

# City of Alexandria, Virginia

## MEMORANDUM

**DATE:** SEPTEMBER 2, 2020

**TO:** CHAIR AND MEMBERS OF THE  
BOARD OF ARCHITECTURAL REVIEW

**FROM:** HISTORIC PRESERVATION STAFF

**SUBJECT:** CONCEPT REVIEW OF 114 NORTH ALFRED STREET  
BAR CASE # 2020-00378

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### **I. SUMMARY**

The applicant is requesting BAR Concept Review of an addition to the rear/west elevation of the building located at 114 North Alfred Street.

The Concept Review Policy was adopted in May 2001 and amended and restated in 2016 (attached). Concept Review is an optional, informal process at the beginning of a Development Special Use Permit (DSUP) application whereby the BAR provides the applicant, staff, the Planning Commission and the City Council with comments relating to the overall appropriateness of a project's height, scale, mass and general architectural character. These comments are not binding on the BAR or the applicant. The Board takes no formal action at the Concept Review stage but will provide comments and may endorse the direction of a project's design by a straw vote. If the Board believes that a building height or mass, or area proposed for construction is not appropriate and would not be supported in the future, the applicant and staff should be advised as soon as possible. This early step in the development review process is intended to minimize future architectural design conflicts between what is shown to the community and City Council during the DSUP approval and what the Board later finds architecturally appropriate under the criteria in Chapter 10 of the Zoning Ordinance and the BAR's adopted *Design Guidelines*.

The project requires approval of a Development Site Plan (CDSP #2020-00023) and on June 30, 2020 the applicant received comments on the first submitted development site plan. The project has not yet been docketed for a Planning Commission hearing date.

### **II. SITE CONTEXT AND HISTORY**

#### *Site Context*

The building sits in the middle of the 100 block of North Alfred Street. A public alley borders the property on the north side. Various commercial buildings line each side of the street. Townhouses on Cameron Street border the north side of the alley. See Figure 1.

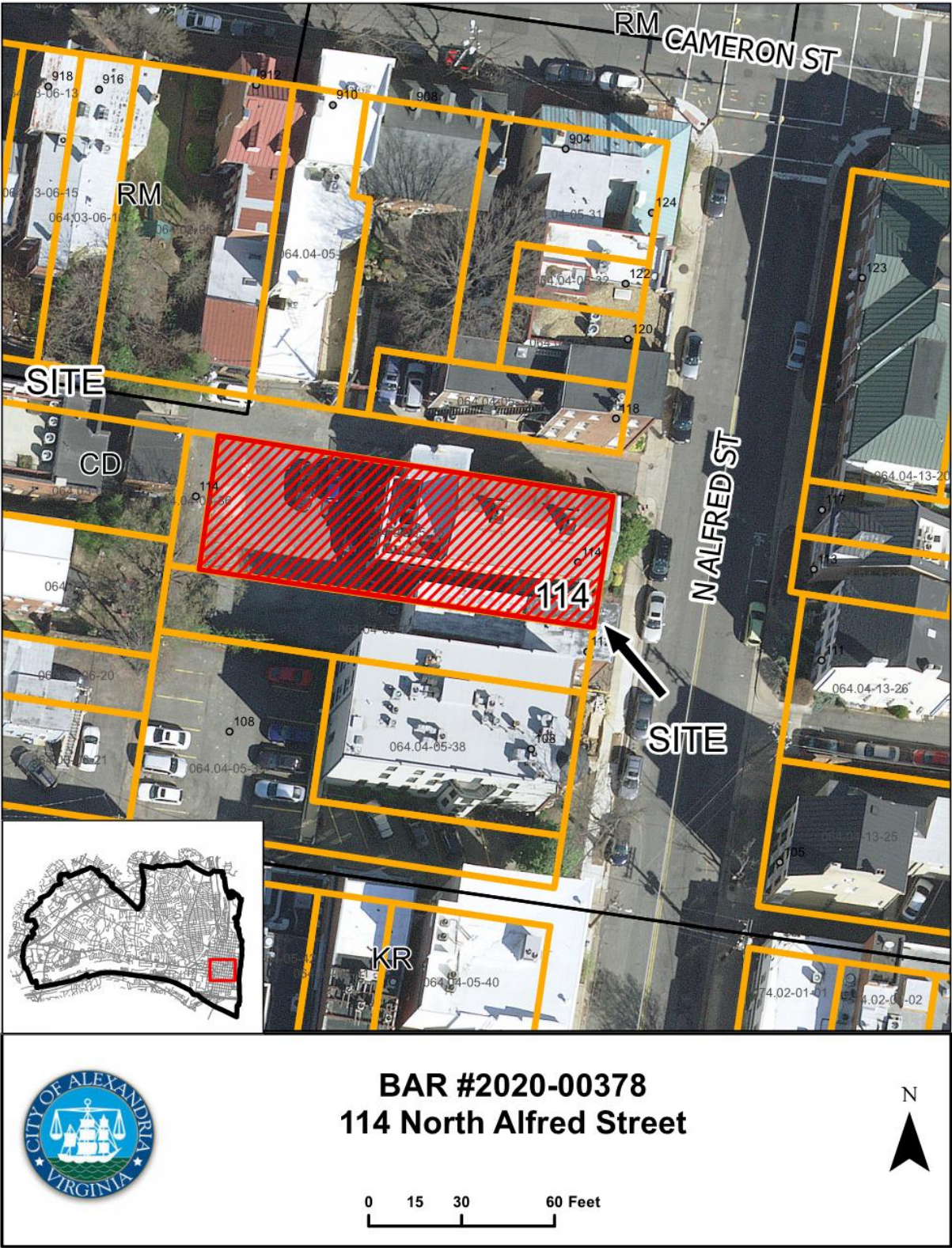
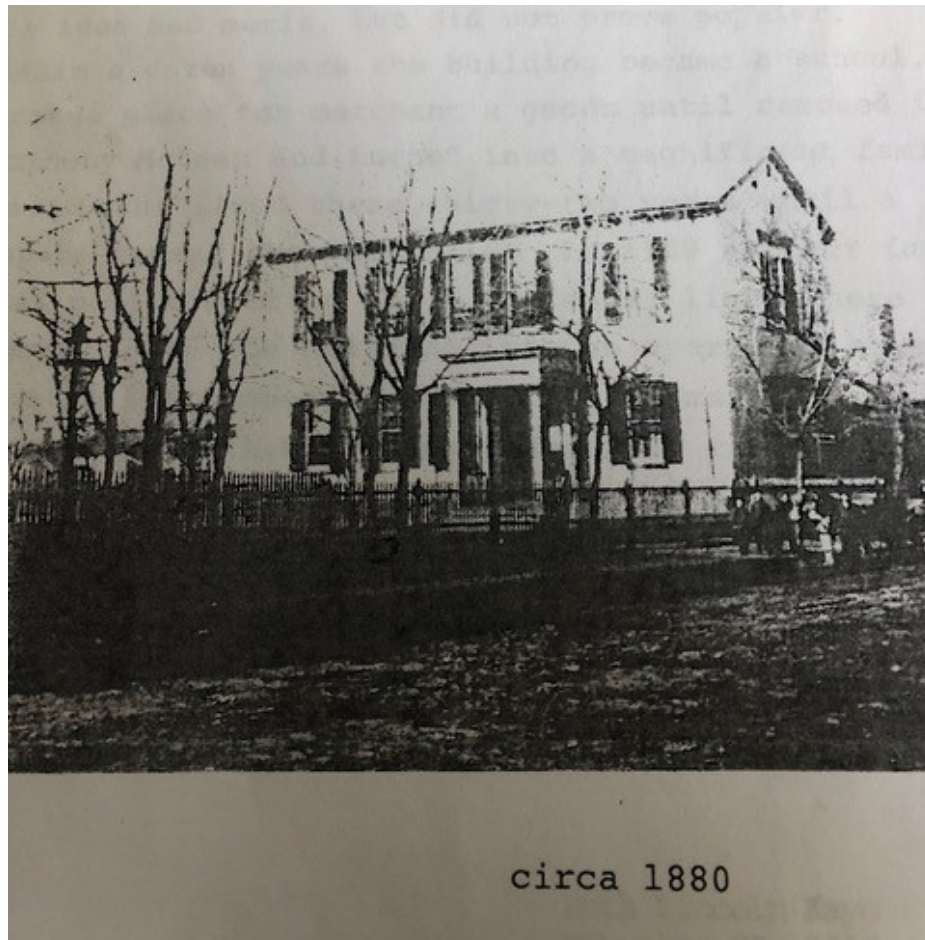


