

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

APPLICANT: Benedict and Carol Capuco

LOCATION: Old and Historic Alexandria District
108 Gibbon Street

ZONE: RM/Residential Townhouse Zone

STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish (partial), Certificate of Appropriateness for alterations with the following conditions:

1. The applicant submit updated window specifications with the building permit to confirm that the proposed windows meet the Alexandria New and Replacement Window Performance Specifications in the Historic District.
2. The fiber cement siding is to be painted, with a smooth finish.

BOARD ACTION: Deferred from April 7, 2021 hearing

By unanimous consent, the Board of Architectural Review accepted the request for deferral of BAR #2021-00532 and BAR #2021-00533.

REASON

The Board felt that the proposed dormer was too large and overwhelmed the size of the roof.

SPEAKERS

Steve Kulinski, project architect, represented the applicant, gave a brief presentation and was available to answer questions.

Marianne Talbot, 104 Gibbon Street, stated that her property is directly adjacent to the subject property and would be most affected by the proposed construction. She stated that the proposed dormer would be visible from Union Street and would be a significant change to the character of this property and other adjacent properties. She was also concerned about the loss of privacy once the dormer is completed.

Yvonne Callahan, 735 South Lee Street, stated that this proposal would replace a large blank roof with an expanse of windows and sliding door. She was concerned about the size of the dormer and the amount of glazing.

Gail Rothrock, 209 Duke Street, stated that she was concerned about the size of the proposed dormer and that this could create a precedent for additional projects.

DISCUSSION

Ms. Irwin noted that this dormer is unique in that it is not on an elevation that is directly adjacent to the public right of way, it is set back from the street and faces directly onto a courtyard. She felt that the proportions for the dormer were compatible with the building and that due to the limited visibility the project should be approved.

Mr. Adams was concerned about the large size of the dormer and asked if it would be possible to reduce the size by eliminating the northern portion.

Ms. Neihardt agreed that the size of the dormer is too large for the building and asked if the proportion of solid to void could be altered to make it smaller and more compatible.

Mr. Spencer questioned the asymmetry of the design for the dormer and asked if a gable roof form would work.

Ms. Sennott stated that she felt that the proportions for the dormer are compatible with the rest of the building. She indicated that she could approve the design as submitted.

Ms. Roberts noted that there were concerns about the proposed design and asked the applicant if he would a deferral in order to address these concerns.

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.



UPDATE

On January 11, 2021, the BZA approved a variance from side and rear yard setback requirements for the proposed addition. The application was last reviewed by the BAR on April 7, 2021, when it was deferred for restudy. The revised plans address some of the concerns brought up by the Board at the previous public hearing, including eliminating the sliding door and balcony on the proposed dormer.

Note: Staff coupled the applications for a Permit to Demolish (BAR #2020-00532) and Certificate of Appropriateness (BAR #2020-00533) for clarity and brevity. The Permit to Demolish requires a roll call vote.

I. APPLICANT'S PROPOSAL

The applicant requests a Permit to Demolish and Certificate of Appropriateness to demolish a portion of the existing roof and construct a new shed roof dormer on the east elevation at 108 Gibbon Street.

Permit to Demolish/Capsulate

The proposed demolition will include approximately 270 square feet of the east facing portion of the existing sloped asphalt shingle roof.

Certificate of Appropriateness

The applicant is proposing to construct a shed roof dormer on the east half of the existing roof that will be visible from Union and Gibbon streets. The dormer will have an asphalt shingle roof to match the existing roofing material. The walls of the dormer will be Hardieplank lap siding with a 7" exposure. The new design calls for six double hung windows divided in two clusters of three windows on the northern and southern portions of the dormer. The proposed Andersen E-Series Windows are aluminum-clad with six-over-six light configuration.

Site context

The existing building is situated at a distance from both Gibbon Street and South Union Street with the structure facing onto courtyards at both locations. The proposed construction will be visible from both streets; however, the visibility will be limited due to the distance from the street (Figures 1 & 2).



Figure 1: View of proposed roof dormer from South Union Street



Figure 2: View of proposed roof dormer from Gibbon Street

II. HISTORY

The three-story, two-bay brick vernacular townhouse with Colonial Revival features at 108 Gibbon Street was constructed in **1971** as part of the Pommander Square subdivision. The development was approved by the Board in concept on March 31, 1971, and final details were approved on May 21, 1971. The architect for the subdivision was Henry S. Sliwka, AIA, of Springfield, Virginia.

The Board has approved a number of projects throughout the Pommander Square subdivision for projects ranging from rear additions and rear decks to window replacements and entry modifications.

Previous BAR Approvals

This specific property has a single previous BAR approval:

BAR 2016-00414 – Administrative approval of the construction of a new gate to match the existing fence.

III. ANALYSIS

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B), which relate only to the subject property and not to neighboring properties. 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 historical interest that its moving, removing, capsulating or razing 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 a 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 the memorial character of the George Washington Memorial Parkway?	N/A
(5)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No
(6)	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 in which to live?	No

In the opinion of staff, none of the criteria for demolition of a portion of the east elevation roof of the existing building are met and the Permit to Demolish/Capsulate should be granted. This portion of the building is only visible at a significant distance and is obscured by the features of the adjacent courtyard. This building was constructed in 1971 as part of a larger development and as such the area proposed to be demolished is not historic or particularly unique in nature. See Figure 3 below for the extent of the proposed demolition.

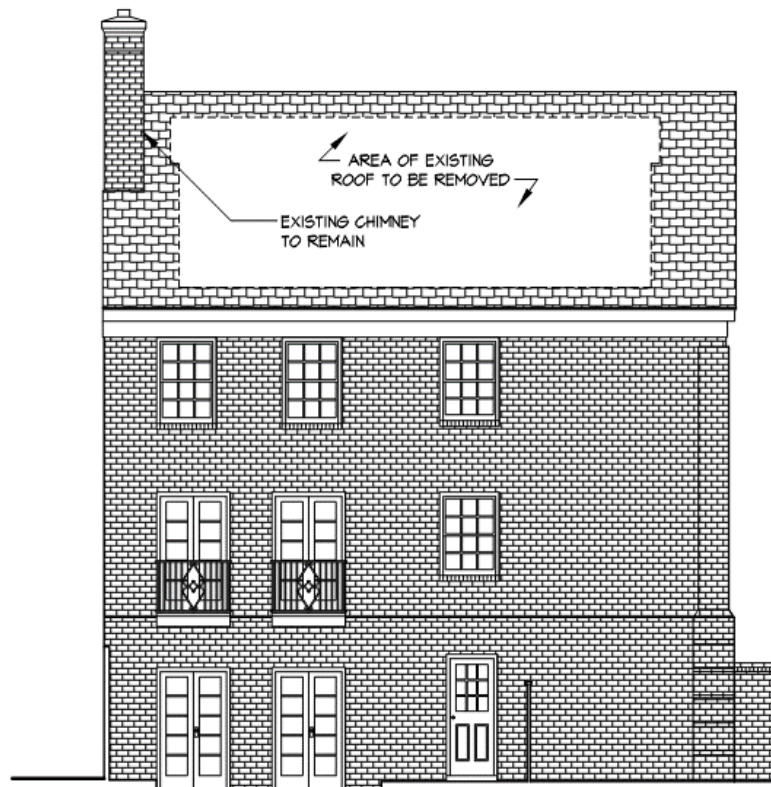


Figure 3: Extent of roof to be demolished

Certificate of Appropriateness

The *Design Guidelines* state that “Dormers provide light and ventilation to the top floor of a building and can increase the usable floor area. At the same time, dormers are particularly visible elements of a roof and can have adverse impacts on a building if not properly designed and sited. As a general rule, dormers should not be too large for the structure.” Furthermore, “The style of the dormer should be appropriate to the architectural style of the existing structure.” And “Shed dormers are strongly discouraged.”

