

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

APPLICANT: Bruce and Thelma MacGregor

LOCATION: Old and Historic Alexandria District
105 North Alfred Street

ZONE: CD/ Commercial Downtown Zone

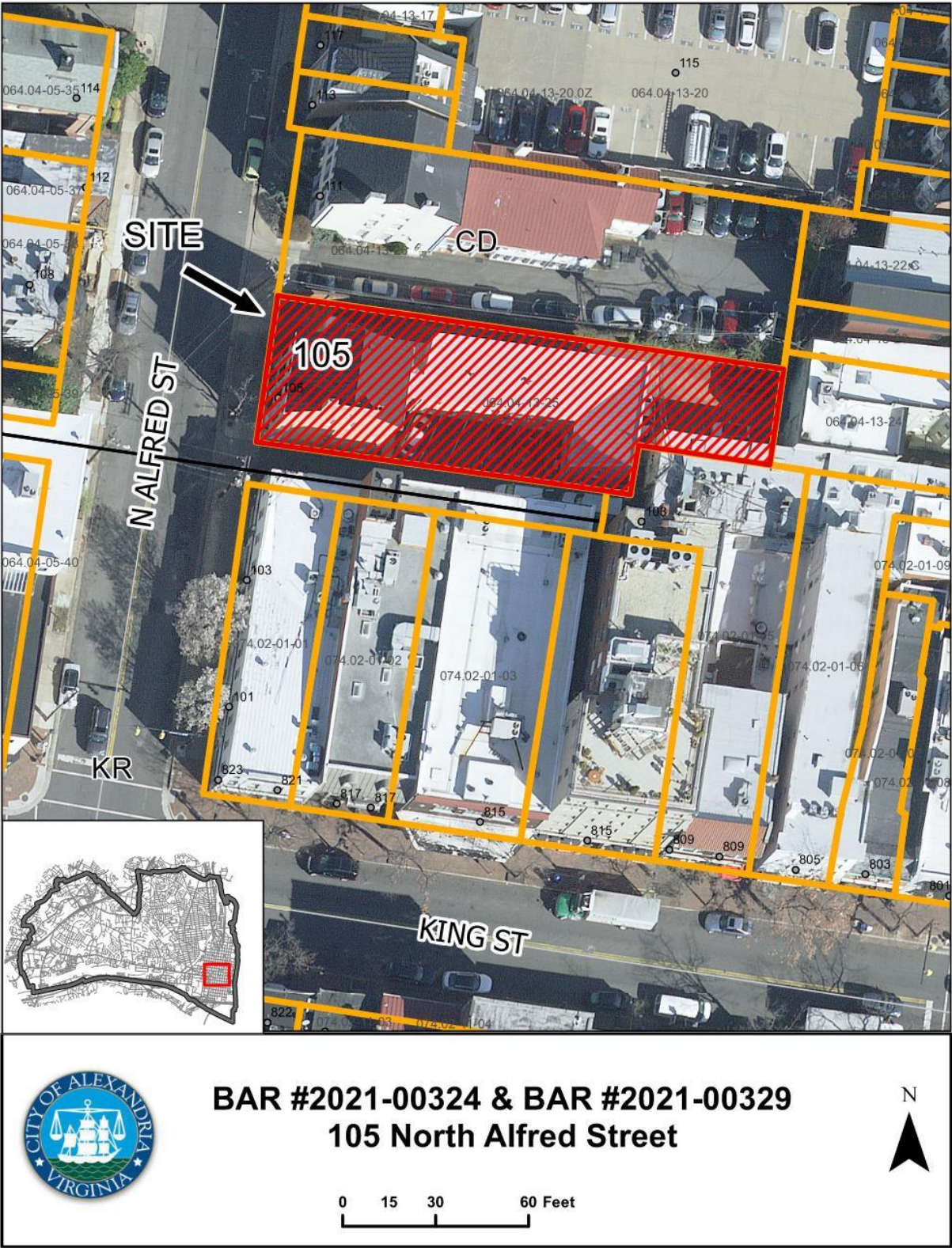
STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for alterations and addition with the following conditions. Staff requests that if the Board decides to defer or deny the case, they approve the repointing portion of the application.

1. All windows are Jeld Wen W-2500 wood double-hung, as administratively approved in BAR2021-00462.
2. The stucco cladding should be a mid-range color, such as tan, to match the historic mortar.
3. The proposed dormers on the south elevation of the ell be slightly narrowed and shifted to retain as much historic fabric as possible, with the final location to be confirmed by staff on site.
4. The applicant work with staff on the selection of railings for the window well on the north elevation, the Juliet balcony on the south elevation, and the upper floor patio doors on the addition.
5. The applicant work with staff to select doors that comply with the *Design Guidelines*.
6. *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.
7. *The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
8. The statements in archaeology conditions above marked with an asterisk "*" shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements

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.



On the north elevation of the rear ell, the applicant proposes adding a 40' x 3' window well for three windows, reconfiguring windows, and adding two new doorways. See Figures 2 & 3 in the Analysis section. On the east elevation of the rear block, the applicant proposes converting a doorway to an elevator. Adding height to the existing rear block will encapsulate approximately 825 additional square feet of roofing.

Certificate of Appropriateness

Addition

The proposed addition will be composed of two factors:

- Add upper floors to the existing easternmost 30' of the building, built between 1921 and 1941, bringing the total height here to 50'.
- Construct a 50' tall, 15' x 12' addition at the corner on the south elevation where the ell intersects with the 1921 – 1941 block. This area now contains HVAC equipment and bollards.

Alterations

- Repoint brick with Saint Astier Natural Hydraulic Lime mortar (LimeWorks).
- Replace the existing asphalt shingle roof on the south elevation of the ell with standing seam metal.
- Add a protective railing for the new window well on the north elevation of the ell.
- Convert two first floor windows to doors and reconfigure windows on the north elevation of the rear/east block.
- Convert an existing doorway on the east elevation to an elevator.

Site context

The property is located on the east side of North Alfred Street in the block between King Street and Cameron Street. A public alley runs immediately to the south of the property. A private driveway runs along the north elevation. Immediately to the north of that driveway is the driveway for the adjacent property at 111 North Alfred. These two alleys give a clear view of the north elevation of the building from North Alfred Street and the sidewalk. Due to the public alley to the south and the two driveways to the north, most of the subject building is visible from a public right of way. Although the south elevation of the ell is visible from the public alley, it is not visible from North Alfred Street or the sidewalk.

II. HISTORY

According to Ethelyn Cox's "Historic Alexandria, Virginia Street by Street," this house predates 1808, when Hugh Smith purchased it from the original owner/builder, William S. Moore. Smith was living in this house when he died in 1855. The first two stories of the main block of the house may date to 1790. Sanborn Fire Insurance Maps indicate that the building has changed somewhat over time. The 1885 map depicts a two-story building with non-combustible roofing and a two-story rear ell, although the portion of the ell adjacent to the main block of the house is only one-and-a-half story. By 1891 the main block of the house is three-and-a-half stories and the entire ell is two stories. The 1902 - 1912 Sanborn maps show a similar footprint to today's, although the building now has a shingle roof, a two-story frame addition along the entire length of the south

elevation of the ell, and a one-story frame addition on the north side of the ell. By 1921, when the property operated as C&P Telephone's office and exchange, the frame additions are gone and the roof is non-combustible again. By 1941, an addition to the rear/east elevation of the ell appears on the map and all roofing is non-combustible. The main block of the house was reroofed in kind with a standing seam metal roof in 2001, BLD2001-01650, passing inspection on July 2, 2021. Staff did not locate any BAR approval for this in-kind reroofing.

A handful of citizens have expressed interest in the brick wall on the north side of the property's driveway. Sanborn maps do not show any walls here until 1912, when a 6' brick wall ran along the east property line of 111 North Alfred, turning the corner between 111 and 105, and ending approximately in line with the rear elevation of 105 North Alfred. The wall therefore appears to belong to 111 North Alfred. The latest Sanborn map, which dates to 1959, does not show the wall extending as far as it does now, so the westernmost portion of the wall postdates 1959. Staff found no building permits for this wall.

Previous BAR Approvals

BAR2010-00017	Administrative approval of signage
BAR2012-00323	Administrative approval of a wooden fence in the rear yard
BAR2021-00462	Administrative approval of replacement windows: multi-pane on original main block of house and one-over-one for the rear/east sections

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

The analysis of the standards indicated above relate only to the specific portions of the building proposed for demolition/capsulation, not the overall building. In the opinion of staff, none of the criteria for demolition and capsulation are met in this case and the Permit to Demolish/Capsulate should be granted. The applicant is proposing to encapsulate a small portion of the building, not the entire building, and the portion to be encapsulated does not exhibit a high level of design or architectural detail.

Physical examinations indicate that the entire rear ell has seen at least three or four periods of work and construction as well as numerous interventions for roofing repairs, mechanical equipment, HVAC installations, venting, and other such work. The applicant revised his original submission in order to retain historic beams and rafters in the interior attic space. Replacing the asphalt roof on the south elevation of the ell does not negatively affect any historic fabric. Reopening fenestration that had been sealed/bricked in at some point in time brings the building closer to its historic appearance. This is the case on the south elevation of the ell, where a door and a window will be reopened. Also on the south elevation of the ell, demolition consists of demolishing approximately 18 square feet of roofing to add three dormer windows. As noted in the History section, the asphalt roof itself is not historic. A February 2022 site visit indicated that several of the roof rafters are historic, and due to their degraded condition, they will be sistered to provide additional support and safety. The second-floor ceiling joists, rafters and decking of the central portion of the ell are hewn or pit sawn, typical of those materials used in Alexandria prior to the 1820s and the availability of local sawmills. There is no strong indication that the framing materials were salvaged from other locations. The rafters displayed ghost marks and sprigs of lath and plaster and three window openings indicating that the attic was occupied from the first period of construction. Staff therefore recommends that the applicant make the dormers slightly narrower and shift them a few inches to either side so that only one rafter is cut at each dormer. Staff can confirm the final dormer location on site. Enclosing the 15' x 12' HVAC area where the ell meets the 20th century rear block will encapsulate approximately 270 square feet of wall material. Due to the numerous alterations and repairs to the building, this action also does not meet any of the demolition criteria.

A site visit indicated that the basement floor had been lowered at some point in time. The proposed window well on the north elevation would therefore not damage original construction material.

Due to the many alterations to the original fabric of the ell and the rear/east block of the building, adding new windows and converting two windows to doors on the north elevation will not fulfill the criteria above, nor will adding new fenestration to the east and west elevations of the rear/east block of the building. As the ell and rear block have been heavily modified over the history of the structure, staff does not object to the proposed modifications.

Certificate of Appropriateness

The Planning Commission approved Special Use Permit #2021-00089 to operate an apartment hotel at this location at the December 7, 2021 hearing. The motion to approve carried on a vote of 6-0-1, with Commissioner Manor abstaining.

Addition

Staff notes that the applicant changed the project entirely based on an investigation by staff and a local expert, who found original construction material in the attic. The applicant is attempting to respect the historic fabric as much as possible and has therefore relocated the proposed addition to the 20th century rear/east block of the building. Additionally, the applicant will not replace the third level/attic floor of the ell. The horizontal structural members will be repaired/sistered for structural purposes and the space will be full height to the bottom of the roof framing.

The *Design Guidelines* note that “The design of an addition should respect the heritage of the historic building to which it is attached as well as adjacent buildings. The Boards generally prefer addition designs that are respectful of the existing structure and which seek to be background statements or which echo the design elements of the existing structure.” By moving the addition to the newer rear block of the building, approximately 80’ back from the front/west property line, the applicant has made the addition less prominent and more of a background building than it was in the original submission, which placed the addition adjacent to the north elevation and set back 4’ from the primary elevation. This mid-block location of this proposed addition better obscures the addition from surrounding streets. Due to the change in location and footprint, the current application proposes a much taller addition, which will be fully visible from the public alley to the south and from North Alfred Street. Enclosing the 15’ x 12’ area which now houses HVAC equipment will provide a degree of symmetry to the addition. If the applicant were not to enclose this space, the rear addition would only measure 18’ x 14’6”, creating a very awkward and unbalanced appearance.

Although the building at 815 King Street, to the southeast of the subject property, is slightly taller than the proposed addition and there are numerous tall buildings in the vicinity, this proposed addition will still be clearly visible from public rights of way. Stucco is not a traditional residential material in Alexandria, though it was used on institutional buildings in the mid-19th century, such as the Lyceum, Athenaeum, Downtown Baptist Church and Saint Paul’s Church. Nevertheless, staff believes that its use here is appropriate in order to clearly distinguish the addition from the historic brick construction. Staff recommends a mid-value color for the stucco such as tan to match the historic mortar. Although there is a somewhat odd layering of stucco and brick on the north and east elevations, this layering clearly indicates the different periods of construction. As these elevations are secondary, located at the rear of the property in the middle of the block, and do not

face a public right of way, staff does not object to the design concept. The applicant proposes casement windows for the addition; the exception being patio doors with railings at the top floor of the addition's east and west elevations. By using casement windows on the new work, the applicant distinguishes this fenestration from the multi-pane double-hung windows on the historic portions of the building. The applicant must work with staff to ensure that the proposed railings for the upper-level patio doors confirm with the *Design Guidelines*.

