

ISSUE: Permit to Demolish/Capsulate (total)

APPLICANT: Kulinski Group Architects PC

LOCATION: Old and Historic Alexandria District
707 Oronoco Street – Parcel address: 500 North Washington Street

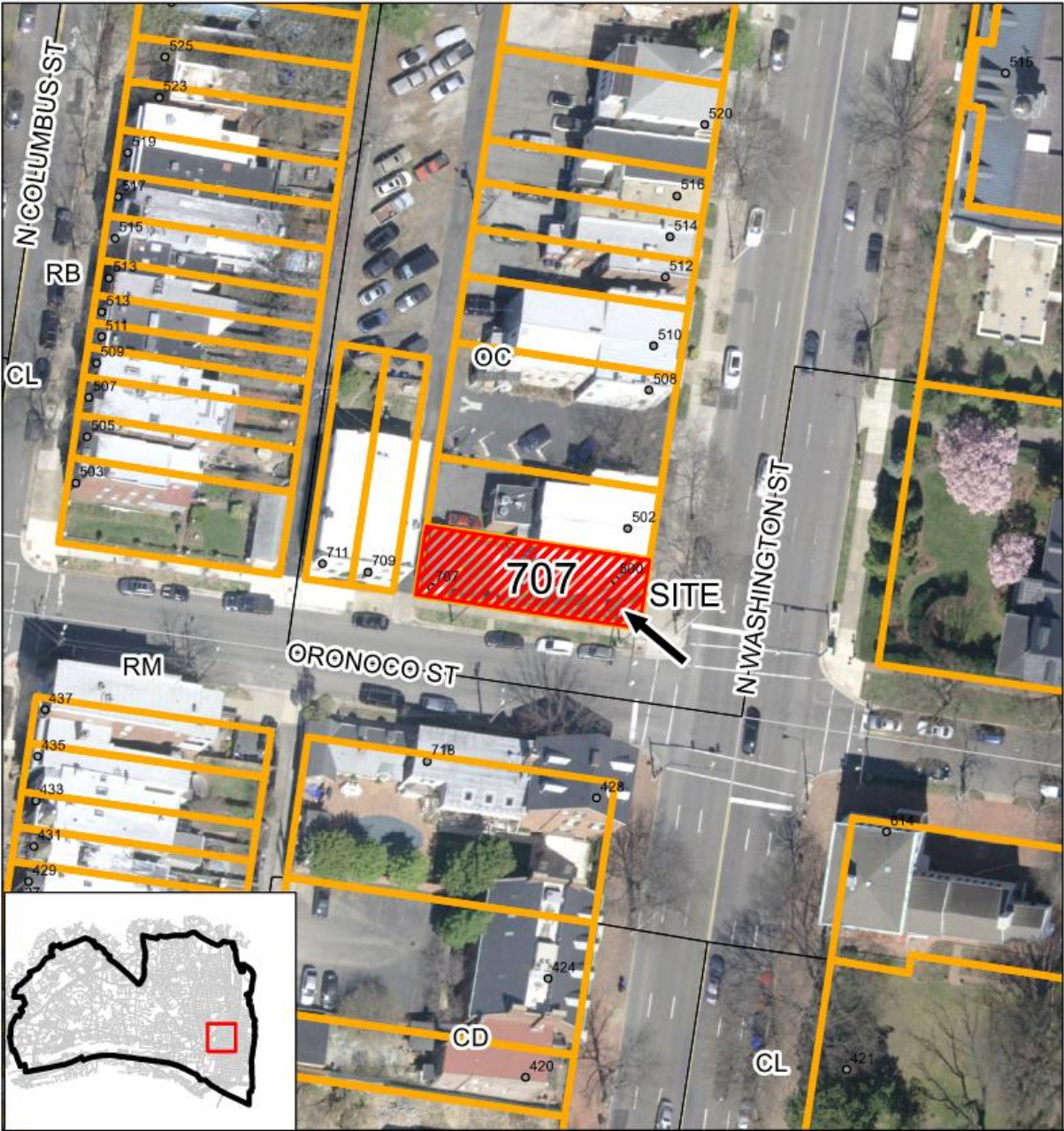
ZONE: CD/Commercial Downtown Zone


STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate (total) as submitted.


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, Permit Center, 4850 Mark Center Drive, Suite 2015, 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 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#2026-00074 - OHAD**
707 Oronoco Street
(Parcel Address: 500 North Washington Street)

0 25 50 100 Feet

N 

I. APPLICANT'S PROPOSAL

The applicant is proposing the total demolition of a 12'-0" x 23'-10" ancillary structure at the rear, west end of the property.

