

NN TES

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

APPLICANT: Dan Morrison and Lianne Reilly

LOCATION: Old and Historic Alexandria District
104 Pommander Walk Street

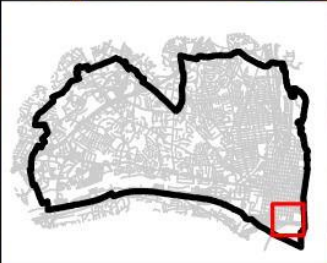
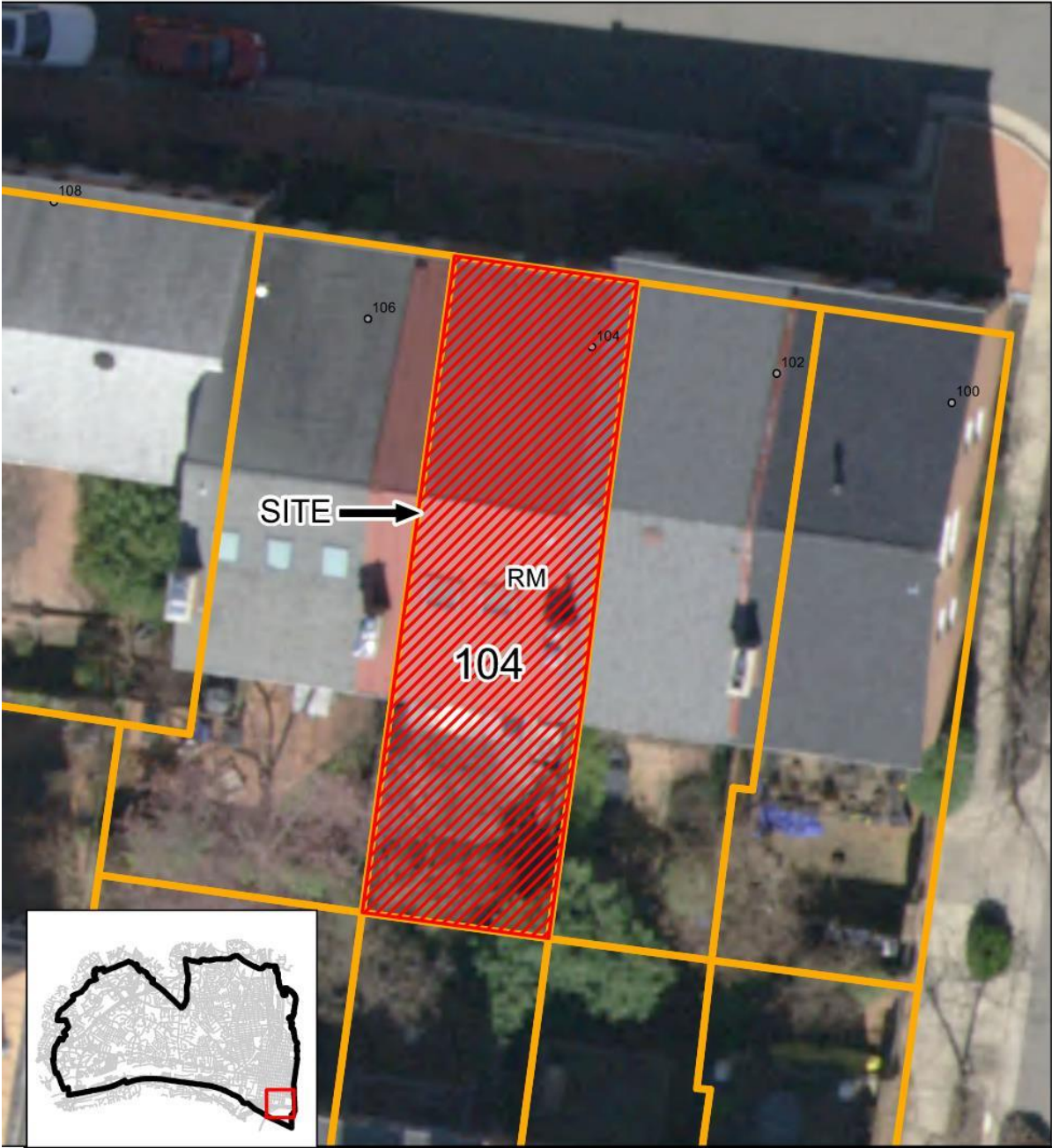
ZONE: RM/Residential Townhouse Zone

STAFF RECOMMENDATION

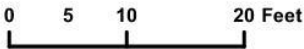
Staff recommends approval of the Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for alterations, as submitted.

