

ISSUE: Permit to Demolish/Capsulate (partial)

APPLICANT: Christina Hennecken and Tyler Hale

LOCATION: Old and Historic Alexandria District
212 Prince Street

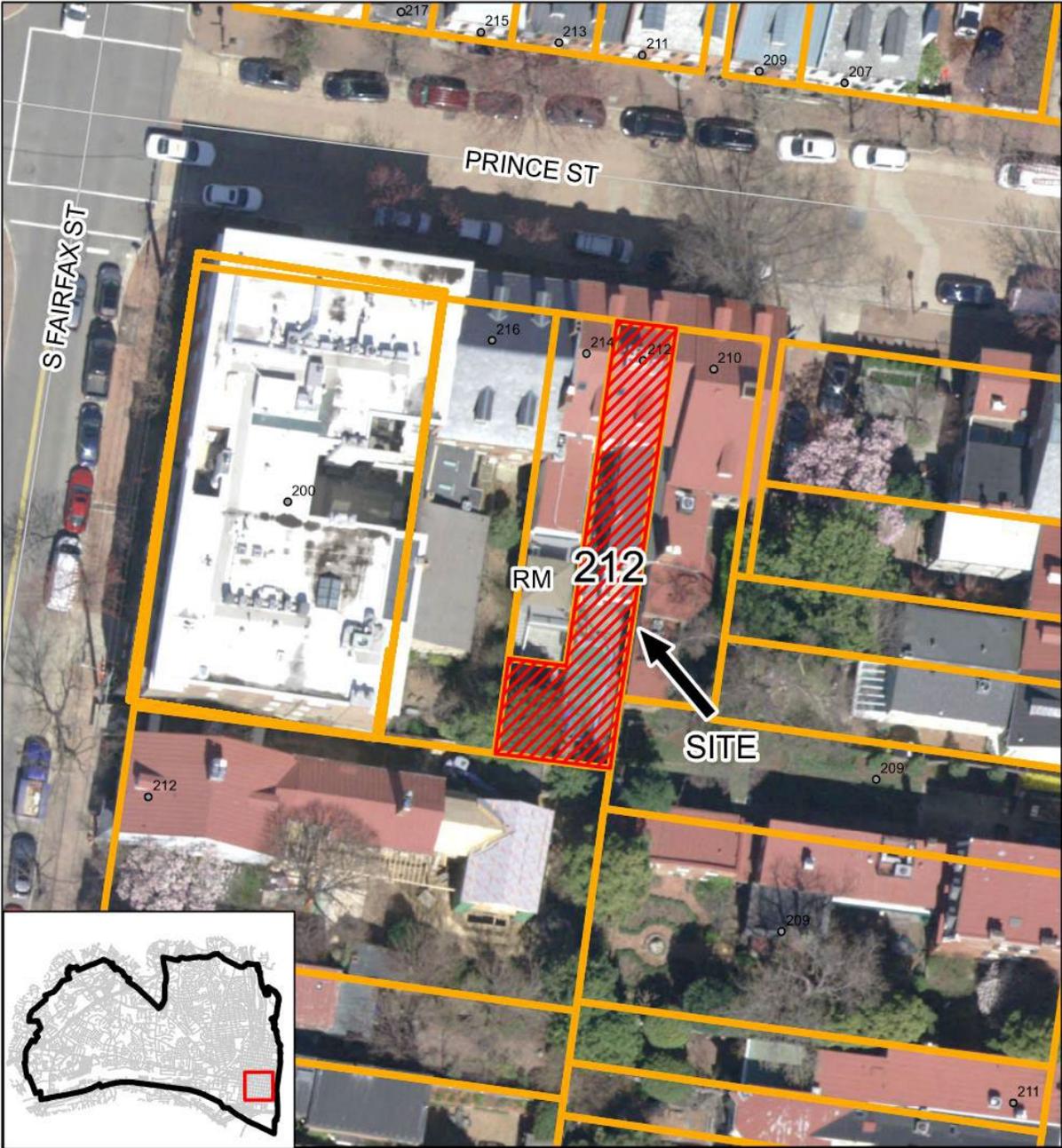
ZONE: RM/Residential Townhouse Zone

STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish (partial), as submitted, with the condition that the applicant comply with the recommendations of Alexandria Archaeology.

