

**ISSUE:** Permit to Demolish/Capsulate (partial)

**APPLICANT:** Robert and Jane Wallace

**LOCATION:** Old and Historic Alexandria District  
1113 Prince Street

**ZONE:** Residential Townhouse Zone

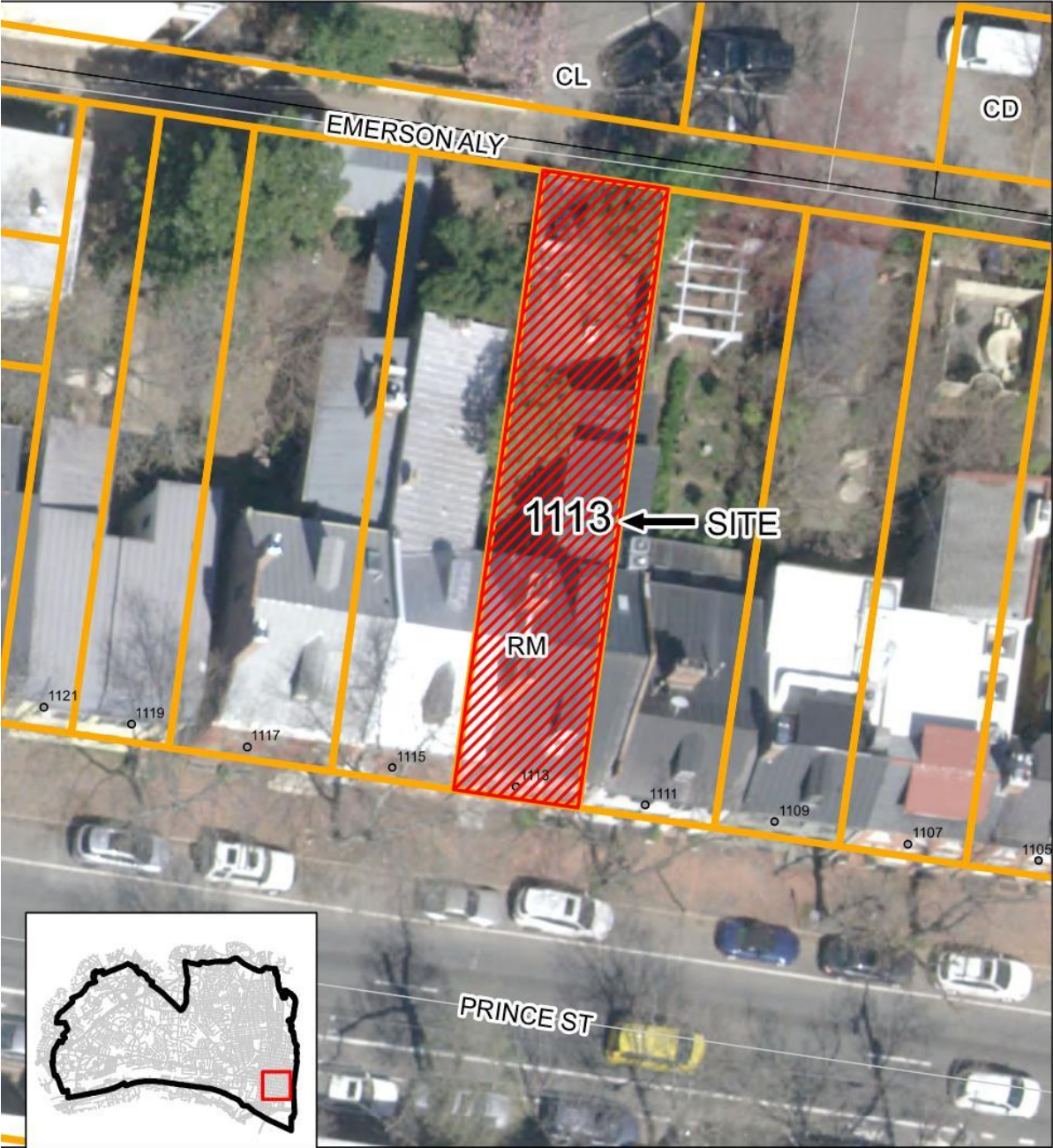
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**STAFF RECOMMENDATION**

Staff recommends approval of the Permit to Demolish, as submitted.

