

From: [Kendra Jacobs](#)
To: [Kendra Jacobs](#)
Subject: FW: [EXTERNAL]BAR 2024-00349 & 00350 - Proposal to demolish historic wall - 411 Prince Street
Date: Tuesday, January 14, 2025 9:40:00 AM
Attachments: [411 Prince - photos of masonry dividing wall - 2024-01-10.pdf](#)
[Precedents for Masonry Pillars Anchoring the End of Dividing Walls or Fences- 2024-12-29.pdf](#)
[Deed for 411 Prince Street - 1970.pdf](#)
[411 Prince Survey - 1993.pdf](#)
[411 Prince Deed of sale of a back portion of the lot - 1892.pdf](#)
[PRINCE STREET 411 - Merestone Location Survey 09-10-2024.pdf](#)

From: Carlos Cecchi <carloscecchi@hotmail.com>
Sent: Monday, January 13, 2025 9:17 AM
To: William Conkey <william.conkey@alexandriava.gov>
Subject: [EXTERNAL]BAR 2024-00349 & 00350 - Proposal to demolish historic wall - 411 Prince Street

Dear Mr. Conkey and members of the Old Town Board of Architectural Review:

We are the owners of the property at 407 Prince Street, who are directly affected by the referenced proposal to demolish the masonry wall dividing our property from 411 Prince Street, and to replace it with a suburban-style wood fence six inches further east onto our property. We are writing to express our opposition to this application based on 1) the inappropriateness of the proposed fence design for the Old and Historic District, and 2) the applicant's inaccurate site survey.

The existing brick wall between our driveways, while admittedly nothing out of the ordinary, is solid and has stood there since about 1960. Therefore, for more than than half a century it has formed part of the contextual fabric of the 400 block of Prince Street. As you might have appreciated from the photos included with the applicant's proposal, the brick wall on our 411 Prince side hosts a robust mix of ivies and creepers that are quite beautiful during the summer months (see attached photo).

Our first concern is that an off-the-shelf wood fence, as proposed, will not last very long before it begins to warp, lean, decay, etc. Also, a thin, straight line of wood fencing probably will not withstand ivy growing on it like the existing the masonry wall does. We would expect that any replacement wall last at least as long as the existing wall: i.e. more than half of a century.

Staff supports the proposed design because it matches sections of wood fence which are located in the applicant's rear yard. Staff goes so far as to state that

proposed design is "consistent with the design of the existing adjacent fence" (emphasis added). However, the sections of wood fence that Staff refers to are not, in fact, adjacent to this wall, and are completely out of site from the public right of way. The existing masonry wall is actually adjacent to, and matches, another masonry wall on the applicant's property with an iron gate that leads to the rear yard (see attached photo).

Finally, the proposed fence design is out of character with the surrounding structures and with this block of Prince Street. The Design Guidelines require that "fences, garden walls and gates should be appropriate in materials, design and scale to the period and character of the structure they surround." As referenced above, this wall is prominently visible along Prince Street. We have walked Prince Street and the surrounding blocks, and have not seen any examples of straight wood fences dead-ending into the public sidewalk. Almost without exception, dividing walls in this vicinity of Old Town are designed with brick piers to anchor the ends, and additional piers spaced out along regular intervals (see attached precedent photos). In between the brick piers, the walls feature masonry infill as well as iron or wood fencing, all of which look much more appropriate for Old Town than the proposed suburban-style wood fence.

Therefore, in our opinion, a replacement wall in this location, clearly visible from the public right of way and which is attached to a matching masonry wall and iron gate, should continue to be of materials and design that are in keeping with the surrounding architecture and styles of similar, public-facing dividing walls and fences.

Our second concern is that the survey on which the applicant is relying for this application (i.e., the Merestone Survey dated 09/10/2024) is inaccurate. I am attaching the following documents that support this observation:

1. 1970 Deed of Sale for 411 Prince Street, with my mark-ups in yellow.
2. Kenneth White Survey of 411 Prince St. dated 10/22/1993, with my mark-ups in red.
3. 1892 Deed of Sale of a portion of 411 Prince Street and accompanying survey, with my mark-ups in red.
4. Merestone Survey of 411 Prince St. dated 09/10/2024 with my mark-ups noting the discrepancies in red.