Alterations

The applicant proposes removing paint and repointing the masonry of the building with Saint Astier Natural Hydraulic Lime mortar. This mortar complies with Virginia Department of Historic Resources and City of Alexandria preservation practices and guidelines. The removal of flaking paint in 2021 to restore the building's appearance affected the mortar joints, necessitating repointing in some areas. Staff commends the applicant for working to respect the building's history and will work with the applicant to ensure that the mortar joints and mortar color are appropriate. Please note that this repointing was requested with the application materials for the initial July 21, 2021 hearing and should be completed as soon as possible. Staff therefore requests that if the Board votes to defer or deny the application, that they approve the repointing.

Replacing the existing asphalt shingle roofing on the ell with standing seam metal will return the ell to a more historically appropriate look. The rear 20th century addition and the main block of the house are roofed in standing seam metal. Nineteenth century Sanborn Fire Insurance maps indicate that the ell roofing was a non-combustible material, which would mean metal or slate.

Reconfiguring the windows on the north elevation will provide a degree of symmetry to this elevation, which currently looks very haphazard. See Figure 2. Converting two windows to doors on the east end of this elevation will contribute to the symmetry. See Figure 3. The window well on this elevation will be unobtrusive and allow light into the cellar area. The proposed railing will provide a degree of safety. The applicant must work with staff to ensure that the proposed window well railing confirm with the *Design Guidelines*.



Figure 2: Existing north elevation

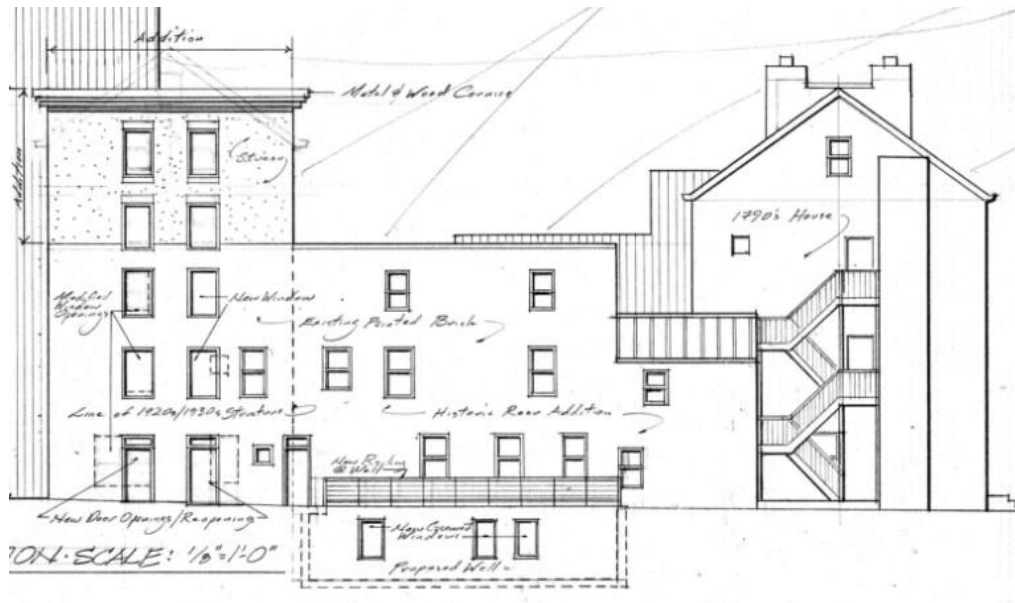


Figure 3: Proposed north elevation

On the south elevation of the ell, the large single-pane window with a Juliet balcony will reopen a pre-existing window here. The applicant must work with staff to ensure that the proposed railings conform with the *Design Guidelines*. The proposed dormers are period appropriate and will be installed retaining as much original construction material as possible. Recent photos indicate that the window configuration on the south elevation of the rear ell was two-over-two double-hung sash prior to their removal. The north elevation of the ell and rear/east addition had multi-pane double-hung sash windows, possibly nine-over-nine. The applicant proposes installing one-over-one windows on the south and north elevations of the ell, and casement windows on the rear/east block and the proposed new addition. Staff recommends that all windows on the ell and on the new construction be one-over-one double-hung sash. On the east elevation, the applicant proposes replacing an existing triple doorway with an elevator.

Staff recommends approval of the project with the following conditions:

- All windows are Jeld Wen W-2500 wood double-hung, as administratively approved in BAR2021-00462.
- The stucco cladding should be a mid-range color, such as tan, to match the historic mortar.
- The proposed dormers on the south elevation of the ell be slightly narrowed and shifted to retain as much historic fabric as possible.
- The applicant work with staff on the selection/approval of railings for the window well on the north elevation, the Juliet balcony on the south elevation and the upper floor patio doors on the addition.
- The applicant work with staff to select doors that comply with the *Design Guidelines*.

Staff notes the recommendations of Alexandria Archaeology.

STAFF

Susan Hellman, Historic Preservation Planner, Planning & Zoning

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

III. CITY DEPARTMENT COMMENTS

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

Zoning

F-1 City Council approved SUP2021-00089 on December 18, 2021 for the operation of an 11-room apartment hotel at 105 N Alfred Street.

F-2 The property use is nonresidential, therefore, there are no setback or open space requirements for the property.

F-3 Average finished grade must be labeled at time of building permit to confirm height of rear addition does not exceed 50.00 feet.

F-4 The proposed addition and alterations comply with FAR.

F-5 The proposed addition and alterations comply with zoning.

Code Administration

C-1 A building permit and plan review are required prior to the start of construction.

C-2 Construction type shall comply with VCC Table 504.4.

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 Previously reviewed under the same BAR case number (BAR2021-00324 & 00329 date reviewed 7/18/2021) (T&ES)

F-2 The applicant should provide a determination of disturbed area per City Guidelines to T&ES prior to submitting for permits. If the land disturbance meets or exceeds 2500 square feet, a released grading plan will be required prior to submitting for permits. (T&ES)

- F-3 If the alley located at the south side 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 According to Ethelyn Cox in *Historic Alexandria Virginia Street by Street*, William S. Moore built the house at 105 N. Alfred around 1800. Hugh Smith subsequently purchased the house in 1808, and lived there until his death in 1855. The property may contain significant archaeological evidence about the growth and development of Alexandria in the first half of the nineteenth century.

- *R-1 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.
- *R-2 The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

- R-3 The statements in archaeology conditions above marked with an asterisk “*” shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.

V. ATTACHMENTS

- 1 – Application Materials (application + plans)*
- 2 – 105 N. Alfred St photos*
- 3 – 105 North Alfred Street construction chronology*

ADDRESS OF PROJECT: 105 N. Alfred St., Alexandria, VADISTRICT: ☒ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old BuildingTAX MAP AND PARCEL: 064.04-13-25 ZONING: CDAPPLICATION 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: Bruce and Thelma MacGregorAddress: 105 N. Alfred St.City: Alexandria State: VA Zip: 22314Phone: (202) 438-7044 E-mail: _____Authorized Agent *(if applicable)*: ☐ Attorney ☒ Architect ☐ _____Name: Michael DechertPhone: (571) 332-3923E-mail: kaczmarski-dechert@netzero.net**Legal Property Owner:**Name: Bruce and Thelma MacGregor / 105 N. Alfred LLC I & IIAddress: 105 N. Alfred St.City: Alexandria State: VA Zip: 22314Phone: (202) 438-7044 E-mail: _____

- ☐ Yes ☐ No Is there an historic preservation easement on this property?
- ☐ Yes ☐ No If yes, has the easement holder agreed to the proposed alterations?
- ☐ Yes ☒ No Is there a homeowner's association for this property?
- ☐ Yes ☐ No If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.

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

- ☒ NEW CONSTRUCTION
☒ EXTERIOR ALTERATION: *Please check all that apply.*

☐ awning
☒ doors
☐ lighting
☒ other

☐ fence, gate or garden wall
☒ windows
☐ pergola/trellis
dormers/standing seam metal

☐ 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).*

- 1) An addition to the 1920s/1930s addition at the ell at the east end of the building raising it to five levels above grade largely over the existing structure. The footprint of this addition includes a new 12'X15' area on the south side of the ell by the existing alley and will rise to 50'. Numerous window and door openings are being made to the structure. The new building addition will be in cement stucco and the windows will be largely wood casement windows and patio doors at the top level with glass safety panels in front of them.
- 2) Three dormers and new standing seam metal roofs are to be placed on the south facing shed roof in the mid section of the structure. The dormers are positioned to not be visible from N. Alfred St.
- 3) A proposed 3' wide by 30' long window well is to be made along the north side of the mid section of the structure with three windows reopened in the basement wall. A metal railing will run along the top edge of the window well for safety.
- 4) Cleaning and repointing the existing masonry. Repointing will be done with Alexandria approved approved lime based mortars.

SUBMITTAL REQUIREMENTS:

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

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

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

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

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

- ☐ ☐ ^{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 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: Michael Dechert, Architect

Date: 5/2/2022



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

as of 12/20/18

B

A. Property Information

A1. 105 N. Alfred St. R-20
 Street Address Zone

A2. 7,206.00 x 1.50 = 10,809.00
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

<u>Existing Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	1,706.62	Basement**		B1. 10,653.90 Sq. Ft.
First Floor	2,661.00	Stairways**		Existing Gross Floor Area*
Second Floor	2,661.00	Mechanical**		B2. 0.00 Sq. Ft.
Third Floor	2,661.00	Attic less than 7'***		Allowable Floor Exclusions**
Attic	964.28	Porches**		B3. 10,653.90 Sq. Ft.
Porches		Balcony/Deck**		Existing Floor Area Minus Exclusions
Balcony/Deck		Lavatory***		(subtract B2 from B1)
Lavatory***		Other**		
Other**		Other**		
B1. <u>Total Gross</u> 10,653.90		B2. <u>Total Exclusions</u> 0.00		Comments for Existing Gross Floor Area

C. Proposed Gross Floor Area

<u>Proposed Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	0.00	Basement**	1,744.00	C1. 2,550.00 Sq. Ft.
First Floor	180.00	Stairways**	1,585.00	Proposed Gross Floor Area*
Second Floor	180.00	Mechanical**		C2. 3,829.00 Sq. Ft.
Third Floor	180.00	Attic less than 7'***		Allowable Floor Exclusions**
Attic	1,005.00	Porches**		C3. -1,279.00 Sq. Ft.
Porches		Balcony/Deck**		Proposed Floor Area Minus Exclusions
Balcony/Deck		Lavatory***	500.00	(subtract C2 from C1)
Lavatory***		Other**		
Other	1,005.00	Other**		
C1. <u>Total Gross</u> 2,550.00		C2. <u>Total Exclusions</u> 3,829.00		

D. Total Floor Area

D1. 9,374.90 Sq. Ft.
 Total Floor Area (add B3 and C3)

D2. 10,809.00 Sq. Ft.
 Total Floor Area Allowed by Zone (A2)

E. Open Space

E1. Sq. Ft.
 Existing Open Space

E2. Sq. Ft.
 Required Open Space

E3. Sq. Ft.
 Proposed Open Space

Notes

*Gross floor area is the sum of all areas under roof of a lot, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

** Refer to the Zoning Ordinance (Section 2-145(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

***Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

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

Signature: _____

18

Date: **5/2/2022**

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 Bruce & Thelma Macgregor	105 N. Alfred St, Alex VA	50%
² Bruce & Thelma Macgregor	105 N. Alfred St. Alex. VA	50%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 105 N. Alfred St. Alex. VA (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
¹ 105 N. Alfred St, LLC I	105 N. Alfred St, Alex. VA	50%
² 105 N. Alfred St LLC II	105 N. Alfred St. Alex. VA	50%
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	N/A	N/A
² N/A	N/A	N/A
³ N/A	N/A	N/A

