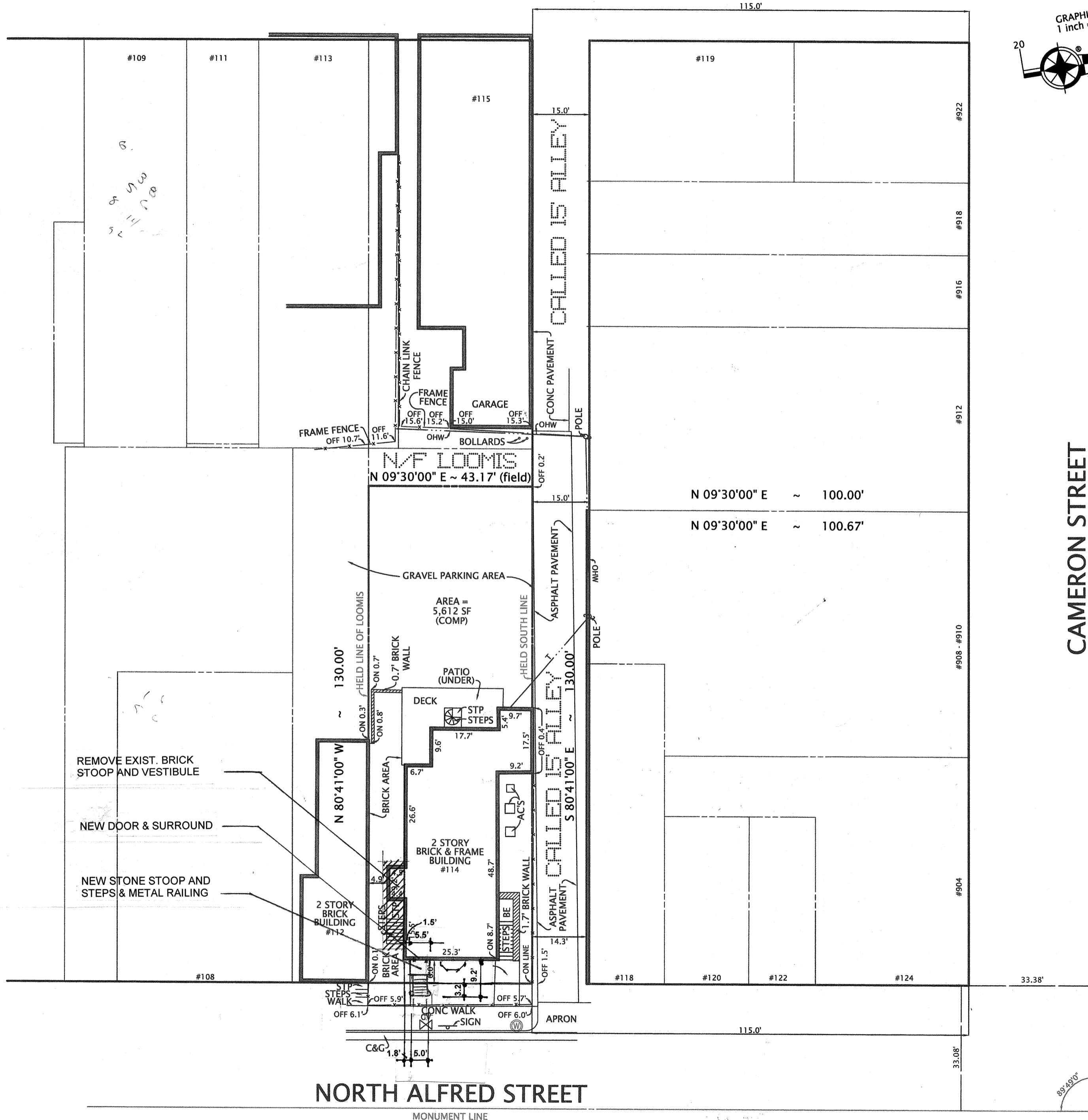
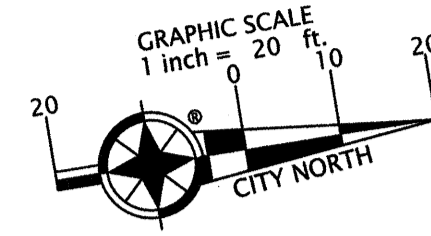
Applicant Printed Name

*Date Mailed: _____

***Applicant to mail this notice to adjoining and abutting property owners at least ten but no more than thirty days prior to the hearing.**

NOTE: Applicant to return this copy at least five days prior to the hearing to: Department of Planning and Zoning, 301 King Street, Room 2100.