Figure 1: Site map



### *History*

According to Ethelyn Cox's Historic Alexandria Virginia Street by Street, pg. 2, 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. Ruth Lincoln Kaye's records include a circa 1880 photograph of the subject building. See Figure 2. The applicant intends to adhere to this photo as closely as possible in making changes to the building.



**Figure 2: Ruth Lincoln Kaye photograph of the south elevation of 114 North Alfred Street. The primary/east elevation is on the right side of the photo.**

The City issued permit #19908 in 1963 for removal of the first-floor front porch along North Alfred Street. That same year, the house underwent interior alterations. Both permits classify the building

as residential, housing 2 -3 families. By 1972, the building served non-residential purposes when 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, 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 (one with brick, one with siding), 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 adding a new side entrance on the south elevation. Architects Robinson-Willis designed the changes, bringing the building to its current appearance. Staff would like to note that the building today has an obvious bricked-in window on the south end of the second floor of the east elevation. This window does not appear in the 1880 photograph or in the documents associated with the 1984 renovation. Staff could find no approval or permit for that work. It appears that the window was added, and then removed, at some point after 1984.

### **III. PROPOSED DEVELOPMENT**

The applicant proposes to add a two-and-a-half-story addition to the rear/west elevation of the existing building, replacing a non-historic rear deck/elevated patio and a compacted gravel parking lot. See Figure 3. The addition will extend approximately 74' west of the 1818 building, currently used as offices. This project would convert the second story to residential, while retaining offices on the basement level and first floor. The basement and first floor will remain unchanged.



**Figure 3: Existing rear/west elevation**

The proposed new structure would consist of a parking garage on the first level, a courtyard and residential spaces on the second level, and two bedrooms and a loft on the third level. The ten-car



garage will be set back 3' from the alley on the north side of the property and include a trio of doors accessing the alley. See Figure 4. The garage will not be physically connected to the historic building. It will be clad in brick, to evoke the appearance of a 19<sup>th</sup> century carriage house.



**Figure 4: Proposed north elevation. Note that westernmost (right) roof looks taller than that of the 1818 building; the applicant intends to lower the new roof to the same height as the original.**

The second story of the proposed addition would consist of an open courtyard, a 19' x 13' pyramidal-roofed artist studio approximately centered on the south wall, and a hipped-roofed apartment with loft measuring approximately 37' x 20' to be located at the westernmost end of the addition. The applicant proposes to use the same roof height as the 1818 building. The second story of the addition will connect to the rear/west elevation of the historic structure. See Figure 4. The upper level will be clad in stucco to break up the mass of the addition and to clearly differentiate it from the 19<sup>th</sup> century building and the garage. A second-story existing window on the west elevation of the original building will be converted to a door to allow access to the addition. A new residential street entry on the south side of the building will replicate an existing addition on the north elevation, balancing the composition of the primary/east elevation. See Figures 5 and 6.

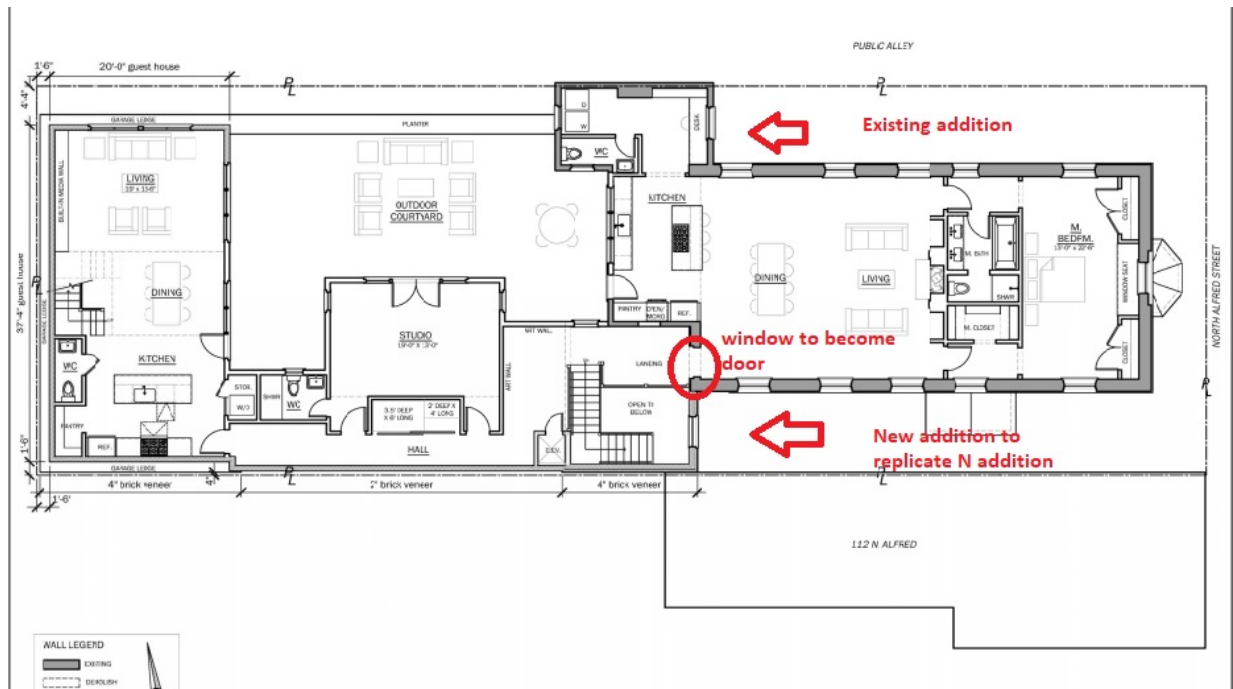


Figure 5: Second floor plan



Figure 6: Proposed E elevation with new addition on S elevation and existing addition on N elevation

