

Docket Item #s 3 & 4  
BAR CASE #2011-0073 & 0074

BAR Meeting  
May 25, 2011

**ISSUE:** Permit to Demolish and Addition/Alterations  
**APPLICANT:** Pendleton Street Homes LLC  
**LOCATION:** 808 Pendleton Street  
**ZONE:** RB / Residential

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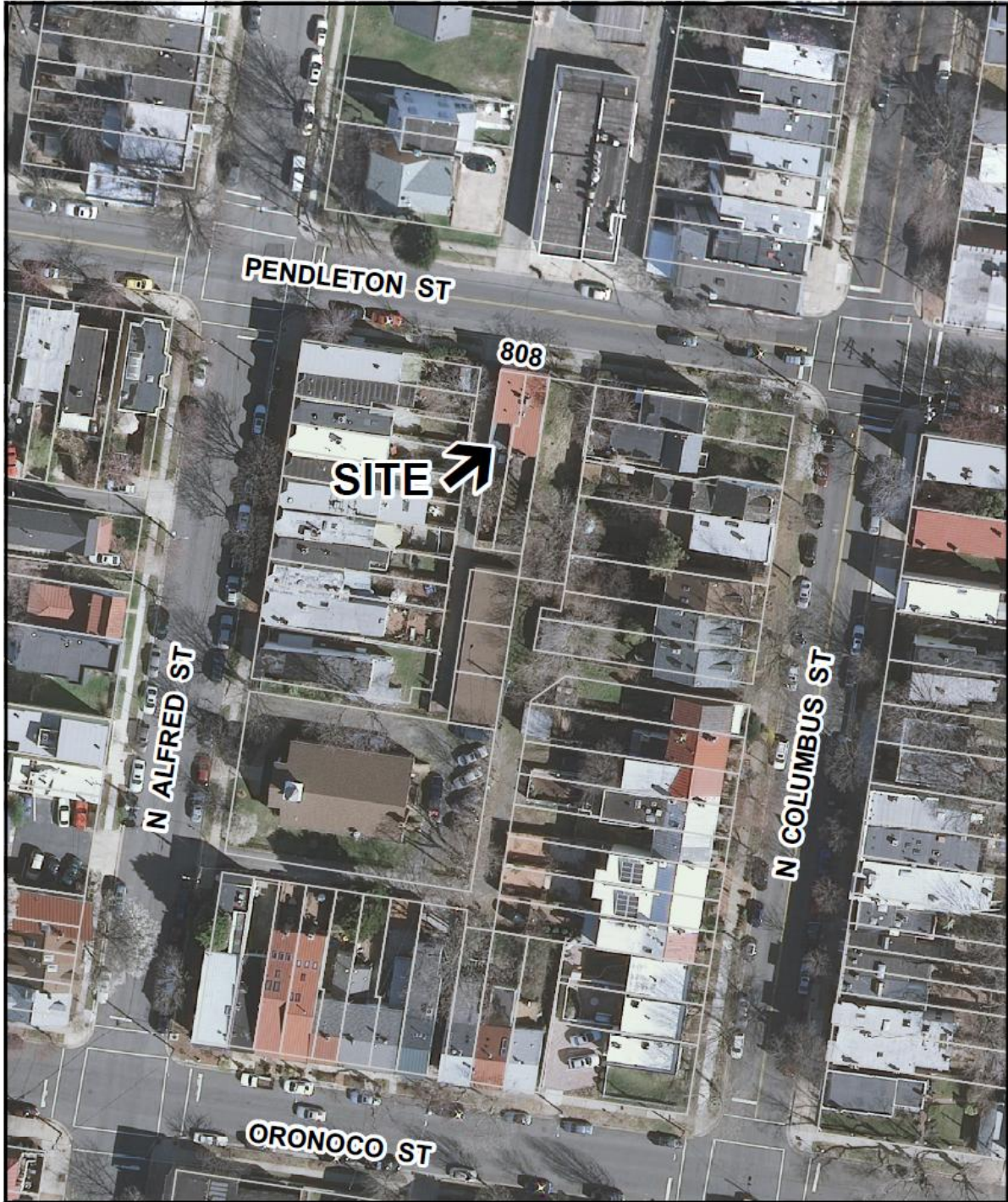
**STAFF RECOMMENDATION:**

Staff recommends approval of the Permit to Demolish and Certificate of Appropriateness for the Addition/Alterations with the following conditions:

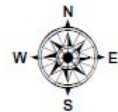
1. The new wood windows must meet the *Alexandria Replacement Window Performance Specifications*;
2. The fiber cement siding must be smooth, as outlined in the recently adopted BAR *Minor Architectural Elements policy*;
3. The EPDM roofing material should be light in color, as recommended in the Board's recently approved *Roof Materials policy*;
4. That the west elevation of the historic main block of the house be clad with wood clapboard siding, not Hardi plank siding; and,
5. That the front light fixture have a simple Victorian style, to be approved by BAR Staff.

