

ADDRESS OF PROJECT: 720 N Saint Asaph St, Alexandria, Virginia, 22314DISTRICT: ☒ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old BuildingTAX MAP AND PARCEL: Map: 054.04, Parcel: 054.04-09-07 ZONING: CDXAPPLICATION 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: 720 St. Asaph Partners, LLCAddress: [REDACTED]City: [REDACTED] State: [REDACTED] Zip: [REDACTED]

Phone: \_\_\_\_\_ E-mail : \_\_\_\_\_

Authorized Agent *(if applicable)*: ☐ Attorney ☒ Architect ☐ \_\_\_\_\_Name: Gozde Tanyeri, AIAPhone: 7 [REDACTED]E-mail: [REDACTED]

Legal Property Owner:

Name: 720 St. Asaph Partners, LLCAddress: [REDACTED]City: [REDACTED] State: [REDACTED] Zip: [REDACTED]

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

**NATURE OF PROPOSED WORK:** *Please check all that apply*

- ☐ NEW CONSTRUCTION
- ☒ EXTERIOR ALTERATION: *Please check all that apply.*
- |  |  |   |                                   |
|--|--|---|-----------------------------------|
| <input type="checkbox"/> awning              | <input checked="" type="checkbox"/> fence, gate or garden wall | <input checked="" type="checkbox"/> HVAC equipment  | <input type="checkbox"/> shutters |
| <input checked="" type="checkbox"/> doors    | <input checked="" type="checkbox"/> windows                    | <input checked="" type="checkbox"/> siding          | <input type="checkbox"/> shed     |
| <input checked="" type="checkbox"/> lighting | <input type="checkbox"/> pergola/trellis                       | <input type="checkbox"/> painting unpainted masonry |                                   |
| <input type="checkbox"/> other _____         |  |   |                                   |
- ☐ ADDITION
- ☒ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

Amendment to Permit to Demolish and Certificate of Appropriateness approved by the Board of Architecture review on April 17, 2024 to facilitate renovation of office building to residential use. Scope of work includes Re-cladding of existing steel frame structure with stucco finish, removal of existing storefront window systems and replacement with new storefront windows and insulated exterior walls supporting new residential use. See attached floor plans and elevations showing new window and wall locations, and tags for exterior finish materials. Ground floor parking to be partially removed, new enclosed retail space and residential entrance at sidewalk added. Rooftop open space with new stair and elevator overrun, new mechanical screening on back of building.

**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.

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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: Gozde Tanyeri, AIADate: 2025-07-28





# Department of Planning and Zoning Floor Area Ratio and Open Space Calculations

**B**

## A. Property Information

A1. 720 N ST. ASAPH STREET, ALEXANDRIA, VA, 22314  
Street Address

CDX  
Zone

A2. 15,688.00 x 1.25 + 0.5 COMMERCIAL = 19,610.00 + 7,844.00 = 27,454.00  
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

## B. Existing Gross Floor Area

### Existing Gross Area

Basement 1,427.00

Ground Floor 9,634.00

First Floor 9,634.00

Second Floor 9,635.00

Third Floor 9,635.00

Porches

Balcony/Deck

Lavatory\*\*\*

Other\*\*

B1. **Total Gross** 39,965.00

### Allowable Exclusions\*\*

Basement\*\* 1,427.00

Stairways\*\* 1,681.00  
Excluding Basement

Mechanical\*\* 966.00  
Excluding Basement

Attic less than 7'\*\*\*

Overhangs 3,964.00  
30" or less

Balcony/Deck\*\*

Lavatory\*\*\* 300.00

Elevator 255.00  
Excluding Basement

Other\*\*

B2. **Total Exclusions** 8,593.00

B1. 39,965.00 Sq. Ft.  
Existing Gross Floor Area\*

B2. 8,593.00 Sq. Ft.  
Allowable Floor Exclusions\*\*

B3. 31,372.00 Sq. Ft.  
Existing Floor Area Minus Exclusions  
(subtract B2 from B1)

### Comments for Existing Gross Floor Area

## C. Proposed Gross Floor Area

### Proposed Gross Area

Basement 1,427.00

Ground Floor 9,634.00

First Floor 9,634.00

Second Floor 9,634.00

Third Floor 9,634.00

Roof 342.00

Balcony/Deck

Lavatory\*\*\*

Other

C1. **Total Gross** 40,305.00

### Allowable Exclusions\*\*

Basement\*\* 1,427.00

Stairways\*\* 1,932.00  
Excluding Basement

Mechanical\*\* 759.00  
Excluding Basement

Attic less than 7'\*\*\*

Overhangs  
30" or less

Balcony/Deck\*\* 8,458.00

Lavatory\*\*\* 1,705.00

Elevator 437.00  
Excluding Basement

Other\*\*

C2. **Total Exclusions** 14,718.00

C1. 40,305.00 Sq. Ft.  
Proposed Gross Floor Area\*

C2. 14,718.00 Sq. Ft.  
Allowable Floor Exclusions\*\*

C3. 25,587.00 Sq. Ft.  
Proposed Floor Area Minus Exclusions  
(subtract C2 from C1)

## 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.

## D. Total Floor Area

D1. 25,587.00 Sq. Ft.  
Total Floor Area (add B3 and C3)

D2. 27,454.00 Sq. Ft.  
Total Floor Area Allowed by Zone (A2)

## E. Open Space

E1. 0.00 (Commercial Exempt) Sq. Ft.  
Existing Open Space

E2. 3,922.00 Sq. Ft.  
Required Open Space

E3. 3,922.00 Sq. Ft.  
Proposed Open Space

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

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

2025-07-28

720 St. Asaph Partners, LLC  
1605 King Street, Suite #3  
Alexandria, Virginia 22314

Paul Stoddard  
301 King Street  
City Hall, Room 2100  
Alexandria, Virginia 22314

Re: Authorization to File Application for a Certificate of Appropriateness and Any  
Related Requests  
720 N. Saint Asaph Street, Tax Map ID 054.04-09-07 (the "Property")

Dear Mr. Stoddard:

720 St. Asaph Partners, LLC, as the owner of the above-referenced Property, hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of a Certificate of Appropriateness and any related applications or requests for the Property.

Very truly yours,

720 ST. ASAPH PARTNERS, LLC

By:  \_\_\_\_\_

Manager

Its: \_\_\_\_\_

Date: 07/26/2025

# 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. See attached	see attached	see attached
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 \_\_\_\_\_ (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. See attached	see attached	see attached
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require 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. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

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. See attached	see attached	see attached
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.

07-28-2025

Date

Lauren G. Riley

Printed Name

  
Signature

## **Ownership & Disclosure Attachment**

Title Owner of 720 N. Saint Asaph Street (TM 054.04-09-07)

720 St. Asaph Partners, LLC  
1605 King Street, Suite #3  
Alexandria, Virginia 22314

720 GP Partners, LLC—13.8%  
1605 King Street, Unit 3  
Alexandria, Virginia 22314

JB 720 St. Asaph, LLC—86.2%  
526 King Street, Suite 211  
Alexandria, Virginia 22314

\*None of the entities or individuals listed above have any business or financial relationship as defined by Section 11-350 of the Zoning Ordinance

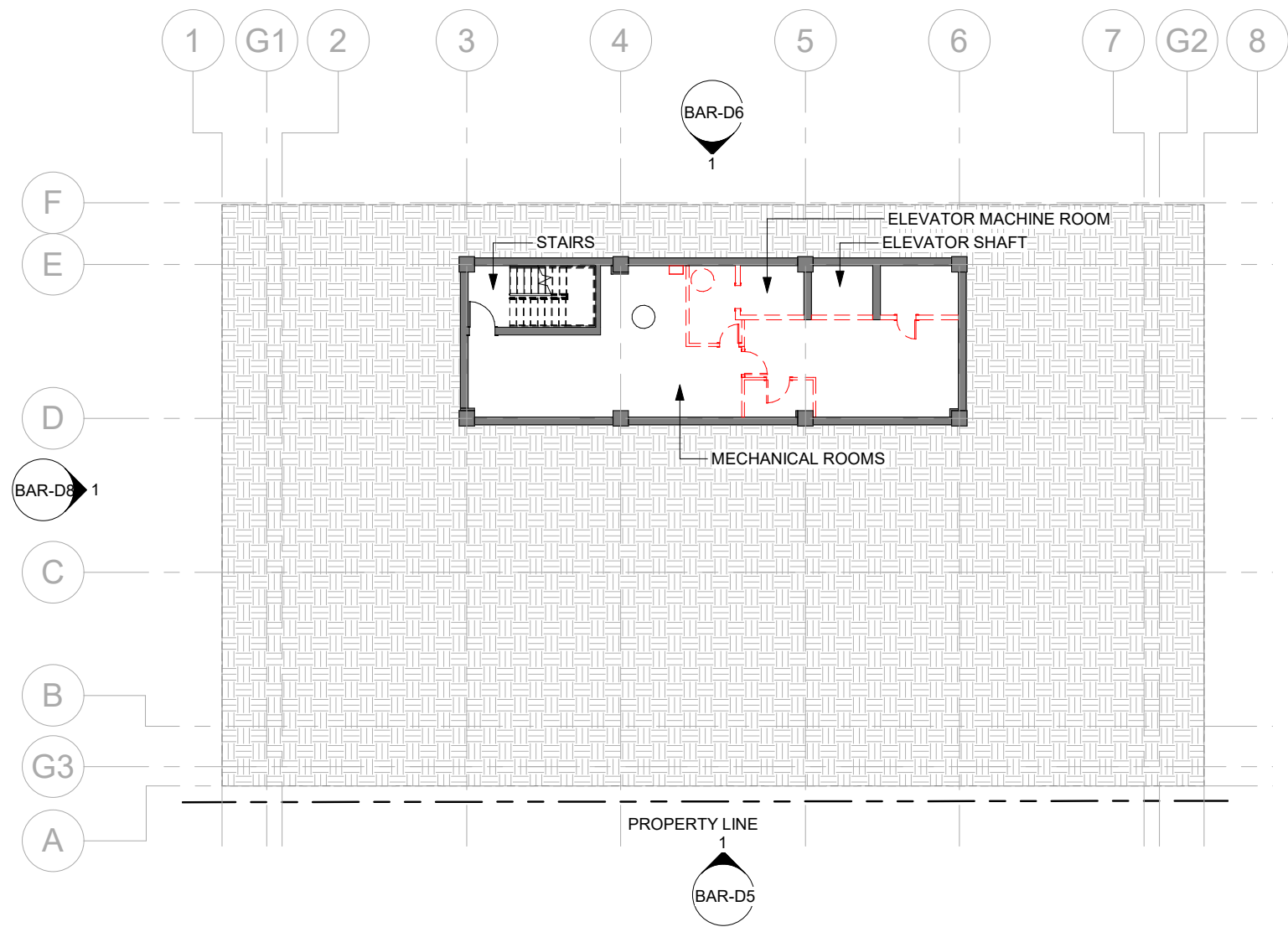
# 720 N ST. ASAPH STREET ALEXANDRIA, VA 22314