Staff notes that the applicant must seek BAR approval of a Permit to Demolish/Capsulate prior to, or along with, the request for a Certificate of Appropriateness for the project. Approximately 5 square feet of the historic building will be demolished when a window is converted to a door. Most of the demolition will be the non-historic rear deck/patio.

#### IV. STAFF ANALYSIS

As a reminder, the BAR's purview in this concept review work session is limited to endorsing the project and providing feedback on its height, scale, mass, and general architectural character. The



applicant will ultimately return to the Board for approval of a Certificate of Appropriateness for architectural details, finishes and colors after City Council approval of the DSUP.

Within the historic districts, the Board utilizes the *Design Guidelines* to determine if a potential new building would be compatible with nearby buildings of historic merit. The *Guidelines* do not mandate the use of historic styles for new construction. However, they do state that where new buildings recall historic building styles, the architectural details used throughout the building should be consistent with that same style noting, however, that the building should not be a slavish replica of any specific building in the district. In this project, the applicant intends for the addition to harmonize as closely as possible to the original building and the surrounding community, while differentiating the addition through cladding material, window placement and form, and a parapet of cast stone and glass. The general architectural character contains elements found throughout the historic district, while incorporating an updated look to clearly differentiate the addition from the existing building.

As noted above, the applicant intends for the height of the addition to match that of the original structure and will submit corrected plans with subsequent materials. While the proposed addition is quite large, massing studies indicate that it fits into the overall streetscape and surrounding buildings. See Figures 7 and 8.

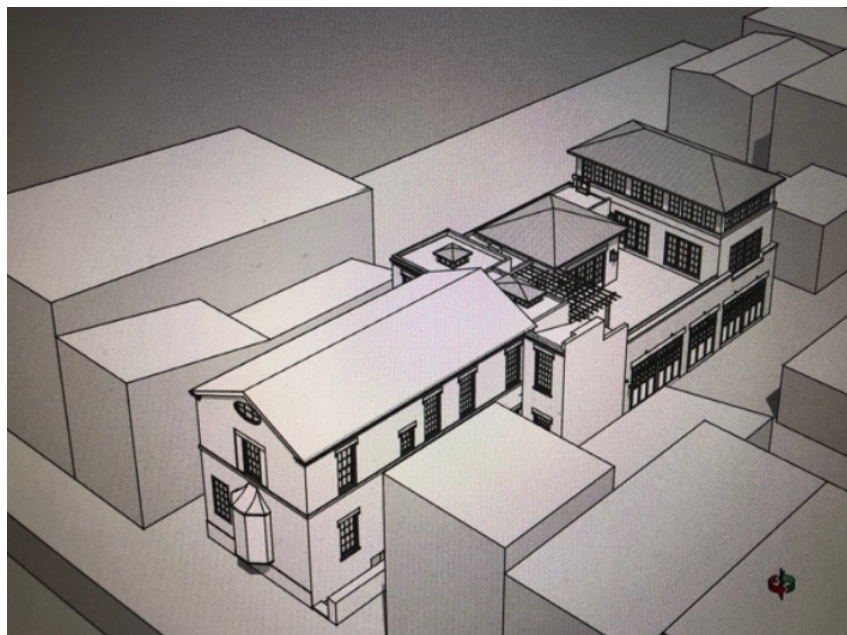


Figure 7: Massing study of proposed addition, looking SW



Figure 8: Massing study looking W

## V. STAFF RECOMMENDATION

Staff recommends that the Board endorse the mass, height, scale, and general architectural character of the proposed addition. The applicant should continue to work with both BAR and Development staff to refine the architectural details and return to the BAR following City Council approval of the project.

### *Next Steps*

If the Board endorses the project the applicant must receive DSP approval of the project prior to returning to the BAR for approval of a Certificate of Appropriateness. The Permit to Demolish/Capsulate can be considered prior to DSP approval or can be approved by the BAR at the same time as the Certificate of Appropriateness.

### STAFF

Susan Hellman, Preservation Planner, Planning & Zoning

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

## VI. CITY DEPARTMENT COMMENTS

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

### Zoning

F-1 Per §7-903, applicant will need to request that planning commission vary the zone change requirement of §7-902A as part of the site plan process.

C-1 All labels referencing guest house should be revised to say accessory apartment.

C-2 Label for “proposed second floor plan – guest house” should be re-labeled “proposed third floor plan.”

### Transportation & Environmental Services

R-1 Comply with all requirements of CDSP2020-00023. (T&ES)



- C-1 The Final Site Plan must be approved and released and a copy of that plan must be attached to the demolition permit application. No demolition permit will be issued in advance of the building permit unless the Final Site Plan includes a demolition plan which clearly represents the demolished condition. (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 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.
- F-2 Based on the current concept plan, the primary impacts from this project will occur to the west of the standing building where a grade-level parking garage is proposed to be built. The construction impacts appear to have a minimal effect on any below-ground archaeological deposits.
- R-1 Call Alexandria Archaeology (703/746-4399) two weeks before the starting date of any ground disturbance so that an inspection or monitoring schedule for city archaeologists can be arranged. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)
- R-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. (Archaeology)
- R-3 The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, 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)

**VII. ATTACHMENTS**

- 1 – Application for 114 North Alfred Street Concept Review*  
*2 – BAR Concept Review Policy (adopted 2001 and amended in 2016)*

ADDRESS OF PROJECT: 114 N Alfred StreetDISTRICT: ☒ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old BuildingTAX MAP AND PARCEL: 064.04-05-35ZONING: CDAPPLICATION FOR: *(Please check all that apply)*

CERTIFICATE OF APPROPRIATENESS

**(X) Concept Review**☐ 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: Mechanic's Hall Properties, LLCAddress: 335 N Royal StreetCity: Alexandria State: VA Zip: 22314

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

Authorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☒ OtherName: William Cromley Design DevelopmentPhone: 703.973.2250E-mail: wm.cromley@mindspring.com

Legal Property Owner:

Name: Mechanic's Hall Properties, LLCAddress: 335 N Royal StreetCity: Alexandria State: VA Zip: 22314

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

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

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



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

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

☐ awning  
☐ doors  
☐ lighting  
☐ other \_\_\_\_\_

☐ fence, gate or garden wall  
☐ windows  
☐ pergola/trellis

☐ HVAC equipment  
☐ siding  
☐ painting unpainted masonry

☐ shutters  
☐ shed

☒ ADDITION  
☒ DEMOLITION/ENCAPSULATION  
☐ SIGNAGE

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

Addition

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**SUBMITTAL REQUIREMENTS:**

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

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

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

- N/A
- ☒ ☐ Survey plat showing the extent of the proposed demolition/encapsulation.