**GENERAL NOTES TO THE APPLICANT**

1. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 for further information.
4. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish **PRIOR** to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or [preservation@alexandriava.gov](mailto: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#2023-00416**  
**1113 Prince Street**



0 10 20 40 Feet

## **I. APPLICANT'S PROPOSAL**

The applicant requests a Permit to Demolish/Capsulate (partial) to demolish a portion of the non-historic west masonry wall, at 1113 Prince Street. The total square footage proposed for demolition is 144 square feet.

### **Site context**

The subject property sits in the middle of the 1100 Block on Prince Street north side. There is a public alley running behind the property, Emerson Alley. The rear, north, elevation is minimally visible from the alley.

## **II. HISTORY**

The three-bay, two-story Colonial Revival brick townhouse was built in **1816-1818** according to Ethelyn Cox in her book *Historic Alexandria Virginia Street by Street*, which states that "1113. Lot owned by James Harris when built 1816-1818 with 1115 and 1117. Owned by George W. Carlin 1835-1837; sold to Benedict C. Milburn, potter, in 1838; occupied by William C. Reynolds in late 1830s."

### ***Previous BAR Approvals***

6/11/1969 – BAR approved alterations to the façade.

5/4/2004 – The BAR approved a permit to demolish and alterations (BAR2004-00096/97).

7/19/2023 – The BAR approved a permit to demolish, an addition and alterations BAR2023-00260/270).

## **III. ANALYSIS**

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.

<b>Standard</b>	<b>Description of Standard</b>	<b>Standard Met?</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?	No
(2)	Is the building or structure of such interest that it could be made into a historic shrine?	No
(3)	Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?	No

(4)	Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?	N/A
(5)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No
(6)	Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?	No

The analysis of the standards indicated above relate only to the portions of the masonry wall proposed for demolition. In the opinion of staff, none of the criteria for demolition is met and the Permit to Demolish/Capsulate should be granted. Additionally, the amount of demolition is limited to 144 square feet of the masonry wall and the area proposed for demolition is not of unusual or uncommon design and can easily be replicated. Staff recommends approval of the Permit to Demolish, as submitted.

### **STAFF**

Amirah Lane, Historic Preservation Planner, Planning & Zoning  
Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

### **III. CITY DEPARTMENT COMMENTS**

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

#### **Zoning**

C-1 Proposed demolition of masonry wall will comply with zoning.

#### **Code Administration**

Per VVC Sec. 108 NO permit is required if complying with the following code section. 5. Fences of any height unless required for pedestrian safety as provided for by Section 3306, or used for the barrier for a swimming pool. 6. Concrete or masonry walls, provided such walls do not exceed 6 feet (1829 mm) in height above the finished grade. Ornamental column caps shall not be considered to contribute to the height of the wall and shall be permitted to extend above the 6-foot (1829 mm) height measurement.

#### **Transportation and Environmental Services**

No comments received.

**Alexandria Archaeology**

- F-1 According to Ethelyn Cox in *Historic Alexandria Virginia Street by Street*, James Harris built the houses at 1113, 1115, and 1117 Prince St. around 1818. George Carlin later owned the property in the 1830, sold it to Benedict Milburn, a local potter, in 1838 and it was then occupied by William Reynolds in the late 1830s. The property may contain significant archaeological evidence about the growth and development of Alexandria in the first half of the nineteenth century.
- R-1 Call Alexandria Archaeology immediately 703-746-4399 if you discover any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts during development. Cease work in the discovery area until a City archaeologist inspects the site and records the finds. Include the preceding text 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, nor is it permissible to allow independent parties to collect or excavate artifacts, unless authorized by Alexandria Archaeology. Failing to comply shall result in project delays. Include the preceding text on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology) \*

**V. ATTACHMENTS**

- 1 – Supplemental Materials  
2 – Application for BAR2023-00416: 1113 Prince Street

NOTES:

#1113 PRINCE STREET

1. OWNERS: ROBERT B. WALLACE AND JANE J. WALLACE  
1113 PRINCE STREET  
ALEXANDRIA, VA 22314-2934  
(DB. 974, PG. 622)

2. TM: 074.01-04-24

3. ZONE RM

4. AREA = 2,000 SF (COMP)

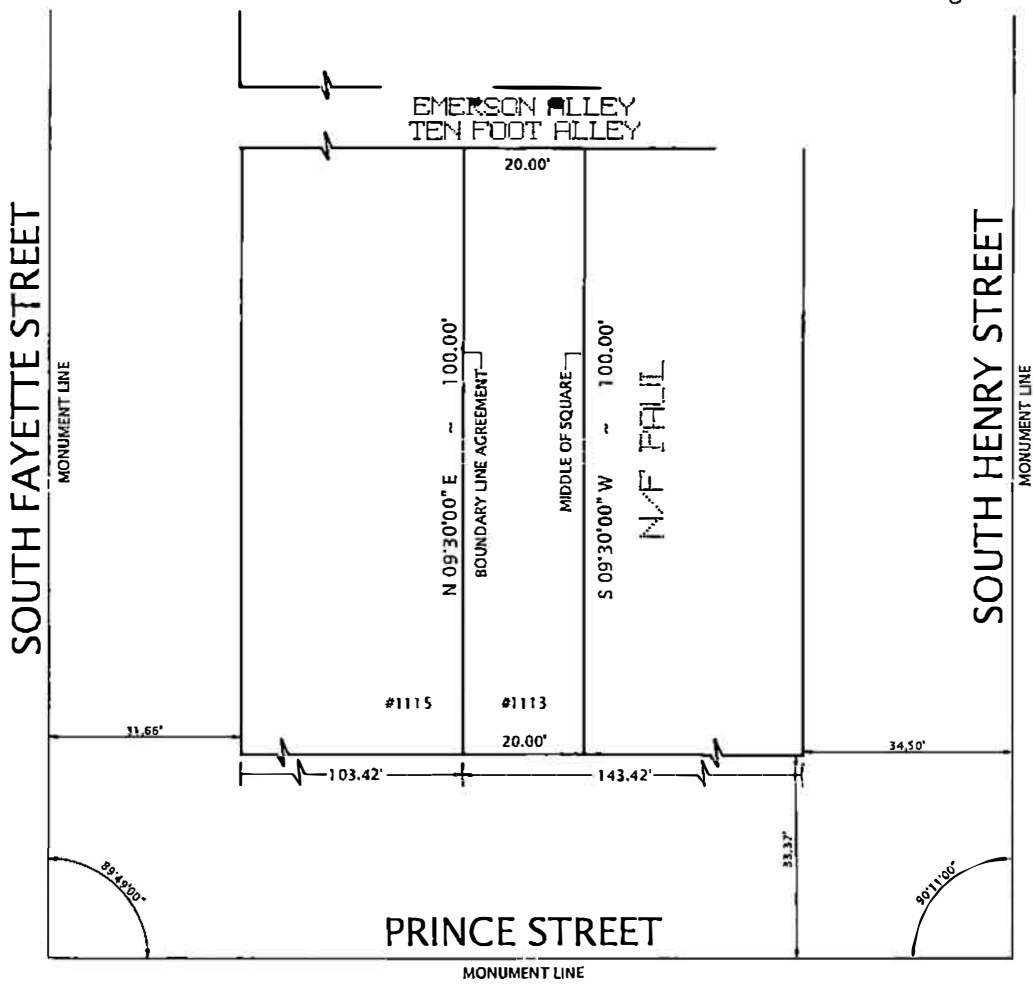
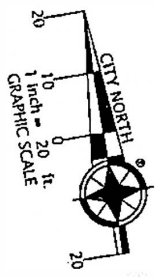
#1115 PRINCE STREET

1. OWNER: 1115 PRINCE STREET, LLC.  
228 S. WASHINGTON STREET  
STE 830N  
ALEXANDRIA, VA 22314-5402  
(INST. NO. 220014122)

2. TM: 074.01-04-25

3. ZONE RM

4. AREA = 1,958 SF (COMP)



PLAT  
SHOWING A BOUNDARY LINE AGREEMENT BETWEEN  
THE PROPERTY LOCATED AT  
**#1113 PRINCE STREET**  
(DEED BOOK 974, PAGE 622)  
AND  
THE PROPERTY LOCATED AT  
**#1115 PRINCE STREET**  
(INSTRUMENT NUMBER 220014122)  
CITY OF ALEXANDRIA, VIRGINIA  
SCALE: 1" = 20'      OCTOBER 31, 2023

