

Docket Item # 1 & 2
BAR CASE # 2012-0139 & 0140

BAR Meeting
May 23, 2012

ISSUE: Permit to Demolish/Capsulate and Alterations
APPLICANT: Charlette Poindexter by Navarro Construction Services
LOCATION: 912 Pendleton Street
ZONE: RB / Residential

STAFF RECOMMENDATION: Staff recommends approval of the application with the following conditions:

1. That the applicant work with Staff to determine whether there is any historic siding underneath the existing vinyl siding on the front elevation and whether it can be salvaged and repaired. If such siding cannot be salvaged, then it must be matched. If there is no original wood siding remaining, then the applicant must work with Staff to determine an appropriate profile and reveal for replacement siding.
2. That if the Board endorses replacement of synthetic siding on the rear, the applicant considers a more durable and higher quality synthetic or composite siding, such as fiber cement.
3. That the proposed AC condenser unit be located in non-required open space.

*EXPIRATION OF APPROVALS NOTE: In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of final approval if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.

**BUILDING PERMIT NOTE: Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire 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.



**CASE BAR2012-0139 &
CASE BAR2012-0140**



***Note:** The two reports for 912 Pendleton Street, BAR #2012-0139 (Permit to Demolish/Capsulate) and BAR #2012-0140 (Certificate of Appropriateness) have been combined for clarity and brevity. This item requires a roll call vote.

I. ISSUE:

The applicant is requesting approval of a Permit to Demolish/Capsulate and Certificate of Appropriateness for alterations at 912 Pendleton Street.

The Permit to Demolish/Capsulate consists of:

- Removal of windows (one at first story and one at second story) on west elevation of rear ell to infill with vinyl siding
- Removal of existing door on rear side porch to enclose rear porch/bump-out

The Certificate of Appropriateness consists of:

- Replacement of existing vinyl siding on rear elevation with new vinyl siding and expansion of area of vinyl siding where windows and screen door are now located
- Removal of front elevation vinyl siding and replacement with Primelock wood siding with a 5 ¼ inch reveal

The applicant also proposes to reinstall a six foot wood fence at the rear property line.

II. HISTORY:

The dwelling located at 912 Pendleton Street was constructed as one of a pair of two-story, two-bay frame rowhouses on this block. These two dwellings, as well as an adjacent series of rowhouses, first appear on the Sanborn Fire Insurance Map in **1902**. This dwelling is typical of many rowhouses found throughout Old Town with simple frame construction and modest ornamentation. The focus of the architectural embellishment is on the entrance and the cornice.

In 2001, the Board approved after-the-fact installation of vinyl siding (BAR Case # 2001-0132). In 2008, the Board approved the removal of a chimney and construction of a new brick chimney (BAR Case #2008-0200). In April 2012, BAR Staff administratively approved the replacement of a rear window with a door with transom, as well as the removal of vinyl siding on the front façade and the installation of historically appropriate wood siding (BAR Case #2012-0138).

The rear alley, also known as Francis Court, is public.

III. ANALYSIS:

The proposed changes comply with Zoning Ordinance requirements. However, the proposed AC condenser unit must be located in non-required open space (an area less than 8 feet by 8 feet).

Permit to Demolish

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 criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted. The area proposed for capsulation is minimal in scope, located on a secondary elevation, does not remove any portion of the building containing character defining features of uncommon design or historic merit, and does not compromise the integrity of the building as a whole.

Alterations

Staff supports the removal of the door on the one-story rear porch/bump-out and the addition of siding to allow this enclosed porch to be integrated with the kitchen. Staff could locate no date of construction for the enclosed porch and finds the proposed alteration to be appropriate. Staff has no objection to the removal of two windows on the rear ell, noting that only one is visible from a public way.

Staff fully supports the removal of the vinyl siding on the front alteration. Staff recognizes that there were a unique set of circumstances when the Board initially approved after-the-fact installation of vinyl siding on this townhouse, as the siding had been installed six years prior to the hearing and removal of the vinyl siding would have exposed Bricktex which the owner then intended to keep. Staff commends the applicant for removing the vinyl siding on the front and returning the primary façade to the original or, if that is not possible, historically appropriate wood siding. As is standard with the removal of synthetic siding, Staff notes that the applicant should work with Staff to determine if there is any historic siding underneath and whether it can be salvaged and reused. If it cannot be salvaged, the replacement wood siding should match the profile of the historic siding. Typically, siding replacement such as this is handled administratively; however, the request was included as part of the overall application because it relates to the applicant's other proposed alterations.

