

**ISSUE:** Permit to Demolish (partial) and Certificate of Appropriateness for alterations

**APPLICANT:** Patricia Harris

**LOCATION:** Parker Gray District  
902 Oronoco Street

**ZONE:** RB/Townhouse Zone

---

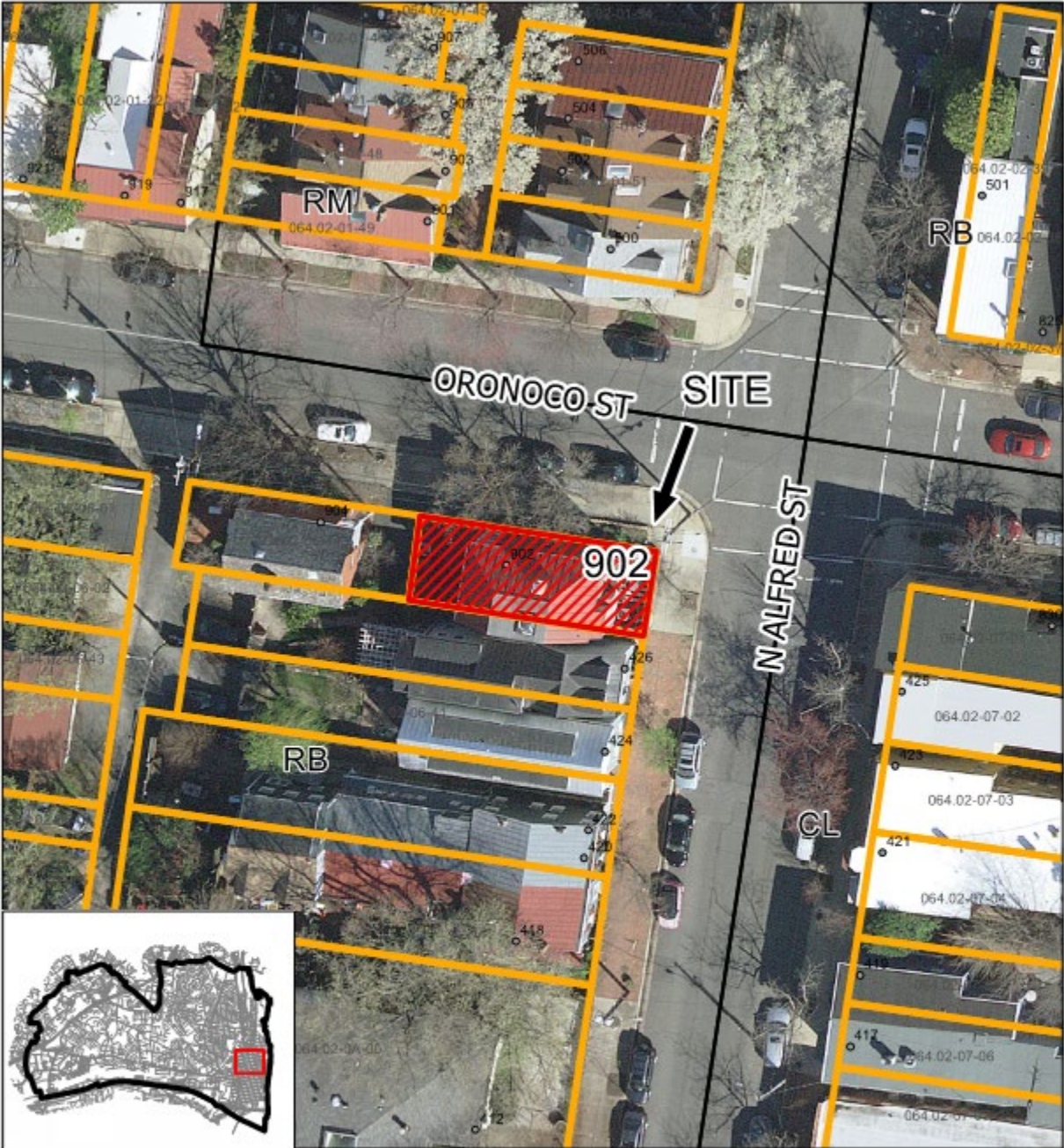
**STAFF RECOMMENDATION**

Staff recommends approval of the Permit to Demolish (partial), Certificate of Appropriateness for alterations with the following conditions:

1. Upon demolition of the chimney, the metal roof to be repaired such that there is no visible patch.
2. The new basement window is to match the adjacent windows on the north elevation of the building in construction and configuration.
3. The new masonry infill at the site fence is to match the existing masonry in color, pattern, and unit size.
4. Include the following statements on all construction documents involving demolition or ground disturbance, so that on-site contractors are aware of the requirements.
  - a. No metal detection or artifact collection may be conducted on the property, unless authorized by Alexandria Archaeology.
  - b. Call Alexandria Archaeology immediately (703-838-4399) if any graves, 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.

