

Docket Item # 4  
BAR CASE #2006-0116

BAR Meeting  
July 5, 2006

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

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**STAFF RECOMMENDATION:** Staff recommends approval of the application as submitted.

**BOARD ACTION, JUNE 21, 2006:** The Board combined the discussion of docket item #'s 14 & 15. On a motion by Mr. Keleher, seconded Dr. Fitzgerald the Board approved the Certificate to Demolish and Capsulation and portions of the Certificate of Appropriateness application with the following conditions:

- A. Deferral of the 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.

The roll call vote on the motion was 4-0.

**REASON:** The Board agreed with the Staff analysis but believed that additional information was needed on the exterior finishes.

**SPEAKER:** Joseph Parimucha, homeowner and project architect, spoke in support  
Barbara Parimucha, homeowner, spoke in support  
Susan Cobb, 918 South Fairfax Street, spoke in opposition

Ron Bobel, read a letter in opposition from the owners of 910 and 920 South Fairfax Street

**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)

Update: At the last public hearing, the Board approved the design of the proposed addition but deferred the final selection of materials and colors for the walls and roof. The applicant has provided product information and an actual sample of the siding and roof materials.

**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.

The applicant's proposal is to use a Follansbee metal product in a satin finish for both the siding and the roof of the addition. The siding will have a corrugated metal configuration and the roof will be standing seam. The satin finish is similar in color to zinc plating. The applicant has provided an actual sample of the material which will be made available to Board members at the public hearing.

**II. HISTORY:**

211 Lee Court is a one story freestanding residential brick building constructed in 1935.

**III. ANALYSIS:**

Staff has no objections to the materials proposed for the siding and roof of the new addition which are consistent with the materials selections which were presented to the Board at the last public hearing.

**IV. STAFF RECOMMENDATION:**

Staff recommends approval of the application as submitted.

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

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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.