SEPTEMBER 3RD, 2025

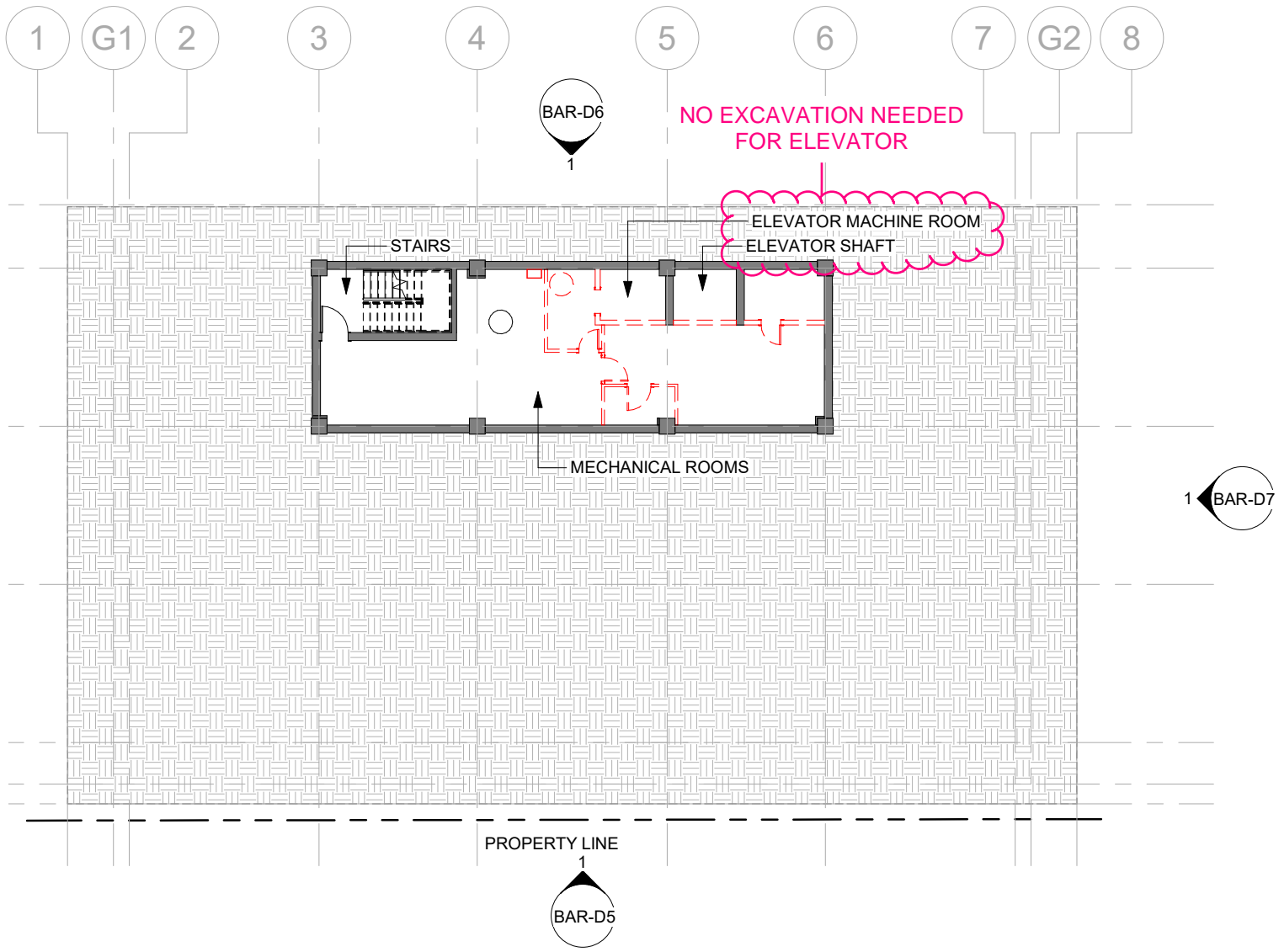
ALEXANDRIA BOARD OF ARCHITECTURAL REVIEW HEARING  
DEMO DRAWINGS

REVISION TO BAR #2024-00093 OHAD

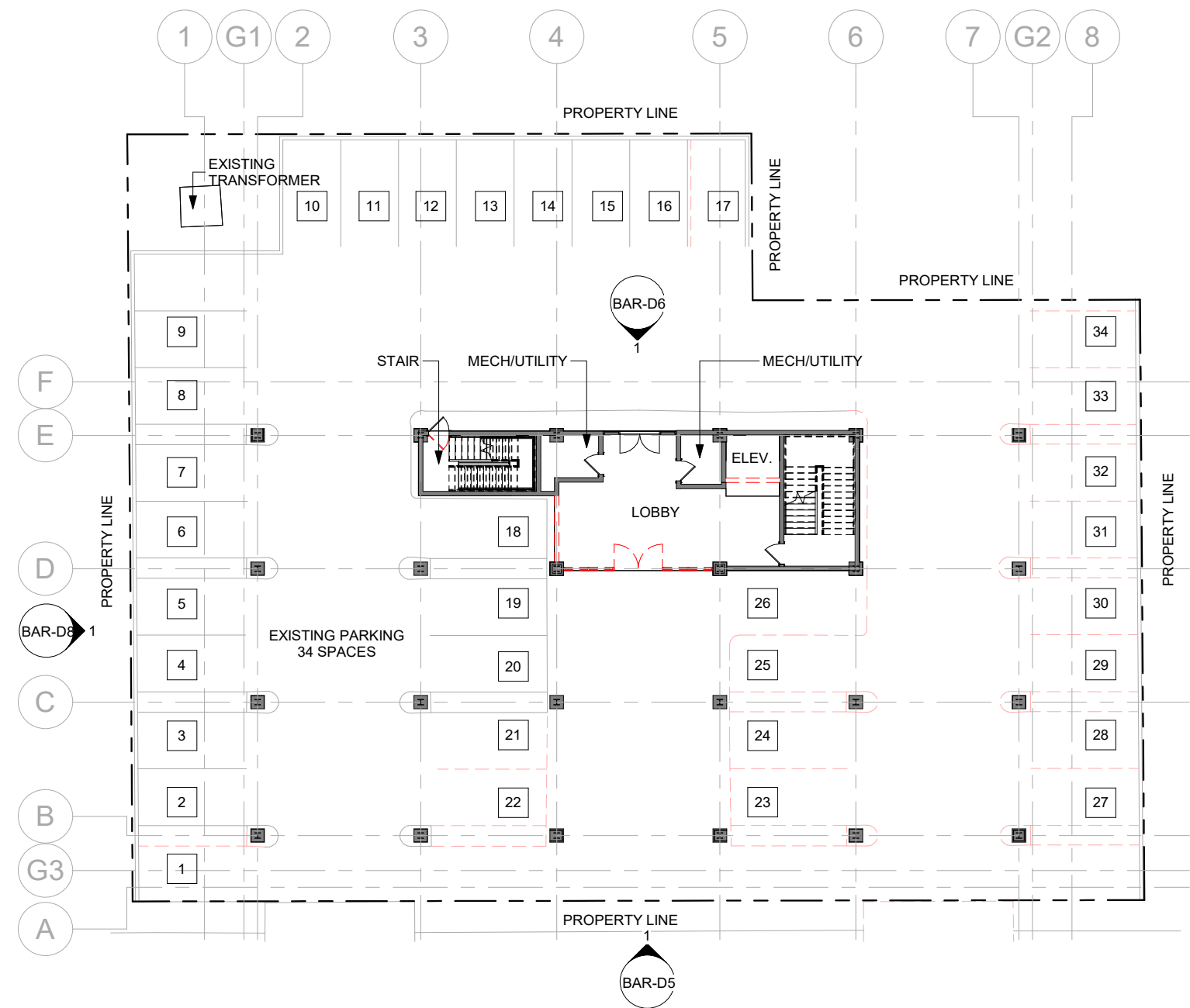
PREVIOUSLY APPROVED 4-17-2024



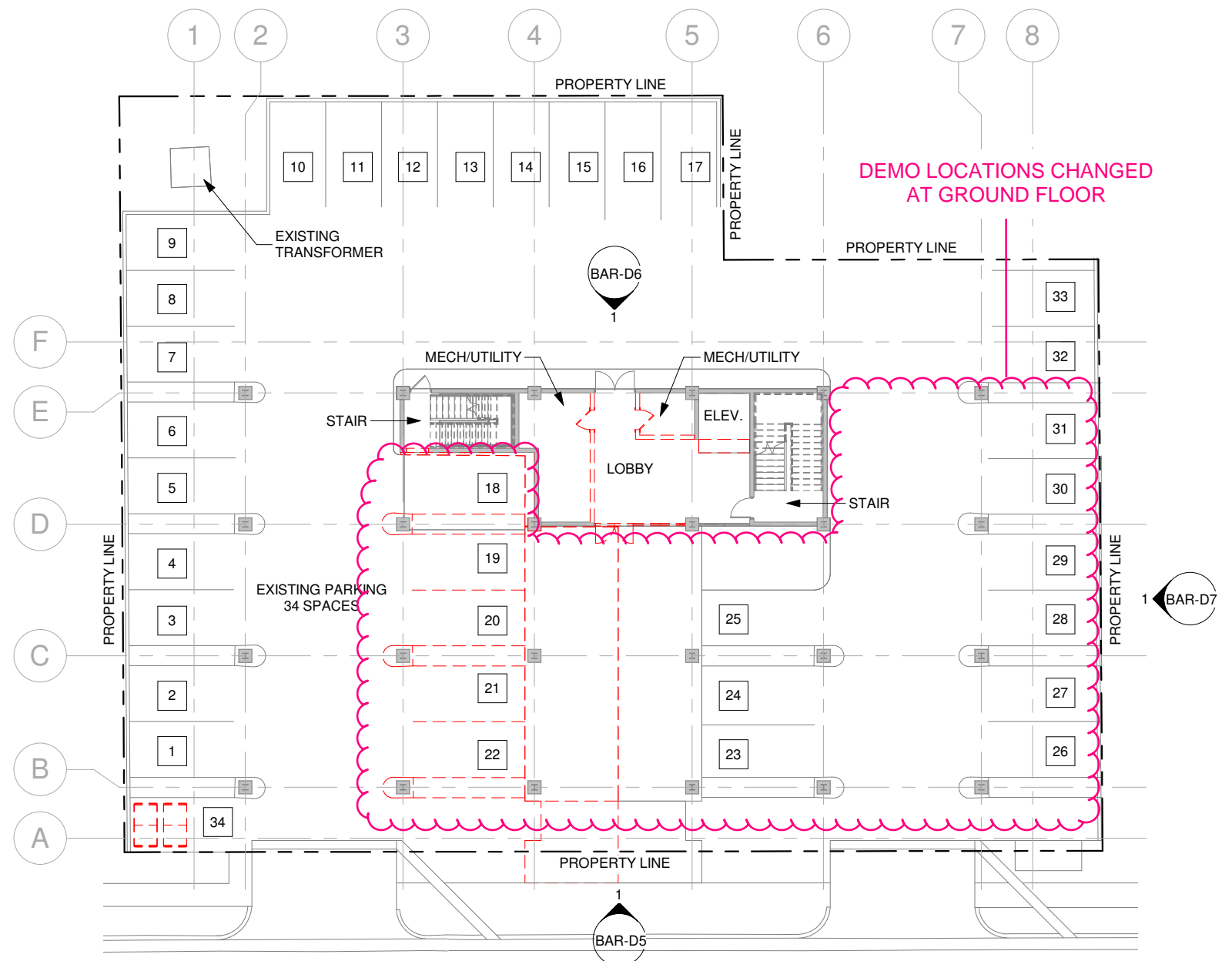
NEW PROPOSED PLANS



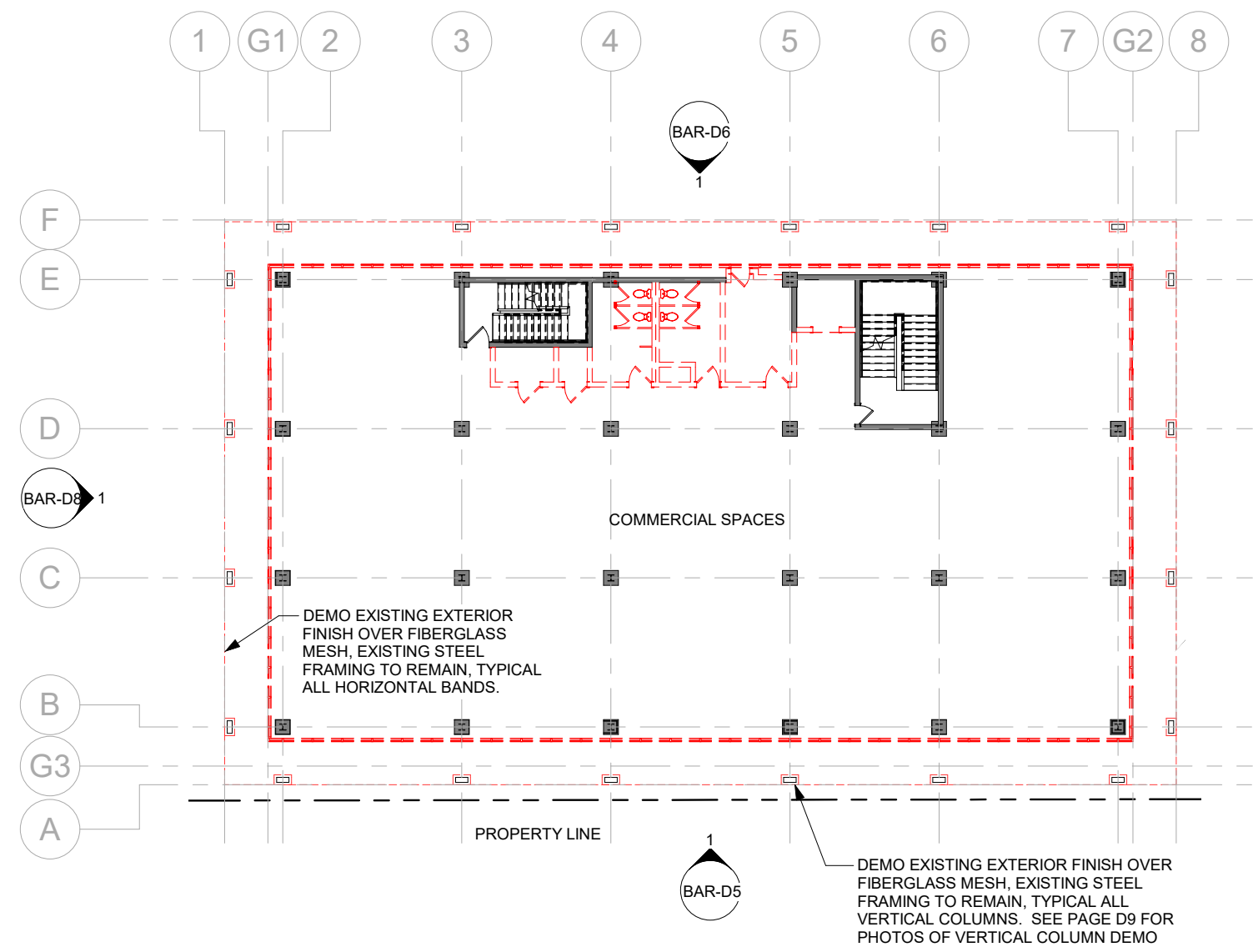
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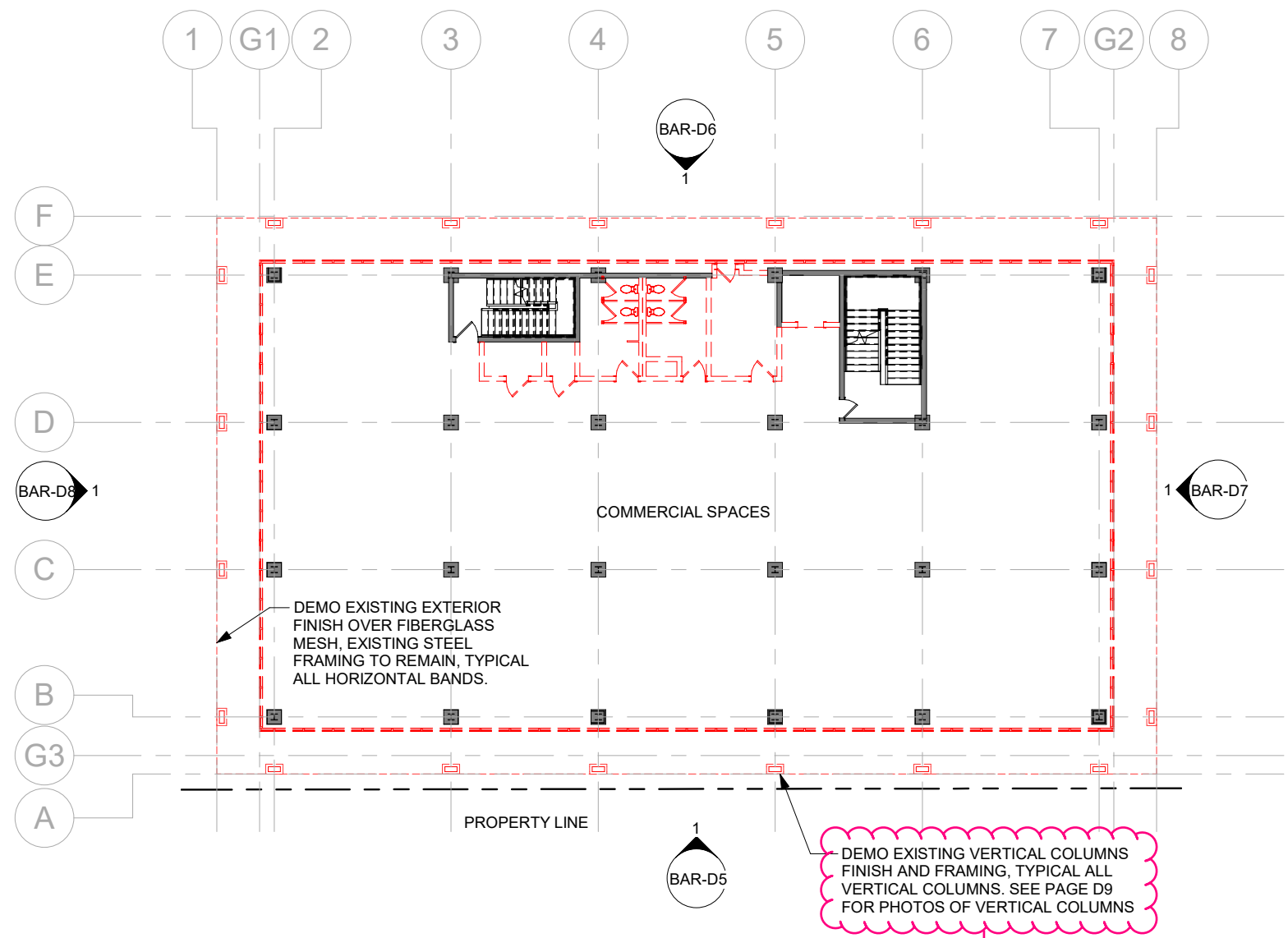
NEW PROPOSED PLANS