NOTES: 1. FENCES ARE WROUGHT IRON UNLESS NOTED.
 2. UTILITIES ARE UNDERGROUND UNLESS NOTED.

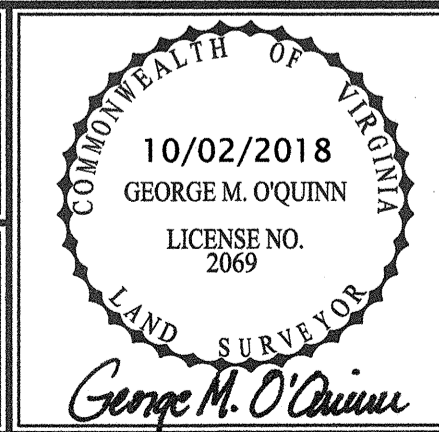


CAMERON STREET
MONUMENT LINE

PLAT
 SHOWING BUILDING LOCATION ON
 THE PROPERTY LOCATED AT
#114 NORTH ALFRED STREET
 (INSTRUMENT NO. 010029671)
 CITY OF ALEXANDRIA, VIRGINIA
 SCALE: 1" = 20' OCTOBER 02, 2018

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:
 Law Offices Of
MARK S. ALLEN
 111 Oronoco Street
 Alexandria, Virginia 22314
 Ph: (703) 836-8787 Fax: (703) 836-7459

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

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FREDERICK TAYLOR, AIA
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 Office: (202) 635-8087
 Cell: (202) 277-8087
 www.chevyCHASEarchitect.com

WILLIAM CROMLEY
 426 NORTH COLUMBUS ST.
 ALEXANDRIA, VA 22314
 703-973-2250
 wm.cromley@mindspring.com

PROFESSIONAL CERTIFICATION:
 I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Architect under the laws of the Commonwealth of Virginia. License # 040101100. Expiration date: 4-30-2022