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

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

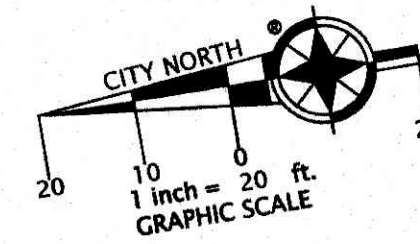
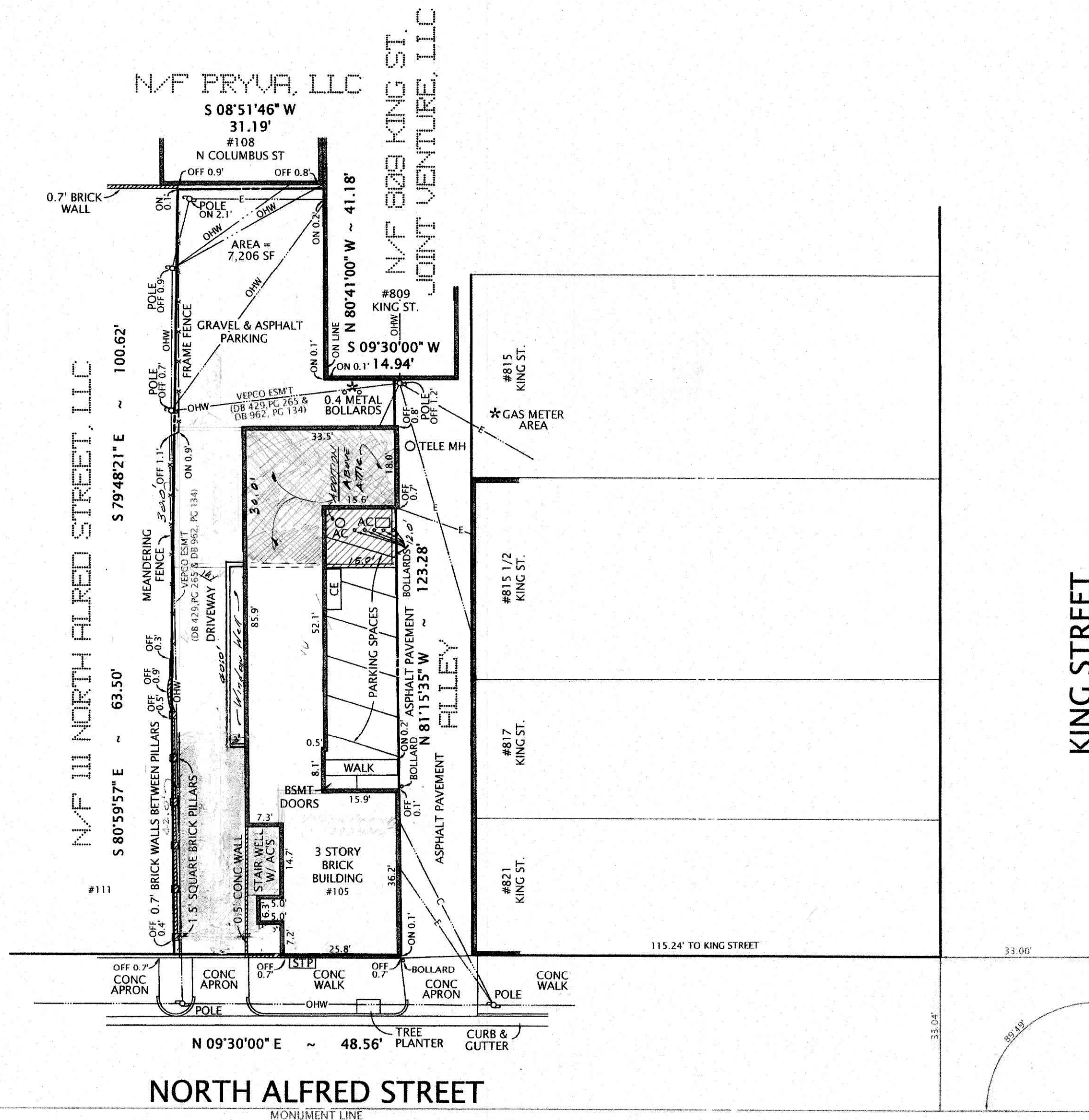
5/2/2022

Date

Bruce and Thelma MacGregor

Printed Name

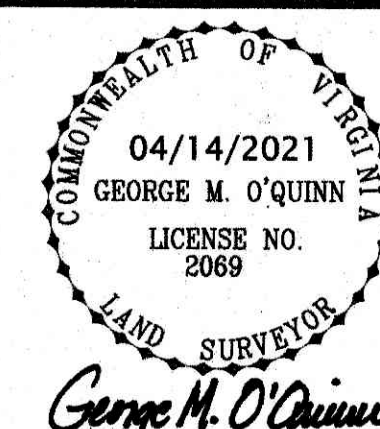
Signature



PLAT
SHOWING BUILDING LOCATION ON
ON THE PROPERTY LOCATED AT
#105-107 NORTH ALFRED STREET
(INSTRUMENT #080006820)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' APRIL 14, 2021

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.

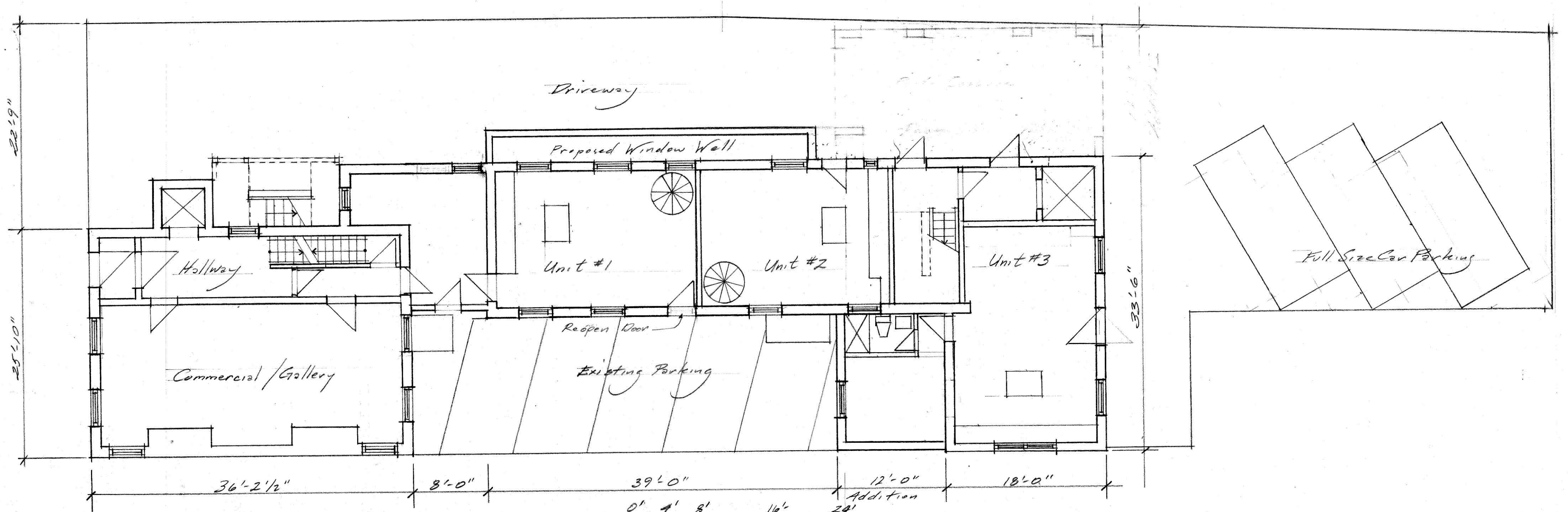


ORDERED BY:
ALENE
MICHAEL DECHERT

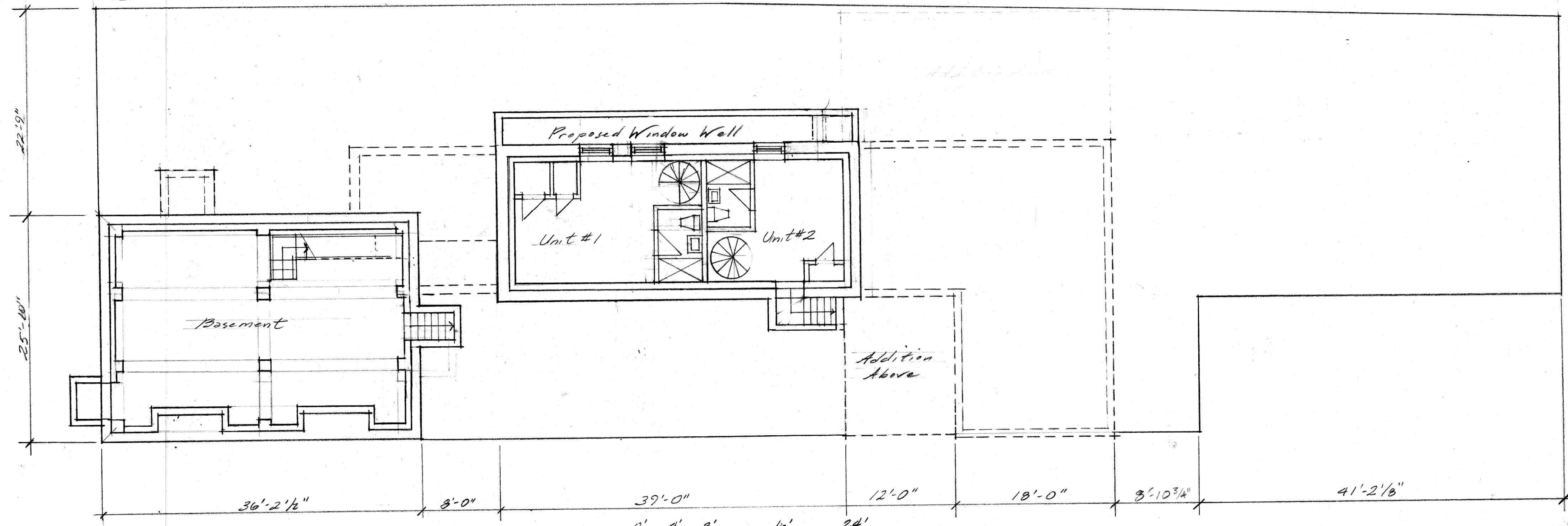
DOMINION Surveyors Inc.
8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX: 703-799-6412

CASE NAME: ALENE

#70530001-2

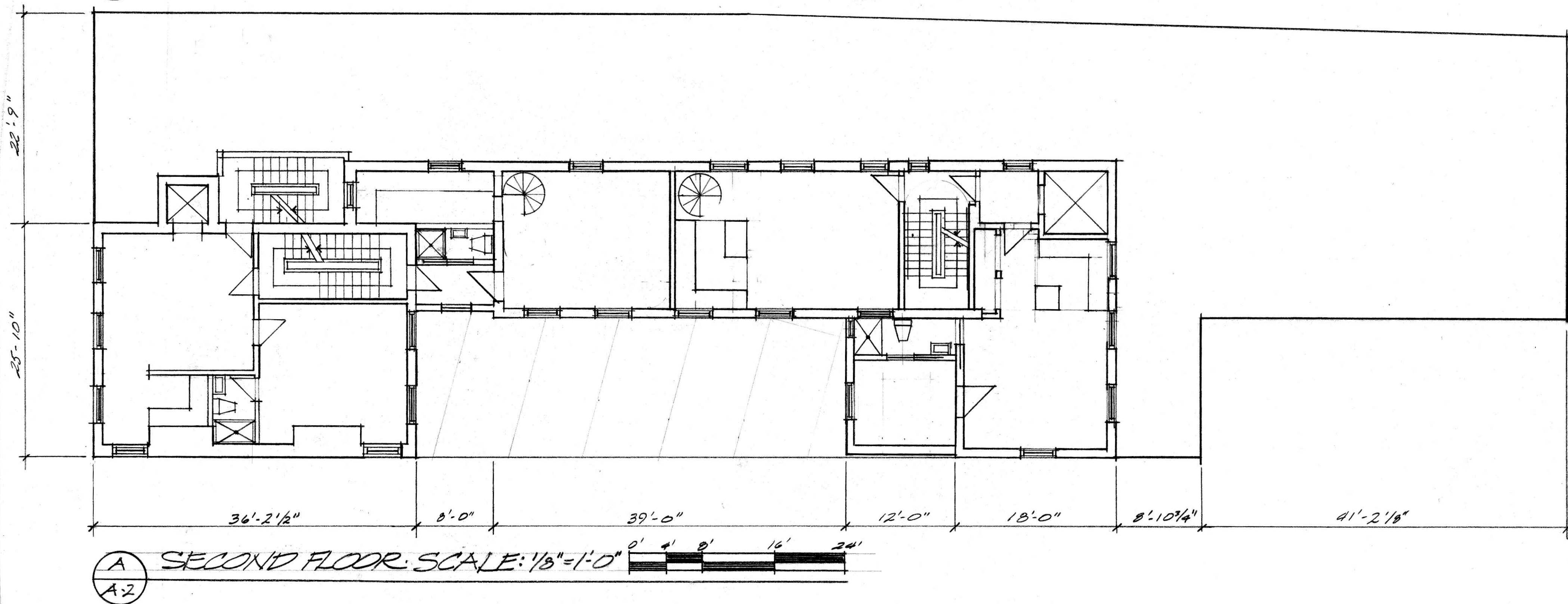
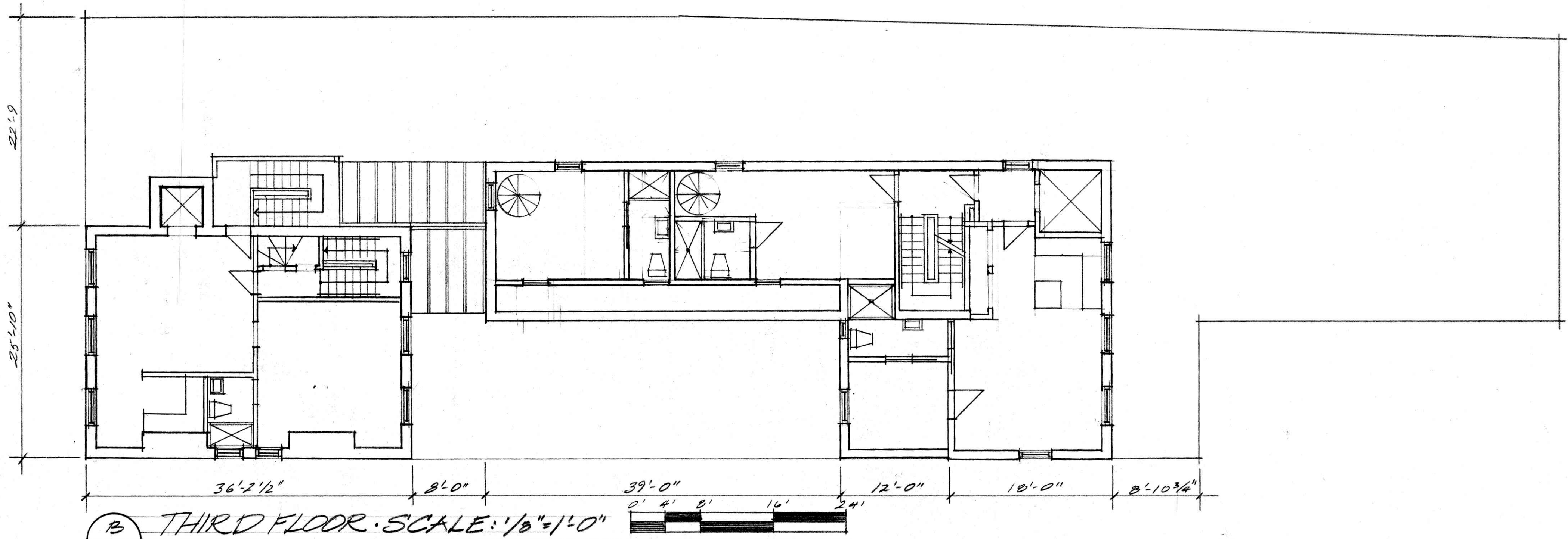


