

Docket Item #13  
BAR CASE #2005-0118

BAR Meeting  
June 1, 2005

**ISSUE:** Permit to Capsulate  
**APPLICANT:** Leah Fried by Stephanie Dimond  
**LOCATION:** 329 North Washington 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 Capsulate portions of the freestanding residence at 329 North Washington Street. Those portions proposed to be capsulated include a section that is approximately 27' long and 4' high along the south facing first floor adjacent to the 1930s addition to the house of the house, a new landing 4' in width and 6'in length adjacent to the porch at the rear of the house and a currently open porch at the southeast corner of the house that is approximately 19' in length and 11' in width.

**II. HISTORY:**

According to Ethelyn Cox's *Historic Alexandria, Street by Street*, the house on this lot was constructed by John Mandell between 1821 and 1829. In 1832, it was purchased by William Gregory, who owned a dry goods store and sold carpets and other woolen products imported from his family's factory in Scotland. Gregory served as president of the Alexandria branch of the Farmer's Bank of Virginia from 1847 until 1866.

The rear section was constructed in te 1930s for use as patient rooms when the house was used as doctors offices.

The Board approved additions and alterations to the house on November 7, 2001 and a brick wall on January 2, 2002 (BAR #2001-257).

**III. ANALYSIS:**

In considering a Permit to Demolish, 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?

The areas to be capsule are barely visible from the public right-of-way and must be glimpsed through cracks in the fence at the front property line.

In the opinion of Staff, none of the above criteria are met. The area to be capsulated for the new limestone steps and new porch steps is part of the foundation area for a mid-20th century addition as well as recent construction.

**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.

### Historic Alexandria:

No comment.