PREVIOUSLY APPROVED 4-17-2024



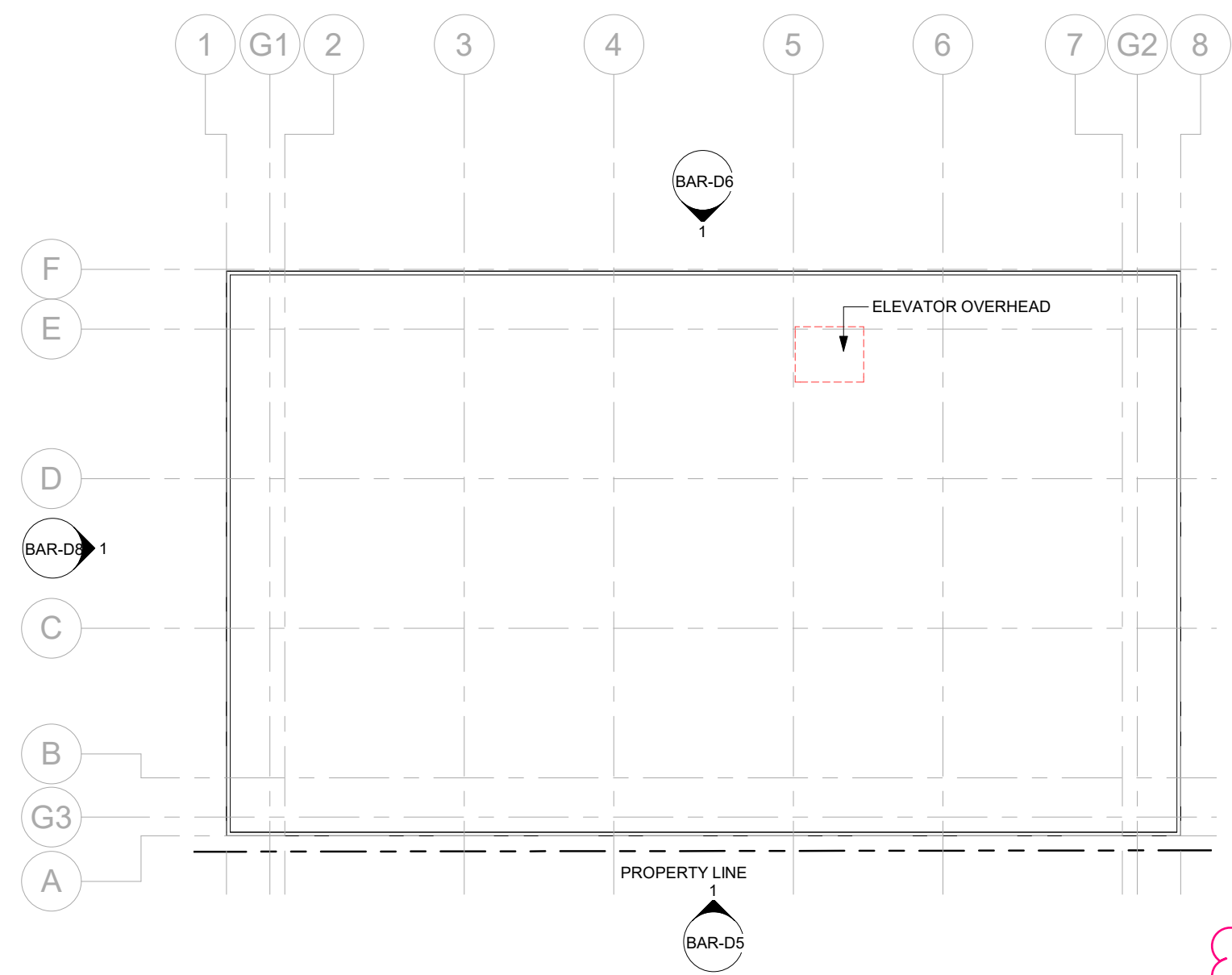
NEW PROPOSED PLANS



NOTE UPDATED, ENTIRE COLUMN IS NOW DEMOLISHED RATHER THAN JUST FINISH ON COLUMN FRAMING

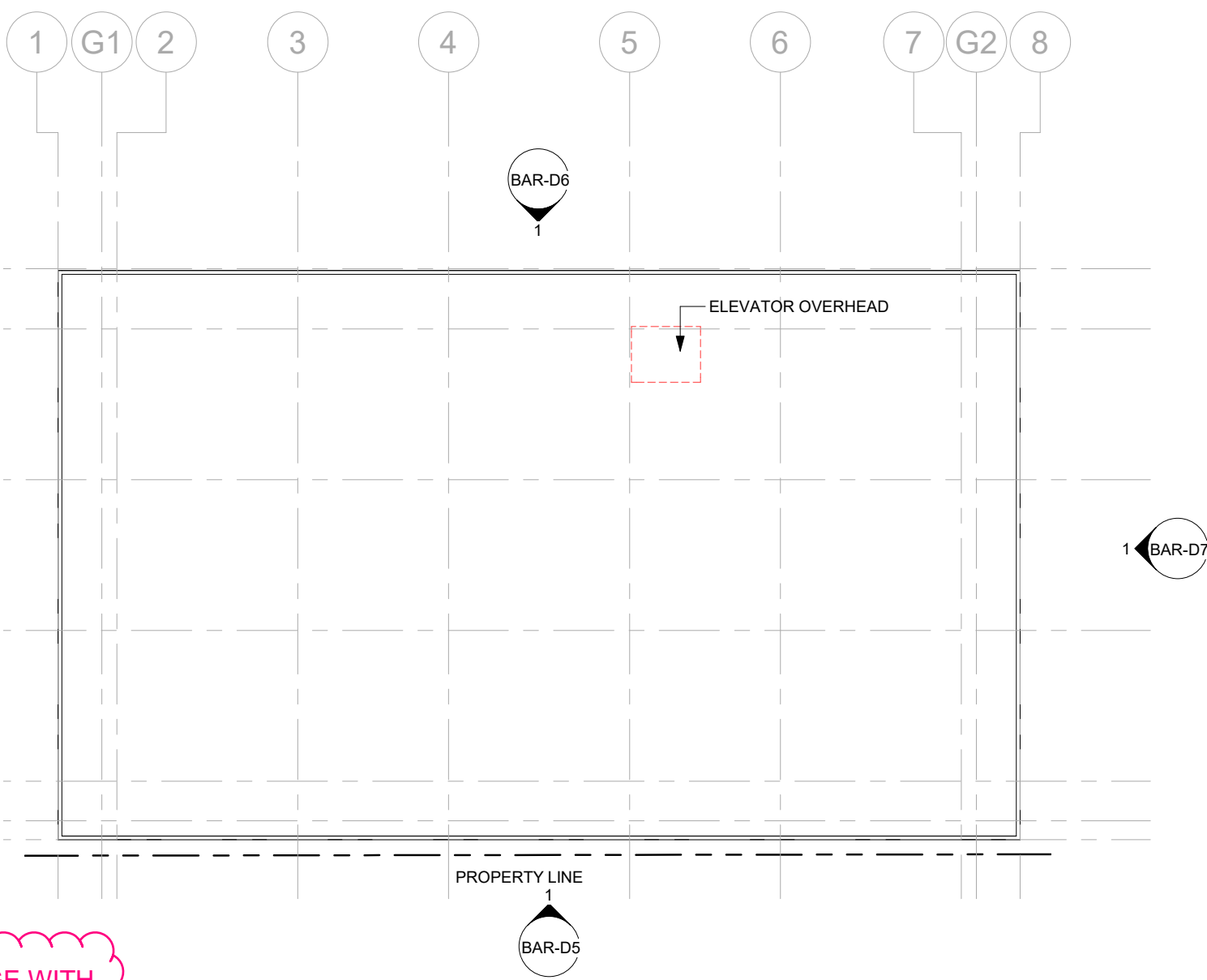


PREVIOUSLY APPROVED 4-17-2024

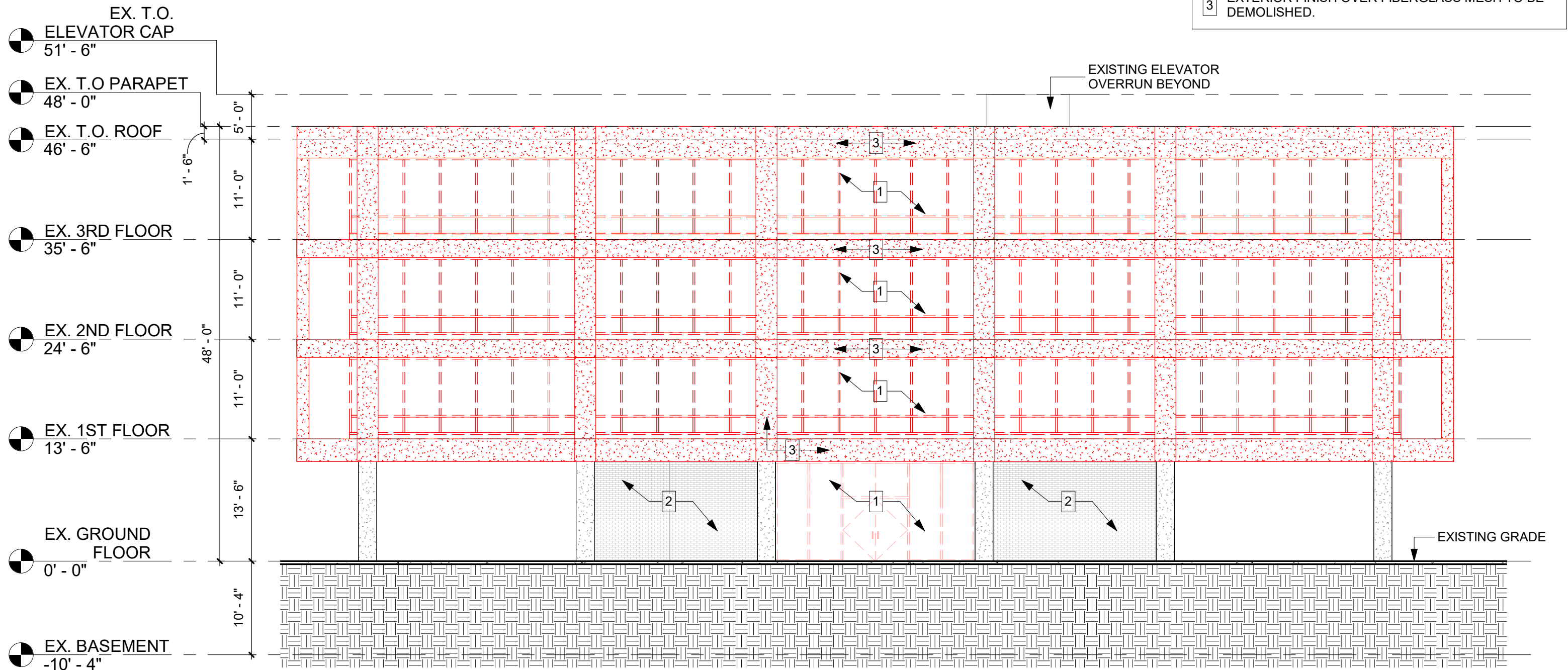


NO CHANGE WITH  
ROOF DEMO

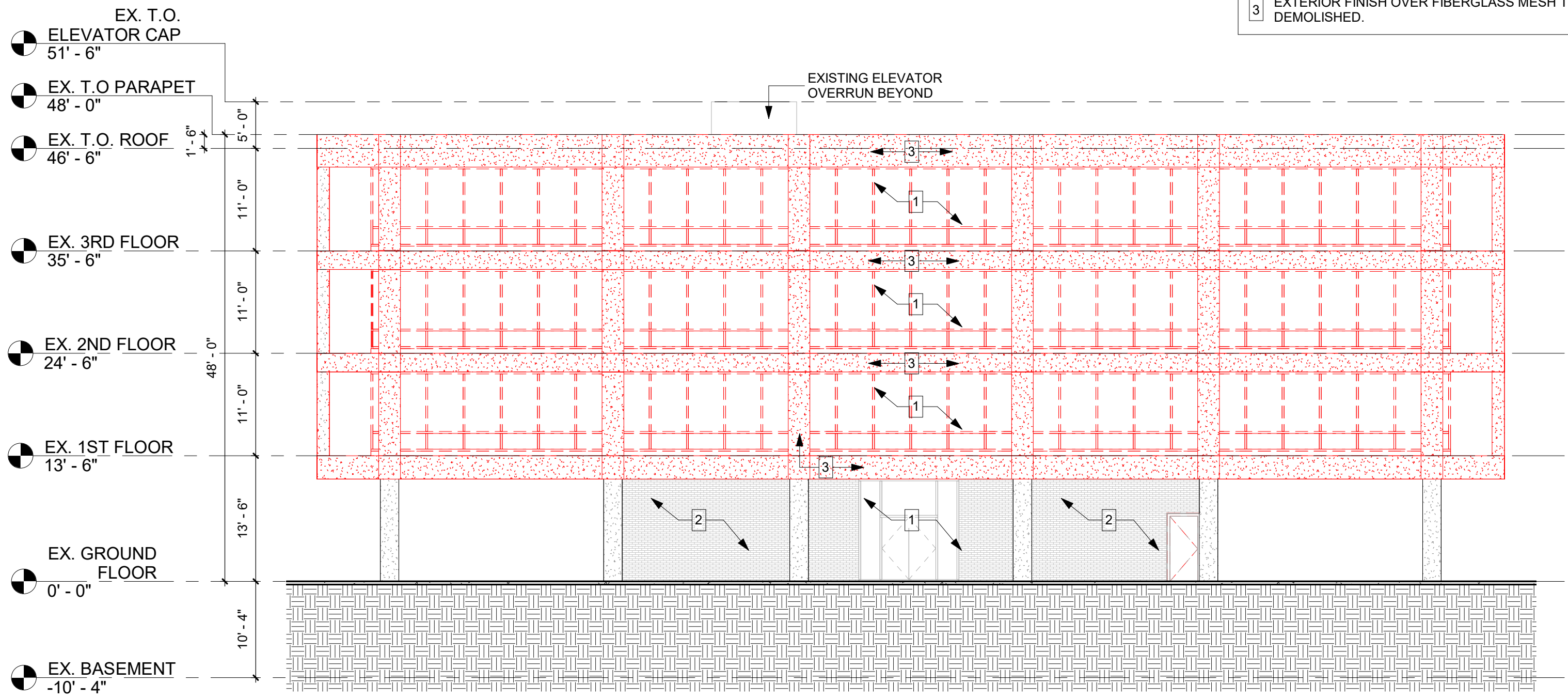
NEW PROPOSED PLANS



- EXISTING EXTERIOR FINISHES:**
- 1 EXISTING STOREFRONT SYSTEM TO BE DEMOLISHED
  - 2 BRICK VENEER FINISH TO REMAIN
  - 3 EXTERIOR FINISH OVER FIBERGLASS MESH TO BE DEMOLISHED.



- EXISTING EXTERIOR FINISHES:**
- 1 EXISTING STOREFRONT SYSTEM TO BE DEMOLISHED
  - 2 BRICK VENEER FINISH TO REMAIN
  - 3 EXTERIOR FINISH OVER FIBERGLASS MESH TO BE DEMOLISHED.

