

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

APPLICANT: John Rock/302 Saint Asaph LLC

LOCATION: Old and Historic Alexandria District
302 South Saint Asaph Street

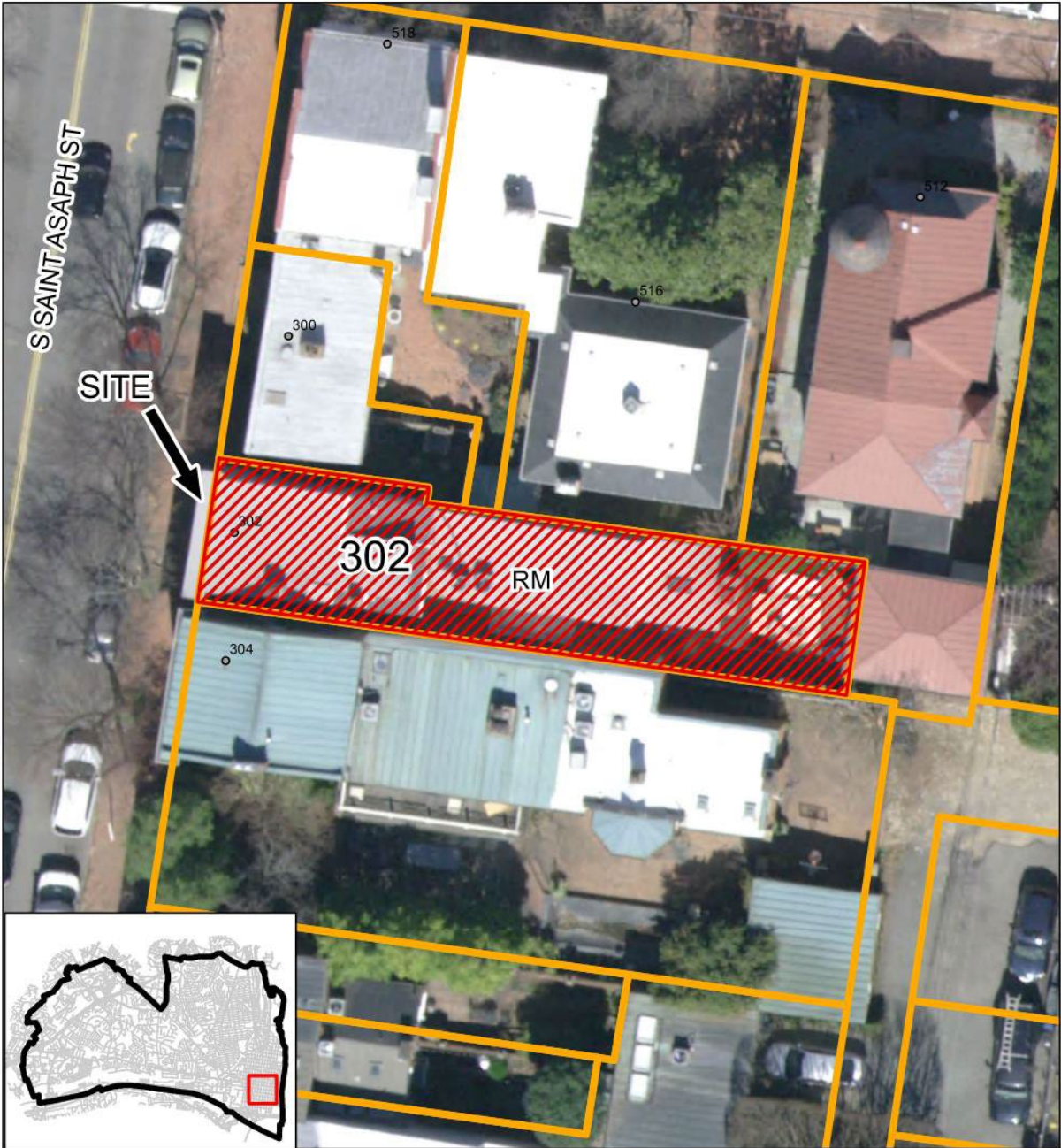
ZONE: RM/Residential Townhouse Zone


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, Permit Center, 4850 Mark Center Drive, Suite 2015, 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#2024-00237 & BAR#2024-00248**
302 S Saint Asaph Street

0 10 20 40 Feet

N

Note: Staff coupled the applications for a Permit to Demolish (BAR #2024-00248) and Certificate of Appropriateness (BAR #2024-00237) 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 demolish and replace an existing dormer, add a roof deck, repair a portion of the roof, and replace a rooftop HVAC unit, at 302 South Saint Asaph Street. See Figure 1 for proposed alterations.

