

Docket Item # 5
BAR CASE #2006-0161

BAR Meeting
July 26, 2006

ISSUE: New residential building
APPLICANT: Anna Maria & Michael Dechert
LOCATION: 804 Pendleton Street
ZONE: RB Residential

STAFF RECOMMENDATION: Approval of the application with the following conditions:

1. That the encroachment for the window wells are approved by Planning Commission and City Council;
2. That the following statements must appear in the General Notes of the site plan so that on-site contractors are aware of the requirements:

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; and,

The applicant should not allow any metal detection 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, 703-838-4360 for further information.

(Insert sketch here)

UPDATE: The Board approved the new house with conditions at the July 27, 2005 hearing (BAR Case #2004-0280). The applicant was unable to start the project. As the Board approval expires after one year, the applicant is seeking re-approval. The plans are identical to those previously approved except that the width of the front block has been reduced from 22'6" to 22'2", the threshold at the front door has been lowered by several inches and the front window wells have been shown in plan.

I. ISSUE:

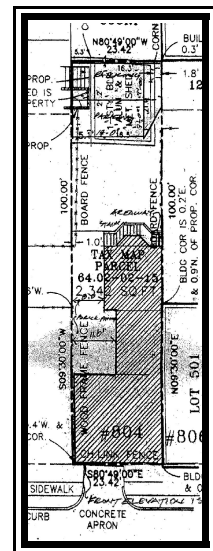
The applicant is requesting approval of a Certificate of Appropriateness for a new single family house to be constructed on the 23.42' wide by 100' long lot at 804 Pendleton Street. The lot is the only undeveloped parcel on the blockface. To the left of the lot is the two story frame house at 802 Pendleton Street. Although rather diminutive in size, 802 Pendleton Street has an usually wide street elevation of 5 bays. To the right of the lot is a pair of very small two story frame houses, 806 and 808 Pendleton Street, each only two bays wide. The house at 806 Pendleton Street encroaches on the west side of the lot at 804 Pendleton Street by approximately .3'.



Figure 1 - 800 block of Pendleton St

The proposed new house will be visible from Pendleton Street and the public alleys to the west and south of the property. In addition, the house will likely be visible in through-block views from Columbus and Alfred Streets.

The proposed house will be composed of three sections. The front block is square in plan. It will abut the house at 806 Pendleton Street on the west side and extend across nearly the entire width of the lot and leaving 11" between the wall and the property line on the east side. The narrower middle section will be rectangular in plan. It will also abut the house at 806 Pendleton Street on the west side and will be set back 11' from the east property line. The rear section is wider than the middle section and square in plan. It will be set back 8' from the east property line and will extend beyond the house at 806 Pendleton Street on the west side. The house will be 56' long. It will be 28'10" high at the front block and will step down in height twice with the middle section being 27'1" and the rear section 25'10". The house will be two stories with a raised basement and a mansard roof. It will be constructed of CMU. The main block of the house will be clad in brick on the north (front), east (side) and south (rear) facades. (A



**Figure 2 -
Proposed plan**

brick sample will be made available to the Board at the hearing.) All other facades will be stucco. The roof will be clad in standing seam metal to be painted. There will be wood trim, wood windows, wood doors and round metal down spouts and half round metal gutters. The windows will be simulated divided light windows by Pella, Kolbe and Kolbe or equivalent. The window sills and lintels in the brick clad block will be brick soldier courses. The sills and lintels in the stuccoed portions will be projecting masonry with stucco finish.

The front (north) elevation will appear as a two story house with a full height mansard roof and raised basement. The front door will be on the right side of the elevation at street level. The door will be a four-panel door as shown on the detail sheet, rather than six panel. It will be set within a heavy door surround with a rectangular transom and an oculus window above. A globe shaped, surface mounted light fixture will be located to the left of the door. A single step brick stoop will lead to the door. There will be two, four-light windows to the left of the door lighting the basement level, which will be partially below grade. The basement windows will have window wells which will project 1.5' into the public right of way and which will be covered with metal grates. The first story will have two, two-over-two windows to the left of the door. These windows will be approximately 5.5' in height. The window height will be slightly less in the second story where there will be three evenly spaced two-over-two windows. There will be a wood cornice with brackets and dentils at the base of the metal roof. The cornice will extend around all but the west elevation. The attic story will have two, gabled dormers. Each dormer will have a two-over-two window. The dormers will have standing seam metal roofs and sidewalls clad in metal. There will be a gutter across the front and downspouts at either corner. The electrical meter will be located just above grade at the left side of the front elevation.