**\*\*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 siding or roofing over 100 square feet, windows and 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.



**BAR CASE #2011-0073 & #2011-0074**



**\*Note:** Staff coupled the cases for 808 Pendleton Street, BAR #2011-0073 (Permit to Demolish) and BAR #2011-0074 (Certificate of Appropriateness) for clarity and brevity. This item requires a roll call vote.

## **I. ISSUE**

The applicant is requesting approval of a Permit to Demolish and a Certificate of Appropriateness to construct a rear addition and rehabilitate the property at 808 Pendleton Street.

### Permit to Demolish

The applicant proposes to demolish the following portions of the existing house in order to construct a new two-story rear addition:

- The existing one-story rear addition (approximately 14 feet by 10 feet).
- The second story rear wall above the existing addition (approximately 9.5 linear feet by 6.5 feet linear).

### Addition

The proposed two-story addition will project no further into the rear yard than the existing one story addition; however, in order to be located entirely on the applicant's property, the addition will be inset 4 inches on the west (alley) elevation. A vertical trim board on the west elevation will be added between the historic house and the new addition. The applicant proposes to clad the addition with 5 inch reveal Hardi plank lap siding. The first floor of the rear addition will have a single, full-light wood French door and the second floor will have a pair of double hung, two-over-two wood windows.

### Alterations

The applicant also intends to rehabilitate the main block of the house. The prior owner of the property obtained administrative approval to remove the vinyl and bricktex siding on the front façade and install new German-lap wood siding (BAR Case #2010-0380, December 29, 2010). The old siding has since been removed but the new wood siding has not been installed (see Figure 2). In addition to the new wood siding, the applicant also proposes to replace the existing historically inappropriate door, windows and light fixture, with historically appropriate details, including the addition of two new wood cornice brackets to match the single existing bracket. The applicant will also reinstall a transom over the front door and install two-over-two wood windows throughout. On the side elevation of the main block the applicant proposes to replace the existing vinyl siding with 5" reveal Hardi plank siding.

### Materials

The following materials are proposed:

- Double-hung wood windows in a two-over-two light configuration.
- Glass and wood transom over the front door.
- Four panel wood front door.
- Two wood brackets to match the single existing bracket.
- German lap wood siding with a 5 inch reveal on the front facade.
- Hardie plank clapboard siding with a 5 inch reveal on the west elevation of the main historic block, as well as on the rear addition.

- Aluminum downspouts and gutters.
- EPDM self-adhering roofing membrane.
- Kichler Mount Vernon lights at the front and rear doors.

## **II. HISTORY**

The two-story, two-bay frame duplex at 808 Pendleton Street dates from **circa 1870**, according to the Uptown Parker-Gray National Register Nomination. The duplex is shown on the 1907 Sanborn Fire Insurance Map, the first year this part of the city was mapped.

The subject property is listed as a non-contributing resource to the Uptown Parker-Gray National Register Historic District. However, the adjoining townhouse at 806 Pendleton Street is considered a contributing resource and Staff believes 808 Pendleton Street must, therefore, also be considered contributing.

Staff could find no record of any previous BAR approvals, with the exception of the administrative approval for replacement German lap wood siding on the front façade.

## **III. ANALYSIS**

The proposed addition and alterations comply with Zoning Ordinance requirements.

### ***Permit to Demolish***

In considering a Permit to Demolish or Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, Sec 10-205(B):

1. Is the building or structure of such architectural or historical interest that its removal would be to the detriment of the public interest?
2. Is the building or structure of such interest that it could be made into an historic shrine?
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 and protect an historic place or area of historic interest in the city?
5. 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 to live?
6. Would retention of the building or structure help maintain the scale and character of the neighborhood?

