

ISSUE: Permit to Demolish/Capsulate (partial), and Certificate of Appropriateness for addition and alterations

APPLICANT: Michelle Haynes

LOCATION: Parker-Gray District
902 Pendleton Street

ZONE: RB/Residential Townhouse Zone

STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate (partial), and Certificate of Appropriateness with the following conditions:

1. Windows on the addition must be one-over-one configuration, and without tint or reflective glass;
2. The existing masonry must remain unpainted; and,
3. Include the statements from Alexandria Archaeology, below, in the General Notes of all on all construction documents 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. Call Alexandria Archaeology (703.746.4399) two weeks before the starting date of any ground disturbance so that a monitoring and inspection schedule for city archaeologists can be arranged.
 - b. Call Alexandria Archaeology immediately (703.746.4399) 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.
 - c. No metal detection may be conducted on the property, unless authorized by Alexandria Archaeology.

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.



N



0 15 30 60 Feet

Note: Staff coupled the applications for a Permit to Demolish (BAR2020-00366) and Certificate of Appropriateness (BAR2020-00346) for clarity and brevity. The Permit to Demolish requires a roll call vote.

I. APPLICANT'S PROPOSAL

The applicant requests a Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness to construct a rear two-story addition, as well as alterations, at 902 Pendleton Street.

Permit to Demolish/Capsulate

Approximately 280 square feet of the rear (south) brick elevation will be demolished.

Certificate of Appropriateness

The proposed two-story addition will be approximately 517 square feet and located on the south elevation. The addition will have a shed roof, and the materials consist of fiber cement siding and four-over-one vinyl windows. On the north elevation, the applicant is proposing to construct a new wood door hood with fiberglass shingles.

The proposed materials comply with the Parker-Gray Residential Reference Guide. Staff notes that the application material includes a 4'x 6' door hood on the south elevation. Based on the Parker-Gray Residential Reference Guide, door hoods below the second floor window sill on the rear elevation do not require Board or staff approval.

II. HISTORY

The area around 902 Pendleton Street was not shown on the Sanborn Fire Insurance map until 1902. At that time a two-story frame building with two story rear ell occupied the lot in much the same location as the present structure. Sanborn mapping indicates that this same structure remained on the property through the early 1960s. A repair permit issued in 1965 suggests that the frame house, by then severely dilapidated and riddled with code deficiencies, was extensively "remodeled," to create the existing modern masonry residence (Permit #22639, 12/13/65). The exterior walls were replaced with concrete block and brick facing on the front and concrete block on the side and rear. The interior was substantially reconstructed with all new finishes and fixtures. The drawings accompanying the 1965 plans show the house much as it is today, except that the drawings show a single story porch across the front, where there is only a concrete slab today, and horizontal two-over-two windows, where there are one-over-one windows today.

Previous BAR Approvals

BAR2002-00236 – the Board approved a Certificate of Appropriateness for alterations

BAR2008-00049 – the Board approved a Certificate of Appropriateness for alterations

III. ANALYSIS

Permit to Demolish/Capsulate

In considering a Permit to Demolish, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-205(B). The Board has purview of the proposed demolition/capsulation regardless of visibility.

Standard	Description of Standard	Standard Met?
(1)	Is the building or structure of such architectural or historic interest that its removal 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 an historic shrine?	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 and protect an historic place or area of historic interest in the city?	No
(5)	Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage and making the city a more attractive and desirable place to live?	No
(6)	Would retention of the building or structure help maintain the scale and character of the neighborhood?	No

In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted. The proposed demolition/capsulation is limited to the removal of a portion of the south elevation. This section of the property is not considered historic or of unusual or uncommon design, texture or materials and could be reproduced easily in the future.

Certificate of Appropriateness

According to the *Design Guidelines*, “An addition to a historic building should be clearly distinguishable from the original structure. An addition should not obscure or dilute the architectural and historic importance of an existing building by creating a false sense of the past. To create a differentiation between the existing building and an addition, different traditional materials can be utilized.” The proposed two-story addition on the south elevation meet the criteria

established in the *Design Guidelines*. The use of modern materials, such as fiber cement siding and a shed roof differentiates the proposed addition from the existing structure.

Staff has no objection to the construction of a two-story addition on the south elevation and the proposed door hood on the north elevation. For consistency and continuity with the existing structure, staff recommends that the proposed windows on the addition be a one-over-one configuration without tint or reflective glass. The proposed door hood is vernacular in design and appropriate for this contextual background building. Its inclusion on the façade doesn't dilute the primary visual importance of surrounding historic structures.

The BARs in both historic districts have always been very concerned about the painting of previously unpainted masonry and the zoning ordinance specifically prohibits it without BAR approval. Section 10-209(B)(4) of the zoning ordinance states: "The painting of a masonry building which was unpainted prior to such painting shall be considered to be the removal of an exterior feature having historic and/or architectural significance requiring a certificate of appropriateness." The *Design Guidelines* further state that "painting a previously unpainted masonry surface, no matter what color, requires review and approval of a certificate of appropriateness by the Boards. Additionally, the Boards strongly discourage the painting of a previously unpainted masonry surface." However, each request is reviewed on a case-by-case basis.

