

Docket Item # 4 & # 5
BAR CASE # 2017-0134 &
2017-0135
BAR Meeting
May 24, 2017

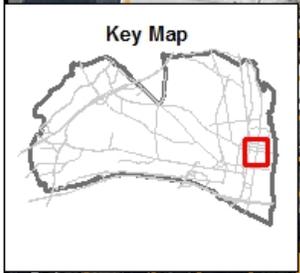
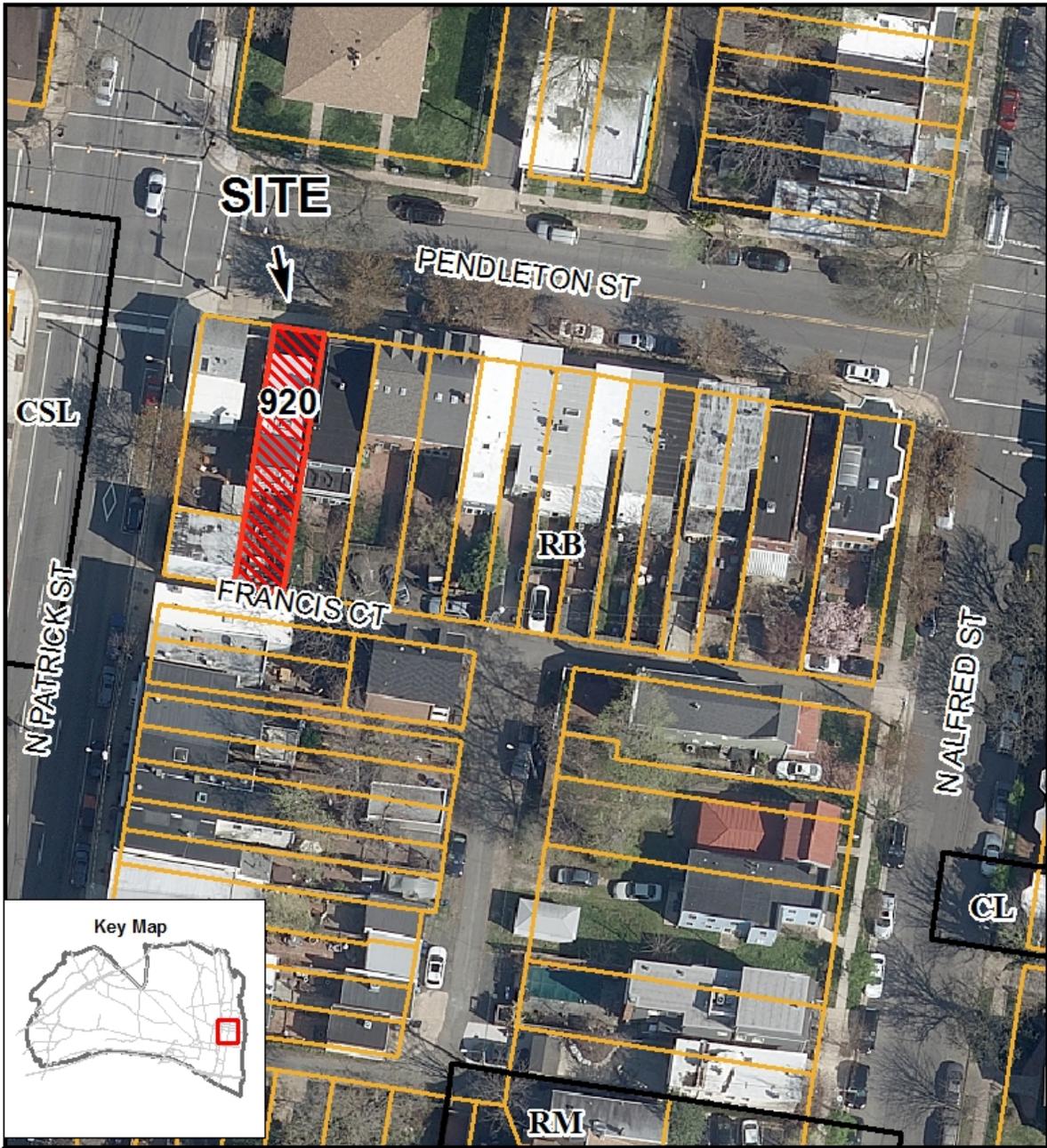
ISSUE: Permit to Demolish and Certificate of Appropriateness for an Addition
APPLICANT: Robert Glen Roe & Lila Mei Lee
LOCATION: 920 Pendleton Street
ZONE: RB/Townhouse Zone

STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish and Certificate of Appropriateness, as submitted.

GENERAL NOTES TO THE APPLICANT

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a stamped copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
2. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **BUILDING PERMITS:** 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.
5. **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.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



BAR Case #2017-00134 & 00135
920 Pendleton Street



Note: Staff coupled the applications for a Permit to Demolish (BAR #2017-0134) and Certificate for Appropriateness (BAR #2017-0135) for clarity and brevity.

I. ISSUE

The applicant requests a Permit to Demolish to partially demolish 303.08 square feet of roof area to construct a rooftop addition. 51.7 square feet of the historic roof and 251.38 square feet of the later addition’s roof will be affected.

The applicant also requests a Certificate of Appropriateness for a rooftop (third-story) rear addition approximately 236.98 square feet in area. The south elevation will have two windows that align with the fenestration on the second floor. Materials include aluminum-clad windows, fiber cement siding, metal gutters and downspout and a non-visible skylight.

The rooftop addition will be visible from both Pendleton and North Patrick Streets.

II. HISTORY

The two-story, two-bay frame vernacular house at 920 Pendleton Street appears to date to the late 19th century and is first shown on the 1902 Sanborn Fire Insurance Map (the first year this block was mapped). Map research shows the house changing very little over the years, although by the mid-1900s a two-story porch had been enclosed. It appears that the fenestration on the rear elevation has also been updated. In 1984, the brick chimney was constructed.

Prior Approvals:

On September 18, 2013, the Board of Architectural (BAR) approved as amended a Permit to Demolish and a Certificate of Appropriateness for a rear addition.

III. ANALYSIS

Permit to Demolish

In considering a Permit to Demolish, the BAR must consider the following criteria set forth in the Zoning Ordinance, §10-105(B):

Standard	Description of Standard	Standard Met?
(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?	No
(2)	Is the building or structure of such interest that it could be made into a historic house?	No
(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?	No
(4)	Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?	N/A

(5)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No
(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?	No

Staff has no objection to the proposed partial demolition of 51.7 square feet of the historic flat roof or the partial demolition of 251.38 square feet of the later addition’s roof area to erect the rooftop addition [total roof demolition equals 303.08 square feet].

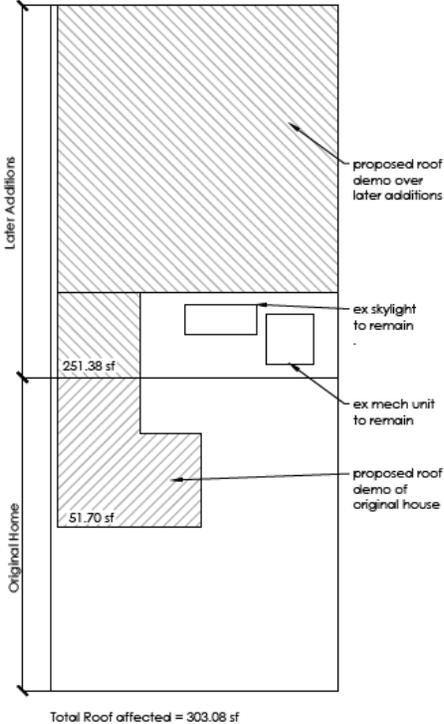


Figure 1: Proposed area of demolition

Certificate of Appropriateness

The applicant is proposing to constructed a 236.98 square foot rooftop addition to create habitable space on the third floor. The addition will be 9’-0” high and primarily visible from North Patrick Street (on the west) and Francis Court, a public alley that borders the parcel to the south. The rooftop addition will be minimally visible from Pendleton Street. The rooftop addition will increase the height of the later addition to 27’-6 ¼”, which is still below the RB zone’s maximum permitted height of 45 feet.

Because the property is located on or near the property line on both the east and west, those walls are not permitted by the building code to have any fenestration. To incorporate natural light into the front section of the rooftop addition, the applicant is proposing a 1'-6" x 4'-0" skylight. The skylight will not be visible from the public right-of-way and does not require BAR approval.

The proposed material for the addition consists of fiber cement siding painted to match the color of the existing house. The siding's reveal on the later addition is 5" and the applicant is proposing the same reveal for the rooftop addition. The two new windows on the south elevation will be aluminum clad wood and will match the existing rear windows in size and design.

Staff was presented with two alternatives in pre-application meetings with the applicant (A and B). Both options sought to minimize visibility from Pendleton Street, but incorporated a stepped roofline which obstructed the fluidity of the existing east and west elevation and appeared somewhat disjointed. The applicant continued to refine the design and developed a third iteration, Option C. Therefore, staff favors option C, which will be slightly visible from Pendleton Street and include a simpler roofline. The applicant also studied the addition of blind windows on the side elevations but upon review it seemed that simplifying these elevations and only separating the new construction from the existing with trim would make this appear as more of a secondary, background element.



Figure 2: Option A

Staff notes that the number of requests for rooftop additions in the Parker-Gray and Old and Historic Districts are continuing to increase because of increased property values and demand for modern living spaces. In the past few years the Parker-Gray BAR has approved a few rooftop additions. For example, at the southwest corner of North Patrick and Pendleton Streets, the BAR approved a small rooftop addition and the construction of a roof deck on the portion of the building constructed in the mid-20th century. At 424 and 426 North Fayette Street, the BAR approved small rooftop additions to access roof decks on both the historic and new townhouses in the middle of the block. However the BAR required a number of sight line studies, particularly for the historic townhouse, to ensure that these were not visible by a six foot tall person standing on the sidewalk directly across the street. The applicant was able to almost entirely eliminate the visibility of the rooftop addition and deck on the historic townhouse from the public street, although it was still quite visible from the public alley. Additionally, at Old Town Commons the BAR approved a number of loft level elements that read as separate additions from the main building but are clearly visible from multiple vantage points.

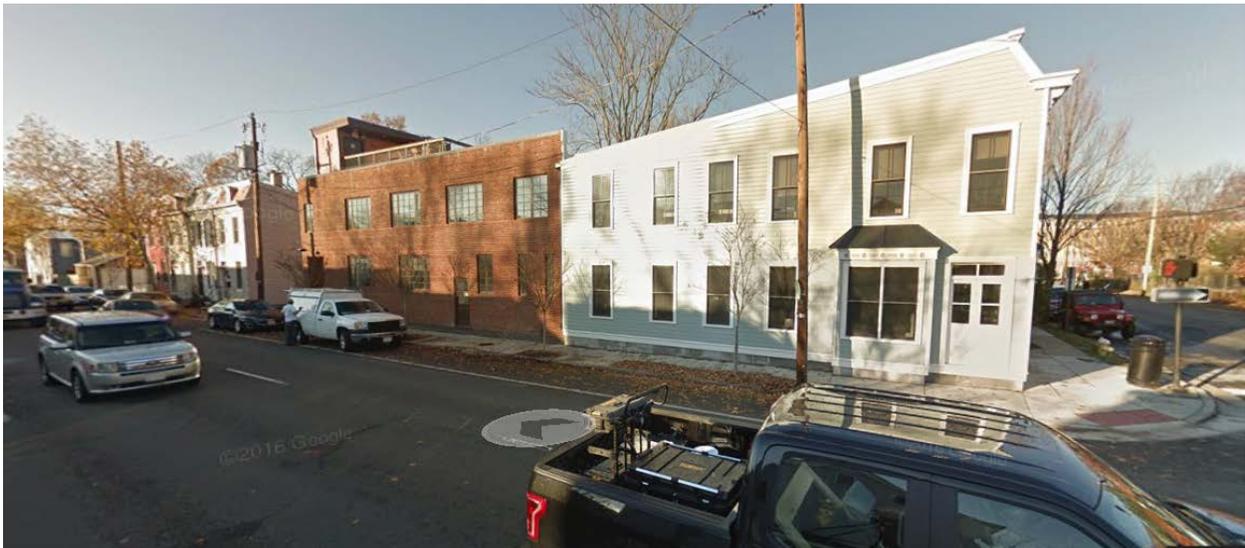


Figure 5. Building located at southwest corner of North Patrick and Pendleton Streets with small rooftop addition and roof deck.



