

Docket Item #11  
BAR CASE #2005-0116

BAR Meeting  
June 1, 2005

**ISSUE:** Permit to Demolish

**APPLICANT:** Gene & Sally Janowski by R.B. Adams & Assoc.

**LOCATION:** 215 Jefferson 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 to make a number of alterations to the 1967 brick addition to the original federal period house. The addition consists of two parts: a gable roofed hyphen attached to a larger hipped roofed section. The proposed work will entail both demolition and capsulation of portions of the walls and roofs as well as removal of most of the existing windows and doors on front and back of the hipped roof section. The work is described in more detail below:

**Front (south) elevation**

- Demolition of a section in the center of hyphen roof for the insertion of a new dormer window (approximately 15.75 sf);
- Removal of the existing multi-light door in first story of hipped roof section and demolition of the wall to either side for the insertion of a new square bay window (approximately 165 sf);
- Removal of the existing clipped gable end on the hipped roof section and reconstruction of a new flush gable end with vent (approximately 30 sf); and,
- Removal of the existing large semi-circular window in the hipped roof section, insertion of two new rectangular windows and infill of the area around the new windows (approximately 175 sf).



**Figure 1 - Front elevation with two part addition to left**

### Side (west) elevation

- Demolition of a portion of the roof of the hipped roof section for a new chimney (approximately 7.5 sf).

### Rear (north) elevation

- Removal of the existing doors on the first story of the hipped roof section for insertion of a new door assembly consisting of four doors and surround (approximately 173.25 sf);
- Removal of the existing clipped gable end on the hipped roof section and reconstruction of a new flush gable end with vent (approximately 30 sf);
- Demolition of a portion of the second story wall for the insertion of a new window (22 sf);
- Infill of the three arched openings along the porch on the first story of the hyphen section with large arched windows and wood trim below (approximately 80 sf) ;
- Removal of the existing small window and the enlargement of the window opening for a new larger window on the west end of the hyphen roof (approximately 15.75 sf); and,
- Demolition of a section at the east end of the hyphen roof for the insertion of a new dormer window (approximately 21 sf).



**Figure 2 - Rear elevation with two part addition to right**

The house at 215 Jefferson Street is sited on an extraordinarily large lot. The front of the addition is highly visible from Jefferson Street. Views of the rear of the addition are limited to through-block views from Fairfax Street. The rear yard is enclosed by a brick wall approximately 8' high, further limiting visibility from the public right-of-way. The Virginia Department of Historic Resources holds an easement in gross on the entire property.

## **II. HISTORY:**

The two-and-a-half story, three bay wide, detached brick house at 215 Jefferson Street is a handsome federal townhouse with aquia stone trim and a semi-circular fanlight above the door. According to Ethelyn Cox's Alexandria, Virginia: Street by Street, the house was built between 1801-1802 by Joseph Dean and originally stood on a quarter-block lot (P. 59). The addition to the west was approved by the Board of Architectural Review on March 9, 1966 and October 12, 1966 and completed in 1967.

## **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?

In the opinion of Staff, none of the above criteria are met. All of the proposed alterations are confined to the 1967 addition. The proposed alterations will leave much of the existing structure intact. Many of the alterations consist of changing out existing windows and doors within existing or enlarged openings. The actual demolition of wall and roof area is fairly minimal.

Lastly, Staff notes that the proposed demolition/capsulation has been approved by the easement holder, Virginia Department of Historic Resources (VDHR).

## **IV. STAFF RECOMMENDATION:**

Therefore, 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.