

BAR Meeting
September 22, 2010

ISSUE: Partial Demolition/Encapsulation and Additions/Alterations
APPLICANT: Michael Ann Casey (Case Design/Remodeling, Agent)
LOCATION: 918 ½ Pendleton Street
ZONE: RB / Residential

STAFF RECOMMENDATION:

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

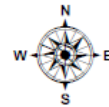
1. That the 6/6 aluminum clad wood windows on the additions are changed to 1/1 aluminum clad wood windows.
2. That the French door is changed from a multi-light door to a single-light French door.
3. That the six panel wood door is changed to a four-panel wood door.
4. That the wood siding is specified as German lap siding.
5. That all the trim including balustrades are fabricated out of wood or a paintable synthetic/composite, solid-through-the-core, high-quality material.
6. That the following archaeology conditions appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.
 - a. The applicant/developer shall 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.
 - b. The applicant/developer shall not allow any metal detection or artifact collection 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 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 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 #2010-0018/0020



***Note:** Staff coupled the two reports for 918 ½ Pendleton Street, BAR #2010-0018 (Permit to Demolish/Encapsulate) and BAR #2010-0020 (Certificate of Appropriateness for clarity and brevity. This item requires a roll call vote.

I. ISSUE

Background

A variance to construct an addition reducing the required open space from 800 square feet to 615 square feet was approved by the Board of Zoning Appeals on September 16, 2010 (BZA2010-00019.) The application is now before the Board to determine if the proposed addition is consistent with the existing historic context and compatible with the building's architectural style.

Proposal

The applicant is requesting approval of a Permit to Demolish/Encapsulate and Certificate of Appropriateness for the construction of new additions at 918 ½ Pendleton.

The Permit to Demolish/Encapsulate consists of:

- Removal of the rear wall the one-story (c1950) addition (approx. 60 sq. ft.)
- Infill an existing window opening on the second floor.
- Demolish approx 126 sq. ft of exterior (west elevation) second floor wall surface of the original c1910 extension.
- Remove existing second floor window on c1910 extension and modify opening to allow for new door.
- Encapsulation of the rear wall on the first floor of the two-story c1910 extension (approx. 100 sq. ft.)

The Certificate of Appropriateness consists of:

- Expanding the existing one-story shed roof addition to a two-story addition.
- Constructing a one-story rear extension. This addition is designed to expand the existing first story living space and add a full-width, open balcony for the second floor.
- Installing a new door on the second floor of the rear elevation (c1910 extension).

The proposed new additions are designed to accommodate a sunroom and a storage/mechanical room, as well as a larger bathroom on the second floor. The rear (south) elevation of the addition will be detailed with a single multi-light door, a six-panel door and a set of paired, six-over-six, double-glazed, double-hung windows on the first floor. The second story will have a single, six-over-six, double-glazed, double-hung window and a single multi-light door, which leads out onto the full-width balcony. Due to the close proximity of the additions to the property lines, the side elevations of the addition will have no fenestration. The new roof structure of the additions will intersect and extend the existing shed roof. The proposed materials include: aluminum clad wood windows, wood siding, modified bitumen roofing, a hollow, PVC balustrade.

II. HISTORY

Historic Context

The house at 918 ½ Pendleton Street was built between 1907 and 1912 (Sanborn Fire Insurance Maps). The 1912 Sanborn Map illustrates a two-story frame dwelling with a two-story extension sharing the property with the house at 920 Pendleton. Nine years later, in 1921, the building had been unaltered physically; however, the map shows a completed subdivision of 920 and 918 ½ Pendleton into two separate parcels of land. The only other changes to the property at this time were the construction of a one-story outbuilding at the rear of the property. Finally, between 1941 and 1958, a one-story rear addition and full-width front porch are added to the house.

Description of the Existing Building

The subject two-story frame, Folk Victorian dwelling with two-story extension is set upon a brick foundation capped with a faux, Mansard roof on the front facade concealing a shed roof sloping toward the rear elevation. A denticulated and bracketed cornice punctuates simple unadorned elevations clad in German lap siding. The 1/1 wood windows are flanked with non-historic two-paneled shutters and a six-panel non-historic wood door is detailed with a single-light transom. A one-story hipped-roof porch embellished with neoclassical columns was constructed between 1941 and 1958 and spans the full width of the house. A one-story shed roof addition, built between 1941 and 1958, extends from the southwestern corner of the rear of the building.

The subject property is located along the western boundary of the historic district. The dwelling faces north and is set back 7.5' from the front property line. The rear of the property is enclosed with a six-foot high wood fence and contains many mature trees.

Previous BAR Approvals

Staff was not able to locate any recent BAR cases for this address.