Even though shed dormers are strongly discouraged, the proposed dormer will be mostly visible on the secondary east elevation which is set back approximately 77 feet from South Union Street; the subject townhouse is a three-story building with side gable roof (Figure 4).



Figure 4 - East elevation visibility from South Union Street

The side of proposed dormer will be visible from Gibbon Street (Figure 5). The subject property is a symmetric semidetached townhouse with gable roof. The proposed dormer will break the building's façade symmetry (Figure 6). However, the building is recessed approximately 52 feet from the Gibbon Street right-of-way and faces a landscaped courtyard which obscures the view, minimalizing, this way, the dormer visual impact.



Figure 5 - front/north elevation view

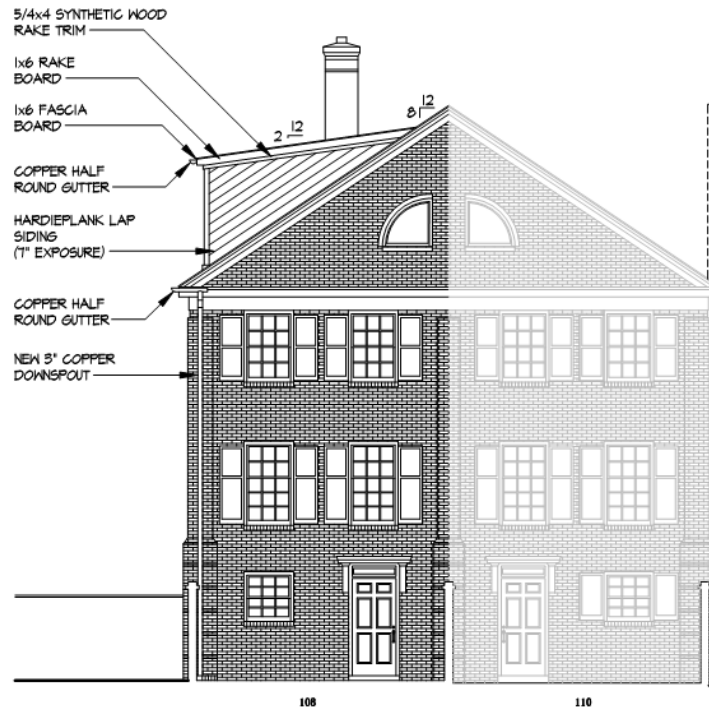


Figure 6: Front/north elevation with the proposed dormer on the eastern townhouse

The new proposal eliminates the sliding door and balcony from the previous proposal and groups the windows in two clusters. The length of the dormer is slightly shorter, but the overall features such as shingle roof to match the existing and Hardieplank lap siding with a 7" exposure on the dormer walls, are still the same as seen in the Figure 7 and 8 below. The Guidelines require that Hardieplank siding have a smooth finish.

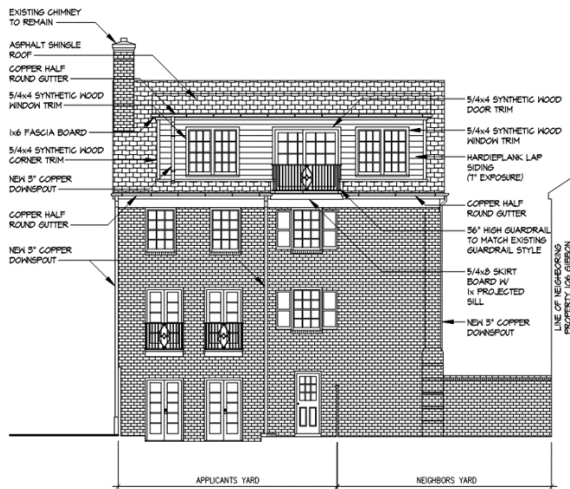


Figure 7- Previous proposal

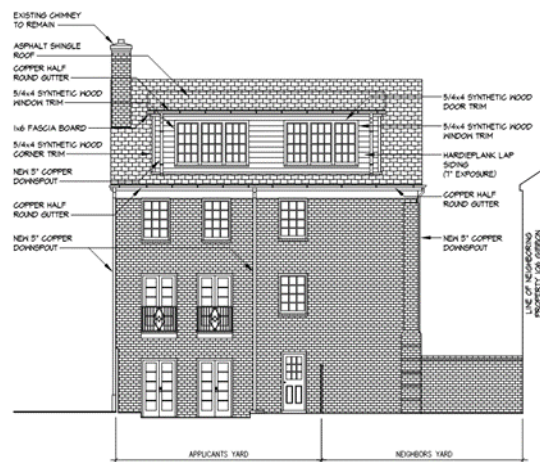


Figure 8 - New proposal

When the Old and Historic Alexandria District was established in 1946, 25 years before this townhouse was constructed, it was not created to freeze Old Town Alexandria at a specific point in time, the way Colonial Williamsburg is often described, but to prevent the demolition of identified historic resources and ensure that infill was compatible with nearby buildings of historic merit. The BAR's standards and criteria in the zoning ordinance (Section 10-105), as well as the BAR's adopted policies and Design Guidelines, recognize that the historic fabric of Old Town may be modified, altered, and expanded to accommodate contemporary needs and to allow the historic buildings to continue to be used and cherished. The BAR's charge in the zoning ordinance is first to identify and "protect historic and cultural resources" and second, to ensure that additions, alterations, and new construction are compatible with nearby buildings of historic merit.

In addition, the Board has previously approved large dormers with different designs on later buildings as the examples below. The approved dormers in these two examples are far more prominent than the proposed dormer in this application.



Figure 9 - 101 Princess Street.



Figure 10 - 430 North Union Street

The existing building is situated such that it is back from the street on both the north and east sides. At these locations there is a recessed courtyard that forms the street edge and allows for entrance to the surrounding buildings. The proposed dormer will be visible from the street but will not effect the composition of the overall block face. It is the opinion of staff that the proposed work will not have a detrimental effect on the existing structure or on the overall design of the Pommander Square subdivision. Given the age of the existing structure and its visibility, the proposed work will not represent a precedent for the construction of dormers on historic properties within the historic district. With the conditions noted above, staff recommends approval of the proposed dormer.