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, Permit Center, 4850 Mark Center Drive, Suite 2015, 703-746-4200 for further information.
4. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



 **BAR#2024-00373**
212 Prince Street

0 15 30 60 Feet

N

I. APPLICANT’S PROPOSAL

The applicant requests a Permit to Demolish/Capsulate (partial) to remove an open porch at the rear/south elevation of the house to enable the construction of a one-story addition in its place, at 212 Prince Street.

Site context

The house is located on the south side of the 200 block of Prince Street, known as Gentry Row. The rear/south elevation is not visible from any public right of way.

II. HISTORY

According to Ethelyn Cox in her book *Historic Alexandria Virginia Street by Street*, William Hartshorne built the “double dwelling house” at 212 and 214 Prince Street **around 1787**. Silversmith/merchant Mordecai Miller, Hartshorne’s son-in-law, assumed ownership of the two houses in 1794, living in one of them with his wife Susannah until his 1832 death, and renting out the other. Dr. William Daingerfield was a tenant of one of the dwellings in 1802. In 1811 one of the houses served as a bakery, as the *Alexandria Gazette* published an anonymous letter that year complaining about the danger of fire due to the bakery. James Green bought the property from an heir of Miller in 1839.

Staff notes that this building has a Historic Alexandria Foundation (HAF) plaque. HAF records indicate that the original owner of this house was J.M.C. Collins. Staff contacted HAF about the discrepancy and they do not know who Collins was or why their records show him as the original owner. According to DSP2012-00019, the Hills Directory indicates that Collins owned 212 Prince in 1971 and 1974.

Previous BAR Approvals

April 3, 2013: BAR2013-00062, BAR approval for a new metal handrail with balusters.
June 17, 1981: Approval of substitute roof replacement.

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 house?	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 relates 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 and the Permit to Demolish/Capsulate should be granted. The scope of the proposed demolition is modest in scale and sympathetic to the elements on the rear of the building, which are not of unusual or uncommon design, texture, or material. The proposed addition will encapsulate the first floor of the rear ell, approximately 138 square feet at 212 Prince as well as approximately 160 square feet of the west wall of 210 Prince. As noted above, it is not visible from any public right of way. The proposed addition therefore does not require BAR approval. The deck itself was constructed in 2005 and is therefore not historic (BLD2005-02056, 7/15/2005). The historic integrity of the structure will be largely unaffected by the proposed work.

Staff therefore recommends approval of the project, with the condition that the applicant comply with the recommendations of Alexandria Archaeology.

STAFF

Susan Hellman, Historic Preservation Planner, Planning & Zoning
 Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning

C-1 Proposed one story rear addition will comply with zoning.

C-2 Submit updated FAR sheet with building permit with updated FAR sheet with staff comments.

C-3 Proposed second story deck isn't excludable from FAR per Sec. 2-145 (B) (6).

Code Administration

C-1 A building permit is required.

Transportation and Environmental Services

F-1 Not in floodplain.

Alexandria Archaeology

F-1 According to *Historic Alexandria, Virginia Street by Street* (1976) by Ethelyn Cox, the property at 212 Prince Street was built ca. 1783 by William Hartshorne, a prosperous Quaker merchant. Hartshorne's unique "double dwelling" wood frame house included buildings at both 212 and 214 Prince Street. Hartshorne frequently did business with George Washington, including at one point delivering a "a Jack Ass" to Mount Vernon as ordered by Washington. Hartshorne's daughter Suzannah and son-in-law Mordecai Miller assumed ownership of the house in 1792 and held the deed to it until Mordecai's death in 1832. Due to its late eighteenth-century association with the development of Alexandria, this property may contain significant archaeological deposits.