While the Parker-Gray Residential Reference Guide (RRG) provides significant leniency with respect to the types of alterations that may be done on Later buildings or on side or rear elevations, it is explicit that the painting of unpainted masonry must be reviewed by the BAR at a public hearing for both Early and Later buildings and for all elevations. This is in part because painting unpainted masonry significantly alters the character and material of a building and a painted masonry building also results in an unnecessary ongoing maintenance issue. Additionally, while removing paint can be accomplished via chemical process, it requires great care and expense to successfully remove paint without damaging the masonry. Due to the abundance of previously painted masonry structures in Old Town, and the fact that most brick masonry buildings were not originally painted, the Boards do not normally support such requests. Historically, most property owners avoided painting brick because painting was expensive and the use of brick was a clear sign that the building was higher quality and more expensive material than frame construction with wood siding. Staff does not support the painting of the existing masonry building.

With the conditions above, staff recommends approval of the project. Staff notes the recommendations of Alexandria Archaeology.

STAFF

Amirah Lane, Historic Preservation Planner, Planning & Zoning

Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning

- C-1 Proposed addition complies with zoning.
- F-1 Applicant must submit west elevations and existing and proposed floor plans when applying for building permit.

Code Administration

- C-1 A building permit and plan review are required prior to the start of construction.

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 Previously reviewed under BAR2002-00235, BAR2002-00236, BAR2008-00049.(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)
- 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)

Alexandria Archaeology

- F-1 This lot appears to have remained vacant until the late nineteenth or early twentieth century when the present house was built. Therefore, the property has the potential to yield evidence of early twentieth-century Alexandria.
- R-1 Call Alexandria Archaeology immediately (703-746-4399) 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. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities.
- R-2 The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities.

V. ATTACHMENTS

- 1 – Application for BAR 2020-00366 & 2020-00346: 902 Pendleton Street*
- 2 – Supplemental Materials*

BAR Case # _____

ADDRESS OF PROJECT: 902 Pendleton Street

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

TAX MAP AND PARCEL: 64.02-01-12 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: Michelle Haynes

Address: 902 Pendleton Street

City: Alexandria State: VA Zip: 22314

Phone: 703-801-9374 E-mail: haynesmichelle66@gmail.com

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

Name: Robert C Byrnes

Phone: 703-683-1011

E-mail: rcbyrnes@verizon.net

Legal Property Owner:

Name: Michelle Haynes

Address: 902 Pendleton Street

City: Alexandria State: VA Zip: 22314

Phone: 703-801-9374 E-mail: haynesmichelle66@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).

Build a two story rear addition to an existing two story brick and stucco dwelling. Paint the existing building to match the color of the proposed new addition's siding. Builed a new front door cover.

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.

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. Michelle Haynes	902 Pendleton Street, Alexandria VA 22314	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 902 Pendleton Street (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. Michelle Haynes	902 Pendleton Street, Alexandria VA 22314	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. N.A.		
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.

July 20, 2020
Date

Robert C Byrnes
Printed Name


Signature

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: Robert C. Byrnes

Printed Name: ROBERT C. BYRNES

Date: AUG. 3, 2020



Department of Planning and Zoning
Floor Area Ratio and Open Space Calculations
as of 12/20/18

B

A. Property Information

A1. 902 PENDLETON ST.
Street Address

RB
Zone

A2. 2250 x 0.75 = 0.00 1687.5
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area	Allowable Exclusions**
Basement 0	Basement**
First Floor 680.7	Stairways**
Second Floor 680.7	Mechanical** 680.7
Third Floor	Attic less than 7**
Attic 680.7	Porches**
Porches	Balcony/Deck**
Balcony/Deck	Lavatory***
Lavatory***	Other**
Other**	Other**
B1. Total Gross 0.00 1892.1	B2. Total Exclusions 0.00 680.7

B1. 0.00 1892.1	Sq. Ft.
Existing Gross Floor Area*	
B2. 0.00 680.7	Sq. Ft.
Allowable Floor Exclusions**	
B3. 0.00 1261.4	Sq. Ft.
Existing Floor Area Minus Exclusions (subtract B2 from B1)	

Comments for Existing Gross Floor Area

C. Proposed Gross Floor Area

Proposed Gross Area	Allowable Exclusions**
Basement 157.3	Basement**
First Floor 157.3	Stairways**
Second Floor	Mechanical**
Third Floor	Attic less than 7** 157.3
Attic 157.3	Porches**
Porches 45.5	Balcony/Deck**
Balcony/Deck	Lavatory***
Lavatory***	Other**
Other	Other**
C1. Total Gross 0.00 517.4	C2. Total Exclusions 0.00

C1. 0.00 517.4	Sq. Ft.
Proposed Gross Floor Area*	
C2. 0.00 157.3	Sq. Ft.
Allowable Floor Exclusions**	
C3. 0.00 360.1	Sq. Ft.
Proposed Floor Area Minus Exclusions (subtract C2 from C1)	

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.