As you will note from the 1970 Deed of Sale for 411 Prince Street (item #1, attached), the

point of beginning for the 411 Prince Street lot is at the southeast corner of the adjacent lot to the west (i.e., 413 Prince Street), which is 126.34 feet west of Royal Street. The lot itself is 32.21 feet wide along Prince Street. Therefore, the remaining distance to Royal Street must be $126.34 - 32.21 = 94.13$ feet. These distances are confirmed both in the 1993 survey by Kenneth White (item #2, attached) as well as in the 1892 Deed of Sale of a portion of 411 Prince Street (item #3, attached) which includes a survey.

The applicant's Merestone survey (item #4, attached) notes the remaining distance to Royal Street as 93.9 feet, which is incorrect. If we add the 93.9 feet to the lot width of 32.21 feet, the resulting distance from Royal Street is 126.11 feet. This represents a critical error in the Merestone survey having to do with the point of beginning for the measurement of this lot. It is off by 0.23 feet (about 2-3/4 inches). Making the necessary corrections to the Merestone Survey would locate the rear portion of the dividing wall off of the 411 Property by 0.03 feet, and the front portion of the wall on their property by only 0.27 feet (about 3 1/4 inches).

In summary, we feel that the applicant's proposed design is not appropriate within the Old and Historic District. In addition, the applicant's survey contains a critical error that throws into question the true distance between the existing wall and the applicant's property line.

We have previously indicated to the applicant that we are not opposed to, and could support, a combination wood-and-masonry fence that is more appropriate in character and materials within the historic district (including masonry piers adjacent to the sidewalk and at regular intervals) and that is located no closer to our property than the edge of the existing masonry wall.

Respectfully,

Lisa and Carlos Cecchi

Owners

407 Prince Street, Alexandria

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DKR
3-23-70

BOOK 707 PAGE 238

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THIS DEED, made this 27th day of February, 1970, by and between Moorhead C. Kennedy, Jr. and Louisa L. Kennedy, his wife, parties of the first part; and Edward J. McDonough and Janet L. McDonough, his wife, as tenants by the entirety with the common law right of survivorship, parties of the second part:

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and of other good, valuable and sufficient consideration in law, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey with a General Warranty of title, unto the said parties of the second part, as tenants by the entirety with the common law right of survivorship, all of that certain lot or parcel of land, together with its improvements and appurtenances, located in the City of Alexandria, Virginia, being known as Premises 411 Prince Street, and more particularly described as follows, to-wit:-

LOT 501 on plat showing resubdivision of 125 S. Royal St. and 411 Prince Street, Alexandria, Va. which plat is attached to deed from Alexandria Day Nursery and Children's Home to Davis-Ruffner Title Corporation duly of record in Deed Book 300, page 405, of the City of Alexandria, Virginia Land Records, said lot being described as beginning at a point on the north side of Prince Street and at the southeast corner of the lot formerly known as the "Farmers Bank" lot, formerly owned by W. M. Marbury, said point being 126.34 feet west of Royal Street; and running thence north and parallel to Royal Street 94.00 feet; thence east parallel to Prince Street 43.89 feet; thence south parallel to Royal Street 5.14 feet; thence west parallel to Prince Street 11.47 feet; thence south parallel to Royal Street 88.86 feet to Prince Street, and thence west on Prince Street 32.21 feet to the beginning.

It being the same property acquired by the said parties of the first part by deed recorded among the land records of the aforesaid City in Deed Book 494, at page 528.

The said parties of the first part covenant that they have the right to convey said property to said grantees; that there are no encumbrances against said property; that said grantees shall have quiet enjoyment of said property, free from the claims of all persons whomsoever; and that they, the said parties of the first part, will execute such further assurances of title thereto as may be requisite and necessary.