In the opinion of Staff, none of the criteria for demolition are met and the Permit to Demolish should be granted. Although this house appears to have always had a one story rear addition, physical evidence suggests that this addition is not original to the construction of the house. No character defining features of uncommon design or historic merit are

impacted, nor do the small areas of demolition compromise the integrity of the building as a whole.

***Addition***

In the opinion of Staff, the design of the addition is compatible with the style, massing, scale and architectural expression of the historic house, and conforms to the *Design Guidelines* for residential additions. In keeping with the recommendations contained in the *Guidelines*, the addition is designed as a background building "...which allows historic structures to maintain the primary visual importance." The minor setback along the west elevation will help to distinguish the new construction from the historic house.

***Alterations***

Staff commends the applicant for working with Staff over the past two months to develop a proposal which rehabilitates this vernacular Italianate townhouse. 808 Pendleton Street, along with its twin at 806 Pendleton Street, has been in disrepair for a number of years and the rehabilitation of both properties (806 has been recently repainted) will be a significant improvement for this blockface. The applicant has also purchased the vacant lot at 804 Pendleton Street and will soon begin construction on the new house approved by the BAR in 2010. Although Staff has no objection to the use of new and modern materials on the new addition, Staff has serious concerns about the applicant's proposal to use Hardi plank siding on the west elevation of the historic main block of the house. Staff and the Boards have been working hard in recent months to clarify the Boards' policies as they relate to modern materials and historic preservation, identifying where the use of modern materials is appropriate and where it is not. One of the central tenets of preservation is the retention of original materials on historic buildings, and when that is not feasible, the use of historically appropriate replacement materials. Therefore, Staff recommends that this elevation be clad with wood clapboard siding (existing clapboard siding is visible under the vinyl siding, indicating that historically the house had different siding profiles on the front and side elevations).

Although the drawings indicate that the windows will be wood, detailed window specifications have not been submitted. Prior to approval of the building permit, the applicant must submit window details which demonstrate compliance with the recently adopted *Alexandria Replacement Window Performance Specifications*.

As the existing roof will be replaced with a new EPDM roof, Staff recommends that the applicant comply with the recently adopted Roof Materials policy, which recommends the use of light colored roofing to reduce air conditioning loads on the building and to minimize the urban heat island effect.

Furthermore, the light fixture proposed for the house, Kirchler Mount Vernon lights, is not appropriate for this vernacular Italianate townhouse. Instead, Staff recommends the installation of a simple, Victorian style fixture at the front door.

Staff recommends approval of the Permit to Demolish/Encapsulate and the Certificate of Appropriateness for an addition and alterations with the conditions noted above.

**STAFF**

Stephanie Sample, Historic Preservation Planner, Planning & Zoning  
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

**IV. CITY DEPARTMENT COMMENTS**

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

Code Administration

F-1 The following comments are for 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 Thomas Sciulli, Plan Review Supervisor at 703-746-4901 or thomas.sciulli@alexandriava.gov.

C-1 A building permit for demolition will be required to be issued prior to the start of the demolition work.

C-2 The following information will be required to be submitted for review at the time of permit application;

- Plot plan showing location and gross square footage of proposed demolition.
- Asbestos report
- Rodent Abatement Plan

**V. IMAGES**



Figure 1: Photos submitted by the applicant.



Figure 2: Photo of 808 Pendleton Street taken on May 19<sup>th</sup>, 2011 showing the front façade after the removal of siding and bricktex.