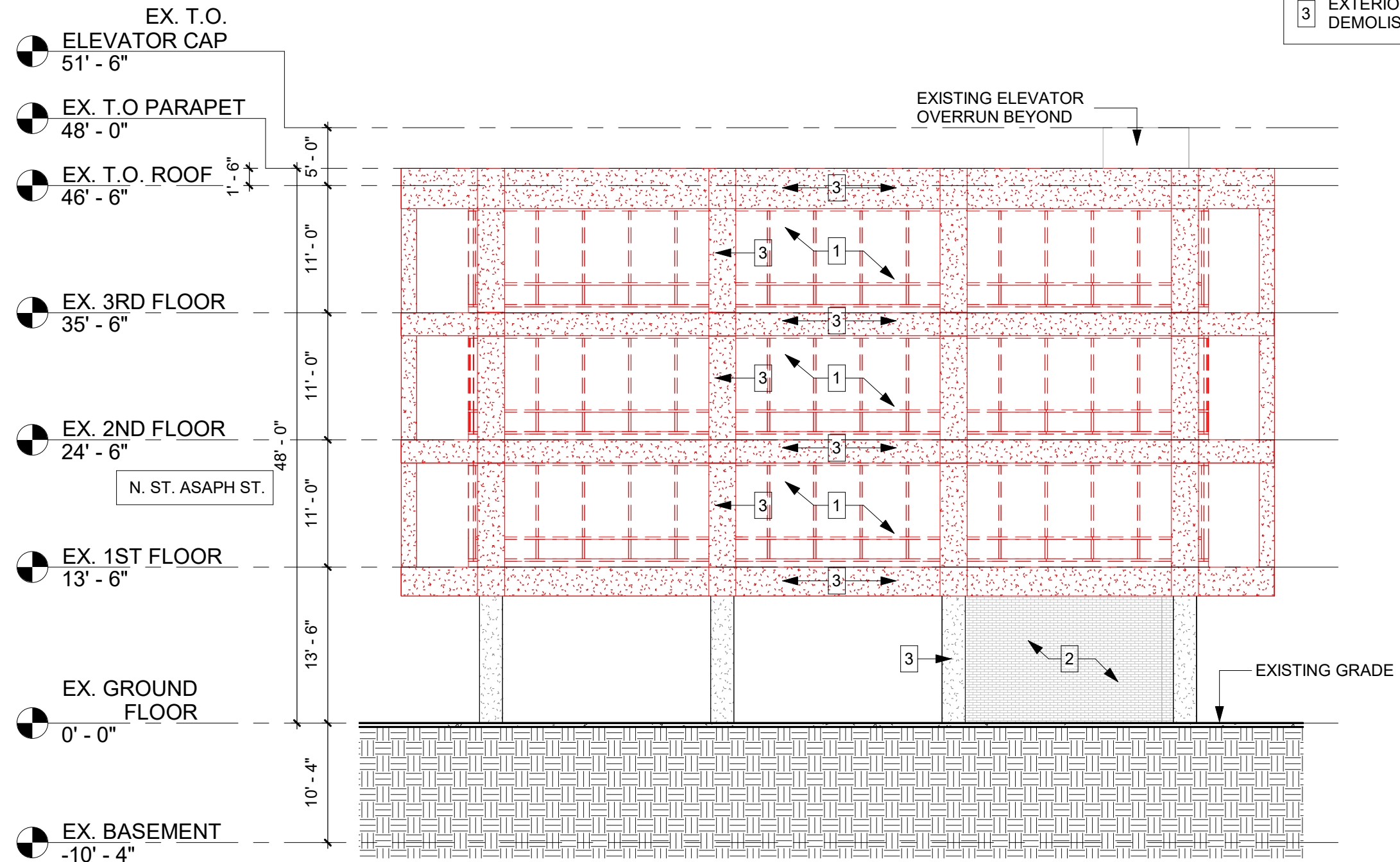


EXISTING BUILDING ELEVATION - WEST

BAR-D6

**EXISTING EXTERIOR FINISHES:**

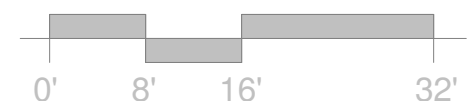
- 1 EXISTING STOREFRONT SYSTEM TO BE DEMOLISHED
- 2 BRICK VENEER FINISH TO REMAIN
- 3 EXTERIOR FINISH OVER FIBERGLASS MESH TO BE DEMOLISHED.



EXISTING BUILDING ELEVATION - NORTH

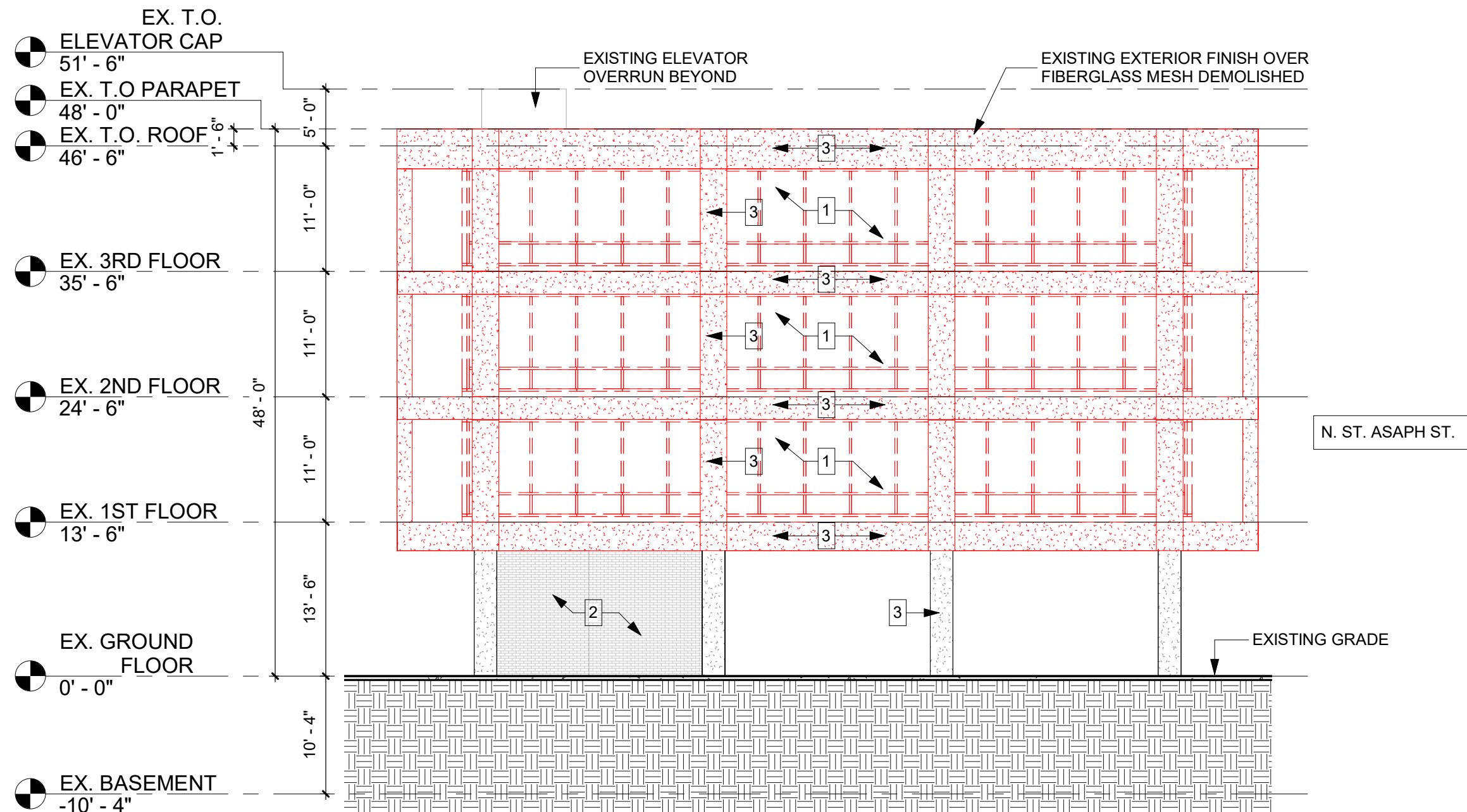
BAR-D7

SCALE: 1/16" = 1'-0"



09-03-2025

- EXISTING EXTERIOR FINISHES:**
- 1 EXISTING STOREFRONT SYSTEM TO BE DEMOLISHED
  - 2 BRICK VENEER FINISH TO REMAIN
  - 3 EXTERIOR FINISH OVER FIBERGLASS MESH TO BE DEMOLISHED.





- EXISTING EXTERIOR FINISH**
- 1 METAL STOREFRONT SYSTEM
  - 2 BRICK VENEER FINISH
  - 3 EXTERIOR FINISH OVER FIBERGLASS OR METAL MESH



**EXISTING EXTERIOR FINISH OVER FIBERGLASS OR METAL MESH**



**EXISTING STOREFRONT SYSTEM**



**EXISTING BRICK FINISH**





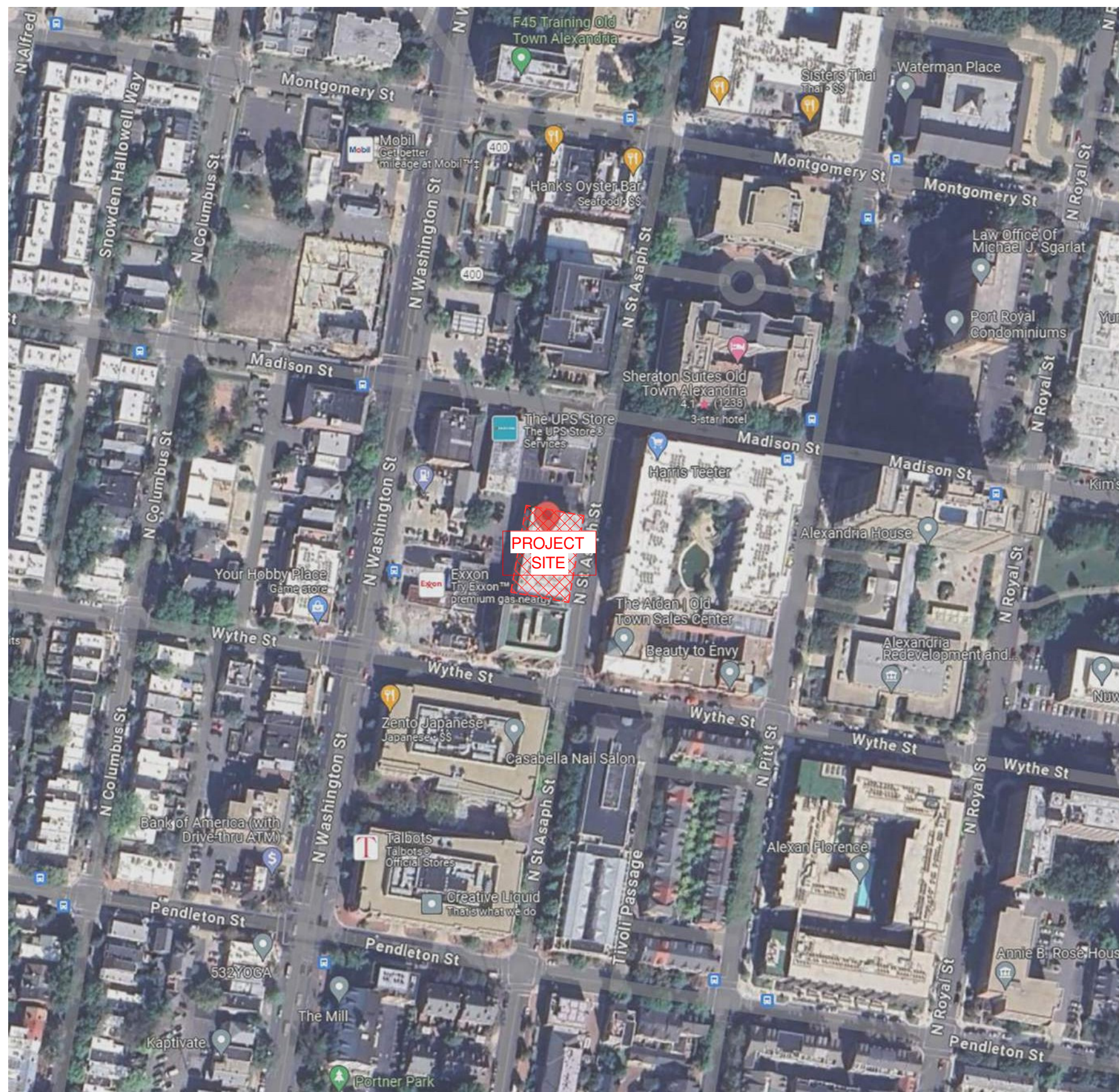
# 720 N ST. ASAPH STREET ALEXANDRIA, VA 22314

SEPTEMBER 3rd, 2025

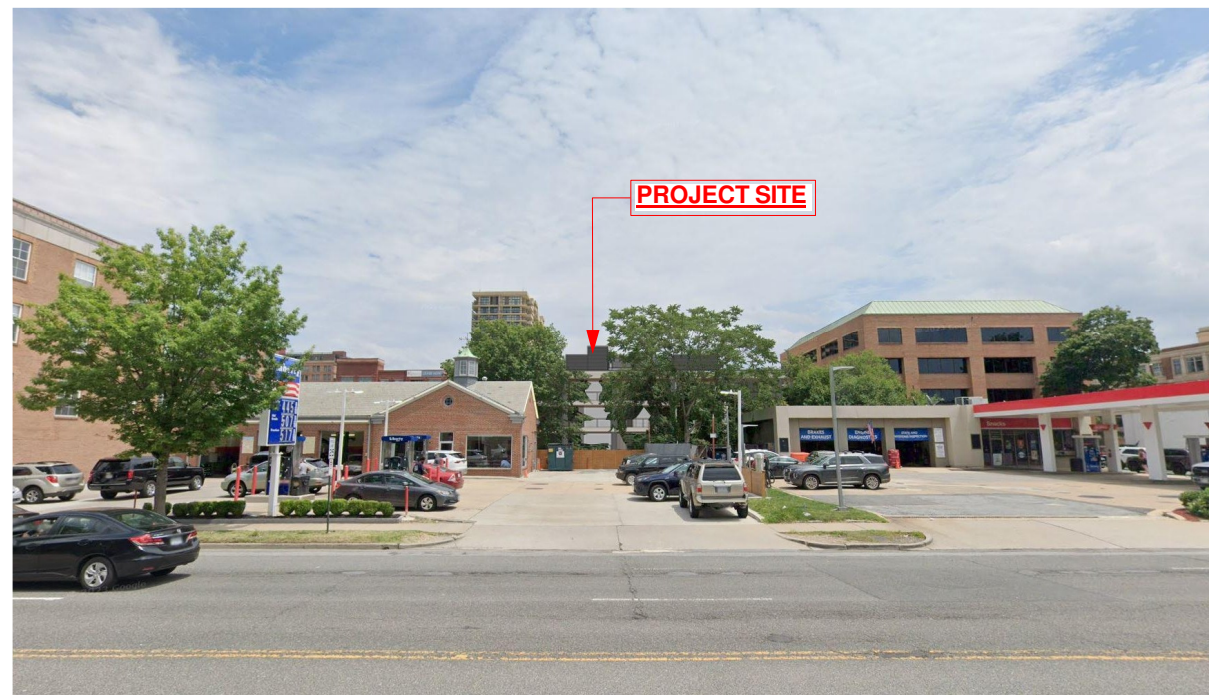
ALEXANDRIA BOARD OF ARCHITECTURAL REVIEW HEARING