On the rear elevation, the applicant is proposing to replace and expand the vinyl siding where the two windows are proposed to be removed, as well as on the enclosed porch. The *Design Guidelines* state that "synthetic siding materials such as aluminum or vinyl are strongly discouraged. In the Parker-Gray District, synthetic siding may be approved on a case-by-case basis if there is minimum visibility of the building façade from a public way." Although the rear elevation is visible from the public alley, it is not visible from a public street as it is located on the interior of the block.

Over the past few months, the Parker-Gray BAR Ad Hoc Design Guidelines Work Group has been discussing revisions to the Parker-Gray BAR's *Design Guidelines* and regulations. One policy change currently being considered is to significantly limit the Board's authority over rear elevations that have limited visibility from a public street, while retaining historically accurate materials and detailing on the street-facing facades of early buildings. Staff's informal surveys of the alley elevations of dwellings in Parker-Gray have found that many of the structures have later additions which now have vinyl windows and siding, metal or fiberglass doors, elevated suburban-style wood decks, prefabricated sheds, and fences which do not comply with the *Design Guidelines* and did not receive BAR approval. The original historic fabric has long since been capsulated or demolished and, as these alleys are primarily used for parking and storage of trash cans, the aesthetic quality is marginal. Unlike the street facades, these alleys are more utilitarian in nature and seldom viewed by the general public or tourists, leaving *little reason for preservation review by the BAR*.

In this particular case, Staff is delighted that the applicant proposes to remove the historically inappropriate vinyl siding and vinyl shutters on the front elevation and to restore or return the building's street-facing elevation to its original material—wood siding. In consideration that the Board may soon be taking a lighter approach to materials on the rear elevation, balanced with the return to historically appropriate materials on the front, Staff recommends that the Board support synthetic siding on the rear. However, Staff recommends that the applicant consider a more durable and higher quality synthetic or composite siding for the rear, such as fiber cement, noting that vinyl siding has not had a good track record for durability in Old Town.

STAFF

Catherine Miliaras, Historic Preservation Planner
Al Cox, FAIA, Historic Preservation Manager

IV. CITY DEPARTMENT COMMENTS

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

Code Administration

F-1 The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact Ken Granata, Acting Plan Review Supervisor at ken.granata@alexandriava.gov or 703-746-4193.

C-1 A building permit is required for this project. Five sets of *construction documents* that fully detail the construction shall accompany the permit application. Encapsulation of the windows should include the framing enclosure detail of the window upon submission for a building permit.

C-2 Alteration to a building/structure shall comply with the Uniform Statewide Building Code (USBC).

- C-3 Before a building permit can be issued on any proposed future alterations, a certification is required from the owner or owner's agent that the building has been inspected by a licensed asbestos inspector for the presence of asbestos.
- C-4 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property.

Transportation and Environmental Services (T&ES)

RECOMMENDATIONS

- R1. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R2. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)

CITY CODE REQUIREMENTS

- C-1 Roof, surface and sub-surface drains shall be connect to the public storm sewer system, if available, by continuous underground pipe. Where a storm sewer is not available, the 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. (5-6-224) (T&ES)
- C-2 The building permit plans shall comply with requirements of City Code Section 5-6-224 regarding the location of downspouts, foundation drains and sump pumps. (T&ES)
- C-3 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-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 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-6 Any work within or performed from the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

V. ATTACHMENTS

1 – Supporting Materials

2 – Application for BAR2012-00139 & BAR2012-00140 at 912 Pendleton St

912 Pendleton St Rear elevations



Replace Siding-
New siding
to be vinyl
same as
existing

Remove scree door and
encapsulate opening and
side porch with proposed
siding



Per plumbing code remove stack and venting pipes, install inside of

Add vinyl siding to side porch

912 Pendleton Front elevations



Remove vinyl siding and vinyl shutters- replace with wood siding Prime lock 5/14" reveal paint grade