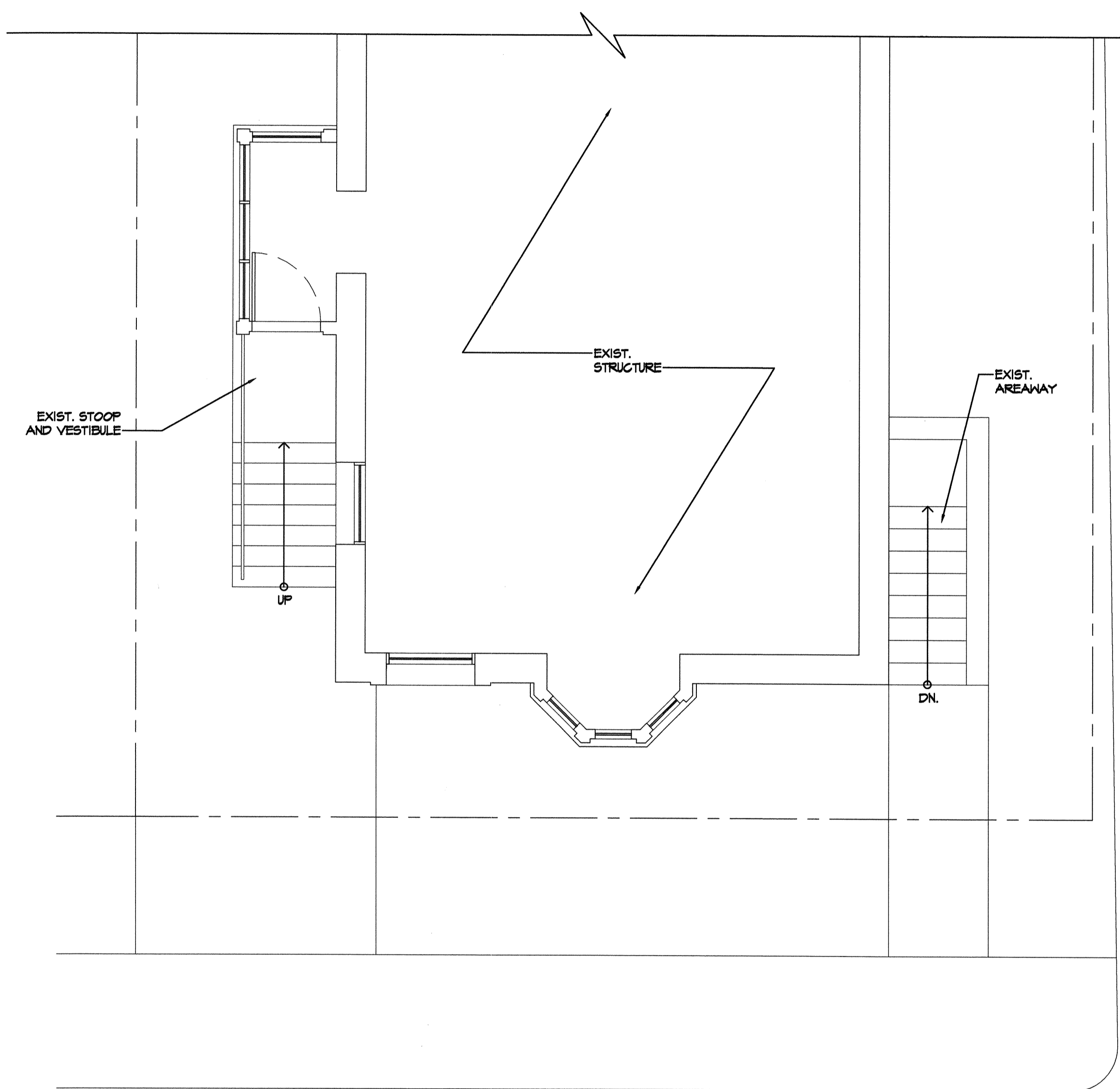
PROJECT
OLSON RESIDENCE
 114 NORTH ALFRED STREET
 ALEXANDRIA, VA 22314

ISSUED	
DATE	DESCRIPTION