REVISION TO BAR #2024-00094 OHAD

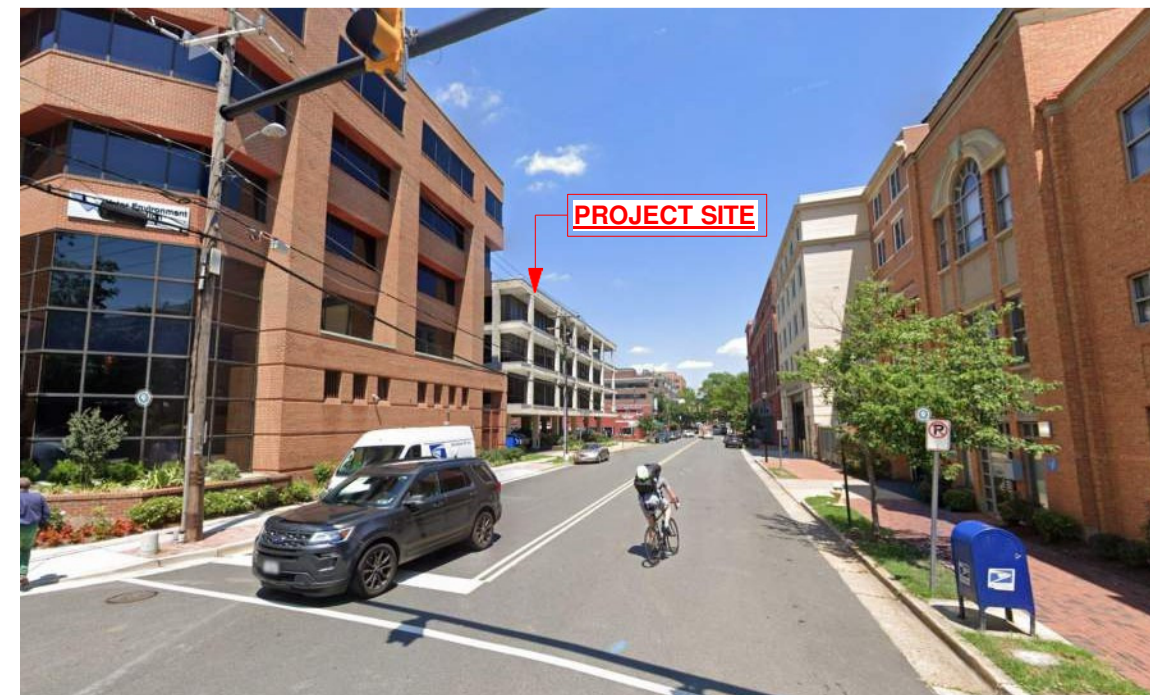








**VIEW FROM GEORGE WASHINGTON MEMORIAL PARKWAY**



**VIEW @ INTERSECTION OF WYTHE ST. & N ST. ASAPH**



**VIEW FROM INTERSECTION OF MADISON ST. & N. ST ASAPH  
HEADING TOWARD PROJECT SITE**



**VIEW FROM INTERSECTION OF WYTHE ST. & N. ST ASAPH  
HEADING TOWARD PROJECT SITE**







- EXISTING EXTERIOR FINISH

1

METAL STOREFRONT SYSTEM

2

BRICK VENEER FINISH

3

EXTERIOR FINISH OVER FIBERGLASS OR METAL MESH



EXISTING EXTERIOR FINISH OVER FIBERGLASS OR METAL MESH



EXISTING STOREFRONT SYSTEM

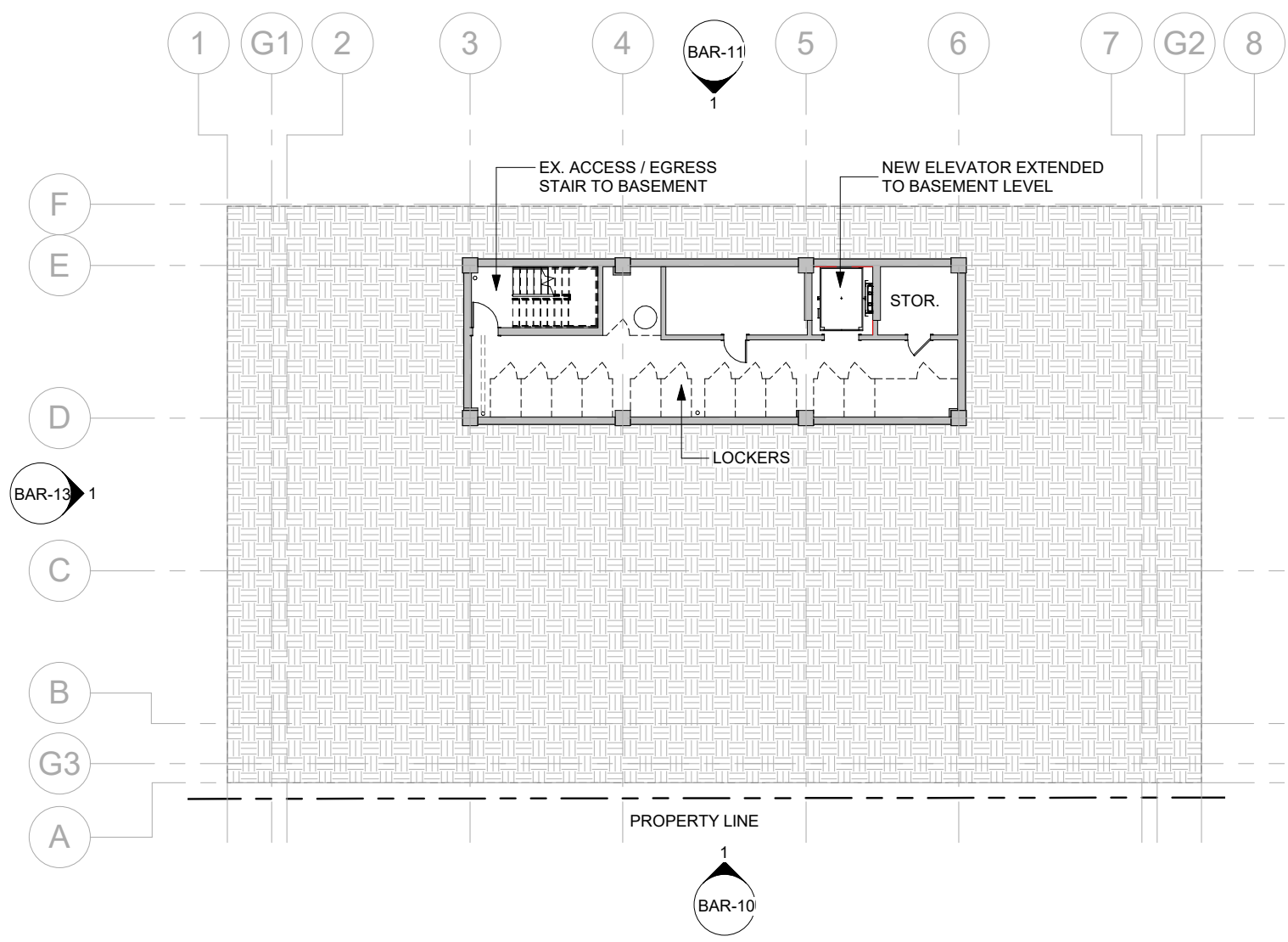


EXISTING BRICK FINISH

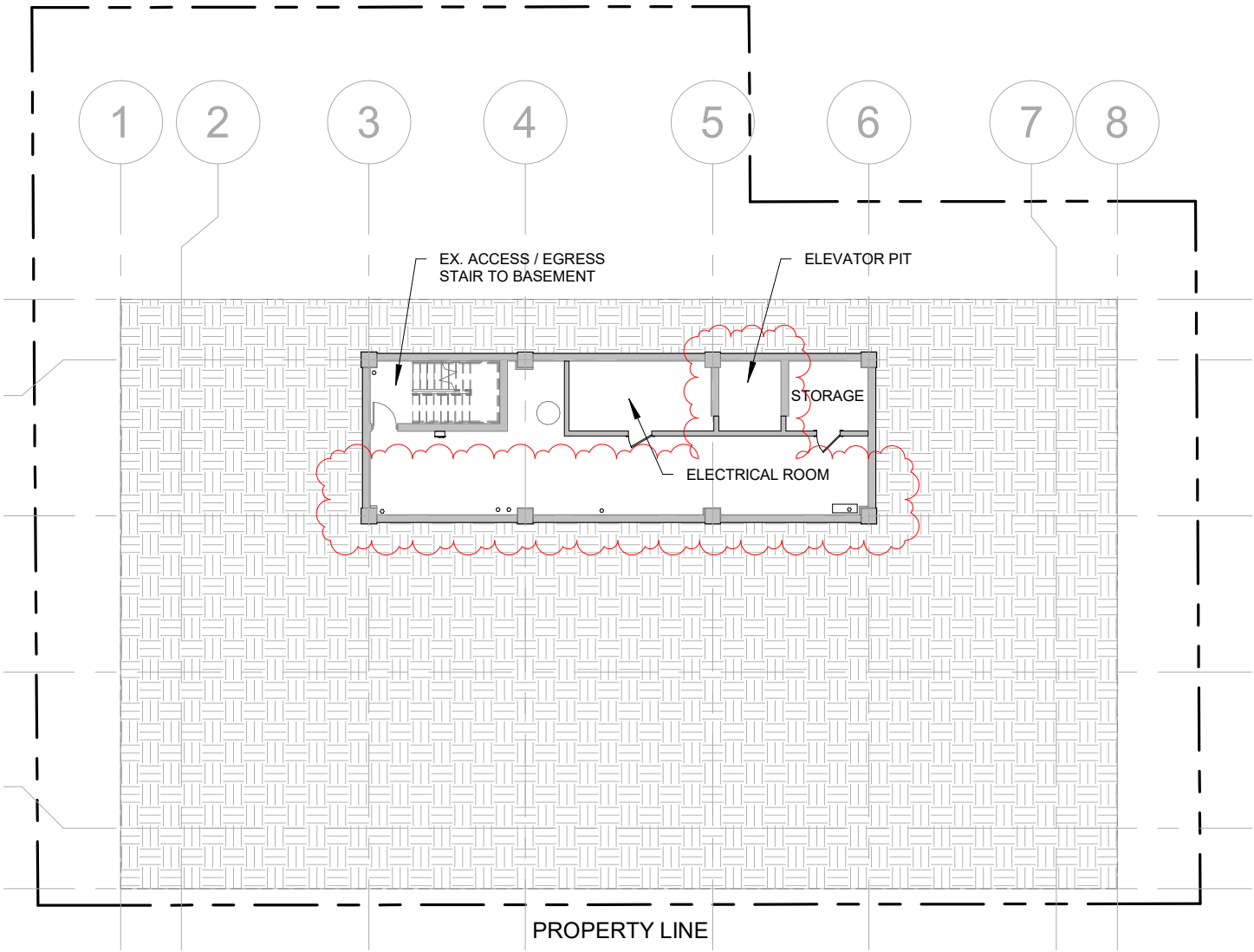


# PREVIOUSLY APPROVED AND NEW PROPOSED FLOOR PLANS

- REVISIONS AFTER 04/17/2024 BAR APPROVAL:
- THE ELEVATOR DOESN'T GO DOWN TO THE BASEMENT- ONLY ELEVATOR PIT.
  - THE LOCKERS ARE REMOVED.