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.



BAR#2023-00216 & BAR#2023-00217
104 Pommander Walk Street



Note: Staff coupled the applications for a Permit to Demolish (BAR #2023-00217) and Certificate of Appropriateness (BAR #2023-00216) for clarity and brevity. The Permit to Demolish requires a roll call vote.

I. APPLICANT'S PROPOSAL

The applicant requests a Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness to relocate the existing front door, add two new first floor windows, and add a new brick entry stoop, at 104 Pommander Walk Street.

Permit to Demolish/Capsulate

In reconfiguring the primary/north elevation, the applicant proposes to remove 35 square feet of masonry to create new window openings. The existing stoop will also be removed. See Figure 1.

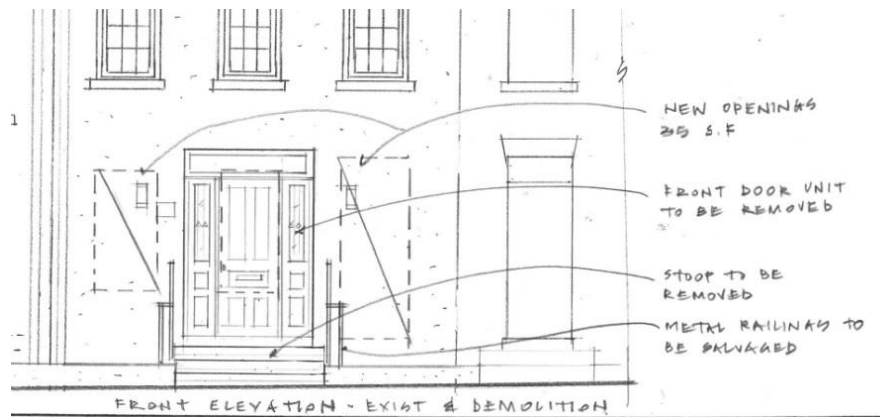


Figure 1: Proposed demolition on existing primary elevation

Certificate of Appropriateness

The applicant proposes relocating the front door and stoop from the center of the front/north elevation to the westernmost bay of said elevation. The current location of the door will be converted into a window, and another window will be added to the easternmost bay. The existing railing will be relocated to the new stoop. See Figure 2 for the proposed new first floor elevation.



Figure 2: Proposed primary elevation

II. HISTORY

The three-bay, three-story, brick townhouse was built in **1971** as part of the Pommander Square subdivision, developed by the MCE Corporation. The BAR approved the first phase of the development, the construction of five townhouses in the 100 Block of Pommander Walk, on August 13, 1969. In 1971, project architect Henry Sliwka requested permission from the BAR to construct an additional 21 townhouses. Edward Holland, Engineer, described the project in detail at the March 17, 1971 hearing, and the Board requested they return with a restudy. The Board approved the rest of the project in concept on March 31, 1971, when Joseph Saunders represented the project for Mr. Sliwka. Mr. Saunders returned for the April 21, 1971 hearing and secured final approval.

Previous BAR Approvals

- BAR2022-00556/557, 1/18/2023: rear roof dormer and relocation of AC condensers
- BAR2019-00184, 4/30/2019: window and door replacement
- BAR2003-00159, 6/23/2003: construction of rear deck (BZA2003-00043)

III. ANALYSIS

Permit to Demolish/Capsulate

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
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The analysis of the standards indicated above relate only to the specific portions of the building proposed for demolition/capsulation, not the overall building. In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted. The select portions of the building proposed for demolition are not themselves of unusual or uncommon design, nor are they historic or architecturally significant.

Certificate of Appropriateness

In this row of townhouses, 102 – 106 Pommander Walk are all three-bay, three-story brick, with varying fenestration on the front/north elevation. See Figure 3.