**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 #2020-00200 & BAR #2020-00209**  
**902 Oronoco Street**



**Note:** Staff coupled the applications for a Permit to Demolish (BAR #2020-00200) and Certificate of Appropriateness (BAR #2020-00209) for clarity and brevity. The Permit to Demolish requires a roll call vote.

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

The applicant requests a Permit to Demolish and Certificate of Appropriateness to demolish the existing chimney and install a new window on the north elevation at the basement level.

### Permit to Demolish

Demolish existing brick chimney located inside the main block of the building with a penetration through the sloping metal roof on the north side of building. The chimney is not engaged with the exterior wall of the structure.

### Certificate of Appropriateness

#### Alterations

1. Install a new double hung window at the basement level on the north elevation
2. Replace the existing wood screen at the fence with new masonry to match the existing.

## **II. HISTORY**

The 1891 Sanborn Map shows a small structure on the corner of Oronoco and North Alfred streets; by 1941 this structure appears to have received a rear addition and an outbuilding along the north property line. According to the City Real Estate Property records the structure as currently designed was built in 1978.

The property is listed as a later building, having been completed after 1932.

### Previous BAR Approvals

Since the current iteration of the property was completed in 1978 there have been a number of subsequent BAR cases:

BAR 89-16 –The addition of a dormer to the roof

BAR 2007-00181 – Denial of after the fact encroachment of a retaining wall

BAR 2011-00204 – Administrative approval of the replacement of existing Masonite siding with Hardie siding.

BAR 2011-00255 – Administrative approval of the replacement of the brick stoop

BAR 2015-00297 – Administrative approval of the removal of a window unit and HVAC equipment

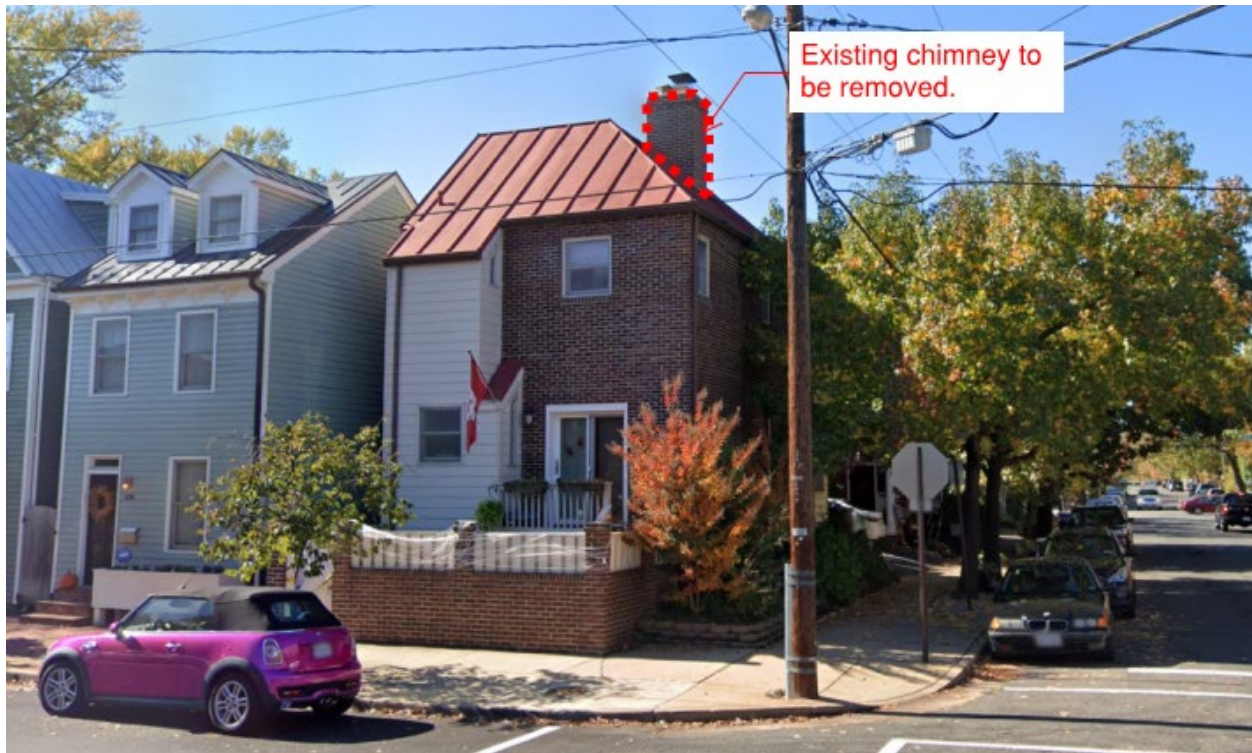
## **III. ANALYSIS**

### Permit to Demolish/Capsulate

In considering a Permit to Demolish, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-205(B):