☒ ☐ Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.

☒ ☐ Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.

☐ ☒ Description of the reason for demolition/encapsulation.

☐ ☒ Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

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

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

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

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

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

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



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

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

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

**APPLICANT OR AUTHORIZED AGENT:**

Signature: William Cromley

Printed Name: William Cromley

Date: 8/3/2020

# 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. Mechanic's Hall Properties,	335 N Royal Street	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 114 N Alfred Street (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. Mechanic's Hall Properties	335 N Royal Street	100%
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Tess Olson	none	none
2. Eric Olson	none	none
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.

8/3/2020

Date

William Cromley

Printed Name

William Cromley

Signature



# Department of Planning and Zoning Floor Area Ratio and Open Space Calculations

**B**

## A. Property Information

A1. 114 N Alfred Street Address CL Zone  
A2. 5,612.00 x 1.50 = 8,418.00  
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	1,290.00	Basement**	1,290.00	B1. 5,354.00 Sq. Ft.
First Floor	1,689.00	Stairways**	205.00	Existing Gross Floor Area*
Second Floor	1,617.00	Mechanical**	40.00	B2. 2,293.00 Sq. Ft.
Third Floor	0.00	Attic less than 7'***	0.00	Allowable Floor Exclusions**
Attic	0.00	Porches**	322.00	B3. 3,061.00 Sq. Ft.
Porches	322.00	Balcony/Deck**	346.00	Existing Floor Area Minus Exclusions (subtract B2 from B1)
Balcony/Deck	346.00	Lavatory***	90.00	
Lavatory***	90.00	Other**		Comments for Existing Gross Floor Area
Other**		Other**		
B1. <u>Total Gross</u>	5,354.00	B2. <u>Total Exclusions</u>	2,293.00	

## C. Proposed Gross Floor Area

<u>Proposed Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	0.00	Basement**	0.00	C1. 4,951.00 Sq. Ft.
First Floor	2,414.00	Stairways**	310.00	Proposed Gross Floor Area*
Second Floor	1,638.00	Mechanical**	0.00	C2. 481.00 Sq. Ft.
Third Floor	728.00	Attic less than 7'***	0.00	Allowable Floor Exclusions**
Attic	0.00	Porches**	24.00	C3. 4,470.00 Sq. Ft.
Porches	24.00	Balcony/Deck**	0.00	Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Balcony/Deck	0.00	Lavatory***	147.00	
Lavatory***	147.00	Other**		
Other		Other**		
C1. <u>Total Gross</u>	4,951.00	C2. <u>Total Exclusions</u>	481.00	

## D. Total Floor Area

D1. 7,531.00 Sq. Ft.  
Total Floor Area (add B3 and C3)  
D2. 8,418.00 Sq. Ft.  
Total Floor Area Allowed  
by Zone (A2)

## E. Open Space (RA & RB Zones)

E1. Existing Open Space Sq. Ft.  
E2. Required Open Space Sq. Ft.  
E3. Proposed Open Space Sq. Ft.

## 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.

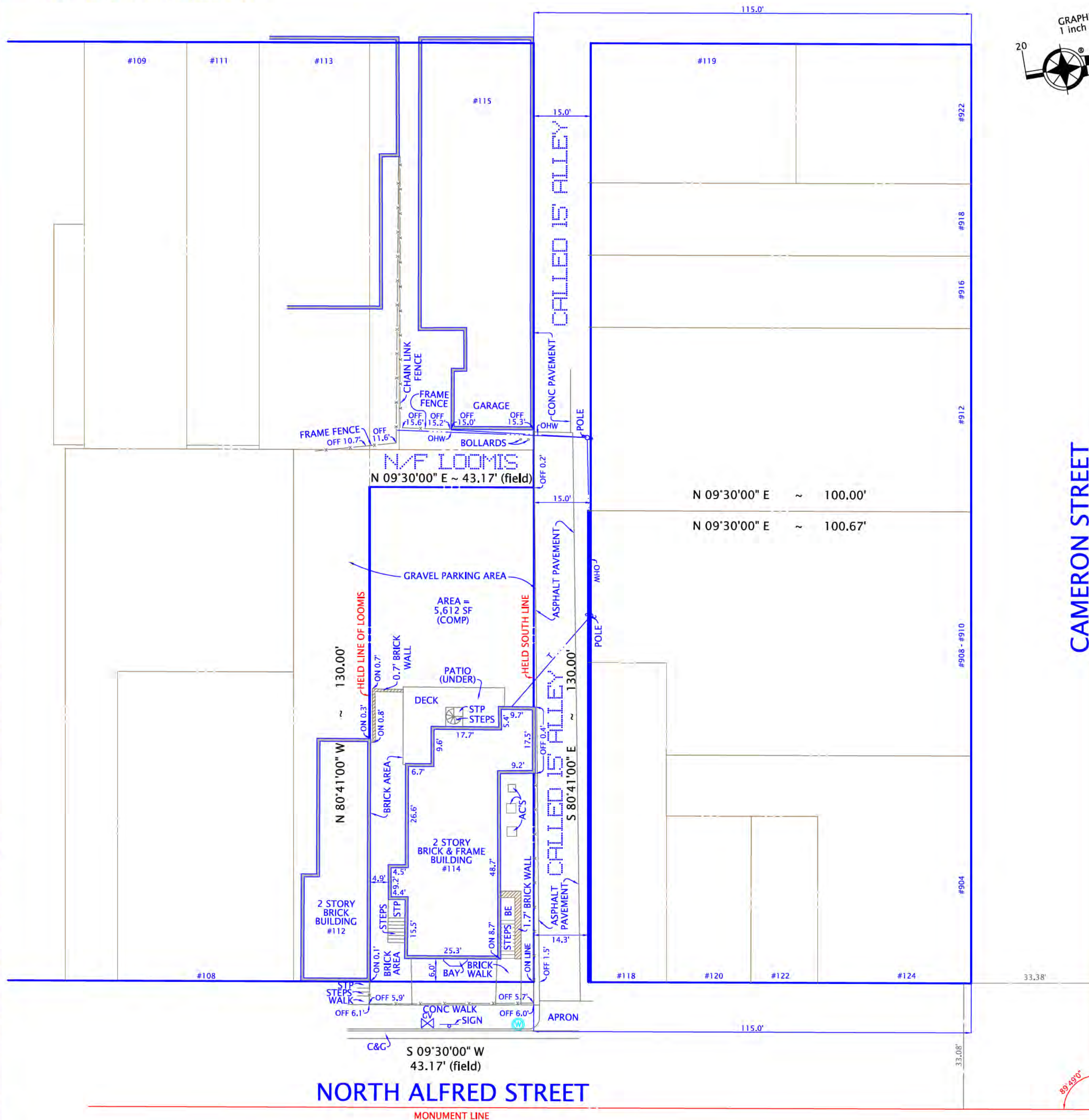
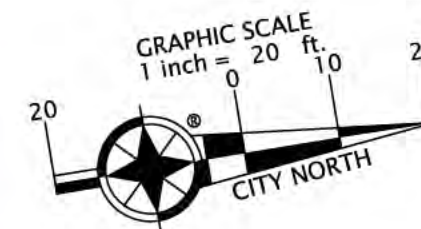
The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: Evin D. May