xx/xx/xxxx	xxxx

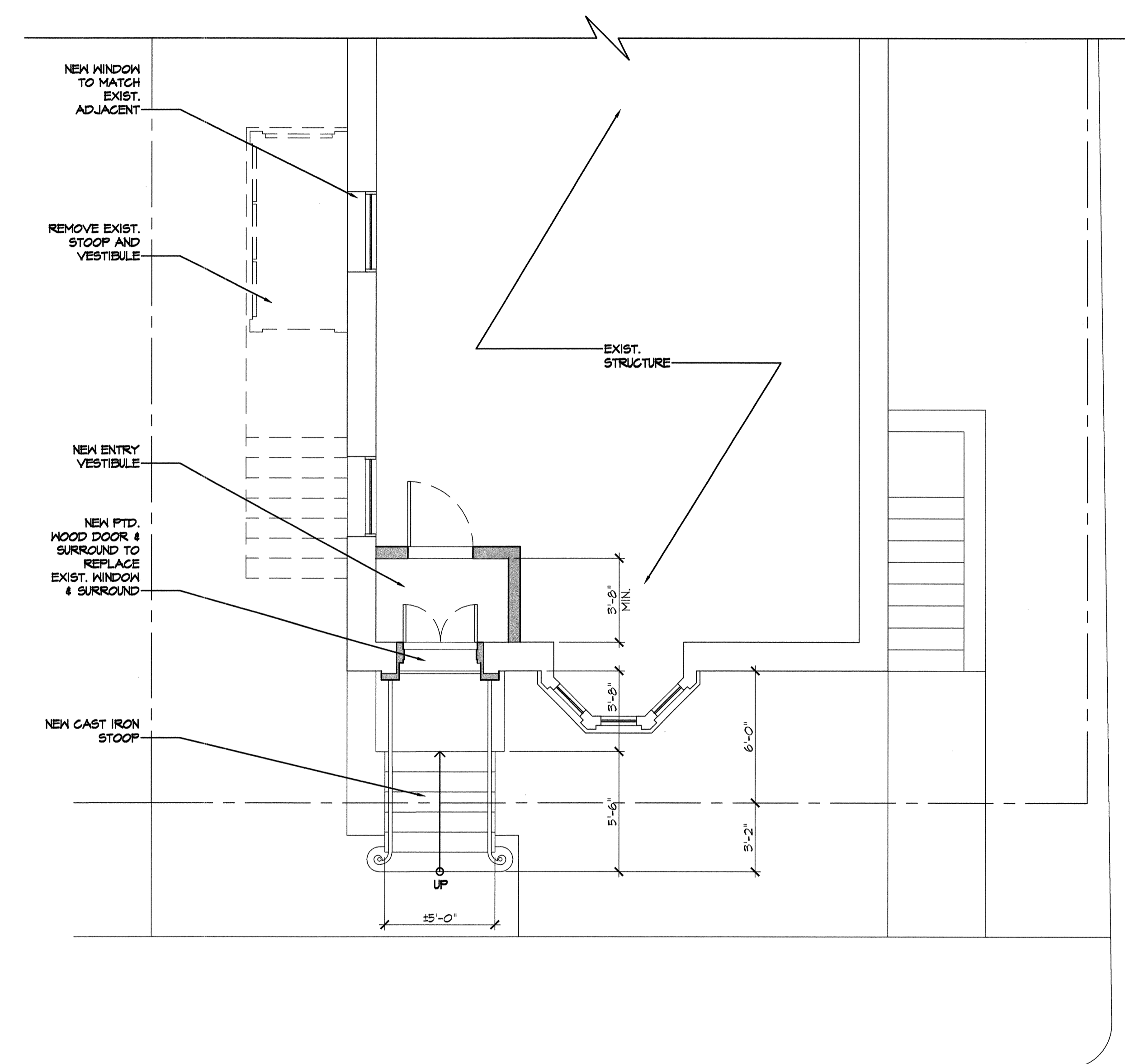
EXISTING AND PROPOSED PLANS

SCALE AS NOTED
 SHEET

