

Docket Item # 6  
BAR CASE # 2006-0228

BAR Meeting  
October 25, 2006

**ISSUE:** Demolition  
**APPLICANT:** Sheryl W. Jahns  
**LOCATION:** 1006 Pendleton Street  
**ZONE:** CSL/Commercial

---

**STAFF RECOMMENDATION:** Staff recommends approval of the application as submitted.

**\*\*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.

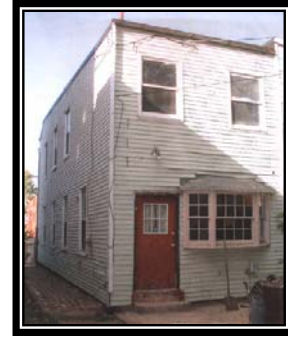
**\*\*BUILDING PERMIT NOTE:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by the Code Enforcement Bureau (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Enforcement, Room 4200, City Hall, 703-838-4360 for further information.

(Insert sketch here)

NOTE: This docket item requires a roll call vote.

**I. ISSUE:**

The applicant is requesting a permit to demolish for various areas on the west and south walls of the two story frame house to allow the reconfiguration and relocation of windows and doors. There will be no demolition on the front (north) façade.



There are currently four windows evenly spaced across the first story and on the west side. In the second story there are three windows, all directly above those in the first story except that there is no window above the southernmost first story window. The applicant proposes to cut a new window opening here above the fourth window in the first story. In addition, the window to the north of this, the third window in the second story, will be made smaller in size, entailing a small amount of encapsulation of wall area. On the first story, a new bay window will be added, eliminating the third window and requiring the demolition of an area of approximately 147 square feet. The second window toward the front (north) will be relocated approximately 2' farther toward the front of the house.

There is currently a non-original bay window on the rear (south) façade. This will be removed and in the same location there will be one small window opening and one large window opening. There will be no alterations to the second story openings on the rear façade.

The front and west side of the house are readily visible from Pendleton Street. The rear of the house is visible from the public alley behind the house

**II. HISTORY:**

The two story frame house at 1006 Pendleton Street appears to be a twin to the house at 1004 Pendleton Street. However, map research indicates that the house at 1004 Pendleton Street predates the house at 1006 Pendleton Street by at least five years. The house at 1004 Pendleton Street is shown on the 1902 Sanborn map, the first year this area is mapped, but the house at 1006 Pendleton does not appear until 1907. In addition, according to the project designer, Joseph Hodges, interior demolition has revealed that the party wall was once the exterior wall of 1004 Pendleton Street. A building permit dated April 13, 1907 and issued to Mrs. James (Virginia L.)



Hamersley describes a frame dwelling with tin clad mansard roof measuring 14' wide and 44 feet long (Building Permit #158). According to the permit, the builder of the house would be John Hamersley and the cost was estimated at \$700.00.

Directory research indicates that Mrs. Hamersley continued to reside at 1006 Pendleton Street through 1924 at least.

Staff was unable to locate any record of prior Board of Architectural Review actions for 1006 Pendleton Street. The building appears to retain its original footprint and much of its original appearance. The most significant alterations include the application of aluminum siding, the

replacement of all windows with aluminum and/or vinyl windows and the addition of inoperable vinyl shutters on the front façade. The house does retain the original door surround and cornice.

**III. ANALYSIS:**

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 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 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 in which to live?
- (6) Would retention of the building or structure help maintain the scale and character of the neighborhood?

Staff does not believe any of the above criteria are met. The demolition will occur on secondary elevations and is relatively minor even when all the areas are considered together. Moreover, the alterations that will follow the proposed demolition are acceptable and, in the case of the rear, will result in a more historically appropriate appearance.

**IV. STAFF RECOMMENDATION:**

Staff recommends approval of the application as submitted.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- C-1 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-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-4 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-5 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-6 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 request seems appropriate.

Alexandria Archaeology:

- F-1 Tax records indicate that there was a free African American household on the block bounded by Patrick, Pendleton, Wythe and Henry streets in 1810, but the exact address is not known. The development property was situated within an African American neighborhood during the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. The property therefore has the potential to yield archaeological resources that could provide insight into domestic activities, perhaps related to African Americans.
- 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 above statement must appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including sheeting and shoring and grading) so that on-site contractors are aware of the requirement.