WITNESS the following signatures and seals:

Moorhead C. Kennedy (SEAL)
Moorhead C. Kennedy, Jr.

Louisa L. Kennedy (SEAL)
Louisa L. Kennedy

STATE OF VIRGINIA:
to-wit:-
CITY OF ALEXANDRIA:

I, the undersigned, a Notary Public in and for the State and City aforesaid, do hereby certify that Moorhead C. Kennedy, Jr. and Louisa L. Kennedy, his wife, whose names are signed to the writing foregoing and hereto annexed, bearing date on the 27th day of February, 1970, have acknowledged the same before me in my State and City aforesaid.

Given under my hand this 27th day of February, 1970.

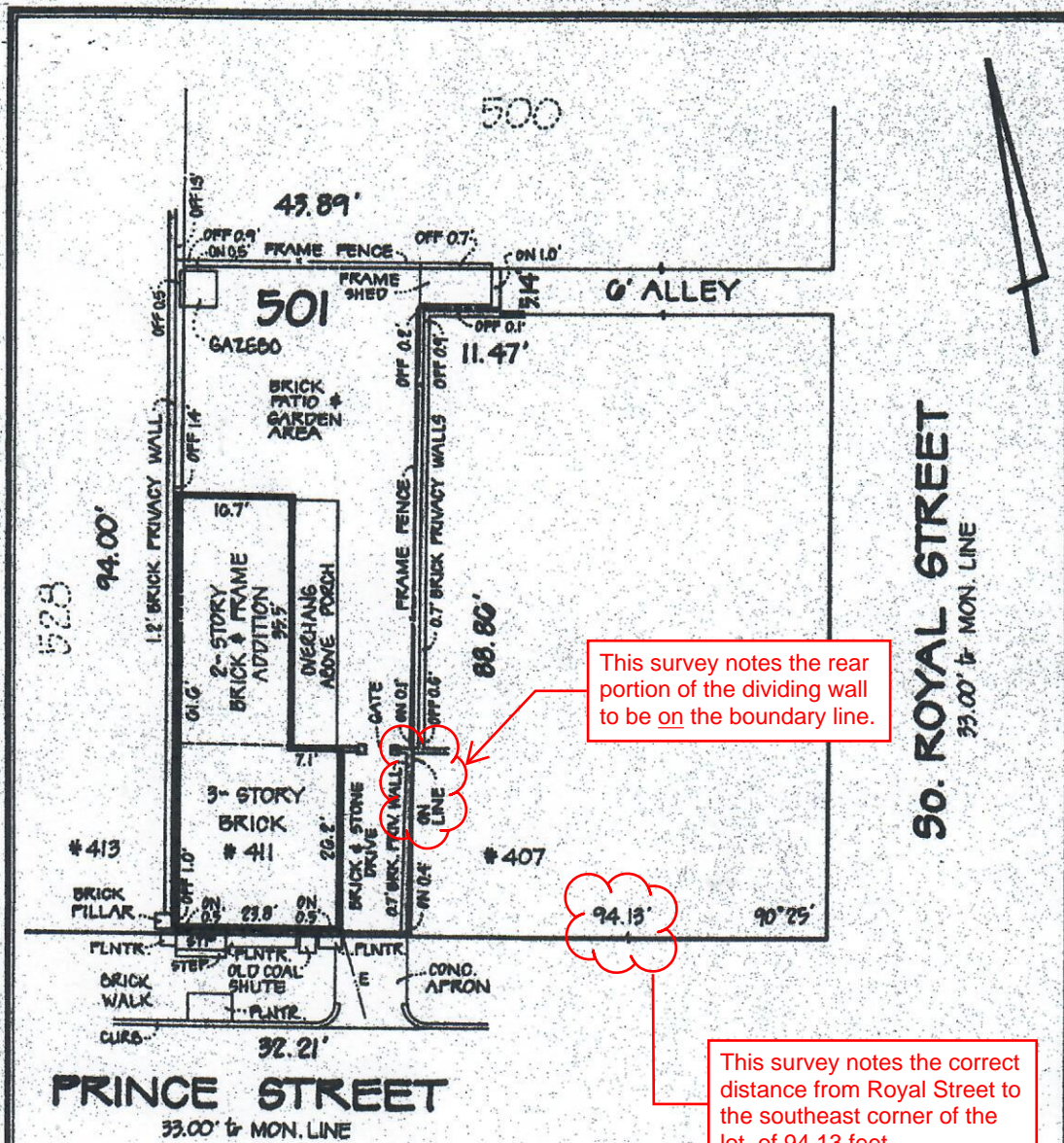
My commission expires: August 1, 1970.