All other elements to remain



910 PENDLETON

912 PENDLETON

914 PENDLETON

FRONT ELEVATION



914 PENDLETON

912 PENDLETON

910 PENDLETON

REAR ELEVATION

PAGE

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DATE 3-11-12

SCALE 1/4" = 1'-0"

PROJECT: Poindexter Residence

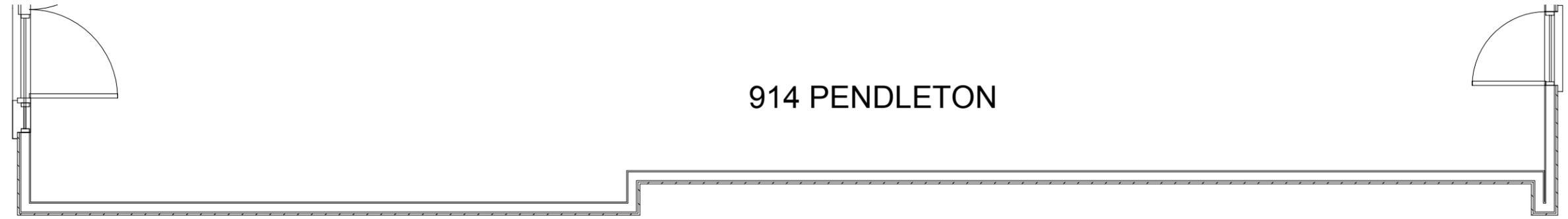
912 Pendleton Street

Alexandria, Va. 22314

DRAFTED BY: Martin Lengsfeld

MWLC Inc. 2705 023090A

