

BAR Meeting
May 26, 2010

ISSUE: New Construction

APPLICANT: Alabama Avenue LC, contract purchaser, by Stephen Kulinski, AIA

LOCATION: 804 Pendleton Street

ZONE: RB/Residential

STAFF RECOMMENDATION: Staff recommends approval of the Certificate of Appropriateness, with the following conditions:

1. That the mansard roof material be either stamped metal shingles, decorative wood or slate shingles;
2. That the AZEK be solid-through-the-core and paintable;
3. That the front stoop be masonry or concrete and not AZEK; and,
4. That the following archaeology conditions shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:
 - A. The applicant/developer shall call Alexandria Archaeology immediately (703-838-4399) 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.
 - B. The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

****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 issuance 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 the Code Enforcement Bureau (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Enforcement, Room 4200, City Hall, 703-746-4200 for further information.



BAR CASE #2010-0097

5/26/2010



I. ISSUE

The applicant is requesting approval of a Certificate of Appropriateness for the construction of a new townhouse at 804 Pendleton Street.

The two-story, three-bay frame townhouse will be located on the front (north) and west property lines. The front façade will be set back approximately .9 feet from that of the adjacent historic townhouse at 806 Pendleton Street which encroaches into the right-of-way. A 3.5 foot horse alley will be created along the eastern property line to provide street access to the rear of the property and allow for window openings on this elevation. The main block of the new townhouse will measure approximately 20 feet by 26 feet, and the rear ell will measure approximately 30 feet by 15 feet. The townhouse will have 2,910 gross square feet of living space. Open space on the 2,342 square foot lot will be 804 square feet, excluding the two required parking spaces at the rear of the property which will be accessed from the pipe stem alley. The applicant proposes to install a six foot high, stained wood, solid board fence around the perimeter of the property, except at the front property line where a 5 foot 6 inch gate will be installed at the same height as the neighbor's gate.

Front (north) elevation

The front elevation of the townhouse will be three bays wide with a front standing-seam metal mansard roof. On the first floor there will be two two-over-two, double-hung wood windows with simulated divided lights and a four panel front door with a transom. The door surround will include a decorative projecting cornice. A carriage style light and mailbox will be installed adjacent to the front door. The second floor will have three equally spaced two-over-two, double-hung windows. The windows on the front façade will have operable, paneled wood shutters. The trim on the house will be a combination of wood and Azek and the entire house will be clad with 5" exposure HardiPlank smooth lap siding. The foundation of house will be a parged concrete. The front stoop and railing will be constructed of Azek.

Side (east) elevation

The east elevation of the house will have a number of window openings, and all of the windows will be two-over-two, double-hung wood windows similar to the windows on the front façade. The main block of the house will have four windows on each floor, while the rear ell will have a single window to the north and three ganged windows to the south. The railing visible on this elevation defines a below grade areaway

Rear (south) elevation

The rear elevation of the house will have a pair of windows on the second floor and single-light wood French doors under a transom on the first floor. The doors will be flanked by lights on either side. The AZEK stoop and railing will provide access to the rear of the house. The gradually sloping roof on the townhouse will have a EPDM membrane.

Materials

Windows and Doors

- Windows: Kolbe & Kolbe Heritage Series, double-hung, double-insulated, two-over-two, simulated divided light wood windows with 1 ¼" wide putty glazed profile muntins and dark spacer bars
- Front Door: Four panel, wood door

Rear Door: Kolbe & Kolbe Heritage Series single light, wood French doors

Cladding and Trim

Siding: 5" reveal HardiPlank smooth fiber cement siding
Trim: Azek and wood

Roof Sheathing

Front: Pre-finished, standing seam metal in a dark bronze finish
Rear: EPDM roofing membrane

Lighting

Kichler Mount Vernon Style, bronze finish

Stairs and Railings

Azek

II. HISTORY

The lot at 804 Pendleton Street was subdivided in the early twentieth century but never developed, with the exception of a metal clad frame shed at the rear property line constructed sometime between 1921 and 1931, according to the Sanborn Fire Insurance Maps. The Board approved, and reapproved on more than one occasion, a Permit to Demolish for the shed. Finally, in 2005, the former property owner obtained a Permit to Demolish and the shed was removed (BAR Case #2004-0279).