B FIRST FLOOR SCALE: 1/8" = 1'-0" A-1



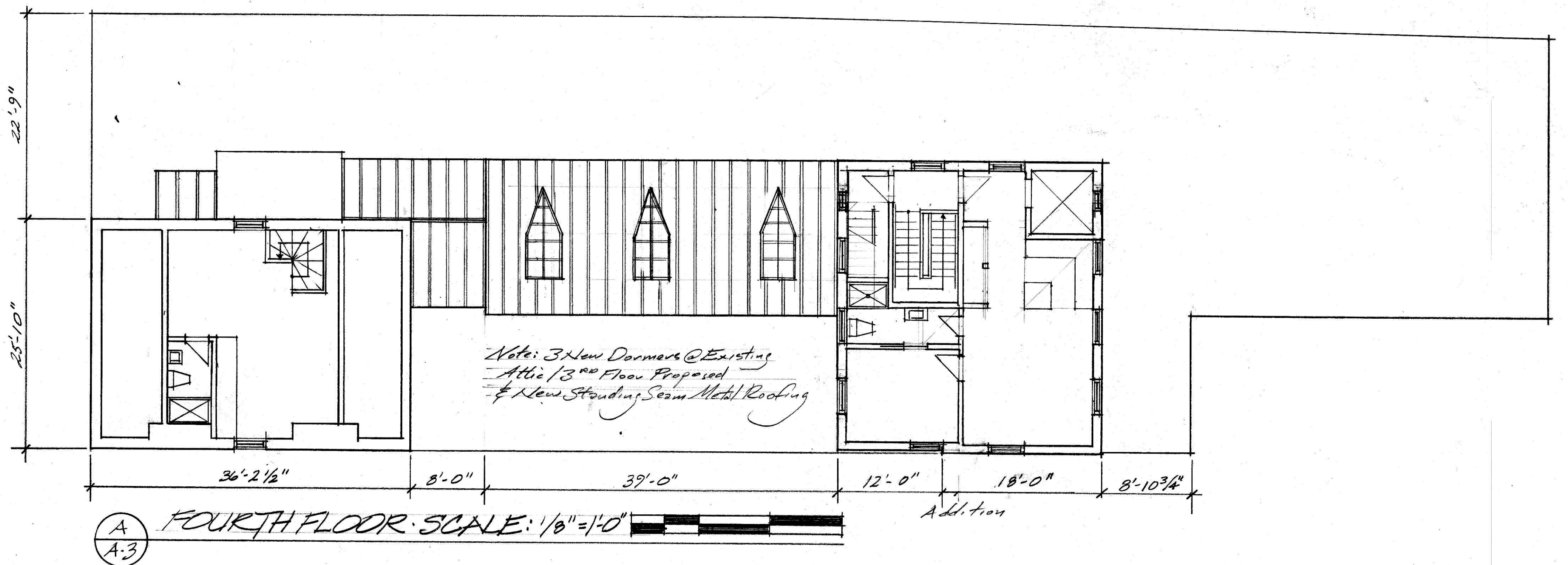
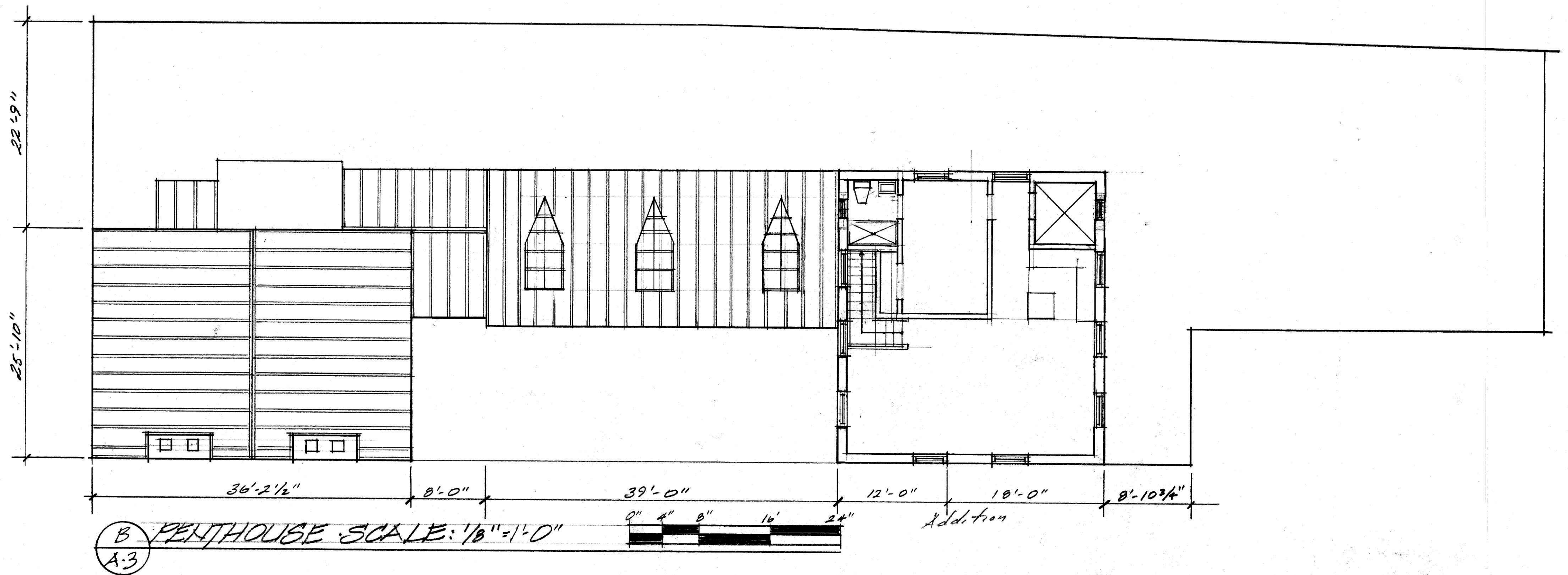
A BASEMENT SCALE: 1/8" = 1'-0" A-1

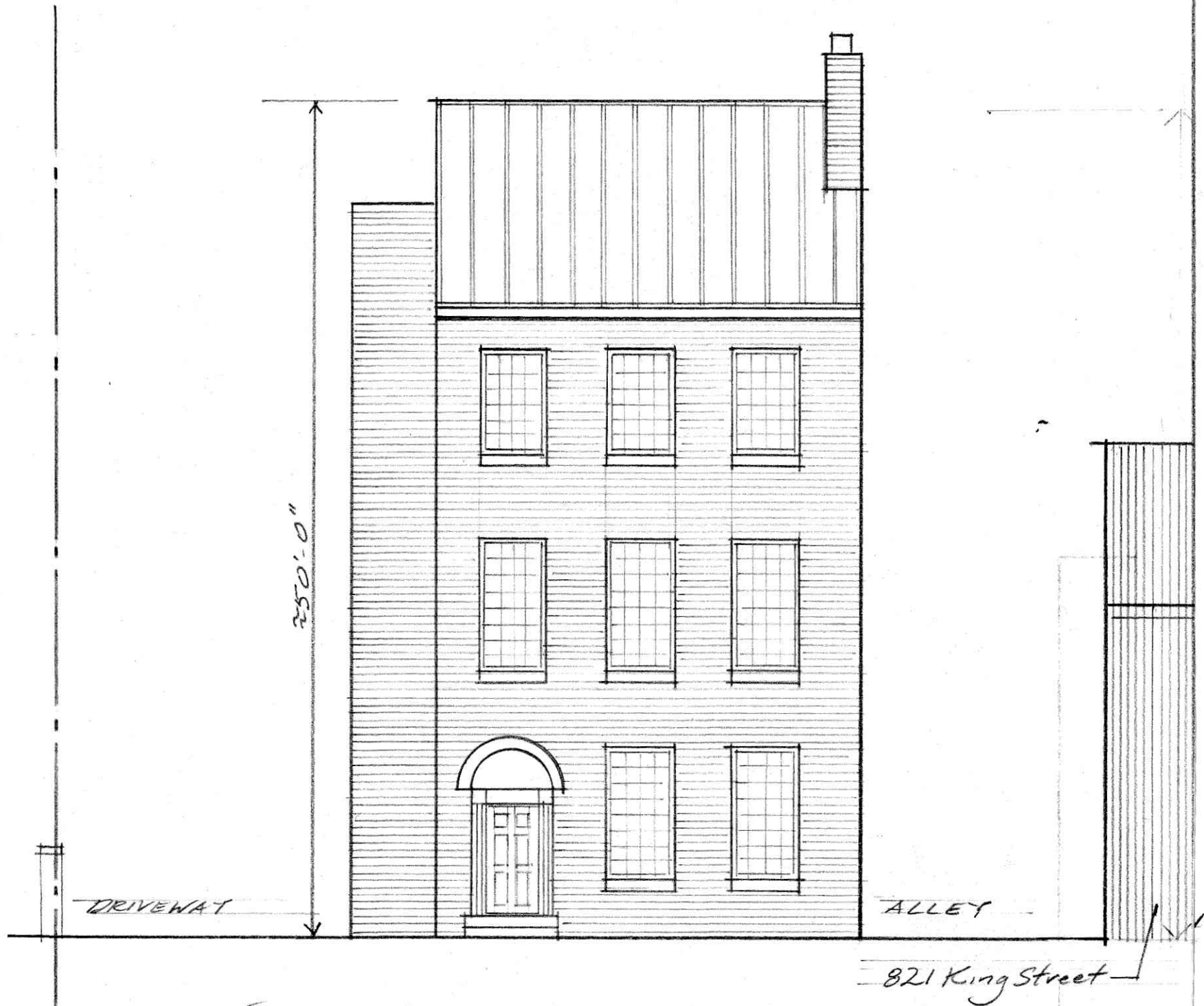
105 NORTH ALFRED STREET ALEXANDRIA VA MACGREGOR HOUSE 22
 5/2022
 Michael Dechert Architect



105/107 NORTH ALFRED ST. ALEXANDRIA, VA. MACGREGOR HOUSE
Michael Dechert, Architect