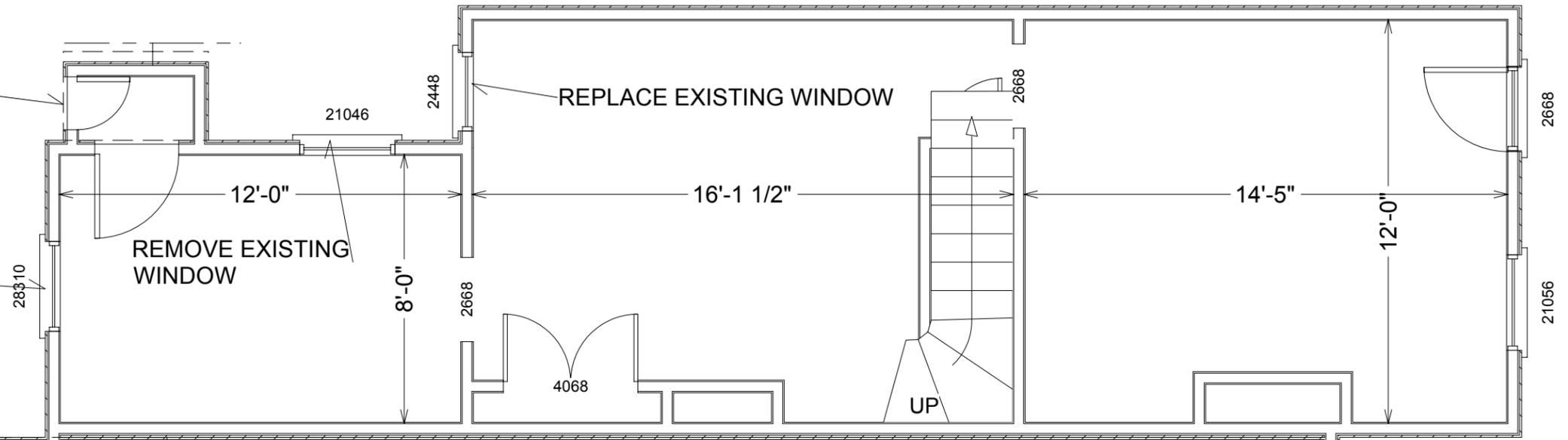
Woodbridge, Va. 22193



914 PENDLETON

CLOSE IN DOOR ROOM TO BE USED AS PANTRY AND CONTAIN WATER HEATER

WINDOW REMOVED AND NEW 1/2 GLASS DOOR INSTALLED



910 PENDLETON

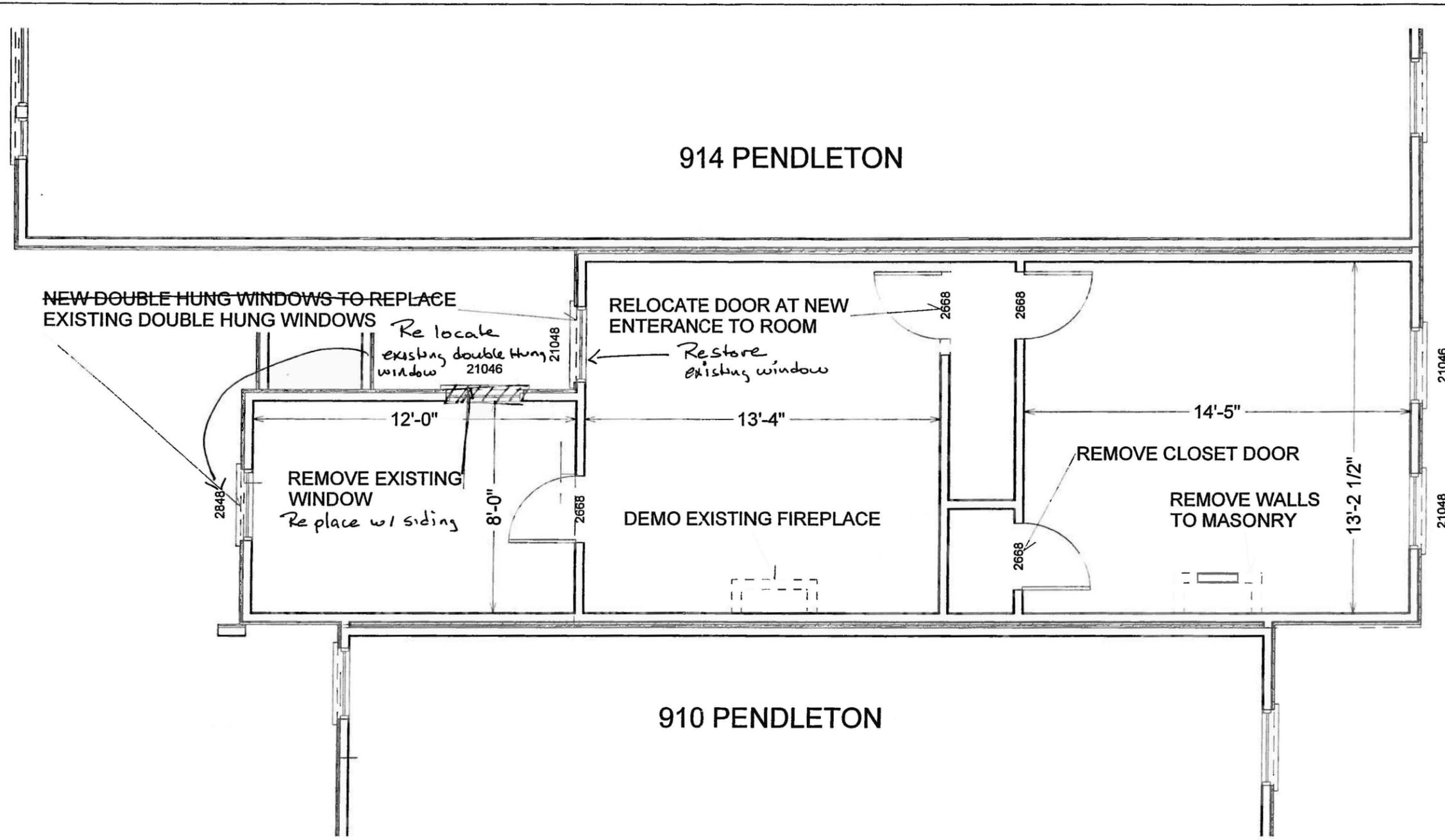
LOWER LEVEL

DRAFTED BY: Martin Lengsfeld
 MWLC Inc. 2705 023090A
 Woodbridge, Va. 22193

PROJECT: Poindexter Residence
 912 Pendleton Street
 Alexandria, Va. 22314

DATE 3-11-12
 SCALE 1/4"=1'-0"