Standard	Description of Standard	Standard Met?
(1)	Is the building or structure of such architectural or historic interest that its removal 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 an 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 and protect an historic place or area of historic interest in the city?	No
(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 to live?	No
(6)	Would retention of the building or structure help maintain the scale and character of the neighborhood?	No

The *Design Guidelines* state that “...existing chimneys should be maintained *in situ* and not removed without a compelling reason and substantial justification.” The Board has objected to the demolition of prominent brick chimneys of woodburning fireplaces in the past, as was the case at 515 South Fairfax Street (BAR Case #2018-00528). However, the design of this structure dates to 1978 and is not considered to be an historic resource. Unlike in the design for historic buildings where the chimney is a character defining feature serving to add to the symmetry of the building composition, the modern design for this building does not rely on the chimney as an important feature. The asymmetrical façade, combination of siding and masonry at the exterior, and the multi-slope roof of this structure are the dominant features (Figure 1). The demolition of the chimney at this property would not detract from the overall design of the structure. Staff supports the demolition of the existing chimney with the condition that the existing metal roof be patched such that there is no evidence of the demolition.

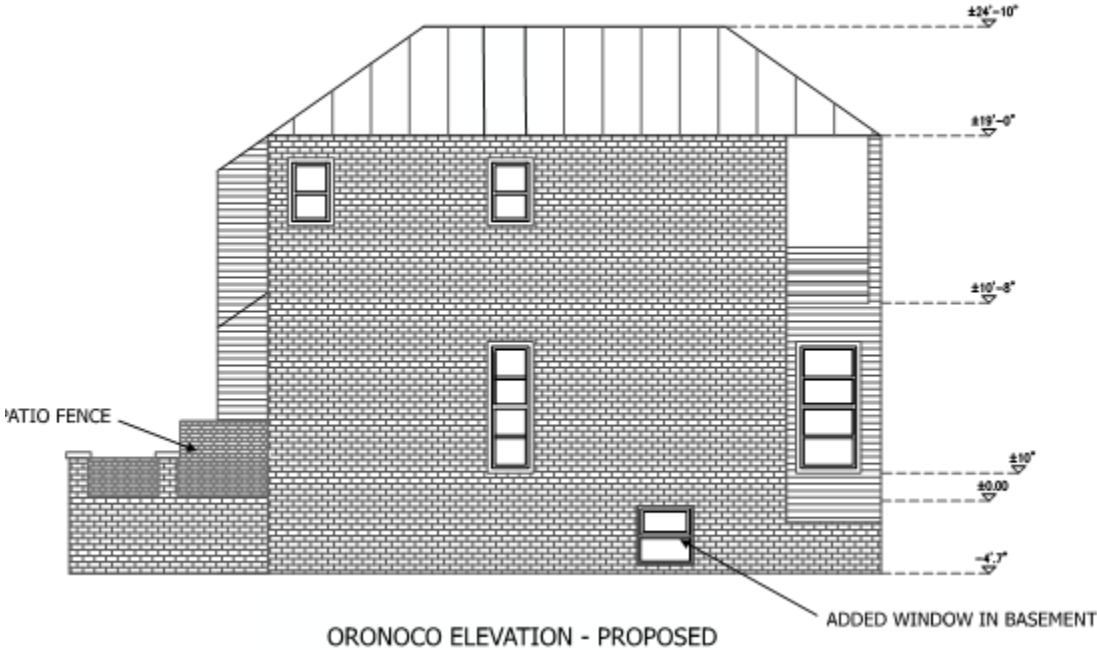


**Figure 1: Existing chimney to be demolished**

Certificate of Appropriateness

Alterations

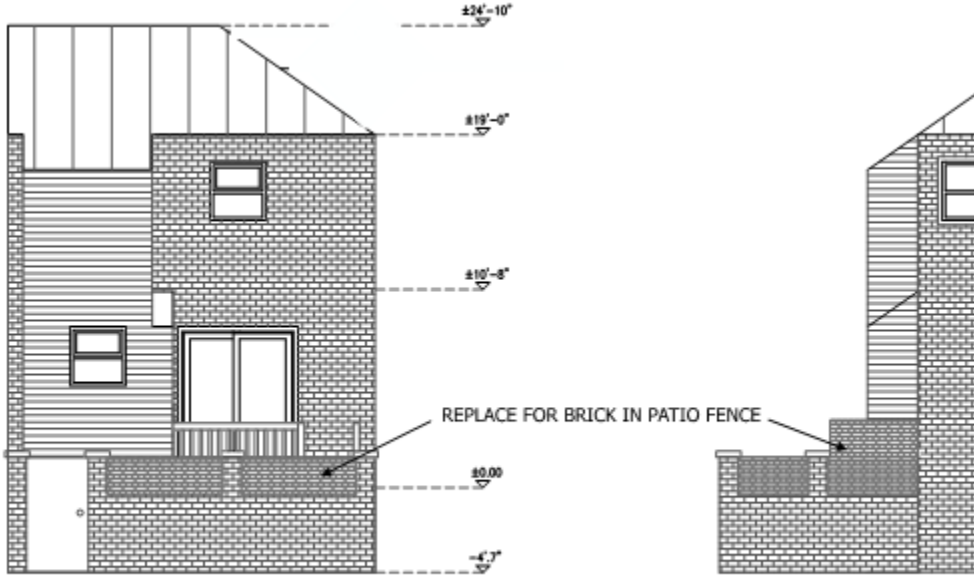
The applicant proposes to install a new double hung window at the basement level on the north elevation of the structure (Figure 2). Given the existing grade conditions at this property, this will place the new window just above the level of the existing sidewalk. With the modern, asymmetrical composition of this façade, the addition of this window would not be disruptive to the overall design. The application indicates the intention of using either a vinyl or clad window in this location. Due to the proximity of this window to the sidewalk and to the location of this window on the elevation, it the opinion of staff that this window should be wood to match the other adjacent windows.



ORONOCO ELEVATION - PROPOSED

Figure 2: New basement window

