

ISSUE: Certificate of Appropriateness for alterations to previously approved plans

APPLICANT: Michelle Haynes

LOCATION: Parker-Gray District
902 Pendleton Street

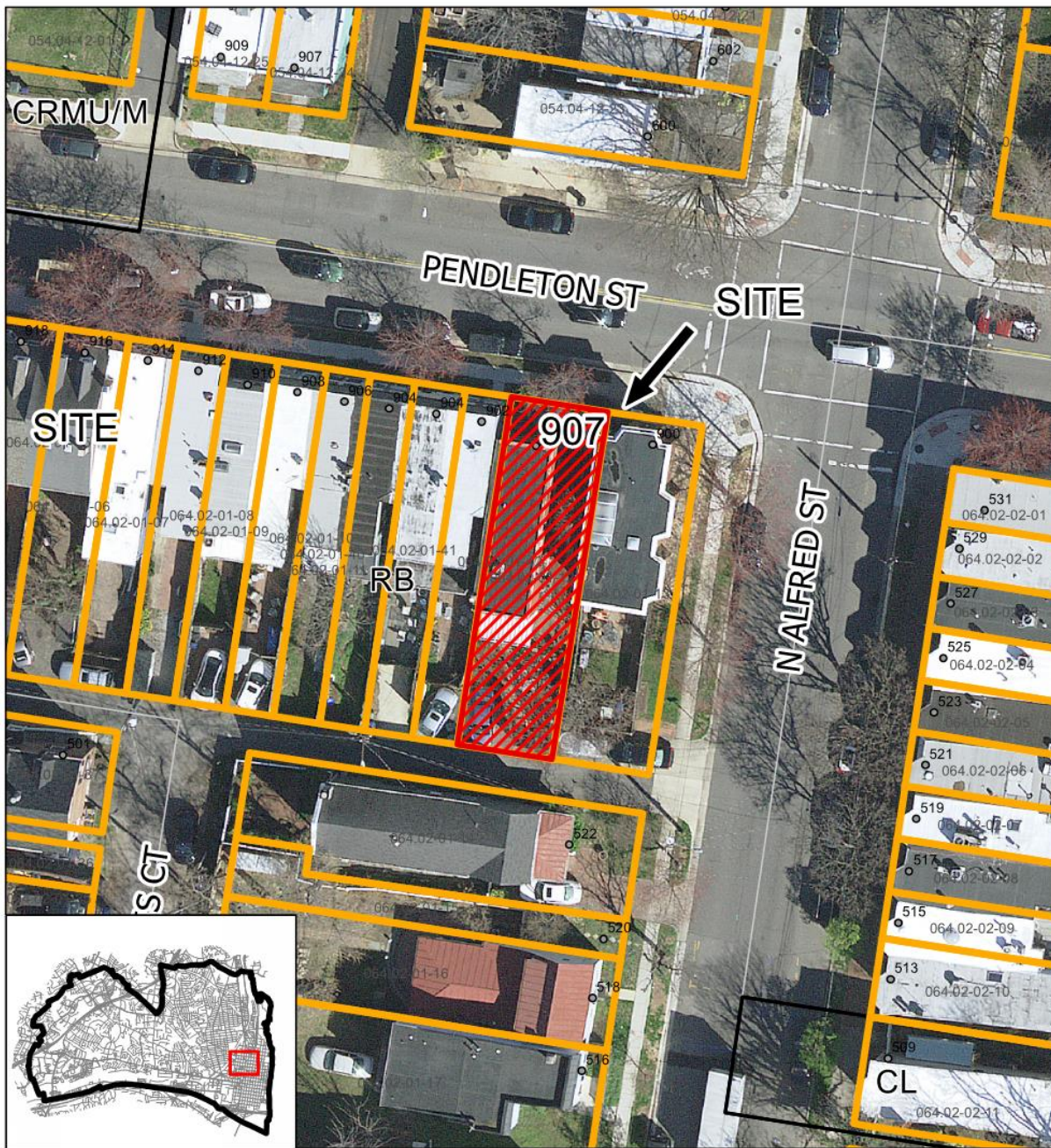
ZONE: RB/Residential Townhouse Zone

STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness for alterations with the condition that the applicant must provide windows specifications when applying for a building permit to confirm that the proposed windows comply with the Alexandria New and Replacement Window Performance Specifications in the Historic Districts.

