

ISSUE: Certificate of Appropriateness for alterations

APPLICANT: Ninette Sadusky

LOCATION: Parker-Gray District
910 Pendleton Street

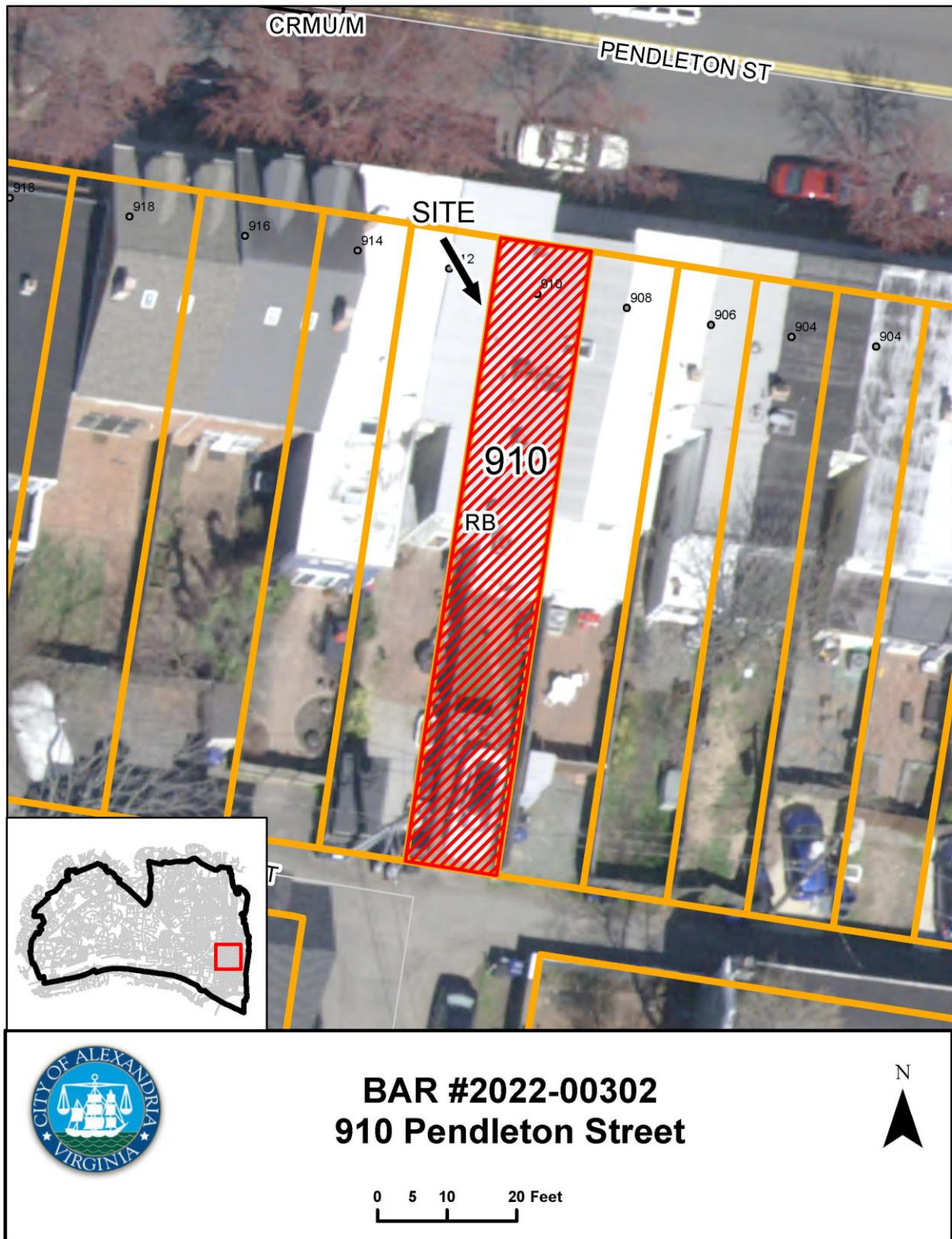
ZONE: RB/Townhouse Zone

STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness as submitted.