III. ANALYSIS

The proposed alterations comply with Zoning Ordinance requirements, pending compliance with the BZA conditions.

Staff has no objection to the proposed encapsulation and demolition of portions of the south (rear) and west (side) elevations and finds the proposed additions to be compatible with the existing building and surrounding area.

Permit to Demolish

In considering a Permit to Demolish, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(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 the memorial character of the George Washington Memorial Parkway?
- (5) Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?
- (6) 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?

In the opinion of Staff, none of the criteria for demolition and encapsulation are met and the Permit to Demolish/Encapsulate should be granted. Staff has no objection to the proposed demolition and encapsulation of portions of the rear walls and finds the proposed additions to be compatible with the existing building. The area proposed for demolition/encapsulation is minimal in scope, located on a secondary elevation, does not remove any portion of the building containing character defining features of uncommon design or historic merit, and does not compromise the integrity of the building as a whole.

Addition and Alterations

The construction of an addition to any building within a historic district must be evaluated not only for its impact on the building to which it is being attached, but also for its impact on the district as a whole. The *Design Guidelines* encourage “designs that are respectful of the existing structure and which seek to be background statements or which echo the design elements of the existing structure.”

As the attached drawings illustrate, the designs for the new additions do not overwhelm the existing building, respects the architectural heritage of the historic structure, and creates delineations between the historic house and the new additions.

The rear additions will not be visible from Pendleton Street but will be visible from the rear public alley, as they are completely contained behind the existing rear elevation. The proposed second-story is being sited on an existing (c1950) one-story addition on the rear, southwestern corner of the structure and will require the removal of one, rear second floor wall (approx 126 sq. ft) from the house’s original extension, in addition to removing portions of the walls to create openings to accommodate the proposed new windows and doors on the second floor. The proposed one-story full-width extension protrudes from the original (c1910) first floor rear elevation and will provide a balcony for the second floor of the new addition, and will encapsulate approx. 100 square feet of the original extension. However, these new additions are being sited on the rear, secondary elevations, and as such are respectful of the existing historic structure and do not negatively impact its integrity.

The proposed addition’s massing and scale are compatible with the existing vernacular style of the house. The proposed second-story addition will extend the original house’s shed roof form. However, Staff recommends that the proposed wood beveled siding be German lap siding to be compatible with the existing wood siding and the Victorian style of the house.

In addition, the proposed doors and windows are a 6/6 window, multi-light French door, and 6 panel wood door. These details are Colonial Revival and Staff would recommend that a more appropriate Victorian period style be utilized. This would include a 1/1 window (to match the existing windows on the front), a single light French door and a 4 panel wood door. Although the *Design Guidelines* state that “single glazed true divided light wood windows” are the preferred window type, Staff notes that the Board has regularly approved double-glazed windows on new construction, and staff supports that here to reduce energy consumption and increase occupant comfort. Staff further believes the proposed aluminum-clad windows are appropriate for a new addition where they are minimally visible to the public. Aluminum clad windows are among the most expensive, highest quality and most durable windows available on the market and have been approved by the Board several times in the past.

Furthermore, the current proposal specifies that the balustrade is fabricated of a pressure treated post with PVC sleeve and, we believe, hollow PVC balusters. The Board generally considers high-quality synthetic/composite materials to be solid-through-the-core, paintable, milled similarly to wood, and to have a similar texture and feel to solid wood. Therefore, Staff finds the proposed use of the pressure treated post with PVC sleeve not consistent with these policies and recommends that the applicant submit either a painted wood balustrade or a balustrade fabricated from a high-quality synthetic/composite solid-through-the-core, paintable material to be approved by Staff with their building permit. Finally, the drawings indicate a corner board being utilized at the junction point between new addition and the original structure. This treatment is sufficient to distinguish the addition from the original structure for this simple vernacular dwelling.

In Staff’s opinion, the proposed addition, with the recommended modifications, is appropriate and compatible to the main historic house in terms of mass, scale, height, and architectural expression, and does not negatively impact the integrity of this or nearby historic resources.

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

Michele Oaks, Historic Preservation Planner
Al Cox, FAIA, Historic Preservation Manager

IV. CITY DEPARTMENT COMMENTS

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

Code Administration

- 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 Alterations to the existing structure must comply with the 2006 edition of the Uniform Statewide Building Code (USBC).
- C-6 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-7 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.
- C-8 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-9 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.
- C-10 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 116.1.