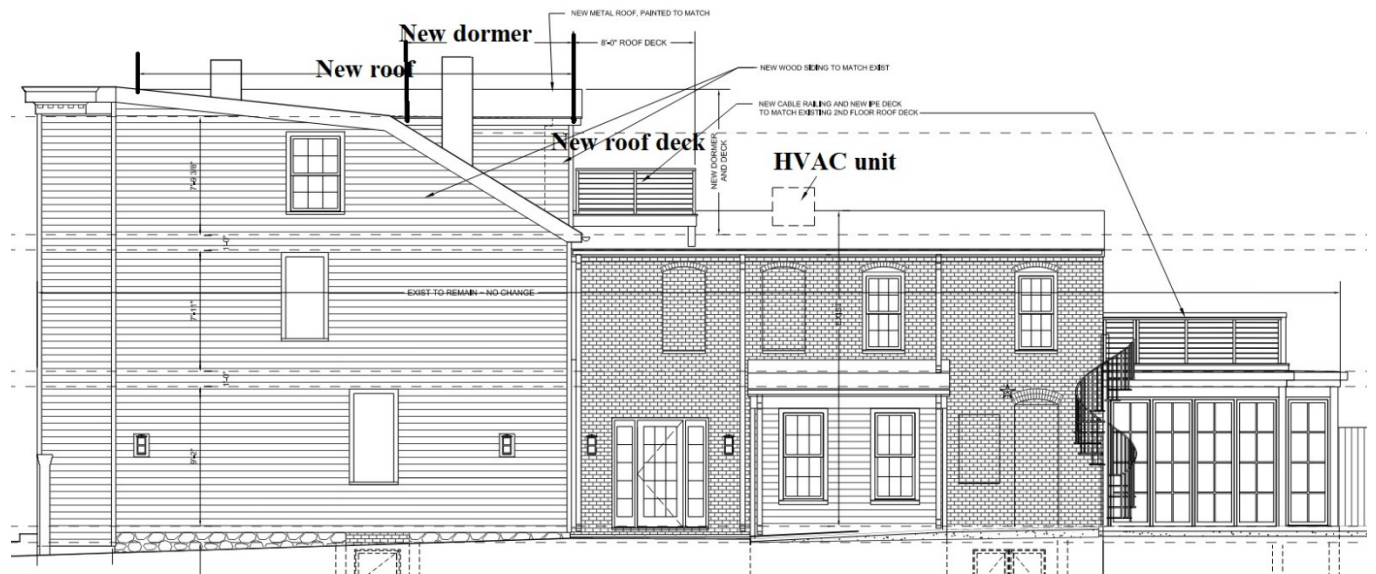


Figure 1: South elevation showing proposed changes

Site context

The property faces South Saint Asaph Street to the west with narrow open spaces on the north and south sides of the property. The narrow width of these side yards provides minimal, if any, view of the proposed work at the rear/east of the property. The alley to the east of the site is a private alley and a garage in the alley blocks any view of the rear of the subject property. See Figures 3, 4, 5.

II. HISTORY

According to Ethelyn Cox in her book “Historic Alexandria Virginia Street by Street,” the house at 302 South Saint Asaph Street is “clapboard, 3 stories, brick ell, probably early 19th Century, restyled.” A building of this shape, main block with rear ell, appears on the 1877 Hopkins Map. Staff cannot be sure that this is the same building, but if it is, the Hopkins map would indicate a pre-1877 construction date. However, the 1885 Sanborn map shows a brick dwelling here, with a three story main block, a two story rear ell, and a one story frame addition to the rear/east of the ell. All roofing is noncombustible. The 1891 Sanborn map shows the same configuration as the 1885 map, but the entire building is now frame, not brick. On the 1896, 1902, 1907, and 1912

Sanborn maps the rear ell is brick instead of frame, and the one story rear addition is gone. The 1921 Sanborn map depicts a small one story frame rear addition with a composition roof at the rear/east of the rear ell and a small one story frame addition with a noncombustible roof on the south elevation of the rear ell. The 1941 and 1959 Sanborn maps indicate that the rear brick ell has been extended significantly to the rear/east, with a one story composition roofed addition to the rear/east of the ell. There is a very small one story frame addition with a noncombustible roof on the south elevation of the brick ell. This configuration resembles that of the dwelling today. See Figure 2.