Meridith S. Fryer
Notary Public

DR# 53648.

VIRGINIA:
In the Clerk's Office of the Corporation Court of the City of Alexandria, this instrument was received and the Taxes imposed by Sec. 58-54, (a) and (b), of the Code have been paid and with the annexed certificate, admitted to record on March 5, 1970 at 2:40 o'clock A.M.

Teste:
Alvin W. Finkbe
Clerk



This survey notes the rear portion of the dividing wall to be on the boundary line.

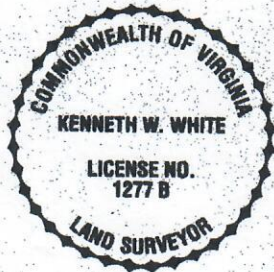
This survey notes the correct distance from Royal Street to the southeast corner of the lot, of 94.13 feet.

FLAT
 SHOWING HOUSE LOCATION ON
 LOT 501, RESUBDIVISION OF
#125 So. ROYAL STREET
#411 PRINCE STREET
 CITY OF ALEXANDRIA, VIRGINIA
 SCALE: 1" = 20' OCT. 22, 1993

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
 PLAT SUBJECT TO RESTRICTIONS OF RECORD.
 TITLE REPORT NOT FURNISHED.

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.

Kenneth W. White
 KENNETH W. WHITE L.S.



CASE NAME:
 McDONOUGH

LAND: CLARK, CARROLL & MENDELSON

ALEXANDRIA SURVEYS, INC.
 6343 SOUTH KINGS HIGHWAY
 ALEXANDRIA, VIRGINIA 22306
 703-660-6615
 FAX 703-768-7764

have power to sell said property hereby conveyed as aforesaid, and shall dispose of the proceeds of sale as herein after provided.

And it is further agreed that if the property shall be advertised for sale under the provisions of this deed and not sold, then the said trustee shall be entitled to one half the commission above provided, to be computed on the amount of the debt hereby secured.

In Testimony whereof the said parties of the first part have hereunto set their hands and seals, on the day and year first herebefore written.

Thomas M. Fairfax (seal)
Susannah Fairfax (seal)

State of Virginia }
Corporation of Alexandria } to wit:

I, William E. Fendall, a Notary Public in and for the Corporation aforesaid, in the State of Virginia, do hereby certify, that Thomas M. Fairfax and Susannah Fairfax, his wife, whose names are signed to a certain deed, bearing date on the thirtieth day of April A. D. 1892, and hereunto annexed, personally appeared before me in the Corporation aforesaid, the said Thomas M. Fairfax and Susannah Fairfax his wife being personally well known to me to be the persons who executed the said deed, and acknowledged the same to be their act and deed.

Given under my hand, this third day of May, 1892.
Wm. E. Fendall.

Notary Public.

Virginia Corporation of the City of Alexandria
Clerk's Office, May 5th 1892.

This deed was received, and with the annexed certificate, admitted to record.

Teste,
John S. Grack, Clerk.