Transportation and Environmental Services (T & ES)

Recommendations

- R1. The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)
- R2. The building permit plans shall comply with requirements of City Code Section 8-1-22 regarding the location of downspouts, foundation drains and sump pumps. Refer to Memorandum to Industry dated June 18, 2004. [Memorandum is available online at the City web site under Transportation\Engineering and Design\Memos to Industry.]. (T&ES)
- R3. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R4. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
- R5. 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)
- R6. An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2,500 square feet. (T&ES)
- R7. Compliance with the provisions of Article XIII of the City's zoning ordinance for stormwater quality control is required for any land disturbing activity greater than 2,500 square feet. (T&ES)

Findings

- F1. Must adhere to conditions of BZA2010-00019. (T&ES)
- F1. An approved grading plan may be required at the time of building permit application. Insufficient information has been provided to make that determination at this time.

In summary, City Code Section 8-1-22(d) requires that a grading plan be submitted to and approved by T&ES prior to the issuance of building permits for improvements involving:

- the construction of a new home;
- construction of an addition to an existing home where either
 - the addition exceeds the area of the existing building footprint by 100% or more;
 - or, the construction of the addition results in less than 50% of the existing first floor exterior walls, in their entirety, remaining;
- changes to existing grade elevation of 1-foot or greater;
- changes to existing drainage patterns;
- land disturbance of 2,500 square feet or greater.

Questions regarding the processing of grading plans should be directed to the T&ES Site Plan Coordinator at (703) 838-4318. Memorandum to Industry No. 02-08 was issued on April 28, 2008 and can be viewed online via the following link.

<http://alexandriava.gov/uploadedFiles/tes/info/gradingPlanRequirements.pdf>

Historic Alexandria

No comments received.

Alexandria Archaeology

Archaeology Finding

1. Research has indicated that his property was within an African American neighborhood from 1870 to 1910. The property therefore has the potential to yield archaeological resources that could provide insight into domestic activities in the late 19th and early 20th centuries, perhaps related to African Americans.

Archaeology Recommendations

*1. The applicant/developer shall 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.

*2. The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

3. The statements in archaeology conditions above marked with an asterisk "*" shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.