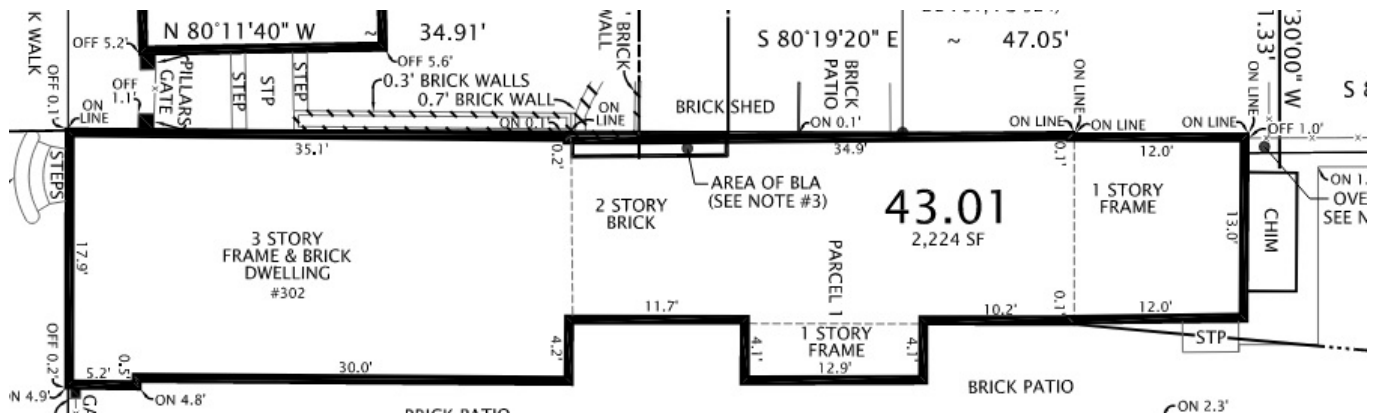


Figure 2: Detail of plat showing brick and frame portions of dwelling

Staff therefore conjectures that the original brick building was replaced by a frame building between **1885 and 1891**. The rear brick ell dates to **between 1891 and 1896** and was **significantly extended to the east between 1921 and 1941**. Ethelyn Cox’s use of the term “restyled” would indicate that she was aware of major changes to the building.

Previous BAR Approvals

- Jun 16, 1982: Revisions to door trim and shutters, and the addition/modification of exterior windows.
- Jul 21, 1982: Addition of exterior masonry chimney at rear of house.
- Nov 17, 1999, BAR99-00198: Administrative approval for front railings.
- Feb 17, 2021, BAR2021-00017 & BAR2021-00022: Demolish a single-story existing rear addition and construct a new one with a roof deck.
- Feb 16, 2023, BAR2023-00073: Administrative approval to replace an exterior light.

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 historic interest that its removal 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 an 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 and protect an historic place or area of historic interest in the city?	N/A
(5)	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 to live?	No
(6)	Would retention of the building or structure help maintain the scale and character of the neighborhood?	No

The analysis of the standards indicated above relate only to the portions of the wall area proposed for demolition/capsulation. In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted. While the areas proposed for demolition/capsulation may possibly date to the 19th century, they are not of unusual or uncommon design and can easily be replicated.

Certificate of Appropriateness

The proposed changes to this building will be minimally, if at all, visible from a public right of way. See Figure 3, 4, 5. The proposed alterations also comply with the *Design Guidelines*, as explained in detail below.



Figure 3: North side of house visibility



Figure 4: South side of house visibility



Figure 5: Visibility looking from S. Pitt Street up private alley. Subject property is behind the one story white building and to the right of the car under the trees.

Roof deck: The *Design Guidelines* state that “Roof decks should be constructed so that they do not interfere with the historic roofline of a building” and “Material should not be used on a roof deck that detracts from the historic architecture of a structure.” Additionally, the *Design Guidelines* indicate that the Board “has approved the construction of decks in a number of instances...where there is minimal visibility of the deck from a public way.” One such approval was for this house, at the February 17, 2021 hearing, where the Board approved an identical roof deck above this house’s one-story rear addition, BAR2021-00017 and BAR2021-00021.