Figure 3: 102, 104, 106 Pommander Walk

Shifting the door of 104 Pommander Walk one bay to the west and adding two windows to this level of the elevation (see Figure 2) better balances the composition of this townhouse and gives it a more welcoming look. The current lack of windows on the first floor gives the house a somewhat blank and cold appearance, which this change will rectify. This proposal also complies with Zoning Ordinance Section 10-105(2)(c), which requires the Board to consider “... the impact upon the historic setting, streetscape, or environs” and Section 10-105(2)(d), which requires consideration of ... the extent to which any new architectural features are historically appropriate

to the existing structure and the adjacent existing structures.” The new elevation will harmonize with its neighbors while maintaining the architectural style of the community. The new stoop will be brick, like the existing stoop, and the existing metal railing will be transferred to the new stoop. This complies with the *Design Guidelines*: “Stoops, steps and railings should be made of materials which are sympathetic to the building materials generally found in the historic districts.” The proposed door, windows, and light fixtures comply with the *BAR Policies for Administrative Approval* and could be administratively approved.

Staff therefore recommends approval of the project, as submitted.

STAFF

Susan Hellman, Historic Preservation Planner, Planning & Zoning
Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

III. CITY DEPARTMENT COMMENTS

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

Zoning

C-1 Proposed door and stoop reconfiguration along with the addition of two windows will comply with zoning.

Code Administration

C-1 Building permit is required for Demo and new alternations.

Transportation and Environmental Services

No comments received.

Alexandria Archaeology

F-1 No Archaeology comments

V. ATTACHMENTS

1 – Application Materials

2 – Supplemental Materials

ADDRESS OF PROJECT: 104 POMMANDER WALK

DISTRICT: Old & Historic Alexandria Parker - Gray 100 Year Old Building

TAX MAP AND PARCEL: B101-02-45 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: DAN MORRISON / LIANNE REILLY

Address: 104 POMMANDER WALK

City: ALEXANDRIA State: VA Zip: 22314

Phone: _____ E-mail: lianne.reilly@mayerbrown.com

Authorized Agent (if applicable): Attorney Architect _____

Name: PATRICK CAMUS

Phone: 703 626 1984

E-mail: stnmo@camus.com

Legal Property Owner:

Name: SAME

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

- 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.

(OFFICE USE ONLY)

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 _____
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

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

REQUEST APPROVAL TO MOVE EXIST FRONT DOOR
AND ADD TWO NEW WINDOWS AT FIRST FLOOR
FRONT ELEVATION, AND TO RECONFIGURE WITH
NEW BRICK FRONT STOOP

SUBMITTAL REQUIREMENTS:

Check this box if there is a homeowner's association for this property. If so, you must attach a copy of the letter approving the project.

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.

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. 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 adjacent 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.

ALL APPLICATIONS: Please read and check that you have read and understand the following items:

- I understand that after reviewing the proposed alterations, BAR staff will invoice the appropriate filing fee in APEX. The application will not be processed until the fee is paid online.
- 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 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: 

Printed Name: PATRICK CAMUS

Date: 10 May 23

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 three 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. DAN MORRISON LIANNE REILLY	104 POMMANDER WALK	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 104 POMMANDER WALK (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three 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. DAN MORRISON LIANNE REILLY	104 POMMANDER WALK	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.

