

Docket Item #9
BAR CASE #2004-0084

BAR Meeting
May 26, 2004

ISSUE: Alterations
APPLICANT: Bobby B. Stafford
LOCATION: 1002 Pendleton Street
ZONE: CSL/Commercial

****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, 703-838-4360 for further information.

STAFF RECOMMENDATION:

Staff recommends approval of the application with the following condition:

That, prior to installation, the applicant's carpenter meet with Staff on site and with the appropriate materials to demonstrate how he will assemble the door surround.

I. ISSUE:

The applicant is requesting a certificate of appropriateness for a several alterations to the front (north) facade of the two story detached frame house at 1002 Pendleton Street. As described by the applicant, the intent is to "restore the facade of the residence to original appearance except for the front siding and lighting fixture and rail on steps." The proposed alterations are as follows:

1. Replace the three front windows with new Kolbe and Kolbe double hung, two over two wood windows with true divided lights;
2. Install wood louvered shutters on existing shutter hardware;
3. Replace existing six panel metal door with four panel wood door;
4. Re-install original wood and glass transom over door;
5. Install wood door surround and hood to match those remaining at windows;
6. Install new light fixtures (Vianne Lantern by Progress Lighting or similar) at either side of front door;
7. Install simple iron handrail painted black, similar to that next door at 1000 Pendleton; and,
8. Paint body of the house beige, trim white and shutters brown.

The applicant does not plan to remove the aluminum siding at this point.

II. HISTORY:

The two story frame house at 1002 Pendleton Street was constructed prior to 1902, when the area was first included in the Sanborn mapping. Although clad in aluminum and vinyl siding, the front facade retains a good deal of its original architectural character with its handsome Italianate cornice and pedimented window hoods.

III. ANALYSIS:

The proposed alterations comply with the zoning ordinance requirements.

Staff commends the applicant for his plans to restore the facade of 1002 Pendleton Street. Each of the proposed alterations is addressed below:

1. Windows -While the retention of original fabric is always preferable, Staff acknowledges that the existing windows would require extensive repair. Moreover, the applicant has already purchased the Kolbe & Kolbe, two-over-two, true divided light windows. These windows are high quality and replicate the originals as closely as possible. The applicant has assured Staff that the replacement windows are sized to fit the openings. Therefore, Staff has no objection to the window replacement.
2. Shutters - The windows have shutter hardware indicating that, unlike many similar houses of

the period, 1002 Pendleton Street originally had shutters. The applicant has confirmed that he will install wood louvered shutters that are operable and sized to fit the windows. Thus the proposed replacement shutters are entirely appropriate.

3. Door - The proposed four-panel wood door is appropriate to the late 19th century building.

4. Transom and Door Surround - The applicant has a transom which he believes to be original to the front entrance of 1002 Pendleton Street and is confident that his carpenter can reinstall the transom and replicate the window trim and hood for the door surround. Staff has seen the transom, which is clearly historic, but can not confirm that it is correctly proportioned for this entrance. The restoration of the transom and door surround is key to returning the facade to its original appearance. Without a scale drawing, Staff and the Board must rely on the applicant's assertion that his carpenter will be able to produce the desired effect by using the existing transom and replicating the trim around the windows. In addition, Staff is concerned that it will be difficult to peel back and finish off the aluminum siding where the new entrance elements are to be reinstalled. The applicant is confident that his carpenter can do this successfully.

5. Handrail - The simple iron handrail such as that used next door at 1000 Pendleton Street has been approved by the Board in the past for a variety of building types. While not specifically of the period of the house, it is so simple and so common as to be almost unnoticeable. Therefore, Staff believes it is acceptable.

6. Light Fixtures - Staff believes the metal lantern-type light fixtures proposed are appropriate. The applicant has not yet made a final choice of fixture or finish. He is considering either an antique bronze finish or a brass finish. Either would be appropriate.

7. Paint - While the Board encourages applicants to select colors appropriate to the period of the building, it does not typically approve or deny paint colors, allowing the applicant an opportunity to exercise personal preferences and acknowledging on the temporary nature of paint. Therefore, Staff notes that the paint palette selected by the applicant is not the most historically appropriate, as deeper colors were favored in the Victorian period. For example, instead of a beige body with white trim, a tan body with beige trim might be more authentic. However, Staff believes the proposed color scheme will not detract from the historic building and is acceptable.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the proposed alterations with the following condition:

That, prior to installation, the applicant's carpenter meet with Staff on site and with the appropriate materials to demonstrate how he will assemble the door surround.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- C-1 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.

Historic Alexandria:

“Are these wood windows?”