GENERAL NOTES TO THE APPLICANT

1. **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.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of 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.
4. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a 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.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any 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.



I. APPLICANT'S PROPOSAL

The applicant requests a Certificate of Appropriateness to install a new patio and planter to the primary/north elevation at 910 Pendleton Street.

Certificate of Appropriateness

Alterations

The applicant proposes constructing a brick patio with slate pavers 28" above the sidewalk and a brick planter between the new patio and the existing sidewalk. The proposed planter will be 21" above the sidewalk. The existing front steps, which encompass 19.8 square feet of masonry, will be removed as part of the project.

Site context

The house sits midblock on Pendleton Street, facing north.

II. HISTORY

910 Pendleton Street is a two-story, two-bay, shed-roofed, frame rowhouse constructed in the Italianate style. It sits back about 4' 6" from the adjoining rowhouses. According to the Uptown/Parker-Gray National Register Historic District nomination, 910 Pendleton Street dates to **circa 1880**. The 1885, 1891, and 1896 Sanborn Fire Insurance Maps do not include this block. The 1902 Sanborn map depicts a two-story frame dwelling with a non-combustible roof and a one-story, shingle-roofed shed at the rear/south property line.

Previous BAR Approvals

On July 27, 2005, the BAR approved BAR2005-00170 & 00171 to demolish a rear/south circa 1960 addition and construct a two-story addition encapsulating the entire rear/south elevation.

On June 28, 1995, the Board approved 95-19 PG, a second story addition and associated demolition at the rear/south elevation.

III. ANALYSIS

The *Design Guidelines* state that planters, stoops, and steps "...should not hide, obscure, damage, or cause the removal of historic architectural details." Additionally, they "...should be made of materials which are sympathetic to the building materials generally found in the historic districts," while being "appropriate and compatible with the historic architecture of the building." This simply designed slate patio defined by a brick planter will not at all negatively affect the historic nature of the house. Instead, the proposed patio harmonizes well with the house and will enhance its presence on the street. Brick and slate are found throughout both historic districts and are very appropriate for this type of construction. Figure 1, taken from Google Street View, shows the current entry to the house. The application materials contain additional photos as well as the existing site plan and the proposed site plan. Figures 2 and 3 depict the patio and planter at 902 Pendleton, which is similar in design to the applicant's proposal.



Figure 1: 2018 Google Street view



Figure 2: Planter at 902 Pendleton



Figure 3: Planter at 902 Pendleton

Staff recommends approval of the project. It complies with *Design Guidelines*, fits into the surrounding community, and will enhance the streetscape.

STAFF

Susan Hellman, Historic Preservation Planner, Planning & Zoning
Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

III. CITY DEPARTMENT COMMENTS

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

Zoning

No comments received.

Code Administration

C-1 A building permit is required.

Transportation and Environmental Services

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (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 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-2 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)
- 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)
- C-7 An encroachment request will be required for projections into the public right of way, unless exempted under section 5.2.29. which the purposed improvement is in compliance. (T&ES)
- C-8 The owner shall obtain and maintain a policy of general liability insurance in the amount of \$1,000,000 which will indemnify the owner (and all successors in interest); and the City as an Additional Insured, against claims, demands, suits and related costs, including attorneys' fees, arising from any bodily injury or property damage which may occur as a result of the encroachment. (Sec. 5-29 (h)(1)) (T&ES)

Please submit Insurance Certificate:

City of Alexandria

T&ES

Attn: Development Services

301 King Street, Room 4130

Alexandria, VA 22314

Alexandria Archaeology

- F-1 No archaeology oversight necessary for this undertaking.