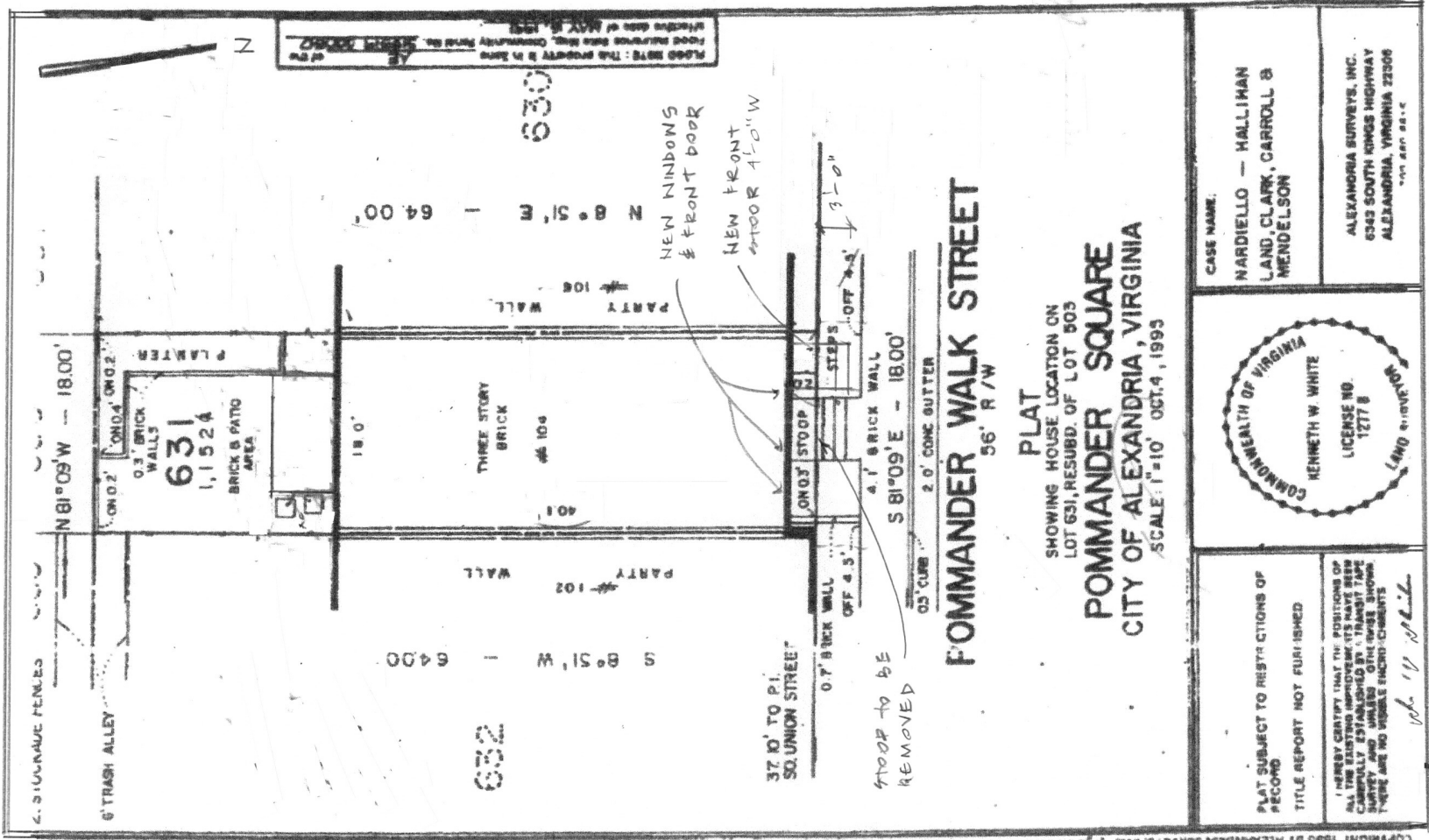
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. DAN MORRISON LIANNE REILLY	NONE	NONE
2.		
3.		

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.

18 MAY 23 PATRICK CAMUS
Date Printed Name

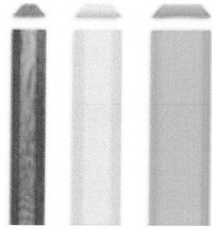

Signature



C² STUDIO CAMUS LLC
225 North Pitt Street Alexandria Virginia 22314
studiocamus@comcast.net
Lynette 703 989 3777

Proposed Modifications to the
REILLY/MORRISON RESIDENCE
104 Pommander Walk Alexandria Virginia

DATE	18 MAY 23	SHEET	CS
SCALE	1"=10'-0"		

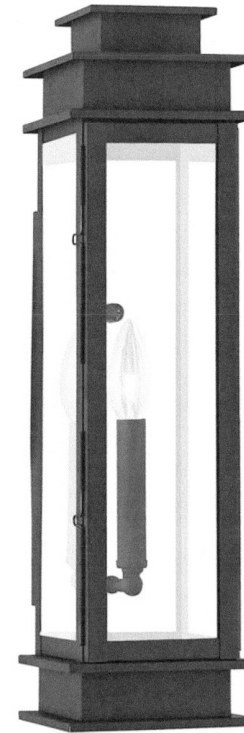


JELD WEN
Simulated Divided Lites

Clad Window Specs

(SDL) grilles that are permanently attached to both the interior and exterior glass (aluminum for clad exteriors, wood for wood exteriors), metal bars placed between the panes of insulating glass to provide design detail.