D. Total Floor Area

D1. 0.00 1621.5	Sq. Ft.
Total Floor Area (add B3 and C3)	
D2. 0.00 1687.5	Sq. Ft.
Total Floor Area Allowed by Zone (A2)	

E. Open Space

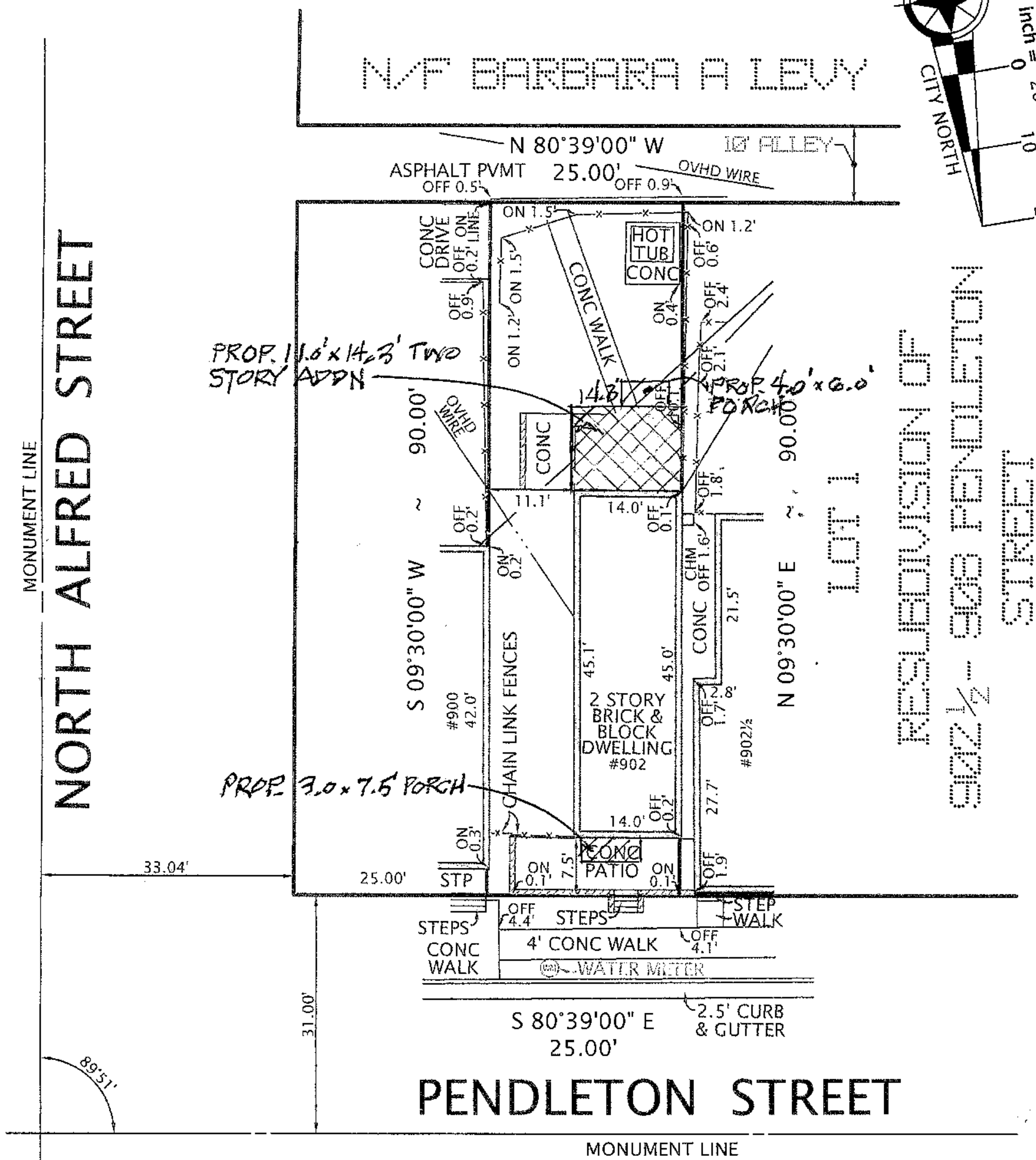
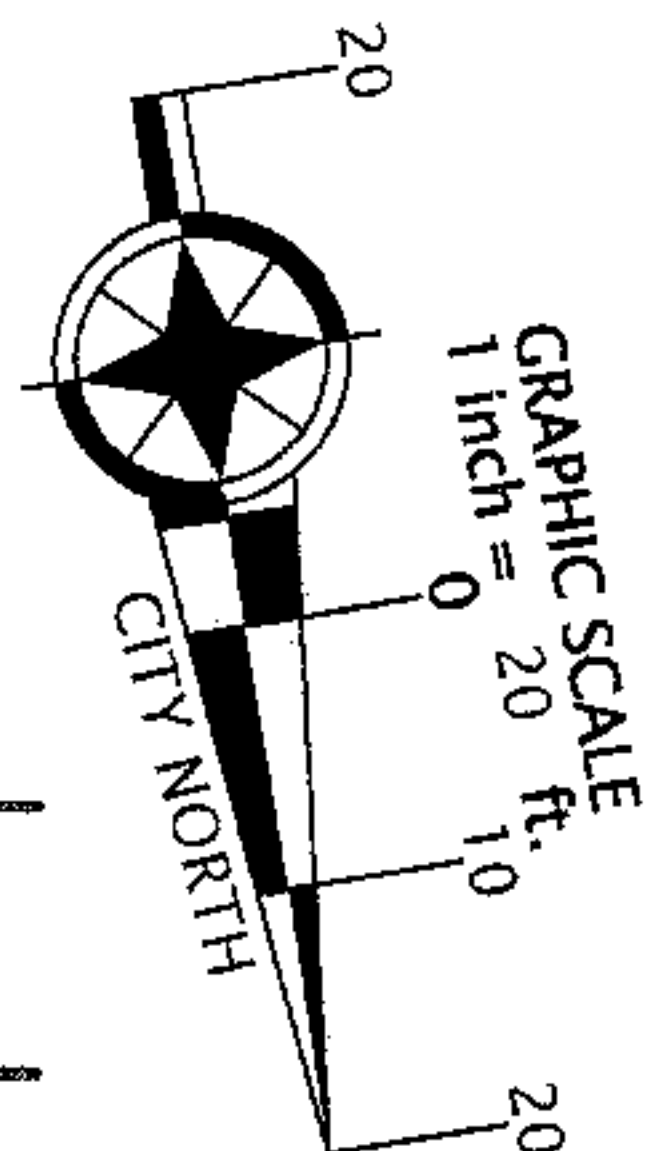
E1. 1518.9	Sq. Ft.
Existing Open Space	
E2. 800	Sq. Ft.
Required Open Space	
E3. 1361.6	Sq. Ft.
Proposed Open Space	