This Deed, made and entered into this second day of May, A. D. one thousand eight hundred and ninety two, between Michael B. Harlow, of the first part, George St. of B. S. Harlow, and Sarah A. Harlow his wife of the second part, and Francis L. Smith of the third part, all of the City of Alexandria and State of Virginia, witnesses, that in consideration of the sum of

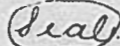
424

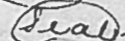
Delivered to
F. L. Smith
May 20. 1892.

hundred and twenty five dollars, the receipt whereof, is hereby acknowledged by the said parties of the second part, the said parties of the first and second parts do grant unto the said party of the third part, the said party of the first part with special warranty, and the said parties of the second part with general warranty, all that certain piece or parcel of land, situate, lying and being in the square bounded by King, Prince, Royal and Pitt streets, in the City and State aforesaid, and bounded and described as follows, viz:

Beginning at the West end of the South line of that lot of land, which was conveyed to the said Francis L. Smith, by A. W. Taylor, Special Commissioner in the chancery cause of A. W. Taylor, and others, complainants against L. B. Taylor and others defendants, by deed bearing date on the ninth day of July, 1865; and duly of record, in the Clerk's Office of the Corporation Court of said City of Alexandria, in Deed Book No. 15 folio 437, and at the distance of eighty three $\frac{4}{10}$ feet West of Royal street, and running thence West parallel to Prince street forty three $\frac{7}{10}$ feet, thence North parallel to Royal street, forty four $\frac{7}{10}$ feet, thence East parallel to Prince street, thirty two $\frac{7}{10}$ feet, thence South parallel to Royal street, twenty four $\frac{7}{10}$ feet, thence East parallel to Prince street, seven $\frac{7}{10}$ feet, thence South parallel to Royal street, sixteen $\frac{7}{10}$ feet to the place of beginning, according to a plat of survey made by H. C. Graves, City Surveyor, April, 1892, hereto attached and made a part of this deed. The said parties of the second part covenant that they have the right to convey the said land to the grantee; that they have done no act to encumber the said land; that the grantee shall have quiet possession of the said land free from all encumbrances, and that they the said parties of the first and second parts, will execute such further assurances of the said land, as may be requisite.

Witness the following signatures and seals.

M. B. Starbuck. 

Geo. W. Starbuck. 

Sarah A. Starbuck. 

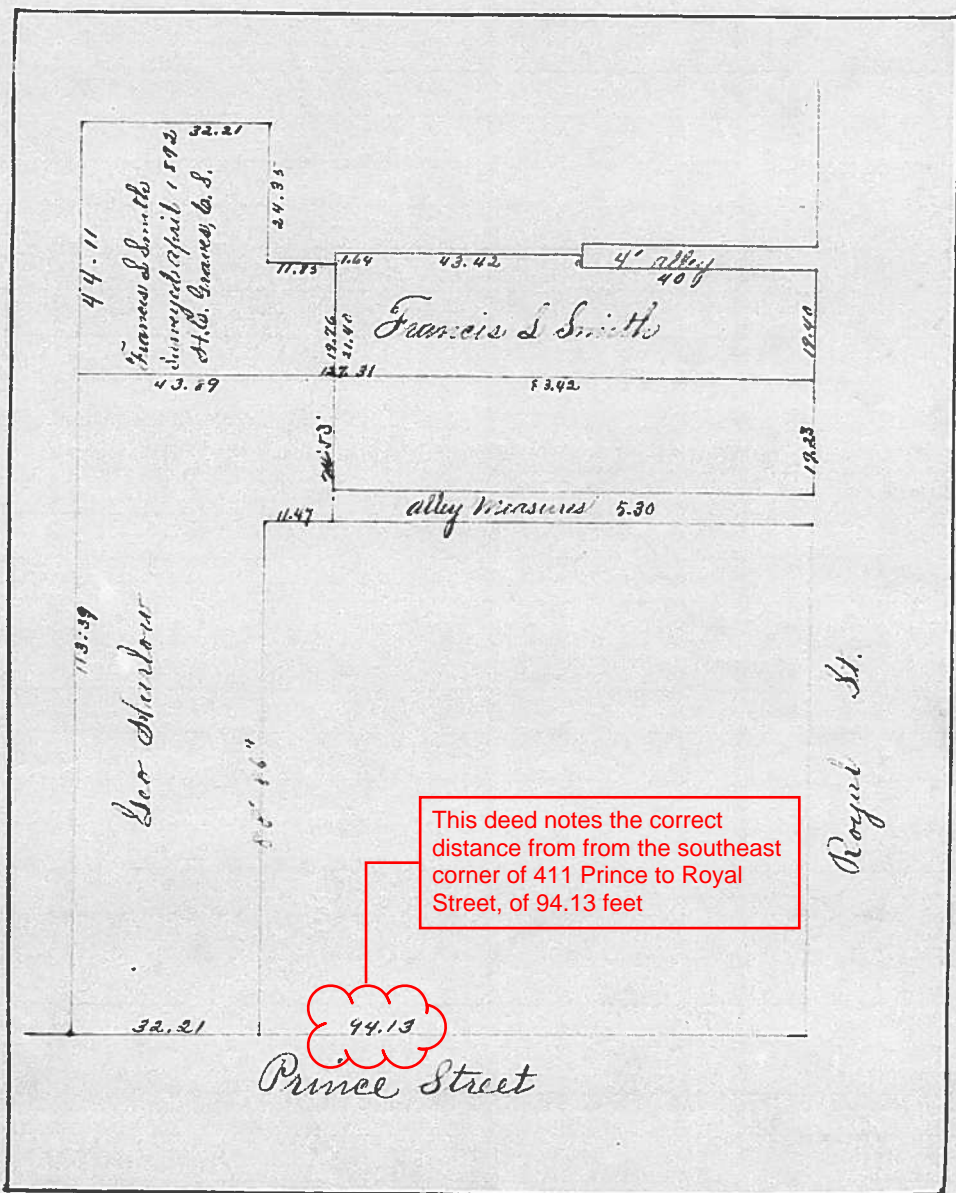
State of Virginia }
Corporation of Alexandria } to wit.