The current application is the third such proposal for a new townhouse on this lot since the late 1990s. Below is a summary of the prior approvals:

- BAR Case #1998-0144 (September 23, 1998): construction of a new townhouse.
- BAR Case #2000-0033 (March 22, 2000): re-approval of the townhouse (same applicant).
- BAR Case #2004-0280 (July 27, 2005): construction of a new townhouse (new applicant).
- BAR Case #2006-0161 (July 26, 2006): re-approval of the townhouse. The case was appealed to City Council, who it remanded back to BAR. The BAR reapproved the townhouse on April 25, 2007 (same applicant).
- BAR Case #2008-0052 (April 23, 2008): re-approval of the townhouse (same applicant).

III. ANALYSIS

Staff recommends approval of the proposed infill townhouse with a Second Empire architectural vocabulary, which will help to complete the streetscape along the 800 block of Pendleton Street. The applicant looked at existing properties in the historic district, as well as current development patterns in an effort to achieve a historically appropriate scale, mass, and proportion. Although the townhouse will be a few feet taller than the existing townhouses on the block and has slightly more elaborate architectural detailing, it is nonetheless very consistent with the quality and variety of architecture found within the Parker-Gray historic district. Therefore, Staff believes that the proposed new dwelling complies with the *Design Guidelines* for new construction and is

appropriate in terms of size, massing, and architectural character. The *Guidelines* specifically state that "...the Boards seek to promote compatible development that is, at once, both responsive to the needs and tastes of the late 20th century while still being compatible with the historic character of the districts." Staff believes that the proposed neo traditional style townhouse meets this goal.

Staff supports the design of the townhouse with three minor design modifications, all intended to provide a consistent architectural vocabulary.

Modern materials

Although the Design Guidelines generally recommend that new residential structures should reflect the use of traditional materials (wood and brick) in the historic district, the Boards have allowed for the use of different materials on new construction. In particular, with respect to fiber cement siding, the Board has adopted the following policy:

1. That fiber cement siding not be installed on an historic structure;
2. That historic materials should not be removed to install fiber cement siding;
3. That fiber cement siding replace other artificial or composite siding;
4. That the nails not show in the installation of the siding; and,
5. That smooth siding be installed.
6. That BAR Staff may administratively approve the installation of fiber cement siding on *non-historic* buildings (those constructed in 1975 or later).

Thus, the use of fiber cement on this new building is in conformance with the Board's policy, provided that the smooth fiber cement siding be installed so that the nails do not show in the installation.

In addition to the installation of wood windows and doors, shutters and trim, the applicant also proposes to use a product called AZEK, which is a cellular PVC product that has a wood appearance AZEK is proposed for some of the trim on building, as well as the stairs, stoops and railings on the building. The AZEK will be painted the same color as the wood trim on the townhouse and is available in traditional trim dimensions and profiles. In general, the use of both historically authentic and synthetic materials contributes to the compatibility of the new construction within the historic fabric. However, Staff does not find the use of AZEK on the front stoop and railing to be appropriate given its high level of visibility at the street level and suggests a stone masonry or concrete stoop instead. Furthermore, townhouses designed in the Second Empire style did not historically have balusters, but rather a simple and open metal handrail. Staff, therefore, recommends a minimally visible handrail in wood or metal. As always, Staff recommends that any synthetic trim material be solid-through-the-core and paintable.

Windows

While single-glazed, true-divided-light wood windows are preferable, the *Design Guidelines* and the Board generally allow for double-insulated, simulated divided light wood windows and doors on new construction. The applicant originally proposed a six-over-six muntin pattern which staff believes is inconsistent with the Second Empire detailing on the remainder of the house. The applicant has, therefore, resubmitted drawings to show stylistically appropriate 2/2 windows.