Site context

The property sits at the southwest corner of Oronoco and North Washington intersection. There is a public alley running behind the property. The ancillary building to be demolished is very visible from all public ways (Figure 1 and 2).



Figure 1 and 2 - Ancillary building to be demolished

II. HISTORY

The Federal Revival building at 500-502 North Washington Street was built in ca. 1926. The two-story, five-bay brick building features two front doors with fanlights under a wooden entry porch supported by simple Doric columns. Prior to 1972, the building was owned and sold as two separate parcels, 500 and 502 North Washington Street (Figure 3). The ancillary building (garage) first appears in the 1958 Sanborn Fire Insurance Map.



Figure 3 - 500-502 North Washington

Previous BAR Approvals

BAR2001-00010 & BAR2001-00011 – approval for garage conversion on 02/21/2001.
 BAR2002-00318 – approval for signage on 01/15/2003.

III. ANALYSIS

The applicant is proposing the total demolition of a 12’-0” x 23’-10” ancillary structure at the rear, west end of the property. The applicant is not proposing any project to replace the ancillary building with this application.

Permit to Demolish/Capsulate

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-205(B), which relate only to the subject property and not to neighboring properties. The Board has purview of the proposed demolition/capsulation regardless of visibility.

Standard	Description of Standard	Standard Met?
(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?	No

(2)	Is the building or structure of such interest that it could be made into a 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 the memorial character of the George Washington Memorial Parkway?	N/A
(5)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No
(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?	No
(7)	In the instance of a building or structure owned by the city or the redevelopment and housing authority, such building or structure having been acquired pursuant to a duly approved urban renewal (redevelopment) plan, would retention of the building or structure promote the general welfare in view of needs of the city for an urban renewal (redevelopment) project?	No
(8)	Would retention of the building or structure help maintain the scale and character of the neighborhood?	No

In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted. The ancillary building proposed for demolition is not of unusual or uncommon design and is detached from the main historic structure. The building dates from the 1950s and was built using modern methods of construction.

Therefore, staff recommends approval of the project as submitted. Staff notes the recommendations of Alexandria Archaeology.

STAFF

Marina Novaes, Historic Preservation Planner, 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 demolition of existing one-story garage will comply with Zoning.

Code Administration

C-1 A building permit is required.

Transportation and Environmental Services

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- F-1 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-2 If the alley adjacent to 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 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-4 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

F-1 According to a review of historic maps and aerial photographs, the small brick building on the back of the parcel at 500 N. Washington St. was built in the mid-20th century. Prior to that, the lot appears to have been vacant. The front of the parcel at 500 N. Washington was built out in the 1920s. The property is unlikely to contain significant archaeological deposits that predate the first half of the 20th century.

Archaeology Recommendations

1. Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease temporarily in the area of the discovery until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities.

2. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities.

V. ATTACHMENTS

- 1 – Application Materials
 - Completed application
 - Plans
 - Material specifications
 - Scaled survey plat if applicable
 - Photographs

- 2 – Supplemental Materials
 - Public comment, if applicable
 - Any other supporting documentation

BAR CASE# _____
(OFFICE USE ONLY)

ADDRESS OF PROJECT: _____

DISTRICT: Old & Historic Alexandria Parker – Gray 100 Year Old Building

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)*

Name: _____

Address: _____

City: _____

Phone: _____

Authorized Agent *(if applicable)*: Attorney Architect _____

Name: _____

Phone: _____

E-mail: _____

Legal Property Owner:

Name: _____

Address: _____

City: _____

Phone: _____

E-mail: _____

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 _____
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

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

SUBMITTAL REQUIREMENTS:

Check this box if there is a homeowner’s association for this property. If so, you must attach a copy of the letter approving the project.

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.

- ^{N/A} 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.