In addition to the new window, the applicant proposes to remove the vertical wood slat portion of the existing patio wall and replace it with masonry (Figure 3). The existing wood fence in this location is solid and does not provide for an additional view of the structure. The replacement of this wood with masonry will not have an adverse effect on the overall building composition. Staff supports the replacement of the wood portion of the fence with masonry with the condition that the infill matches the existing masonry in color, patten, and unit size.



N ALFRED ELEVATION - PROPOSED

Figure 3: Replacement of existing wood slat portion of fence

Staff supports the proposed Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for the proposed work at 902 Oronoco Street with the conditions listed above.

**STAFF**

Bill Conkey, AIA, Historic Preservation Architect, Planning & Zoning  
Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

**IV. CITY DEPARTMENT COMMENTS**

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

**Zoning**

C-1 Proposed alterations comply with zoning.

**Code Administration**

No comments received from Code.

**Transportation and Environmental Services**

F-1 Previously reviewed under BAR2011-00204, BAR2011-255, BAR2015-00297 (T&ES)

F-2 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)

F-3 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:

For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.

For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)

C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)

C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)



- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

**Alexandria Archaeology**

See Conditions above

**V. ATTACHMENTS**

*1 – Supplemental Materials*

*2 – Application for BAR 2020 -00200 & 2020-00209: 902 Oronoco Street*

BAR Case # \_\_\_\_\_

ADDRESS OF PROJECT: 902 Oronoco St

DISTRICT:  Old & Historic Alexandria  Parker – Gray  100 Year Old Building  
064.02-06-13 RB  
TAX MAP AND PARCEL: \_\_\_\_\_ ZONING: \_\_\_\_\_

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)  
Patricia Harris

Name: \_\_\_\_\_  
610 E Howell Ave

Address: \_\_\_\_\_

City: Alexandria State: VA Zip: 22301

Phone: 703-472-5439 E-mail: pshrealtor@gmail.com

Authorized Agent (if applicable):  Attorney  Architect  \_\_\_\_\_

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

**Legal Property Owner:**

Name: Patricia Harris and Richard LaFace

Address: 902 Oronoco St

City: Alexandria State: VA Zip: 22314

Phone: 703 472 5439 E-mail: \_\_\_\_\_

- Yes  No Is there an historic preservation easement on this property?
- Yes  No If yes, has the easement holder agreed to the proposed alterations?
- Yes  No Is there a homeowner’s association for this property?
- Yes  No If yes, has the homeowner’s association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.