Another benefit of a vertical muntin bar on a 2/2 window is that it will help accentuate the vertical on the rather wide front façade. Staff also requested a minimum 1 ¼” wide muntin to accurately reflect historic window muntin widths.

Standing seam metal mansard roof

Given the period of development for the great majority of the townhouses in Parker-Gray, there are countless front mansard roof forms in the historic districts. Although few retain their original roofing material, we know that they would most commonly have been clad with decorative slate or wood shingles, or stamped metal shingles. Standing seam metal roofs were a more typical treatment on hipped or gable roof forms, not mansard roofs. As such, Staff recommends that the front mansard roof have metal shingles or decorative slate or wood shingles. Historically, although few examples of this molding remain, mansard roofs terminated with a trim piece at the top. Staff recommends that a trim piece, similar to the decorative wood crown, be installed at the peak of the mansard roof.

In keeping with the City’s Green Building initiative and because it will not be visible from a public street, Staff also recommends that the EPDM membrane roof be white or another light color to minimize the urban heat island effect.

Finally, Staff notes the comments of Alexandria Archaeology and recommends that they also be included as a condition of approval.

STAFF:

Stephanie Sample, Urban Planner, Historic Preservation Section
Al Cox, FAIA, Historic Preservation Manager

IV. CITY DEPARTMENT COMMENTS

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

CODE ADMINISTRATION

No comments received.

TRANSPORTATION AND ENVIRONMENTAL SERVICES

R-1 An approved GRADING PLAN must be attached to the building permit application. City Code Section 8-1-22(d) requires that a grading plan be submitted to and approved by T&ES prior to the issuance of building permits for improvements involving:

- the construction of a new home;
- construction of an addition to an existing home where either
- the addition exceeds the area of the existing building footprint by 100% or more;
- or, the construction of the addition results in less than 50% of the existing first floor exterior walls, in their entirety, remaining;
- changes to existing grade elevation of 1-foot or greater;
- changes to existing drainage patterns;
- land disturbance of 2,500 square feet or greater.

Questions regarding the processing of grading plans should be directed to the T&ES Site Plan Coordinator at (703) 746-4064. Memorandum to Industry No. 02-08 was issued on April 28, 2008 and can be viewed online via the following link.

<http://alexandriava.gov/uploadedFiles/tes/info/gradingPlanRequirements.pdf>

R-2 The building permit plans shall comply with requirements of City Code Section 8-1-22 regarding the location of downspouts, foundation drains and sump pumps. Refer to Memorandum to Industry dated June 18, 2004. [Memorandum is available online at the City web site under Transportation\Engineering and Design\Memos to Industry.]. (T&ES)

R-3 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

R-4 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)

R-5 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 grading plan. (T&ES)

R-6 An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2500 square feet. An erosion and sediment control bond shall be posted prior to release of the grading plan. (T&ES)

R-7 If construction of the residential unit(s) results in land disturbing activity in excess of 2500 square feet, the applicant is required to comply with the provisions of Article XIII of the City's Zoning Ordinance for stormwater quality control. (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).
- 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.
- 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.8-1-22)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3)
- C-5 Payment of the sanitary sewer tap fee must be received prior to release of the Grading Plan. (Sec. 5-6-25)
- C-6 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-3-61)

OFFICE OF HISTORIC ALEXANDRIA

No comments received.

ALEXANDRIA ARCHAEOLOGY

Archaeological Finding:

1. Tax records indicate the presence of a free African American household in the vicinity of this property in 1830. The property therefore has the potential to yield archaeological resources that could provide insight into domestic life, perhaps relating to African Americans, during the 19th century.

Archaeology Recommendations:

*1. The applicant/developer shall call Alexandria Archaeology immediately (703-838-4399) 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.

*2. The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

3. The statements in archaeology conditions above marked with an asterisk "*" shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.

V. IMAGES



1 ADJACENT PROPERTIES TO THE EAST
AS SCALE: NTS



2 FRONT VIEW OF THE SITE LOOKING SOUTH
AS SCALE: NTS



3 ADJACENT PROPERTIES TO THE WEST
AS SCALE: NTS



4 REAR VIEW OF THE SITE LOOKING NORTH
AS SCALE: NTS

Figure 1: Site photos.