Figure 3 - Proposed front (north) elevation

The 56' long west elevation will be partially obscured by the adjacent houses at 806 and 808 Pendleton Street. The attic level and the rear 15' of the proposed house will extend beyond the neighboring houses at 806 and 808 Pendleton Street and will be visible in oblique views from Pendleton Street and the alley. It may also be partially visible from Alfred Street. The narrow sliver of wall visible above 806 Pendleton Street will be clad in metal flashing to

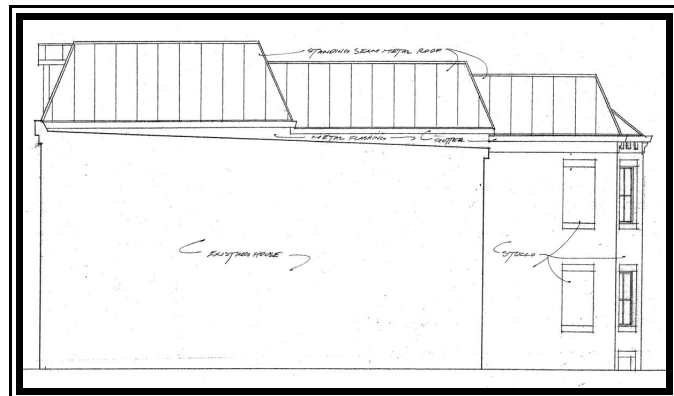


Figure 4 - Proposed side (west) elevation

ensure that the joint between the new and existing house is watertight. The back section of the proposed house that extends beyond 806 and 808 Pendleton Street will be covered in stucco. There will be two rectangular areas inset approximately 1" to suggest blind windows at the south end of this section on the first and second stories. The inset areas will have sills and headers and will be stuccoed. The most prominent feature of the west elevation will be the three mansard roof sections clad in metal roofing. The side of the attic story dormer at the front will be visible, with metal clad walls and a standing seam metal roof.

The east elevation is divided into a front, middle and rear block, each with a metal clad mansard roof of descending height. The east elevation will be visible in oblique views from Pendleton Street and may be visible in through-block views from Columbus Street. The 22'6" long front block will be located 11" off the east property line. The east wall of the front block will be clad in brick. A brick chimney will be located in the center of the east wall and will project approximately 3" from the wall. There will be no openings on the east elevation of the front block. Rectangular



Figure 5 - Proposed side (east) elevation

brick inset areas suggesting blind windows will be located on either side of the chimney at the basement, first and second story levels. The side of the attic story dormer at the front will be visible, with metal clad walls and a standing seam metal roof. The east elevation of the middle and rear blocks will be clad in stucco. The middle block will be set back 11' from the east property line and will be 15'6" long. It will have two, four-light basement windows which will be partially below grade. There will be a pair of fully glazed doors in the center of the first story and two, two-over-two windows in the second story. According to the applicant, there will be a circular surface mounted light fixture similar to that shown for the front at this door. The mansard roof over the middle section will be 1'9" lower than the front section. The rear block will be set back 8' from the east property line and will also be 15'6" long. It will have a single, four-light basement window partially below grade. There will be a fully glazed door on the south end of the elevation and a two-over-two window on the north end in the first story. According to the applicant, there will be a circular surface mounted light fixture similar to that shown for the front at this door. In the second story there will be two, two-over-two windows.

The south (rear) elevation will be visible from the alleys to the south and west and may be visible in through block views. The south elevation of the front block will have a pair of fully glazed doors in the first and second stories. There will be a simple metal railing across the doors on the second story. The south elevation of the rear block will be 15'5" wide. There will be a two story, angled bay centered in the rear elevation. There will be a two-over-two window in each face of the bay on the first and second stories. There will also be window in the center and east faces of the bay in the basement level. These two-over-two windows will only be partially above grade. There will be a door in the west face of the bay in the basement level. Steps and an areaway will wrap the bay on the south facade and will provide access to the basement level. The HVAC units will be located in the areaway and thus will be screened from view. The bay will have a wood cornice and metal roof. The metal clad mansard roof of the rear block will terminate in a wood cornice with brackets. The rear block will be 25'10" high.