<b>BAR Case #</b> _____
-------------------------

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

- NEW CONSTRUCTION
- EXTERIOR ALTERATION: *Please check all that apply.*
  - awning                       fence, gate or garden wall       HVAC equipment                       shutters
  - doors                               windows                               siding                                       shed
  - lighting                               pergola/trellis                       painting unpainted masonry
  - other \_\_\_\_\_ DEMOLITION OF CHIMNEY
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

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

1- DEMOLISH CHIMNEY

2- ADD WINDOW IN BASEMENT -Window to be Double Hung-Vinyl or Clad-Double pane insulating glass

---

---

---

---

---

---

---

---

---

---

**SUBMITTAL REQUIREMENTS:**

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 # \_\_\_\_\_**

**ALL APPLICATIONS:** *Please read and check that you have read and understand the following items:*

- I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- 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:**

DocuSigned by:  
 Signature: Patricia Harris  
39C84C4BB292448...  
 Printed Name: Patricia Harris  
 Date: 4/23/2020

**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. PATRICIA HARRIS	902 ORONOCO ST	50%
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 902 ORONOCO 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. PATRICIA HARRIS	902 ORONOCO ST	50%
2. RICHARD LAFACE	902 ORONOCO ST	50%
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.

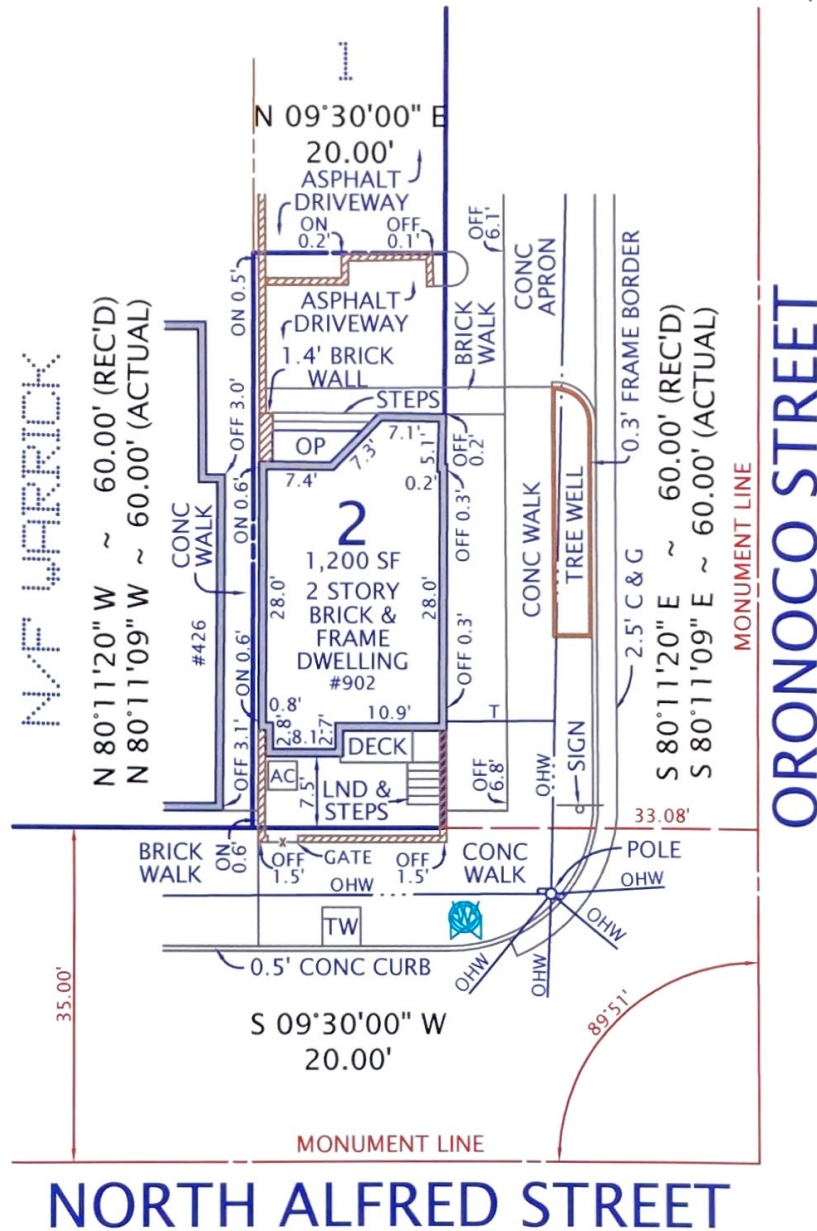
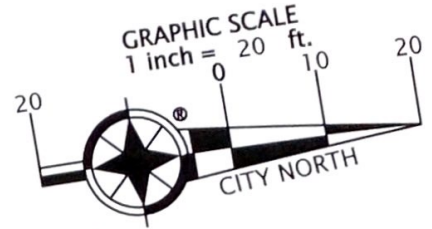
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. PATRICIA HARRIS	NO	NO
2. RICHARD LAFACE	NO	NO
3.		

**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.

4/23/2020                      Patricia Harris                        
 \_\_\_\_\_  
 Date                                      Printed Name                                      Signature

- NOTES: 1. WALLS ARE 0.7' BRICK UNLESS NOTED.  
 2. UTILITIES ARE UNDERGROUND UNLESS NOTED.



