

Paul Peou and Hua Wang
110 Gibbon Street
Alexandria, VA 22314
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huacwang@gmail.com
1/5/2021

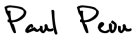
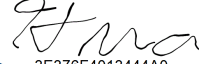
Dear City of Alexandria,

We are relatively new neighbors in Old Town Alexandria and we are writing to express our support for the efforts of Carrie and Ben Capuco in renovating their fourth-floor. Carrie and Ben have been wonderful neighbors, and we trust their judgement and work in the design and planning along with the wisdom of the board and community in the review and approval.

We believe Carrie and Ben have thoughtfully and diligently worked with their architect to limit the impact of the renovation. And we have seen similar designs elsewhere so believe this design appears to be well adapted.

We look forward to seeing the completed work.

Sincerely,

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Paul Peou and Hua Wang	

From: [Deborah Seymour](#)
To: [Lia Niebauer](#); [Ben Capuco](#); [Carrie Capuco](#); [Jake McInerney](#)
Subject: [EXTERNAL]Fwd: Support for Petition for Variance at 108 Gibbon Street, Alexandria, Virginia 22314
Date: Wednesday, March 10, 2021 8:28:33 AM

Hello Lia -

We are writing in continued support of Ben and Carrie Capuco's project which is pending with the ARB. We've seen their modified design which addresses comments received during the variance process, and have no objections.

Their applications are:

- BAR #2020-00533 OHAD Request for partial demolition/ encapsulation at 108 Gibbon Street
- BAR #2020-00532 OHAD Request for alterations

Thank you,
Debbie Seymour and Jake McInerney
106 Gibbon Street, Alexandria, VA 22314

----- Forwarded message -----

From: **Deborah Seymour** <seymour.debbie@gmail.com>
Date: Mon, Jan 4, 2021 at 6:27 PM
Subject: Support for Petition for Variance at 108 Gibbon Street, Alexandria, Virginia 22314
To: <kaliah.lewis@alexandriava.gov>, <mary.christesen@alexandriava.gov>, <margaret.cooper@alexandriava.gov>
Cc: Jake McInerney <jake.e.mcinerney@gmail.com>, Ben Capuco <bcapuco@comcast.net>, Carrie Capuco <ccapuco@comcast.net>

Hello Kaliah, Mary and Margaret -

We own the home at 106 Gibbon Street and are neighbors of Ben and Carrie Capuco who live at 108 Gibbon Street.

Ben and Carrie let us know that they are seeking a variance to add a set of dormers on their 4th floor and to finish their 4th floor attic.

We have seen the design and find it to be attractive and non-obtrusive. The design of the addition is in line with the character of the neighborhood. We believe this addition and improvement will add value to our property, just as the beautiful native garden has which Ben and Carrie installed in the front area of our homes.

We are writing in support of Ben and Carrie's project.

Respectfully,

Debbie Seymour and Jake McInerney

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Debbie Seymour
cell: 703.786.8669

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Debbie Seymour
cell: 703.786.8669

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From: [William Conkey](#)
To: [Lia Niebauer](#)
Subject: FW: [EXTERNAL]108 Gibbon Street - April 7th hearing - 104 Gibbon objection
Date: Monday, April 5, 2021 9:45:08 AM

From: Marianne Talbot, Esq. <mariannetalbot@mac.com>
Sent: Monday, April 5, 2021 9:31 AM
To: Preservation <Preservation@alexandriava.gov>
Cc: William Conkey <william.conkey@alexandriava.gov>
Subject: [EXTERNAL]108 Gibbon Street - April 7th hearing - 104 Gibbon objection

Dear Board of Architecture Review:

We are writing related to the proposed demolition and construction plans at 108 Gibbon Street by Benedict and Carrie Capuco. We are the owners of 104 Gibbon Street, which is an abutting property to 108 Gibbon.

We believe our home is the most impacted by the proposed plans. Other homes across and adjacent to ours (such as 102 Gibbon) are either further away from 108 Gibbon in terms of property lines and the community alley or have natural buffers like dense holly trees or other foliage that will shield them from the proposed buildout impacts. 104 Gibbon, unfortunately, does not have any distance or other buffers related to this proposed build-out as set forth below. Additionally, our property lines overlap (half of our back patio property line is connected to the Capucos' side patio property line). Also, our homes are on a close diagonal as their home is the one structure (along with 110) that is recessed from the curb towards the middle of the block, while the other townhomes ring the block perimeter. Our townhouse is also physically closer to the 108 Gibbon townhouse than the 106 Gibbon townhouse by a number of feet since 106 Gibbon does not extend as far back as our townhouse (the Gibbon side of the block has a jagged townhouse layout).