V. IMAGES

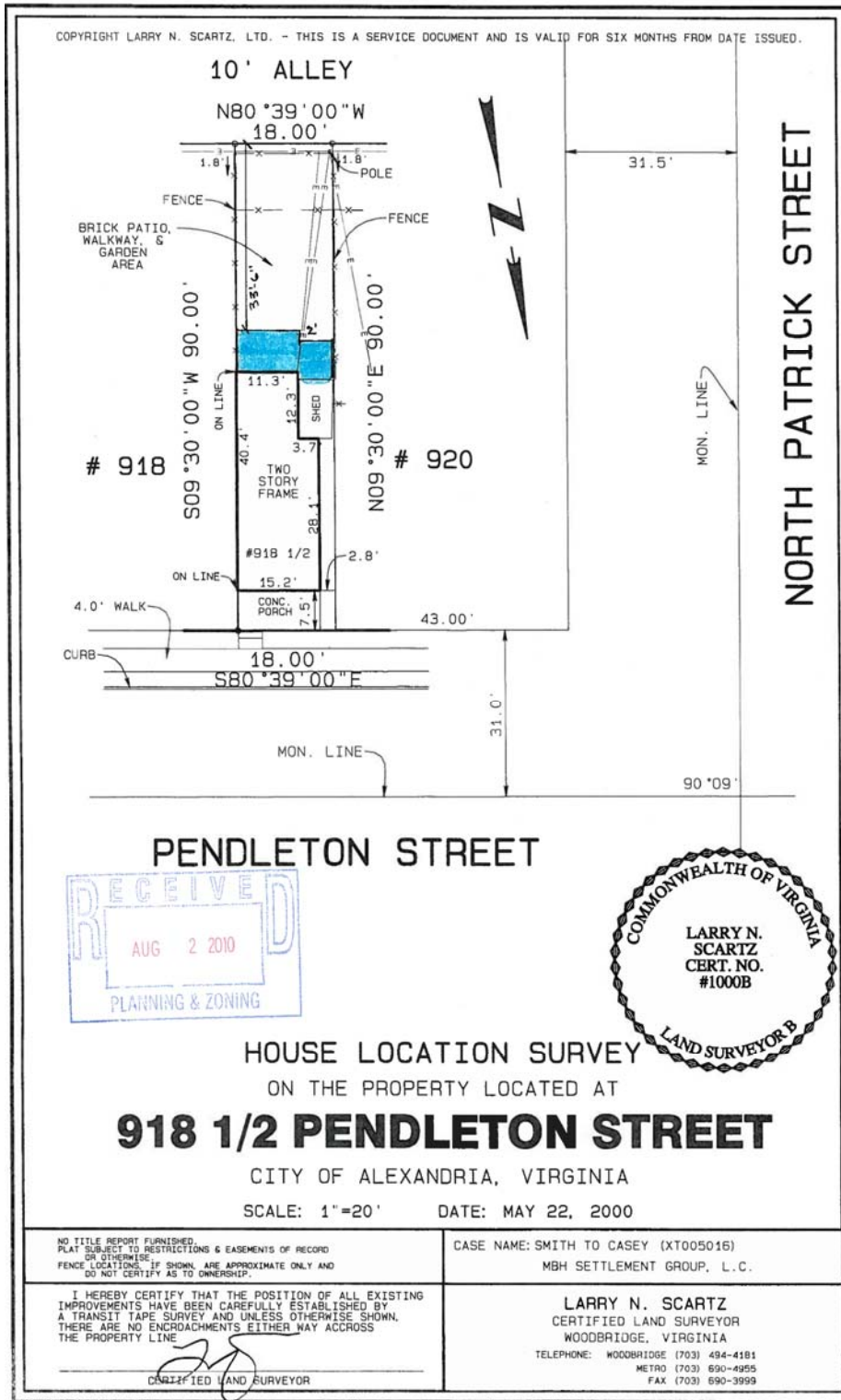


Figure 1: Proposed Plat



Figure 2: Front Elevation - Existing



Figure 3: Rear Elevation - Existing

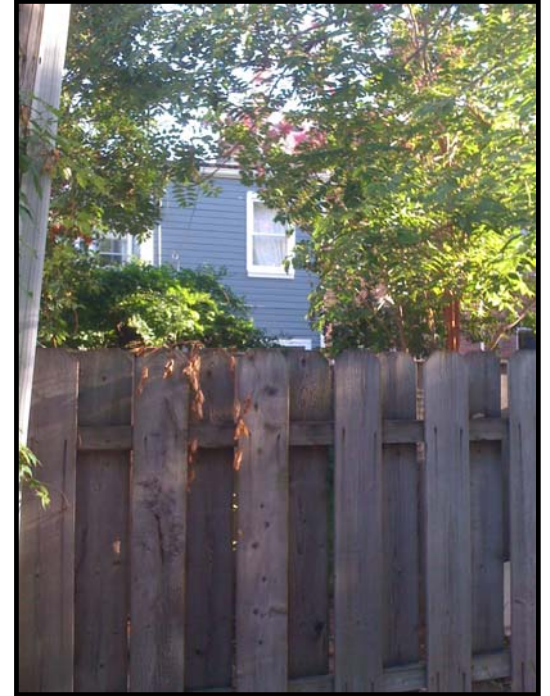


Figure 4: Rear Elevation - Existing

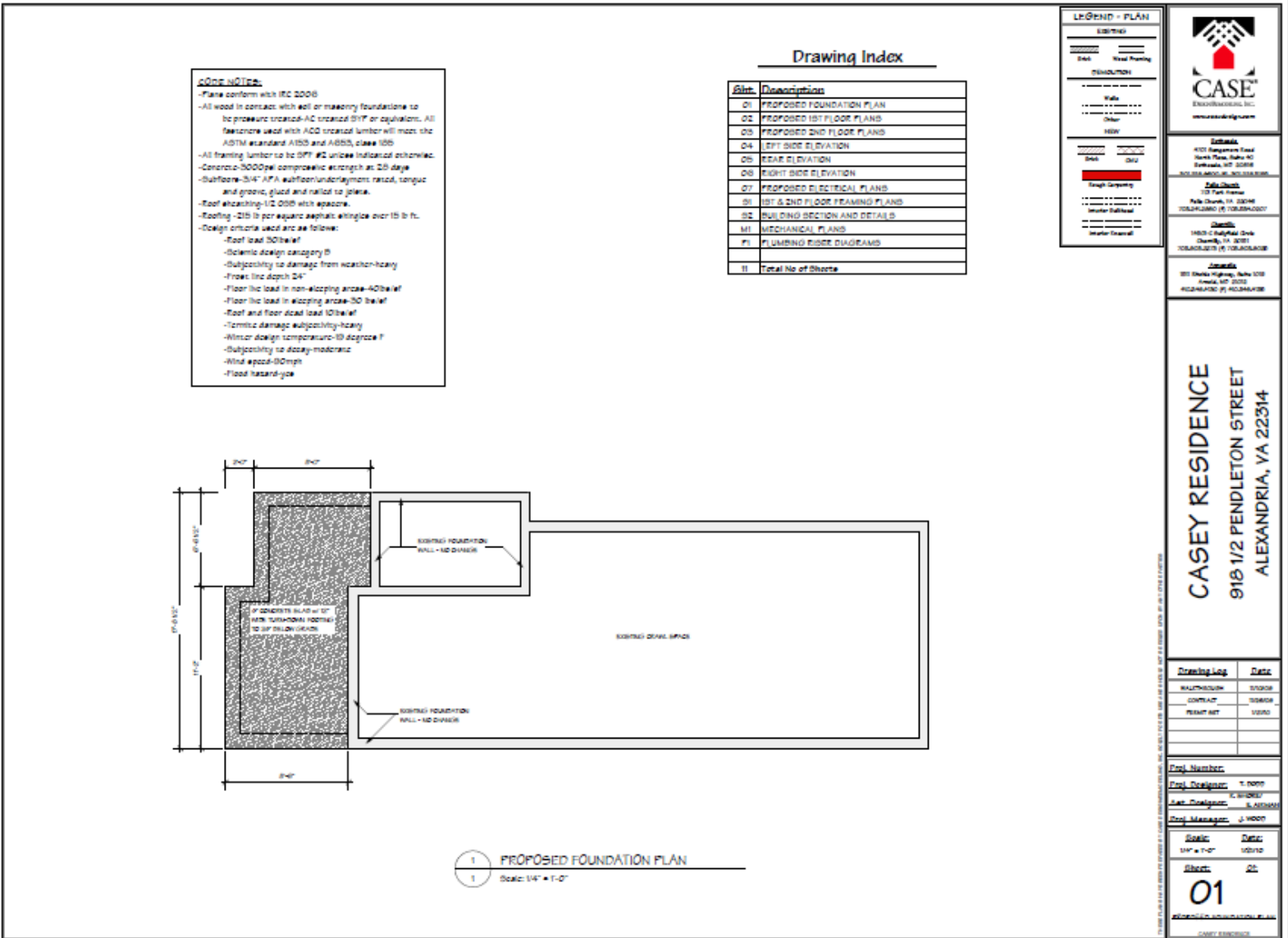