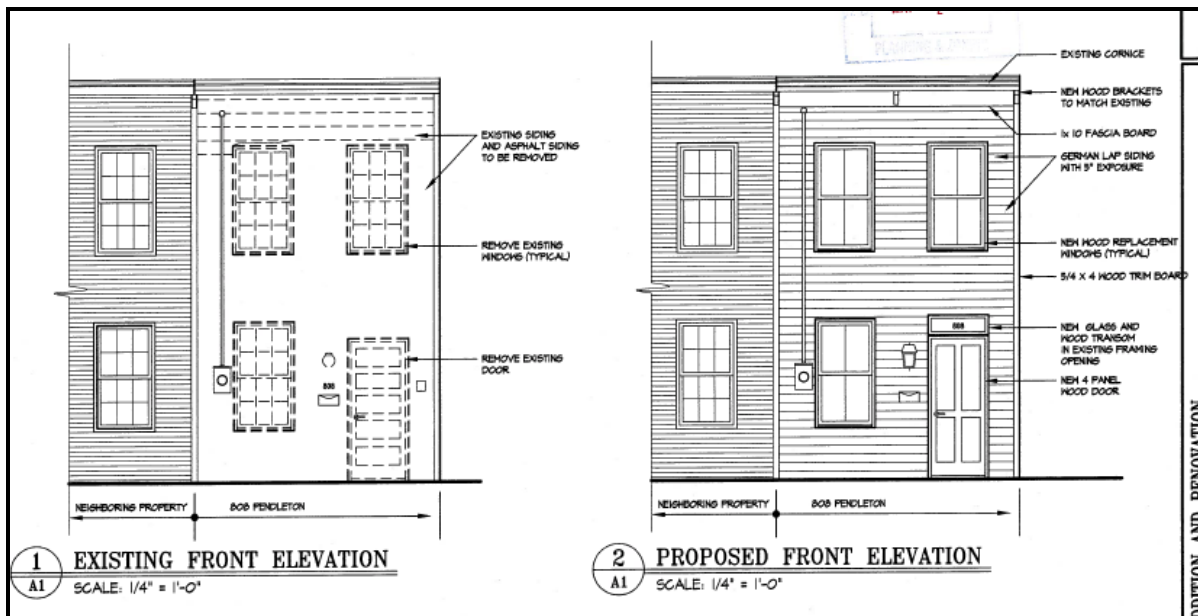


Figure 3: Existing and proposed front (north) elevation.



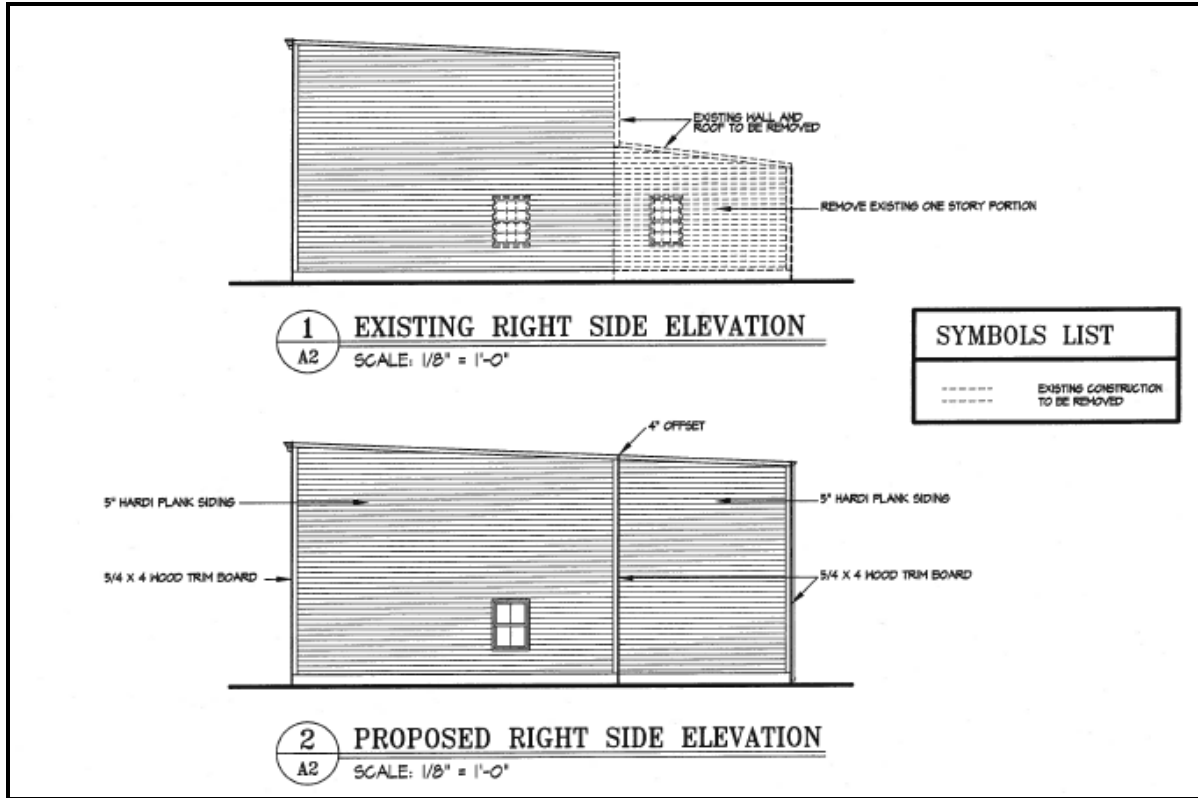


Figure 4: Existing and proposed west elevation.

