

Docket Item #12  
BAR CASE# 2005-0022

BAR Meeting  
March 2, 2005

**ISSUE:** Permit to Demolish and Capsulate

**APPLICANT:** Douglas and Grace Marie Turner by Stephanie Dimond

**LOCATION:** 415 Wolfe Street

**ZONE:** RM/Residential

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**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 portions of the freestanding residential townhouse at 415 Wolfe Street. Those portions to be demolished and capsulated include a two section at the north west corner of the existing house that is approximately 14.3' by 14.5'.

**II. HISTORY:**

The residential structure at 415 Wolfe Cameron Street is a freestanding two story brick flounder center hall plan townhouse whose nucleus dates from ca.1788 according to Ethelyn Cox in *Alexandria Street by Street* (p.199). The east wing and loggia were largely re-worked by Ward Brown in ca. 1930.

**III. ANALYSIS:**

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(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 the memorial character of the George Washington Memorial Parkway?
- (5) Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?
- (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?

Staff is particularly concerned about the loss of any late 18<sup>th</sup> and early 19<sup>th</sup> century building fabric. Thus, in this instance Staff believes that criteria #'s 1, 3, 5 & 6 are potentially met. Having said that, Staff is persuaded that the loss of any historic building fabric is so minimally visible from the public right-of-way that the overall perception of the historic house will not be altered. Staff is, thus, amenable to approval of the Permit to Demolish.

**IV. STAFF RECOMMENDATION:**

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 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.

### Office of Historic Alexandria:

No comment.