Figure 5: Proposed Foundation Plan

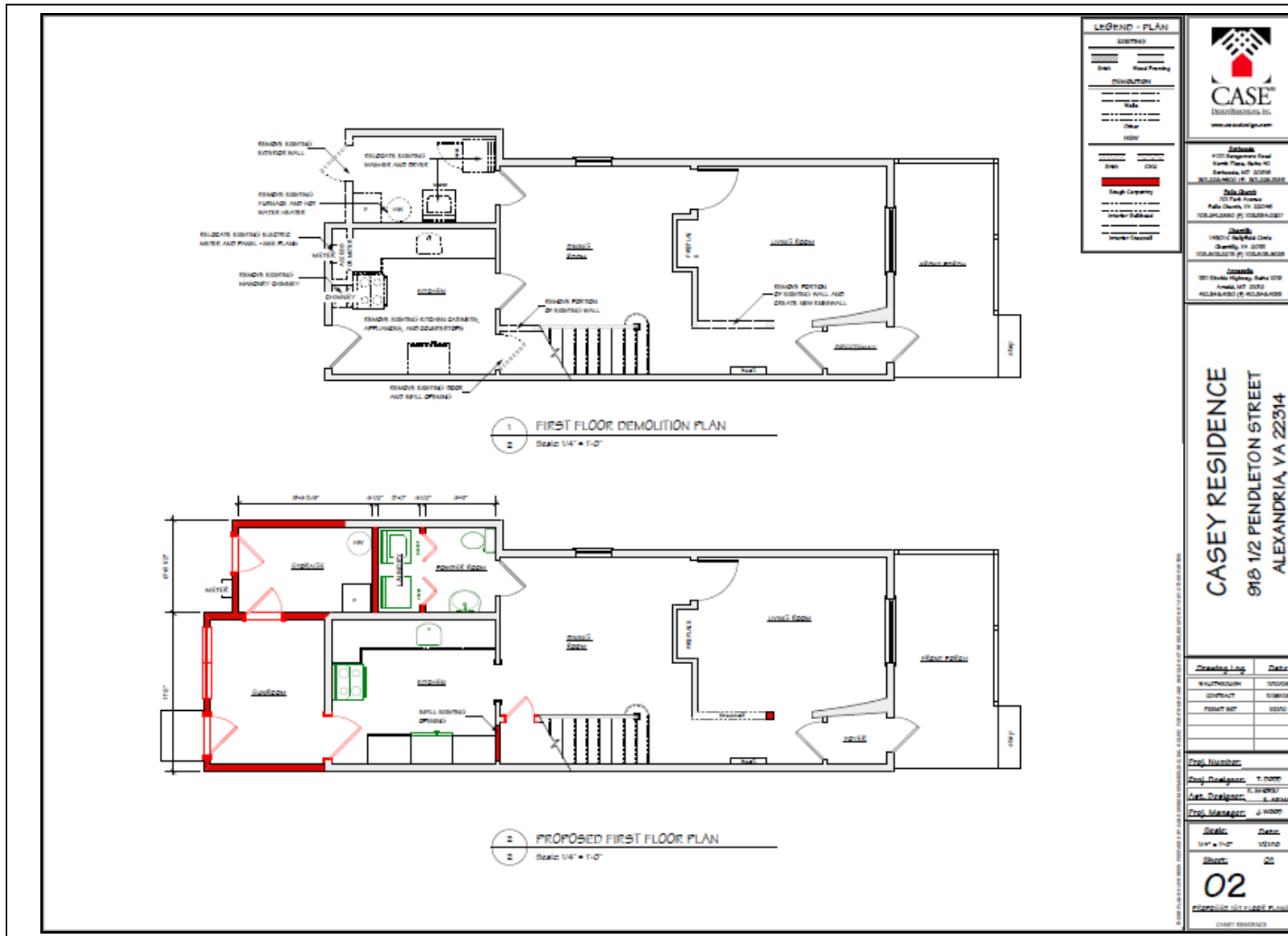


Figure 6:
Existing and
Proposed First
Floor Plan

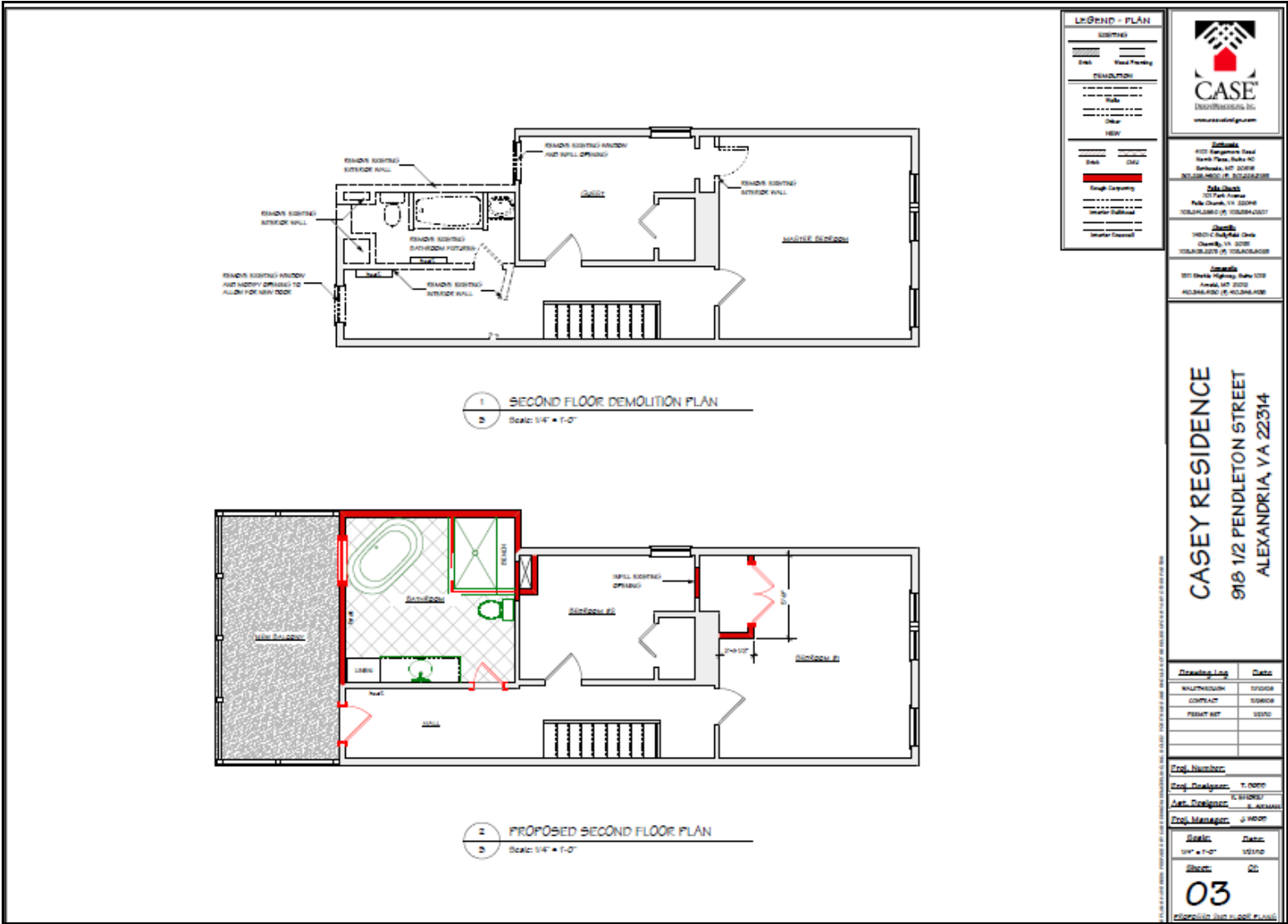


Figure 7: Existing and Proposed Second Floor Plan

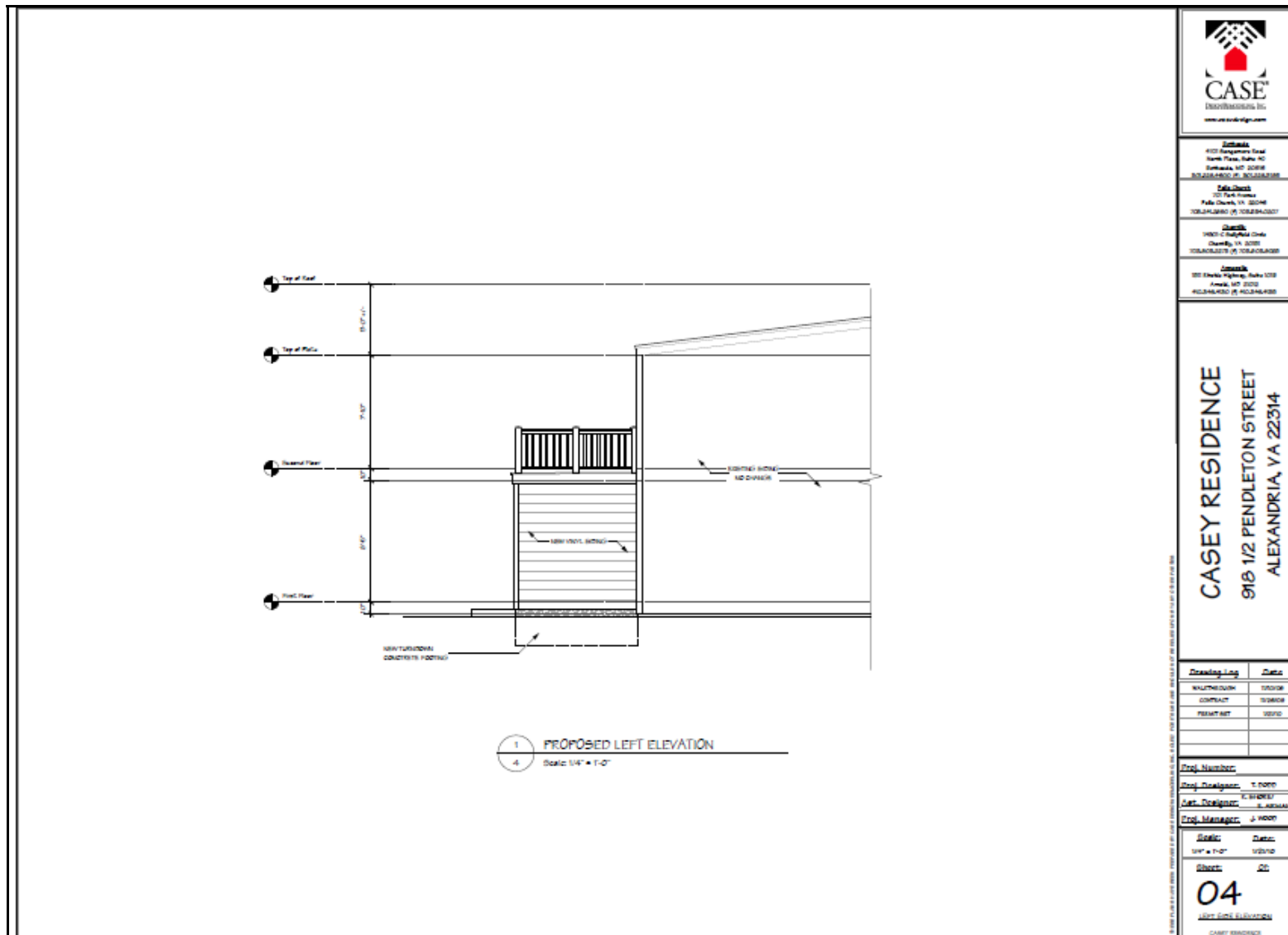


Figure 8: Proposed Left (East) Elevation