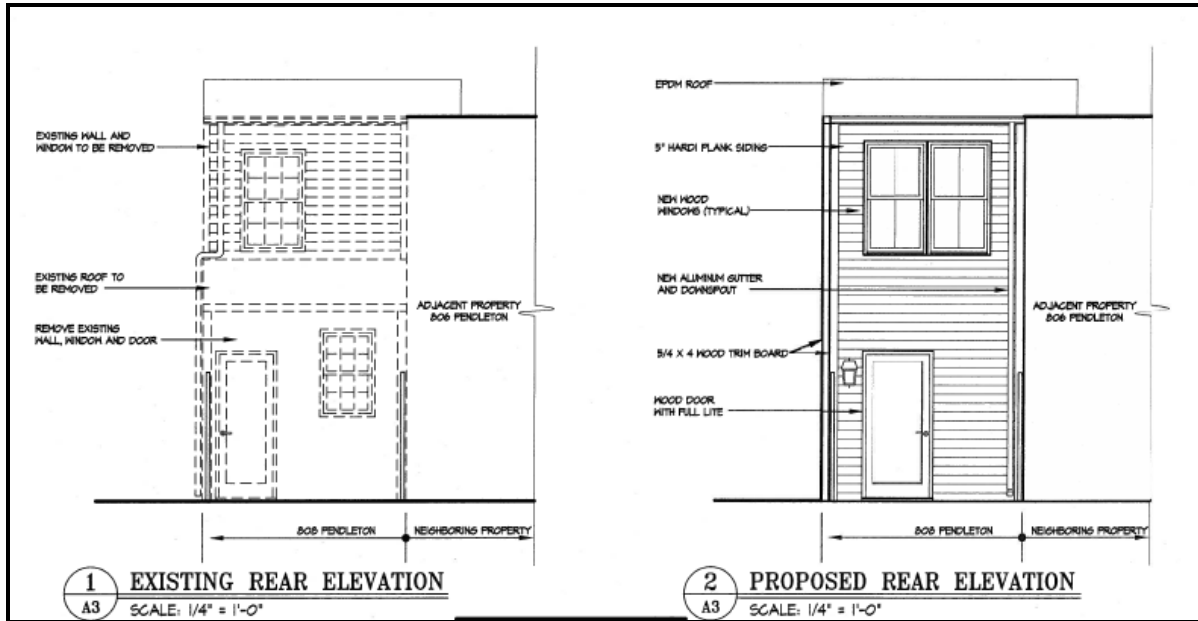


Figure 5: Existing and proposed south elevation.

