

ISSUE: Permit to Demolish/Capsulate (full)

APPLICANT: 1122 Oronoco Street, LLC on behalf of property owner National Capital Presbytery Inc.

LOCATION: Parker-Gray District
1122 Oronoco Street

ZONE: CL/Commercial Low Zone

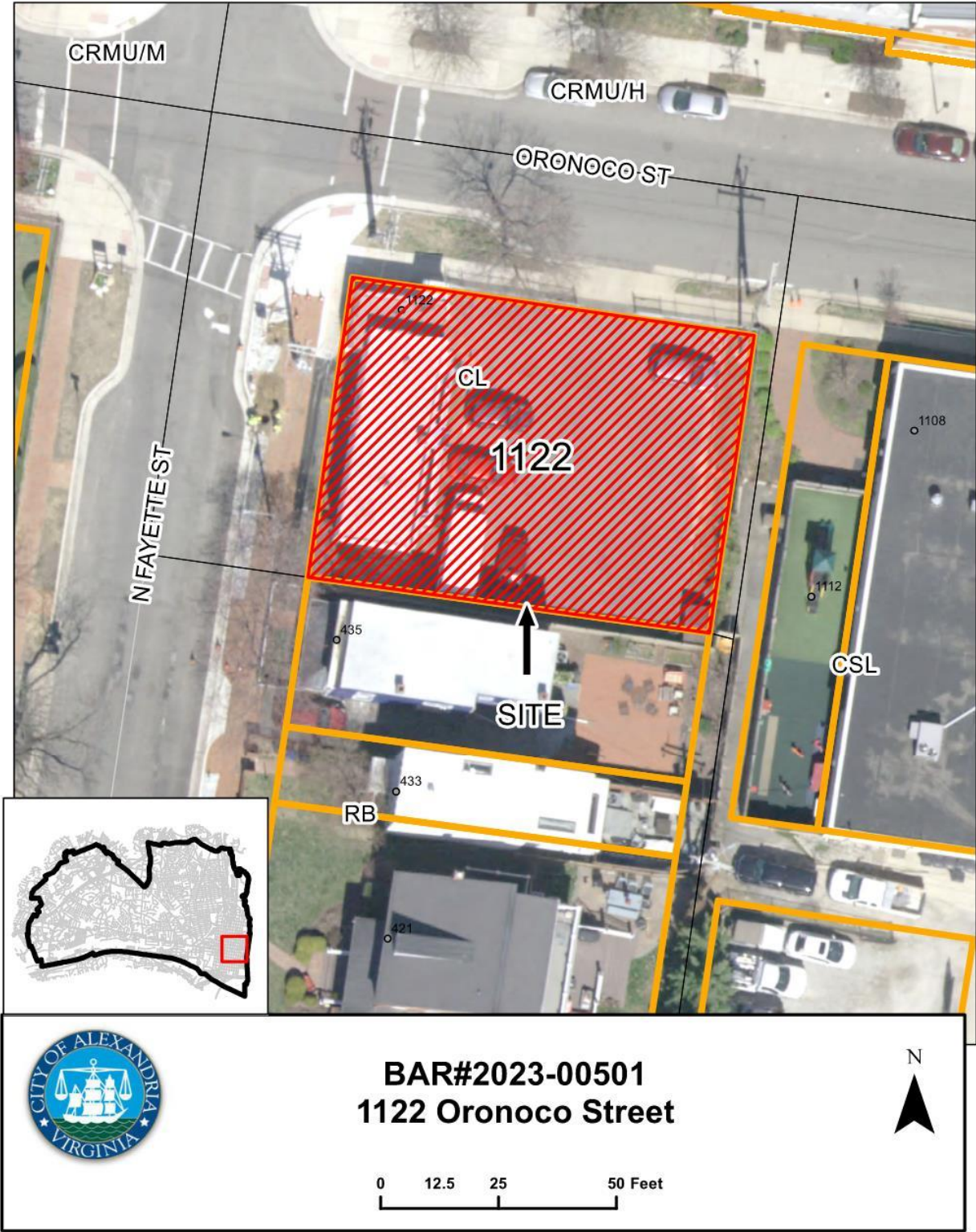
STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish with the following condition:

- The applicant provide a full history and documentation of the site, including photographs, measured drawings, and an oral history component. This documentation is to be completed by a professional architectural historian and submitted prior to demolition.
- 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 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.
- The applicant/developer shall not allow any metal detection to be conducted on the property, or allow independent parties to collect or excavate artifacts, 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.

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 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.



I. APPLICANT'S PROPOSAL

The applicant requests a Permit to Demolish/Capsulate (full) to demolish the entire building at 1122 Oronoco Street.

Site context

The building is located at the southwest corner of Oronoco and North Fayette streets. It is therefore in a highly visible location.