The proposed roof deck at the third floor level will be minimally, if at all, visible from the public right of way. The proposed metal cable rail will minimize the visibility of the low roof deck while ensuring that it never be confused with an original historic element of the house.

Dormer: The *Design Guidelines* indicate that “The style of the dormer should be appropriate to the architectural style of the existing structure” and “Dormer sidewalls may be made of the wall material of the existing structure and painted to match, if the structure is painted.” The applicant proposes to replace the existing dormer with a larger one of the same style. The wood siding will be painted to match the existing siding on the rest of the house. In addition, the extended dormer roof will also match the existing and will be painted to match the existing roof, a portion of which will be seamlessly repaired as part of this proposal.

HVAC unit and new window: The applicant proposes adding an HVAC unit on the roof of the rear ell. Per the *Design Guidelines*, “HVAC equipment should be located in a visually inconspicuous area of a building.” This proposed HVAC unit will not be visible from a public right of way and therefore does not require screening. The proposed new wood casement window on the third floor of the rear elevation will also not be visible from a public right of way. Staff appreciates that the applicant will be using wood and replicating existing windows on the second floor for the proposed new window.

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

CITY DEPARTMENT COMMENTS

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

Zoning

C-1 Proposed dormer and new roof top deck will comply with zoning.

C-2 Proposed dormer and new roof top deck must be fully constructed on the subject property.

F-1 Since the width of the lot is 22’ or less it will have no required side yard setbacks.

Code Administration

C-1 A building permit is required.

Transportation and Environmental Services

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)
- F-2 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:
For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.
For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Alexandria Archaeology

- F-1 No Archaeology comments.

V. ATTACHMENTS

1 – Application Materials

- Completed application
- Plans
- Material specifications
- Scaled survey plat if applicable
- Photographs

2 – Supplemental Materials

- Public comment, if applicable
- Any other supporting documentation

ADDRESS OF PROJECT: 302 S. SAINT ASAPH ST.

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

TAX MAP AND PARCEL: 074-04-04-43 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: JOHN ROCK / 302 SAINT ASAPH LLC

Address: 302 S. SAINT ASAPH ST.

City: ALEXANDRIA State: VA Zip: 22314

Phone: 202.558.8560 E-mail: jarock1818@gmail.com

Authorized Agent *(if applicable)*: Attorney Architect GRAL. CONTRACTOR

Name: Robert L Guynn

Phone: 571-212-1836

E-mail: rguynn@harrybraswell.com

Legal Property Owner:

Name: JOHN ROCK / 302 SAINT ASAPH LLC

Address: 302 S. SAINT ASAPH ST.

City: ALEXANDRIA State: VA Zip: 22314

Phone: 202.558.8560 E-mail: jarock@gmail.com

- 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.

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

- NEW CONSTRUCTION
- EXTERIOR ALTERATION: *Please check all that apply.*
 - awning
 - doors
 - lighting
 - other ROOF DECK
 - fence, gate or garden wall
 - windows
 - pergola/trellis
 - HVAC equipment
 - siding
 - painting unpainted masonry
 - shutters
 - shed
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

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

Demolish existing attic dormer at rear upper level of home. Repair adjacent existing rear roof where sagging. Build a new larger shed/ gable dormer at rear to accommodate a new code compliant bathroom and stair with required head clearance. Build a small roof deck next new dormer, replace mechanical unit mounted on roof.

SUBMITTAL REQUIREMENTS:

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 have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- 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: _____

Date: _____

RG
ROBERT GUYNN
6.17.2024





Department of Planning and Zoning
 Floor Area Ratio and Open Space Calculations
 as of 12/20/18

B

A. Property Information

A1. 302 south saint asaph Street Address RM
 Zone
 A2. 2,224.00 Total Lot Area x 1.50 Floor Area Ratio Allowed by Zone = 3,336.00 Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

Basement 1,375.00
 First Floor 1,283.00
 Second Floor 1,241.00
 Third Floor 487.00
 Attic
 Porches
 Balcony/Deck 148.00
 Lavatory***
 Other**

Allowable Exclusions**

Basement** 1,375.00
 Stairways** 308.00
 Mechanical** 92.00
 Attic less than 7'***
 Porches**
 Balcony/Deck**
 Lavatory*** 173.00
 Other**
 Other**

B1. 4,534.00 Sq. Ft. Existing Gross Floor Area*
 B2. 1,948.00 Sq. Ft. Allowable Floor Exclusions**
 B3. 2,586.00 Sq. Ft. Existing Floor Area Minus Exclusions (subtract B2 from B1)