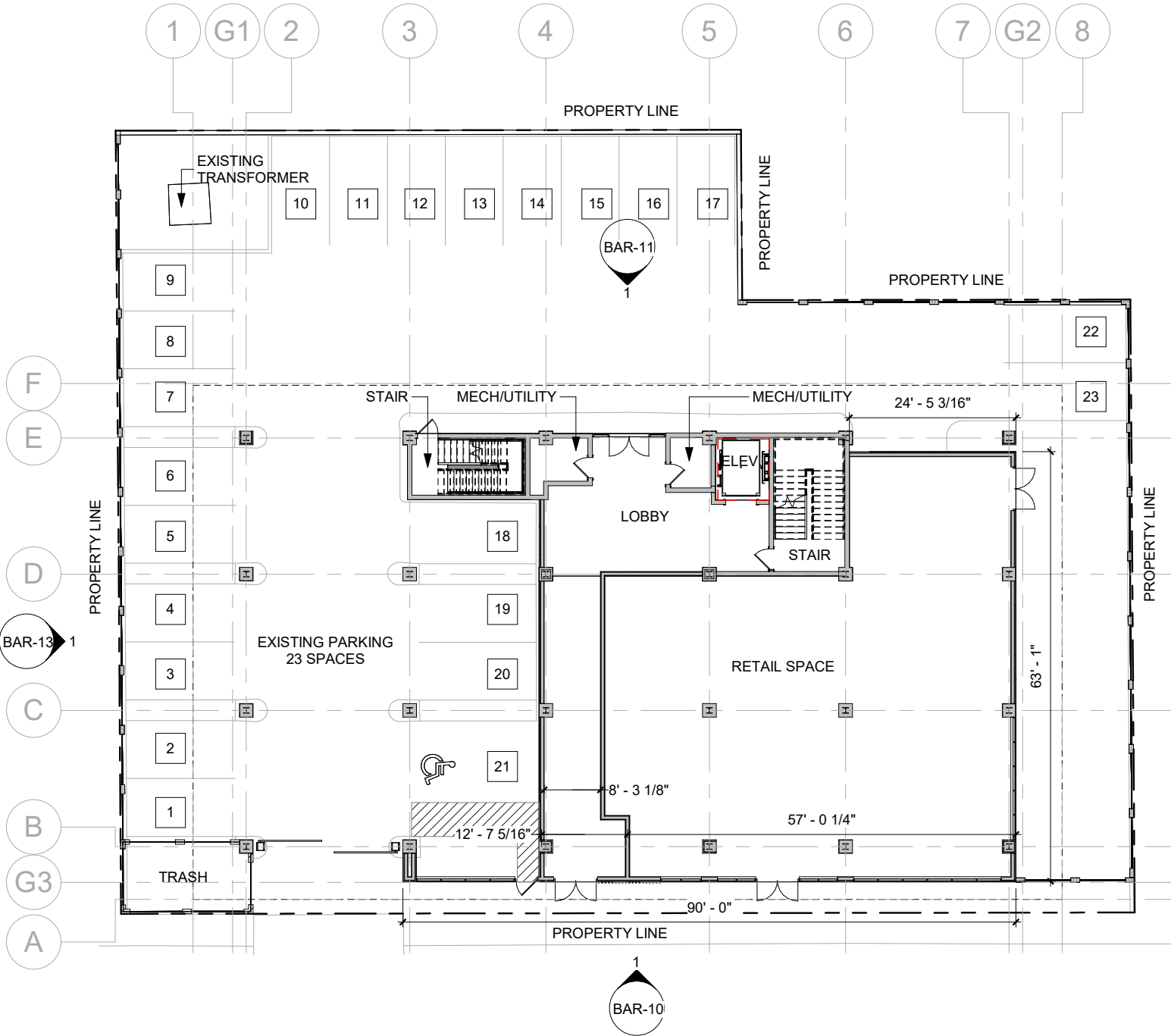


PREVIOUSLY APPROVED 04/17/2024

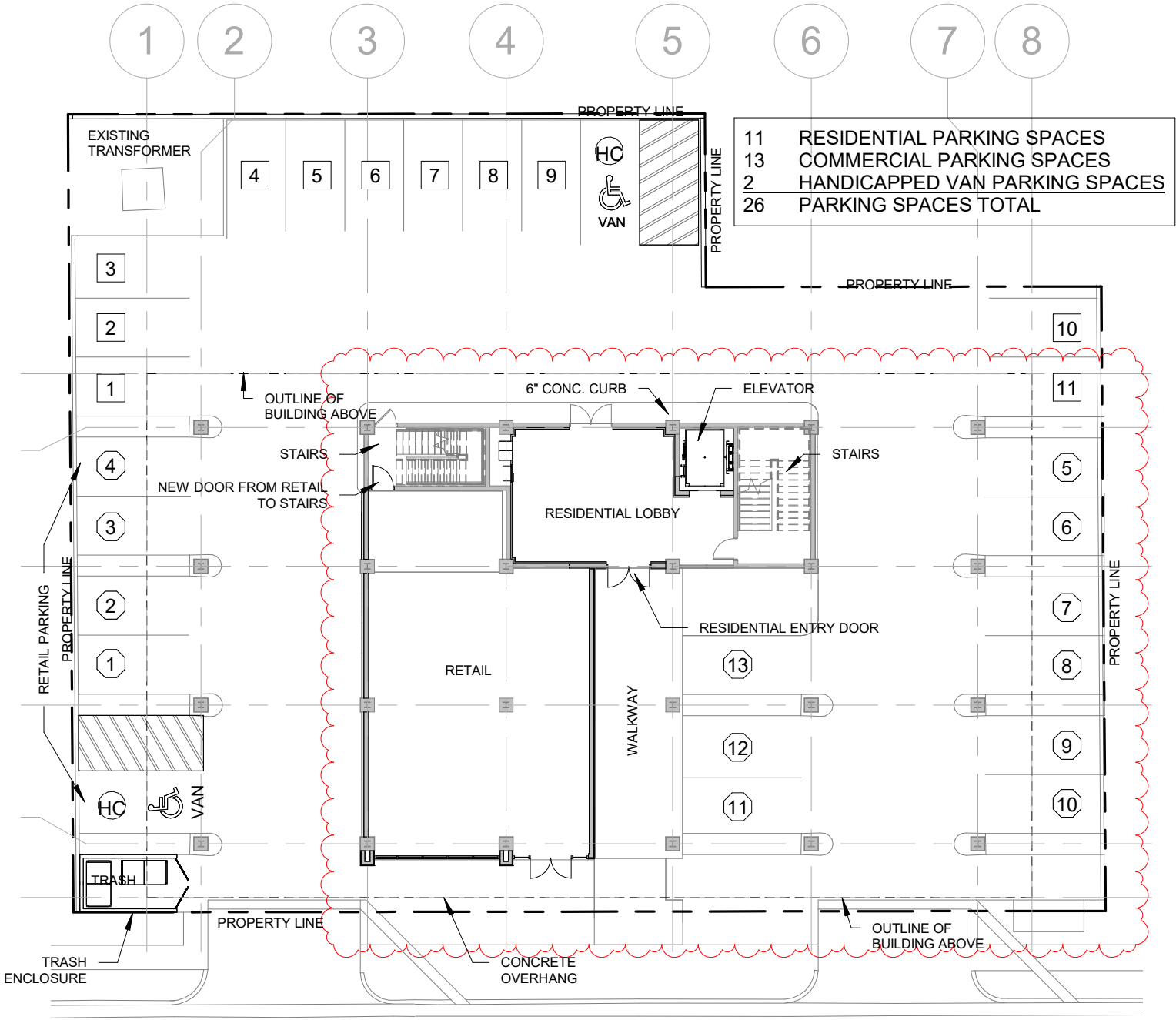


REVISED PLAN 09/03/2025

- REVISIONS AFTER 04/17/2024 BAR APPROVAL:
- SMALLER RETAIL SPACE TO THE WEST SIDE OF THE RESIDENTIAL ENTRANCE.
  - SMALLER RESIDENTIAL LOBBY
  - REVISED PARKING SPACE

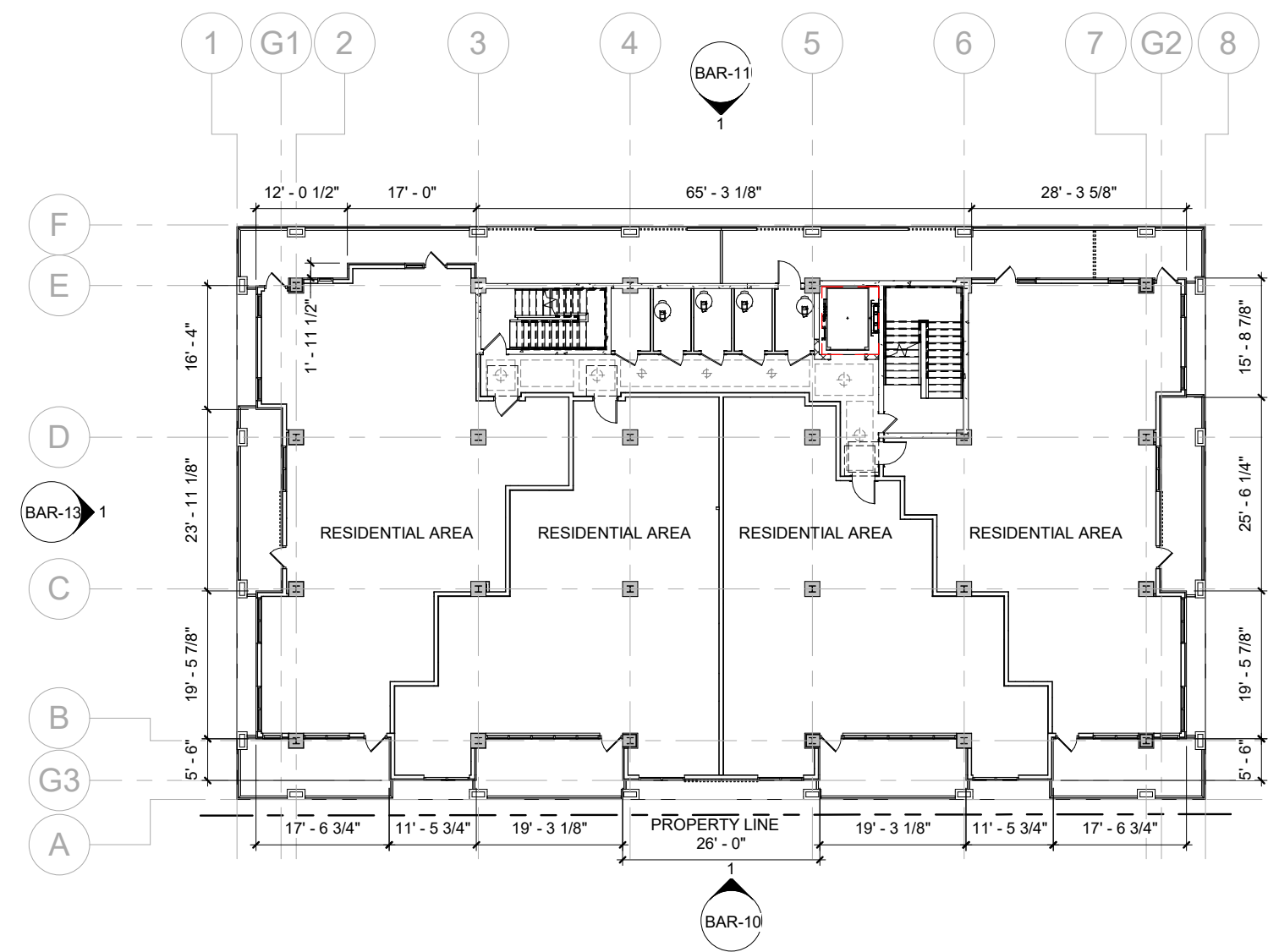


PREVIOUSLY APPROVED 04/17/2024

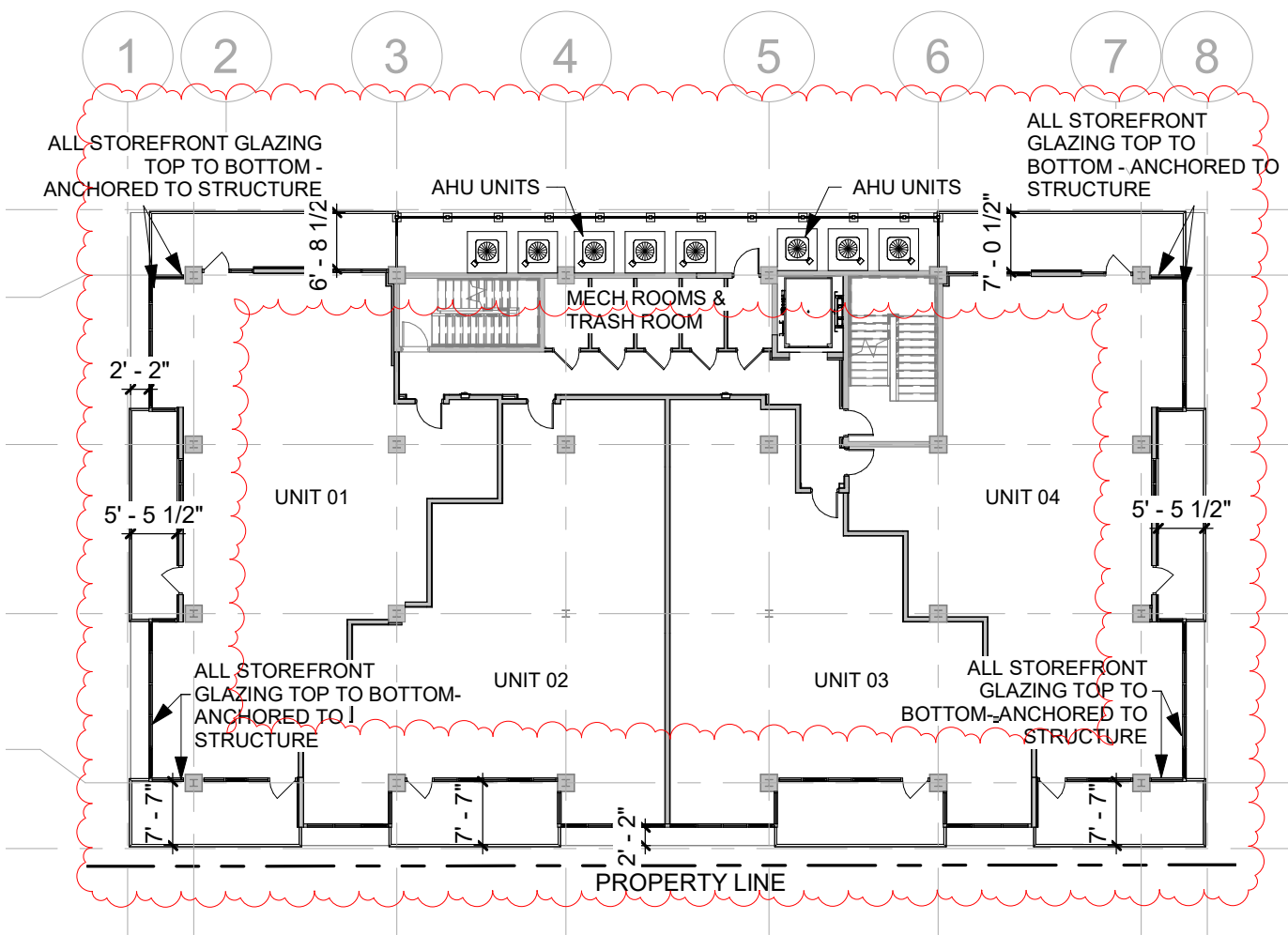


REVISED PLAN 09/03/2025

- REVISIONS AFTER 04/17/2024 BAR APPROVAL:
- ALL EXTERIOR FACADES ARE UPDATED WITH STOREFRONT WINDOWS
  - AIR HANDLING UNITS ARE RELOCATED FROM ROOF TO THE REAR BALCONIES.