Figure 6. Top floor "lofts" at Old Town Commons in Parker-Gray.

The examples above help to view similar requests in context and consider the appropriateness and compatibility of top-floor additions. However, due to the increased number of requests, staff asks that the BAR consider adopting a policy to address the question of third-story or rooftop additions. Clear direction from the BAR will enable staff to give applicants guidance on frequently asked questions such as:

- Where in the district is a rooftop addition appropriate? Is it more appropriate on Early or on Later buildings?
- Can rooftop additions be constructed on historic portions of a building, or should rooftop additions only be constructed above later additions?
- Does the location of the property on block, and height of surrounding buildings matter?

Recommendation

Staff recommends approval of the application as submitted.

STAFF

Amirah Lane, Historic Preservation Sr. Planning Technician, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning

- C-1 Proposed project complies with zoning. Proposed east elevation expansion must maintain a 3 feet side yard setback.
- F-1 On June 10, 1982 the Board of Appeals approved BZA application #3066 for the front yard and side yards setback, FAR, and open space relief.

Code Administration

No Comments Received

Transportation and Environmental Services

- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. 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. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)
- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition. (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 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)
- F-1 Previously reviewed under [BAR2013-00308, 00309] (T&ES)
- F-2 After review of the information provided, an approved grading plan is not required at this

time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)

- F-3 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:
For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.
For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)

Alexandria Archaeology

No Comments Received

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR2017-00134 & 2017-00135: 920 Pendleton Street.



DEPARTMENT OF PLANNING AND ZONING FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

A. Property Information

A1. Street Address 920 PENNSLETON ST. 22314 Zone RB
 A2. 1620 x .75 = 1215 sf 1410 sf per 1982
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area Variance

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement		Basement**	
First Floor	617.70	Stairways**	59.81
Second Floor	556.16	Mechanical**	28.88
Third Floor		Other** BATH/CLOSET HEIGHT 8'6"	58.84
Porches/ Other		Total Exclusions	147.53
Total Gross *	1173.86		

B1. Existing Gross Floor Area *
1173.86 Sq. Ft.
 B2. Allowable Floor Exclusions**
147.53 Sq. Ft.
 B3. Existing Floor Area minus Exclusions
1026.33 Sq. Ft.
 (subtract B2 from B1)

C. Proposed Gross Floor Area (does not include existing area)

Proposed Gross Area*		Allowable Exclusions	
Basement		Basement**	
First Floor		Stairways**	40.79
Second Floor		Mechanical**	
Third Floor	236.98	Other** BATH/CLOSET < 7'6"	77.45
Porches/ Other		Total Exclusions	124.24
Total Gross *	236.98		

C1. Proposed Gross Floor Area *
236.98 Sq. Ft.
 C2. Allowable Floor Exclusions**
124.24 Sq. Ft.
 C3. Proposed Floor Area minus Exclusions
112.74 Sq. Ft.
 (subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 1139.07 Sq. Ft.
 D2. Total Floor Area Allowed by Zone (A2) 1410 Sq. Ft.

*Gross floor area is the sum of all gross horizontal areas under roof, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

** Refer to the zoning ordinance (Section 2-145(B)) and consult with zoning staff for information regarding allowable exclusions.

If taking exclusions other than basements, floor plans with excluded areas must be submitted for review. Sections may also be required for some exclusions.

F. Open Space Calculations

Existing Open Space	<u>1,002.30</u>
Required Open Space	<u>774</u> → Per 1982 Variance
Proposed Open Space	<u>1,002.30</u>

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: R. M. Roe Date: 5/10/17

Reasons for Demolition & Description of Project

920 Pendleton St. is a detached two-story structure located on the southern side of Pendleton, setback from the road, in between N. Alfred St. and N. Patrick St., one lot in from N. Patrick. On the eastern and western sides of the house are two-story wood structures, 918 ½ and 922 Pendleton St., respectively.

Although the structures directly neighboring 920 Pendleton are two story, there are ample examples of three, even four, story structures in the neighborhood. To the East, 918 and 916 Pendleton St. are three-story brick structures. Directly across the street, on the northern side of Pendleton St., are the Ramsey Homes. They are presently two-story structures, but will be demolished and rebuilt as 3-4 story buildings. On the northwest corner of Pendleton and N. Patrick are a series of three-story attached townhomes. Directly behind 920 Pendleton St. is a two-story structure, 527 N. Patrick St. However, one lot to the east is a four-story brick building, located in the center of the block bound by Pendleton, Patrick, Alfred and Oronoco. Lastly, the roof of 522 N. Patrick St. has a third-story pop-up that is clearly visible from the road.

920 Pendleton was originally constructed around the beginning of the 20th century. Around the time of the second World War, a two-story porch was enclosed, creating the structure that existed until 2014. In 2014, the back half of the house (previously enclosed porch) was gutted and redone, and a two-story addition was constructed on the rear of the house.

The proposal calls for adding a third-story addition on top of the back half of the building. Our goal is to add a third bedroom to accommodate our growing family. We explored adding on more to the rear, but in doing so we would eliminate much of the back yard and put a bedroom, without a bathroom, directly off the kitchen. Additionally, any further significant construction from the rear of 920 Pendleton St. will box in the rear of 529 N. Patrick St.

Having explored all other options, we are proposing to add a bedroom and bathroom (replacing the existing bathroom on the second floor) by constructing a third story. A portion of the ceiling of an existing bathroom on the second floor will be demolished to construct a staircase and access point to the third floor.

The proposal calls for two windows on the rear of the house, Andersen E-series aluminum clad to match the existing. Siding will be Hardieplank, painted sage to match the existing color. The existing reveal of the Hardieplank is 5". We are proposing a smaller reveal, and fake shutters on the eastern wall, to help lessen the mass of the structure. A skylight is proposed for the new bathroom to help increase the use of natural light.

FAR calculations, per guidance from Planning and Zoning, excluded closets and bathrooms, or portions of bathrooms, where the ceiling height is 7'6" or less. The exclusions apply to both existing and proposed construction.

The proposal offers two different options for construction, and we seek staff's guidance for preference. Schematic B eliminates visibility from the opposite side of Pendleton for a six-foot individual. However, to achieve this objective, we use a saw-tooth construction of the roof line.

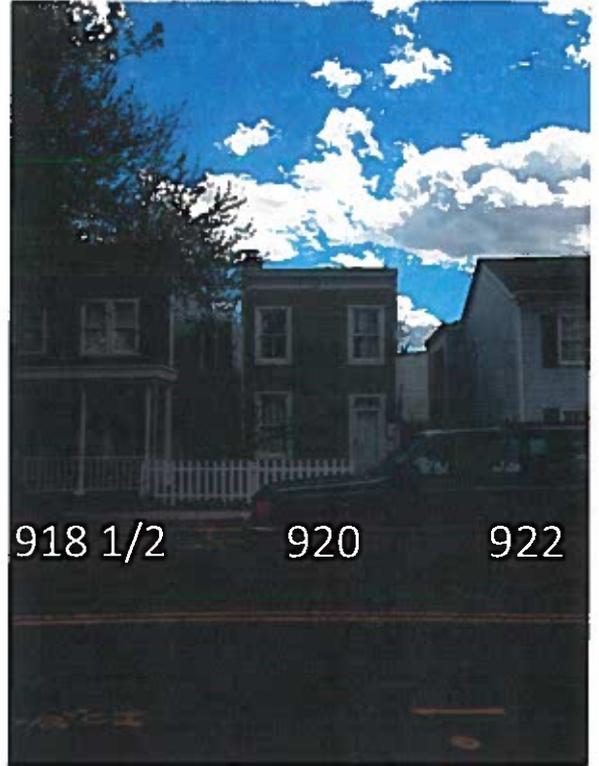
Schematic C uses less of a saw-tooth roof line on the third-story from the eastern elevation, but the very top portion of the roof will be visible from the northern elevation.

We respectfully ask for input from staff for the preferred option from the City and BAR's perspective. Photos of 920 Pendleton, and surrounding buildings, are enclosed.

Northern Elevations — 920 Pendleton St. (Green House)



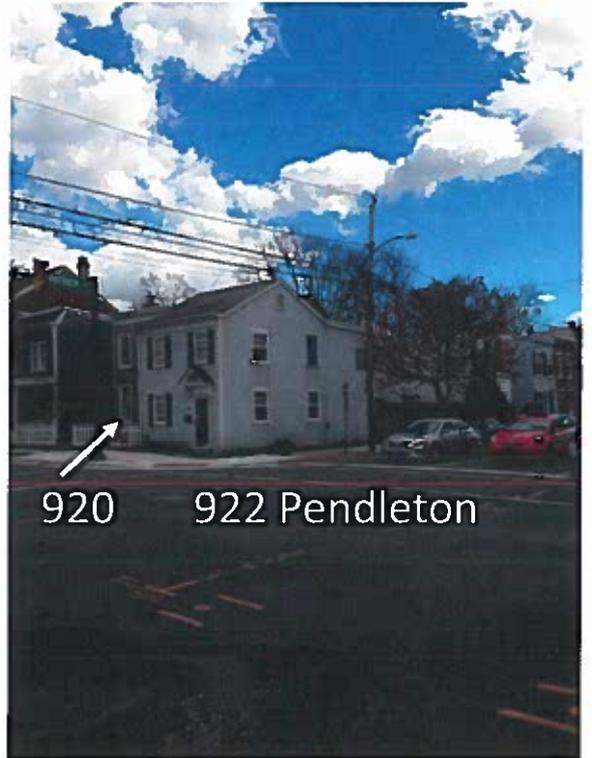
From the North, Opposite Side of Pendleton, Slightly East



From the North, Opposite Side of Pendleton, Directly Across



From the North, Opposite Side of Pendleton, Slightly West



From the Northwest Corner of Pendleton & N. Patrick

Western Elevations—920 Pendleton St. (Green House)



From the West, Across N. Patrick
The blue house on the left is the side of 922 Pendleton.
920 Pendleton (subject property) is the green in the middle,
visible through the backyard of 922 Pendleton.
529 N. Patrick is the white house on the right.



Same image as above, zoomed in.



From the sidewalk on the eastern side of N. Patrick, West-
ern elevation of 920 Pendleton (green house in the center
of the frame). 922 Pendleton is on the left. Camera is held
above the fence (fence is visible at bottom of frame).

Application Package
BAR2017-00134 & 00135
920 Pendleton Street
4/10/2017

Southern Elevations—920 Pendleton St. (Green House)



From the alley behind 920 Pendleton. 920 Pendleton is the green house in the center of the frame. 529 N. Patrick St is the white house on the left. 918 1/2 Pendleton is the dark blue house on the right. The third story of 918 Pendleton, in red brick, is visible above the roof line of 918 1/2.



From the alley behind 920 Pendleton (green house). 918 1/2 is the dark blue house on the right. The second story of 918 1/2 is set back considerably from the back of the first story of the house. 918 and 916, both 3 story infill homes, are also visible on the right in red brick.



From the alley behind 920 Pendleton (green house). 918 1/2 is the dark blue house on the right (utility pole in foreground), 922 Pendleton is the light blue house on the left and set back.

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Nearby Buildings



Picture taken from the alley behind 920 Pendleton (those are our garbage cans on the left). To the right is the northern wall of 527 N. Patrick St. In the center of the frame is the four-story house located in the middle of the block.



3rd story pop-up visible on 522 N. Patrick St.



Three story townhomes on the Northwest corner of Pendleton St. and N. Patrick St.