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.



BAR #2020-00461
902 Pendleton Street



0 15 30 60 Feet

I. APPLICANT'S PROPOSAL

The applicant requests a Certificate of Appropriateness for revisions to previously approved plans (BAR2020-00366 & BAR2020-00346), at 902 Pendleton Street. The proposed alterations include adding three windows to the east elevation. Two one-over-one windows will be located on the second-story of the fiber cement siding portion of the elevation. The glass block window will be located on the first-story of the stucco portion of the elevation. All proposed windows will be fiberglass.

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

BAR2020-00366 – the Board approved a Permit to Demolish

BAR2020-00346 – the Board approved a Certificate of Appropriateness for alterations & addition

III. ANALYSIS

Certificate of Appropriateness

Staff has no objection to the proposed alterations to previously approved plans. The proposed windows will be minimally visible from the public right-of-way and aligned well with the existing windows. This revision is appropriate for this contextual background building. The applicant must provide windows specifications when applying for a building permit to confirm that the proposed windows comply with the Alexandria New and Replacement Window Performance Specifications in the Historic Districts.

With the conditions above, staff recommends approval of the project.

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 new windows comply with zoning.

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 BAR2020-00235, BAR2020-00236, BAR2020-00113, BAR2020-00114, BAR2020-00049, BAR2020-00346, and BAR2020-00366. (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)
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

No archaeological oversight will be necessary for this undertaking.

V. ATTACHMENTS

- 1 – Application for BAR #2020-00461: 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

- | | | |
|------------------------------|--|--|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Is there an historic preservation easement on this property? |
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | If yes, has the easement holder agreed to the proposed alterations? |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Is there a homeowner's association for this property? |
| <input type="checkbox"/> Yes | <input type="checkbox"/> 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.*
- | | | | |
|--------------------------------------|---|---|-----------------------------------|
| <input type="checkbox"/> awning | <input type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment | <input type="checkbox"/> shutters |
| <input type="checkbox"/> doors | <input checked="" type="checkbox"/> windows | <input type="checkbox"/> siding | <input type="checkbox"/> shed |
| <input type="checkbox"/> lighting | <input type="checkbox"/> pergola/trellis | <input type="checkbox"/> painting unpainted masonry | |
| <input type="checkbox"/> other _____ | | | |
- ☐ ADDITION
- ☐ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

Add two double hung windows and a glass block opening to the east elevation of a previously approved facade.

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: 

Printed Name: Robert C Byrnes

Date: Sept 16, 2020

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 _____ (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	
2.		100%
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.

