

Docket Item #18  
BAR CASE #2004-0148

BAR Meeting  
August 18, 2004

**ISSUE:** Permit to Demolish  
**APPLICANT:** Michael Jamroz  
**LOCATION:** 100 Pommander Walk  
**ZONE:** RM/Residential

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STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

NOTE: This docket item requires a roll call vote.

I. Issue:

The applicant is requesting approval of a Permit to Demolish portions of the residential townhouse at 100 Pommander Walk. The area to be demolished is on the third floor of the west elevation of the building to allow the installation of two paired windows.

II. History

100 Pommander Walk is a three story brick rowhouse constructed ca. 1971 in a vaguely Colonial Revival design vocabulary.

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?

Because this is rowhouse dating from the late 20<sup>th</sup> century, it is the opinion of Staff that none of the demolition criteria are met.

IV. Staff Recommendation

Staff recommends approval of the application as submitted.

## CITY DEPARTMENT COMMENTS

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

### Code Enforcement:

C-1 Building permit required for proposed construction.

C-2 Every sleeping room shall have at least one openable emergency escape and rescue window per IRC sec. R310.1.

C-3 Winder stairways must comply with IRC sec. R314.4.

C-4 Smoke alarms required per IRC sec. R317.1.

### Historic Alexandria:

No comment.