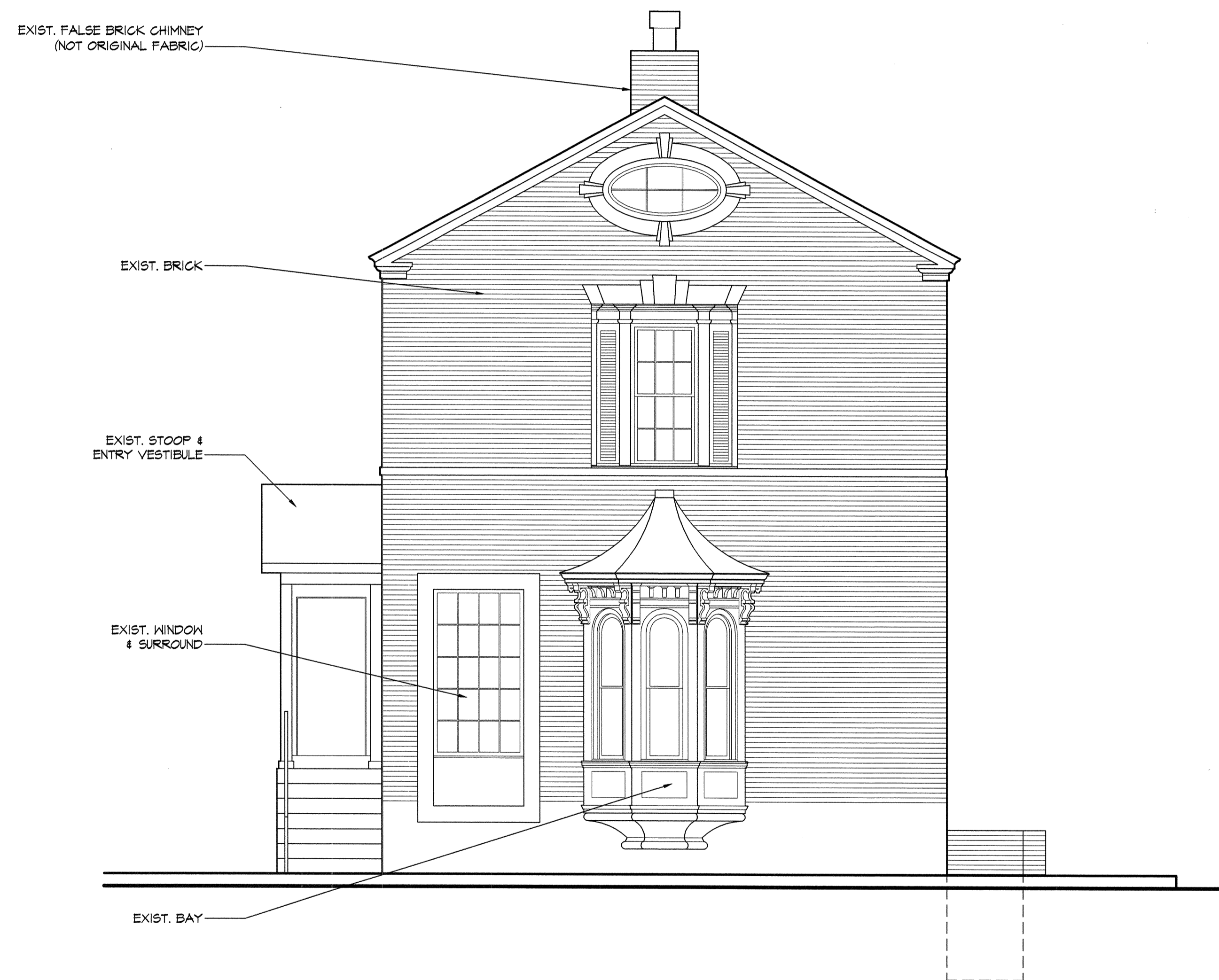
A1



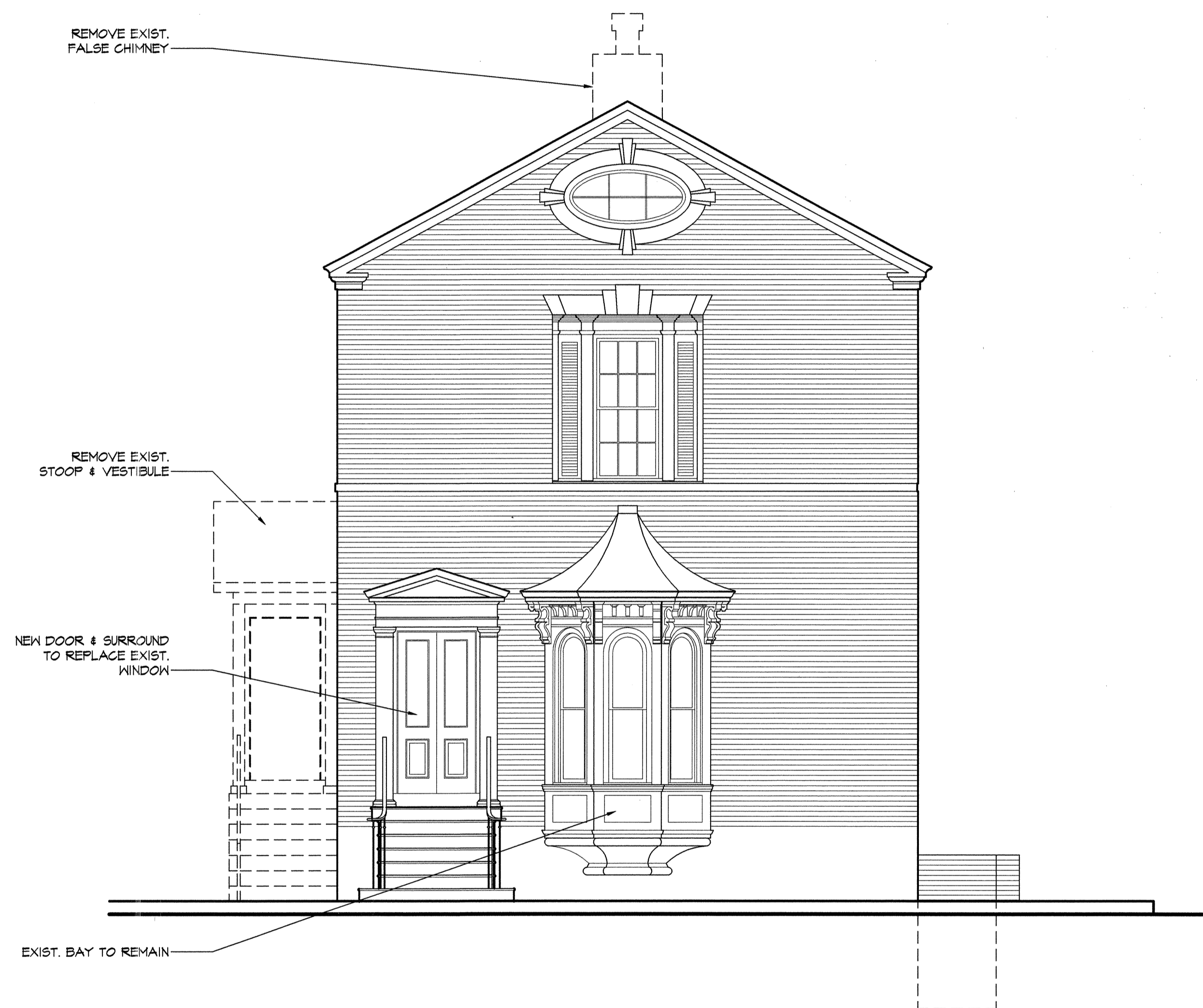
1
 PART. SITE PLAN: EXISTING
 SCALE: 1/4" = 1'-0"