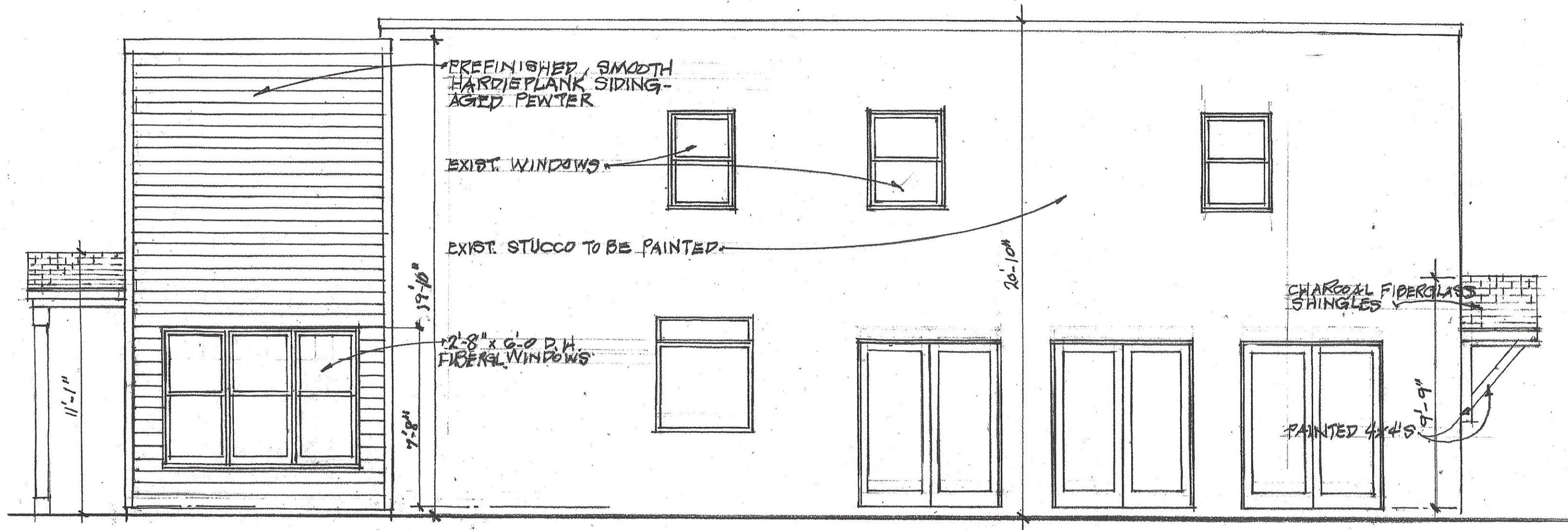
Sept. 16, 2020

Date

Robert C Byrnes

Printed Name


Signature



EAST ELEVATION

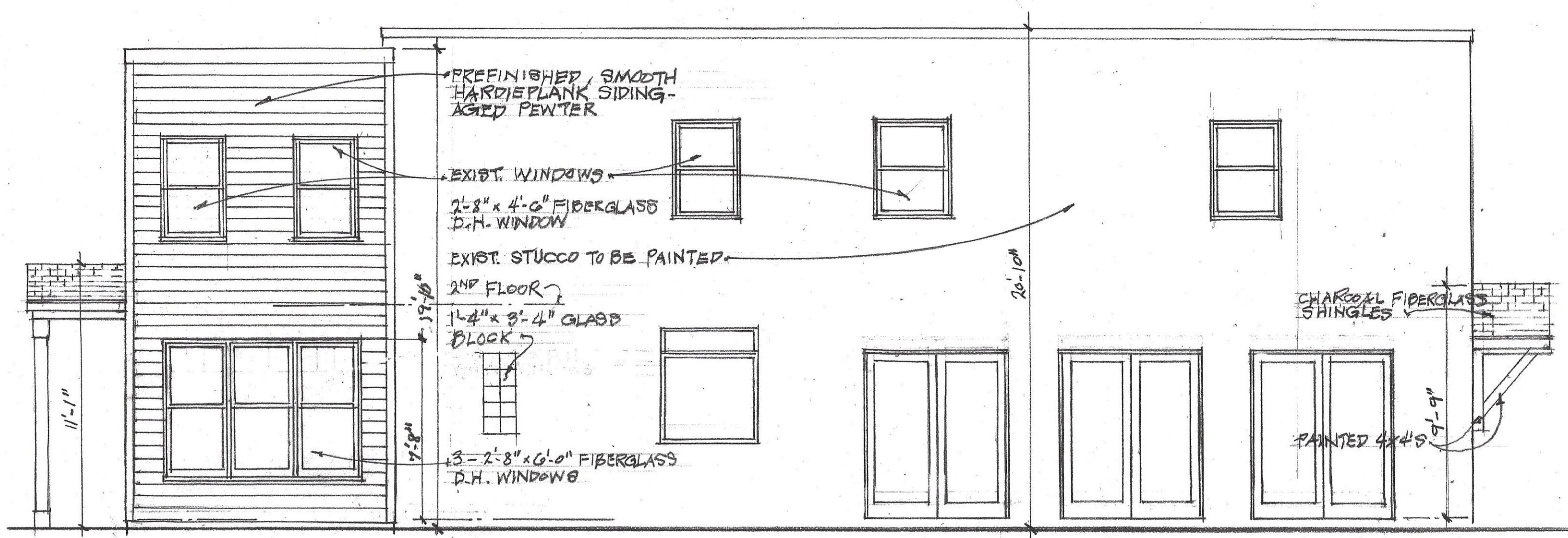
SCALE 1/4" = 1'-0"

APPROVED 9/2/2020

Addition to 902 Pendleton Street

Robert C. Byrnes Architect
703-683-1011

Date
Sheet 5 of 8



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

PROPOSED CHANGES

Addition to 902 Pendleton Street

Robert C. Byrnes Architect
 703-683-1011

Date _____
 Sheet _____ of _____

[HOME](#)[WINDOWS](#)[DOORS](#)[THE FIBERTEC ADVANTAGE](#)[GALLERY](#)[CONTACT](#)