A-2





A
A.4

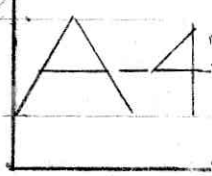
WEST ELEVATION. $\frac{1}{8}" = 1'-0"$

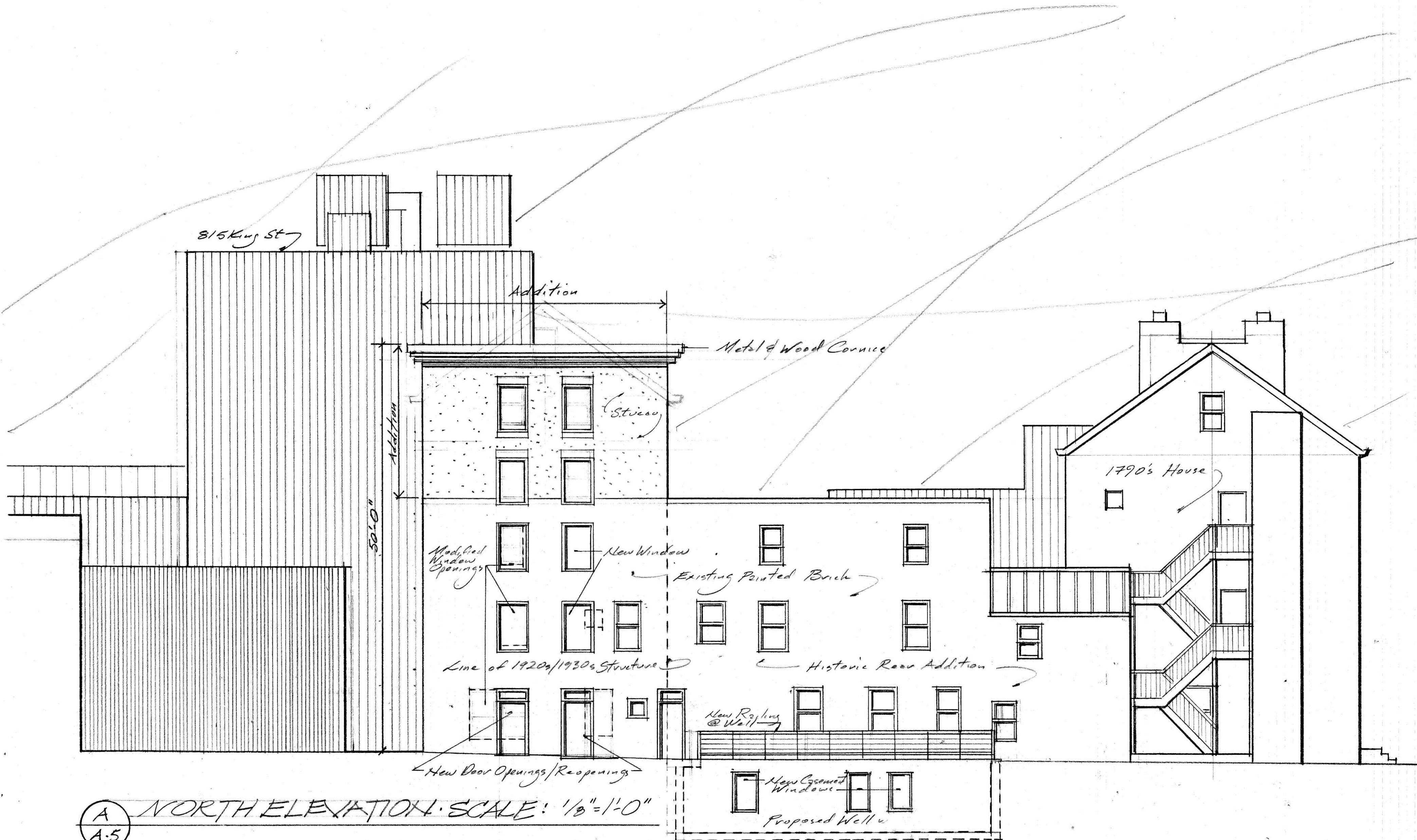
@ NORTH ALFRED ST. AS IS

105 NORTH ALFRED STREET, ALEXANDRIA, VA. MACGREGOR HOUSE.

Michael Dachert, Architect

5/2022

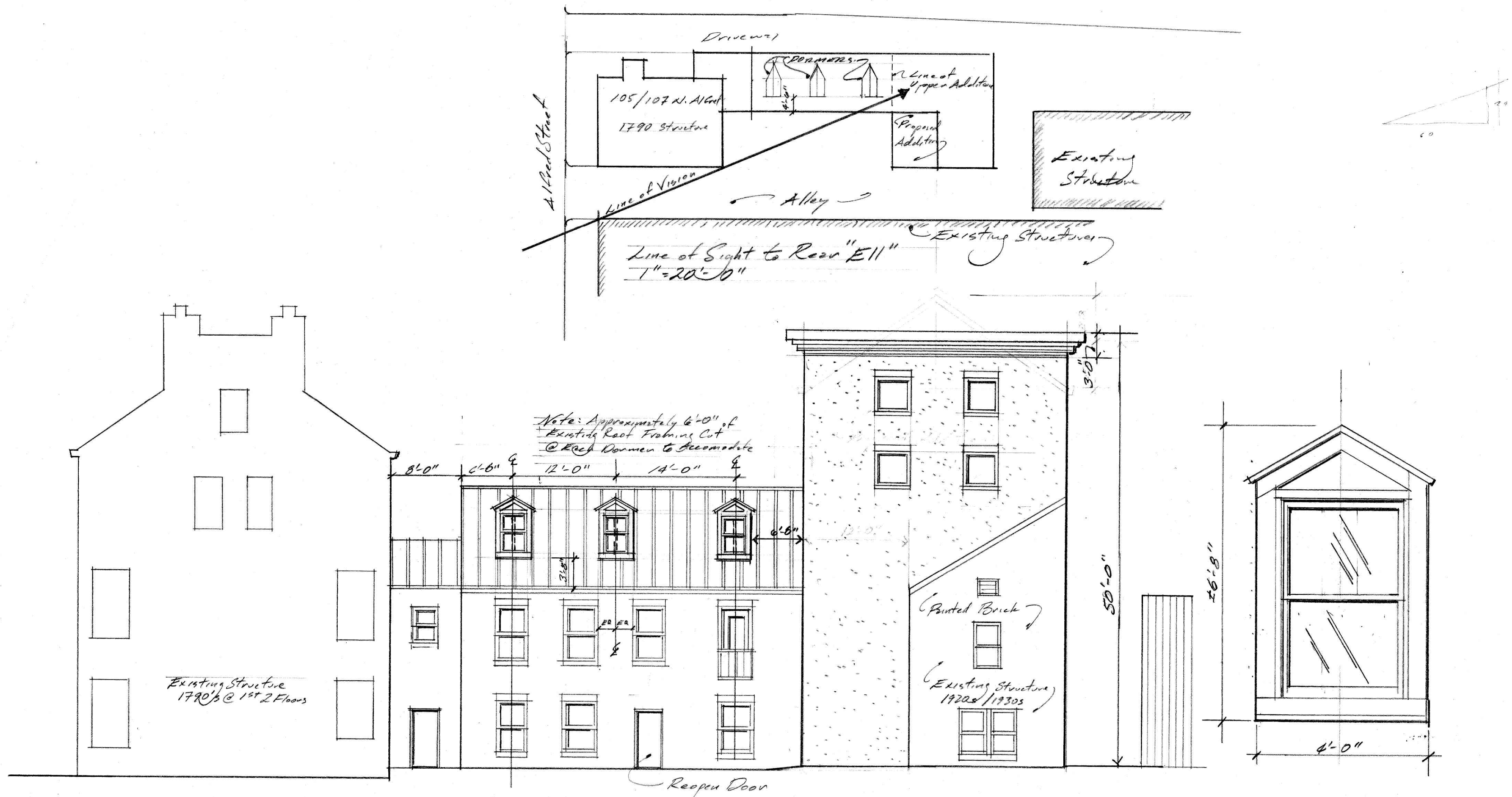




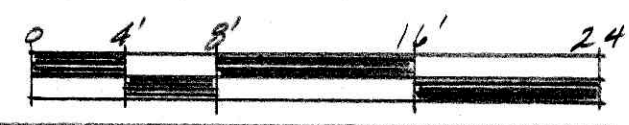
A
A-5

105/1107 NORTH ALFRED ST. ALEXANDRIA, VA. MACGREGOR HOUSE
5/2022
Michael Dechert, Architect

A5



A DORMERS @ MIDSECTION OF REAR ADDITIONS
 A.6 1/8" = 1'-0"

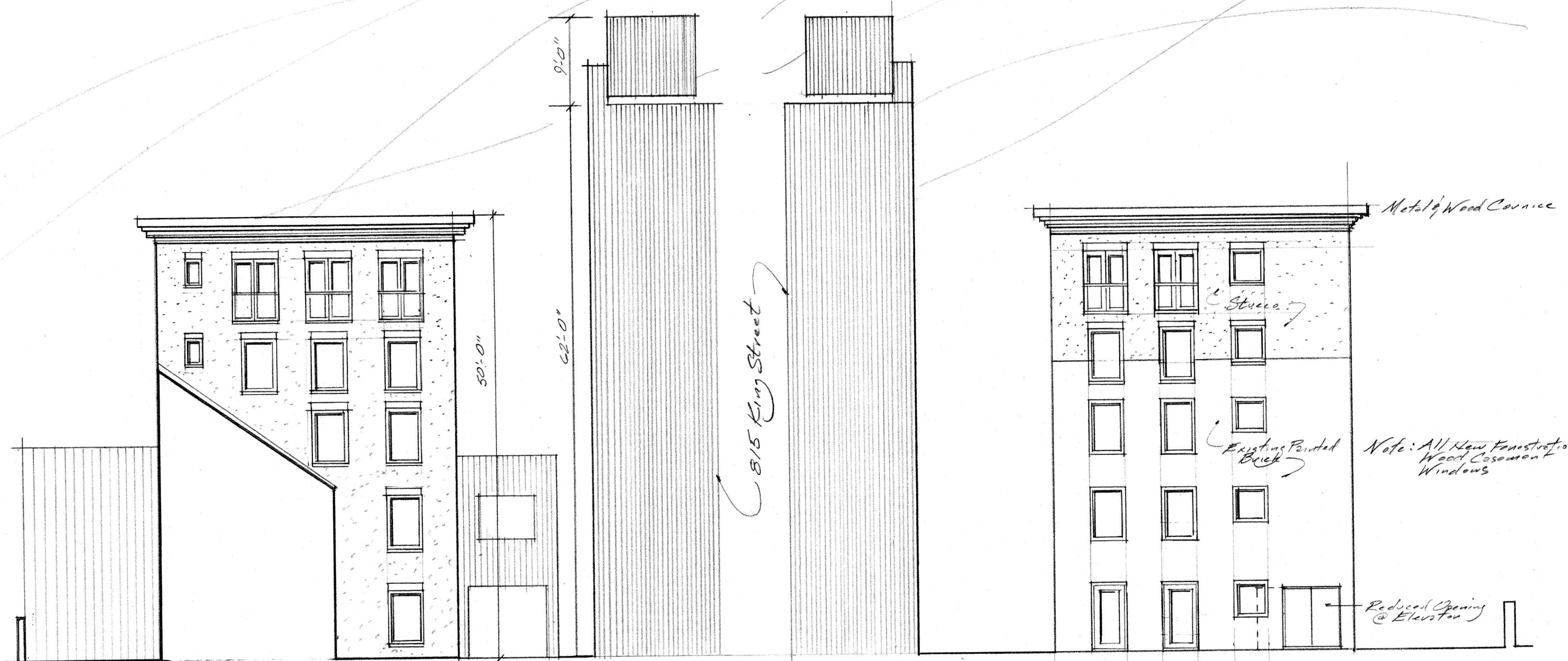


B Sketch Elevation @ Dormer
 A.6 5/8" = 1'-0"

PROPOSED DORMERS & REAR ADDITION
 105 N. ALFRED ST. ALEXANDRIA, VA
 MacGregor House
 Michael Dechert Architect

105/107 NORTH ALFRED ST. ALEXANDRIA, VA. MACGREGOR HOUSE
 Michael Dechert Architect
 5/2022