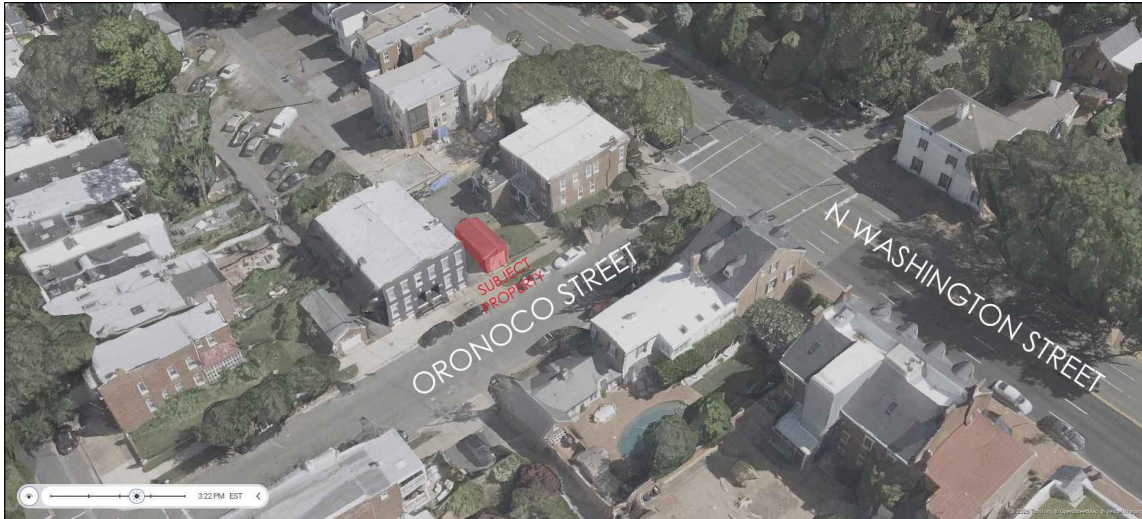
Signs & Awnings: One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.

- ^{N/A} 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.

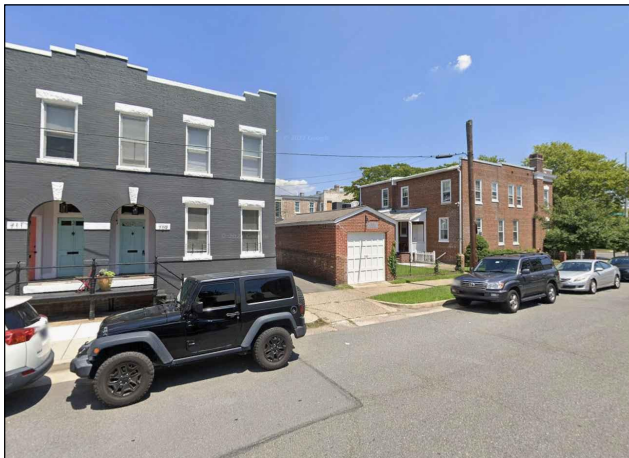
Alterations: Check N/A if an item in this section does not apply to your project.

- ^{N/A} 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.

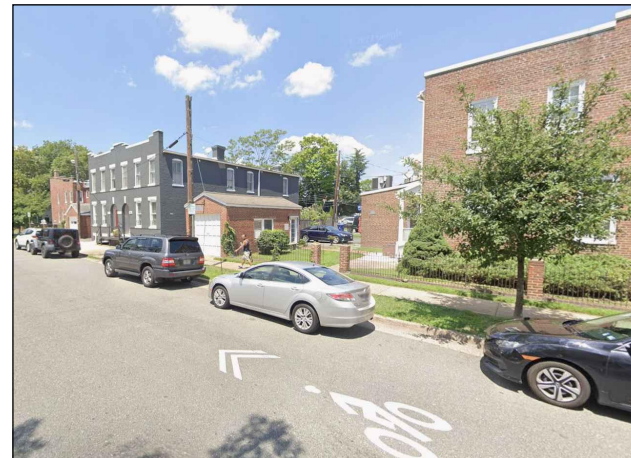
BOARD OF ARCHITECTURAL REVIEW OAH - CERTIFICATE OF APPROPRIATENESS / PERMIT TO DEMOLISH SUBMISSION



1 EXISTING SIDE CONDITIONS BIRD'S EYE PHOTO
 EX1 SCALE: N.T.S.



2 VIEW LOOKING NORTHEAST
 EX1 SCALE: N.T.S.



3 VIEW LOOKING NORTHWEST
 EX1 SCALE: N.T.S.

JC | DEVELOPMENT

KULINSKI
 GROUP ARCHITECTS P.C.