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

Signature: _____ Date: 7/20/2020

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NOTES: 1. FENCES ARE FRAME.
2. WALLS ARE 0.7' BRICK



PLAT

SHOWING HOUSE LOCATION ON
THE PROPERTY LOCATED AT

#902 PENDLETON STREET

(DEED BOOK 1514, PAGE 0578)

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20'

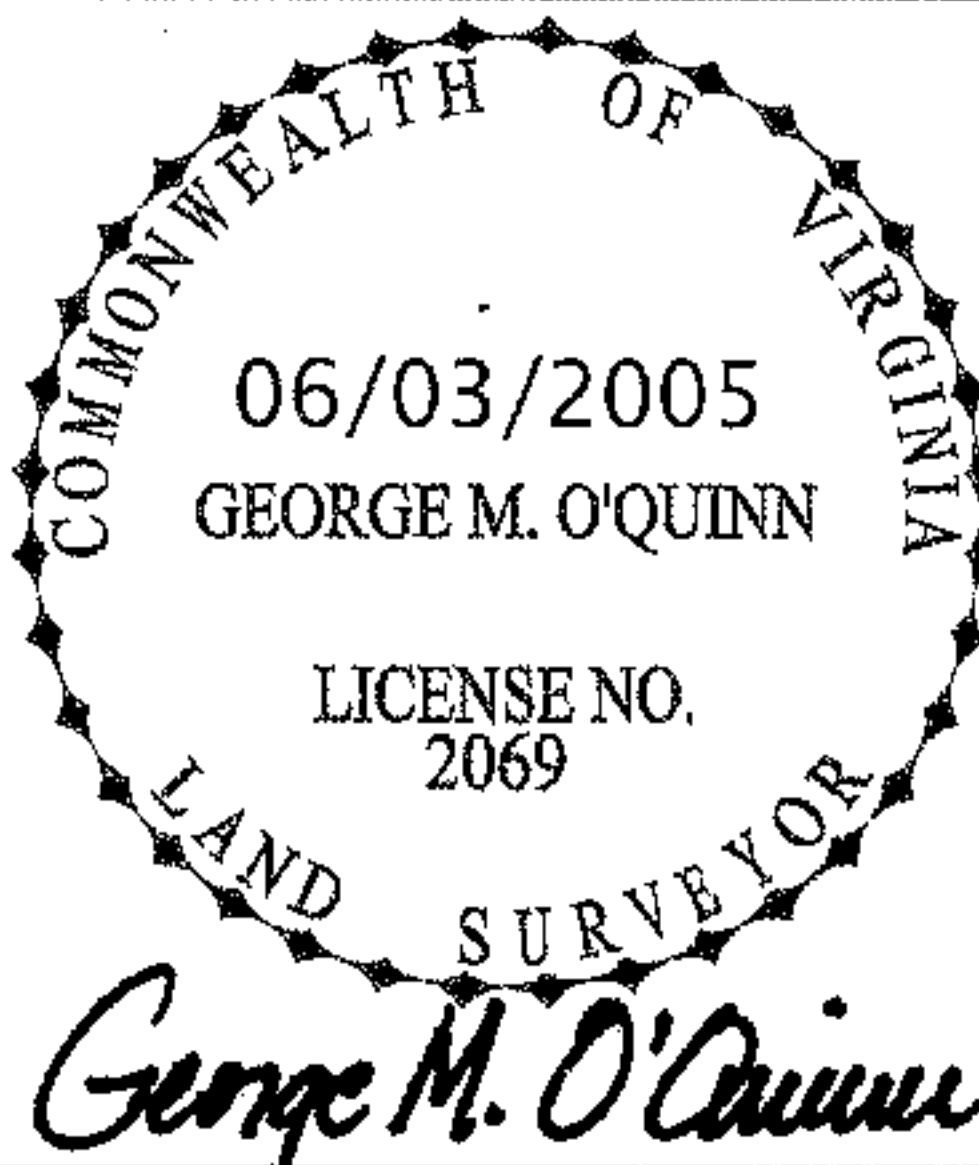
JUNE 03, 2005

I HEREBY CERTIFY THAT THE POSITIONS OF
ALL THE EXISTING IMPROVEMENTS HAVE BEEN
CAREFULLY ESTABLISHED BY A CURRENT FIELD
SURVEY AND UNLESS SHOWN THERE ARE NO
VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO
RESTRICTIONS OF RECORD.

A TITLE REPORT WAS NOT FURNISHED.

NO CORNER MARKERS SET.



CASE NAME:

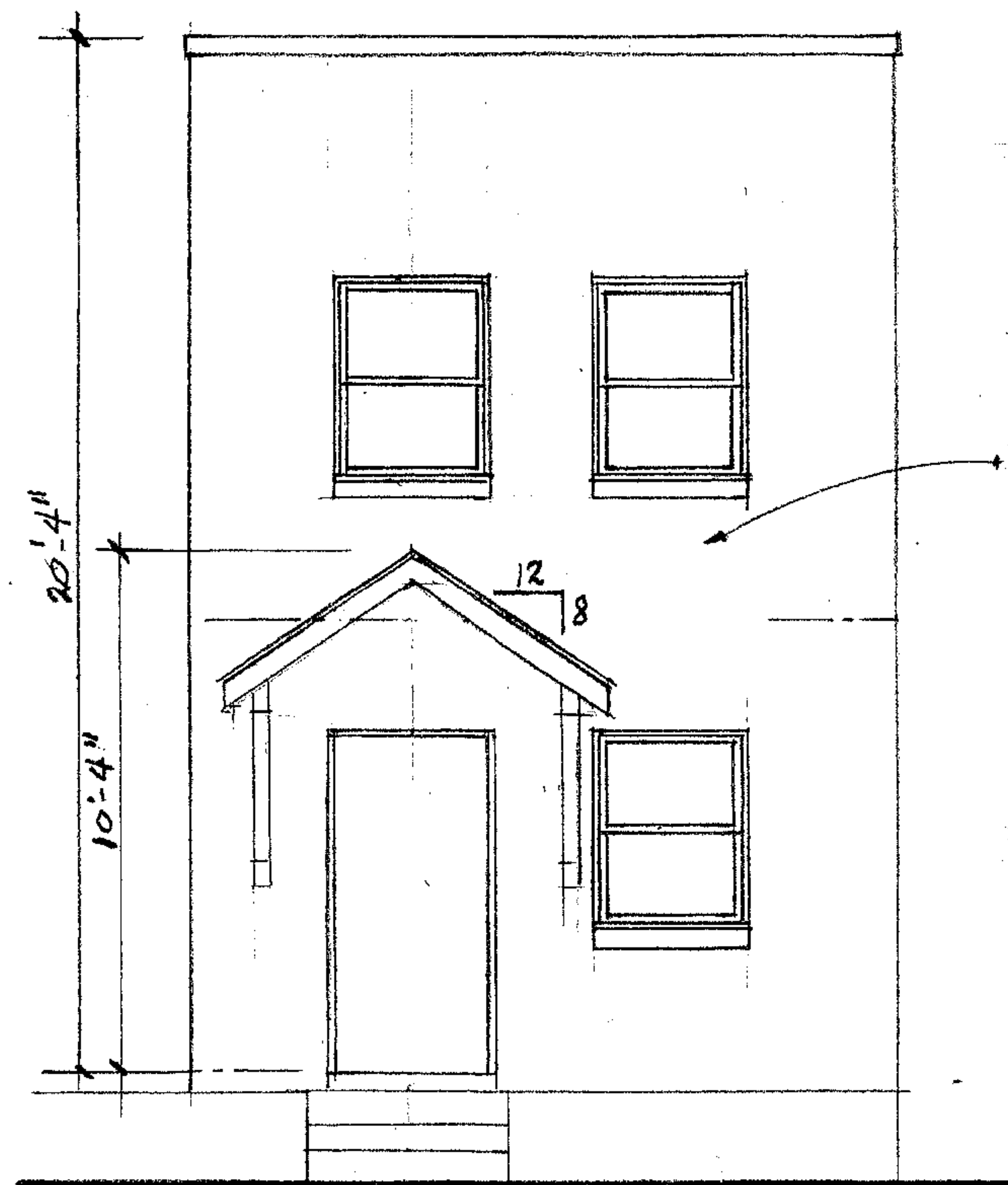
GIBBINS ~ VANNI

MARK S. ALLEN

DOMINION SURVEYORS, INC.®

8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