Grilles 7/8" width in putty profile: These grilles are available in wood for wood exteriors or the color that matches the exterior clad color of the window you choose or a custom color.



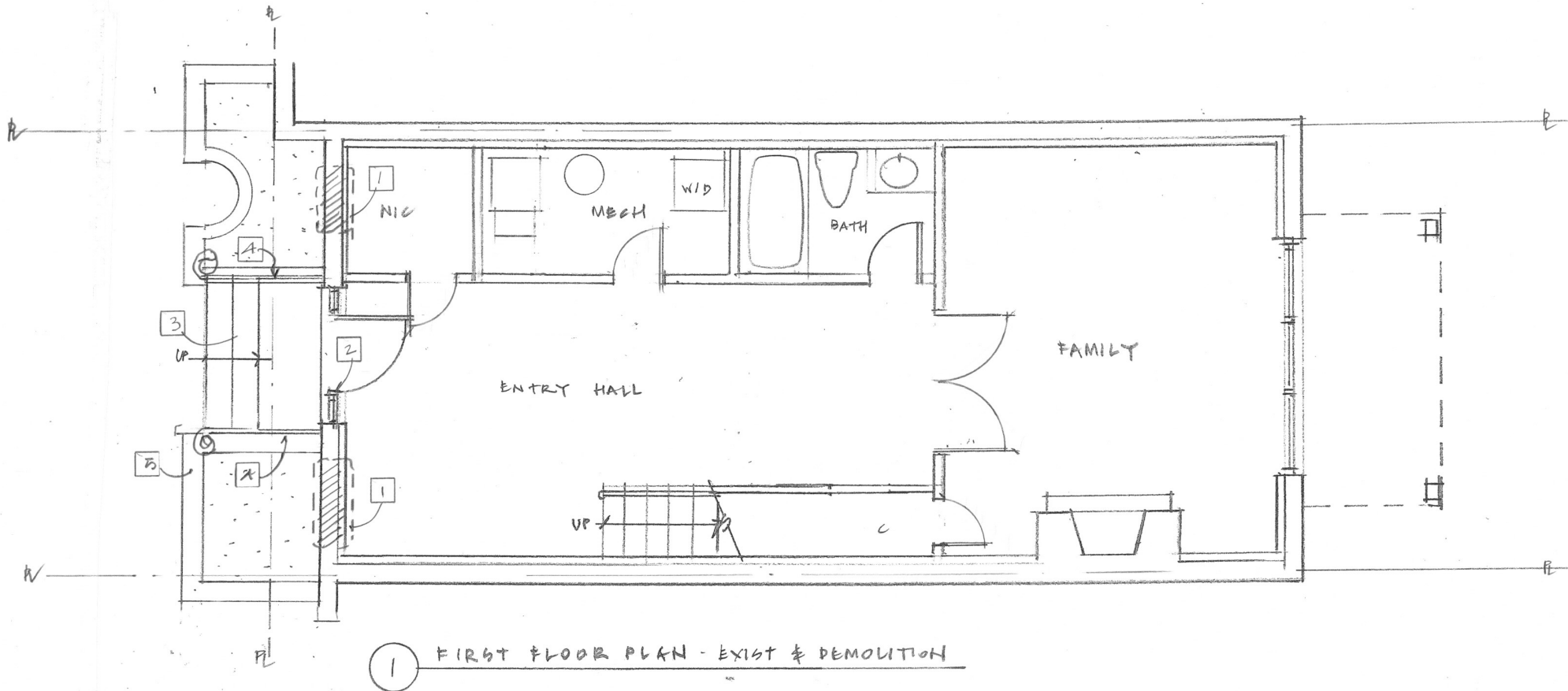
Princeton 5 1/2" x 21"

Exterior Light

C²	STUDIO CAMUS LLC 225 North Pitt Street Alexandria Virginia 22314 studiocamus@comcast.net Lynnette 703 989 3777 Patrick 703 626 1984	Proposed Modifications to the REILLY / MORRISON RESIDENCE 104 Pommander Walk Alexandria Virginia		DATE 18 MAY 23	SHEET CS2
		SCALE N.T.S			