500 N WASHINGTON STREET - GARAGE
 500 N WASHINGTON STREET ALEXANDRIA, VA 22314

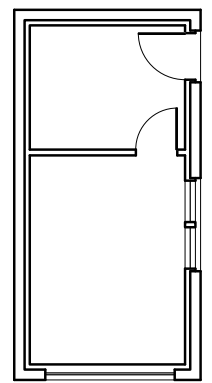
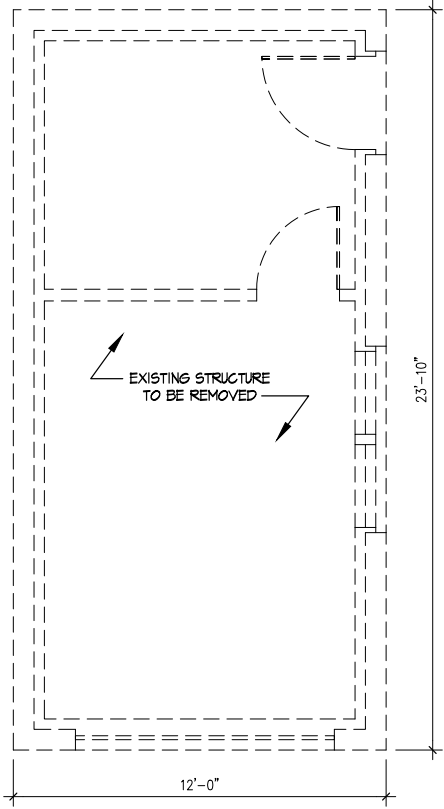
NORTH / WEST DEMOLITION ELEVATIONS

SHEET NUMBER

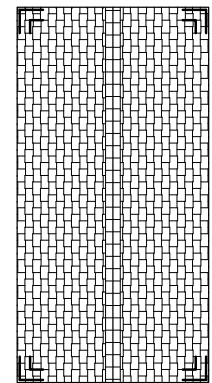
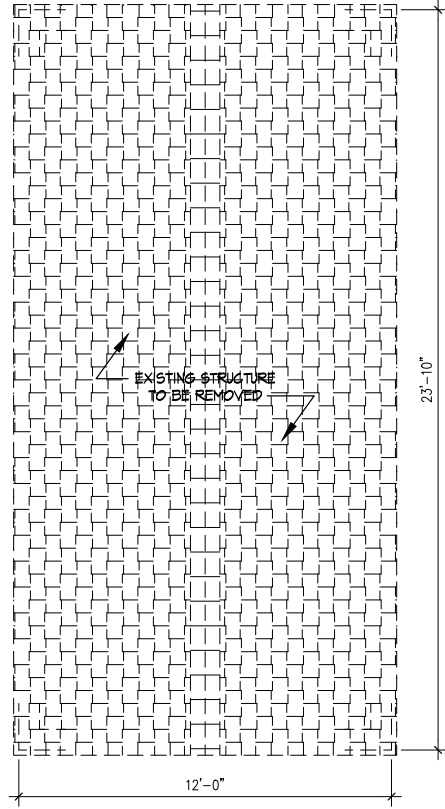
EX1

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BOARD OF ARCHITECTURAL REVIEW OAH - CERTIFICATE OF APPROPRIATENESS / PERMIT TO DEMOLISH SUBMISSION



2 EXIST. PLAN
 D1 SCALE: 1/8" = 1'-0"



4 EXIST. PLAN
 D1 SCALE: 1/8" = 1'-0"



1 1ST FLOOR DEMOLITION PLAN
 D1 SCALE: 1/4" = 1'-0"