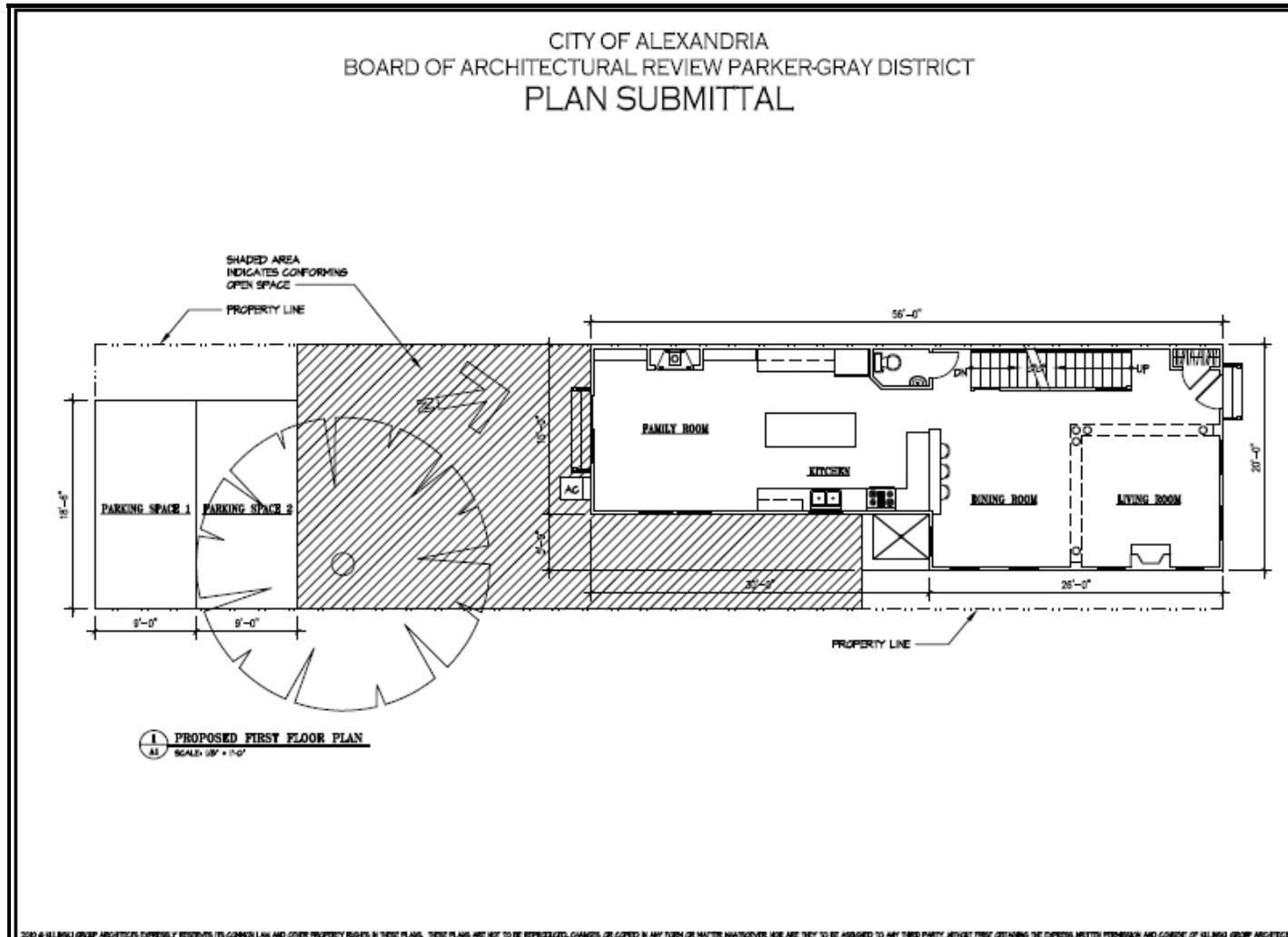


Figure 2: Proposed site plan.