NOTES

- 1 NEW OPENINGS & EXIST BRICK
- 2 FRONT DOOR UNIT TO BE REMOVED
- 3 STOOP TO BE REMOVED
- 4 METAL RAILINGS TO BE SALVAGED
- 5 BRICK PLANTER TO BE RECONFIGURED



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Proposed Modifications to the
REILLY/MORRISON RESIDENCE
 104 Pomander Walk Alexandria Virginia

DATE 18 MAY 23	SHEET A1
SCALE 1/4" = 1'-0"	



NEW OPENINGS
35 S.F

FRONT DOOR UNIT
TO BE REMOVED

STOOP TO BE
REMOVED

METAL RAILINGS TO
BE SALVAGED

FRONT ELEVATION - EXIST & DEMOLITION

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 225 North Pitt Street Alexandria Virginia 22314
 studiocamus@comcast.net
 Lynnette 703 989 3777 Patrick 703 626 1984

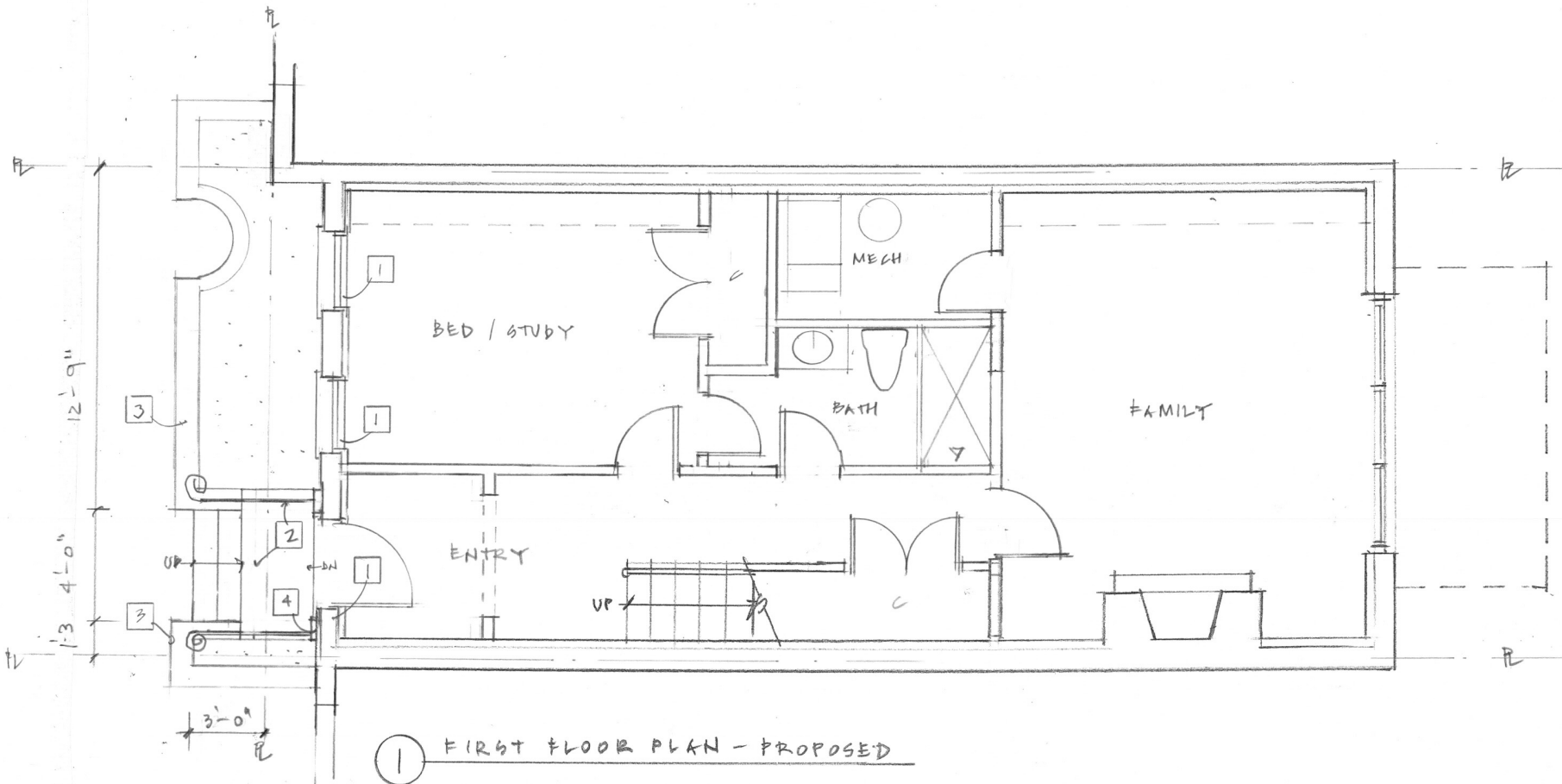
Proposed Modifications to the
REILLY/MORRISON RESIDENCE
 104 Pomander Walk Alexandria Virginia