3 ROOF DEMOLITION PLAN
 D1 SCALE: 1/4" = 1'-0"

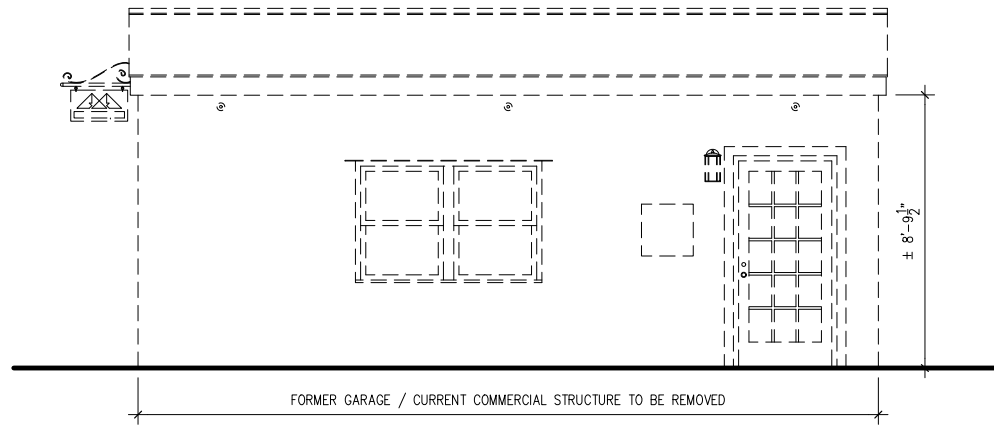
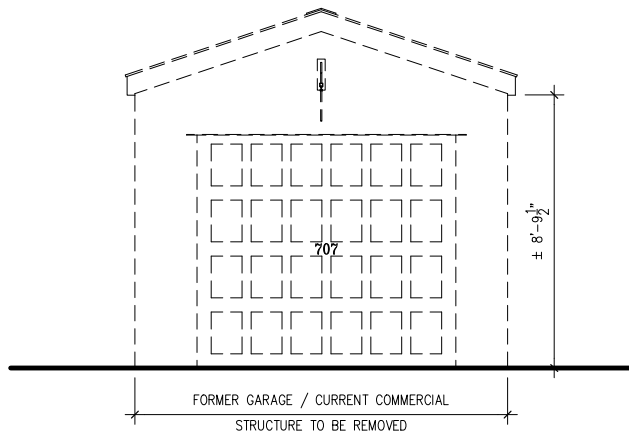
500 N WASHINGTON STREET - GARAGE
 500 N WASHINGTON STREET ALEXANDRIA, VA 22314

DEMOLITION PLANS

SHEET NUMBER
D1

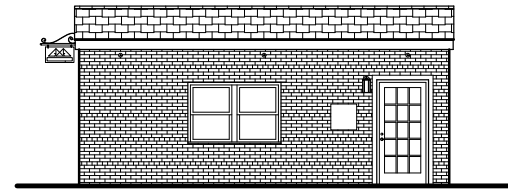
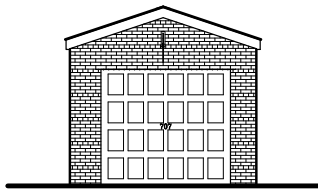
BOARD OF ARCHITECTURAL REVIEW OAH - CERTIFICATE OF APPROPRIATENESS / PERMIT TO DEMOLISH SUBMISSION

JC | DEVELOPMENT



1 SOUTH DEMOLITION ELEVATION
D2 SCALE: 1/4" = 1'-0"

3 EAST DEMOLITION ELEVATION
D2 SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
D2 SCALE: 1/8" = 1'-0"

4 EAST ELEVATION
D2 SCALE: 1/8" = 1'-0"

500 N WASHINGTON STREET - GARAGE
500 N WASHINGTON STREET ALEXANDRIA, VA 22314

SOUTH / EAST DEMOLITION ELEVATIONS

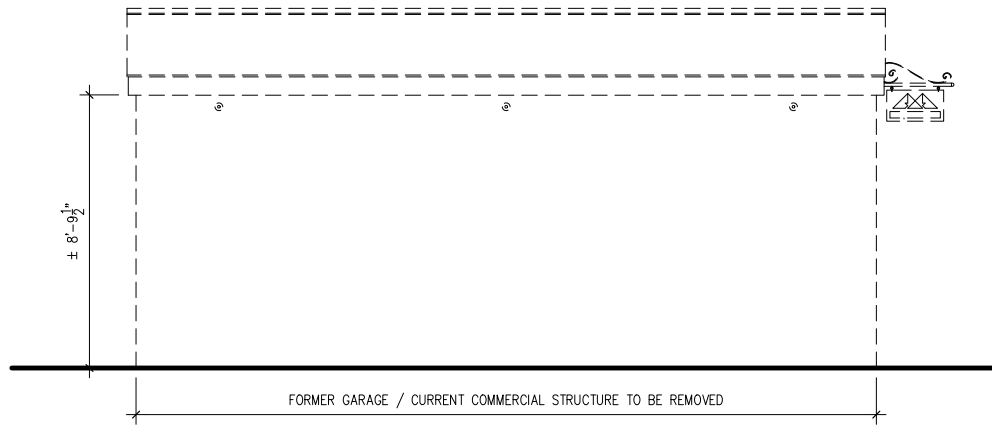
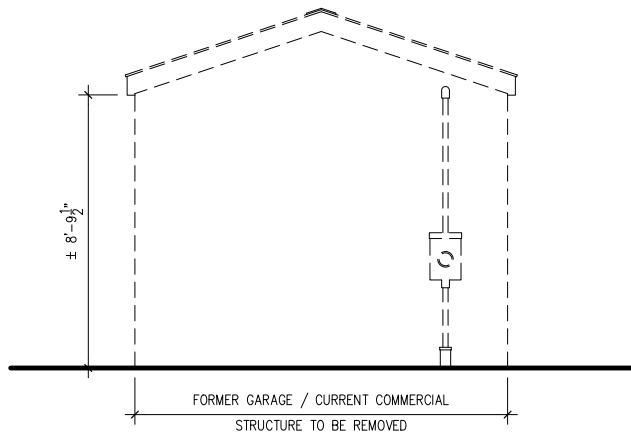
SHEET NUMBER