Figure 3: Front elevation.

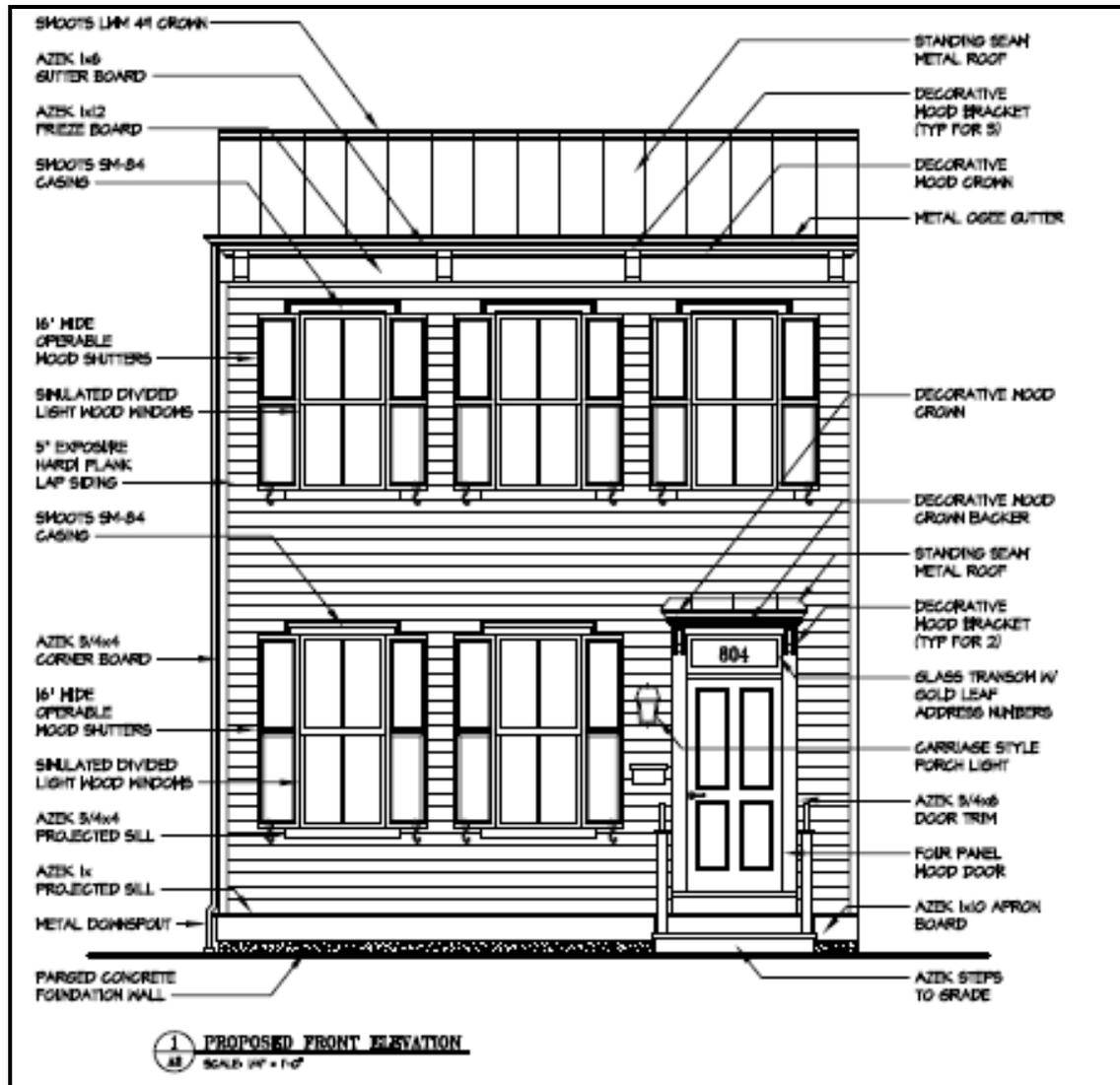


Figure 4: Detailed front elevation.