Date: 8/3/2020



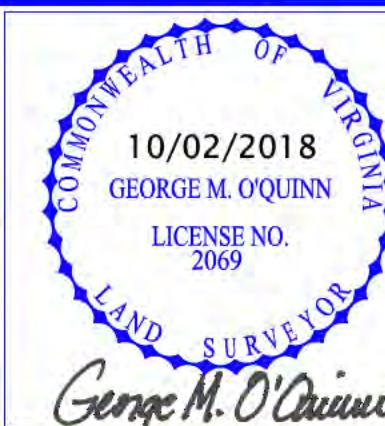
- NOTES: 1. FENCES ARE WROUGHT IRON UNLESS NOTED.  
2. UTILITIES ARE UNDERGROUND UNLESS NOTED.



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.

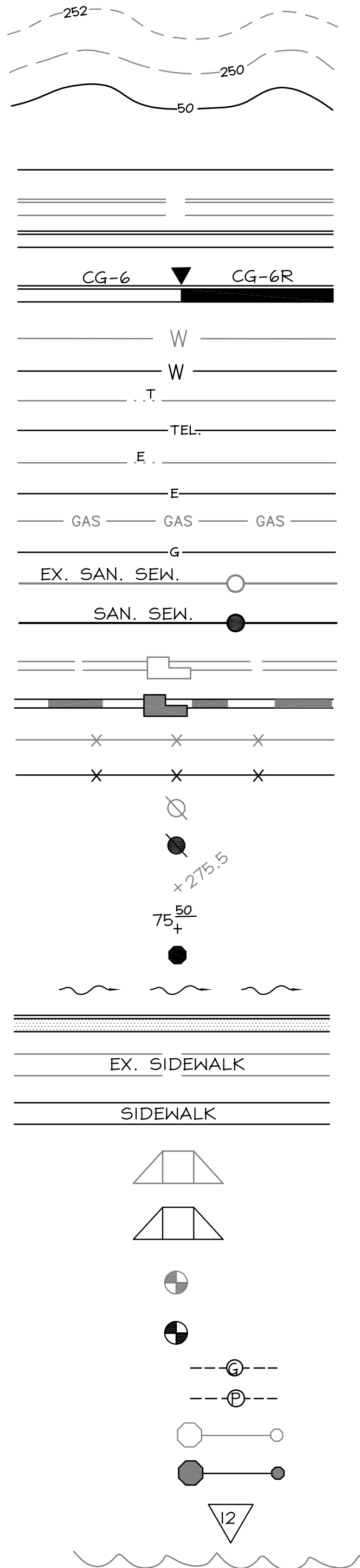


Ordered by:  
Law Offices Of  
**MARK S. ALLEN**  
111 Oranoco Street  
Alexandria, Virginia 22314  
Ph: (703) 836-8787 Fax: (703) 836-7459

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



EXISTING TREE LINE



1. BOUNDARY AND SITE SURVEY INFORMATION FROM A 18 OCTOBER 2018 FIELD SURVEY BY DOMINION SURVEYORS, INC.
2. THE PROPERTY IS SHOWN AS TAX MAP 064.04-05-35 ON THE CITY OF ALEXANDRIA TAX ASSESSMENT MAPS.
3. THERE ARE NO FLOODPLAINS, RESOURCE PROTECTION AREAS OR ASSOCIATED BUFFERS ON THE PROPERTY OR WITHIN THE PROJECT LIMITS.
4. THERE ARE NO EXISTING STORMWATER FACILITIES ON THE PROPERTY OR WITHIN THE PROJECT LIMITS.
5. THE SOILS WITHIN THE PROJECT LIMITS ARE MAPPED AS "00" URBAN LAND-GRIST MILL, ON THE NATIONAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY. THE CURRENT OWNER HAS NO KNOWLEDGE OF ANY SOIL CONTAMINATION OR OTHER SITE ENVIRONMENTAL ISSUES, HOWEVER, NO ENVIRONMENTAL TESTS HAVE BEEN PERFORMED FOR THE SUBMISSION OF THIS PLAN.

STORM	ADJ. RCN	RUNOFF VOLUME (WATERSHED-INCH)
1-YR EVENT	95	2.19
2-YR EVENT	95	2.69
10-YR EVENT	95	4.67

(AVERAGE DAILY TRIPS)

OFFICE @ 10 VPD / 1000 S.F. =	25 VPD
APARTMENTS: 2 @ 7 VPS PER UNIT =	14 VPD
TOTAL =	39 VPD

A street map of a neighborhood in New York City, showing a grid of streets. The map is oriented with North at the top. A black rectangle labeled 'SITE' is located at the intersection of N. PATRICK ST. and N. ALFRED ST. The streets shown include WEST ST., QUEEN ST., PAYNE ST., FAYETTE ST., CAMERON ST., KING ST., COMMERCE ST., PRINCE ST., DUKE ST., N. HENRY ST., N. PATRICK ST., N. ALFRED ST., COLUMBUS ST., WASHINGTON ST., CAMERON ST., KING ST., ASAPH ST., SAINT, PITT ST., PRINCESS ST., and QUEEN ST.

