

Docket Item # 19  
BAR CASE #2007-0163

BAR Meeting  
September 5, 2007

**ISSUE:** After-the-fact Demolition  
**APPLICANT:** PIA by Roxanne Johnson  
**LOCATION:** 400 North Washington Street  
**ZONE:** CD/Commercial

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**STAFF RECOMMENDATION:** Staff recommends approval of the application as submitted.

(Insert sketch here)

NOTE: This docket item requires a roll call vote.

**I. ISSUE:**

The applicant is requesting after-the-fact approval of a Permit to Demolish the brick soffit areas of windows as well as the decorative arch over the garage entrance at the rear of the office building addition on the north side of the office building at 400 North Washington Street.

The demolition of the brick soffit area of the windows was approved by staff last month because of the structural failure of the bonding agent adhering the bricks to the underside of the soffit presented a serious safety hazard.

**II. HISTORY:**

The three-story, brick-faced concrete block office building at 400 North Washington Street was constructed in 1960-1961. The area of demolition is in a brick addition constructed in 1981 and approved by the Board 2/6/1980.

The Board approved signs for a tenant of the building in 2001 (BAR Case #2001-0217, 10/1/92001) and security lights poles for the building in 1998 (BAR Case #98-0179, 10/21/98).

**III. ANALYSIS:**

In considering a Permit to Demolish and 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 shrine?
- (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?

Given the fact that this is a late-20th century office building, Staff does not believe any of the above criteria are met. Therefore, staff recommends approval of the Permit to Demolish.

**IV. STAFF RECOMMENDATION:**

Staff recommends approval of the application as submitted.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

C-1 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.

Historic Alexandria:

No comments were received.