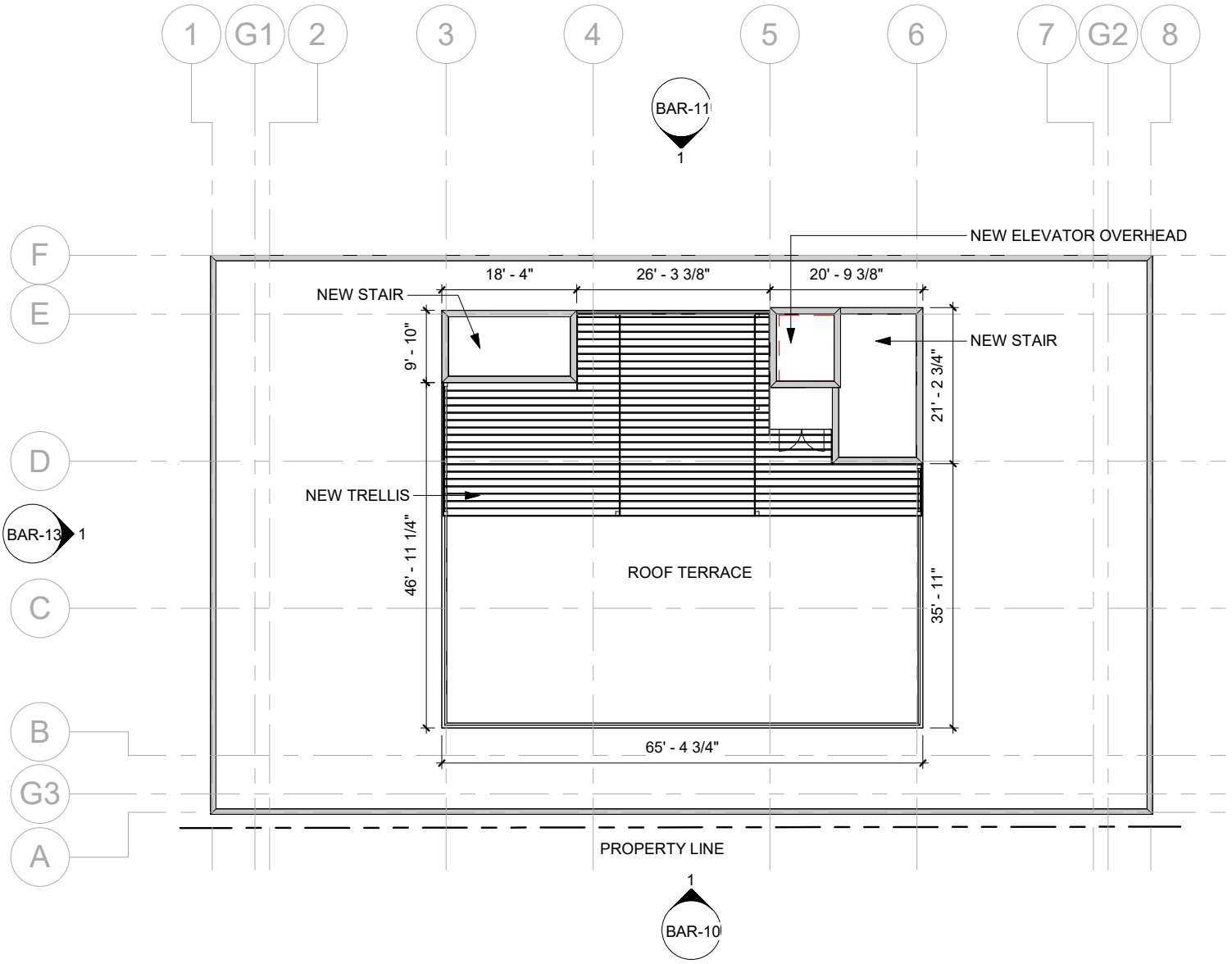
PREVIOUSLY APPROVED 04/17/2024



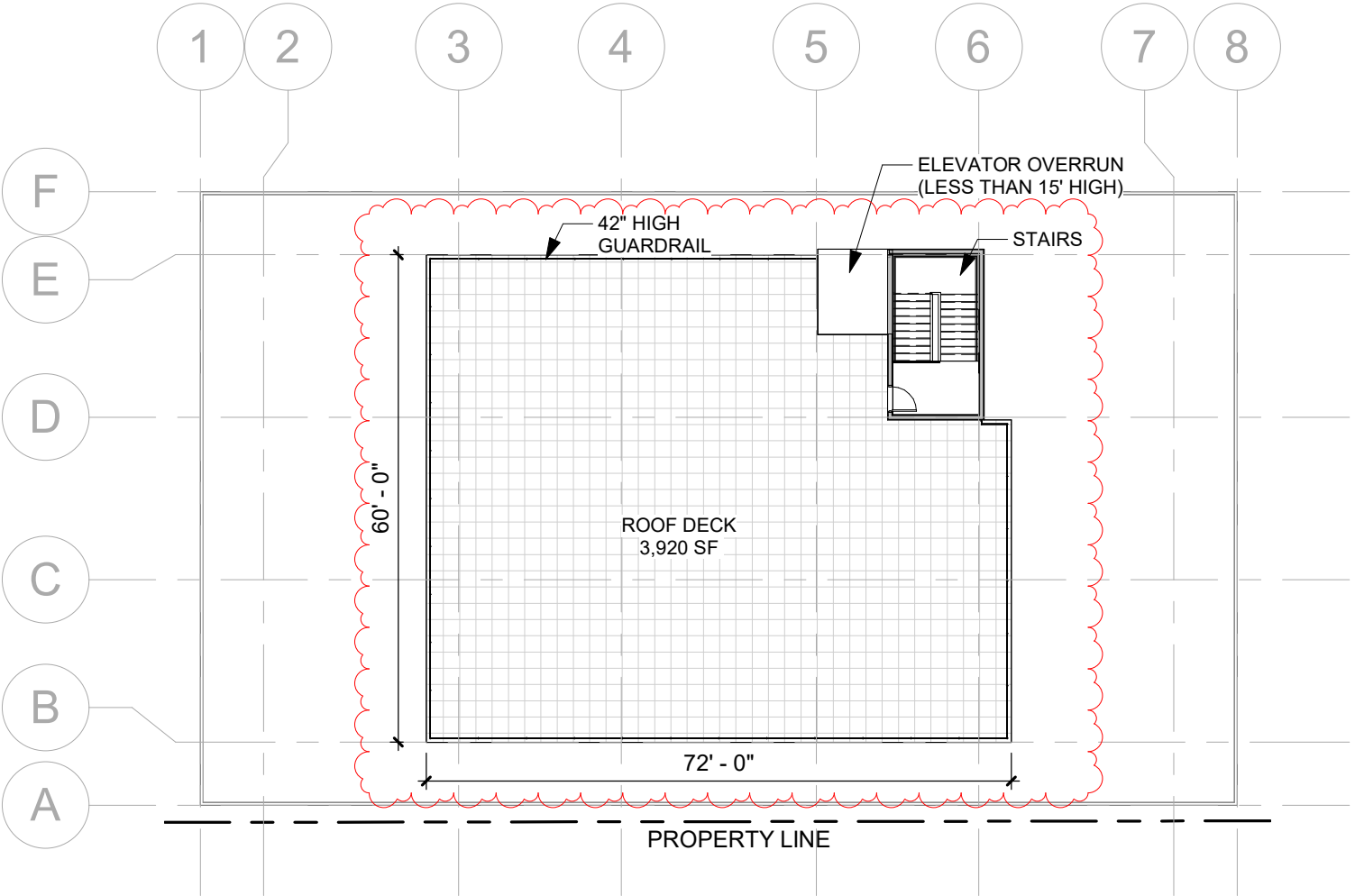
REVISED PLAN 09/03/2025



- REVISIONS AFTER 04/17/2024 BAR APPROVAL:
- ELEVATOR DOESN'T GO UP TO THE ROOF - ONLY ELEVATOR OVER RUN
  - ONE STAIR GOES UP TO THE ROOF INSTEAD OF TWO.
  - ROOF TRELLIS IS REMOVED.



PREVIOUSLY APPROVED 04/17/2024



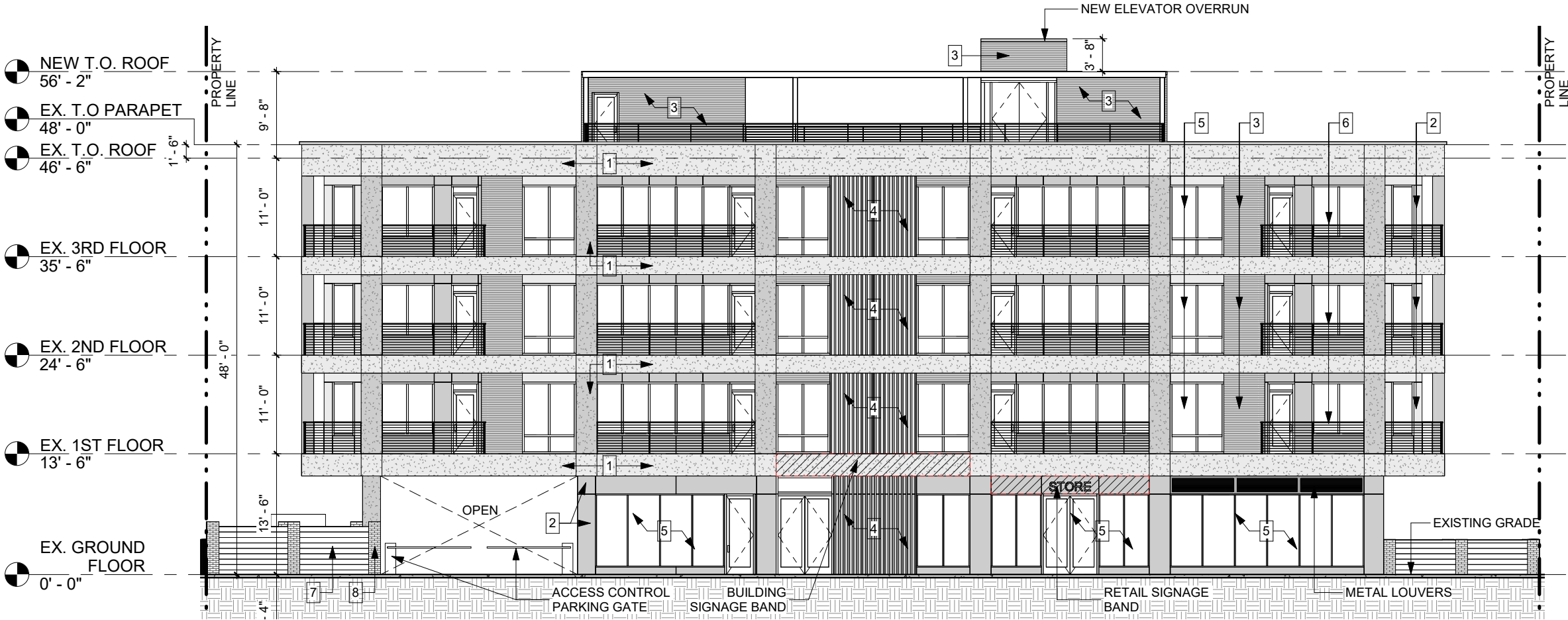
REVISED PLAN 09/03/2025

# PREVIOUSLY APPROVED AND NEW PROPOSED ELEVATIONS

PREVIOUSLY APPROVED 04/17/2024

PROPOSED EXTERIOR FINISHES:

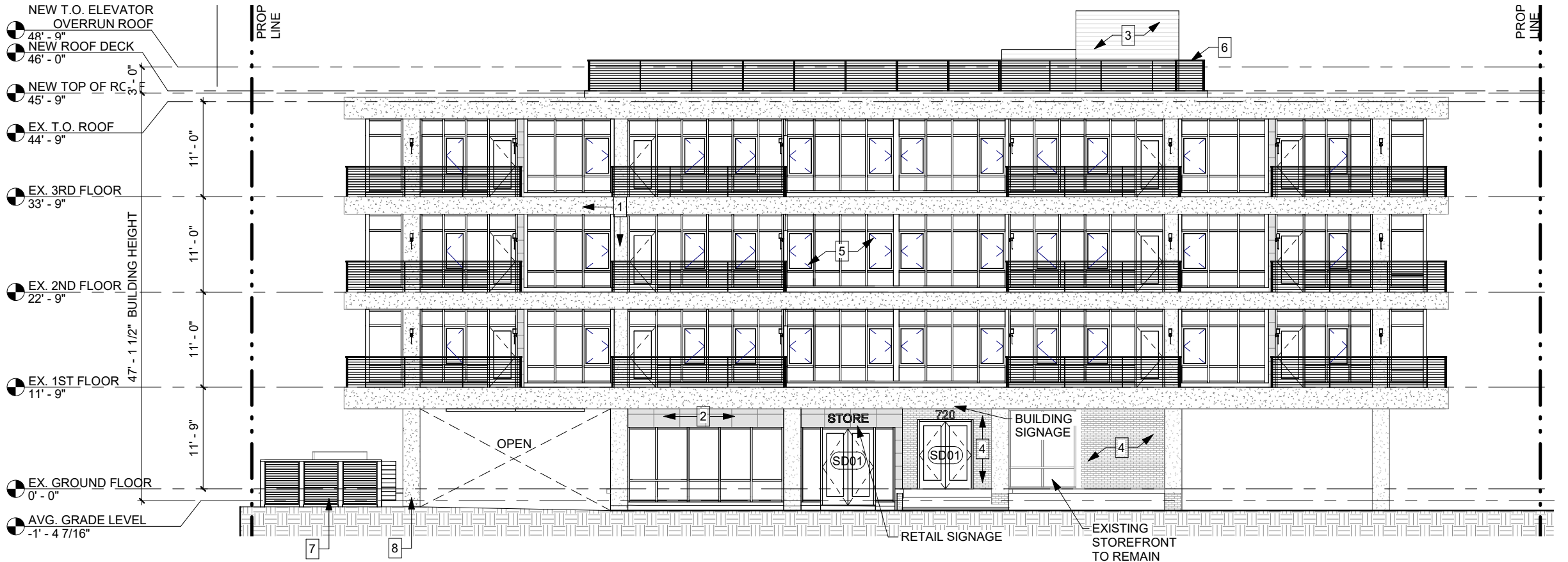
- 1 STO-QUIK SILVER DRAINSCREEN SYSTEM W. STO DECOCOAT FINISH
- 2 ALUCOBOND EASYFIX METAL PANEL SYSTEM
- 3 ATAS INTL. METAFOR CONCEALED FASTENER METAL PANEL SYSTEM
- 4 KNOTWOOD BATTEN SYSTEM
- 5 YKK FRONT SET 45 THERMALLY BROKEN STOREFRONT SYSTEM
- 6 VIEWRAIL SURFACE MOUNT CABLE RAIL SYSTEM WITH WOOD TOP RAIL
- 7 KNOTWOOD FENCE SYSTEM
- 8 PAINTED BRICK PIER. COLOR - TBD



REVISED PLAN 09/03/2025

PROPOSED EXTERIOR FINISHES:

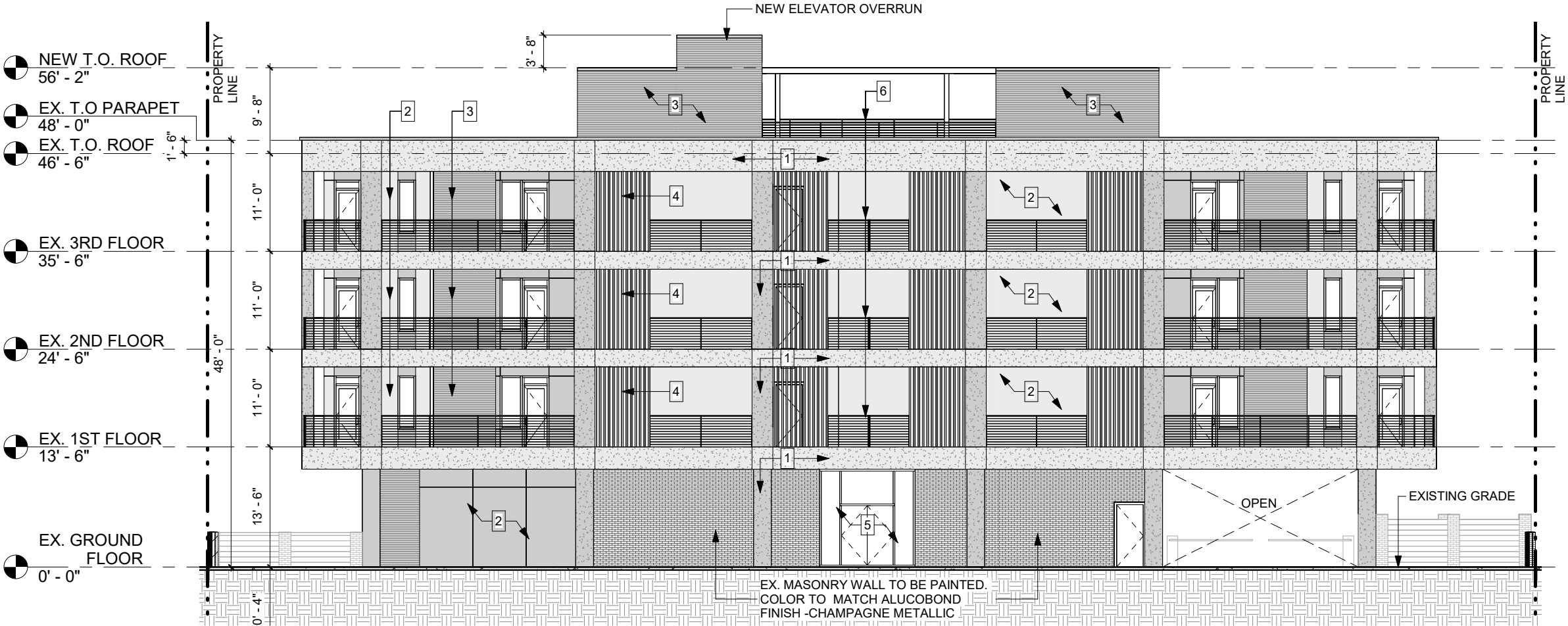
- 1 STO-QUIK SILVER DRAINSCREEN SYSTEM W. STO DECOCOAT FINISH
- 2 NCHHA FIBER CEMENT SIDING - COLOR - TBD
- 3 LAP SIDING FINISH
- 4 PAINTED EXISTING BRICK - COLOR - TBD
- 5 KAWNEER THERMALLY BROKEN STOREFRONT SYSTEM
- 6 VIEWRAIL SURFACE MOUNT CABLE RAIL SYSTEM WITH WOOD TOP RAIL
- 7 KNOTWOOD FENCE SYSTEM
- 8 PARGED PIER FINISH