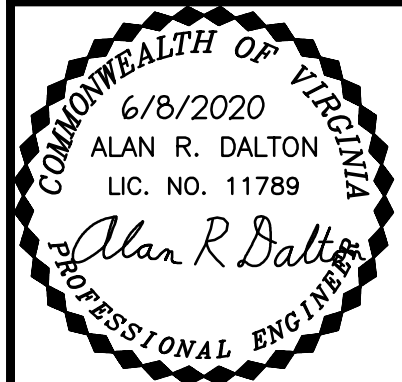
SOIL ID NUMB.	SERIES NAME	HYDROLOGIC CLASS	SLOPE	DEPTH TO WATER TABLE	DEPTH TO RESTRICT. FEAT.
98	URBAN LAND-GRIST MILL	C	0 TO 25%	24 TO 79 INCHES	> 80 INCHES

THE ENTIRE BLOCK IS MAPPED AS "98" SOILS.

[illegible]

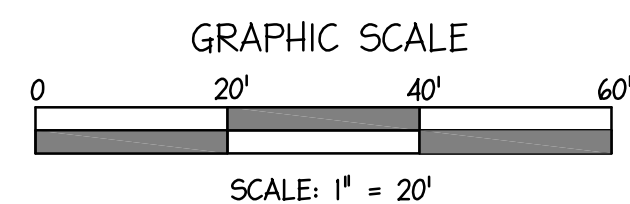
1114 N. ALFRED STREET  
(LEGAL DESCRIPTION - LOT 114 N. ALFRED ST.)  
TAX MAP 064.04-05-35  
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20'
DATE: JUN. 2020
DRAWN BY: A.R.D.
DESIGNED BY: A.R.D.



JOB NO. 180927010  
FILE NO.  
SHEET 1 OF 6

1 COVER SHEET / SITE TABULATIONS  
2 EX. CONDITIONS PLAN  
3 CONCEPT PLAN  
4 STORMWATER SUMMARY  
5, 6 CONCEPTUAL BUILDING PLANS

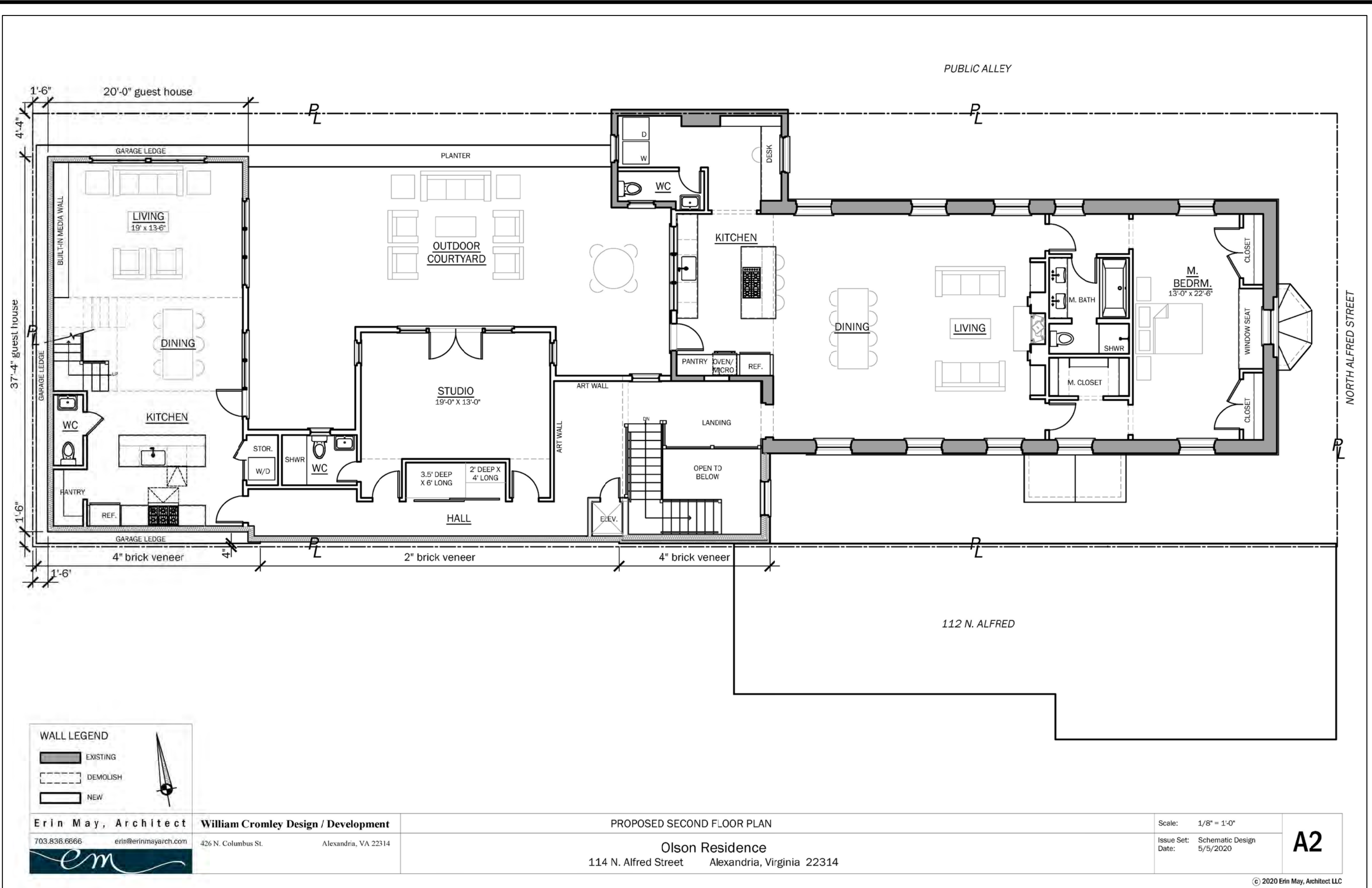






Runoff Volume and Curve Number Calculations									
Enter design storm rainfall depths (in):									
1-year storm		2-year storm		10-year storm					
2.69		3.20		5.20					
Use NOAA Atlas 14 ( <a href="http://hdsc.nws.noaa.gov/hdsc/pfds/">http://hdsc.nws.noaa.gov/hdsc/pfds/</a> )									
<b>*Notes (see below):</b>									
[1] The curve numbers and runoff volumes computed in this spreadsheet for each drainage area are limited in their applicability for determining and demonstrating compliance with water quantity requirements. See VRRM User's Guide and Documentation for additional information.									
[2] Runoff Volume (RV) for pre- and post-development drainage areas must be in volumetric units (e.g., acre-foot or cubic feet) when using the Energy Balance Equation. Runoff measured in watershed-inches and shown in the spreadsheet as RV(watershed-inch) can only be used in the Energy Balance Equation when the pre- and post-development drainage areas are equal. Otherwise RV(watershed-inch) must be multiplied by the drainage area.									
[3] Adjusted CNs are based on runoff reduction volumes as calculated in D.A. tabs. An alternative CN adjustment calculation for Vegetated Roofs is included in BMP specification No. 5.									