A-6



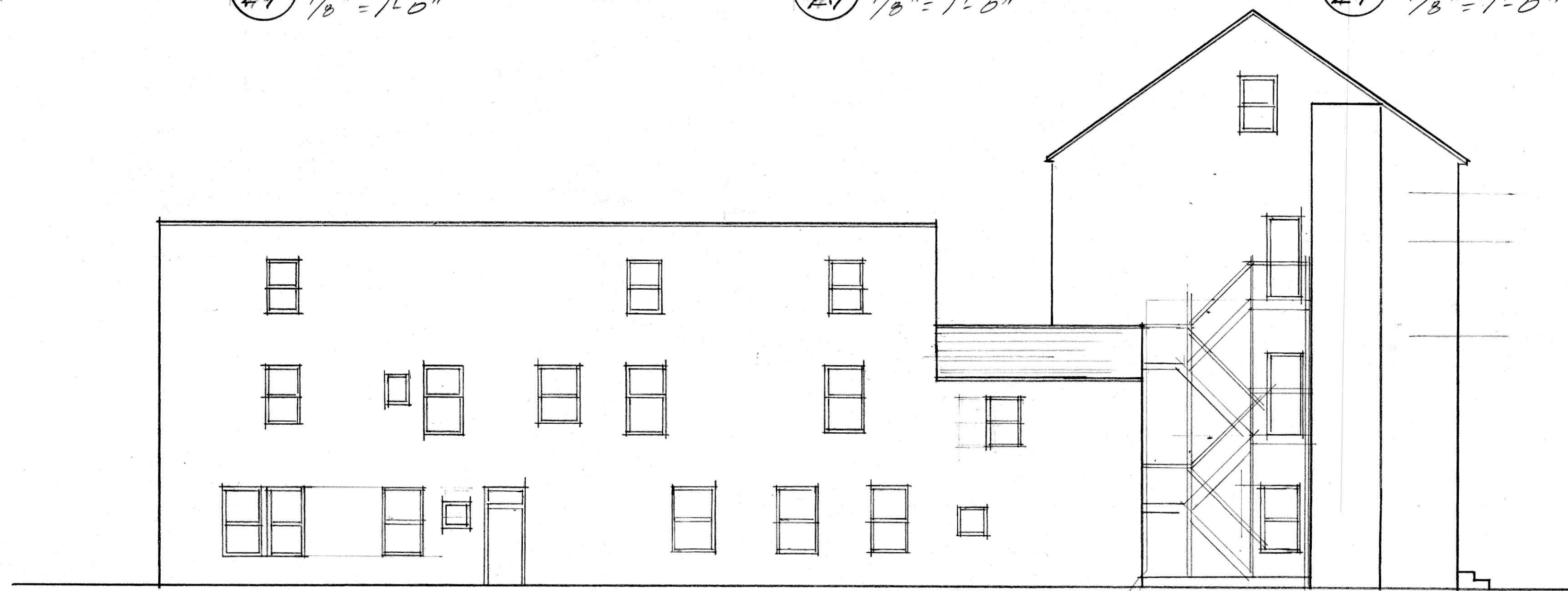
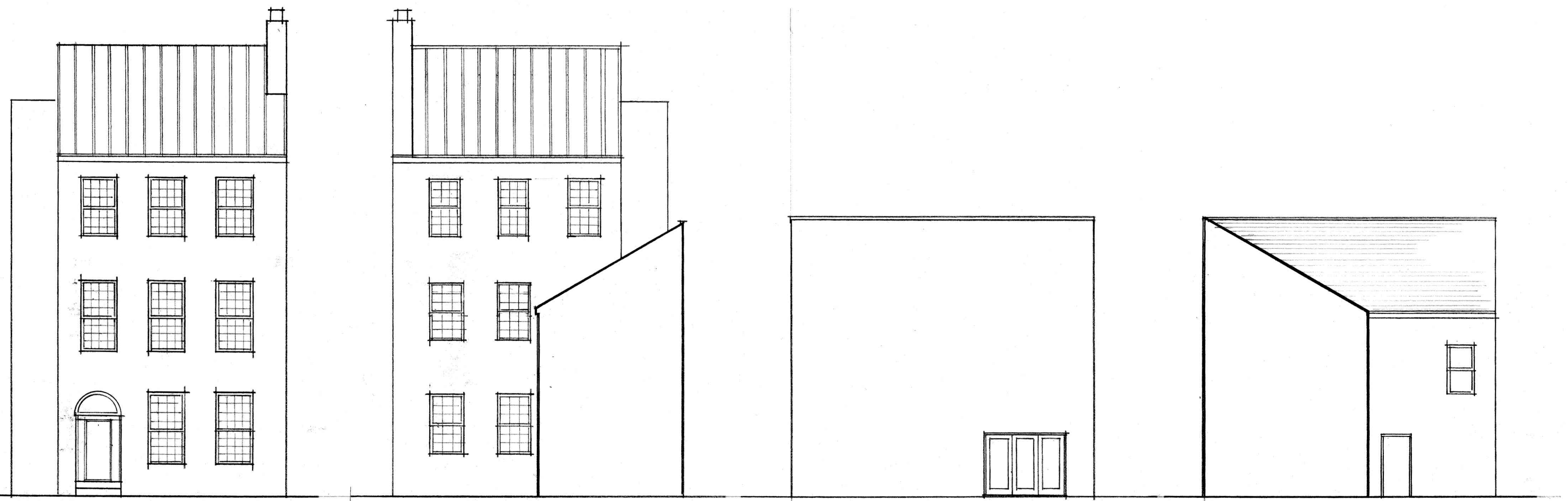
A WEST ELEVATION @ OPEN COURT ON ALLEY
A-7 SCALE: 1/8" = 1'-0"

B EAST ELEVATION @ BACKYARD
A-7 SCALE: 1/8" = 1'-0"



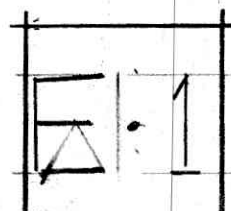
Michael Dechert, Architect

28



E. N. ELEVATION
E1 1/8" = 1'-0"

105/107 N. ALFRED ST. ALEX. VA. MACGREGOR HOUSE EXISTING ELEVATIONS
 Michael Dechert Architect 7207 Madison Dr. Alex. Va. 22307 571-332-3923















36







PRIVATE
PARKING
Violators will be
towed at Owner's
Risk & Expense
A-1 TOWING
781-871-2800

TRANSIT connect





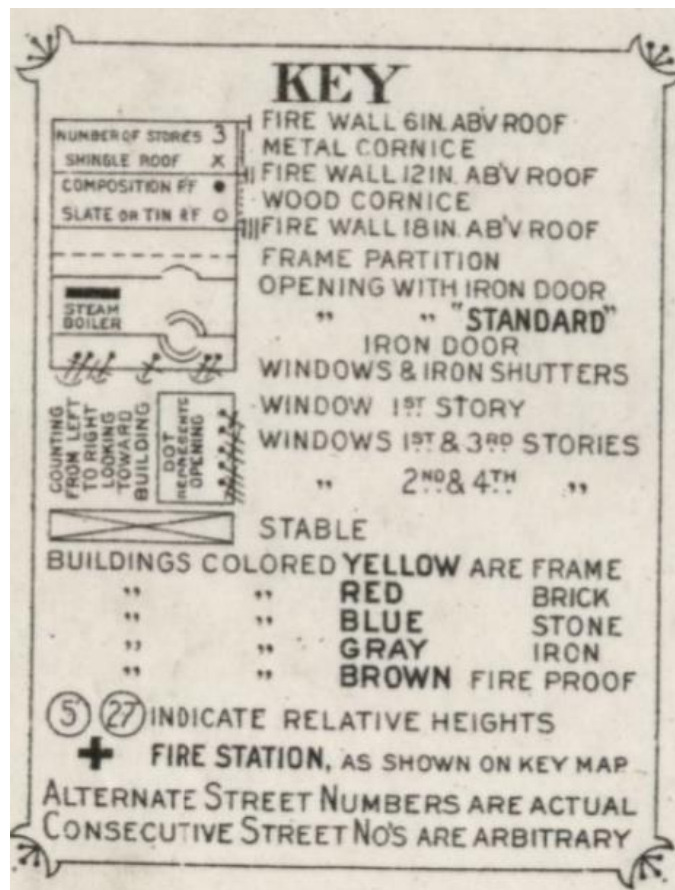




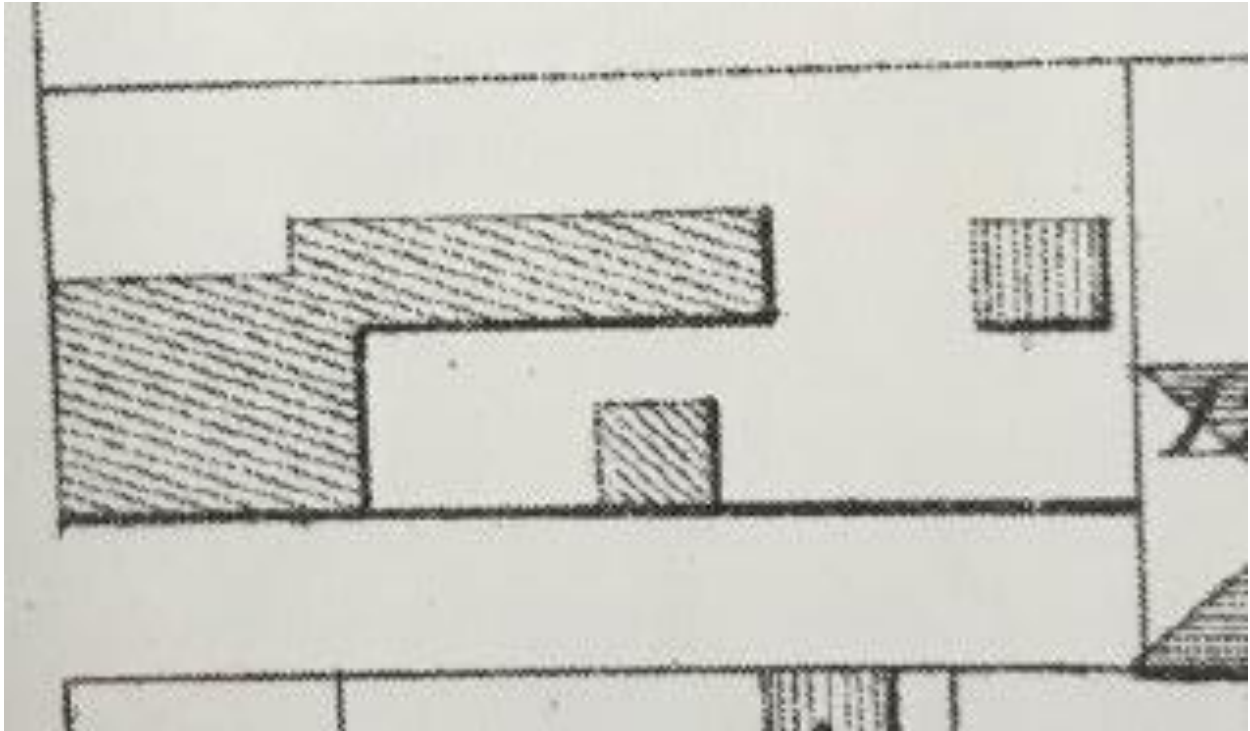
RESERVED
PARKING
FOR
Significance
EMPLOYER ONLY
ALL UNAUTHORIZED
VEHICLES WILL BE
TOWED
AT OWNERS EXPENSE
IF TOWED CALL 710-710-4704

105 N Alfred Street Construction Chronology

Draft 2/7/2022

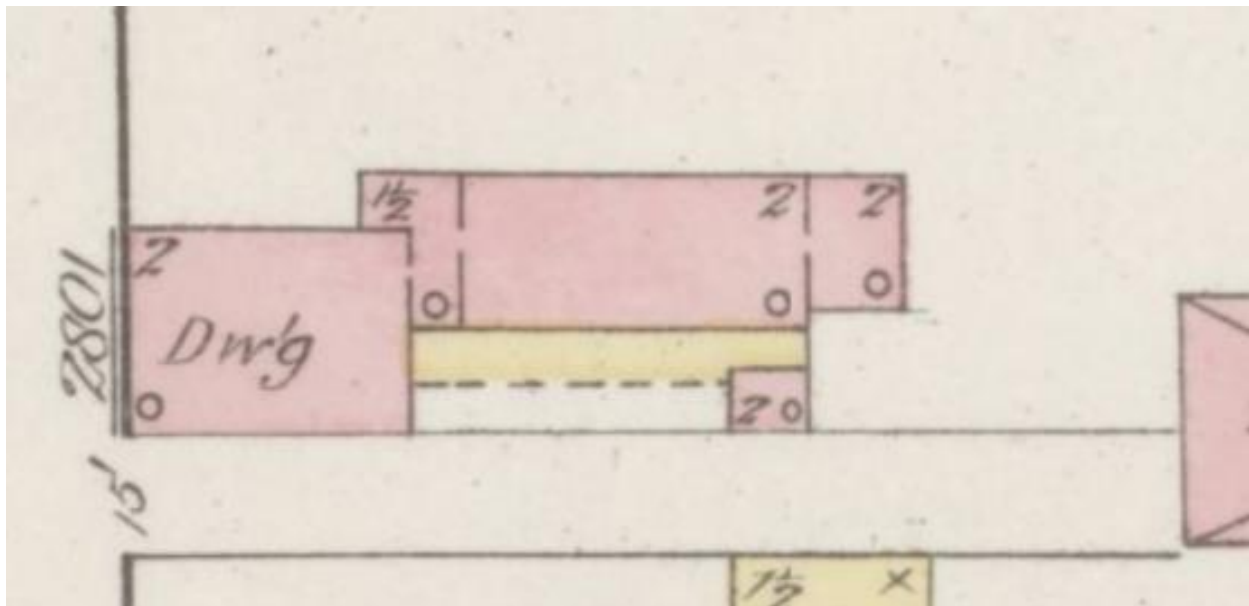


Sanborn Fire Insurance Map from Alexandria, Independent Cities, Virginia. Sanborn Map Company, Nov, 1912. Map. Retrieved from the Library of Congress



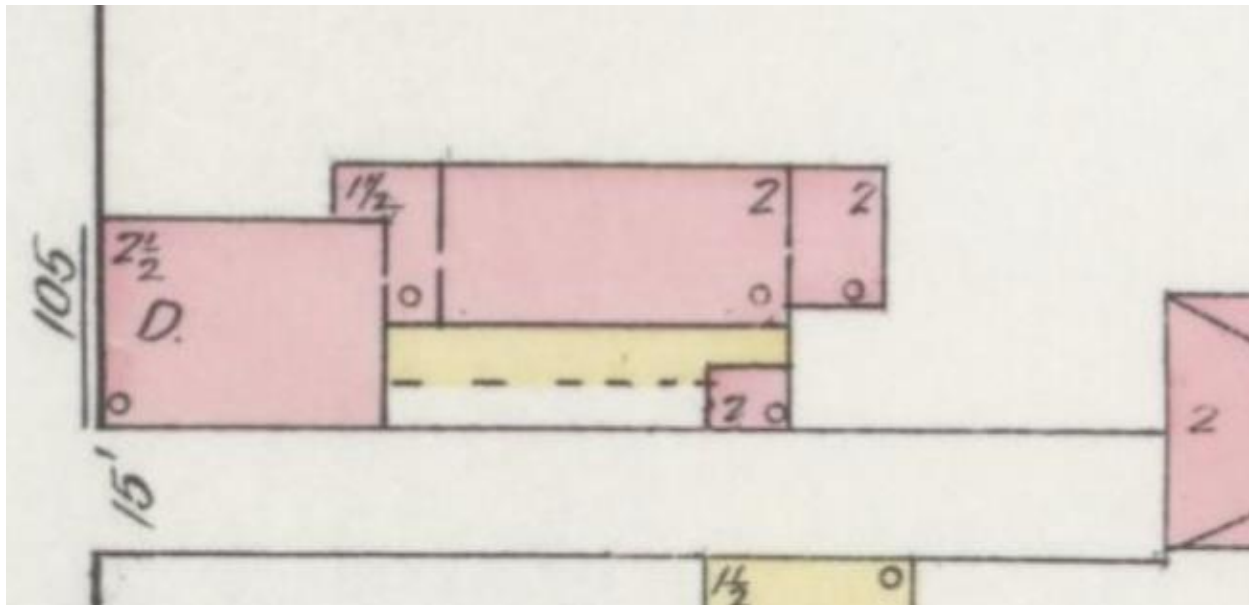
1877 Hopkins Fire Insurance Map

Notes: No information on building heights or materials. Two outbuildings shown on a rectangular lot. The ell extends east beyond the outbuilding on the south. An alley extends the length of the south side.