V. ATTACHMENTS

1 – Application Materials (BAR #2022-00302 application)

2 – Supplemental Materials

ADDRESS OF PROJECT: 910 Pendleton ST, Alexandria, VA 22314

DISTRICT: ☐ Old & Historic Alexandria ☒ Parker – Gray ☐ 100 Year Old Building

TAX MAP AND PARCEL: 064.02-01-09

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 7-802, 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: Ninette Sadusky

Address: PO Box 416

City: Alexandria State: VA Zip: 22313-0416

Phone: (703) 622-0994 E-mail: ninette.sadusky@gmail.com

Authorized Agent *(if applicable)*: ☐ Attorney ☒ Architect ☐ _____

Name: Robert Cvejanovich

Phone: (703) 628-4160

E-mail: robertcvejanovich@yahoo.com

Legal Property Owner:

Name: Ninette Sadusky

Address: PO Box 416

City: Alexandria State: VA Zip: 22313-0416

Phone: (703) 622-0994 E-mail: ninette.sadusky@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.

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).*

1. Install a new patio at grade at the front of 910 Pendleton ST.
 2. Patio is to be 28 inches above sidewalk with a planter between the new patio and the existing sidewalk.
 3. Planter is to be 21 inches above sidewalk.
 4. Patio and planter will be brick with slate pavers in the field.
 5. Existing steps will need to be removed for new work.
-
-
-
-
-

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.

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.

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. 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 of bracket 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 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: Ninette Sadusky

Printed Name: NINETTE SADUSKY

Date: 06/19/2022



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

as of 12/20/18

N/A

B

A. Property Information

A1. Street Address RB Zone
 A2. Total Lot Area \times Floor Area Ratio Allowed by Zone = 0.00
 Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

Basement
 First Floor
 Second Floor
 Third Floor
 Attic
 Porches
 Balcony/Deck
 Lavatory***
 Other**

Allowable Exclusions**

Basement**
 Stairways**
 Mechanical**
 Attic less than 7***
 Porches**
 Balcony/Deck**
 Lavatory***
 Other**
 Other**

B1. 0.00 Sq. Ft.
 Existing Gross Floor Area*
 B2. 0.00 Sq. Ft.
 Allowable Floor Exclusions**
 B3. 0.00 Sq. Ft.
 Existing Floor Area Minus Exclusions
 (subtract B2 from B1)

Comments for Existing Gross Floor Area

B1. **Total Gross** 0.00 B2. **Total Exclusions** 0.00

C. Proposed Gross Floor Area

Proposed Gross Area

Basement
 First Floor
 Second Floor
 Third Floor
 Attic
 Porches
 Balcony/Deck
 Lavatory***
 Other

Allowable Exclusions**

Basement**
 Stairways**
 Mechanical**
 Attic less than 7***
 Porches**
 Balcony/Deck**
 Lavatory***
 Other**
 Other**

C1. 0.00 Sq. Ft.
 Proposed Gross Floor Area*
 C2. 0.00 Sq. Ft.
 Allowable Floor Exclusions**
 C3. 0.00 Sq. Ft.
 Proposed Floor Area Minus Exclusions
 (subtract C2 from C1)

C1. **Total Gross** 0.00 C2. **Total Exclusions** 0.00

D. Total Floor Area

D1. 0.00 Sq. Ft.
 Total Floor Area (add B3 and C3)
 D2. 0.00 Sq. Ft.
 Total Floor Area Allowed
 by Zone (A2)

E. Open Space

E1. Sq. Ft.
 Existing Open Space
 E2. Sq. Ft.
 Required Open Space
 E3. Sq. Ft.
 Proposed Open Space

Notes

*Gross floor area is the sum of all areas under roof of a lot, 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. Sections may also be required for some exclusions.

***Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

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

Signature: Ninth Sachse 11

Date: 06/19/2022

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 three 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. Ninette Sadusky	PO Box 416, Alexandria, VA 22313	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 910 Pendleton ST, Alexandria, VA 22314 (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three 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. Ninette Sadusky	PO Box 416, Alexandria, VA 22313	100%
2.		
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.		
2.		
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.

