

Docket Item #9  
BAR CASE #2003-0273

BAR Meeting  
December 17, 2002

**ISSUE:** Demolition  
**APPLICANT:** Momentum Marketing  
**LOCATION:** 727 North Washington Street  
**ZONE:** CDX/Commercial

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STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

NOTE: This docket item requires a roll call vote.

DISCUSSION:

Applicant s Description of the Undertaking:

Add five windows to south facade of building on second floor. These will replicate windows already located on 3<sup>rd</sup> and 4<sup>th</sup> floors.

Issue:

The applicant is requesting approval to demolish portions of the south wall of the office building at 727 North Washington Street.

History and Analysis:

727 North Washington Street is a four story freestanding brick office building with a large metal mansard roof and imbedded surface parking that was constructed in 1979, according to information on the Sanborn Fire Insurance Maps. Staff has not been able to locate information concerning Board approval of the building.

Earlier this year the Board approved demolition of portion of the south wall of the building to create 10 new openings on the third and fourth floors of this wall in order to install new windows (3/5/03, BAR Case #2003-0029).

The current proposal seeks to create an additional five window openings on the second level which is currently blank. These new openings demolish more than 25 square feet of the building and require approval of the Board.

Proposed window openings comply with Zoning Ordinance requirements.

In considering a Permit to Demolish/Capsulate, 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 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?

In the opinion of Staff, none of the criteria are met in this instance and the Permit to Demolish should be granted. This is a late 20<sup>th</sup> century building that is neither historically or architecturally important. While it does face directly onto the George Washington Memorial Parkway, it has an amalgam of architectural styles including Colonial Revival and Second Empire which would not currently be permitted under the recently adopted Washington Street Standards.

## CITY DEPARTMENT COMMENTS

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

### Code Enforcement:

F-1 Location of exterior wall to the property line is not provided. A plot plan showing the existing location of the structure is required to provide a proper review.

General Code conditions that effect this proposed project are:

C-1 All exterior walls within 5 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides, with no openings permitted within the wall. As alternative, a 2 hour fire wall may be provided

C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).

C-3 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).

C-4 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.

### Historic Alexandria:

No comment.