STAFF

Marina Novaes, Historic Preservation Planner

Bill Conkey, AIA, Historic Preservation Architect, 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

- F-1 The proposed addition complies with the variances approved by BZA2020-00030 and therefore the proposal complies with zoning.
- F-2 Floor plans for the entire building will be required when applying for building permit.
- C-1 This property, along with the surrounding properties that make up Pomander Walk, was granted variance BZA1087 for construction in 1968. 108 Gibbon, listed as lot 609, was granted a full rear yard variance stating that the property has no rear yard setback.
- C-2 BZA 1087 set the FAR for lot 609 at 1.02. Lot609 is 2,021 square feet.
- C-3 The front portion of the property has an easement for public use.
- C-4 The proposed addition required variances from the rear required yard (requested a 0.00ft rear yard setback), the east required side yard (requested a 0.00ft east side yard setback), and the height (requested a height increase to 36.83 feet). These variances were all granted through BZA2020-00030.

Code Administration

- C-1 A building permit and plan review are required prior to the start of alterations described in BAR application.

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 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-2 Floodplain has no comments
- 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

- C-1 No archaeological oversight necessary for this undertaking.

V. ATTACHMENTS

- 1 – Application Materials*
- 2 – Supplemental Materials*
- 3 – 108 Gibbon Street Staff Report – April 7, 2021*

BAR Case # _____

ADDRESS OF PROJECT: 108 Gibbon Street

TAX MAP AND PARCEL: 081.01-02-61

ZONING: RM

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: Benedict and Carol Capuco

Address: 108 Gibbon Street

City: Alexandria State: VA Zip: 22314

Phone: E-mail: capuco@comcast.net

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

Name: STEPHEN W. KULINSKI, AIA

Phone: (703) 836-7243

E-mail: steve@kulinskigroup.com

Legal Property Owner:

Name: Benedict and Carol Capuco

Address: 108 Gibbon Street

City: Alexandria State: VA Zip: 22314

Phone: E-mail: capuco@comcast.net

☐ 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

☐ fence, gate or garden wall

☐ HVAC equipment

☐ shutters

☐ doors

☐ windows

☐ siding

☐ shed

☐ lighting

☐ pergola/trellis

☐ painting unpainted masonry

☒ other dormer

☒ ADDITION

☒ DEMOLITION/ENCAPSULATION

☐ SIGNAGE

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

New dormer at existing roof level.

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.

Electronic copies of submission materials should be submitted whenever possible

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. All plans must be folded and collated into 12 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. 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 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.

BAR Case # _____

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 12 sets of 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: Stephen Kulinski

Printed Name: STEPHEN W. KULINSKI, AIA

Date: February 16, 2021

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 ten 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. Benedict & Carol Capuco	108 Gibbon 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 108 Gibbon Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten 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. Benedict & Carol Capuco	108 Gibbon 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.

02/16/21

Date

STEPHEN W. KULINSKI, AIA

Printed Name

Stephen Kulinski

Signature



Department of Planning & Zoning

Floor Area Ratio and Open Space Calculations

B

A. Property Information

A1. Street Address Zone

A2. Total Lot Area x Floor Area Ratio Allowed by Zone = Maximum Allowable Floor Area

B. Existing Gross Floor Area

<u>Existing Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	<input type="text"/>	Basement**	<input type="text"/>	B1. <input type="text"/> Sq. Ft. Existing Gross Floor Area*
First Floor	<input type="text"/>	Stairways**	<input type="text"/>	B2. <input type="text"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor	<input type="text"/>	Mechanical**	<input type="text"/>	B3. <input type="text"/> Sq. Ft. Existing Floor Area Minus Exclusions (subtract B2 from B1)
Third Floor	<input type="text"/>	Attic less than 7'***	<input type="text"/>	Comments for Existing Gross Floor Area <input type="text"/>
Attic	<input type="text"/>	Porches**	<input type="text"/>	
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>	
Balcony/Deck	<input type="text"/>	Lavatory***	<input type="text"/>	
Lavatory***	<input type="text"/>	Other**	<input type="text"/>	
Other**	<input type="text"/>	Other**	<input type="text"/>	
B1. Total Gross <input type="text"/>		B2. Total Exclusions <input type="text"/>		

C. Proposed Gross Floor Area

<u>Proposed Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	<input type="text"/>	Basement**	<input type="text"/>	C1. <input type="text"/> Sq. Ft. Proposed Gross Floor Area*
First Floor	<input type="text"/>	Stairways**	<input type="text"/>	C2. <input type="text"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor	<input type="text"/>	Mechanical**	<input type="text"/>	C3. <input type="text"/> Sq. Ft. Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Third Floor	<input type="text"/>	Attic less than 7'***	<input type="text"/>	
Attic	<input type="text"/>	Porches**	<input type="text"/>	
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>	
Balcony/Deck	<input type="text"/>	Lavatory***	<input type="text"/>	
Lavatory***	<input type="text"/>	Other**	<input type="text"/>	
Other	<input type="text"/>	Other**	<input type="text"/>	
C1. Total Gross <input type="text"/>		C2. Total Exclusions <input type="text"/>		

D. Total Floor Area

D1. Sq. Ft.
Total Floor Area (add B3 and C3)

D2. Sq. Ft.
Total Floor Area Allowed by Zone (A2)

E. Open Space (RA & RB Zones)

E1. Sq. Ft.
Existing Open Space

E2. Sq. Ft.
Required Open Space

E3. Sq. Ft.
Proposed Open Space

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.