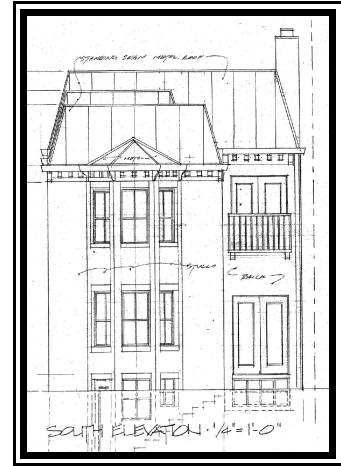


Figure 6 - Proposed rear (south) elevation

The curb cut and concrete apron that currently exist at the front of 804 Pendleton Street will be removed and the sidewalk will be continued across the face of the property. The existing chain link fence will be removed. There will be a parking pad with two spaces provided in the rear of the lot which will be accessed by the alley alongside 808 Pendleton Street. The applicant expects to return to the Board at another time with a request for fencing and a vehicular gate.

II. HISTORY:

The lot was subdivided in the early twentieth century but never developed, except for the construction of a metal clad frame shed at the rear of the lot between 1921 and 1931. The Board approved the demolition of the shed on February 23, 2005 (BAR Case #2004-0279). The shed has been removed. The Board first approved the prior owner's proposal to build a house on this lot at the hearing of September 23, 1998 (BAR Case #98-0144). The proposed dwelling was re-approved by the Board at the hearing of March 22, 2000 but was never constructed (BAR Case #2000-0033). As explained above in the update section, the Board approved the proposed new house for the current owners on July 27, 2005 (BAR Case #2004-0280). Except for a few minor alterations described above, the current plans are the same as those approved on July 27, 2005.

III. ANALYSIS:

The proposed house complies with the zoning ordinance requirements.

Staff believes the proposed house complies with the Design Guidelines for new residential construction within the historic district. The design complements the historic architecture of the Parker Gray district without slavishly copying a particular building or style. Design elements such

as the use of a mansard, bracketed cornice, angled bay and two over two windows will relate it to the late 19th and early 20th century dwellings that predominate in the district. The proposed materials are compatible with the district. Finally, staff believes that, after much work and several revisions, the size and massing of the proposed house is now appropriate for the surrounding neighborhood. Staff notes that the design submitted for re-approval is essentially identical to that approved by the Board one year ago. The only changes, the reduction of the width of the front block by 4" and the lowering of the threshold by a similar amount, are so insignificant as to be virtually unnoticeable. The current plans make clear that the basement level windows on the front facade, which are no different from those previously approved, will require window wells. The window wells will encroach into the public right-of-way by 1.5' and will thus require approval by the Planning Commission and City Council before they can be constructed. Staff notes the comments of Alexandria Archaeology and recommends that they be included as conditions to the approval.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application with the following conditions:

1. That the encroachment for the window wells are approved by Planning Commission and City Council;
2. That the following statements must appear in the General Notes of the site plan so that on-site contractors are aware of the requirements:

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; and,

The applicant should not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- C-1 All exterior walls within 5 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides of the wall. As alternative, a 2 hour fire wall may be provided. This condition is also applicable to skylights within setback distance. Openings in exterior walls between 3 and 5 feet shall not exceed 25% of the area of the entire wall surface (This shall include bay windows). Openings shall not be permitted in exterior walls within 3 feet of an interior lot line.
- C-2 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.
- C-3 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-4 A soils report must be submitted with the building permit application.
- C-5 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-6 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.
- C-7 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.
- C-8 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.

Historic Alexandria:

The proposal is appropriate. This is a nice design for this historic district.

Alexandria Archaeology:

- F-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.
- R-1 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.
- R-2 The applicant should not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
- R-3 The above statements must appear in the General Notes of the site plan so that on-site contractors are aware of the requirements.

Transportation & Environmental Services

- R-1 A PLOT PLAN showing all improvements and alterations to the site must be approved by T&ES prior to issuance of a building permit. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
- R-4 An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2500 square feet. (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 plan. (T&ES)
- R-6 City Code Section 8-1-22 requires that roof, surface and sub-surface drains be connected to the public storm sewer system. 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. (T&ES)
- C-1 All utilities serving this site shall be placed underground. (Sec. 5-3-3)

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- C-2 Pay sanitary sewer tap fee prior to issuance of a building permit. (Sec. 5-6-25.1)
- C-3 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-3-61)
- C-4 Roof drains and sub-surface drains shall be connected to the city storm sewer system, if available, by continuous underground pipe. (Sec. 8-1-22)
- C-5 Per City Ordinance No. 3176, requests for new driveway aprons, unless approved at public hearing as part of a related item, must be accompanied by an adjacent **Property Owners Acknowledgment** form.
- C-6 Change in point of attachment or removal of existing overhead utility services will require undergrounding or a variance. (Sec. 5-3-3)
- F-1 The applicant has submitted a plot plan which is currently under review by Staff. (T&ES)