

Docket Item # 4
BAR CASE # 2009-0046

BAR Meeting
April 15, 2009

ISSUE: Permit to Demolish
APPLICANT: Robert & Caty Poulin
LOCATION: 102 Gibbon Street
ZONE: RM Residential

STAFF RECOMMENDATION: Staff recommends approval of the Permit to Demolish.

****EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official 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.

****BUILDING PERMIT NOTE:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire 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, 703-838-4360 for further information.

I. ISSUE:

The applicant is requesting approval of a Permit to Demolish in order to make a number of alterations at 102 Gibbon Street. The areas to be demolished include:

- The two front dormers and the portion of the roof between the dormers so that a new, larger dormer can be constructed (70 square feet).
- The lower portion of the wood eave so that cast stone lintels can be added over the third floor windows (23 square feet).
- A portion of the rear roof framing so that a rooftop well can be constructed to house two HVAC units (30 square feet).
- A small area of brick on the east elevation for the addition of a new window at the third floor (6.25 square feet).
- An area below the easternmost window on the second floor of the rear elevation so that a door can be installed (3.5 square feet).

The total affected area is approximately 132.75 square feet.

II. HISTORY:

The three story, three bay Colonial Revival style townhouse at 102 Gibbon Street was constructed in 1971 as part of the Pommander Square subdivision. The project 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.

On July 18, 2001, the BAR approved alterations at 102 Gibbon Street consisting of front entry modifications, and a second story porch and window alterations on the rear elevation (BAR Case #2001-0169). The alterations to the rear façade were never completed. The Board has also approved a number of other projects throughout the Pommander Square subdivision for projects ranging from rear additions and rear decks to window replacements and entry modifications.

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):

- (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?

While Staff believes that the amount and type of demolition proposed does not meet the criteria set forth, it should be noted that Staff does have concerns about the proposed alterations, namely the proposed removal of new front dormer and the rear HVAC well discussed in the report, BAR Case #s 2009-0045 & 0047. The townhouse dates from the 1970s and a relatively small amount of square footage is impacted by the proposal, therefore Staff recommends approval of the application.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the Permit to Demolish.

V. CITY DEPARTMENT COMMENTS

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

Code Administration:

- C-1 All exterior walls within 5 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides of the wall. As alternative, a 2 hour fire wall may be provided. This condition is also applicable to skylights within setback distance. Openings in exterior walls between 3 and 5 feet shall not exceed 25% of the area of the entire wall surface (This shall include bay windows). Openings shall not be permitted in exterior walls within 3 feet of an interior lot line.
- C-2 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-3 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-4 A soils report must be submitted with the building permit application.
- C-5 Alterations to the existing structure must comply with the 2006 edition of the Uniform Statewide Building Code (USBC).
- C-6 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-7 Construction permits are required for this project. Plans shall accompany the permit application that fully details the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-8 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-10 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.
- C-11 Where appliances are located $\leq 10'$ from a roof edge or open side with a drop $\wedge \geq 24"$, guards shall be provided (USBC 2801.1)

Historic Alexandria:

- R-1 Approve.

Alexandria Archaeology:

- F-1 Tax records from 1810 and 1830 indicate that the home of John Hewes (or Hughes), a ship builder, was situated on this street face, but the exact address is unknown. By 1850, the lime kiln of Thomas & Dyer was operating on the block. The 1877 G.M. Hopkins insurance atlas shows the block owned by J. W. Green, with the lime kiln still in operation. The property therefore has the potential to yield archaeological resources that could provide insight into domestic life in the early 19th century as well as later industrial activities.
- R-1 The following statements in archaeology conditions R-2 & R-3 below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.
- R-2 The applicant/developer shall 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 applicant/developer shall not allow any artifact collection or metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

Transportation and Environmental Services:

- R-1 The building permit must be approved and issued prior to the issuance of any demolition permit. (T&ES)

