

Docket Item # 15
BAR CASE #2006-0116

BAR Meeting
June 21, 2006

ISSUE: Addition
APPLICANT: Joseph Parimucha
LOCATION: 211 Lee Court
ZONE: RM/Residential

STAFF RECOMMENDATION: Staff recommends:

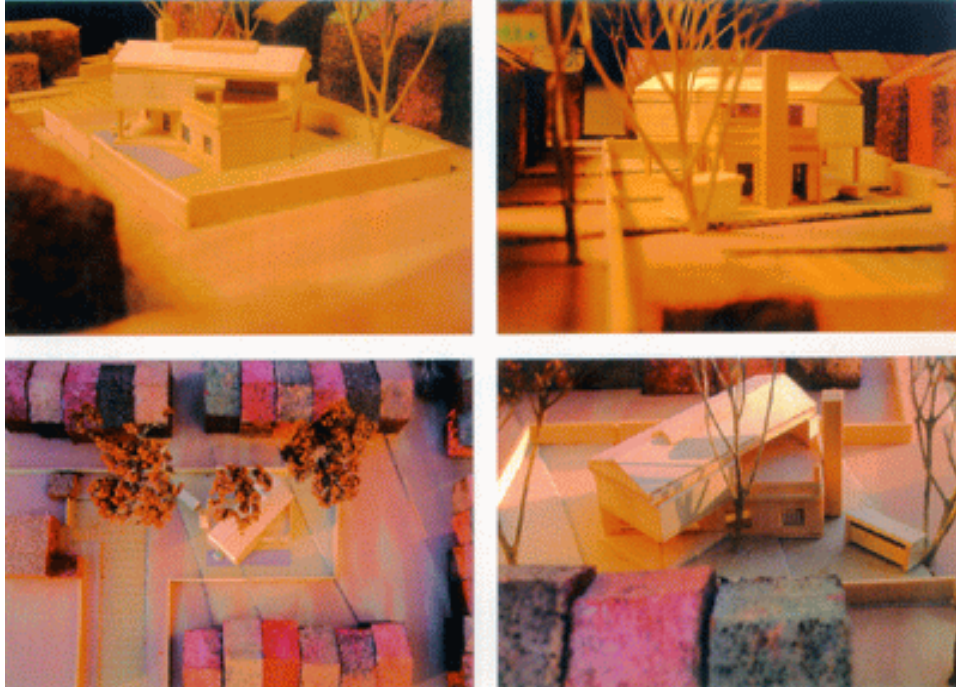
- A. Deferral of the addition and alterations for final selection of materials and colors.
- B. In the alternative, if the Board determines to approved the addition and alterations staff recommends the following conditions:
 - 1. Contact Alexandria Archaeology (703-838-4399) two weeks prior to any ground disturbing activity (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of The Zoning Ordinance) on this property. City archaeologists will provide on-site inspections to record significant finds;
 - 2. Call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds; and,
 - 3. The above statements must appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including sheeting and shoring and grading) so that on-site contractors are aware of the requirement.

(Insert sketch here)

NOTE: Docket item # 14 must be approved before this docket item can be considered.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for the construction of an addition and alterations to the freestanding brick residence at 211 Lee Court.



Addition

A second story addition is proposed over the existing one story house. The addition will be approximately the same dimension as the existing house but will be canted at a 45° over the existing house. The addition will have a gable roof form and a gable clerestory. The new addition is proposed to be clad in metal siding, the final cladding decision has not as yet been made. The second story addition will be supported on the north and south corners by concrete columns.

The windows on the second level addition are proposed to be reused from those existing on the first level at the south and north ends. The windows on the east and west sides are proposed to be new metal multi-light windows by A&S Window Associates. The windows in the new clerestory will be similar.

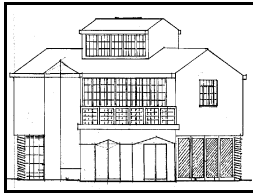


Figure 2
North elevation



Figure 3
South elevation

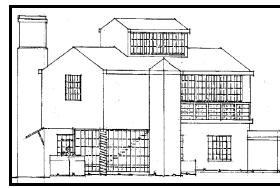


Figure 4
East elevation

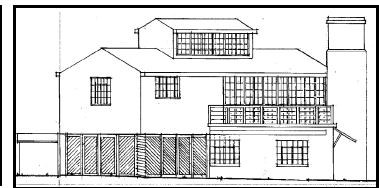


Figure 5
West elevation

At the north and south ends of the new addition there will be open decks constructed over the existing residential building. These decks are proposed to be surrounded by gable handrails

A bump out section for a future elevator is proposed on the east side of the reconfigured building.