F-2 In 1979 Alexandria Archaeology monitored a construction project on the property and conducted archaeological excavations, a process that yielded several hundred period artifacts. A brick well shaft was also identified 9 ft. north of the south property line, straddling the property line between 212 and 214 Prince St. (near the edge of the swimming pool. This archaeological work further confirms the archaeological importance of this particular property.

R-1 Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)

R-2 The applicant 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.

V. ATTACHMENTS

1 – Application Materials

- Completed application
- Plans
- Material specifications
- Scaled survey plat
- Photographs

2 – Supplemental Materials

- Public comment if applicable
- Any other supporting documentation

BAR CASE# _____

(OFFICE USE ONLY)

ADDRESS OF PROJECT: 212 Prince Street, Alexandria, VA 22314

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

TAX MAP AND PARCEL: 075.01-10-04 **ZONING:** RM

APPLICATION FOR: *(Please check all that apply)*

CERTIFICATE OF APPROPRIATENESS

PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)

WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)

WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

Applicant: **Property Owner** **Business** *(Please provide business name & contact person)*

Name: Christina Hennecken & Tyler Hale

Address: 212 Prince Street

City: Alexandria State: VA Zip: 22314

Phone: 703-397-4343 E-mail: dimondadams@comcast.net

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

Name: Stephanie Dimond Phone: 703-397-4343

E-mail: dimondadams@comcast.net

Legal Property Owner:

Name: Christina Hennecken & Tyler Hale

Address: 212 Prince Street

City: Alexandria State: VA Zip: 22314

Phone: 703-397-4343 E-mail: dimondadams@comcast.net

NATURE OF PROPOSED WORK: Please check all that apply

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

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

Property owner is requesting approval to remove existing open porch at rear of house and replace with one story addition with open porch above.

SUBMITTAL REQUIREMENTS:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

APPLICANT OR AUTHORIZED AGENT:

Signature: 

Printed Name: Stephanie Dimond

Date: October 3, 2024

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. Christinas Hennecken	212 Prince Street	100%
2. Tyler Hale	212 Prince Street	100%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 212 Prince 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. Christina Hennecken	212 Prince Street	100%
2. Tyler Hale	212 Prince Street	100%
3.		

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

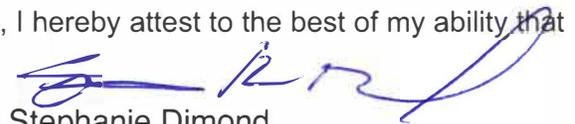
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.		
2.		
3.		

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

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

October 3, 2014
Date

Stephanie Dimond
Printed Name


Stephanie Dimond
Signature



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

B

A. Property Information

A1. 212 Prince St Street Address		RM	
		Zone	
A2. 2,226.00 Total Lot Area	x 1.50 Floor Area Ratio Allowed by Zone	=	3,339.00 Maximum Allowable Floor Area

B. Existing Gross Floor Area

<u>Existing Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	488.70	Basement**	488.70	B1. <input type="text" value="3,513.38"/> Sq. Ft. Existing Gross Floor Area*
First Floor	804.58	Stairways**	257.66	B2. <input type="text" value="1,387.32"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor	851.64	Mechanical**	125.27	B3. <input type="text" value="2,126.06"/> Sq. Ft. Existing Floor Area Minus Exclusions (subtract B2 from B1)
Third Floor	535.76	Attic less than 7'***	191.25	
Attic	488.70	Porches**	106.00	
Porches	106.00	Balcony/Deck**	106.00	
Balcony/Deck	106.00	Lavatory***	112.44	
Lavatory***		Other**		
Other**	132.00	Other**		
B1. Total Gross	<input type="text" value="3,513.38"/>	B2. Total Exclusions	<input type="text" value="1,387.32"/>	

Comments for Existing Gross Floor Area

C. Proposed Gross Floor Area

<u>Proposed Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement		Basement**		C1. <input type="text" value="259.70"/> Sq. Ft. Proposed Gross Floor Area*
First Floor	129.85	Stairways**		C2. <input type="text" value="129.85"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor		Mechanical**		C3. <input type="text" value="129.85"/> Sq. Ft. Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Third Floor		Attic less than 7'***		
Attic		Porches**		
Porches		Balcony/Deck**	129.85	
Balcony/Deck	129.85	Lavatory***		
Lavatory***		Other**		
Other		Other**		
C1. Total Gross	<input type="text" value="259.70"/>	C2. Total Exclusions	<input type="text" value="129.85"/>	

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.