II. HISTORY

Building permit #3649 was issued to E. E. Tyson on September 11, **1944** for the construction of a one-story brick and cinder block retail building at the southeast corner of Fayette and Oronoco streets. The building would measure 16' wide and 24' deep, with a flat composition roof. Permission to erect a barbecue pit at this intersection was approved shortly thereafter, in December of 1944.¹ Tyson was issued permit #9343 on August 25, 1950 to construct a one-story 20' deep rear addition. According to the 1950 census, Edward Tyson was a Black man, age 62, born in Georgia, working as a grocer in a retail store which also served as his residence. In 1952, a 12-year old boy with a gun tried to rob the store, but store owner Edward E. Tyson prevented the robbery.² Tyson later added onto the building, when he received permit #11772, approved on September 2, 1954, to build an 8' x 20' x 12' addition to the store and residence. This 1954 addition is the northwest corner of the building which houses the primary entrance. Tyson died in 1955 and by 1958 the property was occupied and possibly owned by Robert J. Cunningham.³ Burt Lopatin was issued building permit #14492 on October 21, 1958 to make repairs to the building.

The 1959 Sanborn map indicates that this was a very commercial area with several businesses north of the property at the intersection of Oronoco and North Fayette streets. The businesses include auto repair, tire warehouse, furniture storage, garage, auto sales, furniture warehouse, truck repair, and other similar businesses. Train tracks run along North Fayette Street north of Oronoco, ending at Oronoco where there is a transfer yard with a switch room at the northeast corner of the intersection. Immediately to the east of the store located at 1122 Oronoco stands another store and a plumbing business. A restaurant stands beyond that at the corner of Oronoco and North Henry. Church sources indicate that the local Presbyterian chapter moved to the building in 1959, converting the grocery/residence to a church. This must have been at some point after the Sanborn Map was published. The local chapter disbanded from the national chapter in 2012, forming the New Life Missionary Baptist Church. The building is now abandoned.

This one-story, three-bay, flat roofed commercial style building is a contributing structure to the Uptown/Parker-Gray National Register Historic District; Virginia Department of Historic Resources resource number 100-0133-0630. The nomination notes that the painted pointed arches above the windows represent an attempt to give the building a church-like appearance. See Figure 1.

¹ *Evening Star*, December 27, 1944, pg. 19.

² "Bandit, 12, Perils Alexandria Grocer with Loaded Pistol," *Evening Star*, August 6, 1952.

³ "Neighbor Rescues Man in Flames," *The Washington Post and Times-Herald*, January 4, 1958, pg. A3.



Figure 1: Northwest corner of 1122 Oronoco Street

Previous BAR Approvals

BAR 2016-00159: Administrative approval for replacement of windows in-kind

III. ANALYSIS

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 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

This building stands at the heart of the 45-block Uptown/Parker-Gray National Register Historic District, which is associated with Alexandria’s early 19th-century Black freedman community. From the Virginia Department of Historic Resources summary of the district:

“The district contains a mixture of building types and architectural styles, including social centers such as neighborhood churches and lodges. It also clearly reveals the legacy of enforced racial segregation that prevailed until the mid-20th century. The obvious economic stratification between historically white and black areas in the district is visible through the differences in size, materials, details, and design of buildings of approximately the same age... The Uptown/Parker-Gray Historic District’s architectural character as a whole distinguishes it from the more elaborate homes in the adjacent Alexandria Historic District, reflecting the limited means of its residents.”⁴

Although the building is a contributing structure to the historic district, staff finds that it does not meet the standards set forth in the Zoning Ordinance. Interviews with local long-time residents who lived nearby indicate that the building did not play a significant role in the history or culture of the area. Those interviewed either did not remember the building at all, or vaguely remembered a store being in that location. The church members, now only eight people, also do not feel that the building is historically or culturally significant. The retention of the building therefore would not help preserve or protect an historic place of interest, nor would removing it be detrimental to the public interest. In addition, the design and materials of the building are not unique and could easily be reproduced.

The *Design Guidelines* state that “Generally speaking, there must be a compelling reason for the demolition...” The *Design Guidelines* also indicate that the applicant “...must clearly spell out the reason for the demolition and describe alternatives to demolition and why such alternatives are not considered feasible.” The applicant clearly explains the compelling reasons and why alternatives are not feasible. The poor condition of the building, its siting and configuration would hinder constructing an addition, and any sort of adaptive reuse would not be feasible for a building of this condition and size. The presence of the building on the parcel inhibits any use for

⁴ <https://www.dhr.virginia.gov/historic-registers/100-0133/>

the site other than a parking lot. The current owner, National Capital Presbytery, has tried to lease the building with no success, and the building has therefore been vacant for over ten years. Staff finds that demolishing the existing building and developing the site with a mixed-use building would uplift the property and improve the area. Leaving a vacant building in poor condition at this site would be detrimental to the community.

Staff therefore recommends approval of the project with the condition that the applicant fulfill the *Design Guidelines* requirement that a full history of the structure, photographs of the existing structure, and measured drawings be submitted prior to any approval to demolish. Staff conditions that this history include oral histories and that a professional architectural historian compile the history and documentation.