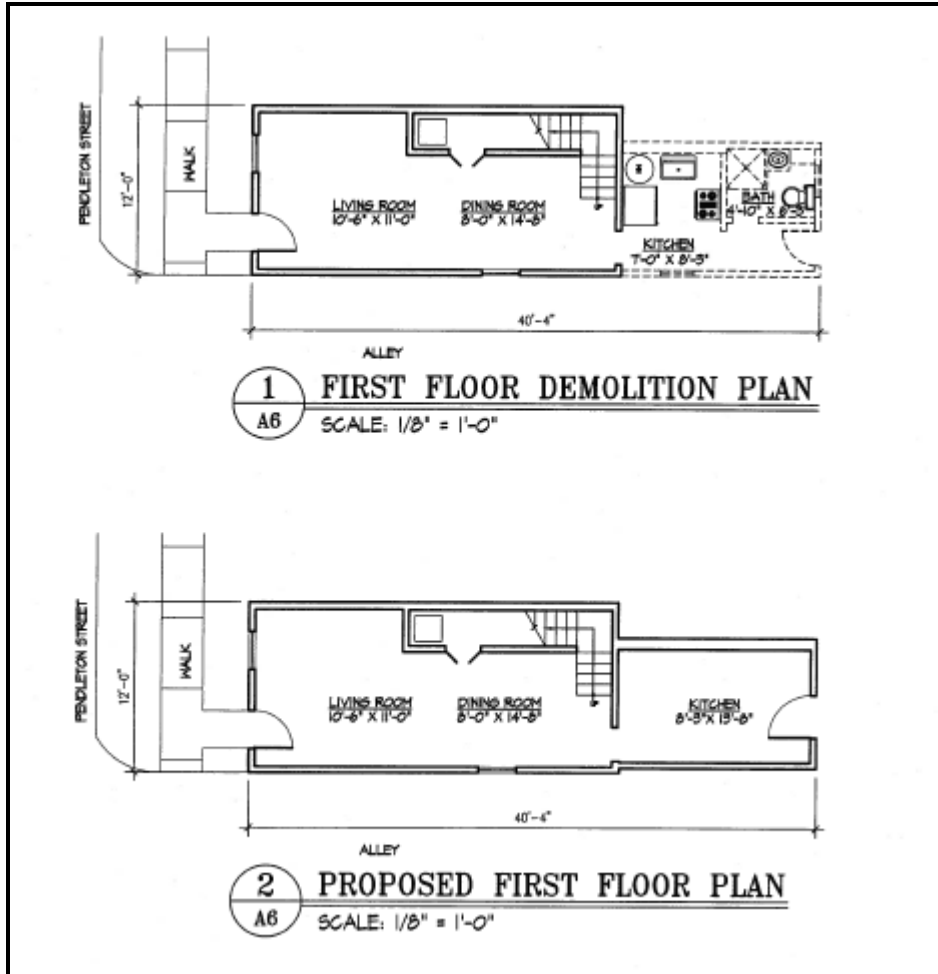


Figure 6: Existing and proposed first floor plan.

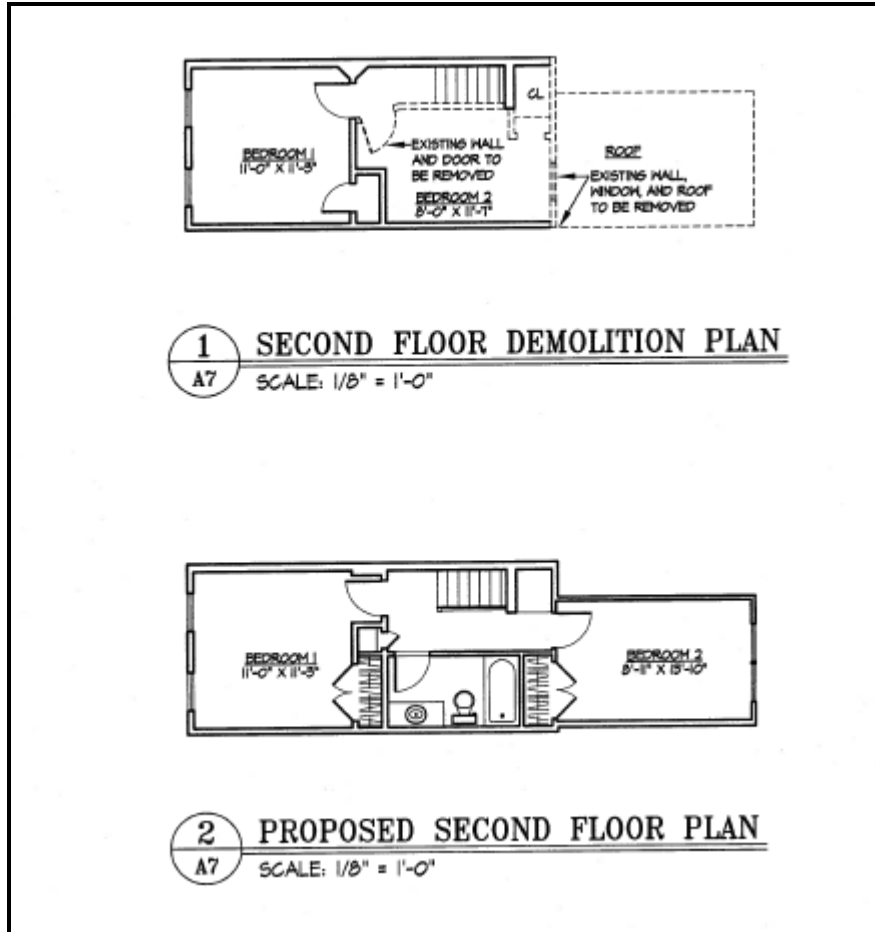


Figure 7: Existing and proposed second floor plans.