309

703-619-6555
FAX: 703-799-6412



NORTH ELEVATION

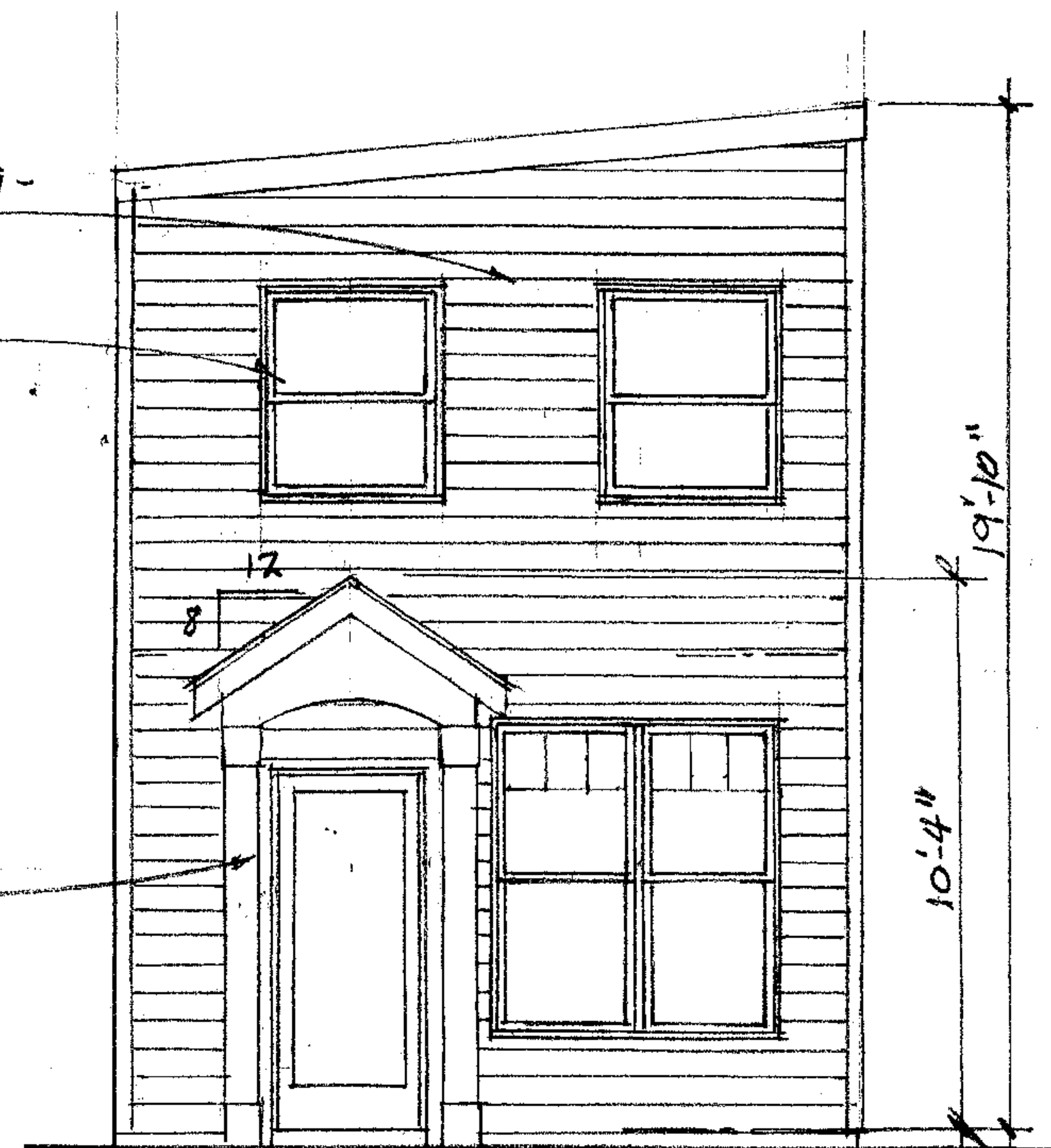
SCALE 1/4" = 1'-0"