400 Series Double Hung Tilt Window

OPTIONS

[Glass and Glazing](#)[Attachments](#)[Grilles](#)[Colours](#)[Installation Tips](#)

TECHNICAL INFORMATION

[Technical Data](#)[Energy Ratings](#)

The 400 series double hung tilt window features co-pultruded lift rails and sash interlocks, low profile tilt latches, profiled cam locks, and block and tackle balance. Additionally, this double hung tilt window allows air circulation through the top and bottom, thus providing maximum ventilation and tilt-out access for easy window cleaning and maintenance. Fibertec Window & Door Mfg. windows provide one of the narrowest sight lines, thus giving you more glass area. The double hung window is designed for taller openings. Fibertec carries the most extensive glass options available catering to extreme weather climates. Anti-corrosion screens are on the outside of the window and come in standard full screen or optional half screen. Fibertec has developed a fiberglass window system featuring advanced technology, resulting in one of the best energy-rated systems that is environmentally friendly and is used in sustainable building.

Other Styles: [500 Series Premium Double Hung Tilt](#)



Inquire About This Product

STANDARD SERIES SPECIFICATIONS: 3 1/4" Pultruded Fiberglass Frame, composite block reinforced butt joint corner inserts with foam (jamb to sill) gasket and seal silicone sealant. Sash has co-pultruded lift rail on top and bottom sash for pleasing aesthetic look. Centre meeting rail has co-pultruded interlock.

SIZES AVAILABLE: Minimum width 18", Minimum height 30", Maximum width 54", Maximum height 84" (widths over 48", maximum height not to exceed 66"). Fibertec manufactures to sizes specified + / - 1/8" (3.17 mm) industry tolerance.

GLAZING OPTIONS: Double glazing - 3/4" sealed units with 1/2" air space. Triple glazing (optional) - 1 5/16" sealed units (maximum operator width 48"). Various glazing's are available, to suit any climate condition or aesthetics. (See here for all glass and glazing options)

TEST RESULTS/ENERGY RATINGS: Products have been independently tested and rated by CSA A440, AAMA, NAFS 2011 and NFRC. (Click here to see energy ratings)

PAINT FINISH: Stock exterior colours are white, sandalwood, commercial brown and black. All standard frames come with a white interior or can be painted to a colour. All frames use an Acrythane water based paint with UV protector. The paint is rated environmentally friendly due to low VOC. Custom colours are available. Note that the paint finish does not wrap around to the bottom edge of the frame when using nail fin application. Please refer to the cross section drawing for nail fin attachment options.

Note: The paint finish does not wrap around to the bottom edge of the frame when using nail fin application. Please refer to the cross section drawing for nail fin attachment options. (See all interior and exterior colour options)

ATTACHMENTS TO FRAME: Brickmold (three types), jamb extensions, strap anchors, and nailing fin, are available for installation applications. (Click here to see attachment options)

WEATHER STRIPPING: Fin pile weatherstrip around sash perimeter to ensure constant contact with main frame. Polypropylene bulb seal is inserted at bottom sash to provide positive seal against the sill.

HARDWARE: Includes recessed thumb release tabs for easy tilt action on both upper and lower sash. Locks are surface mounted low profile heavy duty metal cam locks available in standard white or sandalwood finish. (See here for hardware information)



INSECT SCREEN: Roll Formed aluminum screen bar with hidden spring loaded corner key, screened with anti-rot fiberglass mesh. Optional oak veneer screens are available to enhance the portrait series.

GLAZING METHOD: Marine glazed, using Santoprene wrap around glazing gasket to ensure a positive seal.

INSTALLATION: Shall be performed by experienced installers in accordance with manufacturer instructions and CSA A440.4 standards. Window shall be plumb and level after installation is complete and sealed to both interior and exterior wall with high quality sealant around the perimeter of the frame. If perimeter cavity is to be filled, additional anchorage may be required to prevent bowing. It shall be the responsibility of the installers to make all necessary final adjustments to ensure normal operation.

MAINTENANCE: Occasional cleaning of glass and frame components with a non-abrasive detergent is recommended. Tilt out function available for easier cleaning.