D. Total Floor Area

D1. <input type="text" value="2,255.91"/> Sq. Ft. Total Floor Area (add B3 and C3)
D2. <input type="text" value="3,339.00"/> Sq. Ft. Total Floor Area Allowed by Zone (A2)

E. Open Space

E1. <input type="text" value="996.80"/> Sq. Ft. Existing Open Space
E2. <input type="text" value="779.10"/> Sq. Ft. Required Open Space
E3. <input type="text" value="964.27"/> Sq. Ft. Proposed Open Space

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

Signature:

Date: 10.4.24



① Existing South Elevation
1/4" = 1'-0"

② Existing West Elevation
1/4" = 1'-0"

DADA

1026 KING ST,
ALEXANDRIA, VIRGINIA
703.836.8437

HALE RESIDENCE

BAR SUBMISSION 10-04-2024

212 PRINCE STREET
ALEXANDRIA, VIRGINIA, 22314

EXISTING / DEMOLITION
ELEVATIONS

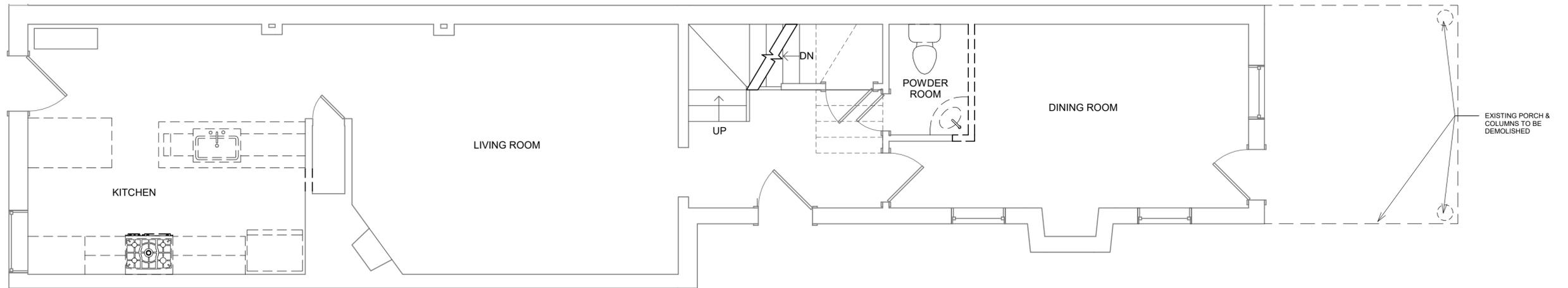
10/04/2024

SCALE: 1/4" = 1'-0"