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Wood Louver Shutter Specification Sheet

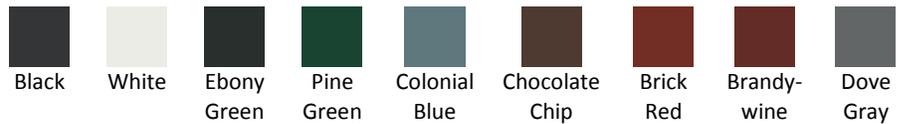


Material: Pine, Cedar, Redwood, Cypress, or Mahogany

- 1" thick

Available Finishes:

- Unfinished
- Factory Primed
- 9 Standard Factory Paint Colors
- Factory Painted Custom Color Matching!



Warranty:

- 1 Year Manufacturer's Warranty
- Covers defects in structure and factory finish

Features:

- Historically & Architecturally Correct
- Custom Designed & Assembled By Hand
- Closed or Open Louver Options
- Made In America

Dimensions: (CALL FOR CUSTOM DIMENSIONS 866-760-2846)

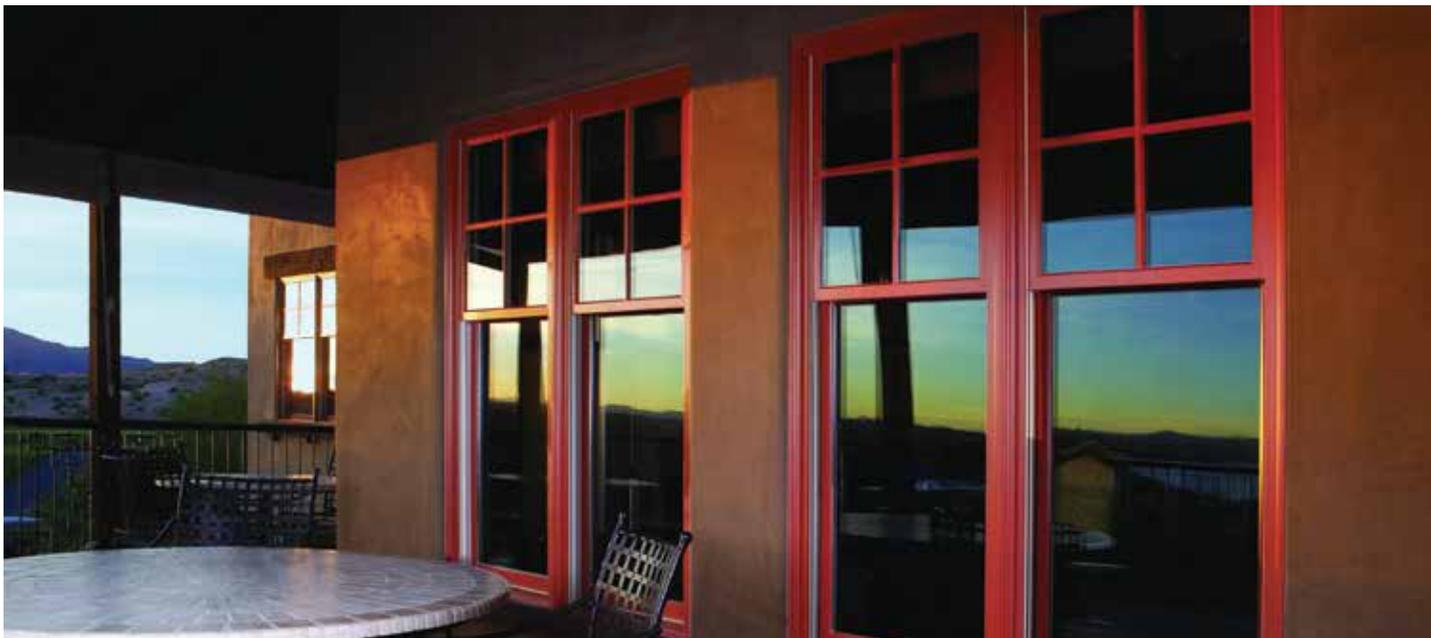
- 3" Top Rail
- 2" Side Stiles
- 3" Center Rails (if applicable)
- Bottom Rail Varies (Usually about 3")
- 1-3/8" Louver Height
- 1" Overall Depth
- 18° Louver Angle



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- Variety of grille styles & sizes
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EXTERIOR COLOR OPTIONS



Anodized Finishes



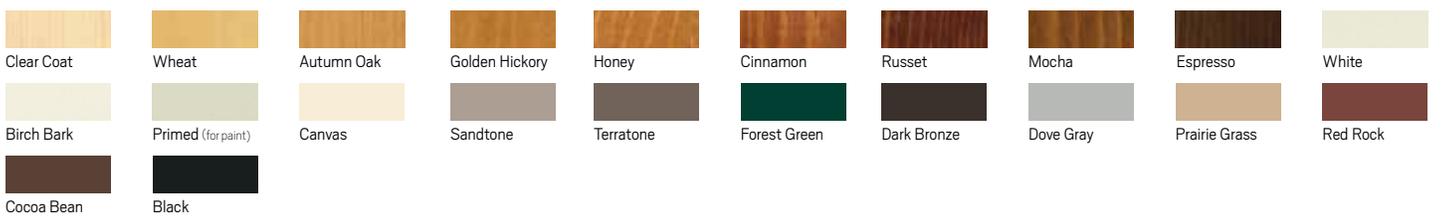
Printing limitations prevent exact duplication of colors and replication of finishes. See your Andersen dealer for actual color and finish samples. Naturally occurring variations in grain, color and texture of wood make each window one of a kind. All wood interiors are unfinished unless a painted interior is specified.

INTERIOR OPTIONS

Wood Species



Interior Finishes & Painted Options



HARDWARE FINISHES

Sash Locks



Optional Sash Lifts



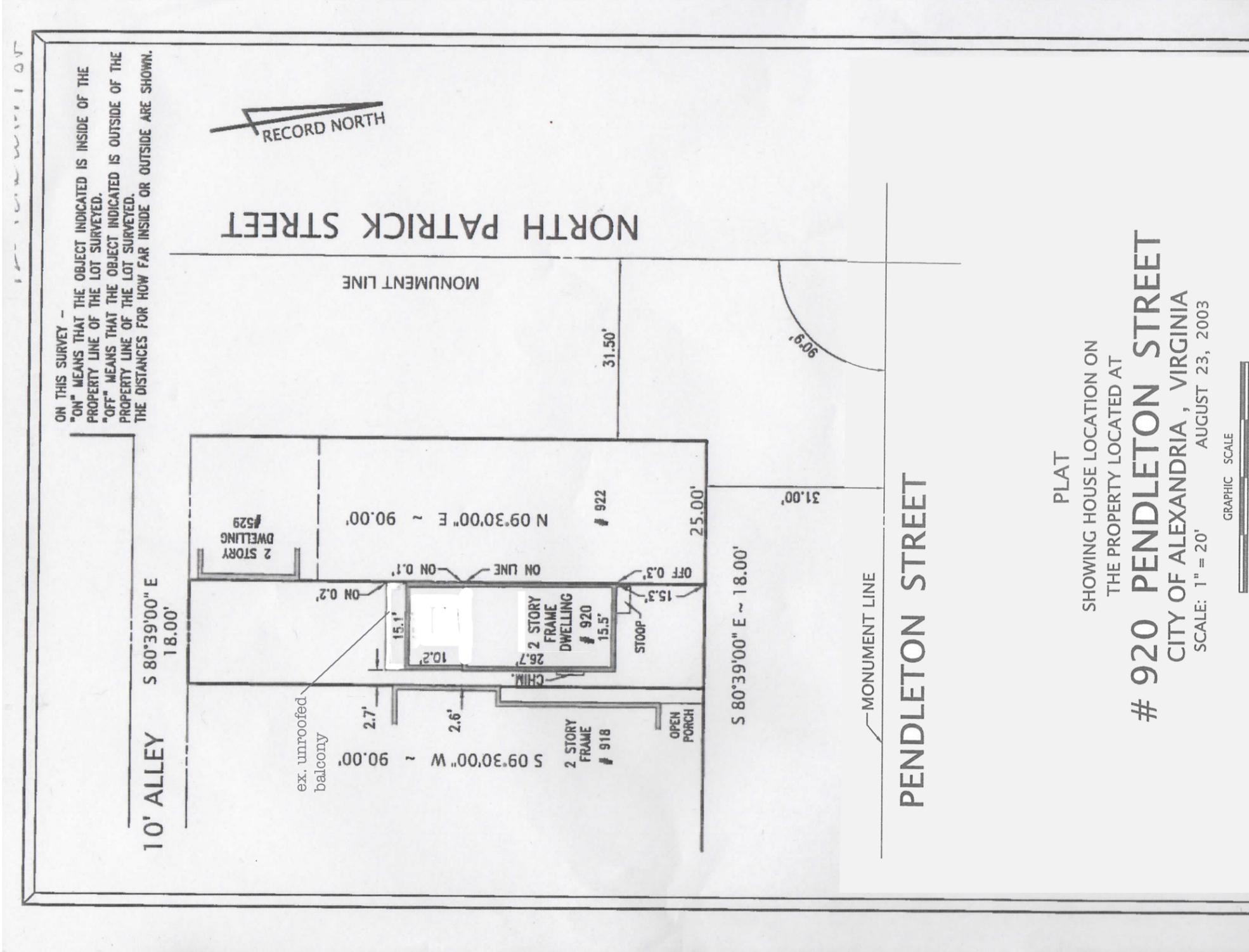
Application Package
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For more information, visit andersenwindows.com/e-series

*The mahogany name is representative of non-endangered African mahoganies.
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	CASE NAME: JORDAN - EVANS
	PLAT SUBJECT TO RESTRICTIONS OF RECORD. TITLE REPORT NOT FURNISHED.
I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.	
<i>Bryant L. Robinson</i> BRYANT L. ROBINSON, I.S.	
REQUESTED BY: SCOTT WEAVER	
ALEXANDRIA SURVEYS INTERNATIONAL, LLC 6343 SOUTH KINGS HIGHWAY ALEXANDRIA, VIRGINIA 22306 TEL. NO. 703-660-6615 FAX NO. 703-768-7764	

