

Docket Item #5  
BAR CASE #2004-0121

BAR Meeting  
June 23, 2004

**ISSUE:** Demolition  
**APPLICANT:** Joanne T. Burns  
**LOCATION:** 925 Oronoco Street  
**ZONE:** RB/Residential

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**\*\*EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official 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.

**\*\*BUILDING PERMIT NOTE:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by the Code Enforcement Bureau (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Enforcement, Room 4200, City Hall, 703-838-4360 for further information.

### **STAFF RECOMMENDATION:**

Staff recommends approval of the application as submitted.

NOTE: This docket item requires a roll call vote.

### **I. ISSUE:**

The applicant is requesting approval of a Permit to Demolish to cut an opening of approximately 5' by 6'6" in the second story wall at the rear of the two story house at 925 Oronoco Street. A six-over-six light window is located in the upper left hand quadrant of the area to be demolished. The applicant proposes to remove the existing window and install a pair of french doors in the opening.

The portion of the rear wall to be demolished is visible from the public alley located behind the property.

### **II. HISTORY:**

The two story, two bay brick residence at 925 Oronoco Street was constructed around 1900 according to Real Estate Records. The building, one in a row of three similar residences, appears on the 1902 Sanborn Insurance Map, the first year this area was mapped.

The property has undergone a number of alterations while maintaining its original footprint. In 1950, the window frames were replaced (Building Permit #9327, 8/17/50). In 1967, all of the windows and doors were either repaired or replaced (Building Permit #23969, 3/3/67). In 1975, the interior of the three residences at 923, 925, and 927 Oronoco Street were entirely gutted (Building Permit #32074, 11/7/75). In 1998, the Board approved a replacement fence along the eastern property line of 925 Oronoco Street (BAR Case #98-0067PG, 5/13/98).

### **III. ANALYSIS:**

The proposed alterations comply with zoning ordinance requirements.

In considering a Permit to Demolish or Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, Sec. 10-205(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 and protect an historic place or area of historic interest in the city?
- (5) 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?

(6) Would retention of the building or structure help maintain the scale and character of the neighborhood?

In the opinion of Staff, the proposed demolition does not meet any of the above criteria. The proposed demolition will total approximately 32 square feet, just over the 25 square feet threshold for review by the Board. Lastly, the proposed demolition is confined to the rear of the house and is only minimally visible.

**IV. STAFF RECOMMENDATION:**

Therefore, 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 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Construction permits are required for this project.

### Historic Alexandria:

“No comment”