Comments for Existing Gross Floor Area

B1. Total Gross 4,534.00 B2. Total Exclusions 1,948.00

C. Proposed Gross Floor Area

Proposed Gross Area

Basement 0.00
 First Floor 0.00
 Second Floor 0.00
 Third Floor 88.00
 Attic
 Porches
 Balcony/Deck 82.00
 Lavatory***
 Other

Allowable Exclusions**

Basement**
 Stairways**
 Mechanical**
 Attic less than 7'***
 Porches**
 Balcony/Deck**
 Lavatory***
 Other**
 Other**

C1. 170.00 Sq. Ft. Proposed Gross Floor Area*
 C2. 0.00 Sq. Ft. Allowable Floor Exclusions**
 C3. 170.00 Sq. Ft. Proposed Floor Area Minus Exclusions (subtract C2 from C1)

C1. Total Gross 170.00 C2. Total Exclusions 0.00

D. Total Floor Area

D1. 2,756.00 Sq. Ft. Total Floor Area (add B3 and C3)
 3,336.00 Sq. Ft. Total Floor Area Allowed by Zone (A2)

E. Open Space

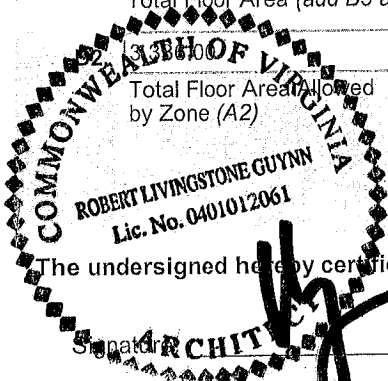
E1. 773.00 Sq. Ft. Existing Open Space
 E2. 778.40 Sq. Ft. Required Open Space
 E3. 773.00 Sq. Ft. Proposed Open Space

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.



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

Robert Guyann

Date: 6.17.2014

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. John Rock/	302 S St. Asaph St	100%
2. 302 Saint Asaph LLC	Alexandria, VA 22314	
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 302 S. ST. Asaph St. (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. John Rock/	302 S St. Asaph St	100%
2. 302 Saint Asaph LLC	Alexandria, VA 22314	
3.		

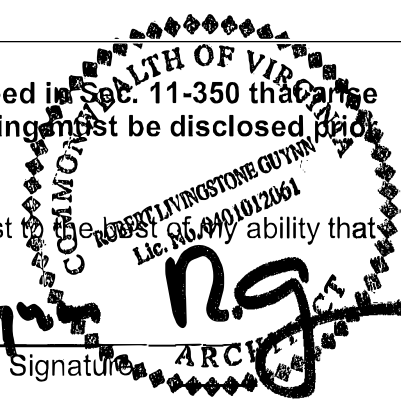
3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of 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.