WINDOWS & DOORS:

- Fiberglass Casement Windows
- Fiberglass Awning Windows
- Fiberglass Fixed Windows
- Fiberglass Double Hung Tilt Windows
- Fiberglass Sliding Windows
- Fiberglass Bay and Bow Windows

SPECIALIZING IN:

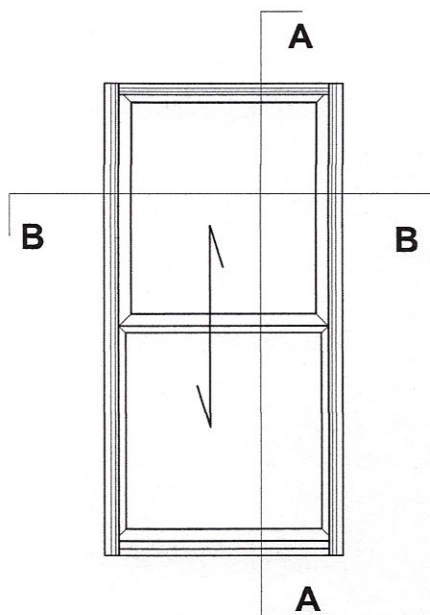
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- Modern Green Home Design
- Custom Energy Efficient Homes
- Green Building
- ICF Construction
- SIP Homes

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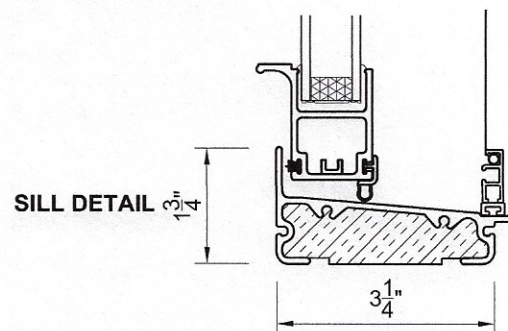
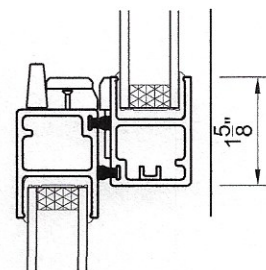
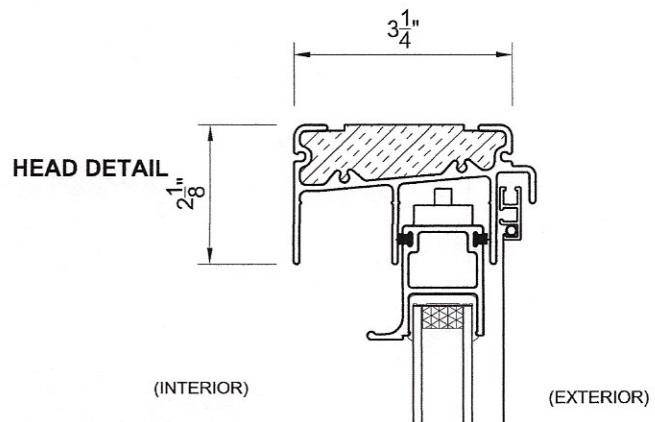
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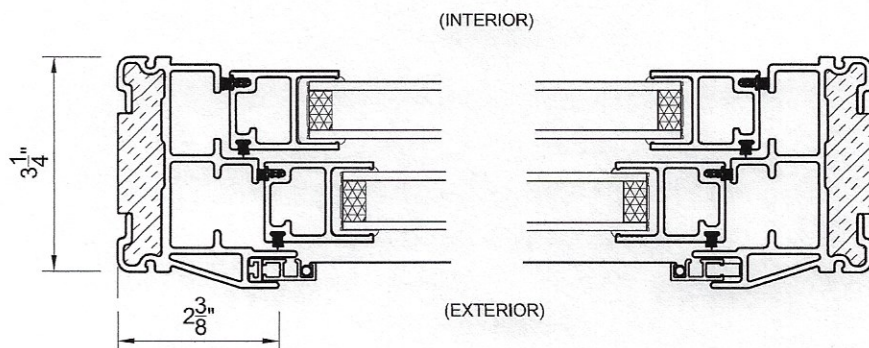


DOUBLE HUNG TILT

Exterior View



SECTION A-A



SECTION B-B