The roof of the new addition is proposed to be pre-finished standing seam metal.

Alterations

The existing fenestration will be altered and new floor to ceiling metal multi-light windows installed at the southeast corner

A new trash enclosure is proposed to be constructed at the southwest corner and a new tool shed and generator enclosure at the north end.

Final decisions regarding exact materials and colors have not yet been made.

II. HISTORY:

As discussed in docket item # 14, 211 Lee Court is a one story freestanding residential brick building constructed in 1935.

III. ANALYSIS:

Proposed addition complies with zoning ordinance requirements.

The overall design of the addition and alterations to the property has an industrial aesthetic which reflects the perceived architectural heritage of the house as well as the nearby filled area of Jones Point which was the location of the Alexandria Shipbuilding Corporation.

Staff believes that the design is sympathetic to the industrial heritage of area. The overall architectural character of the Yates Garden subdivision which literally surrounds this house has a decidedly Colonial Revival cast. This section of Yates Garden in the 900 blocks of South Lee and South Fairfax Streets was built ca. 1960, approximately a quarter of a century after the house at 211 Lee Court was constructed. The overall aesthetic approach to the design of the addition to

this residence reflects the heritage of the existing building. Clearly a Colonial Revival aesthetic would be an inappropriate response for the design of an addition to this residence. As a percentage of additional space to be added to the existing residence, the addition is similar in scale to numerous other additions approved in the historic district in the past few years.

Staff believes that abstracting the existing house using essentially the same shape, dimensions, mass, height with an industrial-like palette of materials while essentially extruding the second story addition at a canted angle above the existing creates an interesting visual juxtaposition which recalls both the industrial heritage of the area as well as the existing residential use of the building.

In the opinion of Staff, the design of the proposed addition and the alterations to the existing residence meet the recommendations of the *Design Guidelines* which provide that one approach to a new residential additional would a contrasting one “which creates a distinct yet compatible contrast with the original building through the use of differing materials, colors and abstraction of the principal design elements of the original building.” (p.5).

Thus, Staff has no objection to the overall design of the addition and alterations. However, Staff believes that the Board should review final material and color selections prior to approval of a Certificate of Appropriateness.

Staff note the comments of Alexandria Archaeology and has included them as a condition.

IV. STAFF RECOMMENDATION:

Staff recommends:

- A. Deferral of the addition and alterations for final selection of materials and colors.
- B. In the alternative, if the Board determines to approved the addition and alterations staff recommends the following conditions:
 1. Contact Alexandria Archaeology (703-838-4399) two weeks prior to any ground disturbing activity (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of The Zoning Ordinance) on this property. City archaeologists will provide on-site inspections to record significant finds;
 2. Call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds; and,
 3. The above statements must appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including sheeting and shoring and grading) so that on-site contractors are aware of the requirement.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- C-1 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-2 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-3 A soils report must be submitted with the building permit application.
- C-4 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-5 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-6 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-7 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property.
- C-8 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.

Historic Alexandria:

The scale and mass of the proposed addition and alterations seems too great for the surrounding community.

Alexandria Archaeology:

- F-1 In 1910 to 1912, the Army Corps of Engineers dredged the Potomac River and filled Battery Cove. The block containing 211 Lee Court was created at this time. The property became part of the Virginia Shipbuilding Corporation that was established on

the landfill in 1917 to increase U.S. ship manufacturing during World War I. The current house on the property, built in the 1930s, stands on the site of the commissary and restaurant for the shipbuilding company. There is potential that some evidence of the activities of this early-nineteenth century manufacturing complex may remain buried on the property.

- R-1 Contact Alexandria Archaeology (703-838-4399) two weeks prior to any ground disturbing activity (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of The Zoning Ordinance) on this property. City archaeologists will provide on-site inspections to record significant finds.
- R-2 Call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- R-3 The above statements in R-1 and R-2 must appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including sheeting and shoring and grading) so that on-site contractors are aware of the requirement.

Transportation and Environmental Services:

- R-1 A PLOT PLAN showing all improvements and alterations to the site must be approved by T&ES prior to issuance of a building permit. (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 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
- R-4 An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2500 square feet. (T&ES)
- R-5 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)
- C-1 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

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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.8-1-22)

- C-2 Change in point of attachment or removal of existing overhead utility services will require undergrounding or a variance. (Sec. 5-3-3)
- C-3 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-3-61)