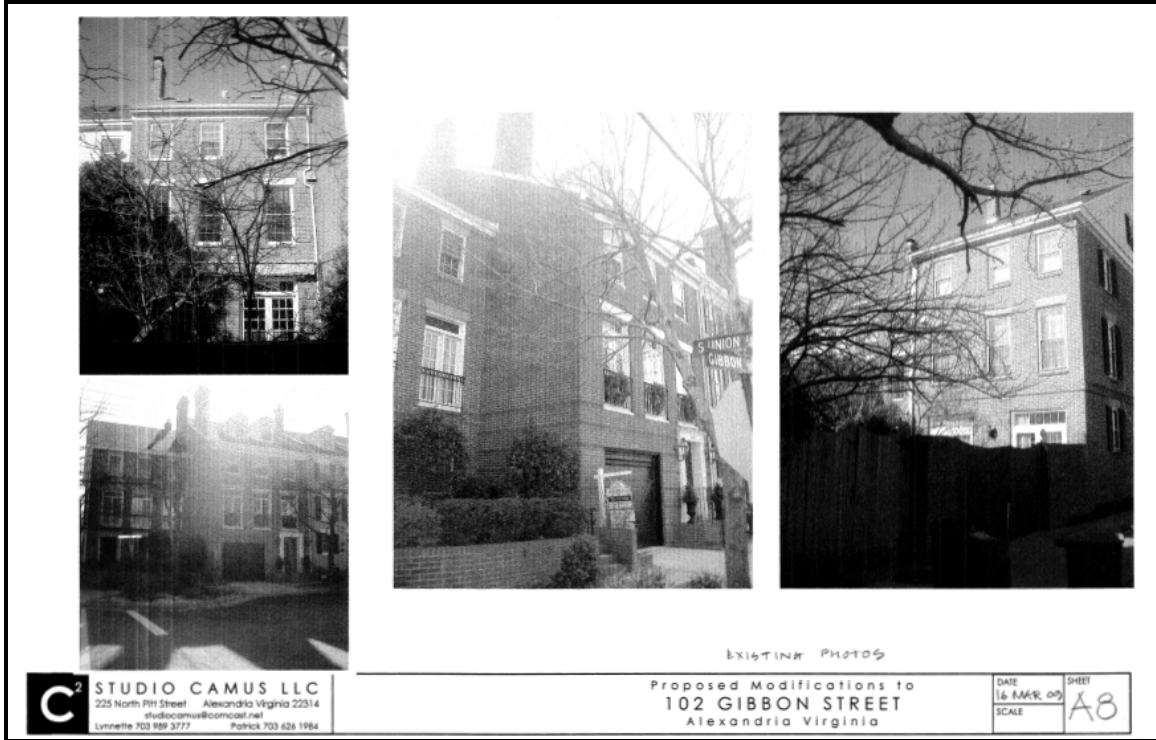


Figure 2. Site photos.

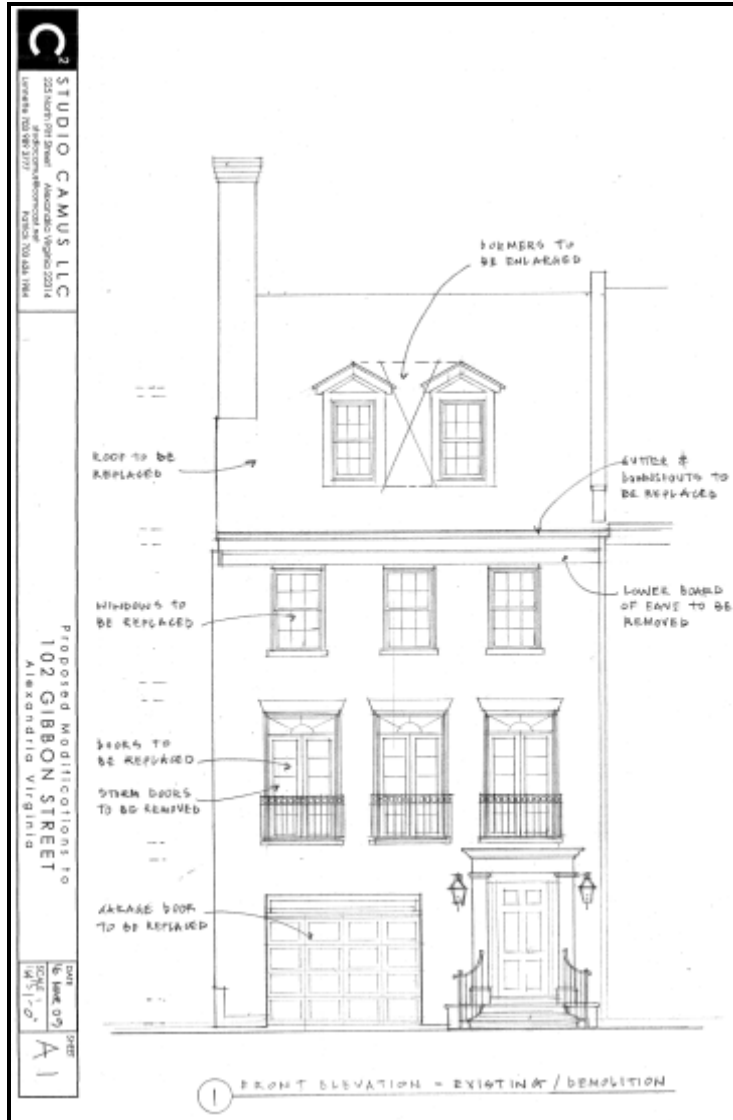


Figure 3. Front/north elevation.