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

Signature: _____ Date: _____



108 GIBBON STREET

1 GIBBON STREET COLLAGE
 A1 SCALE: N/A



108 GIBBON STREET

2 S. UNION STREET COLLAGE
 A1 SCALE: N/A

2021 © KULINSKI GROUP ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF KULINSKI GROUP ARCHITECTS

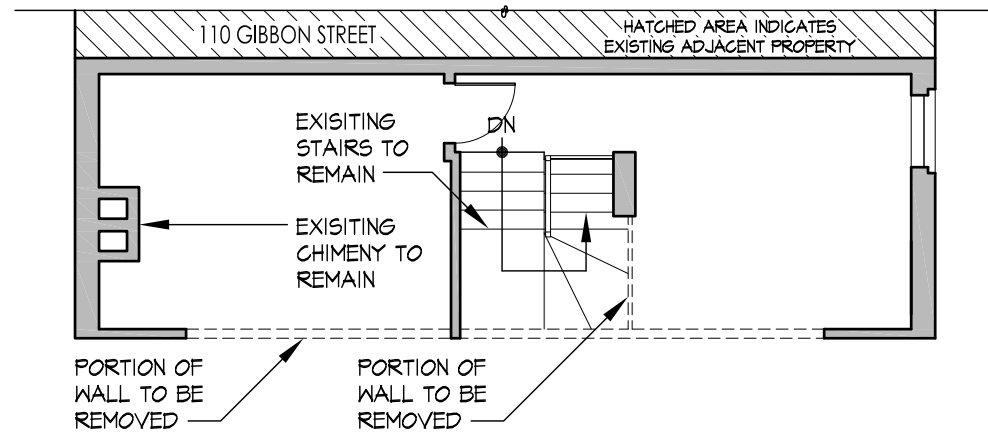


1 GIBBON STREET ENTRY COURTYARD
 A2 SCALE: N/A

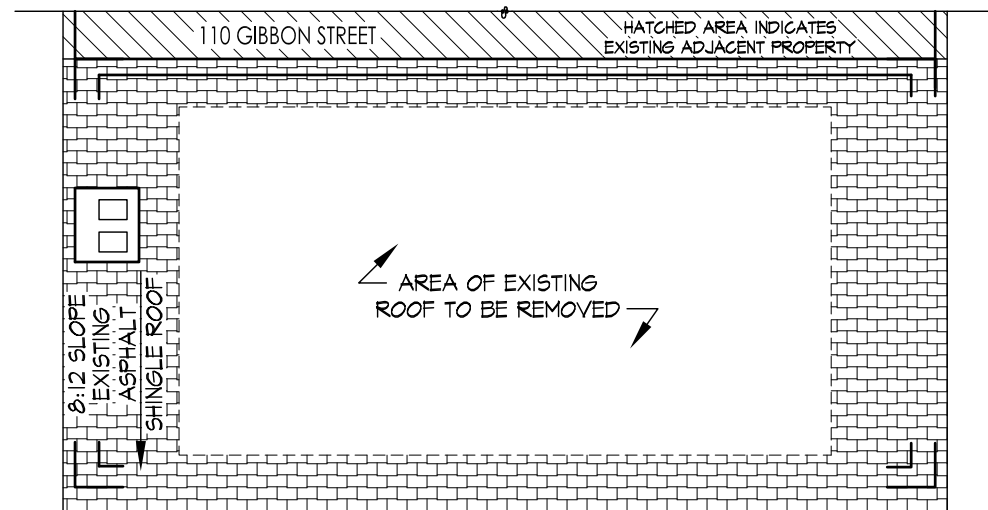


2 108 GIBBON STREET
 A2 SCALE: N/A

2021 © KULINSKI GROUP ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF KULINSKI GROUP ARCHITECTS



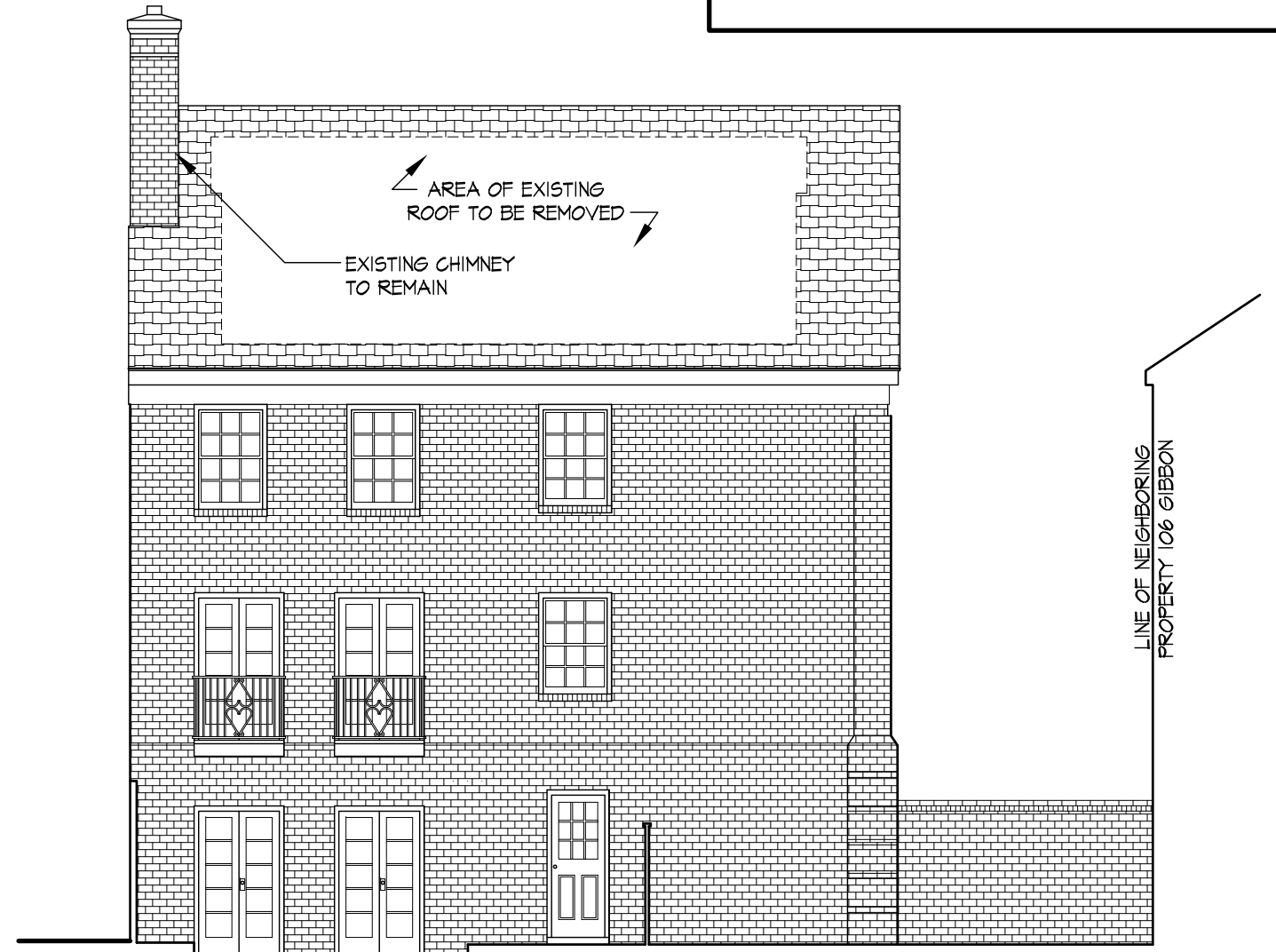
1 FOURTH FLOOR DEMOLITION PLAN
 D1 SCALE: 1/8" = 1'-0"