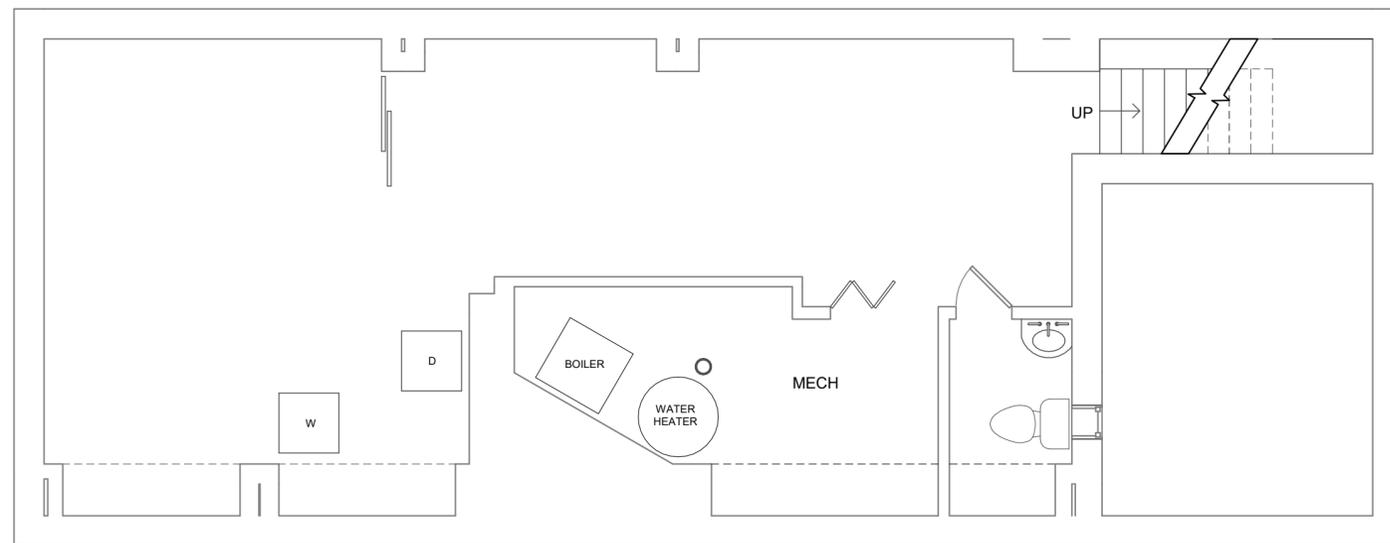
A-4

SHEET NO.

FOR BIDDING ONLY . NOT FOR PERMIT OR CONSTRUCTION



② First Floor Existing / Demolition Plan
1/4" = 1'-0"



① Existing Basement Plan
1/4" = 1'-0"

DADA

1026 KING ST,
ALEXANDRIA, VIRGINIA
703.836.8437

HALE RESIDENCE

BAR SUBMISSION 10-04-2024

212 PRINCE STREET
ALEXANDRIA, VIRGINIA, 22314

EXISTING / DEMOLITION
PLANS

10/04/2024

SCALE: 1/4" = 1'-0"

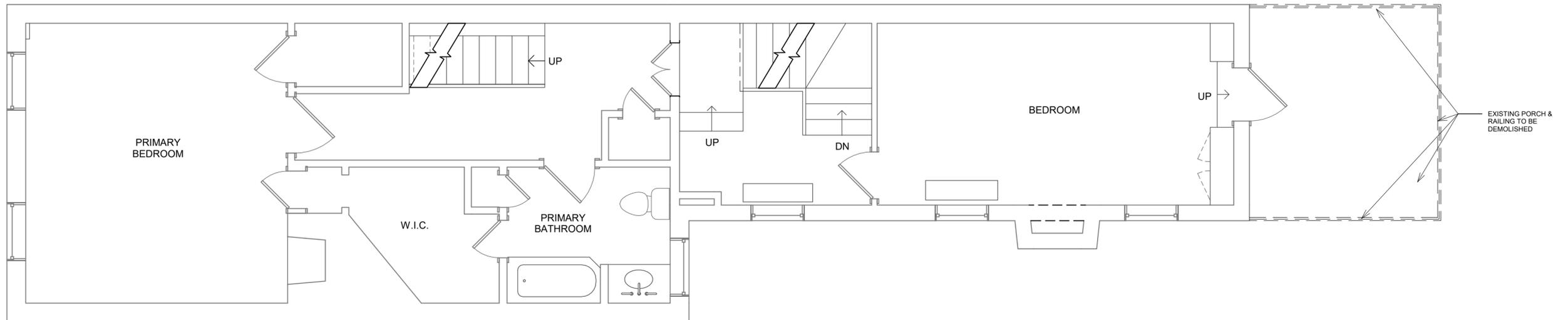
A-1

SHEET NO.