**NORTH ALFRED STREET**

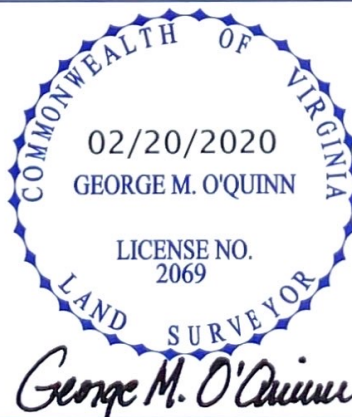
**ORONOCO STREET**

PLAT  
 SHOWING HOUSE LOCATION ON  
 LOT 2  
**KELLOGG NO. 4**  
 (DEED BOOK 873, PAGE 517)  
 CITY OF ALEXANDRIA, VIRGINIA  
 SCALE: 1" = 20'    FEBRUARY 20, 2020

COPYRIGHT BY DOMINION SURVEYORS, INC. THE INFORMATION CONTAINED ON THIS DOCUMENT MAY NOT BE COPIED, REPRODUCED OR ALTERED IN ANY FORM WITHOUT PERMISSION FROM THE COPYRIGHT OWNER.

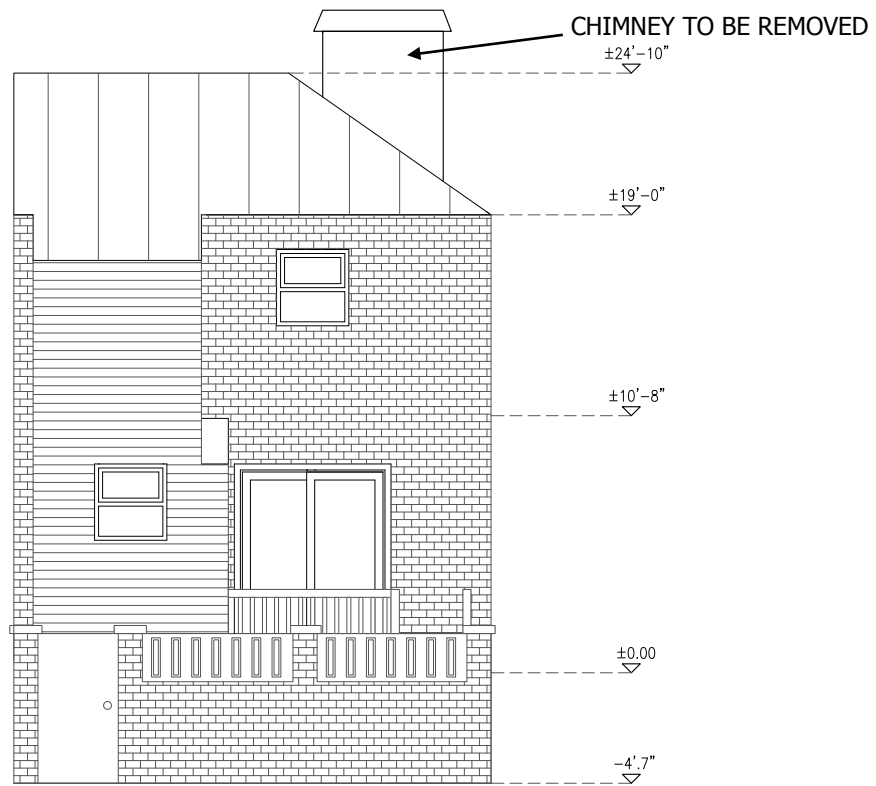
I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.  
 A TITLE REPORT WAS NOT FURNISHED.  
 NO CORNER MARKERS SET.