2 ROOF DEMOLITION PLANS
 D1 SCALE: 1/8" = 1'-0"

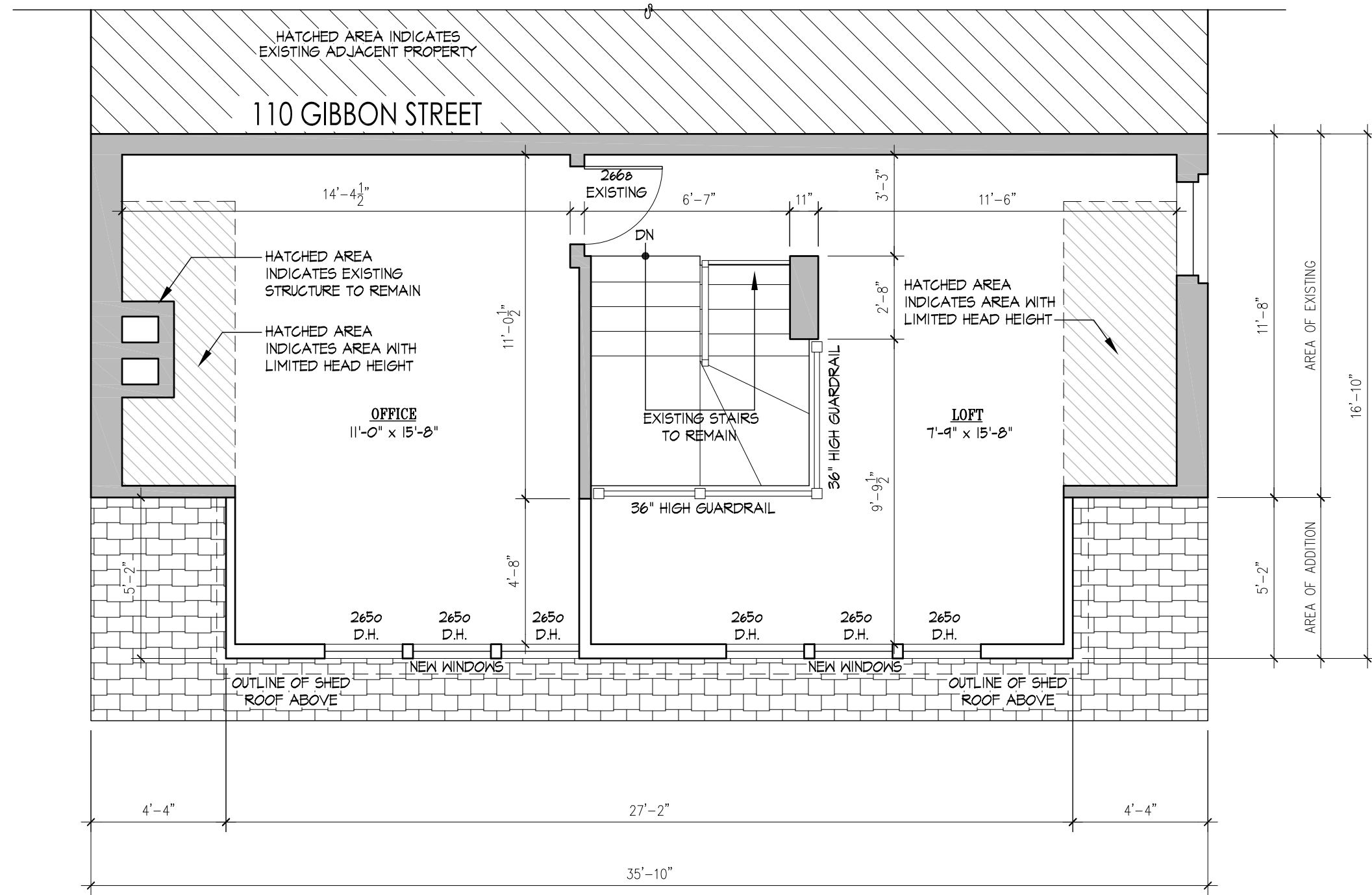
SYMBOLS LIST

- EXISTING CONSTRUCTION TO BE REMOVED
- EXISTING FULL HEIGHT WALL TO REMAIN



3 DEMOLITION ELEVATION
 D1 SCALE: 1/8" = 1'-0"

2021 © KULINSKI GROUP ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF KULINSKI GROUP ARCHITECTS



1 FOURTH FLOOR PLAN (NEW WORK)
 A3 SCALE: 1/4" = 1'-0"

2021 © KULINSKI GROUP ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF KULINSKI GROUP ARCHITECTS



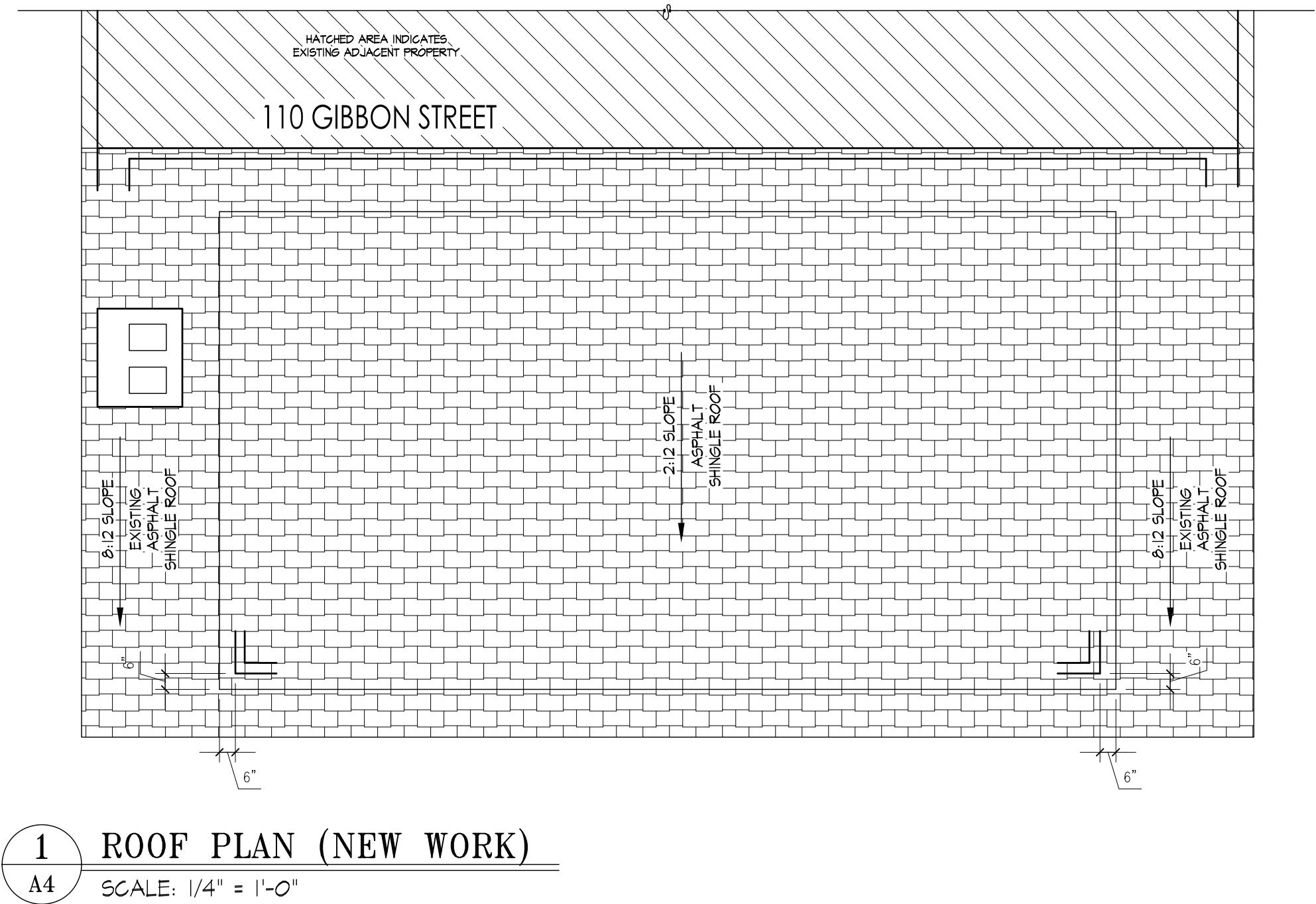
108 GIBBON STREET

315 N. ALFRED STREET ALEXANDRIA, VA 22314

FOURTH FLOOR PLAN (NEW WORK)