2
 PART. SITE PLAN: PROPOSED
 SCALE: 1/4" = 1'-0"



1
A2 EAST ELEVATION: EXISTING
SCALE: 1/4" = 1'-0"



2
A2 EAST ELEVATION: PROPOSED
SCALE: 1/4" = 1'-0"

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PROFESSIONAL CERTIFICATION:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Architect under the laws of the Commonwealth of Virginia. License # 040101100. Expiration date: 4-30-2022

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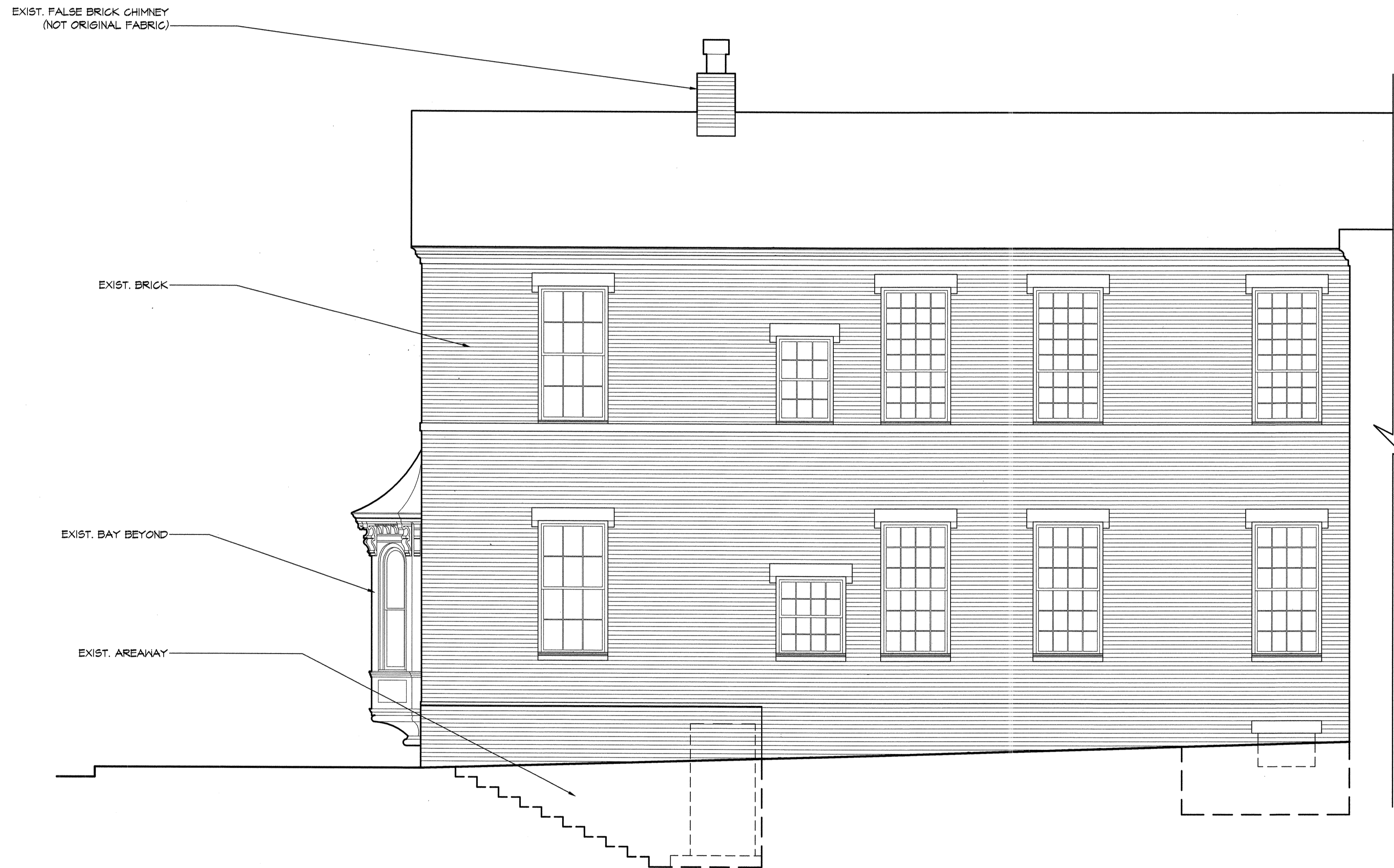
ISSUED	
DATE	DESCRIPTION
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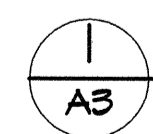
EXISTING AND PROPOSED EAST ELEVATIONS