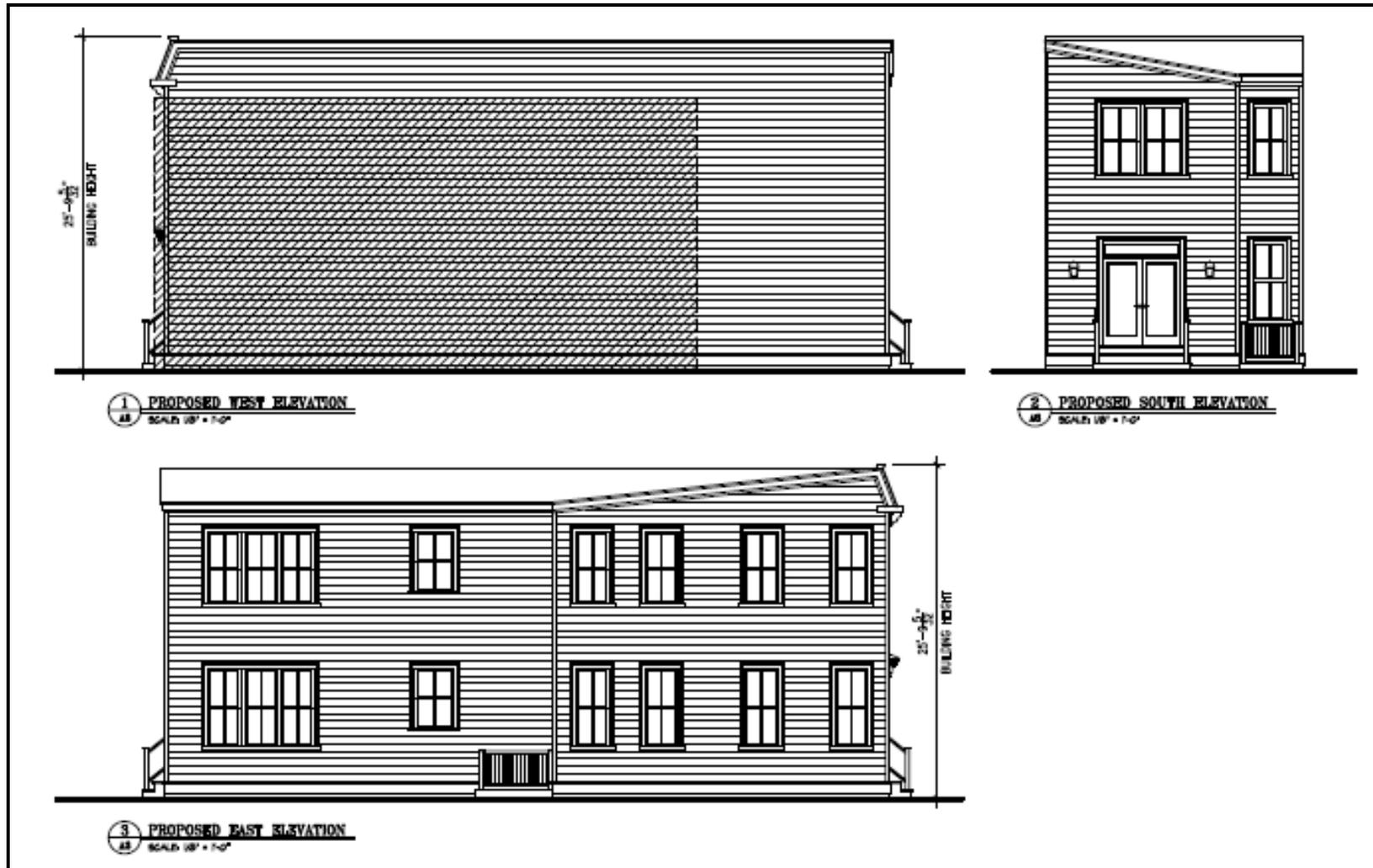


Figure 5: Side and rear elevations (east and south).



Figure 6: Proposed streetscape.