We would like the BAR to know that we support the Capucos making their 4th floor more usable; we purchased our properties about the same week in 2016, and they toured our home as we toured theirs, so we are familiar with our respective interiors. They have been valued neighbors and friends. We all chose to purchase here because we love our community and our neighbors; we chose to live in close proximity to each other; and we love being part of the close-knit (and densely populated) historic district and block.

We respectfully object, however, to the current renovation and demolition plans, which would effectively remove most of the roof at 108 Gibbon Street to construct a large build-out with 4 large windows and a full set of French doors (the sets of 2 windows on either side of the doors) facing all the townhomes on the East part of the block and that will be viewable above the tree line from Union Street as well as the waterfront park beyond. The plans appear to be adding over 85 square feet of glass buildout down the longest side of their home which is not, in our opinion, appropriate to the existing structure nor to our adjacent structures, per the Zoning Code 10-105. We believe that the proposal also is not compliant with Code 10-105 due to the height, mass, and scale of the proposed structure, and the impact it will have on the setting, streetscape, and environs, as well as the precedent it may set for other properties who would like to do large buildouts of their attic spaces as well if this is approved.

More specifically, the townhomes in our particular cluster facing 108 Gibbon and bordered by Gibbon, Union, and Pommander only have skylights (if any have changes to their roofs, many do not have skylights either) on the back side where we all have our back patios. When the building cluster was designed, there was a thoughtfully placed amount of distance placed between all of the back sides of our homes (and the side of 108 Gibbon) that ensures some modicum of privacy as well as light regulation to all homeowners.

We respectfully submit that proposed build-out at 108 Gibbon would place a large and light-filled structure across the longest side of that building (and facing Union Street and all our homes on that side) with a build-out that appears to be over 8 feet high and contains a great amount of glass above all our homes. This large structure will be clearly viewable from the public street and park as we note above. Indeed, the Capucos' application photos show the roofline clearly rising above the treetops from the Union Street side, so the proposed structure on and above the current roof line would be clearly viewable to all from that side of the street – both to the public, and as well obviously to all the homes on that side of the block on the Gibbon and Pommander sides. Their photo shows the foliage during the growing season – it is much sparser starting in the fall and through the spring, so it is even more noticeable now. This is all easily seen by anyone walking down Union or in the park (I am attaching a recent photos to illustrate).

With respect to the issue about the environs that are impacted by this proposed structure, as

the owners of an abutting property, we have previously and continue to now articulate our concerns about privacy which we appreciate being part of the BAR's analysis about the environs. We believe anyone looking out the French doors who turns their head or eyes to the left will have a clear line of sight into our private master bedroom and bath; the ambient light this large structure will throw off will be disturbing; and also noise when windows and doors are open that will come from this build-out will carry across our homes as there are no natural soundproofing barriers that will help mute sound between neighbors. We also believe the windows on the left-hand side of the proposal are part of what would be a largely unused utility room structure so the Pommander-side neighbors will not be impacted by light as ours would be impacted – as the two proposed French doors and two windows on the right-hand side of 108 are close to our home, particularly our master bedroom.

We have articulated our ongoing concerns to the Capucos and the city (both to the BZA as well as currently to the BAR including Mr. Conkey related to the April 7th hearing) since reviewing the designs that the Capucos submitted for the January 11th BZA hearing. We would have expressed our concerns earlier if we had been made aware of the Capucos' BAR submission in October of 2020, but we were not aware of that application until January 2021 as we did not receive prior notice.

Again, we support the Capucos' intention to make their 4th floor a more usable space and we appreciate them as neighbors. We understand their approach may be to try to maximize every possible extension of their space through their architectural designs in this proposed build-out, but respectfully posit that this large proposed structure is not in keeping with our block design, environs, and streetscape.

We are happy to provide any additional information you would like and will be present and may request to speak at the April 7th hearing.

Respectfully submitted,

Daniel and Marianne Talbot

104 Gibbon Street



Marianne Merritt Talbot, Esq.
MarianneTalbot@mac.com
917.494.1957

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