Department of Planning and Zoning  
Floor Area Ratio and Open Space Calculations

B

<b>A. Property Information</b>	
A1. 114 N Alfred Street Address	R-20 Zone
A2. 5,612.00 Total Lot Area	8,418.00 Maximum Allowable Floor Area
<b>B. Existing Gross Floor Area</b>	
<b>Existing Gross Area</b>	<b>Allowable Exclusions**</b>
Basement 1,232.00	Basement** 1,232.00
First Floor 1,085.00	Stairways** 160.00
Second Floor 1,085.00	Mechanical** 40.00
Third Floor 0.00	Attic less than 7'*** 1,232.00
Attic 1,232.00	Porches** 0.00
Porches 0.00	Balcony/Deck** 318.00
Balcony/Deck 318.00	Lavatory*** 90.00
Lavatory*** 90.00	Other**
Other**	Other**
B1. Total Gross 3,810.00	B2. Total Exclusions 1,840.00
<b>C. Proposed Gross Floor Area</b>	
<b>Proposed Gross Area</b>	<b>Allowable Exclusions**</b>
Basement 0.00	Basement** 0.00
First Floor 2,615.00	Stairways** 110.00
Second Floor 1,637.00	Mechanical** 0.00
Third Floor 747.00	Attic less than 7'*** 0.00
Attic 0.00	Porches** 200.00
Porches 200.00	Balcony/Deck** 140.00
Balcony/Deck 140.00	Lavatory*** 140.00
Lavatory*** 140.00	Other**
Other**	Other**
C1. Total Gross 5,479.00	C2. Total Exclusions 590.00
<b>D. Total Floor Area</b>	
D1. 6,859.00 Sq. Ft.	
Total Floor Area (add B3 and C3)	
D2. 8,418.00 Sq. Ft.	
Total Floor Area Allowed by Zone (A2)	
<b>E. Open Space (RA &amp; RB Zones)</b>	
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.