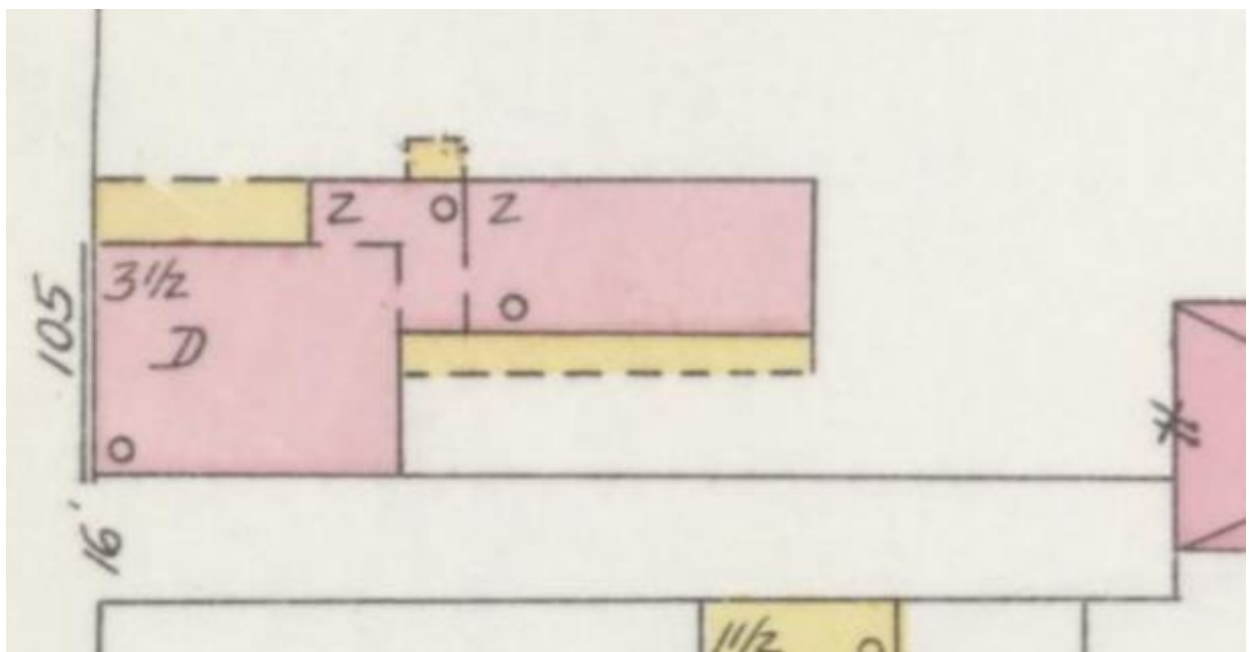
1885 Sanborn Fire Insurance Map (address 2801 N Alfred)

Notes: Two-story brick (shown as red) dwelling connected by a 1 ½ story hyphen to a two-story ell with a narrower two-story extension at the east end. An open (dashed outline) frame (yellow) porch extends the entire south side of the ell and abuts the two-story masonry outbuilding (necessary?). No lot lines shown. All roofing is indicated as "O" which indicates "slate or tin."



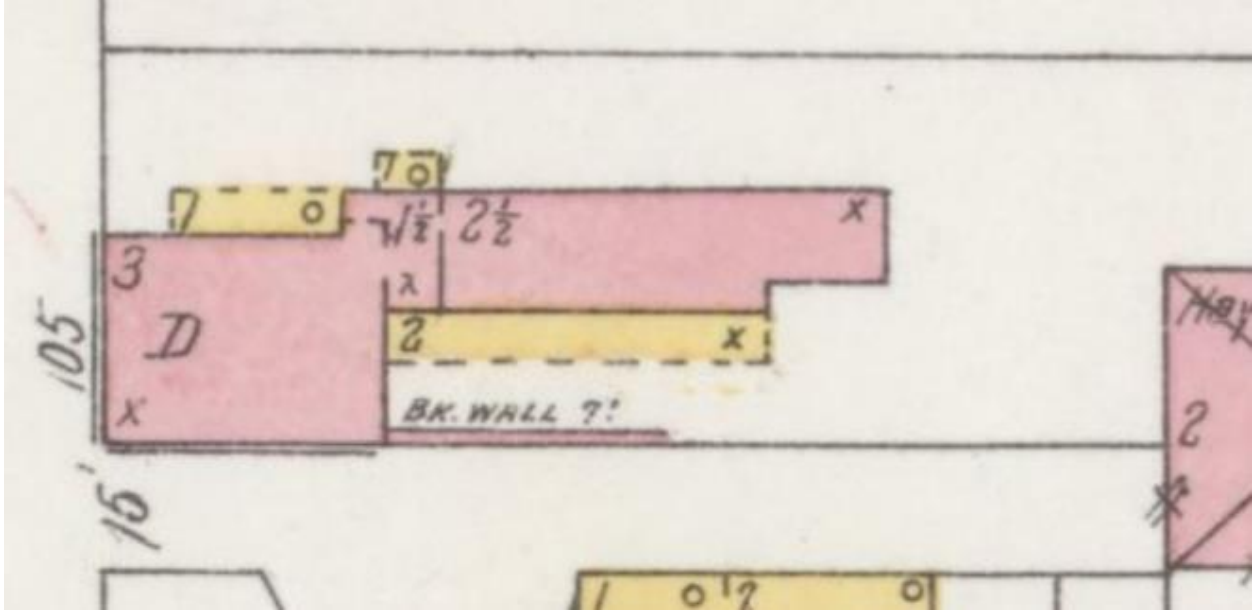
1891 Sanborn Fire Insurance Map (address is now 105 N Alfred St)

Notes: Main building now shown as 2 1/2 stories tall.



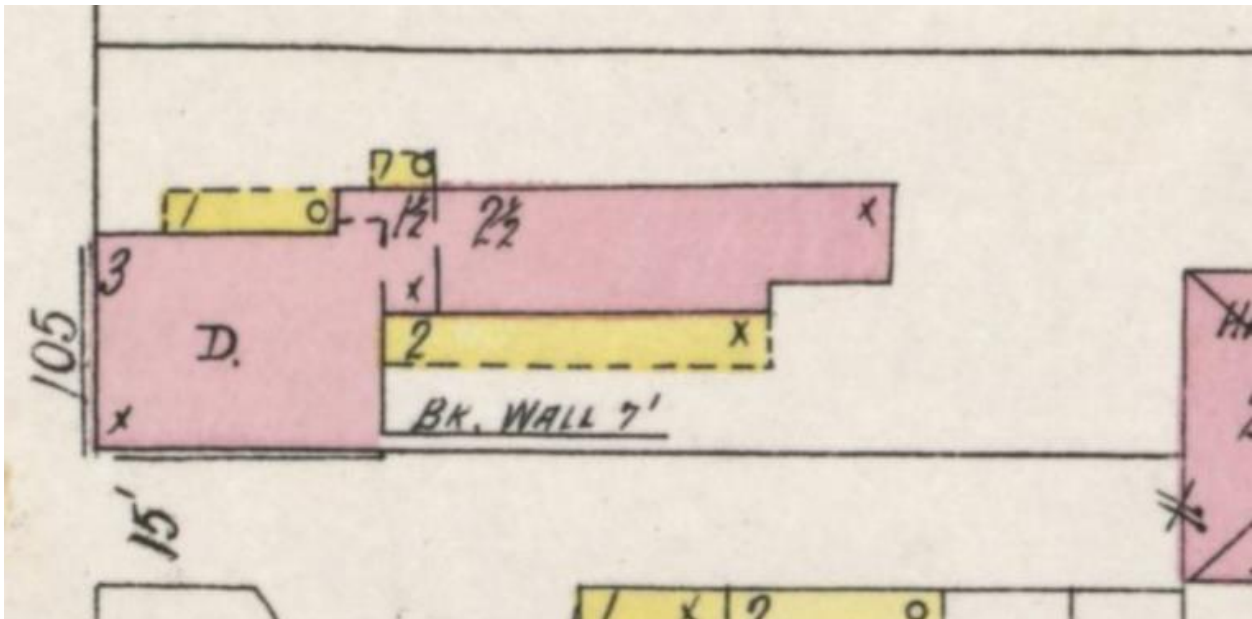
1896 Sanborn Fire Insurance Map

Notes: Main building now shown as 3 1/2 stories tall and hyphen is two stories. Offset at east end of ell is not shown, nor are any of the outbuildings but the open porch remains on the south side of the ell and new open porches are on the north side of the main building and of the ell. The alley shown on every other map as 15' wide is shown here as 16'.



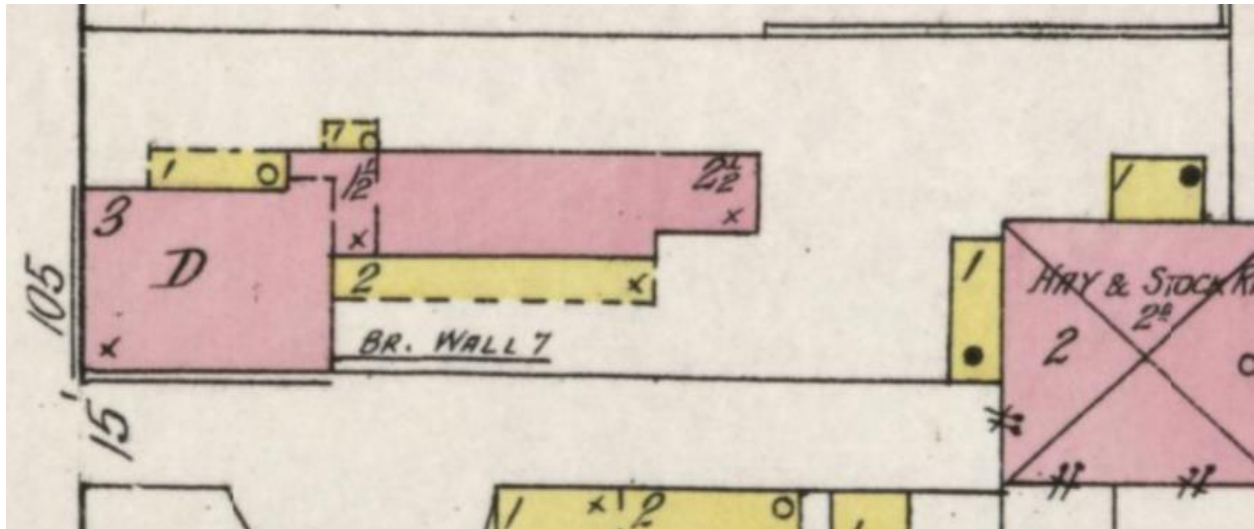
1902 Sanborn Fire Insurance Map

Notes: Main building is now shown as three-stories tall and the hyphen is once again shown as $1\frac{1}{2}$ stories. The ell is shown as $2\frac{1}{2}$ stories. Porches have heights indicated for the first time. The one-story porches on the north side have slate or tin roofing but the two-story porch on the south side now has shingle roofing, as do all of the other roof surfaces (drafting error?) A lot line is now shown on the north side and a 7' tall brick garden wall is added to a portion of the south side of the parcel.