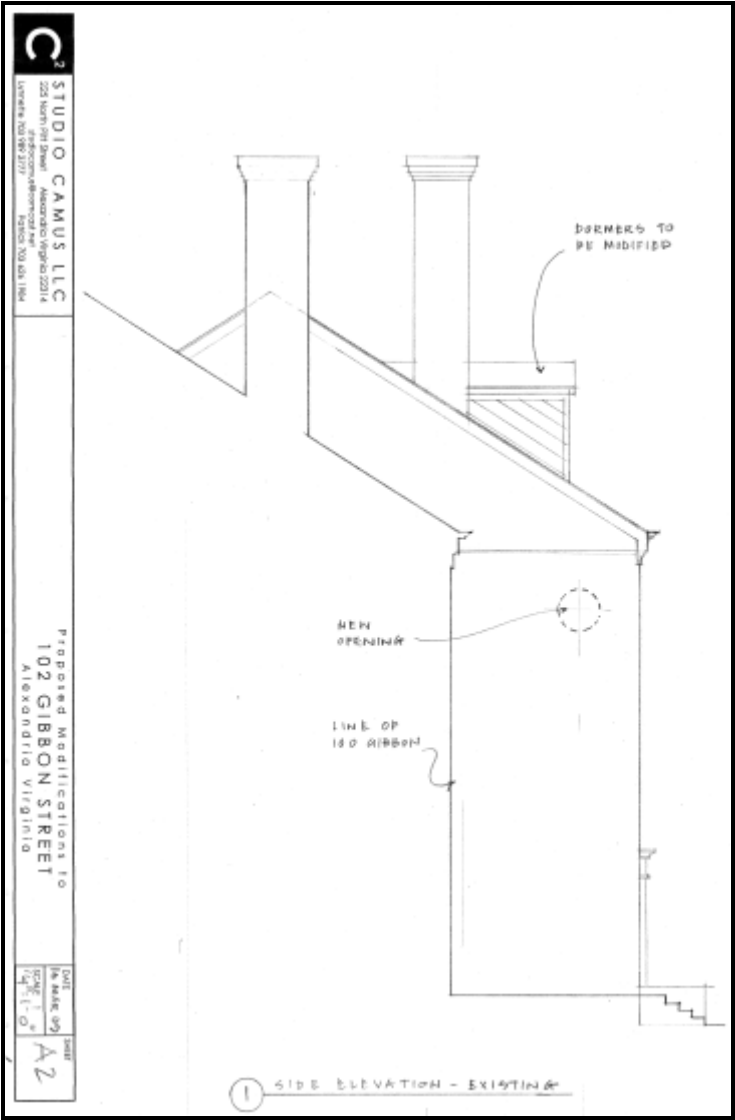


Figure 4. East elevation.

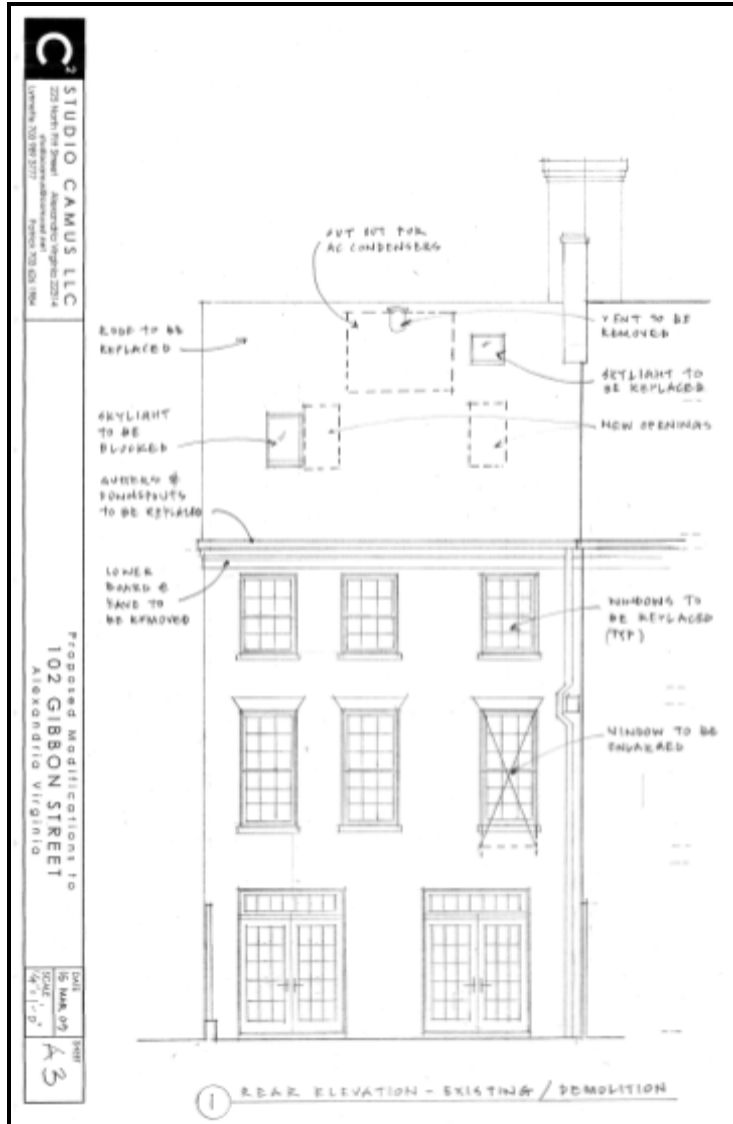


Figure 5. Rear/south elevation.