D2

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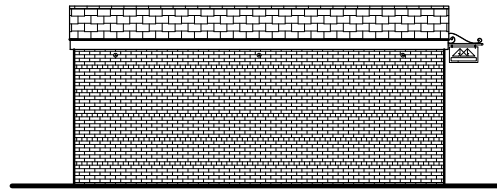
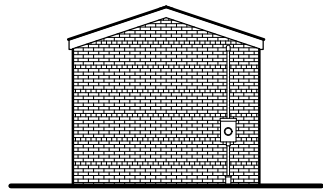
BOARD OF ARCHITECTURAL REVIEW OAHB - CERTIFICATE OF APPROPRIATENESS / PERMIT TO DEMOLISH SUBMISSION

JC | DEVELOPMENT



1 NORTH DEMOLITION ELEVATION
D3 SCALE: 1/4" = 1'-0"

3 WEST DEMOLITION ELEVATION
D3 SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION
D3 SCALE: 1/8" = 1'-0"

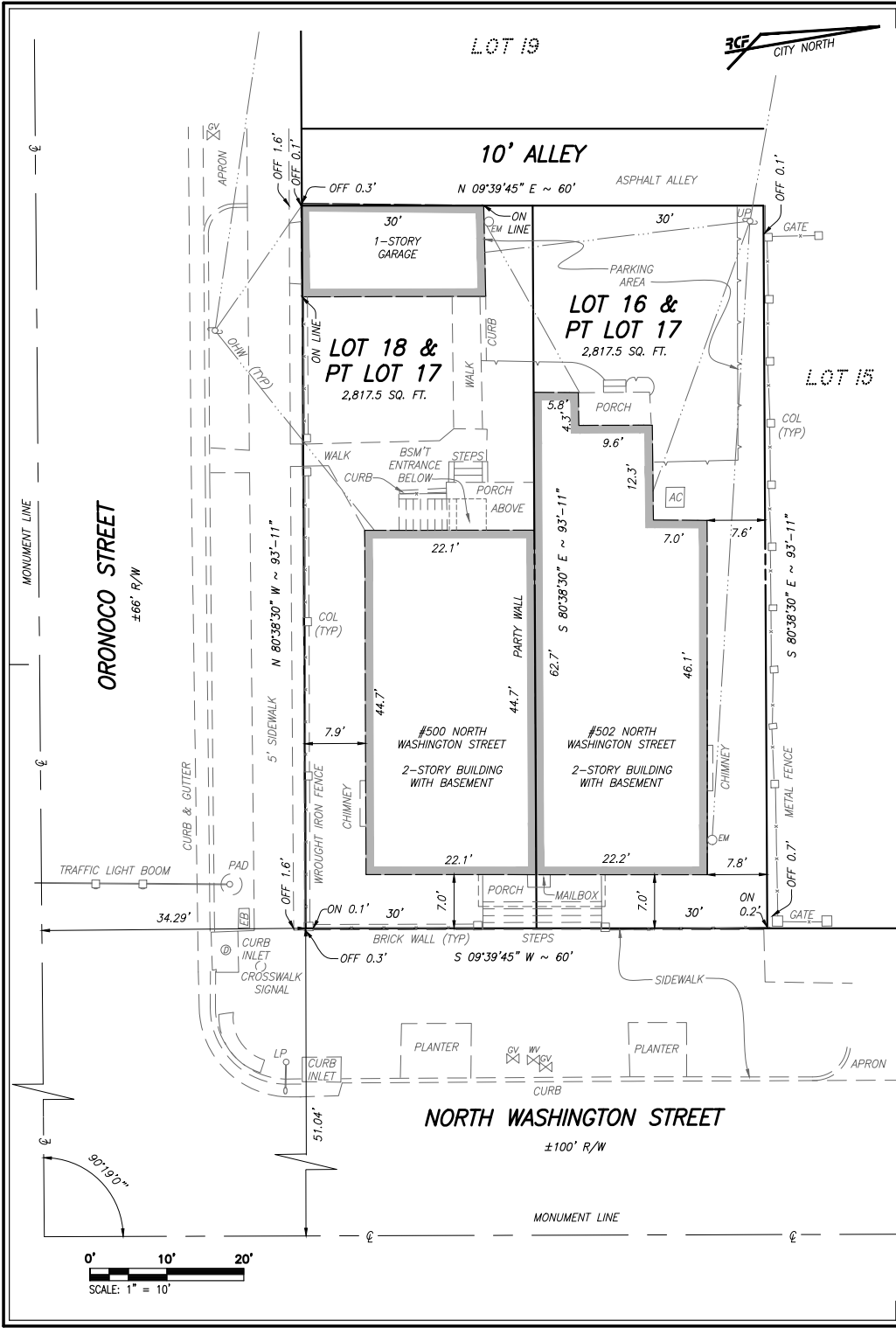
4 WEST ELEVATION
D3 SCALE: 1/8" = 1'-0"

