

Docket Item # 9
BAR CASE # 2007-0208

BAR Meeting
October 17, 2007

ISSUE: Demolition/Encapsulation

APPLICANT: Robert B. Hamilton

LOCATION: 114 Gibbon Street

ZONE: RM/Residential

STAFF RECOMMENDATION: Staff recommends approval as submitted.

(Insert sketch here)

I. ISSUE:

The applicant is requesting approval of a Permit to Demolish/Encapsulate for 114 Gibbon Street in order to construct a 10' x 10' leaning greenhouse to the rear of the house, encapsulating one of the existing French doors to the rear patio area. The rear of the house is not visible from any public rights-of-way, therefore, the new greenhouse is not under the purview of the Board for approval, only the encapsulation.

II. HISTORY:

114 Gibbon Street is a brick three story three bay end unit rowhouse that was constructed in 1971 as part of the Pommander Square subdivision. The project was approved in concept by the Board 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.

Staff could not locate any additional approvals by the Board for this property.

III. ANALYSIS:

Proposed rear greenhouse addition meets Zoning Ordinance requirements.

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B):

- (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?
- (2) Is the building or structure of such interest that it could be made into a historic house?
- (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?
- (4) Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?
- (5) Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?
- (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?

In the opinion of Staff, because this is a late 20th century structure none of the criteria for demolition and encapsulation are met in this instance. The elevation to be encapsulated by the greenhouse is not visible from any public rights-of-way. Therefore, staff supports the proposed encapsulation and recommends approval.

IV. STAFF RECOMMENDATION:

Staff recommends approval 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 be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-2 New Construction and Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.
- C-4 Sheeting and shoring shall not extend beyond the property line; except when the developer has obtained a written release from adjacent property owners which has been recorded in the land records; or through an approved encroachment process.
- C-5 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-6 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:

R -Approve.

Alexandria Archaeology:

This project does not involve ground disturbance. No archaeological action is required.