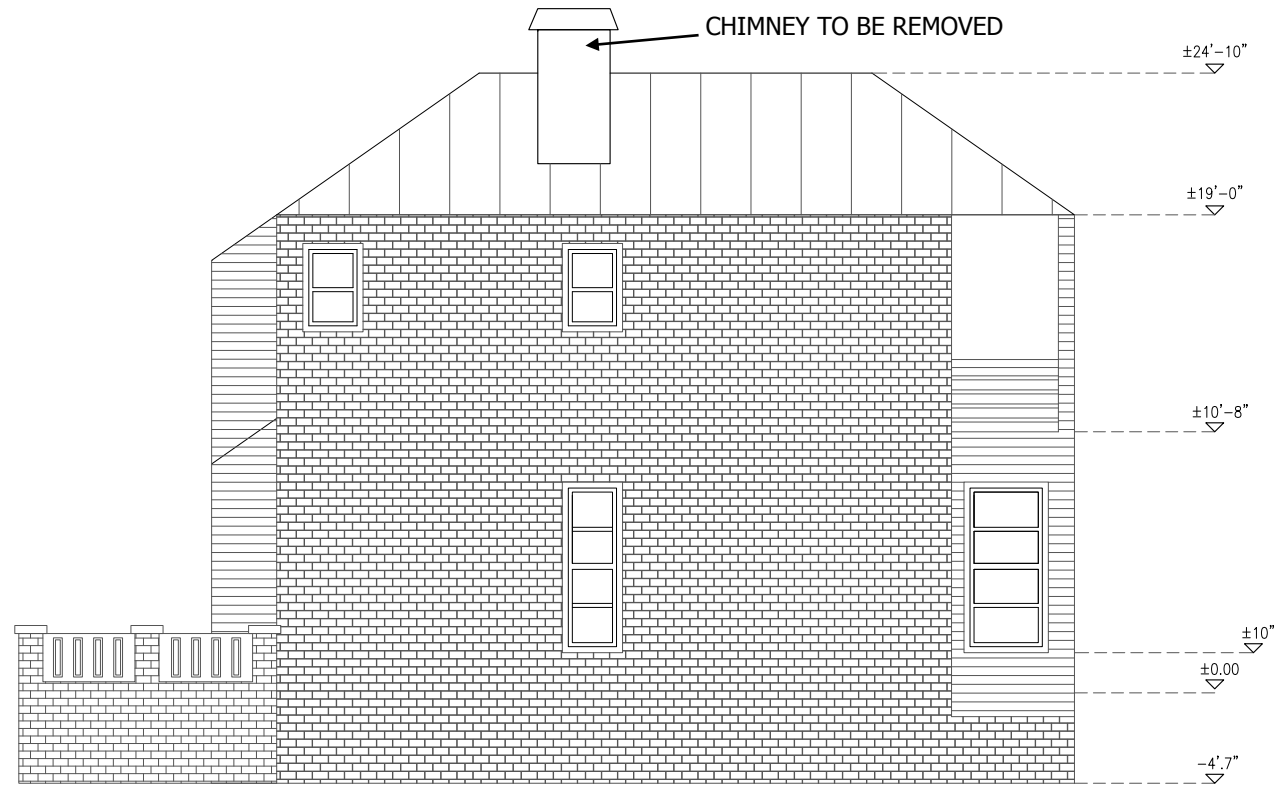


Ordered by:  
 228 S. Washington Street  
 Suite 100  
 Alexandria, VA 22314  
 PH: 703-739-0100  
 Fax: 703-739-8339

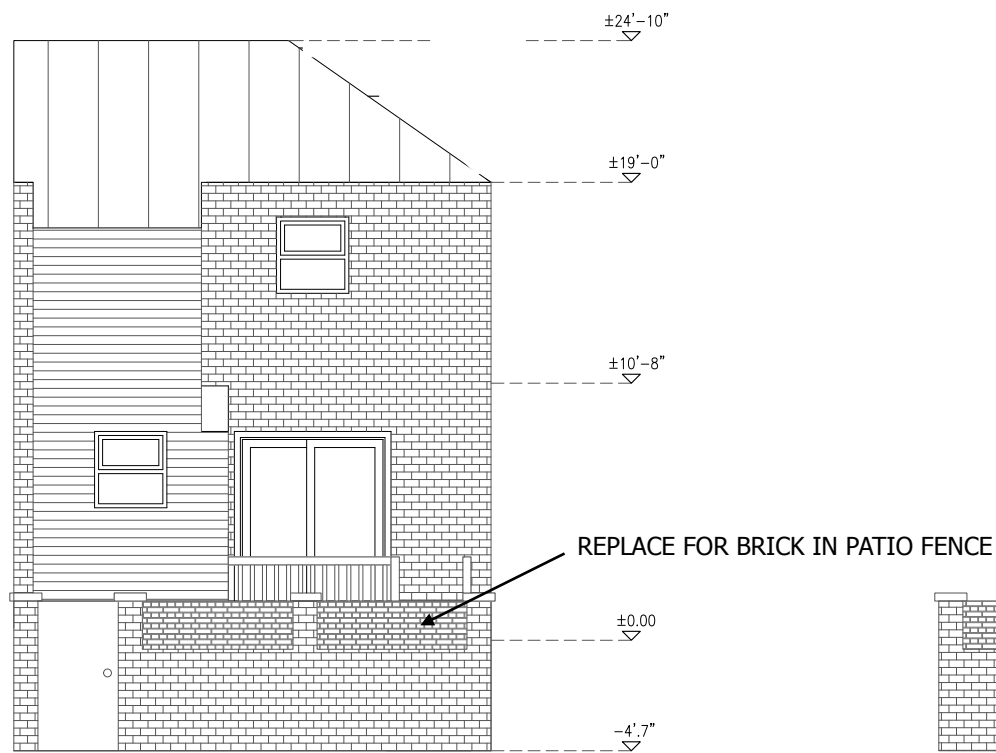
**DOMINION** Surveyors Inc.®  
 8808-H PEAR TREE VILLAGE COURT  
 ALEXANDRIA, VIRGINIA 22309  
 703-619-6555  
 FAX: 703-799-6412