STAFF

Susan Hellman, Historic Preservation Planner, Planning & Zoning

Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

III. CITY DEPARTMENT COMMENTS

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

Zoning

C-1 Proposed demolition will comply with zoning.

Code Administration

C-1 Demo permit is required.

Transportation and Environmental Services

F-1 Parcel is not within a Flood Plain – No Comments

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-2 The applicant should provide a determination of disturbed area per City Guidelines to T&ES prior to submitting for permits. If the land disturbance meets or exceeds 2500 square feet, a released grading plan will be required prior to submitting for demolition permits. (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

- R-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 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.
- R-2 The applicant/developer shall not allow any metal detection to be conducted on the property, or allow independent parties to collect or excavate artifacts, 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.
- F-1 Based on historic maps and aerial photographs, this lot remained vacant until ca. 1950 when the present building was built. Although the property was not formally developed until 75 years ago, it does represent a significant period of mid-twentieth-century history of the Uptown neighborhood in Alexandria. As such, we have attached two pro forma archaeology conditions to the project.

V. ATTACHMENTS

1 – Application Materials

2 – Supplemental Materials

BAR CASE# _____

(OFFICE USE ONLY)

ADDRESS OF PROJECT: 1122 Oronoco Street Alexandria VA 22314

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

TAX MAP AND PARCEL: 064.01-06-01 ZONING: CL

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: 1122 Oronoco Street LLC

Address: 7022 Davis Street

City: Alexandria State: VA Zip: 22306

Phone: 703-402-5399 E-mail: ed@harmoncapitalgroup.com

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

Name: Duncan Blair

Phone: 703-836-1000

E-mail: dblair@landcarroll.com

Legal Property Owner:

Name: National Capital Presbytery Inc.

Address: 11300 Rockville Pike #408

City: Rockville State: MD Zip: 20852

Phone: 240-514-5348 E-mail: n/a

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

- ☐ NEW CONSTRUCTION
- ☐ EXTERIOR ALTERATION: *Please check all that apply.*
- | | | | |
|--------------------------------------|---|---|-----------------------------------|
| <input type="checkbox"/> awning | <input type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment | <input type="checkbox"/> shutters |
| <input type="checkbox"/> doors | <input type="checkbox"/> windows | <input type="checkbox"/> siding | <input type="checkbox"/> shed |
| <input type="checkbox"/> lighting | <input type="checkbox"/> pergola/trellis | <input type="checkbox"/> painting unpainted masonry | |
| <input type="checkbox"/> other _____ | | | |
- ☐ ADDITION
- ☒ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

1122 Oronoco Street LLC is submitting an application to demolish the free-standing property at 1122 Oronoco Street Alexandria VA 22314. 1122 Oronoco Street LLC is under contract to purchase the property from the current owners, National Capital Presbytery, Inc. Approval has been obtained from the current owners to submit the application to demolish the property. According to the 'List of Early and Late Buildings in Parker-Gray' provided on the City of Alexandria historic preservation archives online, the subject building was built after 1931. According to Sanborn Fire Insurance maps, there is no evidence of a building existing on the lot prior to 1950. The current building was likely built in the early 1950s and was used as a general store. Archaeological records with the City of Alexandria include a news article noting a theft of the store in the early 1950s. According to the presbytery.org, the local presbyterian chapter moved to this location in 1959. In 2012 the local chapter disbanded from the national chapter and formed the 'New Life Missionary Baptist Church'. The building is currently abandoned. 1122 Oronoco Street LLC, intends to redevelop the property into a mixed-use building with street level retail and residential apartments on top. This application is solely for the permission to demolish the building.

The alternative to demolition would be to keep the building and build an addition to the property. Given the distressed state of the property, it's long/narrow configuration, and the lack of market interest in leasing the building, the redevelopment is not feasible if demolition is not permitted.

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.

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

- ☒ I understand that after reviewing the proposed alterations, BAR staff will invoice the appropriate filing fee in APEX. The application will not be processed until the fee is paid online.
- ☒ 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:Signature: Edward B. HarmonPrinted Name: Edward HarmonDate: 11/16/2023

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. Edward Harmon	7022 Davis Street Alexandria VA 22306	100%
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 1122 Oronoco Street Alexandria VA 22314 (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. National Capital Presbyter	11300 Rockville Pike #408 Rockville MD 20852	100%
2.		
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. n/a	n/a	n/a
2. n/a		
3. n/a		

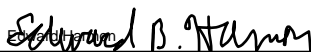
NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

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.

11/16/2023
Date

Edward Harmon

Printed Name


Signature



Demolish West
Elevation

Demolish Fence



1122

NO
TRESPASSING

Demolish Fence

Demolish North
Elevation

Demolish Fence



Demolish South
Elevation



† NEW LIFE MISSIONARY BAPTIST CHURCH

Demolish East
Elevation



Demolish Shed



Demolish Fence