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PLAT - EXISTING

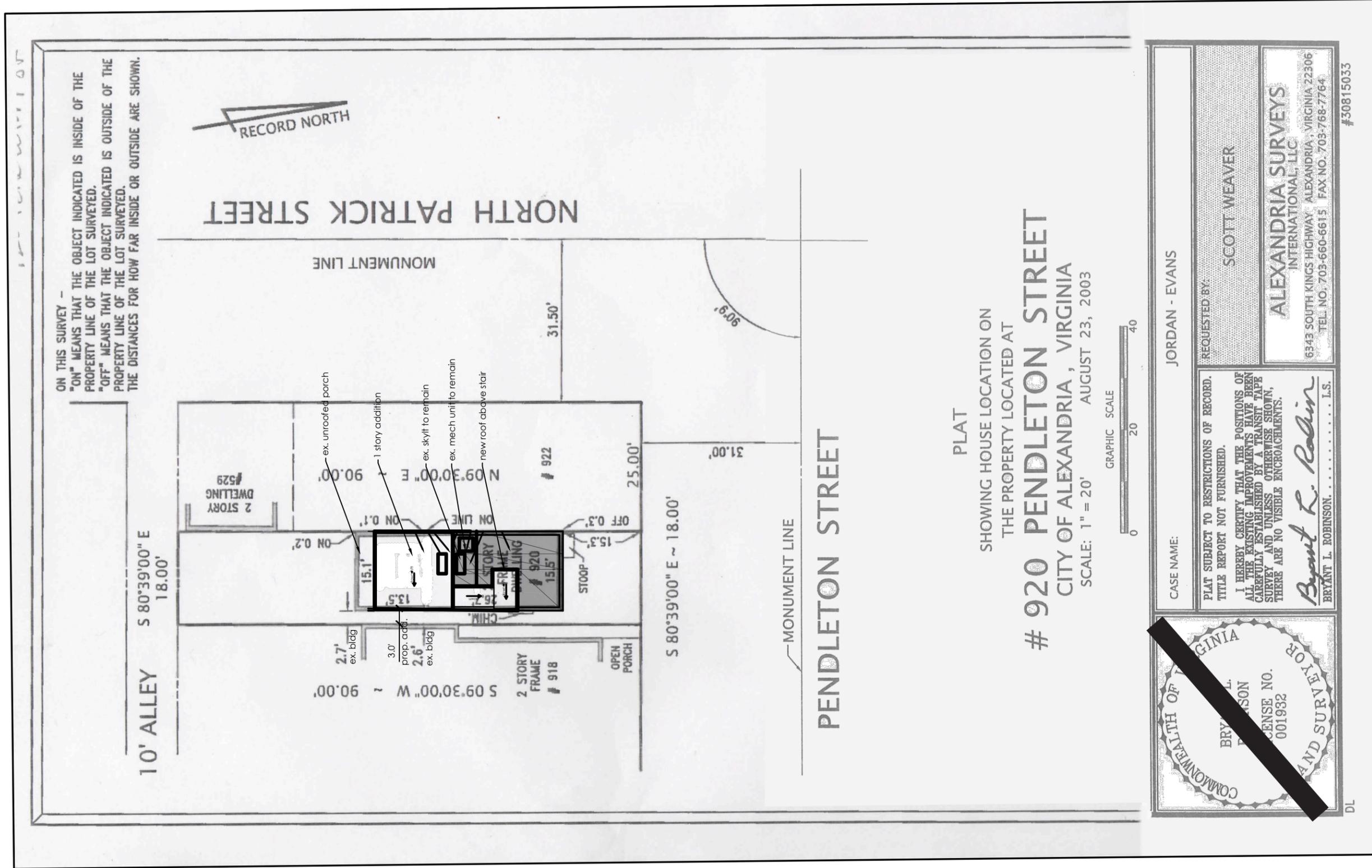
REVISED MATERIALS
 5/11/2017

Date: 11 May 2017

ADDITION TO ROE RESIDENCE
 920 Pendelton St. - Alexandria, Virginia

1





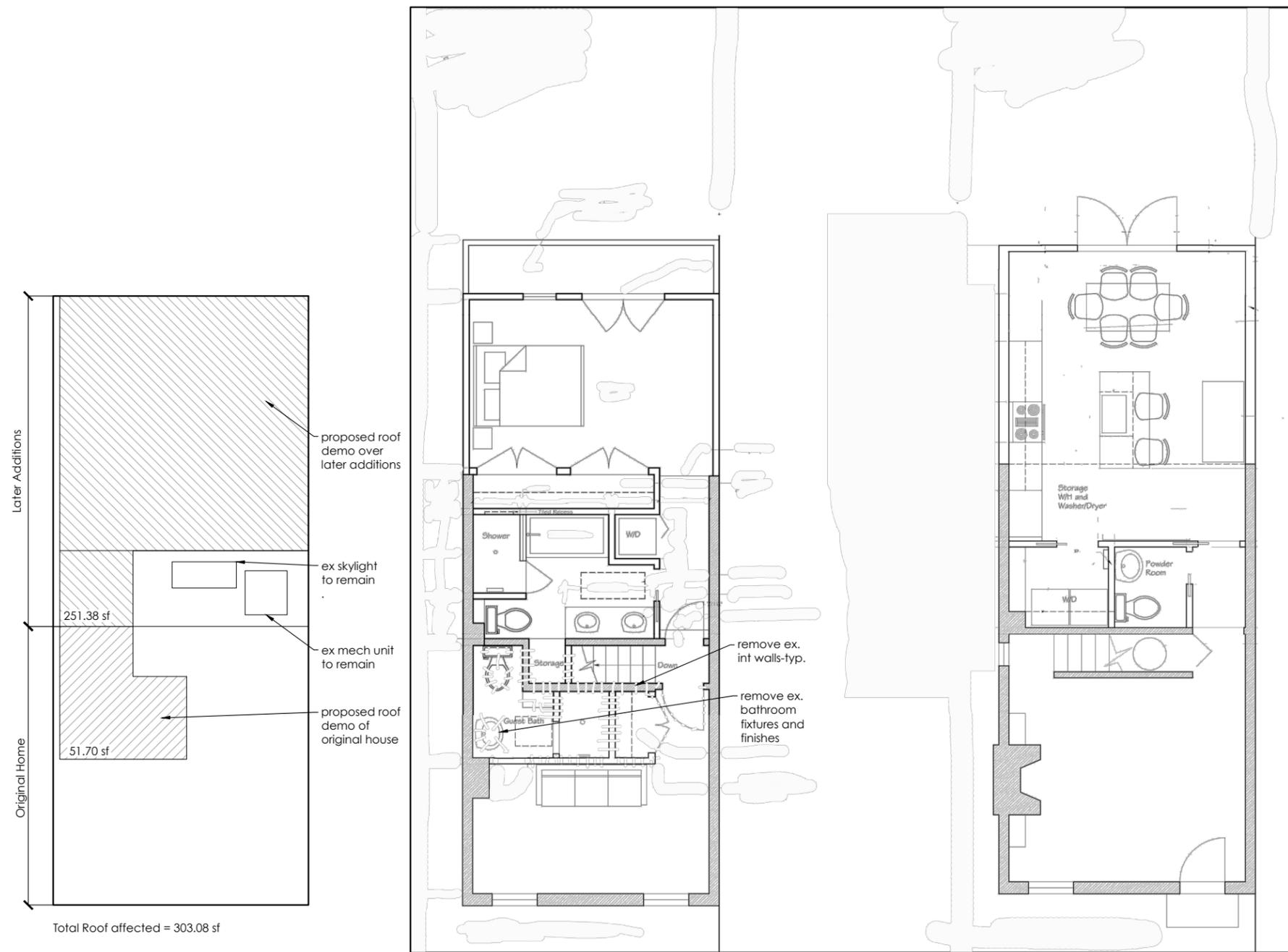
Date: 11 May 2017

2

ADDITION TO ROE RESIDENCE
920 Pendelton St. - Alexandria, Virginia



REVISED MATERIALS
5/11/2017



ROOF DEMO-
PROPOSED

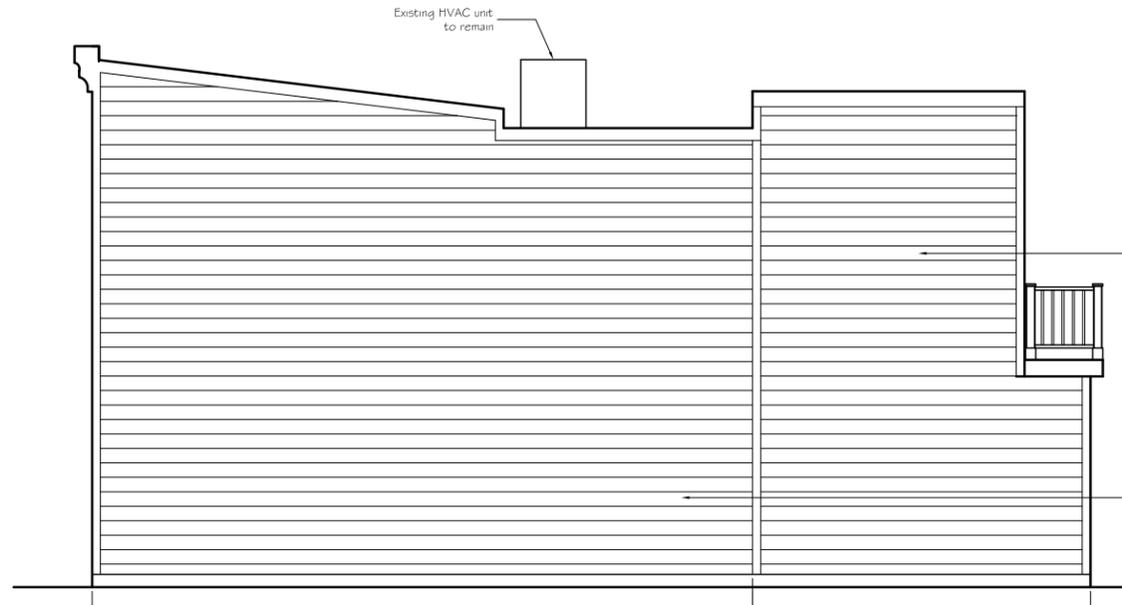
FIRST FLOOR -
EXISTING/DEMO

SECOND FLOOR -
EXISTING

Date: 11 May 2017

3

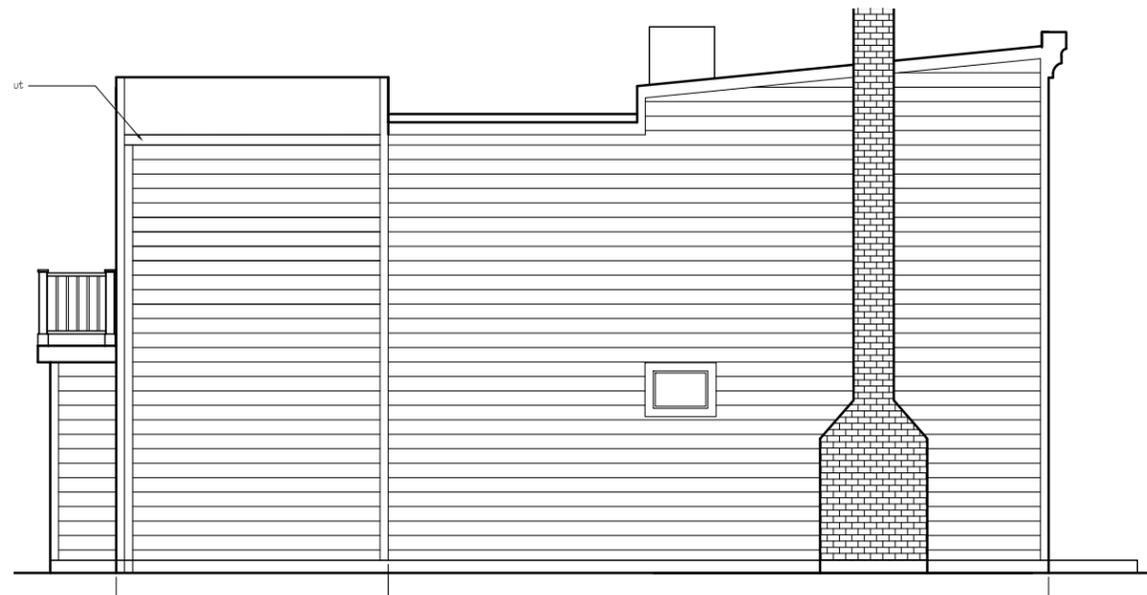
ADDITION TO ROE RESIDENCE 920 Pendelton St. - Alexandria, Virginia