5/17/2021

A3



2021 © KULINSKI GROUP ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF KULINSKI GROUP ARCHITECTS



108 GIBBON STREET

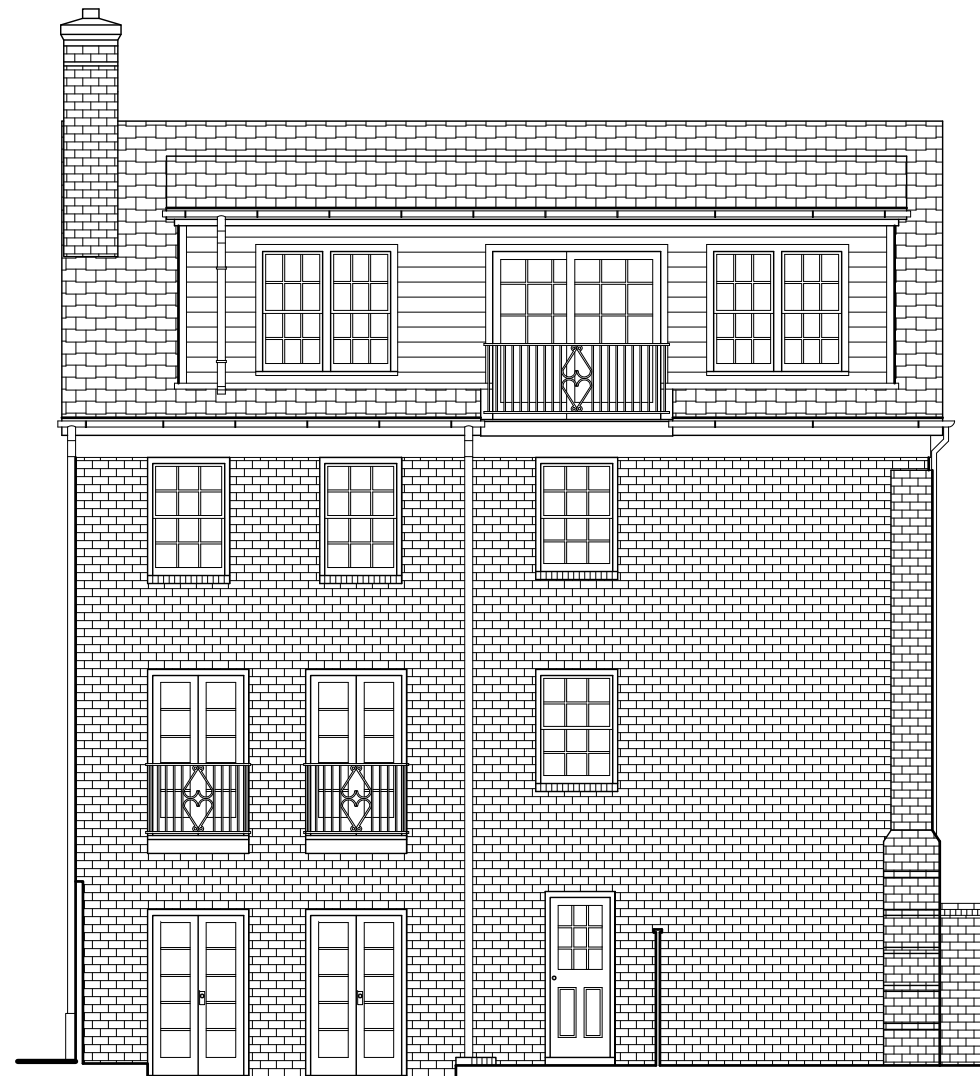
315 N. ALFRED STREET ALEXANDRIA, VA 22314

ROOF PLAN (NEW WORK)