PRELIMINARY F.A.R. CALCULATIONS



## Heights of Buildings on Surrounding Blocks

100 Block N. Alfred Street (West Side)



900 Block Cameron Street (South Side)



100 Block N. Patrick Street (East Side)

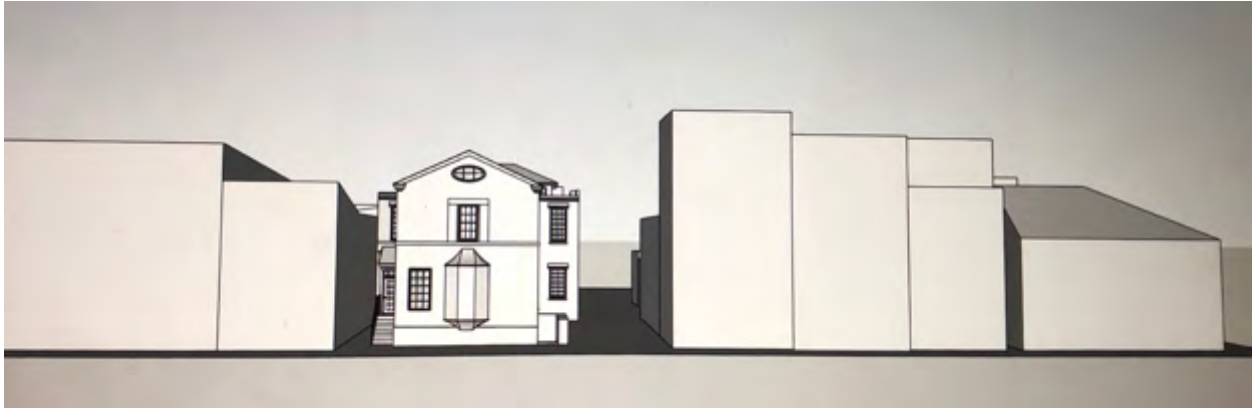


East / West Alley Between 100 Block N. Alfred & 100 Block N. Patrick

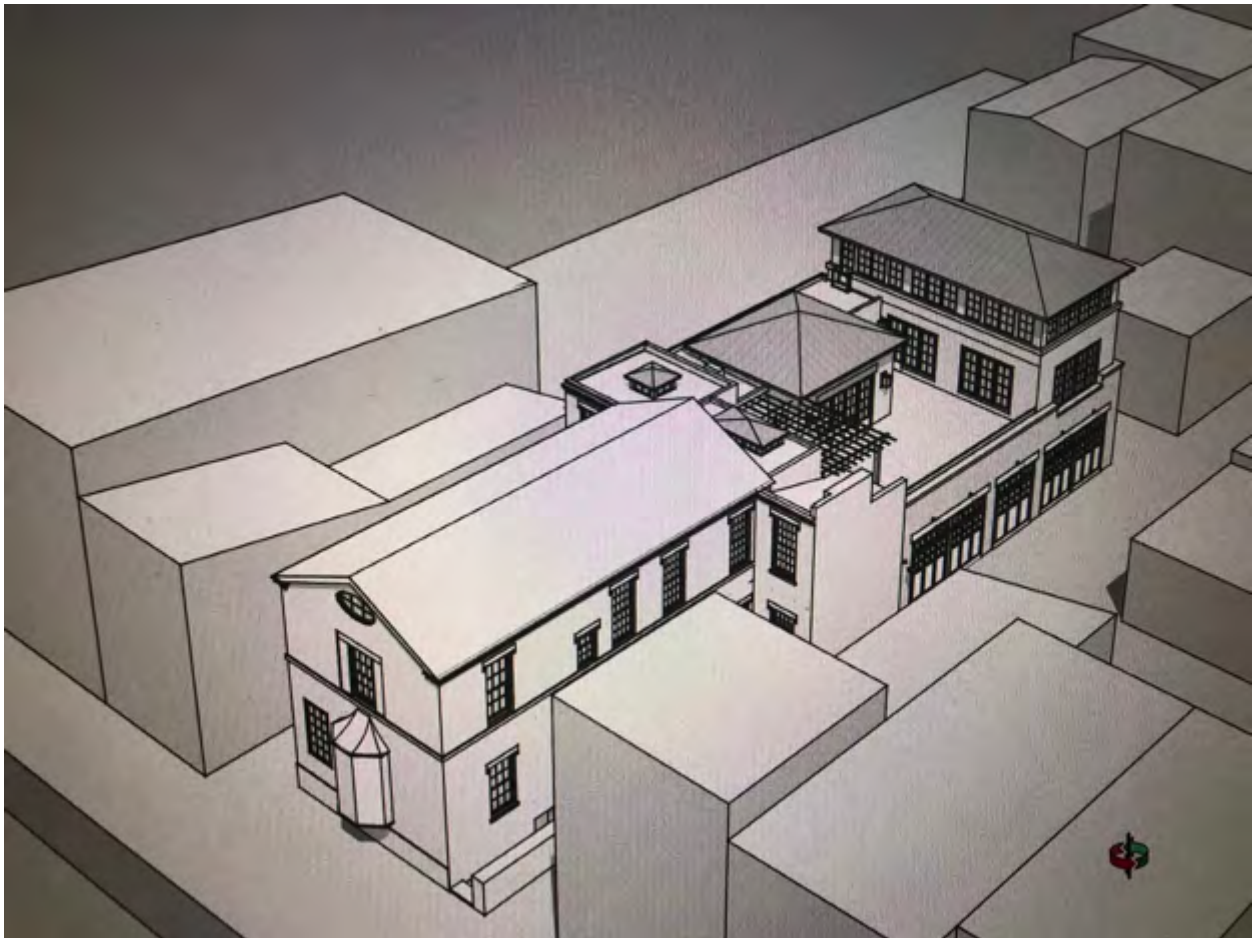


## Perspectives

Street View (Looking West)



Bird's Eye View (Looking Southwest)





Terrace (Looking West)



Alley (Looking Up)





circa 1880

## 114 N. Alfred Street

Front & Side (South)



Side (North) & Alley



Rear & Alley @ North



Rear & Walkway @ South





## Street Photos

100 Block of N. Alfred Street



Corner of N. Alfred & Cameron Streets



900 Block of Cameron Street



100 Block of N. Patrick Street & Alley



## Photos In Alley

Alley (Looking East To N. Alfred St.)



Alley (Looking West To N. Patrick St.)



Rear of 900 Block of Cameron Street



Rear of 900 Block of King Street





## Stucco In Historic District

130 Prince Street



605 & 607 Prince Street



St. Paul's Church (228 S. Pitt St.)



Athenaeum (201 Prince St.)



## Inspirations



## BAR Concept Review Policy

adopted January 2001, amended and restated December 2016

### Background & Purpose

In addition to a Certificate of Appropriateness from the appropriate Board of Architectural Review (BAR), applications for development projects of a certain size are required to obtain development approvals (DSP or DSUP) from the Planning Commission and often the City Council. Because the size, footprint or design of a project may be amended during the DSP or DSUP process, a Certificate of Appropriateness is not typically granted until after the DSP or DSUP is approved. Therefore, the Boards of Architectural Review adopted a Concept Review policy in January 2001 as an optional, informal review at the beginning of the development process whereby the BAR provides the applicant, staff, Planning Commission and the City Council, with comments relating to the overall appropriateness of a project's **height, mass, scale and general architectural character**. The Concept Review is intended to minimize future architectural design conflicts between what is shown to the community, the Planning Commission or City Council during the development approval process and what the BAR later finds architecturally appropriate under the criteria and standards in Chapter 10 of the Zoning Ordinance and the BAR's adopted policies and *Design Guidelines*. The information provided by the BAR in the Concept Review will be used by the applicant, staff, Planning Commission and City Council to make decisions regarding the DSP or DSUP and as such serves as an important step in an efficient development review process. This document is an update and clarification of the policy adopted in 2001 and will serve as the current policy.

### Principles

1. The BAR Concept Review process is encouraged – but not required – for any development project prior to submission of a development application to the Planning Commission and, if required, the City Council in order to ensure that each body has the information they need to make their decisions.
2. The Concept Review is not an approval by the BAR. If the application for the development project is approved by the Planning Commission and the City Council, then the applicant must apply for and obtain a Certificate of Appropriateness from the BAR following attainment of the DSP or DSUP.
3. The Concept Review will review:
  - a. The appropriateness of height, mass, scale and general architectural character based on criteria set forth in the BAR *Design Guidelines* for the historic districts.
  - b. If a project is located within the boundaries of Washington Street or the Potomac River Vicinity, the BAR will review the additional standards for these areas, to the extent possible without final architectural details.
  - c. The appropriateness of a Permit to Demolish, when one will be required for the project.
4. The project is discussed in an informal work session and is open to public comment. The BAR may require several work sessions and additional information before they provide comments and guidance. The BAR will then take a poll of its members on what their guidance is related to the height, mass, scale, and general architectural character of a project. They may also provide general feedback as to what additional information they would like to see when, and if, the project returns for a Certificate of Appropriateness and/or a Permit to Demolish.



5. As an informal work session, the applicant is strongly encouraged – but not required – to give public notice to adjoining property owners. Notice of the work session will be posted on the City’s web page and in the BAR’s preliminary docket and the property will be placarded by BAR staff as a courtesy.
6. The Concept Review by the BAR is advisory to the applicant, staff, the Planning Commission and the City Council, and is not intended to create vested or appealable rights.
7. The BAR Concept Review work session comments are shared with the Planning Commission and the City Council and may be used by those bodies for advisory purposes. The final Concept Review drawings shown to the BAR must, therefore, be the same general architectural character as submitted for the Preliminary Site Plan.

#### Typical Proposals Reviewed in Concept by the BAR

- When the proposal requires a DSP or DSUP for additional density or height;
- When the proposal requires Planning Commission review for a new building; and
- When staff determines that the proposal requires preliminary review because the design would be a principal determining factor in the ultimate approval by other bodies.

#### Concept Review Submission Materials

Three 11” x 17” hard copies and one digital copy of the following:

1. An architectural site plan showing, at a minimum, building footprints on the block on which the project is located and the surrounding block faces
2. Schematic architectural drawings which show the proposed height and scale in relation to surrounding properties
3. 3D digital and/or physical massing study models
4. Building materials, precedent images, etc., as required to explain the concept

#### Process

1. The BAR will only review projects when staff has confirmed through the Development Concept Stage 1 review process that a proposed project complies with zoning requirements or where staff supports any required modifications. When the applicant is notified that they may submit a Development Concept Stage 2 package, the applicant may also apply for BAR Concept Review work session.
2. The City will place the Concept Review project on the next available docket and advertise it in the newspaper with the other cases for that hearing and placard the property. Notice by the applicant to abutting property owners is strongly encouraged but is not required.
3. BAR staff may prepare a report which will be available on the City’s web site the Friday evening prior to the BAR meeting.
4. BAR Concept Review requests are docketed for consideration under Other Business at a regular BAR public hearing. Additional work sessions may be requested.
5. The applicant is expected to make a presentation at the meeting to explain the concept.
6. The public will be invited to speak at the BAR meeting to receive their feedback only on issues related to the BAR’s purview.