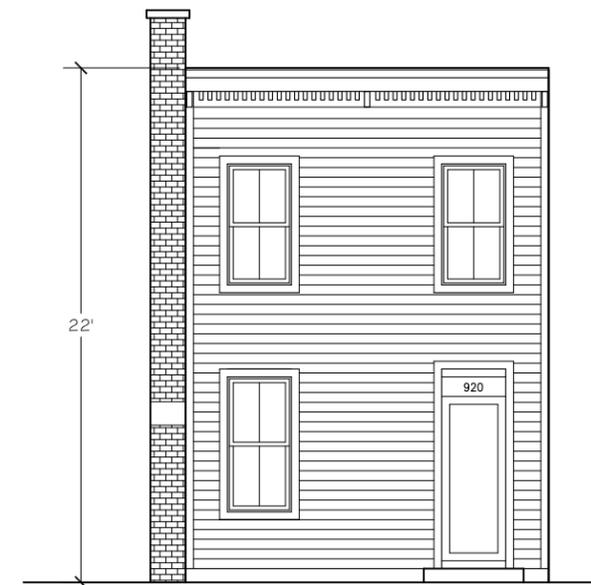
WEST ELEV - EXISTING



SOUTH ELEV - EXISTING

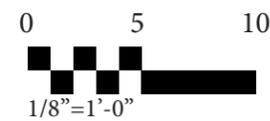


EAST ELEV - EXISTING



NORTH ELEV - EXISTING

REVISED MATERIALS
5/11/2017



VA1714

Roe Residence-Existing

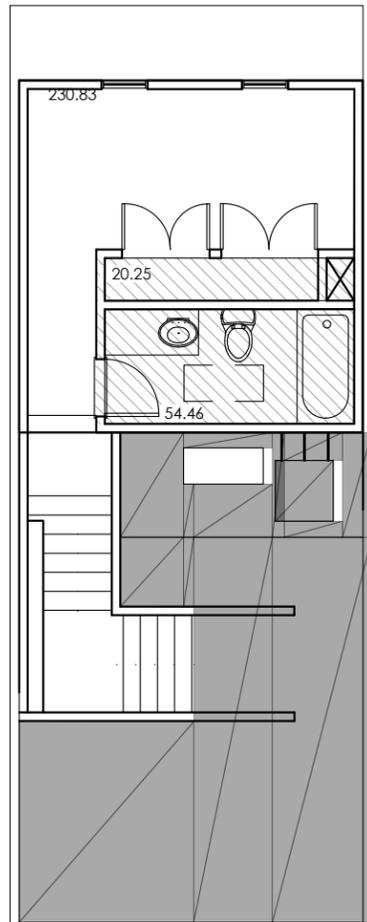
first floor area			
		617.70	sf
second floor area (excl balcony)			
		556.16	sf
exist floor area total		1173.86	
subtracts			
2 shwr clg<7'-6"		13.69	sf
2 stair/Indg		23.05	sf
2 stair/Indg to 3rd		46.79	sf
2 closet clg<7'-6"		23.58	sf
			sf
2 steps/Indg		11.39	sf
1 Indg/stair to 2nd		25.37	sf
1 laundry		28.88	sf
1 pwr rm clg<7'-6"		21.57	sf

Total 979.54 sf

Lot	1620.00	sf
max FAR per '82 var.	1410.00	sf
minus exist FA	979.54	sf
available FA	430.46	sf

Proposed Addition-Gross 230.83 sf

subtracts			
			sf
			sf
3 closet clg ht<7'6"		21.00	sf
3 bath clg ht<7'6"		56.45	sf
Total - Proposed Addition		153.38	sf



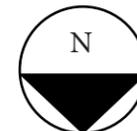
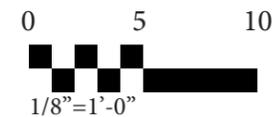
THIRD FLOOR - FAR