SCALE AS NOTED
SHEET

A2

OF XX




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

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ISSUED	
DATE	DESCRIPTION
xx/xx/xxxx	xxxx

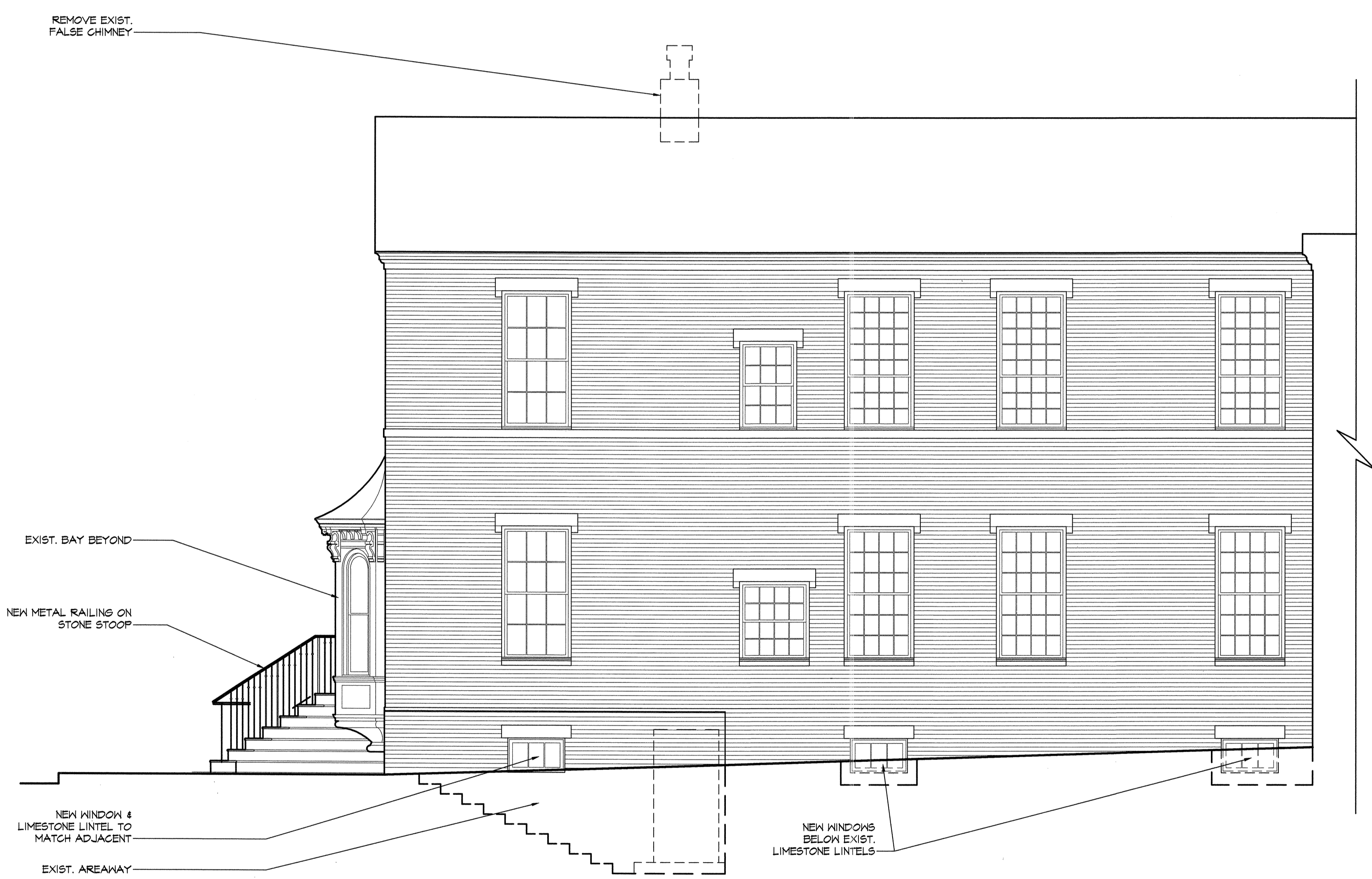
EXISTING NORTH ELEVATION

SCALE AS NOTED

SHEET

A3

OF XX




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

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PROJECT
OLSON RESIDENCE
114 NORTH ALFRED STREET
ALEXANDRIA, VA 22314