06/19/2022

Date

Ninette Sadusky

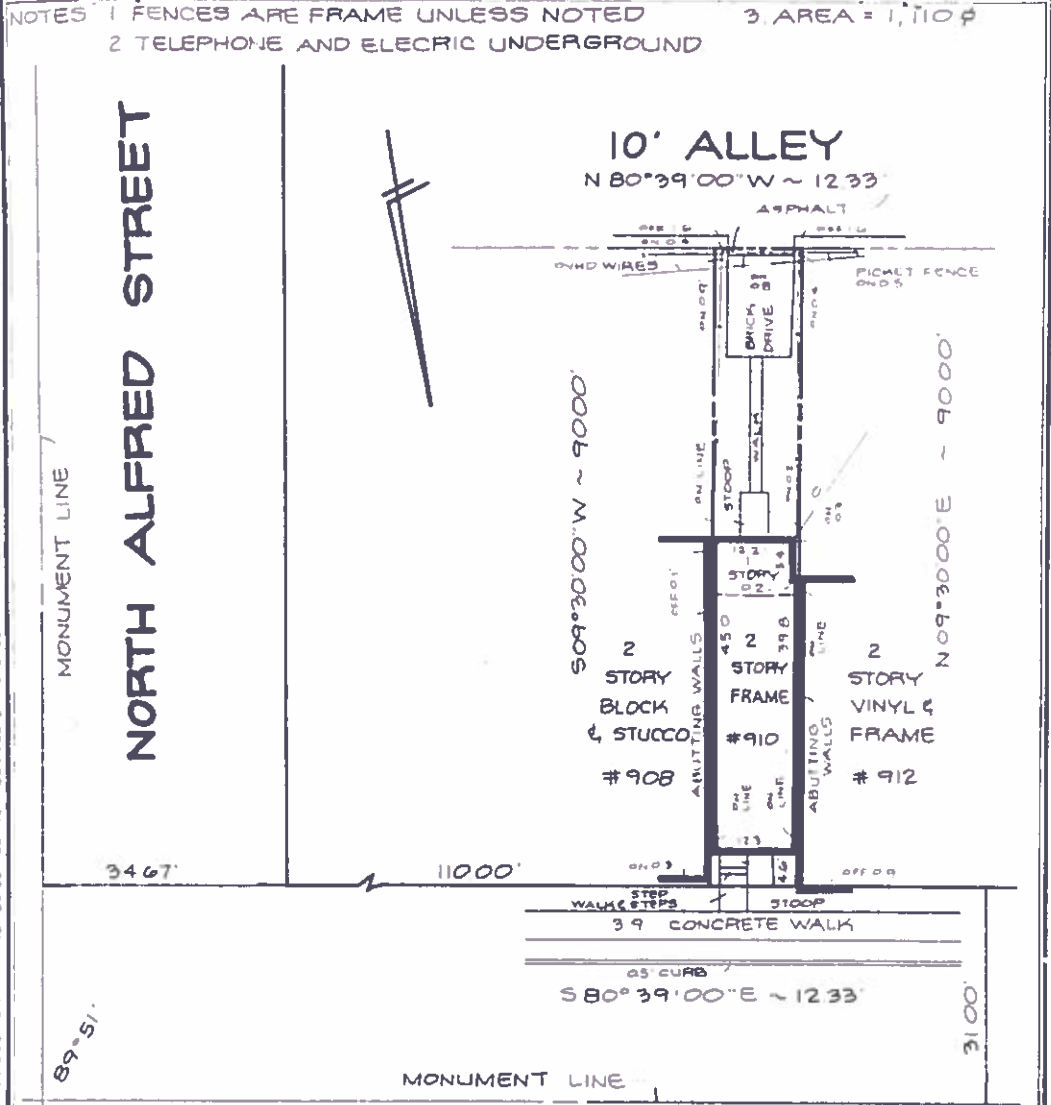
Printed Name

Ninette Sadusky
Signature



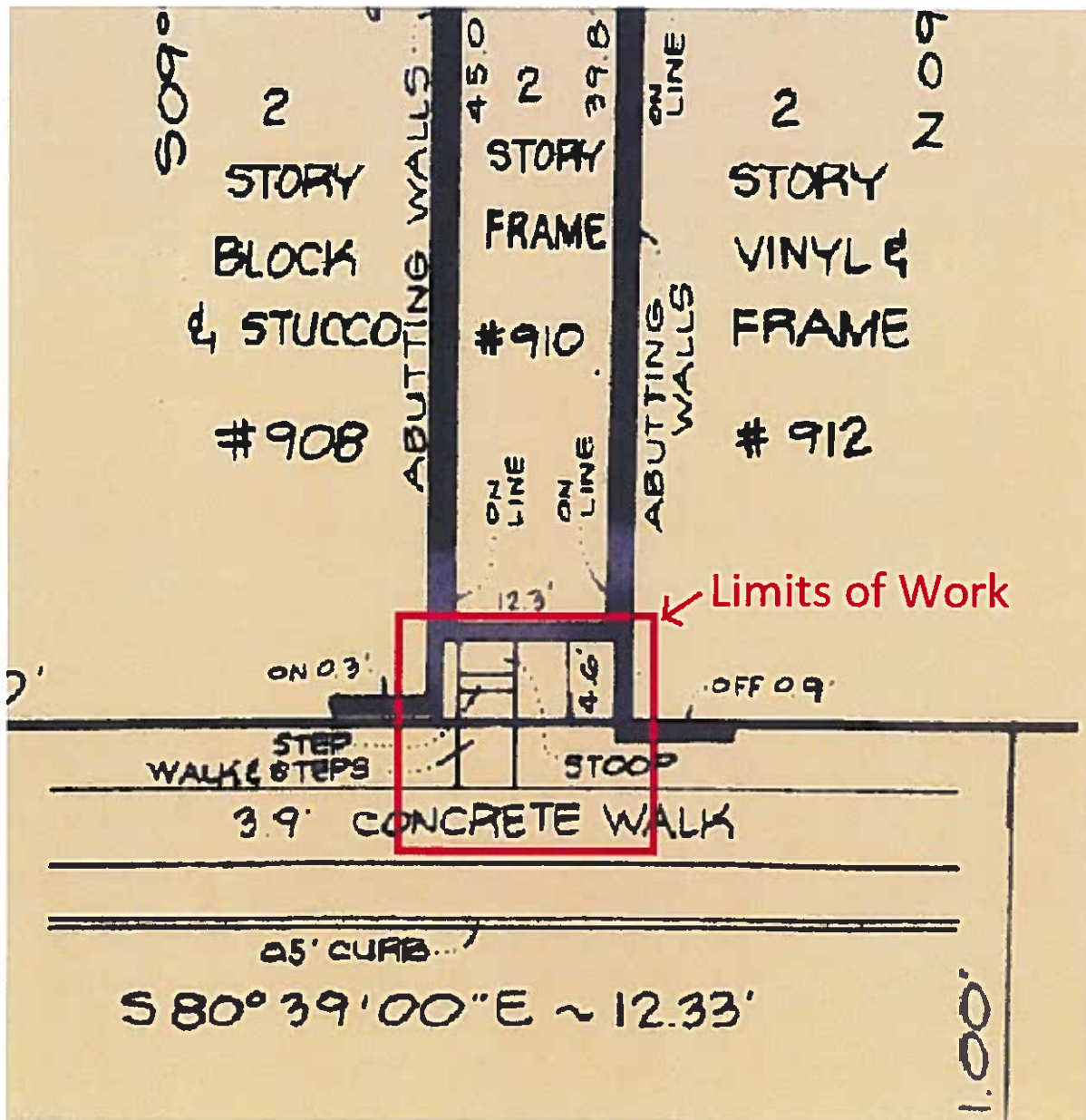
Project Location

910 Pendleton Street
Alexandria, VA 22314



MARCH 27, 1998

ALEXANDRIA SURVEYS INC