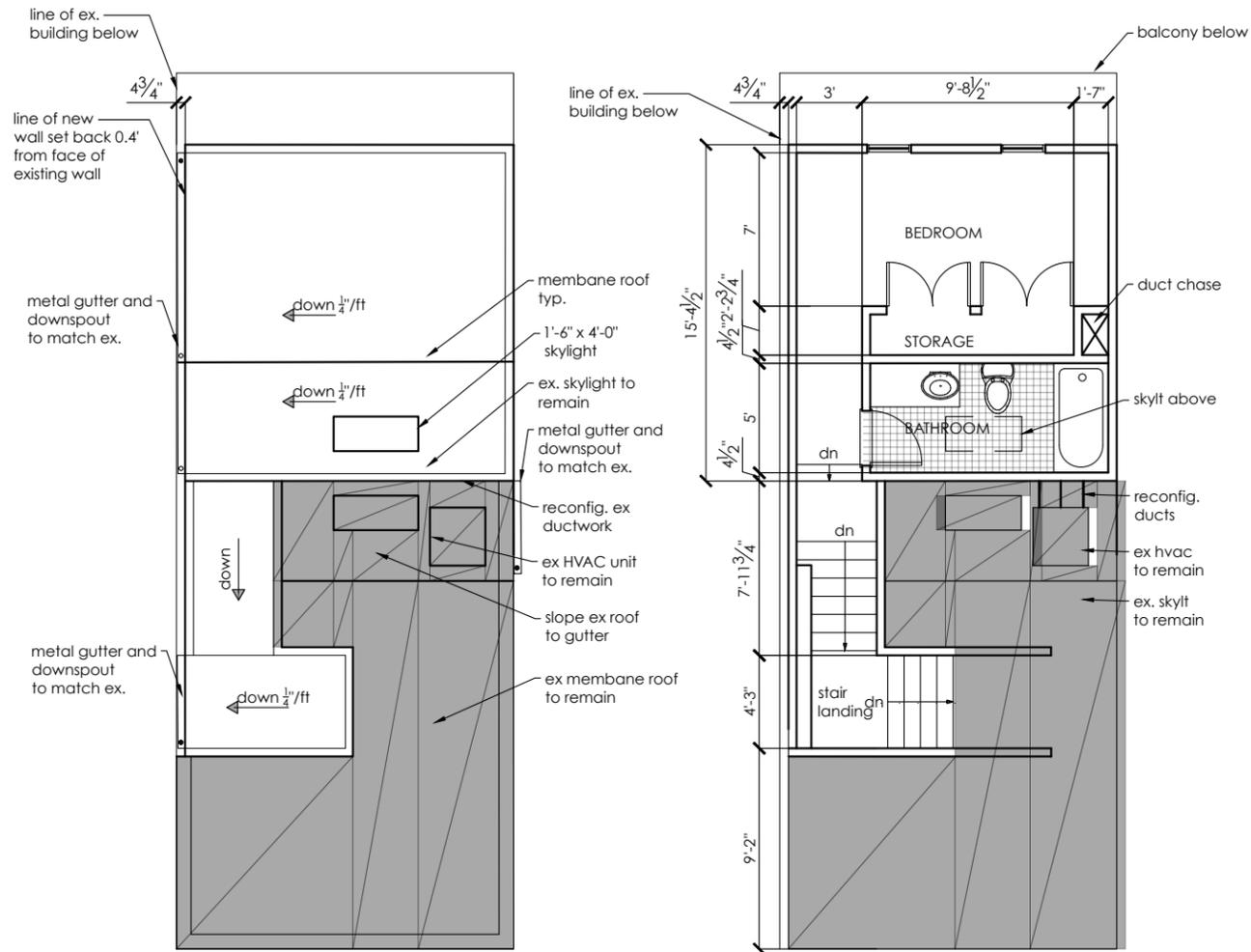


SECOND FLOOR - FAR

FIRST FLOOR - FAR

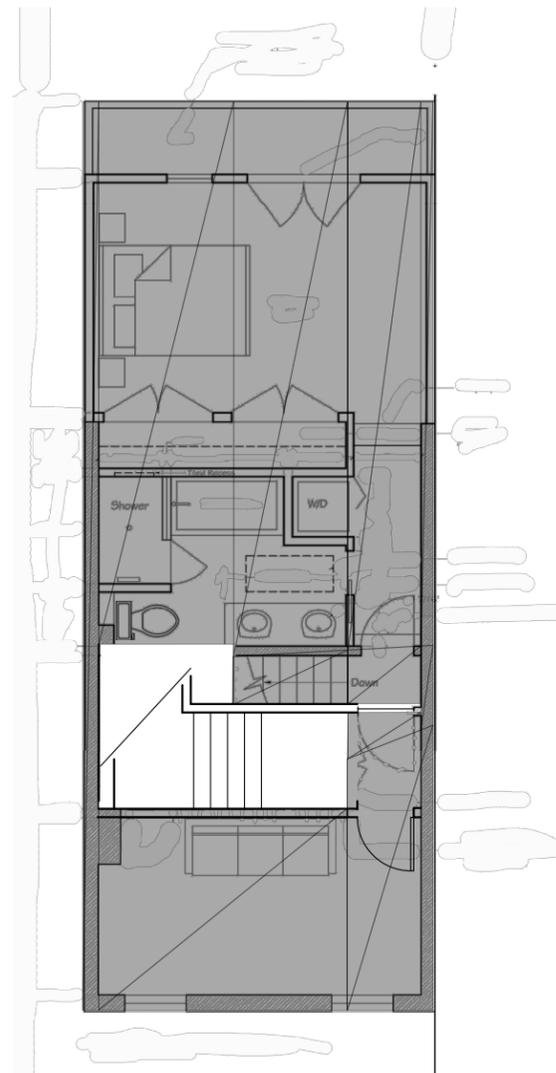
REVISED MATERIALS
5/11/2017



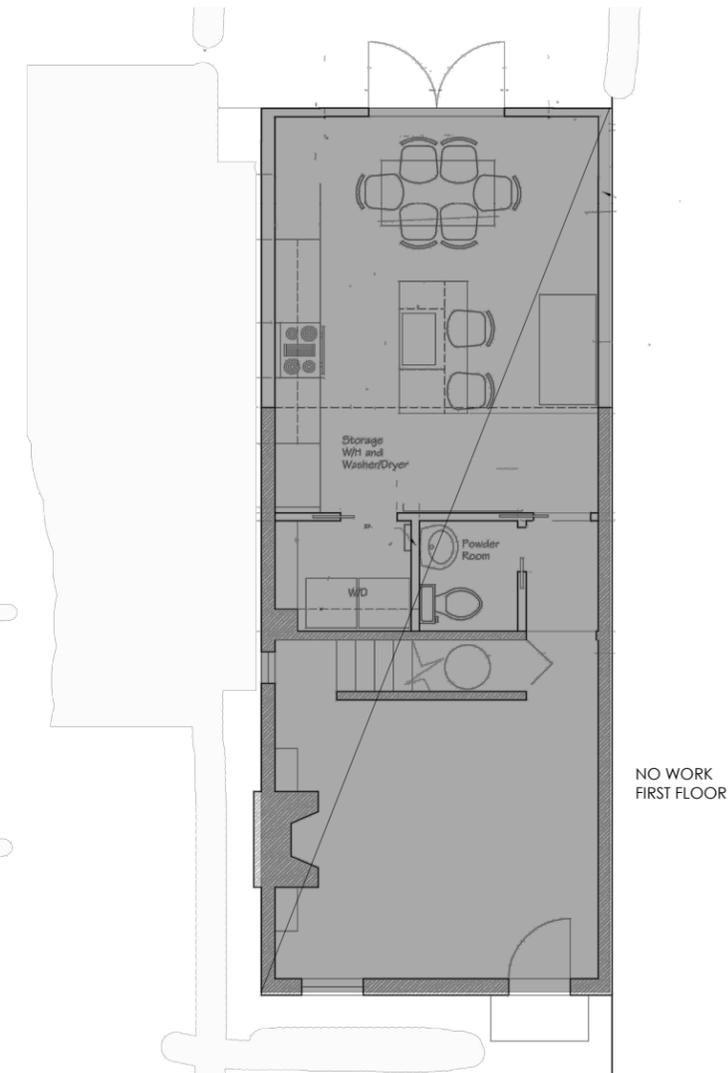


ROOF PLAN - PROPOSED

THIRD FLOOR PLAN - PROPOSED



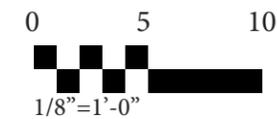
SECOND FLOOR PLAN PROPOSED



FIRST FLOOR PLAN - PROPOSED

ADDITION TO ROE RESIDENCE
920 Pendelton St. - Alexandria, Virginia

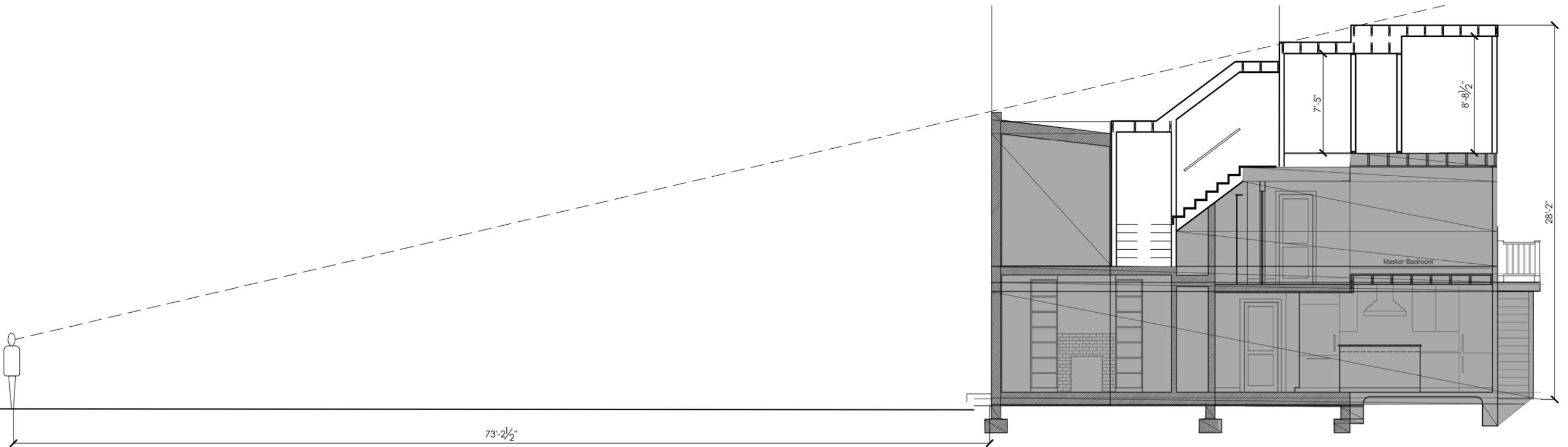
Date: 11 May 2017



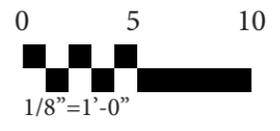
REVISED MATERIALS
 5/11/2017

ADDITION TO ROE RESIDENCE
920 Pendelton St. - Alexandria, Virginia

Date: 11 May 2017



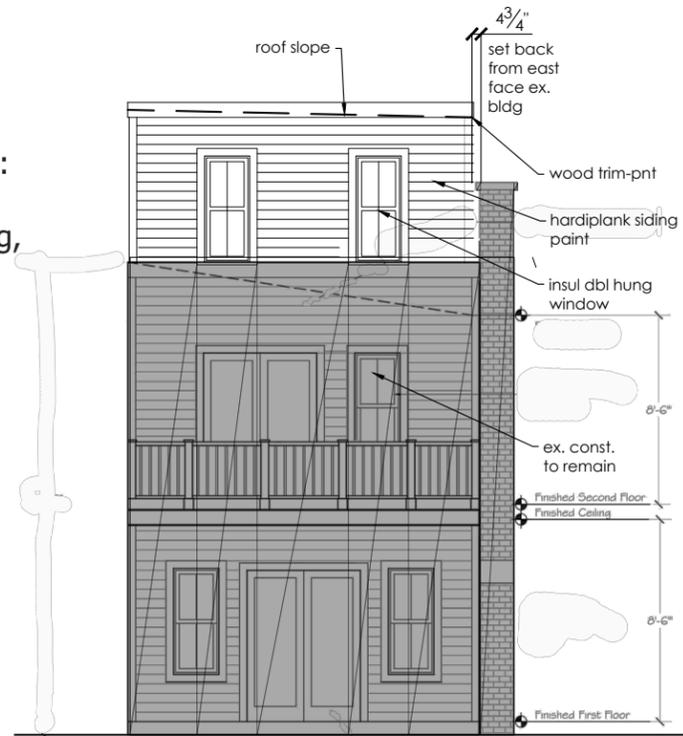
BLDG/STREET SECTION - PROPOSED



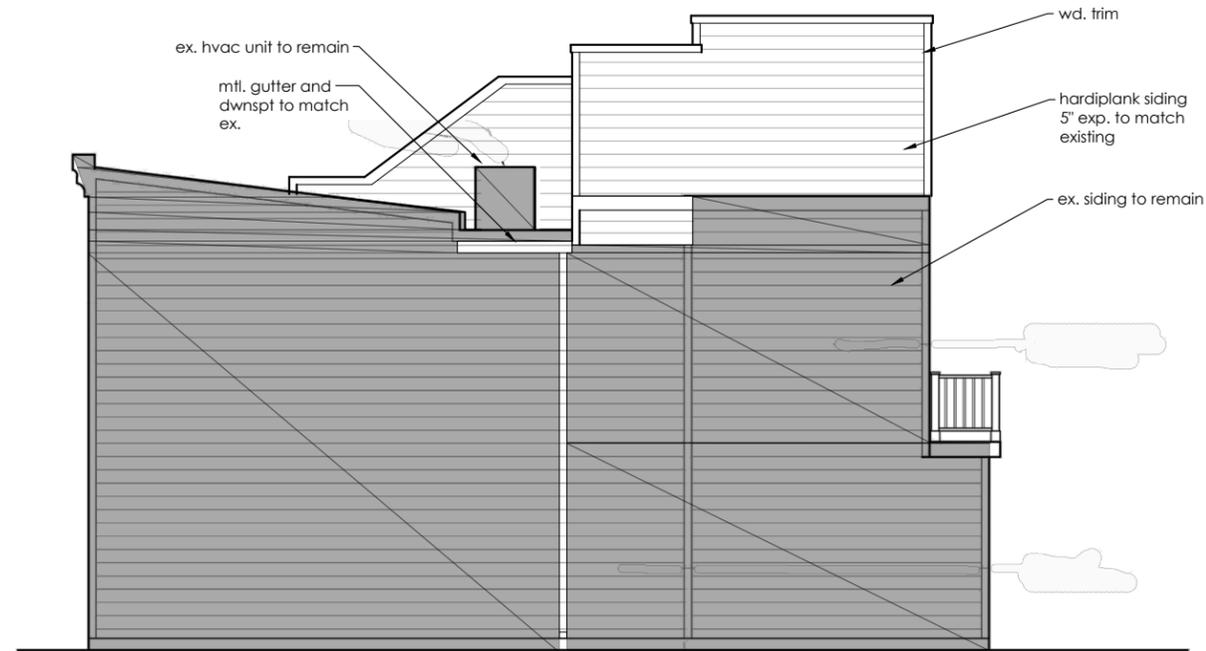
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REVISED MATERIALS
5/11/2017

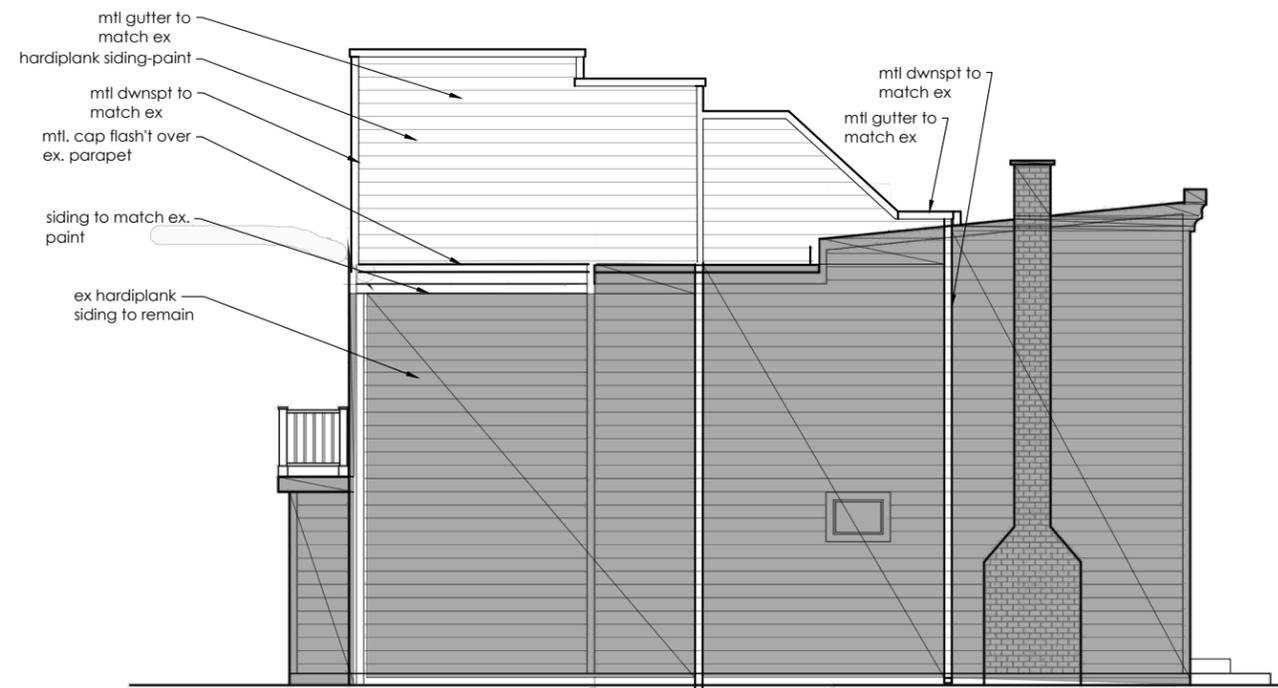
Drawing Note:
 New windows shall be :
 Andersen E-Series
 clad, insul. double hung,
 SDL,
 to match existing