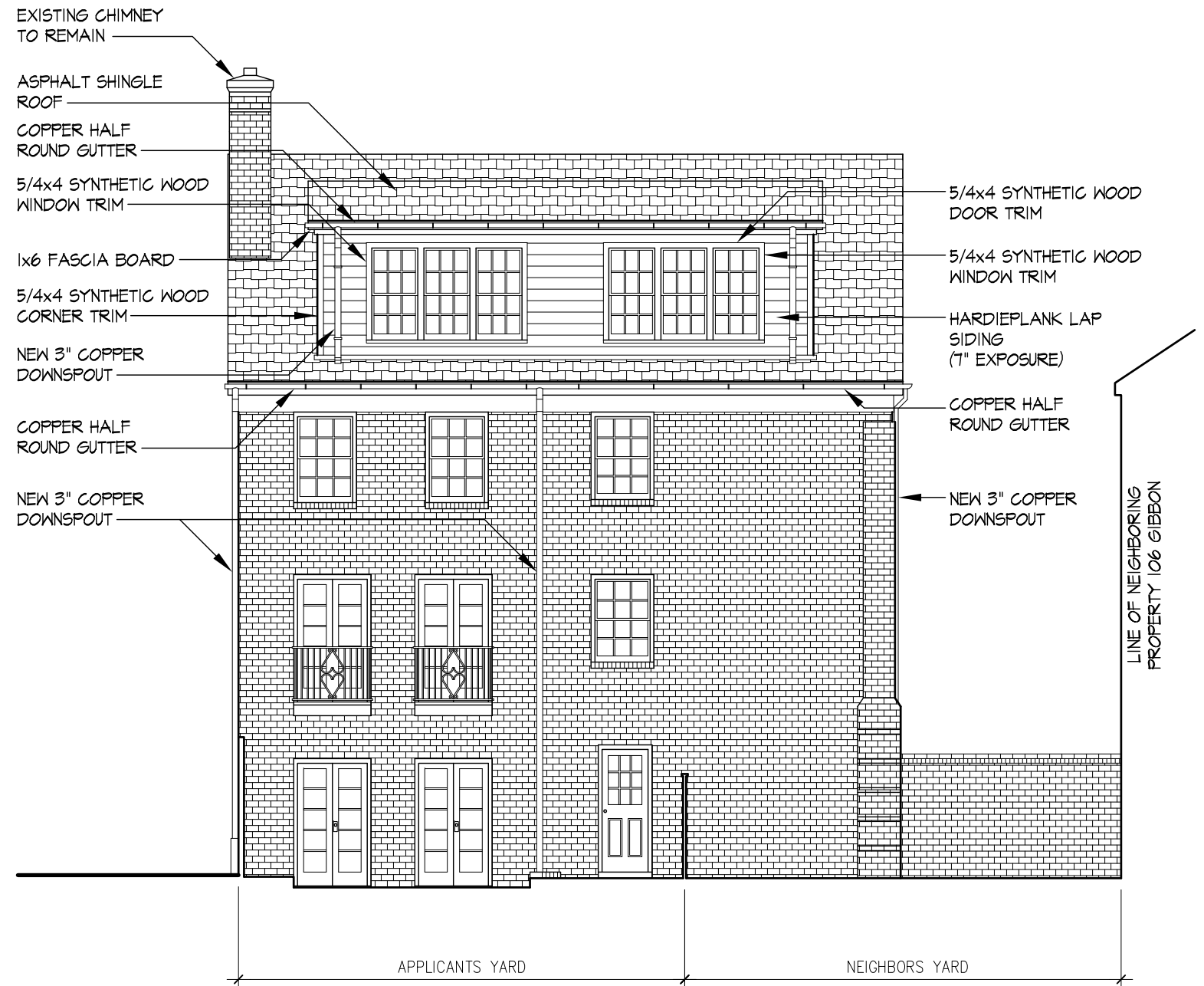
5/17/2021

A4

CITY OF ALEXANDRIA - BOARD OF ARCHITECTURE REVIEW
 OLD & HISTORIC DISTRICT - PLAN SUBMITTAL



1 SIDE ELEVATION (PRIOR SUBMISSION)
 A5 SCALE: 1/8" = 1'-0"



2 SIDE ELEVATION (CURRENT SUBMISSION)
 A5 SCALE: 1/8" = 1'-0"

2021 © KULINSKI GROUP ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF KULINSKI GROUP ARCHITECTS



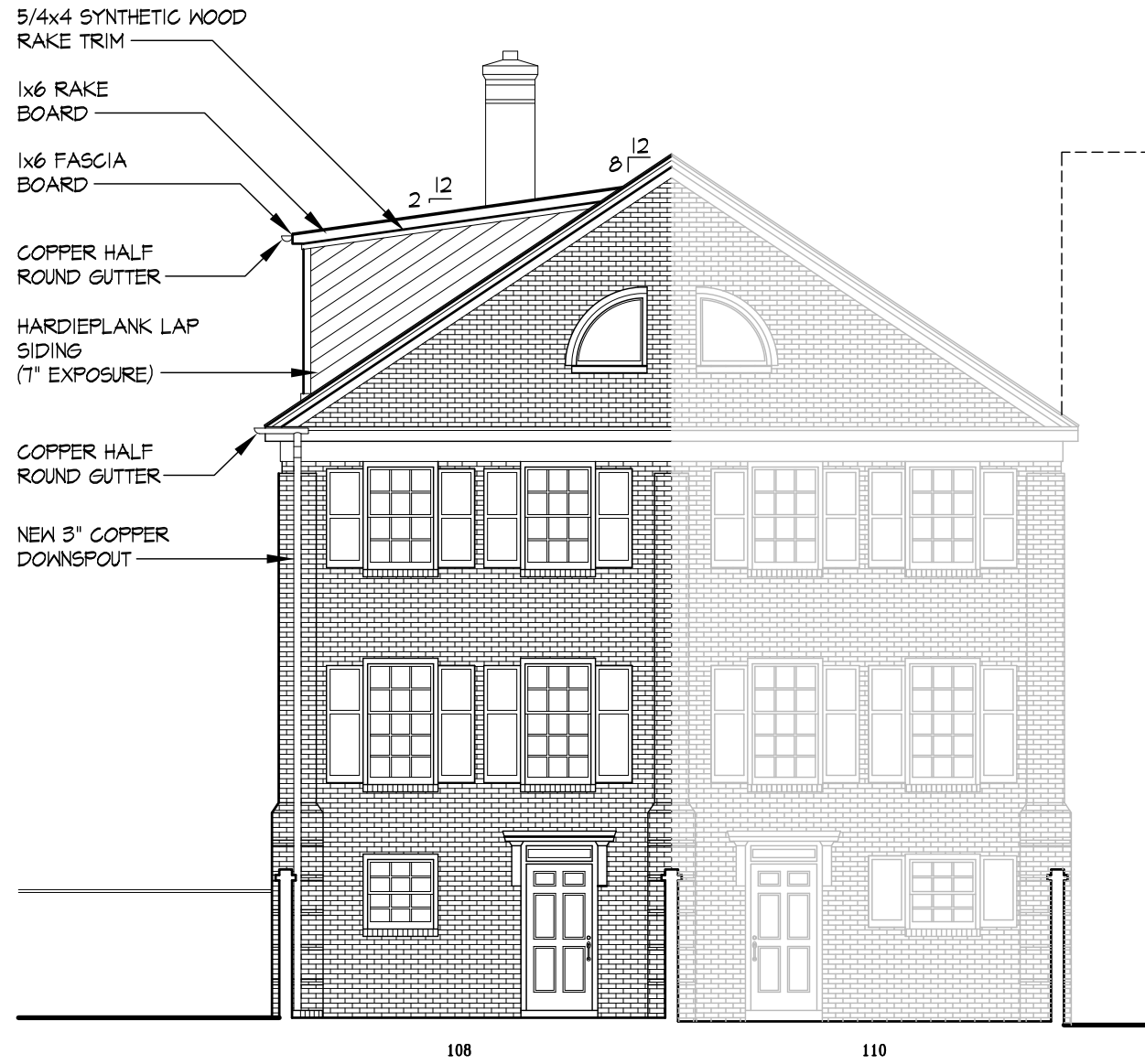
108 GIBBON STREET
 315 N. ALFRED STREET ALEXANDRIA, VA 22314

