

Docket Item # 2
BAR CASE # 2008-0200

BAR Meeting
November 19, 2008

ISSUE: Alterations
APPLICANT: Sara Poindexter
LOCATION: 912 Pendleton Street
ZONE: RB/Residential

STAFF RECOMMENDATION Staff recommends approval of the application for a Certificate of Appropriateness for alterations with the following conditions:

1. That the applicant retain and reuse existing brick, where possible, and use a historically appropriate mortar.

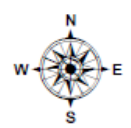
****EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 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



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11/19/2008



I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for alterations to the chimney at 912 Pendleton Street.

The applicant is proposing to remove the existing damaged brick chimney and to reconstruct the chimney with new brick. The applicant will also replace the flashing around the chimney.

II. HISTORY:

The dwelling located at 912 Pendleton Street was constructed as one of a pair of two-story, two-bay frame rowhouses on this block. These two dwellings, as well as an adjacent series of rowhouses, first appear on the Sanborn Fire Insurance Map in 1902. This dwelling is typical of many rowhouses found throughout the Parker-Gray district due to its simple frame construction and modest ornamentation. The focus of the architectural embellishment is on the entrance and the cornice.

In 2001, the Board approved after-the-fact installation of vinyl siding (BAR Case # 2001-0132).

III. ANALYSIS:

The proposed chimney alteration complies with Zoning Ordinance requirements.

The proposed alterations are compatible with the existing building and meet the *Design Guidelines* for chimneys and flues. The chimney is primarily visible on the rear elevation, from Francis Court.

The *Design Guidelines* note that “existing chimneys should be maintained *in situ* and not removed without a compelling reason and substantial justification.” Staff notes that the chimney will be maintained *in situ* as it will be rebuilt in the same location. Staff has conducted a site visit and determined that the existing chimney has been patched and repaired so extensively that it no longer retains its material integrity. Staff recommends that, during the process of removing the existing chimney, where possible, the applicant should work to retain and reuse the existing bricks.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application for a Certificate of Appropriateness for alterations with the following conditions:

1. That the applicant retain and reuse existing brick, where possible, and use a historically appropriate mortar.

V. CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- C-1 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.
- C-3 Construction permits are required for this project. Plans shall accompany the permit application that fully details the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.

Historic Alexandria:

Approve.

VI. IMAGES



Figure 1. Front (north) elevation of 912 Pendleton Street (on left).



Figure 2. Rear (south) elevation with existing chimney.



Figure 3. Detail of existing chimney.



Figure 4. Detail of damaged chimney.

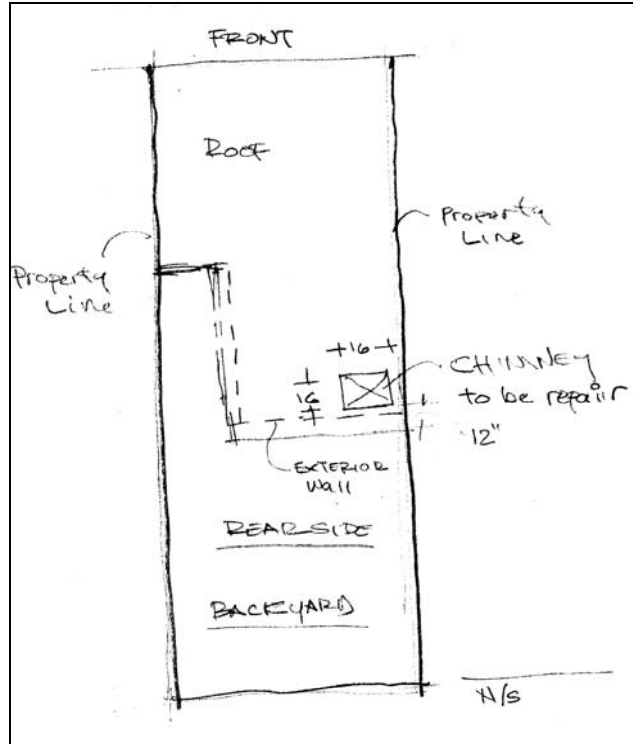


Figure 5. Roof plan.

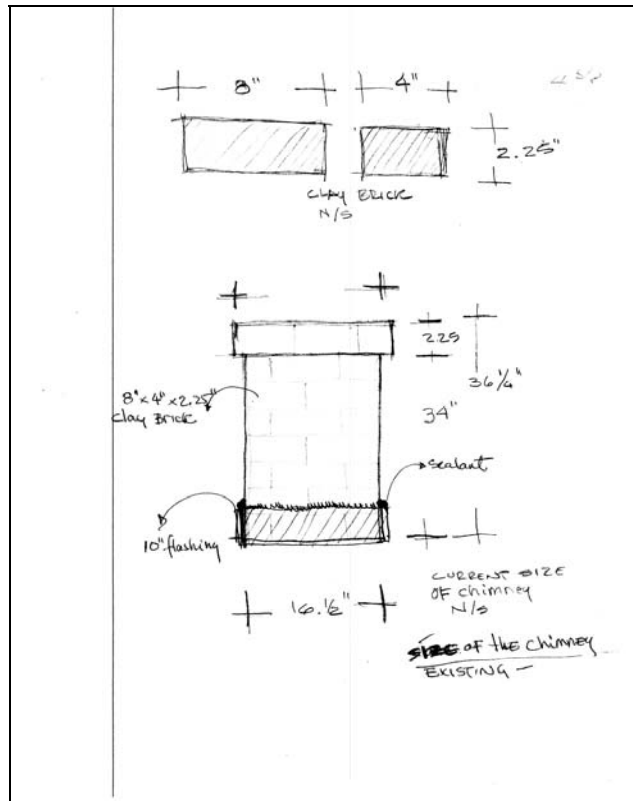


Figure 6. Diagram of proposed rebuilding of chimney.