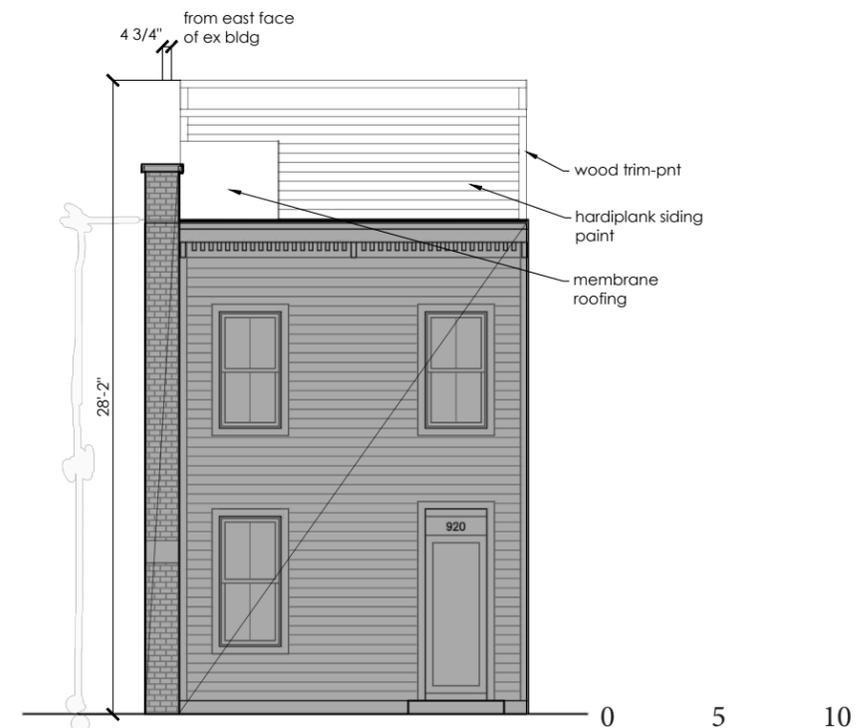
SOUTH ELEV - PROPOSED



WEST ELEV - PROPOSED

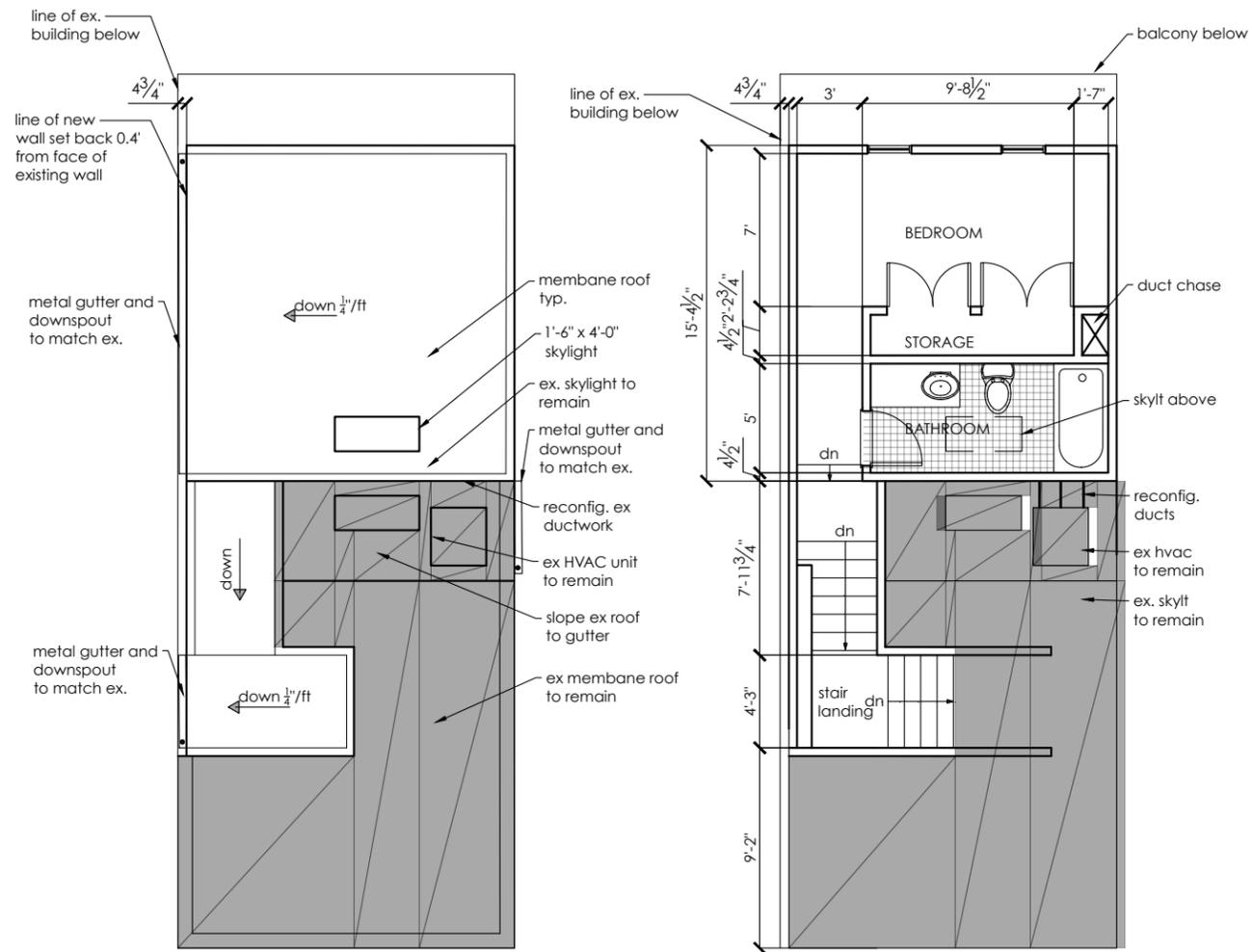


EAST ELEV - PROPOSED



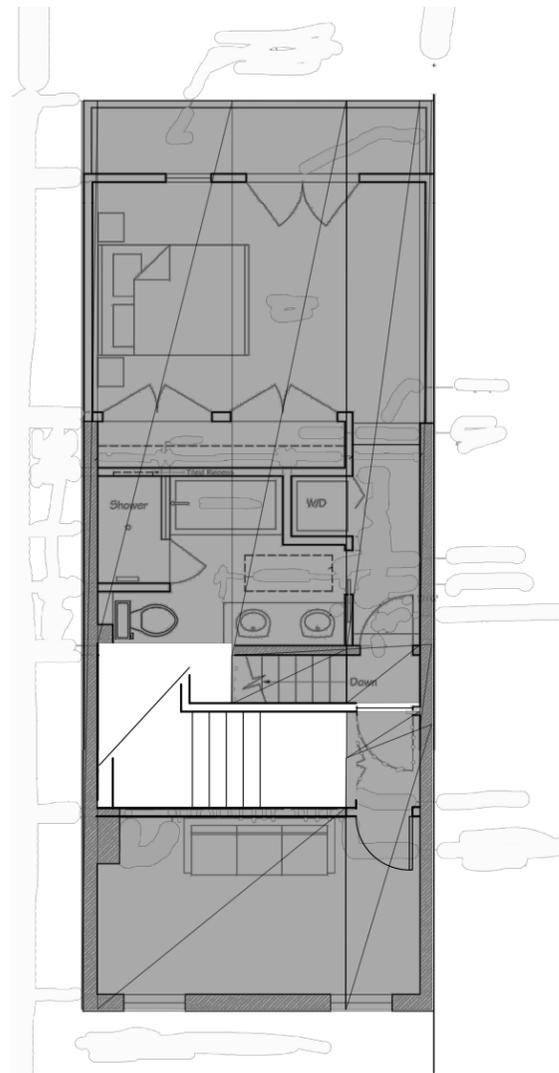
NORTH ELEV - PROPOSED

REVISED MATERIALS
 5/11/2017

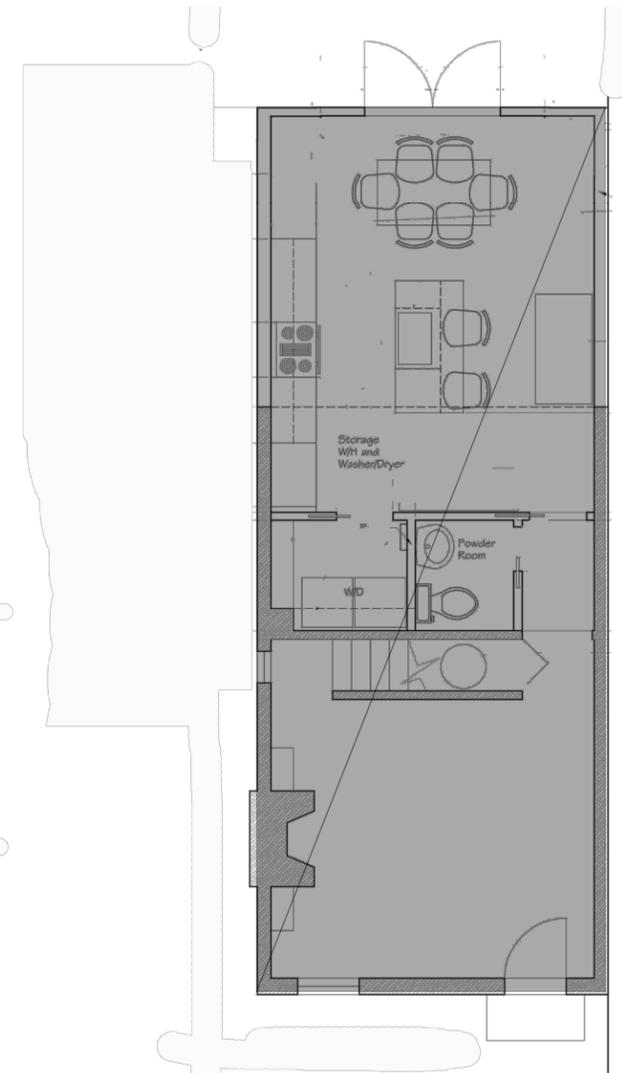


ROOF PLAN - PROPOSED

THIRD FLOOR PLAN - PROPOSED



SECOND FLOOR PLAN PROPOSED

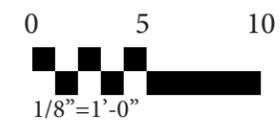


FIRST FLOOR PLAN - PROPOSED

ADDITION TO ROE RESIDENCE
 920 Pendelton St. - Alexandria, Virginia

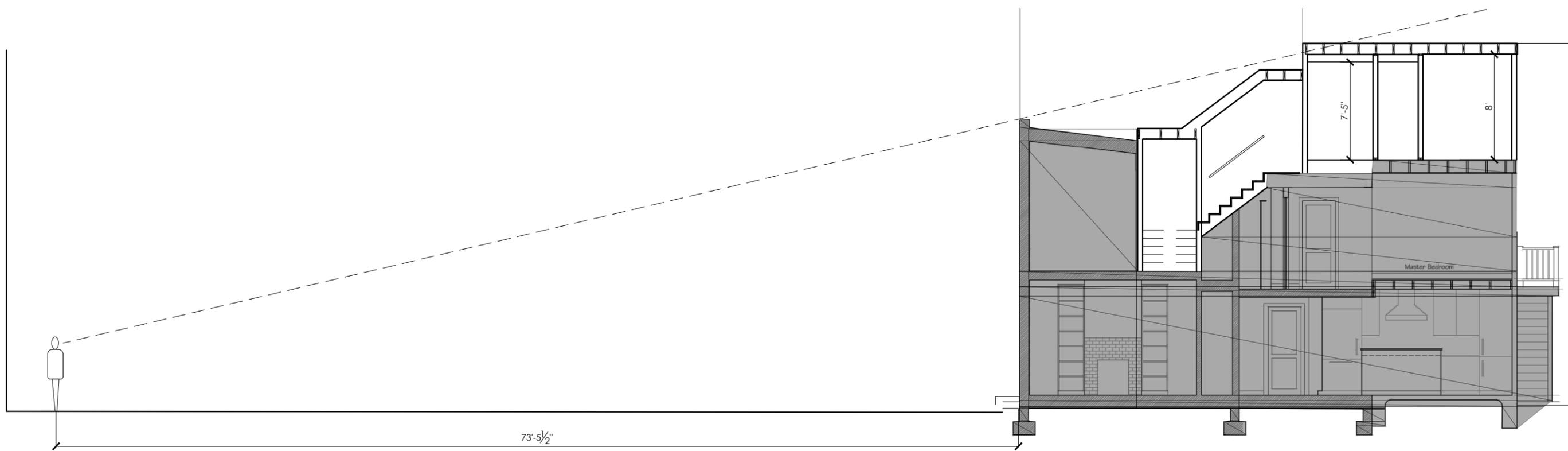
Date: 11 May 2017

REVISED MATERIALS
 5/11/2017



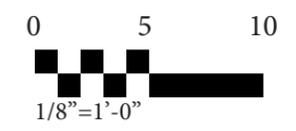
ADDITION TO ROE RESIDENCE
920 Pendelton St. - Alexandria, Virginia