500 N WASHINGTON STREET - GARAGE
500 N WASHINGTON STREET ALEXANDRIA, VA 22314

NORTH / WEST DEMOLITION ELEVATIONS

SHEET NUMBER

D3



- GENERAL NOTES:**
- TAX MAP: #064.02-03-17 (502 N WASHINGTON ST)
#064.02-03-18 (500 N WASHINGTON ST)
 - OWNER: WASHINGTON PARTNERS L.L.C.
500 N WASHINGTON STREET
ALEXANDRIA, VIRGINIA 22314
INSTR #060033579
 - CLIENT: JC DEVELOPMENT
 - TITLE REPORT NOT FURNISHED, THUS ALL EASEMENTS MAY NOT BE SHOWN.
 - PLAT SUBJECT TO RESTRICTIONS OF RECORD.
 - TOTAL SITE AREA = 5,635 SQ. FT. OR 0.1294 ACRES

- TEXT LEGEND:**
- AC = AIR CONDITIONING UNIT
 - BSM'T = BASEMENT
 - CL = CENTER LINE
 - COL = COLUMN
 - DB = DEED BOOK
 - EM = ELECTRIC METER
 - GV = GAS VALVE
 - LP = LIGHT POLE
 - OHW = OVERHEAD WIRE
 - PG = PAGE
 - RET = RETAINING
 - R/W = RIGHT-OF-WAY
 - TYP = TYPICAL
 - WV = WATER VALVE

I HEREBY CERTIFY THAT THE LOCATION OF THE PHYSICAL IMPROVEMENTS SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND COMPLIES WITH THE MINIMUM STANDARDS AND PROCEDURES SET FORTH IN CHAPTER 18VAC10-20-380 OF THE VIRGINIA CODE.

NO PROPERTY CORNERS WERE SET.