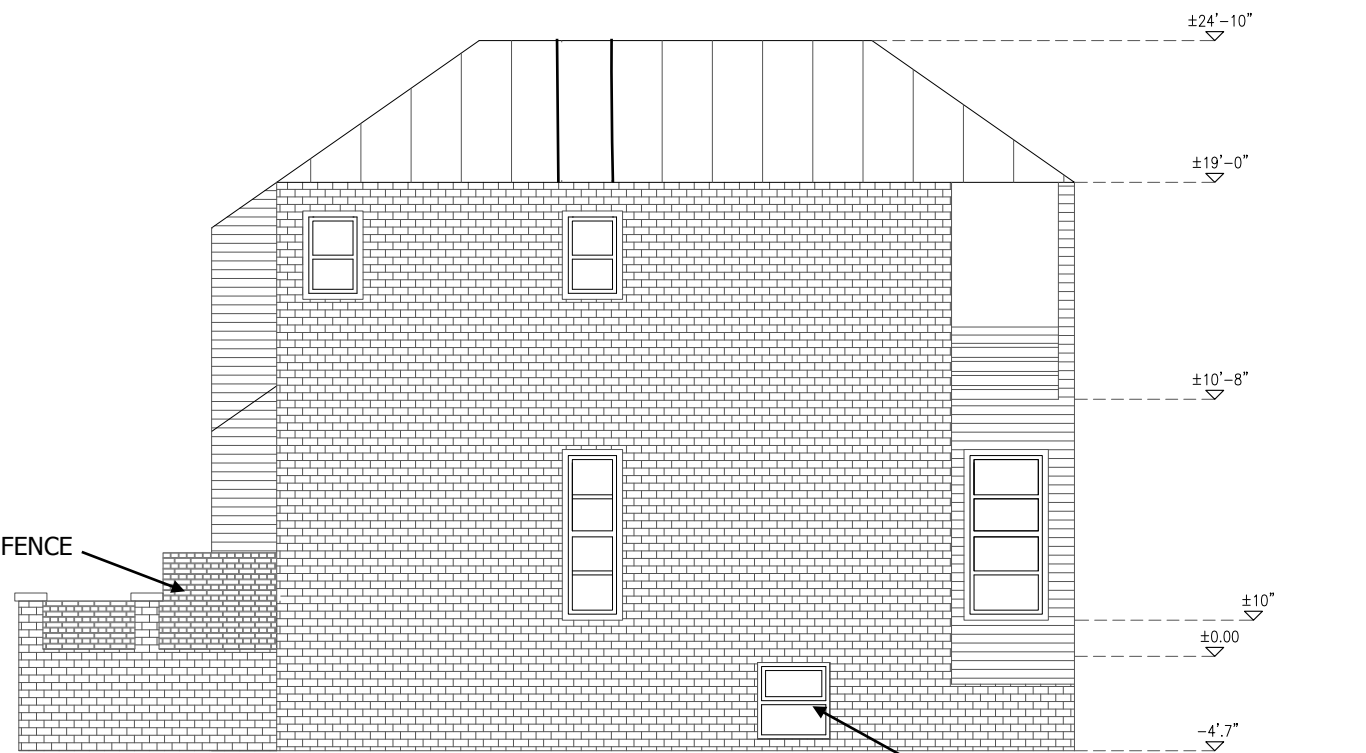
N.ALFRED ELEVATION - EXISTING



ORONOCO ELEVATION - EXISTING



N ALFRED ELEVATION - PROPOSED



ORONOCO ELEVATION - PROPOSED

REVISION TABLE	
NUMBER	DATE

OWNER:  
PATRICIA S HARRIS  
(703)472 5439  
pshrealtor@gmail.com

TITLE:  
ELEVATION

CONTRACTOR:  
DSP CONTRACTOR LLC,  
1400 RISING WIND CT,  
SILVER SPRING MD 20905  
(240)988 5650  
mpalma@dspcontractors.com

DATE:

MAR 22, 20

SCALE:

1/8" = 1'-0"

SHEET NO:

A1.0





902



1 HOUR  
PARKING  
DAYS: MON-FRI  
MON-FRI  
10:00 AM - 6:00 PM

902

OH 8654