PREVIOUSLY APPROVED 04/17/2024

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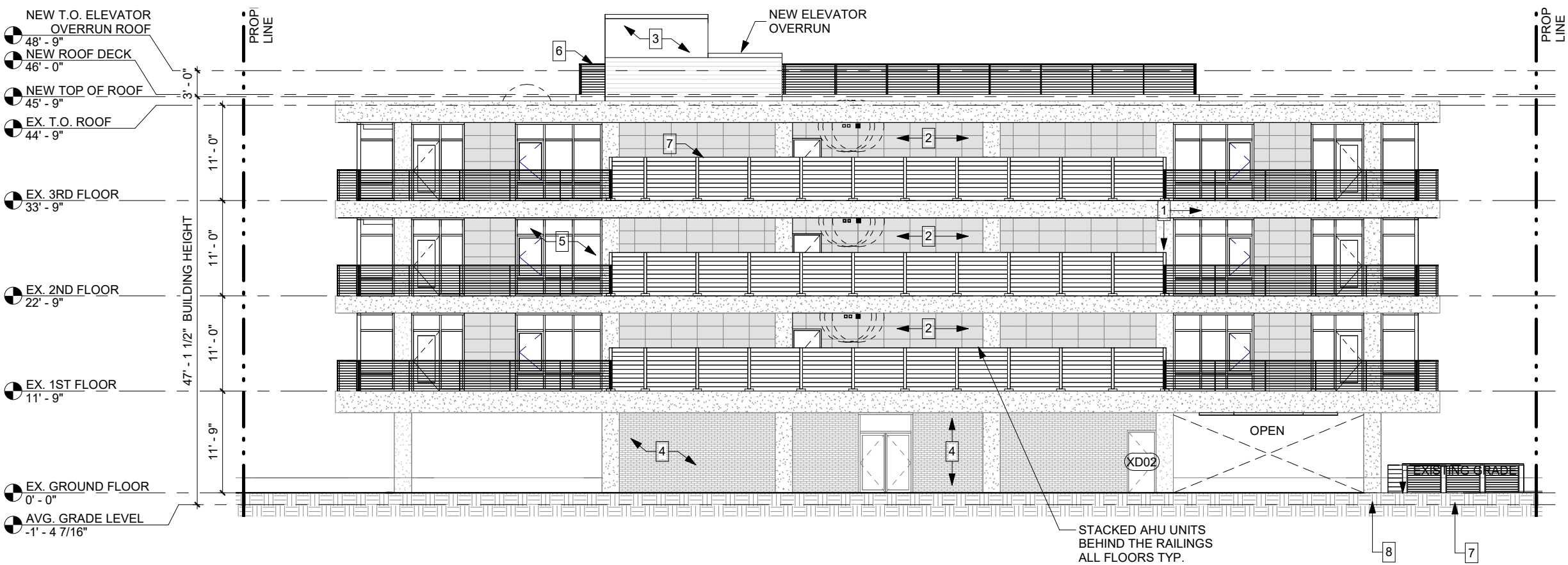
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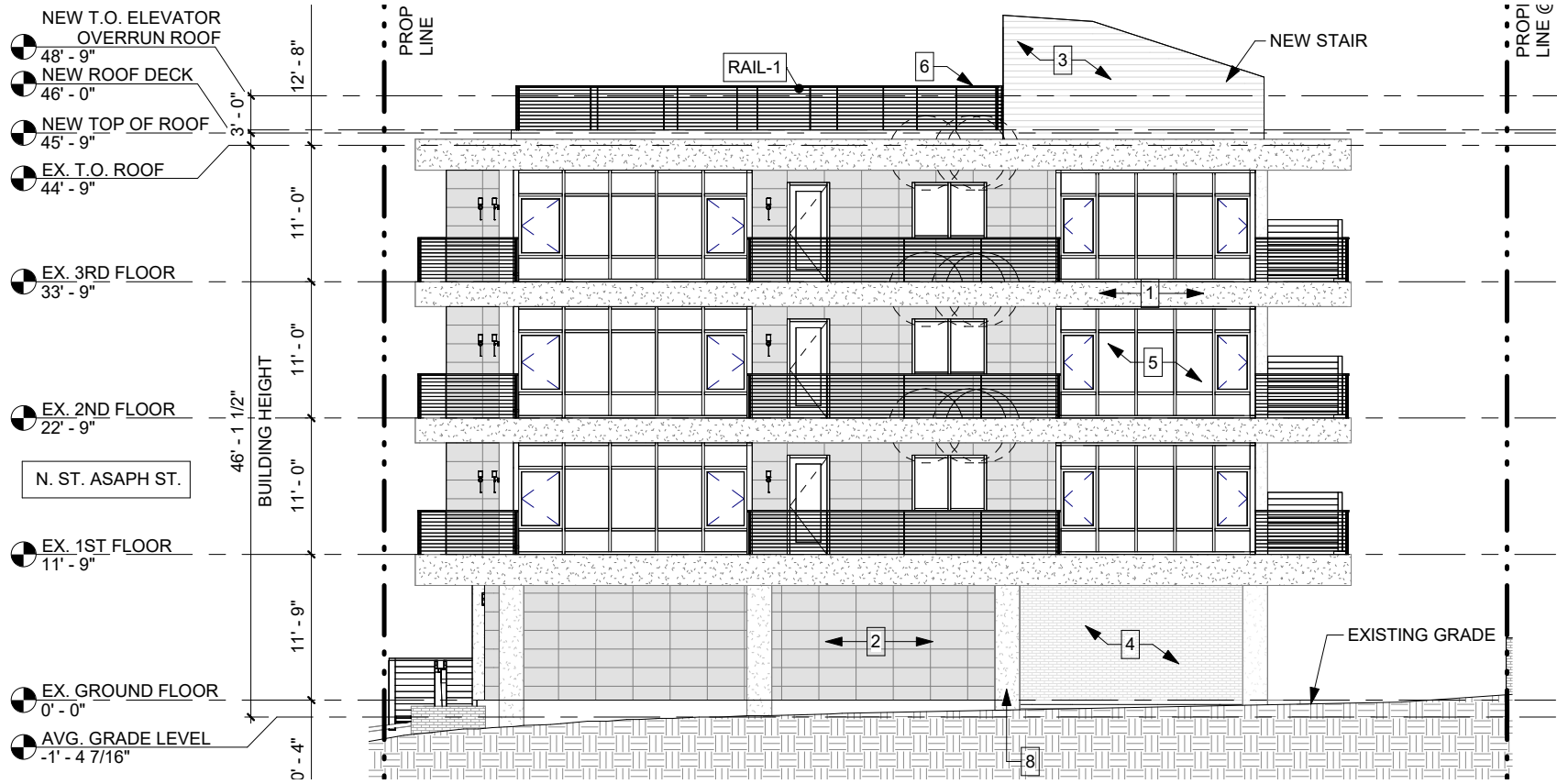
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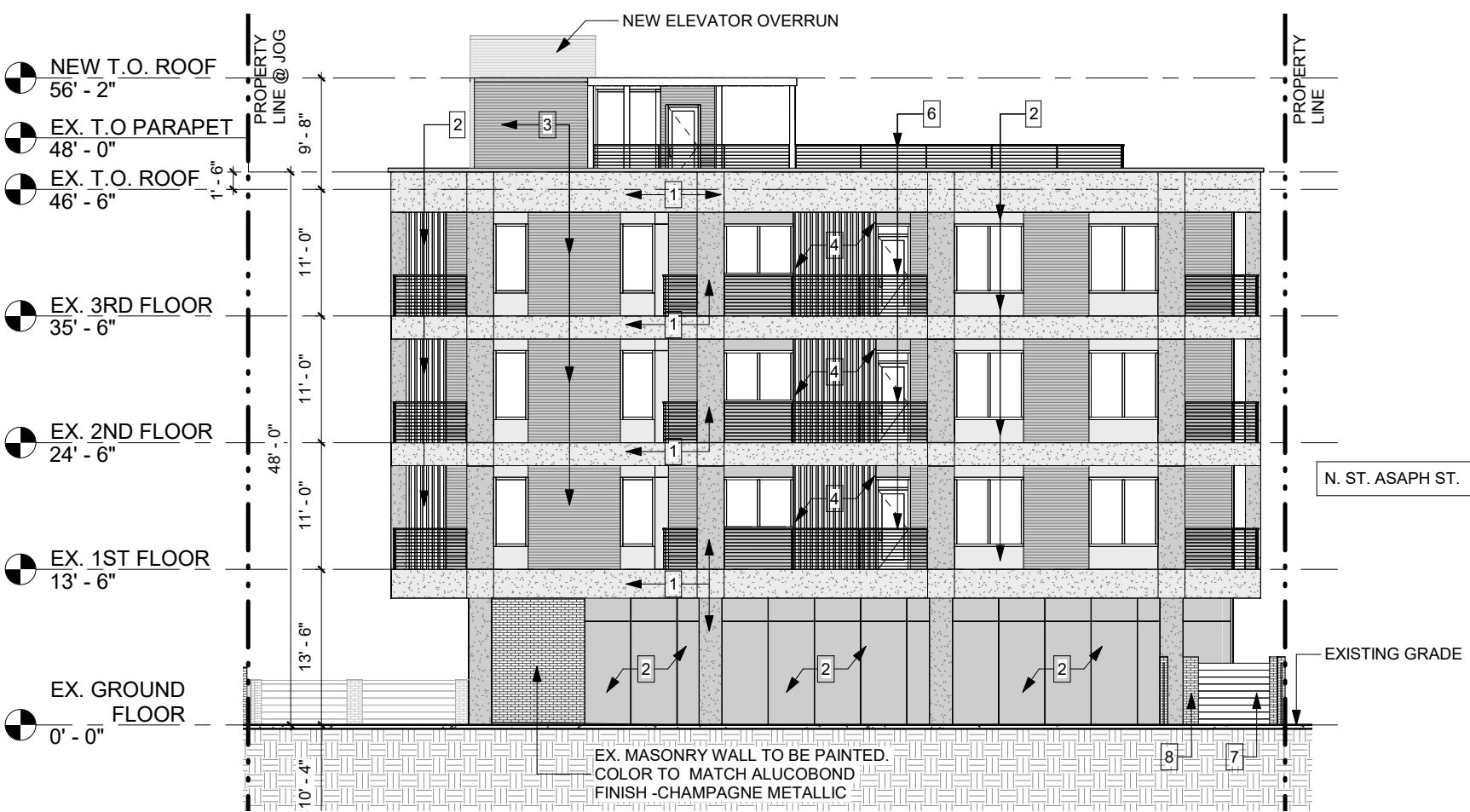
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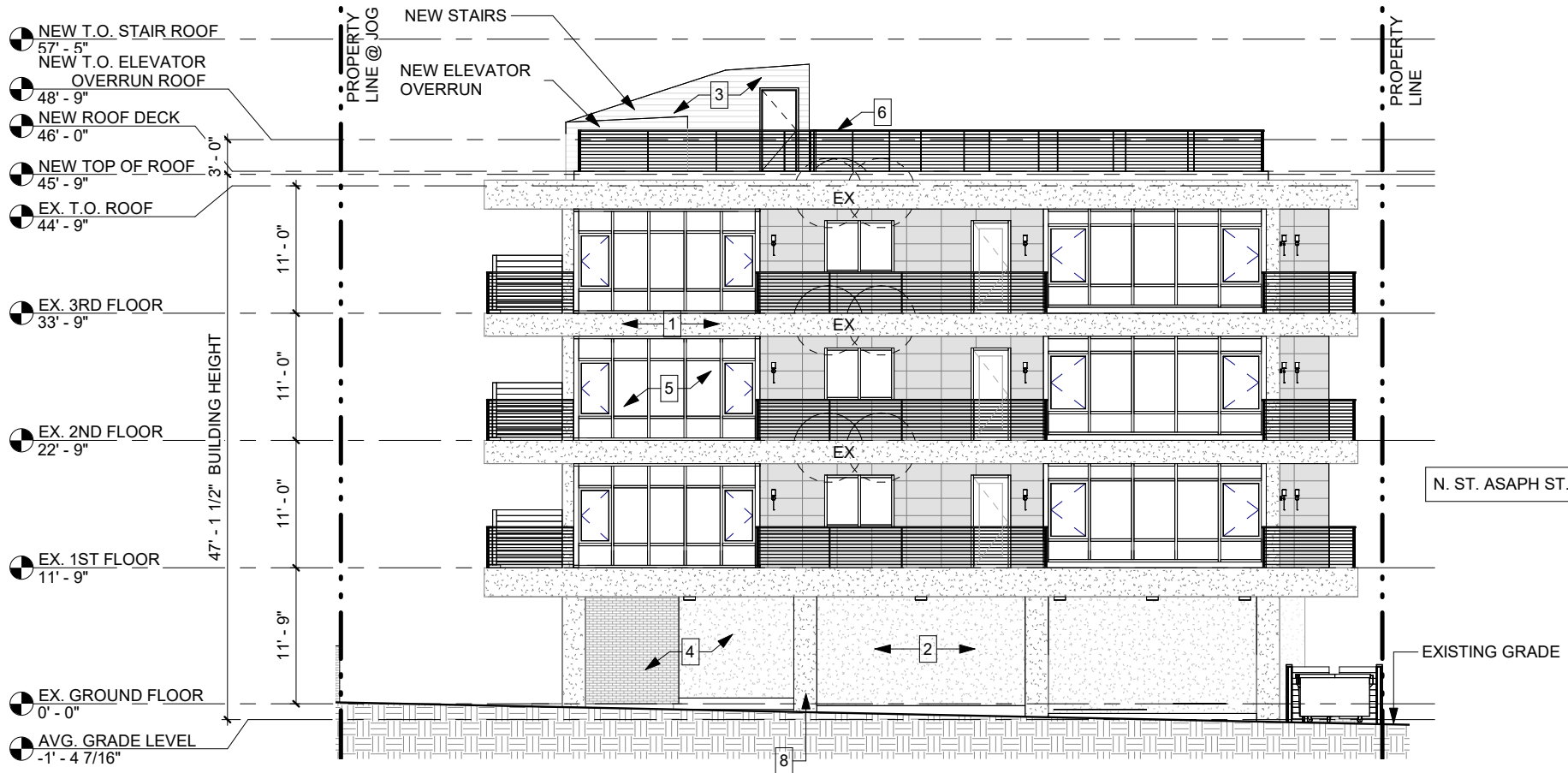
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# PREVIOUS RENDERINGS FROM APRIL 17TH, 2025 BAR APPROVAL



















# NEW PROPOSED RENDERINGS



















# COMPARISON OF PREVIOUS AND NEW RENDERINGS





















**1** STO-QUIK SILVER DRAINSCREEN SYSTEM W. STO DECOCOAT 50011 WARM SAND FINISH



**3** THERMALLY BROKEN STOREFRONT SYSTEM. MULLION FINISH TO MATCH ALUCOBOND GRAPHITE MICA FINISH



**2** NICHIHA ARCHITECTURAL WALL PANELS – MASONRY SERIES SANDSTONE



**4** METAL BAR RAILING STAINLESS STEEL





THANK YOU!