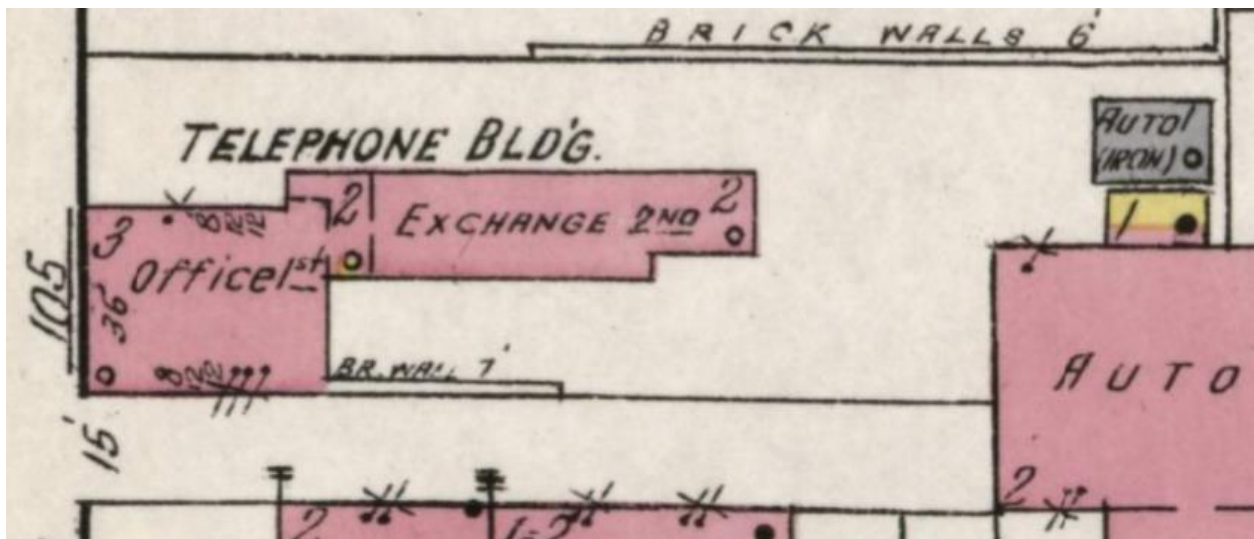
1907 Sanborn Fire Insurance Map

Notes: No changes from 1902.



1912 Sanborn Fire Insurance Map

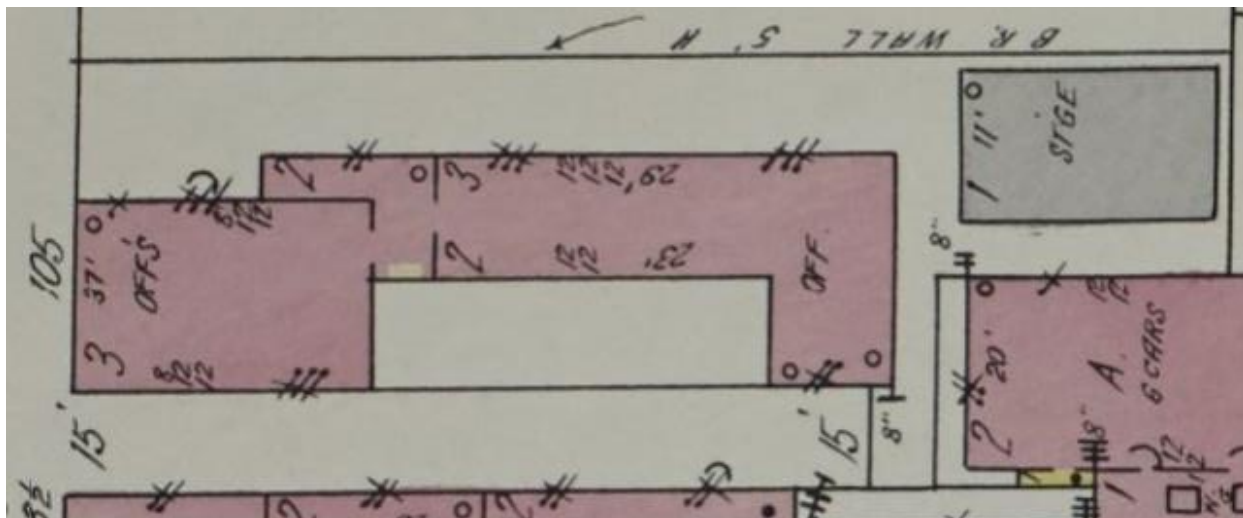
Notes: The east lot line is now shown that indicates the lot is offset on this end around a two-story brick Hay & Stock building. One-story wood frame structures with composition roofing about the Hay building.



1921 Sanborn Fire Insurance Map

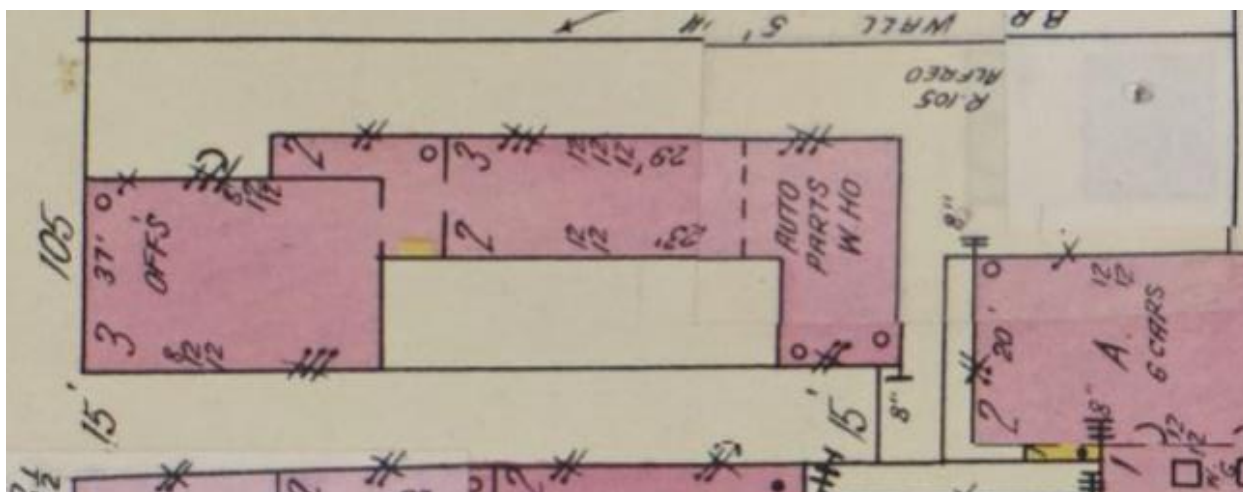
Notes: The former dwelling is now identified as an office and telephone exchange. The hyphen and the ell are both shown as two stories tall. The roofing materials are all shown as "O" again, indicating slate or tin.

One of the two frame sheds is gone but there is now an iron (designated grey color) auto shed at the east end of the site. More significantly, the three open frame porches have now been removed, perhaps reflecting the new commercial use. The former Hay building to the east is now designated for Autos.



1941 Sanborn Fire Insurance Map

Notes: The hyphen is still indicated as two-stories but the ell more accurately reflects its shed roof form with a two-story height on the south side and three-story masonry wall on the north. The ell materials and shed roof form have been extended east and south to the alley and incorporate the former offset at the east end of the ell. Two smaller outbuildings have been removed and a large one-story iron storage building has now been constructed at the east end of the parcel for Offices. A lot line is now shown between this parcel and the two-story automobile building to the east.



1959 Sanborn Fire Insurance Map

Notes: The offices at the east end of the ell are now shown as an Auto Parts Warehouse.

Site Inspection Notes

2/7/22

Present

William Conkey: Alexandria Historic Preservation Architect

Susan Hellman: Principal Planner

Christine Roberts: BAR Vice Chair

Al Cox: City Architect Emeritus

Michael Dechert: Project Architect

Purpose of the Site Visit

The reason for the site visit was to confirm the age of the ell and to see whether portions of it were from the first period of construction of the dwelling in the late 18th or early 19th century.

Observations

Main block of the house

A structure was constructed on this site prior to 1808, based on Barrett Library records of deed research performed by Ethelyn Cox in 1973, and may have been present by 1790, according to the applicant. It is evident from the Sanborn Maps that a third floor was added to the main block of the two-story brick dwelling between 1891 and 1896. It is unusual that the masonry on the south wall of the dwelling was laid in a Flemish bond, a more expensive pattern than common bond and normally reserved for the primary, street-facing façade. Window lintels are brick jack arches and sills are stone.

The addition of a third floor is confirmed by the prominent ghost marks visible in a raking light on the brick of the west and south elevations. It is somewhat unusual that the original side gable roof form was copied with a Federal Style sawtooth brick cornice in the new construction when other homes constructed during this Late 19th century period on North Alfred Street were flat-roofed Italianate style structures.

The first-floor framing in the main block of the house is composed of hewn and pit sawn timbers. The original walls are fieldstone, which was used for the basement walls of all Alexandria houses constructed prior to the 1820s because the locally fired brick was not durable enough to withstand the wet soil of Alexandria. Two arched brick fireplace supports on the south wall correspond to the chimneys visible on the exterior. The perimeter of the stair on the north wall is framed with hewn timbers with floor joists tenoned into the perimeter. There is evidence of double joists below the walls above that separated the stair hall on the north from the parlors on the south. The stairway framing visible from the basement was late 19th century and the risers, treads and baluster on the first floor above was 20th century construction. No Federal or Victorian trim was visible in the foyer of the first floor.



Figure 1: View from Northwest 1/31/02

North Elevation of the Ell

The north wall of the ell is unusual in that it sits approximately 6' north of the north wall of the main block of the house. All but a couple of the windows of the ell had been removed and some paint removal had been performed and the north wall had been inappropriately repointed with black Portland Cement prior to the site visit. However, it was possible to observe the brick jack arch window lintels and that the wall was laid in a fourth-course common bond, which is the earliest common bond present in Alexandria and was used on secondary elevations. While alterations have been made and some window openings filled in, it is possible to reconstruct the original appearance from the location of the original jack arches. There is a butt joint at the east end of the north wall of the ell where an addition was constructed between 1921 and 1941. There is no basement below the addition.

The north wall of the hyphen between the main house and the ell is 2 ½ stories tall and toothed into the north wall of the ell. The shed roof of the hyphen slopes the opposite direction of the ell. Unlike the north wall, the present wall of the ell is wood frame with German pattern siding. There is no basement beneath the hyphen and no inspection of the framing or trim was performed inside the ell.

South Wall of the Ell

The south wall reflects alterations made over time but the majority of the fenestration retains the brick jack arch and stone sill present on the north wall. The cornice is a sawtooth brick common to Federal period structures in Alexandria. The original two-story porch present on this elevation throughout the 19th century is, unfortunately, missing and no evidence of original joist pockets were immediately apparent. Many side porches such as this still exist throughout Old Town.



Figure 2: East Wall of the main house and South Wall of the Hyphen



Figure 3: South Elevation of the Ell and 20th Century Addition



Figure 4: East End of the North Wall of the Ell

Basement of Ell

At the time of the inspection, the basement floor had been lowered and poured with concrete. The walls had been furred with concrete and rigid insulation. The first and second floor joists had been removed replaced with modern framing. The architect said the ends of the original joists were rotten due to moisture penetration in the joist pockets of the brick walls. However, there were several areas where the original stone basement walls were visible.

Attic of the Ell

The second-floor ceiling joists, rafters and decking of the central portion of the ell are hewn or pit sawn, typical of those materials used in Alexandria prior to the 1820s and the availability of local sawmills (Figures 4 & 5). While there a few ceiling joists that were cut too short for the span and sistered, there is no strong indication that the framing materials were salvaged from other locations. The nails were generally cut with wrought heads and some nails protruding through the decking reflect those used for earlier wood shingles. The underside of metal roofing is exposed between the solid decking. The rafters displayed ghost marks and sprigs of lath and plaster and three window openings indicating that the attic was occupied from the first period of construction.



Figure 5: Ell Attic looking west



Figure 6: Hewn Ceiling Joists



Figure 7: Pitt Saw Marks on the Rafters



Figure 8: Fragment of the Original East Ell Wall

Rafters of the addition at the east end of the ell reflect early 20th century framing. The masonry wall that once formed the east end of the first period ell has been removed but there is a fragment that confirms its original location (Figure 6).

Conclusions

It is not known at this time whether construction of the service ell predated the main body of the dwelling, as occasionally occurred in Alexandria, but the construction materials indicate this ell was present prior to the availability of local sawmills and industrially produced brick available for basement walls in, approximately, the 1820s. It is unusual that the north wall of the ell does not align with the north wall of the main house. Nevertheless, all urban townhouses have a service ell of some sort and there is no indication in the masonry walls or framing that the ell was expanded or reconstructed except for the addition at the east end in the 20th century. Therefore, lacking contradictory evidence, the portion of the ell sitting on the stone basement walls should be considered first period.

It is also unknown whether the hyphen connecting the house to the ell was first period construction, though this is implied by the toothed brick bond at the north wall. Due to fire concerns in the original kitchens, hyphens in Alexandria were sometimes only a covered breezeway that was later enclosed. In this case, while the wood frame south wall of the ell may have been modified, the ell should also be considered first period.