PAGE **3**



914 PENDLETON

910 PENDLETON

UPPER LEVEL

DRAFTED BY: Martin Lengsfeld
 MWLC Inc. 2705 023090A
 Woodbridge, Va. 22193

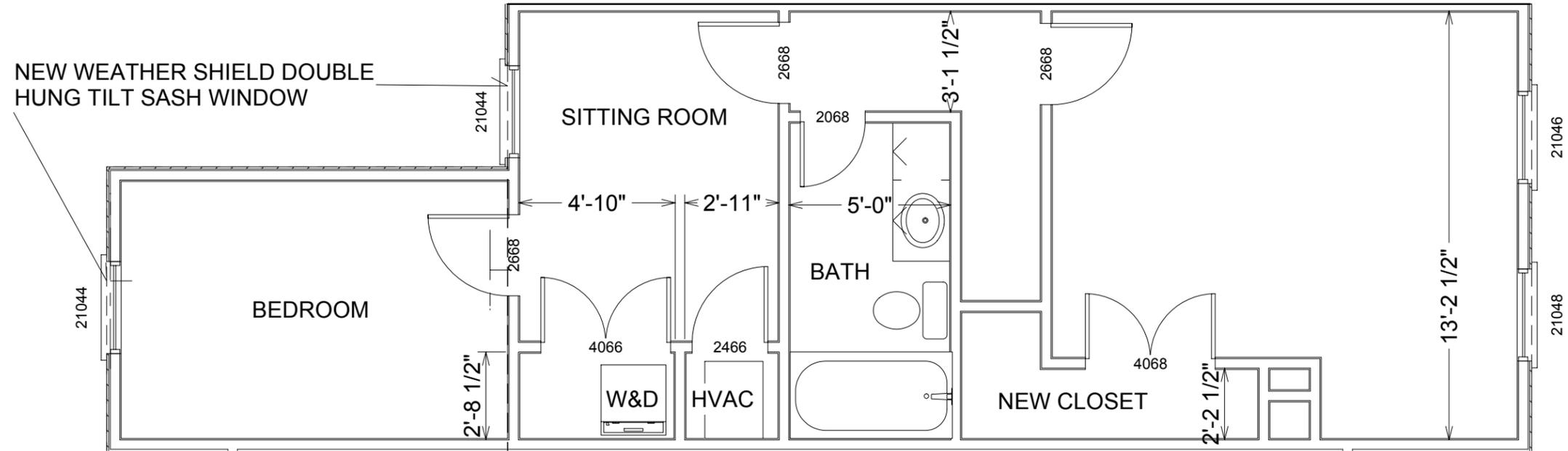
PROJECT: Poindexter Residence
 912 Pendleton Street
 Alexandria, Va. 22314

DATE 3-11-12

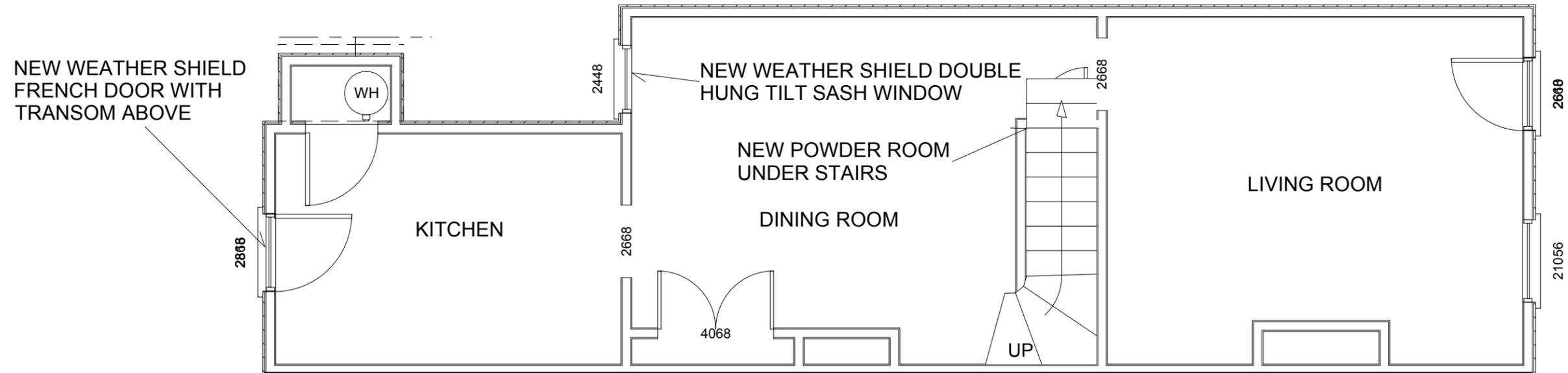
SCALE 1/4"=1'-0"