CERTIFIED CORRECT:		ORDERED BY:  ROBERT B. WALLACE
THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.  A TITLE REPORT WAS NOT FURNISHED.  NO CORNER MARKERS SET.		 8808-H PEAR TREE VILLAGE COURT ALEXANDRIA, VIRGINIA 22309 703-619-6555 www.dominionsurveyors.com

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BAR CASE# 2023-00416

(OFFICE USE ONLY)

ADDRESS OF PROJECT: 1113 Prince St

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

TAX MAP AND PARCEL: 074.01-04-24 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: Robert B & Jane J. Wallace

Address: 1112 Prince St.

City: Alexandria State: VA Zip: 22314

Phone: 202-302-1328 E-mail: Rbruce.wallace@icloud.com

Authorized Agent (if applicable): ☐ Attorney

☒ Architect

☐

Name: Robert Bentley Adams, AIA

Phone: 703-626-0767

E-mail: Bud.adamsarchitects@gmail.com

Legal Property Owner:

Name: Robert B & Jane J Wallace

Address: 1113 Prince St

City: Alexandria State: VA Zip: 22314

Phone: 202-302-1328 E-mail: rbruce.wallace@icloud.com

BAR CASE# 2023-00416

(OFFICE USE ONLY)

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

- ☐ NEW CONSTRUCTION
- ☐ EXTERIOR ALTERATION: Please check all that apply.
- |                                      |   |   |                                   |
|--------------------------------------|---|---|-----------------------------------|
| <input type="checkbox"/> awning      | <input type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment             | <input type="checkbox"/> shutters |
| <input type="checkbox"/> doors       | <input type="checkbox"/> windows                    | <input type="checkbox"/> siding                     | <input type="checkbox"/> shed     |
| <input type="checkbox"/> lighting    | <input type="checkbox"/> pergola/trellis            | <input type="checkbox"/> painting unpainted masonry |                                   |
| <input type="checkbox"/> other _____ |   |   |                                   |
- ☐ ADDITION
- ☒ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

Demolition of a section of the west facing brick garden wall between 1113 and 1115 Prince St. The area is 144 AF.

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**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.

- ☐ ☐ <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.

BAR CASE# \_\_\_\_\_

(OFFICE USE ONLY)

**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: Robert Bentley Adams

Printed Name: Robert Bentley Adams

Date: 10-30-23

**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. Robert B Wallace and Jan		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 1113 Prince St (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. Robert B & Jane J Wallace		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.		
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.

10-30-23

Date

Robert Bentley Adams

Printed Name

*Robert Bentley Adams*  
Robert Bentley Adams

Signature



# HISTORIC ALEXANDRIA VIRGINIA STREET BY STREET



A SURVEY OF  
EXISTING EARLY BUILDINGS

## PRINCE



1113. Lot owned by James Harris when built 1816-1818 with 1115 and 1117. Owned by George W. Carlin 1835-1837; sold to Benedict C. Milburn, potter, in 1838; occupied by William C. Reynolds in late 1830's.

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ROBERT BENTLEY ADAMS & ASSOCIATES P.C.  
400 South Washington Street, Alexandria, Virginia 22314  
Tel. 703 843 9696 Fax. 703 843 3115