L. William C. Fundall a Notary Public for the

corporation aforesaid, in the State of Virginia, do certify that Michael W. Harlow, George H. Harlow, and Sarah A. Harlow, his wife, whose names are signed to the within plat are dead, bearing date on the second day of May, 1892, have acknowledged the same before me in my corporation aforesaid.

Given under my hand this third day of May A.D. 1892.

Wm. E. Fendall
Notary Public.



This deed notes the correct distance from from the southeast corner of 411 Prince to Royal Street, of 94.13 feet

Virginia Corporation No. 1 of the City of Alexandria Clerk Office May 6th 1892. This deed and annexed plat were received and recorded.

Wm. E. Fendall, Clerk.

LINE TYPES:

- BOUNDARY LINE
- - - - EASEMENT
- DRIVEWAY/ROAD
- x - x - x - FENCING
- O—O—O— OVERHEAD WIRE
- STRUCTURE

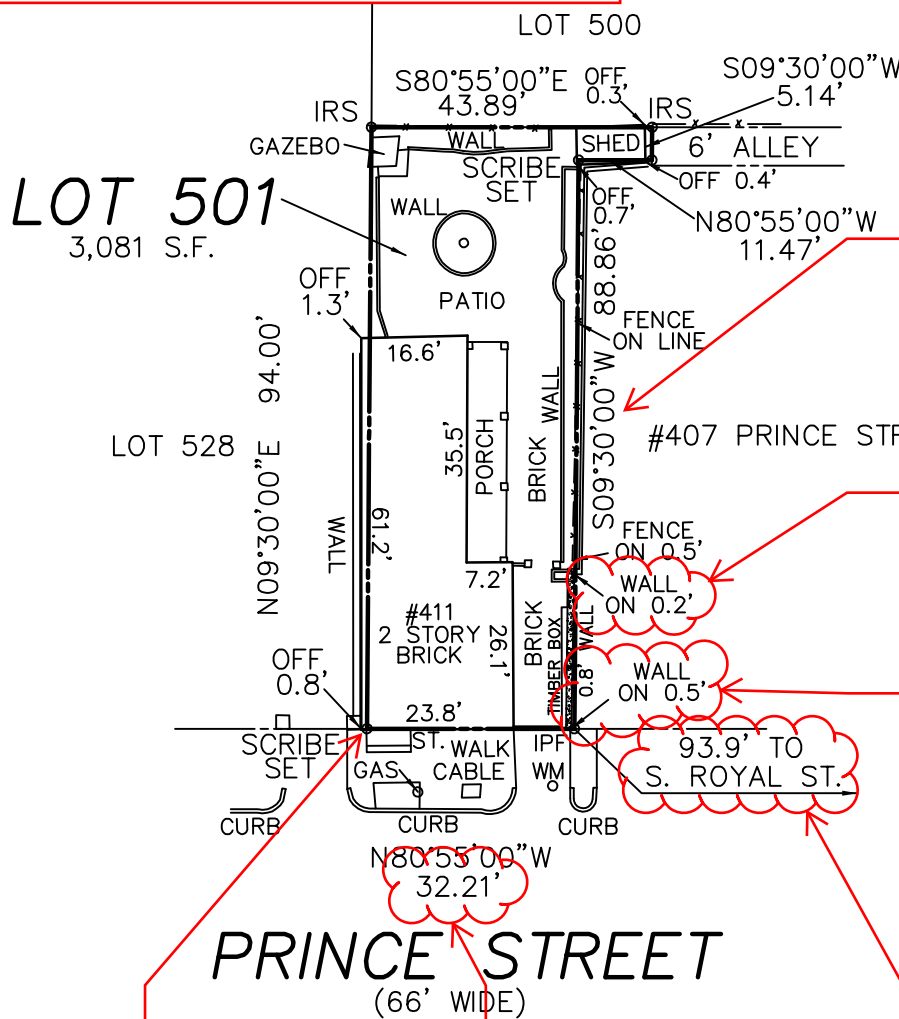
LEGEND:

- ADW- ASPHALT DRIVEWAY
- A/C- AIR CONDITIONING
- A/W- AREAWAY
- B.E.- BASEMENT ENTRANCE
- BRL- BUILDING RESTRICTION LINE
- CHIM- CHIMNEY
- CDW- CONCRETE DRIVEWAY
- CO- CLEANOUT
- CONC.- CONCRETE
- ER- ELECTRICAL RISER
- FIOS- FIBER OPTICS UTILITY BOX
- GDW- GRAVEL DRIVEWAY
- IPF- IRON PIPE FOUND
- IRS- IRON ROD SET
- IRF- IRON ROD FOUND
- MH- MANHOLE
- O.H.- OVERHANG
- PAD- CONCRETE PAD

- PP- POWER POLE
- PPF- PINCHED PIPE FOUND
- R/W- RIGHT OF WAY
- SMH- SANITARY MANHOLE
- ST.- STOOP
- TELE- TELEPHONE PEDESTAL
- TR/TRANS- TRANSFORMER
- WM- WATER METER
- WV- WATER VALVE
- WW- WINDOW WELL

Current Legal Description of 411 Prince Street:

"LOT 501 on plat showing resubdivision of 125 S. Royal St. and 411 Prince Street, Alexandria, Va. which plat is attached to, deed from Alexandria Day Nursery and Children's Home to Davis-Ruffner Title Corporation duly of record in Deed Book 300, page 405, of the City of Alexandria, Virginia Land Records, said lot being described as beginning at a point on the north side of Prince Street and at the southeast corner of the lot formerly known as "Farmers Bank" lot, formerly owned by W.M. Marbury, said point being 126.34 feet west of Royal Street; and running thence north and parallel to Royal Street 94.00 feet; thence east parallel to Prince Street 43.89 feet; thence south parallel to Royal Street 5.14 feet; thence west parallel to Prince Street 11.47 feet; thence south parallel to Royal Street 88.86 feet to Prince Street, and thence west on Prince Street 32.21 feet to the beginning."