PREFINISHED, SMOOTH
HARDIE PLANK SIDING -
AGED PEWTER

VINYL D.H. WINDOWS

PAINT EXIST. BRICK

P.T. 6x6 POSTS - WRAP
W/ 1x WOOD



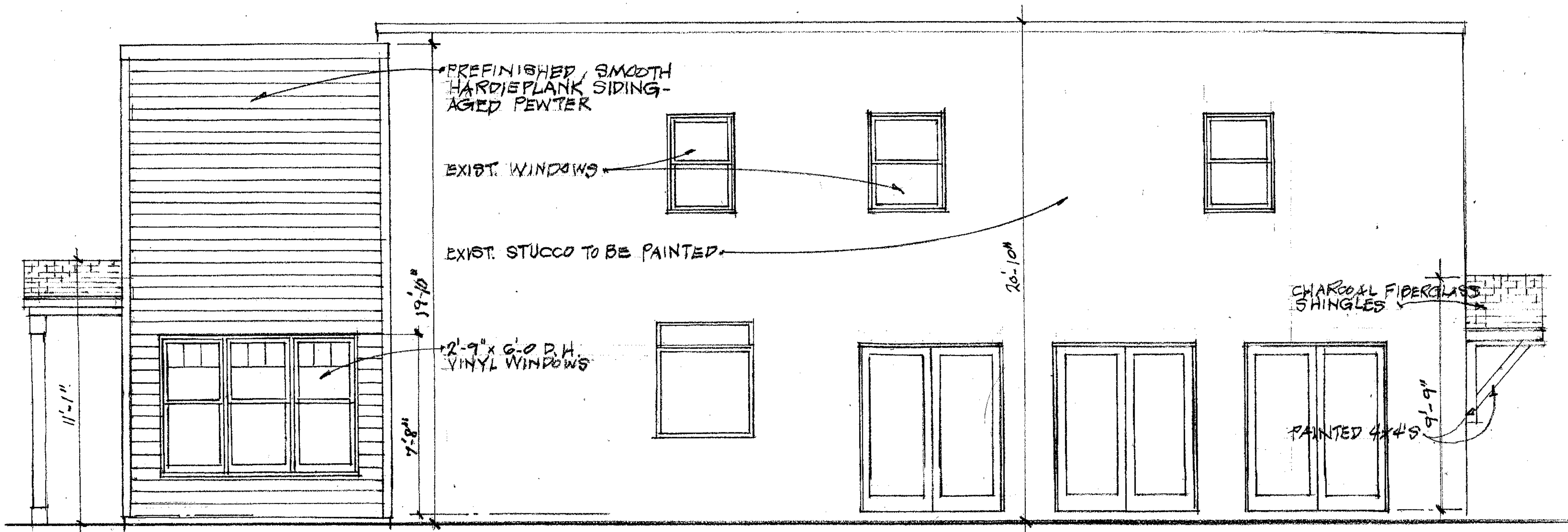
SOUTH ELEVATION

SCALE 1/4" = 1'-0"

Addition to 902 Pendleton Street

Robert C. Byrnes Architect
703-683-1011

Date 7/20/20
Sheet 2 of 2

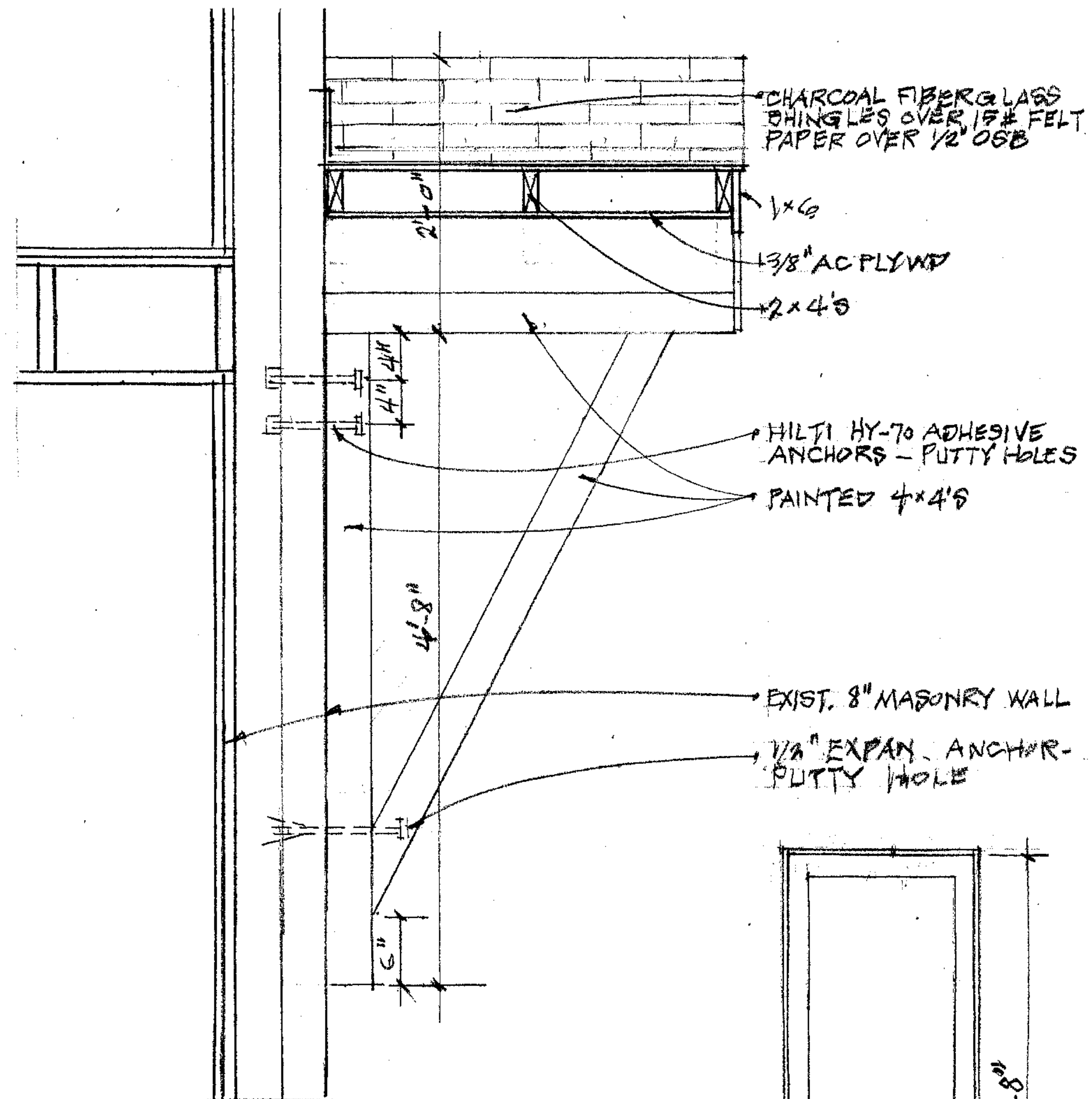


EAST ELEVATION
 SCALE 1/4" = 1'-0"