DATE
18 MAY 23
 SCALE
1/4" = 1'-0"

SHEET
A2

NOTES

- 1 NEW FRONT DOOR & WINDOWS. ALIAN W/ EXIST @ SECOND FLOOR
- 2 NEW BRICK STOOP. REUSE EXIST RAILINGS
- 3 RECONFIGURE BRICK PLANTER TO MATCH AND TIE IN W/ EXIST
- 4 NEW DOOR SURROUND



1 FIRST FLOOR PLAN - PROPOSED

C² STUDIO CAMUS LLC
 225 North Pitt Street Alexandria Virginia 22314
 studiocamus@comcast.net
 Lynnette 703 989 3777

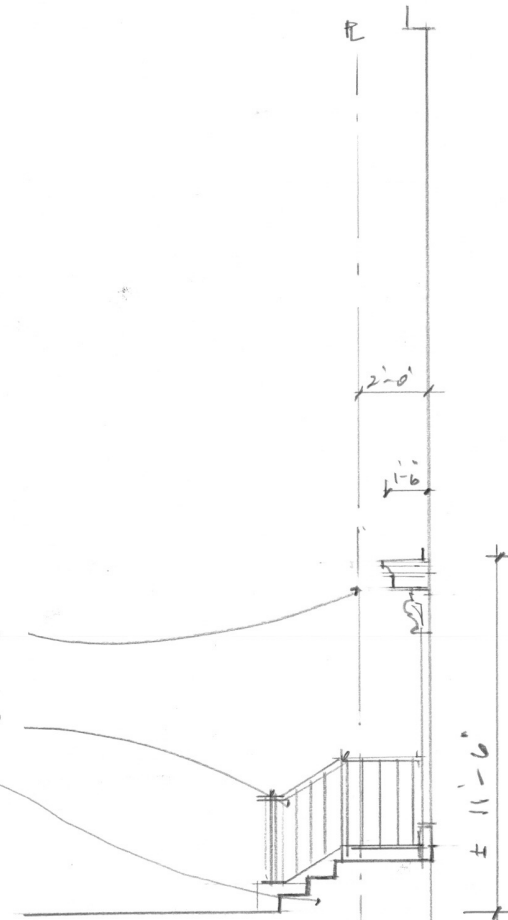
Proposed Modifications to the
REILLY/MORRISON RESIDENCE
 104 Pommander Walk Alexandria Virginia

DATE 18 MAY 23	SHEET A3
SCALE 1/4" = 1'-0"	



FRONT ELEVATION - PROPOSED

- NEW GLAD 710" SDL DOUBLE HUNG WINDOWS
- NEW 6 PANEL WOOD DOOR & TRANSOM
- NEW WOOD DOOR SURROUND W/ OVERHANG & BRACKETS
- NEW LIGHT FIXTURES
- RELOCATED EXIST RAILINGS
- NEW BRICK STOOP
- RECONFIGURED BRICK PLANTER



SIDE ELEVATION

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Proposed Modifications to the
REILLY/MORRISON RESIDENCE
 104 Pomander Walk Alexandria Virginia

DATE
 18 MAY 23
 SCALE
 1/4" = 1'-0"

SHEET
A4



Street View



STUDIO CAMUS LLC
 225 North Pitt Street Alexandria Virginia 22314
 studiocamus@comcast.net
 Lynnette 703 989 3777 Patrick 7036261984

Proposed Modifications to the
REILLY/MORRISON RESIDENCE
 104¹⁸Pommander Walk Alexandria Virginia

DATE	SHEET
SCALE	