FOR BIDDING ONLY . NOT FOR PERMIT OR CONSTRUCTION



② Existing Third Floor Plan
1/4" = 1'-0"



① Second Floor Existing / Demolition Plan
1/4" = 1'-0"

DADA

1026 KING ST,
ALEXANDRIA, VIRGINIA
703.836.8437

HALE RESIDENCE

BAR SUBMISSION 10-04-2024

**212 PRINCE STREET
ALEXANDRIA, VIRGINIA, 22314**

**EXISTING / DEMOLITIONS
PLANS**

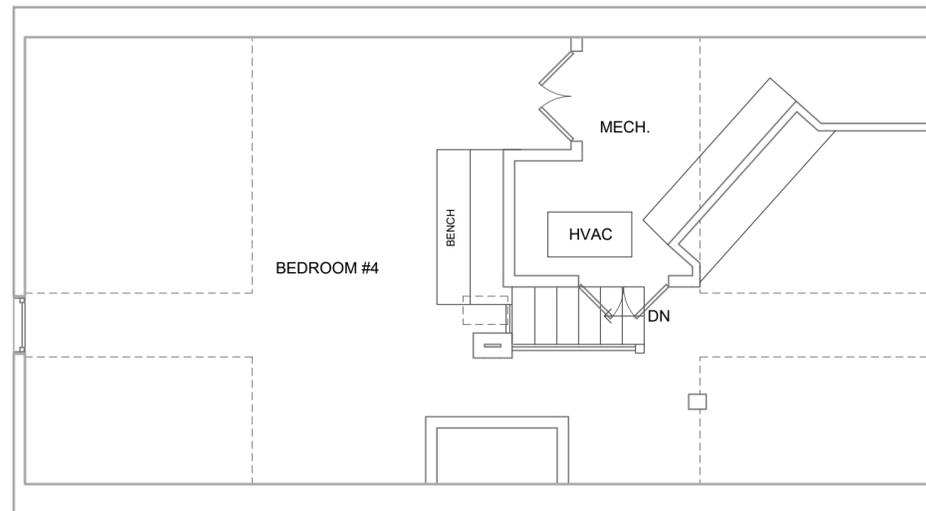
10/04/2024

SCALE: 1/4" = 1'-0"

A-2

SHEET NO.

FOR BIDDING ONLY . NOT FOR PERMIT OR CONSTRUCTION



① Existing Attic Plan
1/4" = 1'-0"

DADA

1026 KING ST,
ALEXANDRIA, VIRGINIA
703.836.8437

HALE RESIDENCE

BAR SUBMISSION 10-04-2024

212 PRINCE STREET
ALEXANDRIA, VIRGINIA, 22314

EXISTING / DEMOLITION

PLAN

10/04/2024

SCALE: 1/4" = 1'-0"

A-3

SHEET NO.