6343 SOUTH KINGS HIGHWAY
ALEXANDRIA, VIRGINIA 22306
703 660 6615
FAX 703 768 7764



Enlarged Survey/Site Plan

Limits of Work

910 Pendleton Street
Alexandria, VA 22314



Front View of Existing Planter and Steps



Left Side of Existing Planter and Steps



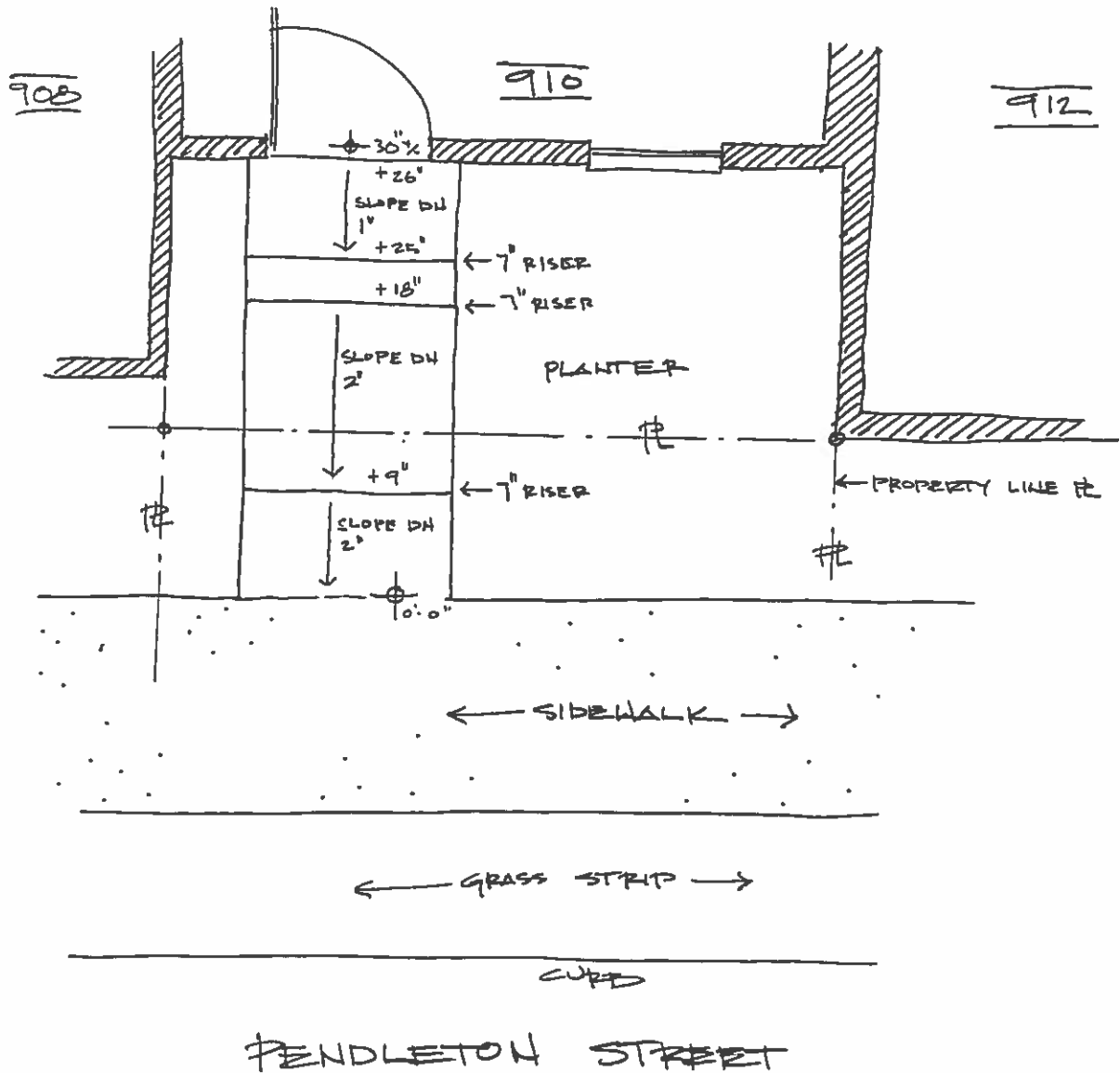
Existing Steps



Right Side of Existing Planter and Steps

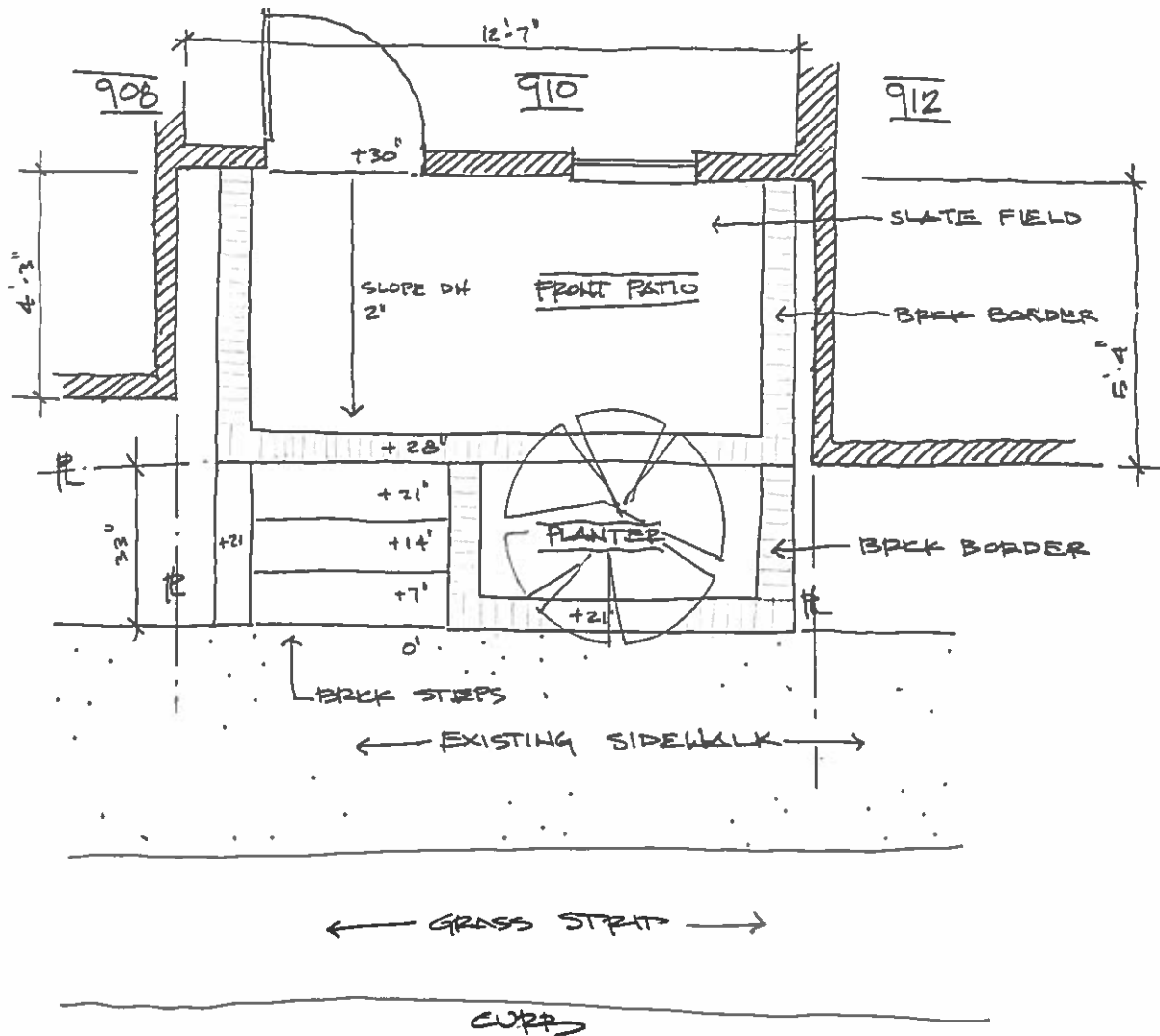
Existing Photos

910 Pendleton Street
Alexandria, VA 22314



Existing Site Plan

910 Pendleton Street
Alexandria, VA 22314



PENDLETON STREET

New Site Plan

910 Pendleton Street
Alexandria, VA 22314



Existing Neighbor Planter and Steps



Existing Neighbor Planter and Steps



Existing Neighbor Planter and Steps

Existing Neighbor Photos

902 Pendleton Street
Alexandria, VA 22314