PAGE

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NEW UPPER LEVEL PLAN



NEW LOWER LEVEL PLAN

PAGE

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DATE 3-11-12

SCALE 1/4"=1'-0"

PROJECT: Poindexter Residence

912 Pendleton Street

Alexandria, Va. 22314

DRAFTED BY: Martin Lengsfeld

MWLC Inc. 2705 023090A

Woodbridge, Va. 22193



912 PENDLETON

NEW REAR ELEVATION

PAGE

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DATE 3-11-12

SCALE 1/4"=1'-0"

PROJECT: Poindexter Residence
912 Pendleton Street
Alexandria, Va. 22314

DRAFTED BY: Martin Lengsfeld
MWLC Inc. 2705 023090A
Woodbridge, Va. 22193

BAR Case # 2012-00140
BAR Case # 2012-00139

ADDRESS OF PROJECT: 912 Pendleton St

TAX MAP AND PARCEL: 064.02-01-08 ZONING: RB

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: Charlette Poindexter

Address: 912 Pendleton St

City: Alexandria State: VA Zip: 22314

Phone: 703.915.5878 E-mail: cpoindexter5685@aol.com

Authorized Agent (if applicable): Attorney Architect Contractor

Name: Navarro Construction Services Phone: 703.740.7544

E-mail: ricardo.navarroconstruction@gmail.com

Legal Property Owner:

Name: Sara Poindexter

Address: 912 Pendleton St

City: Alexandria State: VA Zip: 22314

Phone: 703.915.5878 E-mail: _____

- Yes No Is there an historic preservation easement on this property?
- Yes No If yes, has the easement holder agreed to the proposed alterations?
- Yes No Is there a homeowner's association for this property?
- Yes No If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.

BAR Case # _____

NATURE OF PROPOSED WORK: Please check all that apply

- NEW CONSTRUCTION
- EXTERIOR ALTERATION: Please check all that apply.
 - awning
 - doors
 - lighting
 - other _____
 - fence, gate or garden wall
 - windows
 - pergola/trellis
 - HVAC equipment
 - siding
 - painting unpainted masonry
 - shutters
 - shed
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

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

second level
• Remove ¹ window w/ 37 3/8" x h 58 5/8" on West facing back wall (encapsulate opening w/ proposed siding below)
• Remove window w/ 37 3/8" x 56 3/4" on West facing back wall - low level (encapsulate opening w/ proposed siding below)
• Remove screen door in side porch and encapsulate w/ siding
• Replace existing vinyl siding w/ new vinyl siding at rear $25'11/12$ elevation
• Remove front elevation existing vinyl siding and shutters also vinyl and replace w/ 5/4" reveal wood siding paint grade.

SUBMITTAL REQUIREMENTS:

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.

Electronic copies of submission materials should be submitted whenever possible.

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.

- 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.

BAR Case # _____

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 12 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. 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.

BAR Case # _____

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

- I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- 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 12 sets of 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: _____

Printed Name: _____

Date: _____

Ricardo Navarro

Apr 24, 2012

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 ten 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. Sara Ponderter	912 Pendleton	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 912 Pendleton (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten 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.

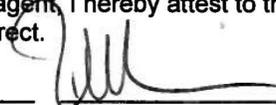
Name	Address	Percent of Ownership
1. Sara Ponderter	912 Pendleton	100%
2.		
3.		

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.		
3.		

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.

4/24/12 Ricardo Navarro 
Date Printed Name Signature