

Docket Item #5  
BAR CASE# 2004-0200

BAR Meeting  
October 27, 2004

**ISSUE:** Demolition/encapsulation

**APPLICANT:** Nathan Carter

**LOCATION:** 813 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 Permit to Demolish/Capsulate as submitted.

NOTE: This docket item requires a roll call vote.

**I. ISSUE:**

The two story gable roofed house has a two story concrete block addition followed by a single story concrete block addition and ends in a single story frame section. The applicant is requesting approval of a Permit to Demolish for the single story, frame appendages at the end of the single story concrete block addition. The shed-like frame sections to be removed have an ell-shaped footprint totaling approximately 85.7 square feet in area. They are clad in aluminum siding and have a five-panel wood door in the east side.



**Figure 1 -Side of Main Block and Front**



**Figure 2 - East Side and Rear**

In addition, the applicant proposes to build a second story on top of the single story concrete block addition.

The proposed new addition will capsulate approximately 104 square feet of the rear wall of the two story concrete block addition and an area approximately 174.2 square feet that is the top of the single story concrete block section.

**II. HISTORY:**

A 1863 bird's eye view of Alexandria shows a row of gable roofed houses extending east from the northeast corner of Alfred and Oronoco Streets. It is not clear whether 813 Oronoco Street is among those shown. The building does appear to be present on the 1877 Hopkins Atlas. Based on the footprints shown on that map, some, but not all, of the eleven frame structures extant on the blockface today were present in 1877. The area is not shown in the Sanborn Fire Insurance maps until 1902. All eleven extant structures were present by 1902. Based on the map evidence and an inspection of the exterior and interior, Staff believes the house at 813 Oronoco Street was

built before the row of four immediately to the west (815-821 Oronoco Street).

As early as 1877, 813 Oronoco Street had a rear ell. In 1902 it had two single story frame additions. The two story cinderblock addition with metal sash windows was added circa 1955 (Building Permit #11999, April 5, 1955). The one story cinderblock addition, described in the building permit as a “storage shed” was added circa 1960 (Building Permit #7315, 9/8/1960). The frame additions at the end of the storage shed addition must therefore post-date 1960. The house has had other alterations over the years, including the installation of replacement windows and door on the main block. However, it retains the massing and much of the character of the early gable-roofed structure. It is located in a handsome row of mid- to late 19<sup>th</sup> century frame Italianate style houses.

The 1960 addition was approved by the Board of Architectural Review on 10/12/1960, with the condition that it be painted white. Other properties in the block have been the subject of reviews for additions and for re-roofing.

### **III. ANALYSIS:**

In considering a Permit to Demolish/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 and will not diminish the integrity of the historic building. The one story frame additions to be demolished date are haphazardly constructed lean-tos built after 1960. The cinderblock structures to be capsulated by the new addition date to circa 1955 and 1960 and are devoid of architectural or historic significance.

### **IV. STAFF RECOMMENDATION:**

Therefore, Staff recommends approval of the Permit to Demolish/Capsulate 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 taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.

### Historic Alexandria:

“No comment.”

### Alexandria Archaeology:

F-1 Historical maps indicate that a house was present on this lot by 1877. The property therefore has the potential to yield archaeological resources which could provide insight into residential life in 19<sup>th</sup>-century Alexandria.

R-1 Call Alexandria Archaeology immediately (703-838-4399) 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.

R-2 The above statement must appear in the General Notes of the site plan so that on-site contractors are aware of the requirement.