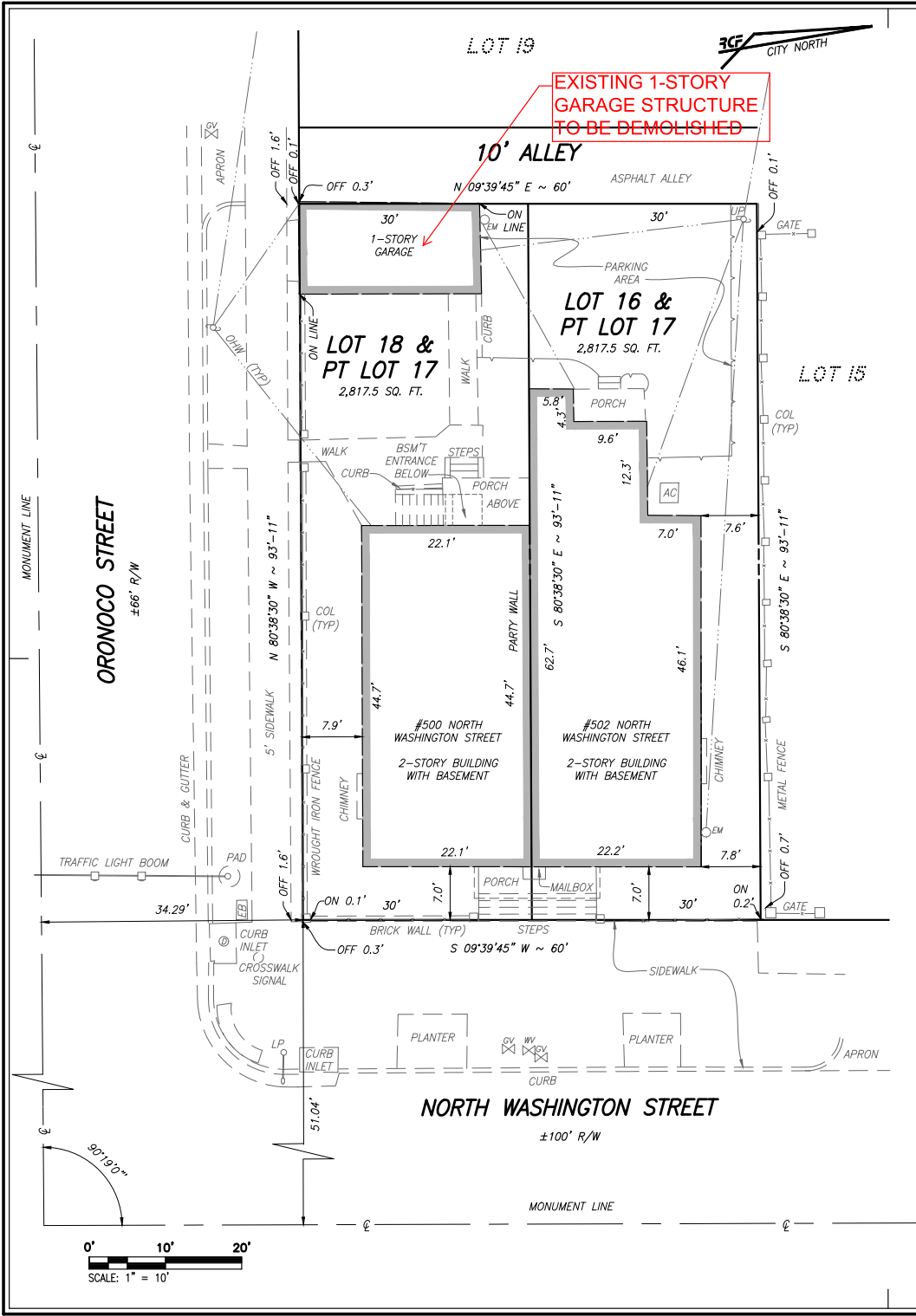


PLAT
SHOWING PHYSICAL IMPROVEMENT SURVEY
ON THE PROPERTIES LOCATED AT
#500 & 502 NORTH WASHINGTON STREET
BEING ALL OF LOTS 16, 17, & 18 OF THE SUBDIVISION
OF A SQUARE BOUNDED BY WASHINGTON, COLUMBUS,
ORONOCO, AND PENDLETON STREETS
DEED BOOK 27, PAGE 95
CITY OF ALEXANDRIA, VIRGINIA
DATE: MARCH 2, 2026 SCALE: 1" = 10'

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625 N. Washington Street, Suite 250
Alexandria, VA 22314
(703) 549-6422

RC FIELDS & ASSOCIATES, INC.

DRAWING NO. 26-031
SCALE: 1" = 10'
DATE: 03/02/2026
SHEET 1 OF 1



- GENERAL NOTES:**
- TAX MAP: #064.02-03-17 (502 N WASHINGTON ST)
#064.02-03-18 (500 N WASHINGTON ST)
 - OWNER: WASHINGTON PARTNERS L.L.C.
500 N WASHINGTON STREET
ALEXANDRIA, VIRGINIA 22314
INSTR #060033579
 - CLIENT: JC DEVELOPMENT
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NO PROPERTY CORNERS WERE SET.



PLAT
SHOWING PHYSICAL IMPROVEMENT SURVEY
ON THE PROPERTIES LOCATED AT
#500 & 502 NORTH WASHINGTON STREET
BEING ALL OF LOTS 16, 17, & 18 OF THE SUBDIVISION
OF A SQUARE BOUNDED BY WASHINGTON, COLUMBUS,
ORONOCO, AND PENDLETON STREETS
DEED BOOK 27, PAGE 95
CITY OF ALEXANDRIA, VIRGINIA
DATE: MARCH 2, 2026 SCALE: 1" = 10'

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Alexandria, VA 22314
(703) 549-6422

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DRAWING NO. 26-031
SCALE: 1" = 10'
DATE: 03/02/26
SHEET 1 OF 1