LEFT SIDE ELEVATIONS

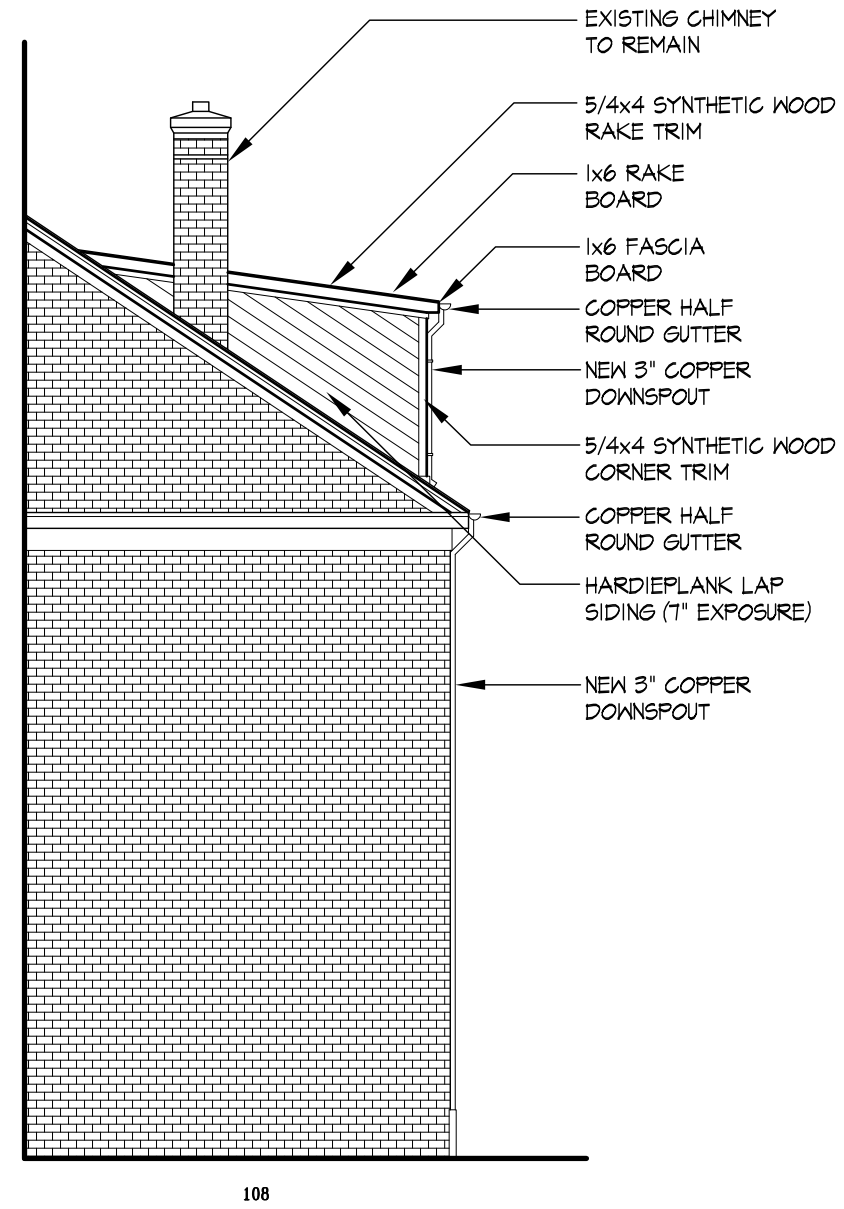
5/17/2021

A5

CITY OF ALEXANDRIA - BOARD OF ARCHITECTURE REVIEW
 OLD & HISTORIC DISTRICT - PLAN SUBMITTAL



1 FRONT ELEVATION (NEW WORK)
 A6 SCALE: 1/8" = 1'-0"



2 REAR ELEVATION (NEW WORK)
 A6 SCALE: 1/8" = 1'-0"

2021 © KULINSKI GROUP ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF KULINSKI GROUP ARCHITECTS



108 GIBBON STREET
 315 N. ALFRED STREET ALEXANDRIA, VA 22314

FRONT ELEVATION (NEW WORK)

5/17/2021

A6

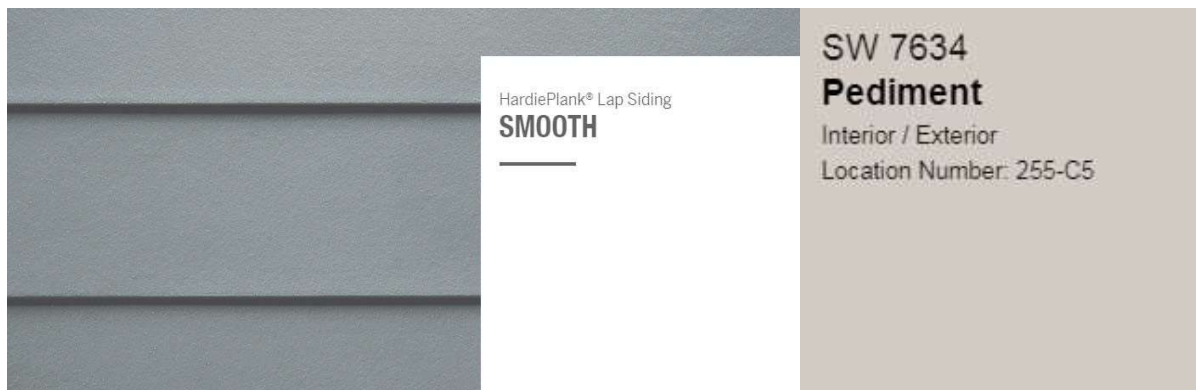
108 Gibbon Street - Old and Historic District

HardiePlank Lap Siding:

Finish: Smooth

Exposure: 5"

Color: SW 7634 Pediment Light Gray



Synthetic Wood Trim:

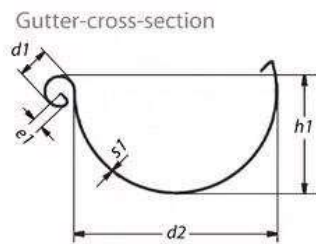
Finish: Smooth

Color: SW 7006 – Extra White



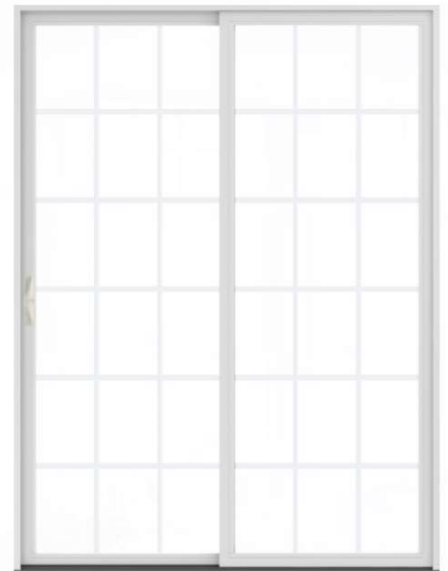
Gutter / Downspout:

Supplier: Half Round Gutter by Slate&Copper
Size: 5" Gutter / 3" Downspout
Material: Copper



Balcony Door:

Supplier: Anderson 100-Series Gliding Patio Doors
Size: (2) Panel 3'-6" W x 7'-0" H
Color: White with 18 lite glass (simulated divided lite)



Windows:

Supplier: Anderson E-Series Double Hung Window
Lite Pattern: Six over Six (simulated divided lite)



Roofing:

Supplier: GAF Timberline HDZ Shingles

Color: Pewter Gray



Balcony Rails:

Supplier: Cutting Edge Metals Inc. – Custom rail to match existing

Rail Color: Black metal



Paul Peou and Hua Wang
110 Gibbon Street
Alexandria, VA 22314
917-721-3644
huacwang@gmail.com
1/5/2021

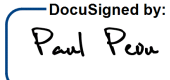
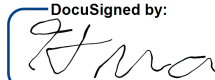
Dear City of Alexandria,

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,

DocuSigned by:	DocuSigned by:
	
C67AE384C81E424...	3E376F4013444A0...
Paul Peou and Hua Wang	

Lia Niebauer

From: Deborah Seymour <seymour.debbie@gmail.com>
Sent: Thursday, July 1, 2021 10:28 AM
To: Lia Niebauer; Ben Capuco; Carrie Capuco; Jake McInerney
Subject: [EXTERNAL]Fwd: Support for Petition for Variance at 108 Gibbon Street, Alexandria, Virginia 22314

Hello Lia -

We are writing in continued support (please see prior letters of support, below) of Ben and Carrie Capuco's project which is pending with the ARB. We know they have modified the design to address comments received during the variance process, and have no objections.

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

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

From: **Deborah Seymour** <seymour.debbie@gmail.com>
Date: Wed, Mar 10, 2021 at 8:28 AM
Subject: Fwd: Support for Petition for Variance at 108 Gibbon Street, Alexandria, Virginia 22314
To: <lia.niebauer@alexandriava.gov>, Ben Capuco <bcapuco@comcast.net>, Carrie Capuco <ccapuco@comcast.net>, Jake McInerney <jake.e.mcinerney@gmail.com>

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

--

Debbie Seymour
cell: 703.786.8669

--

Debbie Seymour
cell: 703.786.8669

--

Debbie Seymour
cell: 703.786.8669

**DISCLAIMER: This message was sent from outside the City of Alexandria email system.
DO NOT CLICK any links or download attachments unless the contents are from a trusted source.**