Per the Deed for 411 Prince Street, the eastern boundary runs parallel to Royal Street. Therefore correcting for the error noted below will cause the following adjustments to the location of the front dividing wall in relation to the property line.

This dimension from the boundary line to the face of the wall, will adjust from 0.2 feet on the property to 0.03 feet off the property. (i.e. 0.2 - 0.23 = -0.03)

This dimension from the boundary line to the face of the wall, will adjust from 0.5 feet on the property to 0.27 feet on the property. (i.e. 0.5 - 0.23 = 0.27)

Per the Deed for 411 Prince Street, the point of beginning is on the north side of Prince Street and at the southwest corner of the adjacent lot to the west, which is 126.34 feet west of Royal Street.

Per the Deed for 411 Prince Street, the width of the property along Prince Street is 32.21 feet.

This distance is incorrect. From the point of beginning, 126.34 feet west of Royal Street, less the width of the lot, 32.21 feet, the resulting distance to Royal Street is 94.13 feet. This survey is off by 0.23 feet.

LOCATION SURVEY
 LOT 501 R/S
 #411 PRINCE STREET &
 CITY OF ALEXANDRIA, VIRGINIA
 SCALE 1"=30' DATE 09-10-24



- 1.) NO TITLE REPORT FURNISHED.
- 2.) PLAT SUBJECT TO RESTRICTIONS OF RECORD.
- 3.) LOCATION SURVEY IS FROM A FIELD RUN SURVEY ON 9-10-24 BY THIS FIRM.

MERESTONE LAND SURVEYING, PLLC.
 LAND SURVEYING & G.P.S. SERVICES
 MERESTONE LAND SURVEYING, PLLC
 1229 GARRISONVILLE ROAD SUITE 105 STAFFORD, VA 22556
 (540)752-9197 FAX (540)752-9198

Precedents for Masonry Pillars Anchoring the End of Dividing Walls or Fences





407 / 411 Prince Street Driveways: Masonry Dividing Wall with Ivy



411 Prince Street: Masonry Wall & Iron Gate attached to Dividing Wall

From: [Kendra Jacobs](#)
To: [Kendra Jacobs](#)
Subject: FW: [EXTERNAL]BAR 2024-00349 and 00350 - Proposal to demolish and replace masonry wall - 411 Prince Street
Date: Tuesday, January 14, 2025 9:57:02 AM

-----Original Message-----

From: Cindy Conner <cindy@cebellehc.com>
Sent: Sunday, January 12, 2025 6:14 PM
To: William Conkey <william.conkey@alexandriava.gov>
Subject: [EXTERNAL]BAR 2024-00349 and 00350 - Proposal to demolish and replace masonry wall - 411 Prince Street

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Der Mr. Conkey: My husband and I are residents of 412 Prince Street and have been so for the last 25 years. We received notice of the McBrady's intent to demolish the existing wall that separates their driveway and the neighboring property on the east side of their home and to construct a wooden fence in it's place. A wooden fence without brick piers is completely inconsistent with the surrounding architecture particularly on the 400 block of Prince Street, and i feel strongly that it should not be passed by the BAR.

Thank you for your kind consideration,
Cindy Conner
412 Prince Street
703 629-6590

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From: [Kendra Jacobs](#)
To: [Kendra Jacobs](#)
Subject: FW: [EXTERNAL]BAR 2024-00349
Date: Tuesday, January 14, 2025 9:57:41 AM

-----Original Message-----

From: Xfinity <pk116@comcast.net>
Sent: Saturday, January 11, 2025 3:06 PM
To: William Conkey <william.conkey@alexandriava.gov>
Subject: [EXTERNAL]BAR 2024-00349

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Dear Sir, I live at 405 Prince St, my childhood home, and write this email in opposition to a proposed wooden fence separating 407 and 411 Prince St. This is a very prominent fence facing the street. I am aligned with the Cecchi's (407 Prince) idea of a brick/masonry pier with iron or wood. This sort of design would be much more appropriate for Old Town. Thanks, Deirdre O'Leary Stamper 703-585-7175 _____

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