ISSUED	
DATE	DESCRIPTION
xx/xx/xxxx	xxxx

PROPOSED NORTH ELEVATION

 SCALE: AS NOTED
 SHEET

A4
 OF XX



1
A5
SOUTH ELEVATION: EXISTING
 SCALE: 1/4" = 1'-0"

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ALEXANDRIA, VA 22314

ISSUED	
DATE	DESCRIPTION
xx/xx/xxxx	xxxx

EXISTING SOUTH ELEVATION

SCALE AS NOTED

SHEET

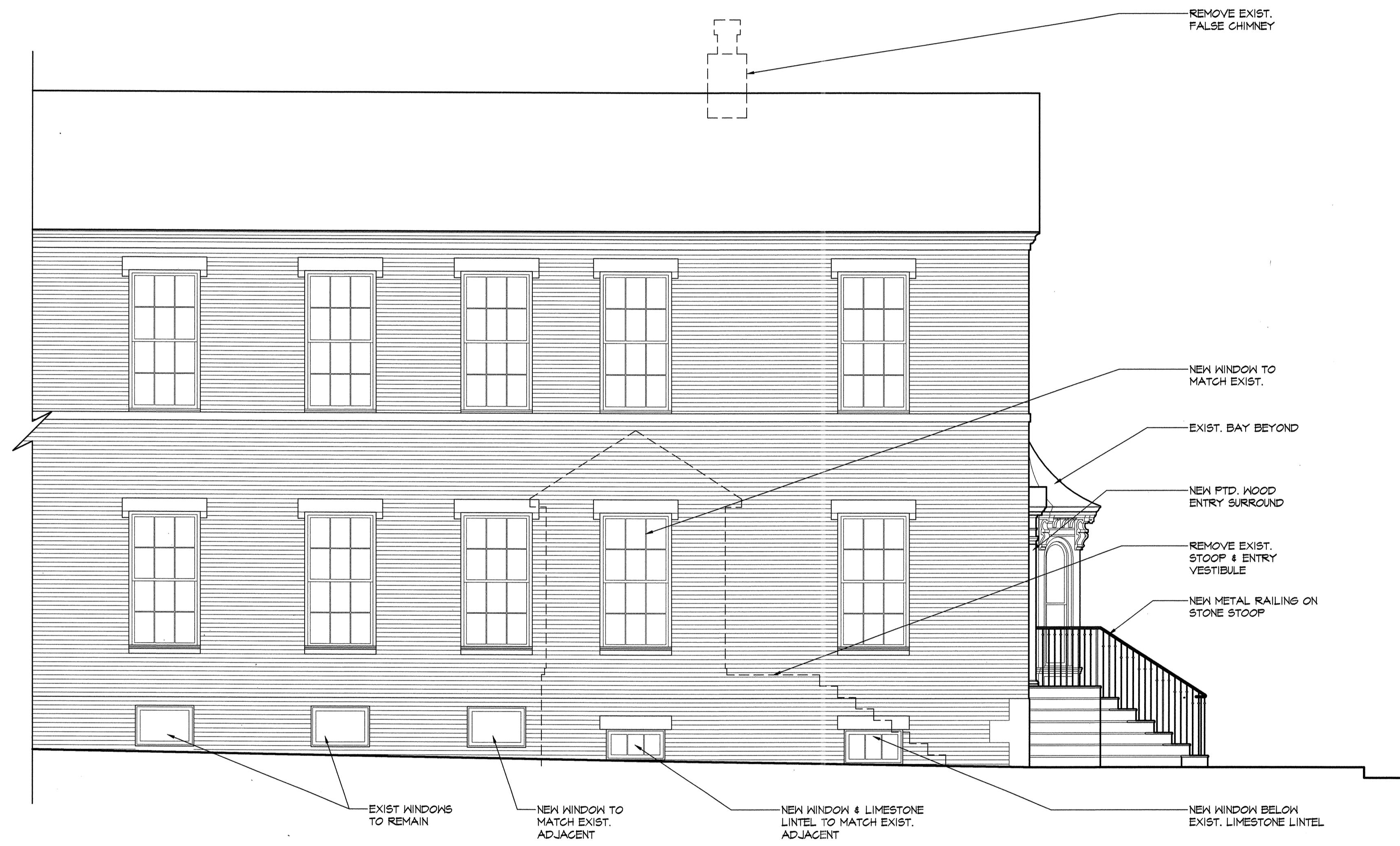
A5

OF XX

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

PROJECT
OLSON RESIDENCE
 114 NORTH ALFRED STREET
 ALEXANDRIA, VA 22314

ISSUED	
DATE	DESCRIPTION
xx/xx/xxxx	xxxx

PROPOSED SOUTH ELEVATION

SCALE AS NOTED

SHEET
A6