Addition to 902 Pendleton Street

Robert C. Byrnes Architect
 703-683-1011

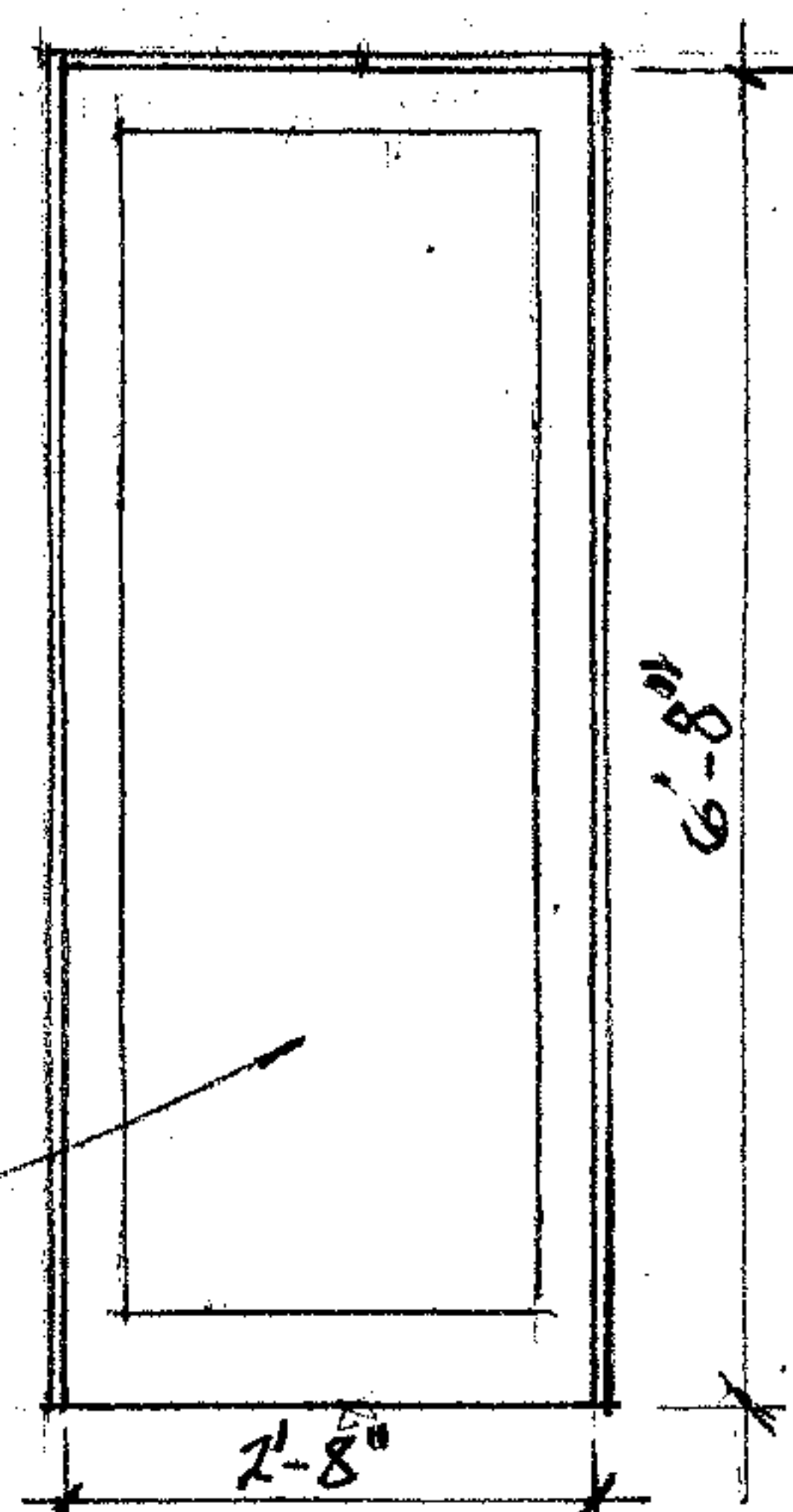
Date 7/20/20
 Sheet 1 of 2



FRONT DOOR COVER

SCALE 1"=1'-0"

WOOD FRAMED
GLASS DOOR -
PAINT



NEW DOOR

SCALE 1/2"=1'-0"

Addition to 902 Pendleton Street

Robert C. Byrnes Architect
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Date
Sheet of

