

Docket Item # 3  
BAR CASE # 2011-0259

BAR Meeting  
October 5, 2011

**ISSUE:** Demolition

**APPLICANT:** Jeffrey & Emma Sopko by Lewis and Associates (Ray Lewis, AIA)

**LOCATION:** 214 Prince Street

**ZONE:** RM/Residential

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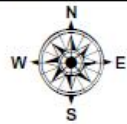
**STAFF RECOMMENDATION:** Staff recommends approval of the Permit to Demolish, as submitted.

**\*\*EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of final approval if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.

**\*\*BUILDING PERMIT NOTE:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including siding or roofing over 100 square feet, windows and 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.



**BAR CASE #2011-0259**



**Note:** This docket item requires a roll call vote.

**I. ISSUE:**

The applicant is requesting a Permit to Demolish to remove an existing chimney at 214 Prince Street. The subject late 20<sup>th</sup> century chimney will be removed in its entirety from the roof to the basement. The existing portions of the historic chimney remaining on the interior of the building and the historic fireboxes will be retained. The scope of work also includes the patching of the roof with standing seam metal to match the existing.

The amount of material proposed to be demolished on the exterior is approximately 25 square feet.

**II. HISTORY:**

The four-bay, 3-1/2 story Federal style “double-dwelling” frame house at 212/214 Prince Street was built c. 1787 by William Hartshorne, according to Ethelyn Cox in *Historic Alexandria Virginia Street by Street*. Hartshorne’s twin dwellings were regarded as a piece of real estate belonging to a single owner until 1916, when the property was legally divided and sold as two separate houses.

Mr. Hartshorne is most noted for being the merchant for George Washington’s Mount Vernon Estate. George Washington often personally wrote his suppliers directly for items needed for the farm such as plants, seeds, livestock, and tools.<sup>1</sup>

**III. ANALYSIS:**

The proposed demolition complies with zoning ordinance requirements.

In considering a Permit to Demolish, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B):

- (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?
- (2) Is the building or structure of such interest that it could be made into a historic house?
- (3) Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?
- (4) Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?
- (5) Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?
- (6) Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting

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<sup>1</sup> Wilson, Robert. [The Story of Old Town and Gentry Row in Alexandria, Virginia.](#)

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?

Staff certainly recognizes that the 214 Prince Street is representative of the City's early 18<sup>th</sup> century building stock; therefore, ultimate care should be given to any proposed demolition to any portion of the building. As a whole, in Staff's opinion, the building meets Criteria 1& 5. Although the great majority of the house at 214 Prince Street retains a high degree of architectural integrity, as well as its early-18<sup>th</sup> century footprint, the area of demolition is limited exclusively to a feature which is a later addition and does not contribute but detracts from the building's architectural integrity and competes with the adjacent historic chimneys of merit.

Staff conducted a site visit to the property and concurred with the applicant's assertion that the chimney is a late 20<sup>th</sup> century addition to the building. This is evident by the utilization of hard-fired brick and Portland cement mortar. Further research of the City's Building Permits has concluded that this chimney was added in 1979 (Permit 35600-A, 9/5/1979).

Given the relatively small area of demolition and the opportunity to remove an incompatible feature from a historic resource, Staff recommends approval of the Permit to Demolish.

**STAFF:**

Michele Oaks, Historic Preservation Planner, Planning & Zoning  
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

#### **IV. CITY DEPARTMENT COMMENTS**

##### **CODE ADMINISTRATION:**

C-1 A demolition permit will be required prior to the start of this work. The abandoned chimney must be left waterproof and weather tight. An inspection is required to verify that there are no appliances connected to the flue/chimney

##### **TRANSPORTATION AND ENVIRONMENTAL SERVICES (T&ES):**

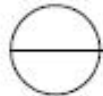
##### **RECOMMENDATIONS**

- R1. The building permit plans shall comply with requirements of City Code Section 5-6-224 regarding the location of downspouts, foundation drains and sump pumps. Refer to Memorandum to Industry dated June 18, 2004. [Memorandum is available online at the City web site under Transportation\Engineering and Design\Memos to Industry.]. (T&ES)
- R2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R3. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
- R4. 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)

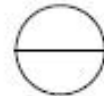
##### **CODE REQUIREMENTS**

- 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)

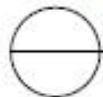
V. IMAGES



PRINCE STREET LOOKING NORTH



214 PRINCE STREET



PRINCE STREET LOOKING NORTH

Figure 1: Streetscape Views



Figure 2: Proposed Chimney to be Removed



Figure 3: Front Facade





Figure 4: Attic View of Chimney to Be Removed

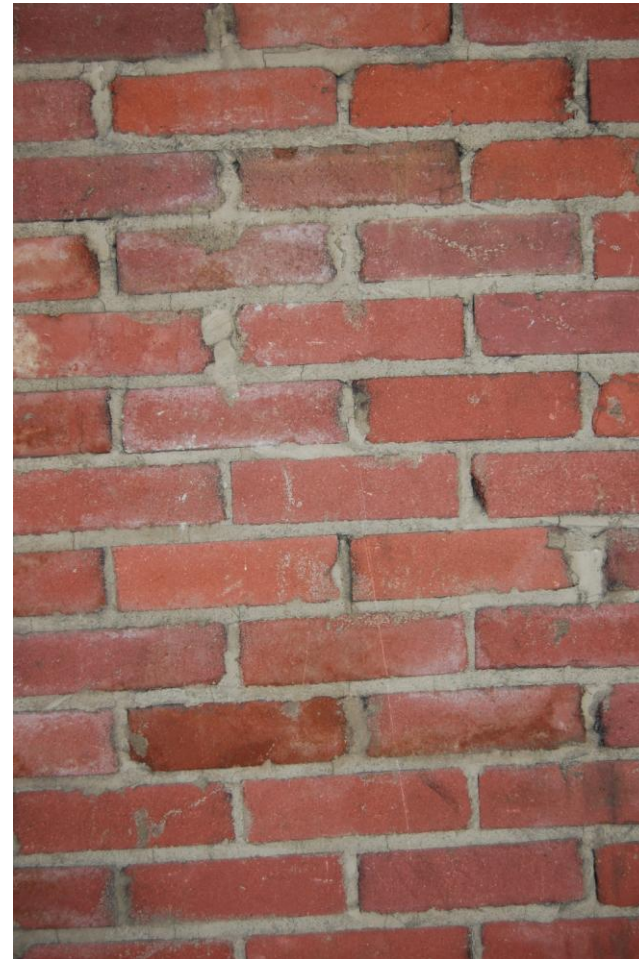


Figure 5: View of Brickwork of Chimney to Be Removed



**Figure 6: View of Firebox being Retained**