FOR BIDDING ONLY . NOT FOR PERMIT OR CONSTRUCTION

**Hale/Hennecken
212 Prince Street
Alexandria, VA 22314**

November 6, 2024 BAR Submission



East Elevation



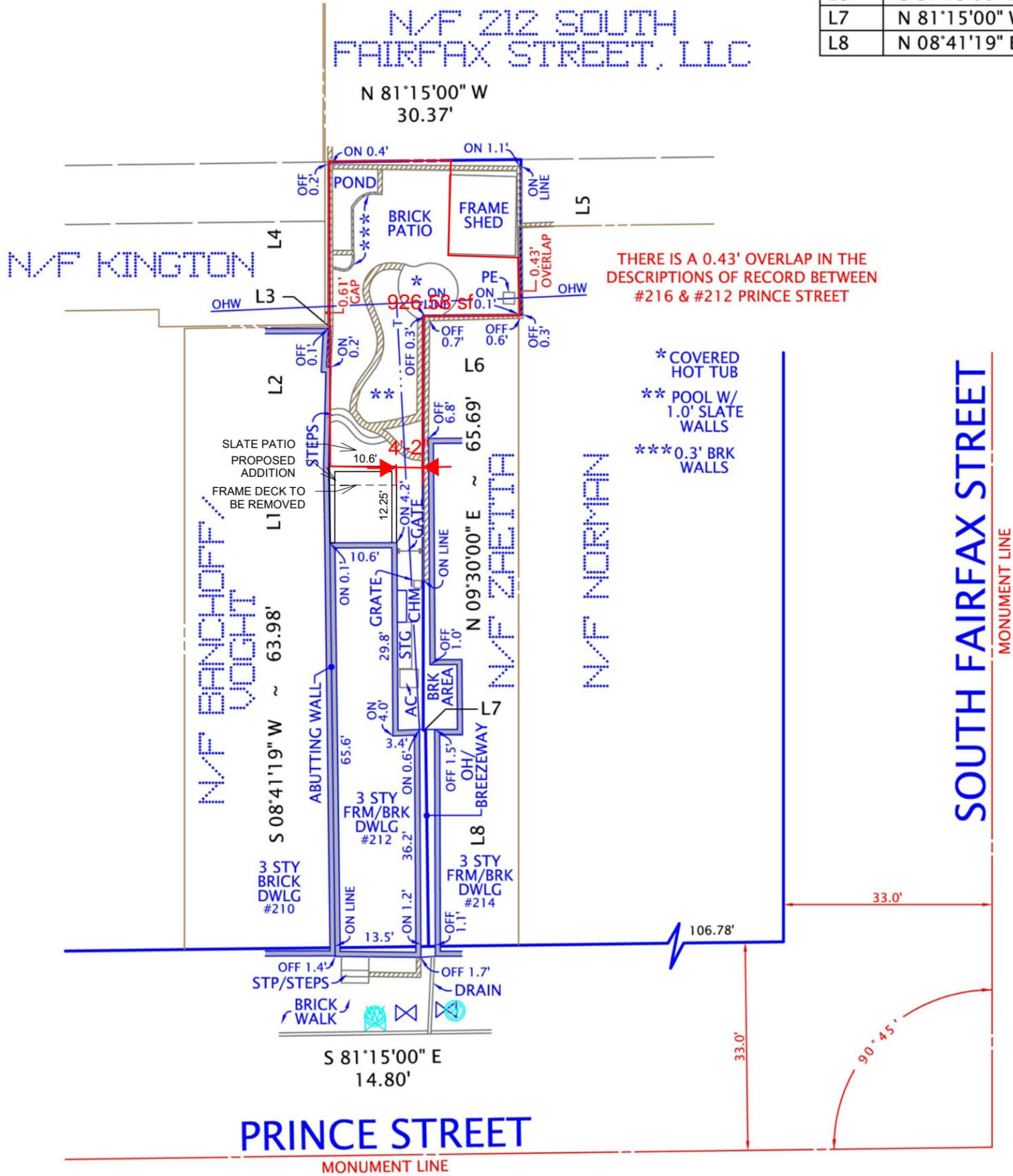
South Elevation



North Elevation

- NOTES: 1. PILLARS ARE 0.75' BRICK.
 2. UTILITIES ARE UNDERGROUND UNLESS NOTED.
 3. RETAINING WALLS ARE 0.7' BRICK UNLESS NOTED.
 4. TOTAL AREA = 2,226 SF.

	BEARING	DIST
L1	S 09°02'50" W	12.22'
L2	S 09°58'19" W	22.32'
L3	S 81°15'00" E	00.15'
L4	S 09°30'00" W	26.06'
L5	N 09°30'00" E	24.58'
L6	S 81°15'00" E	15.43'
L7	N 81°15'00" W	00.34'
L8	N 08°41'19" E	34.31'



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PLAT
 SHOWING HOUSE LOCATION ON
 THE PROPERTY LOCATED AT
#212 PRINCE STREET
 (INSTRUMENT #210015258)
 CITY OF ALEXANDRIA, VIRGINIA
 SCALE: 1" = 20' AUGUST 13, 2024

<p>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:</p>	<p align="center">DOMINION SURVEYORS®</p>	<p>CASE NAME: HENNECKEN/HALE DIMOND ADAMS DESIGN</p>
<p>THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD. A TITLE REPORT WAS NOT FURNISHED. NO CORNER MARKERS SET.</p>		