Date: 11 May 2017



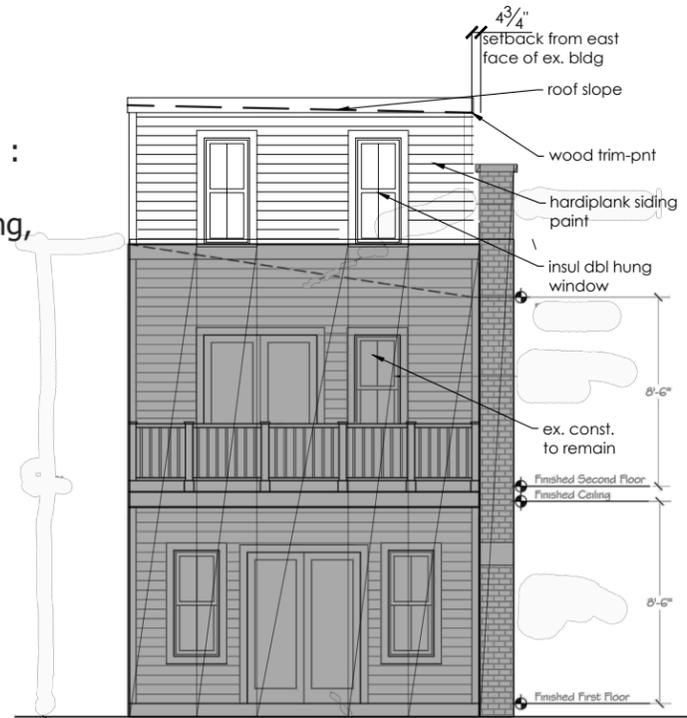
BLDG/STREET SECTION - PROPOSED

REVISED MATERIALS
5/11/2017

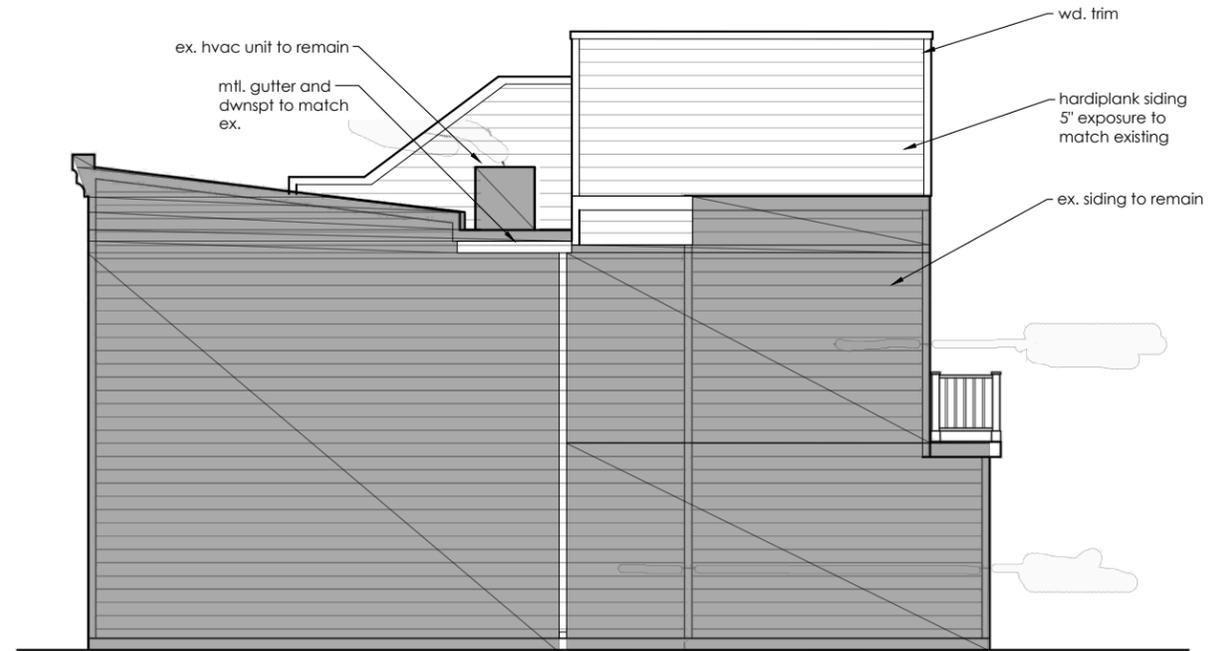


C 9

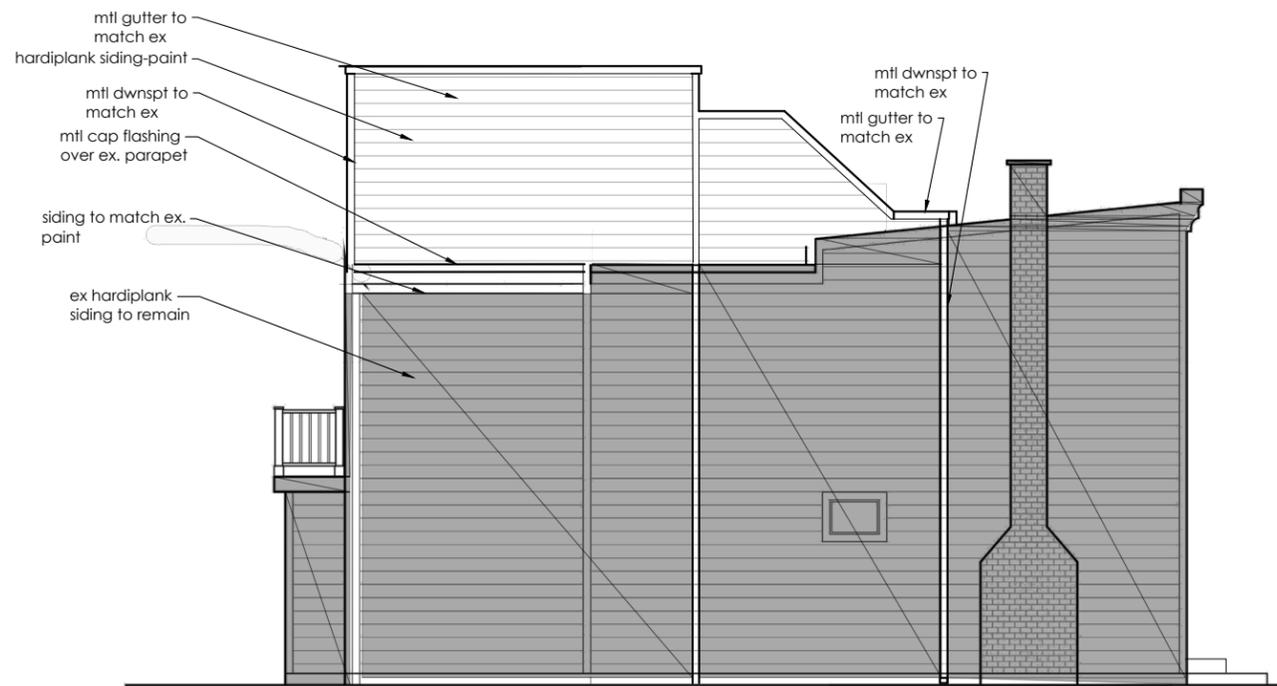
Drawing Note:
New windows shall be :
Andersen E-Series
clad, insul. double hung,
SDL,
to match existing



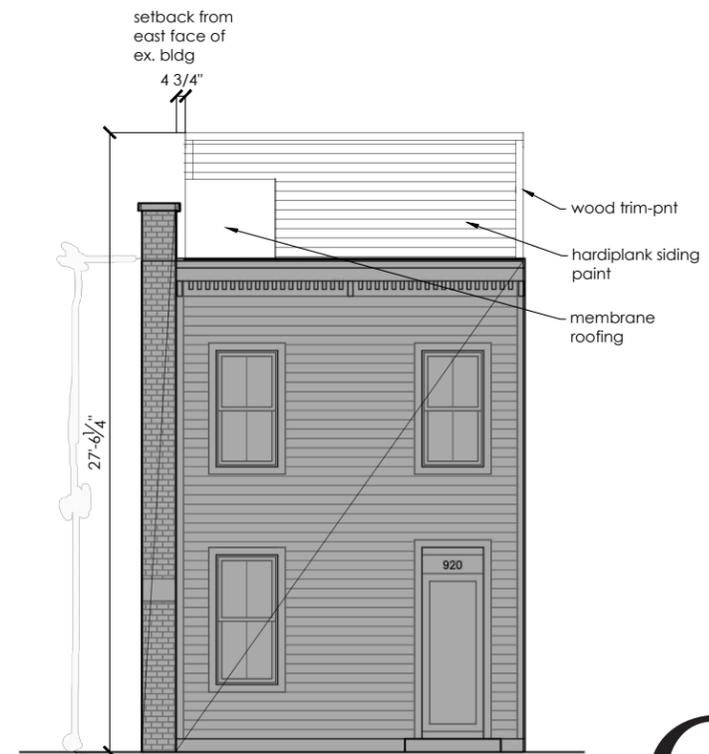
SOUTH ELEV - PROPOSED



WEST ELEV - PROPOSED

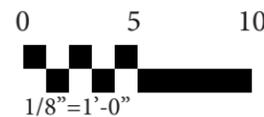


EAST ELEV - PROPOSED



NORTH ELEV - PROPOSED

REVISED MATERIALS
5/11/2017





PERSPECTIVE VIEW FROM PATRICK ST. LOOKING ENE



PERSPECTIVE VIEW FROM NE CORNER PATRICK AND PENDLETON

REVISED MATERIALS
5/11/2017

**ADDITION TO ROE RESIDENCE
920 Pendelton St. - Alexandria, Virginia**

Date: 11 May 2017

Attachment 2

BAR Case # 2017-00134 & 00135

ADDRESS OF PROJECT: 920 PENNLETON ST. ALEXANDRIA VA 22314
TAX MAP AND PARCEL: 064.02-01-03 ZONING: RB

APPLICATION FOR: (Please check all that apply)

- CERTIFICATE OF APPROPRIATENESS
- PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)
- WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION CLEARANCE AREA (Section 7-832, Alexandria 1992 Zoning Ordinance)
- WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

Applicant: Property Owner Business (Please provide business name & contact person)

Name: ROBERT GLEN ROE & HUA MEI LEE

Address: 920 PENNLETON ST.

City: ALEXANDRIA State: VA Zip: 22314

Phone: 917-597-7140 E-mail: rglenroe@~~robertglenroe~~gmail.com

Authorized Agent (if applicable): Attorney Architect _____

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner: (SAME)

Name: ROBERT GLEN ROE & HUA MEI LEE

Address: 920 PENNLETON ST.

City: ALEXANDRIA State: VA Zip: 22314

Phone: 917-597-7140 E-mail: rglenroe@gmail.com

- Yes No Is there an historic preservation easement on this property?
- Yes No If yes, has the easement holder agreed to the proposed alterations?
- Yes No Is there a homeowner's association for this property?
- Yes No If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.

Application Package
BAR2017-00134 & 00135
920 Pendleton Street
4/10/2017

NATURE OF PROPOSED WORK: Please check all that apply

- NEW CONSTRUCTION
- EXTERIOR ALTERATION: Please check all that apply.
 - awning
 - doors
 - lighting
 - other _____
 - fence, gate or garden wall
 - windows
 - pergola/trellis
 - HVAC equipment
 - siding
 - painting unpainted masonry
 - shutters
 - shed
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

DESCRIPTION OF PROPOSED WORK: Please describe the proposed work in detail (Additional pages may be attached).

ATTACHE

SUBMITTAL REQUIREMENTS:

Items listed below comprise the minimum supporting materials for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Electronic copies of submission materials should be submitted whenever possible.

Demolition/Encapsulation : All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.

- N/A Survey plat showing the extent of the proposed demolition/encapsulation.
- Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
- Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
- Description of the reason for demolition/encapsulation.
- Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

Application Package
 BAR2017-00134 & 00135
 920 Pendleton Street
 4/10/2017

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 3 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.

- N/A Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
- FAR & Open Space calculation form.
- Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
- Existing elevations must be scaled and include dimensions.
- Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
- Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- For development site plan projects, a model showing mass relationships to adjacent properties and structures.

Signs & Awnings: One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.

- N/A Linear feet of building: Front: _____ Secondary front (if corner lot): _____
- Square feet of existing signs to remain: _____
- Photograph of building showing existing conditions.
- Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
- Location of sign (show exact location on building including the height above sidewalk).
- Means of attachment (drawing or manufacturer's cut sheet if applicable).
- Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

Alterations: Check N/A if an item in this section does not apply to your project.

- N/A Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
- An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
- Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

ALL APPLICATIONS: *Please read and check that you have read and understand the following items:*

- I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- I, the applicant, or an authorized representative will be present at the public hearing.
- I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 3 sets of revised materials.

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

APPLICANT OR AUTHORIZED AGENT:

Signature: R. Green Poe
Printed Name: R. Green Poe
Date: 4/10/17

OWNERSHIP AND DISCLOSURE STATEMENT
Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. ROBERT GLEN ROE	920 PENDLETON ST.	50
2. LILA MELHEE	920 PENDLETON ST.	50
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 920 PENDLETON ST. (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application. -

Name	Address	Percent of Ownership
1. ROBERT GLEN ROE	920 PENDLETON ST.	50
2. LILA MEL LEE	920 PENDLETON ST.	50
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. ROBERT GLEN ROE	SELF	CITIZENS CORPS COUNCIL
2. LILA MELHEE	SPOUSE, R. ROE	CITIZENS CORPS COUNCIL
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

4/10/17
Date

R. GLEN ROE
Printed Name

R. Glen Roe
Signature