WALLACE RESIDENCE  
1113 PRINCE STREET  
ALEXANDRIA VIRGINIA

10-2-2023

ISSUE DATE

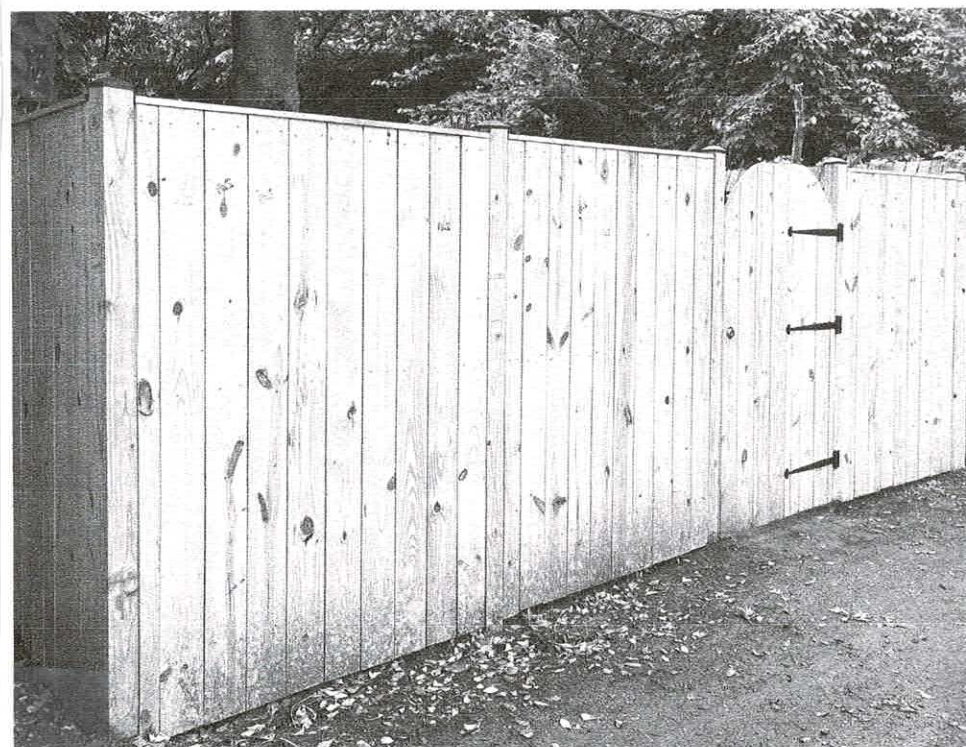
HISTORIC IMAGES

SHEET TITLE

SHEET NUMBER

A-7

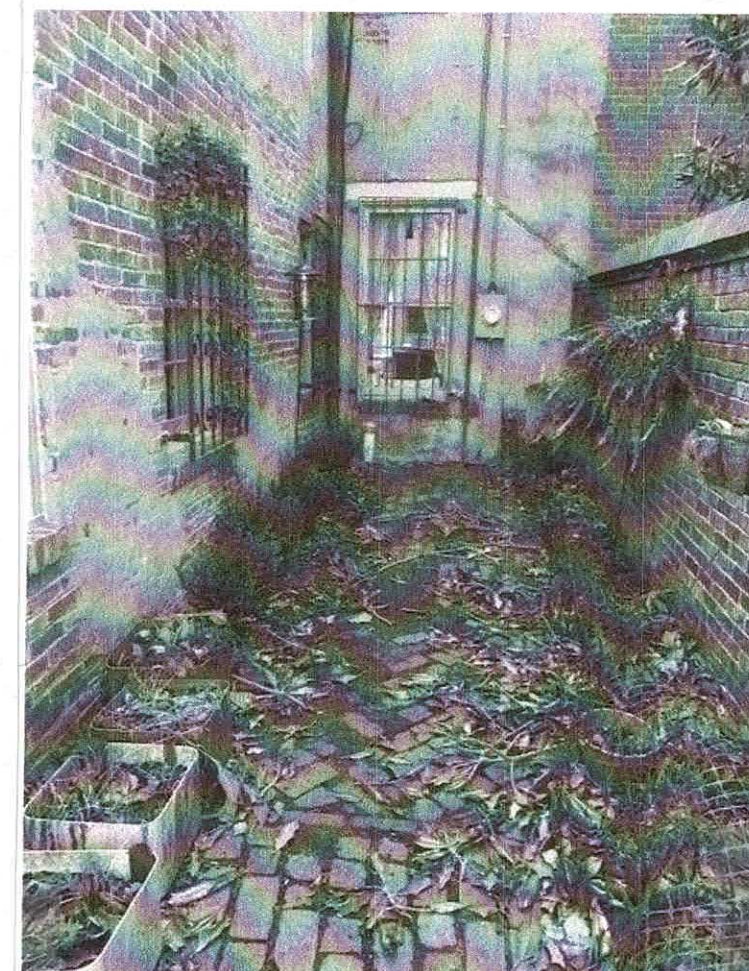




EXISTING TEMPORARY  