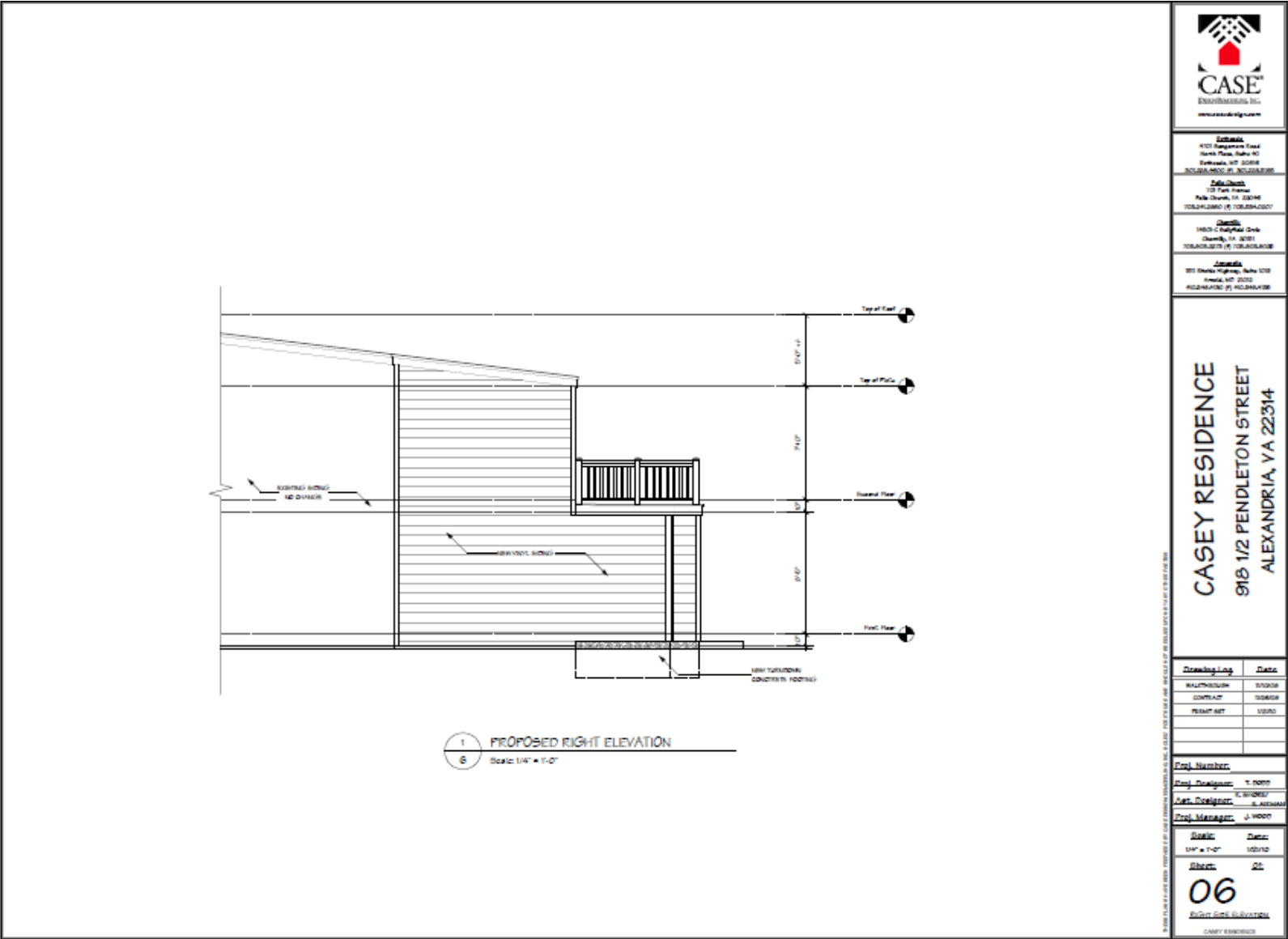



Figure 10: Proposed Right (West) Elevation



CASE
 ENGINEERING INC.
 www.caseeng.com

Address:
 4100 Regentway Lane
 North Falls, VA 22081
 Reston, VA 20190
 REGISTRATION # 6024420000

State Office:
 121 Park Avenue
 Arlington, VA 22204
 REGISTRATION # 6024420000

County Office:
 1400 S. Highland Drive
 Chesley, VA 20151
 REGISTRATION # 6024420000

Virginia:
 801 Shady Highway, Suite 110
 Herndon, VA 20150
 REGISTRATION # 6024420000

CASEY RESIDENCE
 918 1/2 PENDLETON STREET
 ALEXANDRIA, VA 22314

Drawing Log	Date
WALTON/LOUN	10/20/10
CONTRACT	10/20/10
PERMIT SET	10/20/10

Proj. Number: _____

Proj. Designer: T. NORD

Arch. Designer: T. NORD / S. ARKHAM

Proj. Manager: J. WOOD

Scale: 1/4" = 1'-0" **Date:** 10/20/10

Sheet: 06 **Of:** 21

06

By: [Signature] Date: [Signature]

CASEY ENGINEERING