WOOD FENCE & GATE  
NORTH PROPERTY LINE  
@ ALLEY



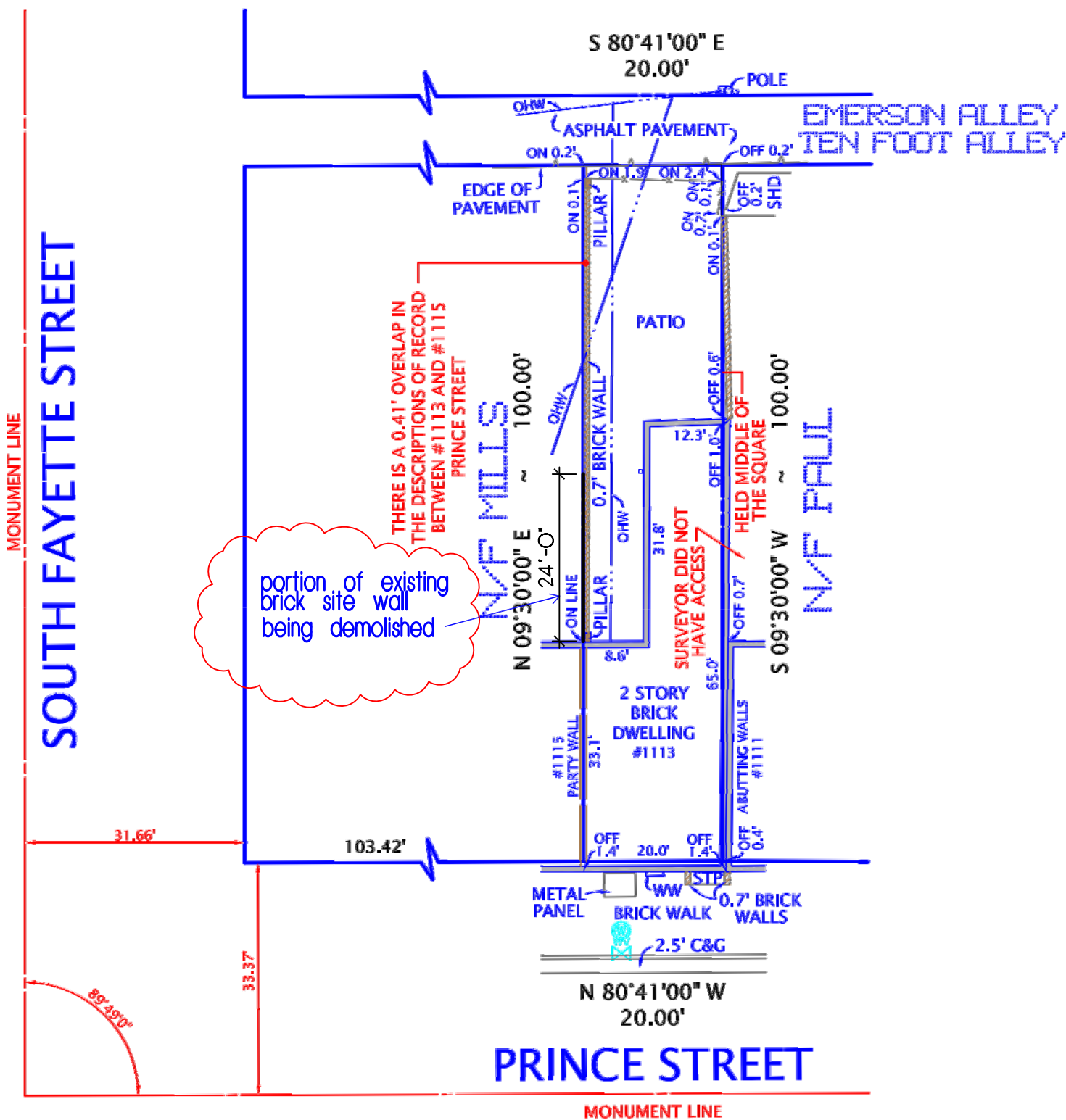
EXISTING NORTH  
ELEVATION



EXISTING "DOG-LEG"  
AREA TO BE  
INFILLED  
ONE STORY ADDITION



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