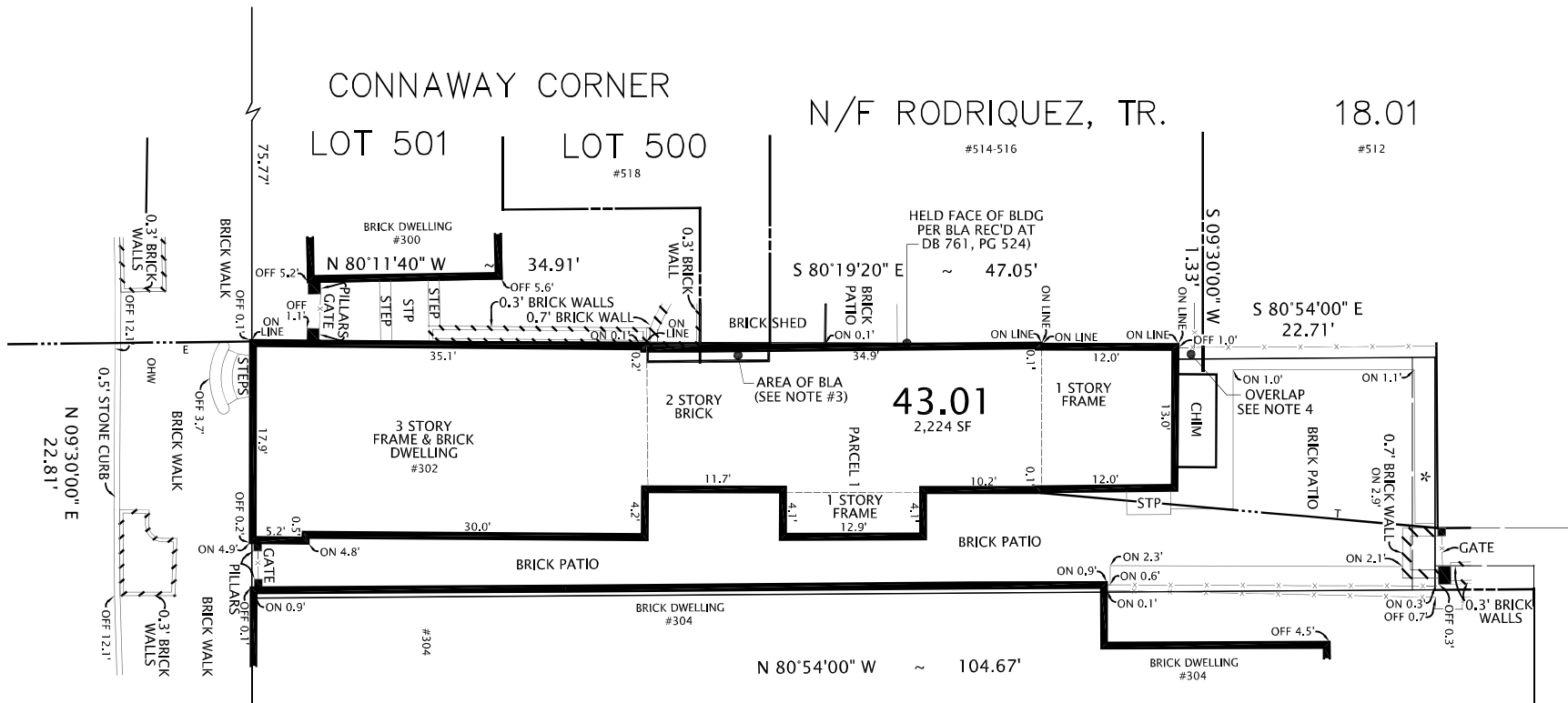
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. John Rock/	N/A	N/A
2. 302 Saint Asaph LLC		
3.		

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 to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the truth of the information provided above is true and correct.

6.17.2024  Robert Guy
 Date Printed Name Signature





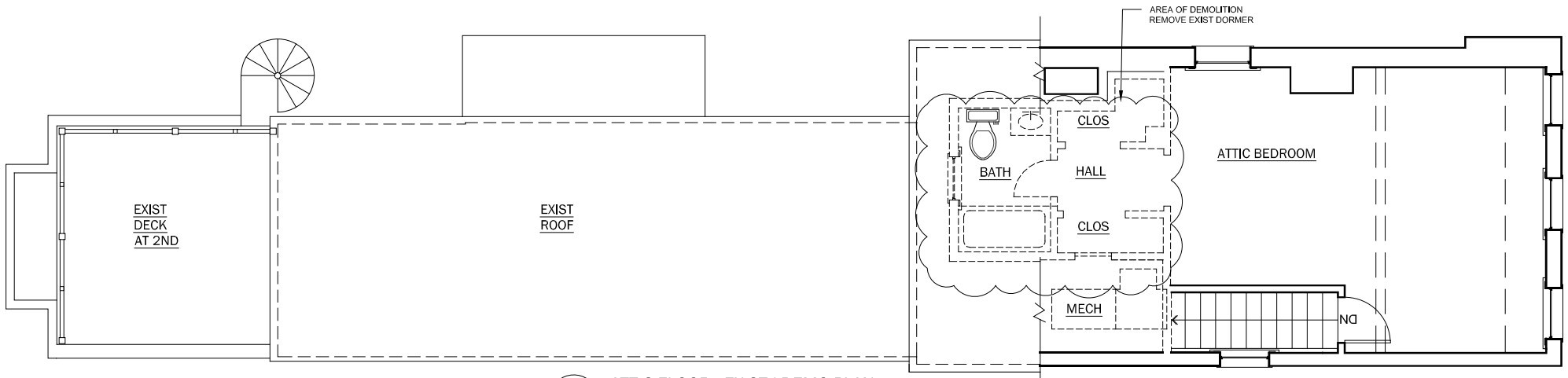
A
 A0.1 EXIST SITE PLAN
 SCALE 1" = 10'-0"

ROCK RESIDENCE

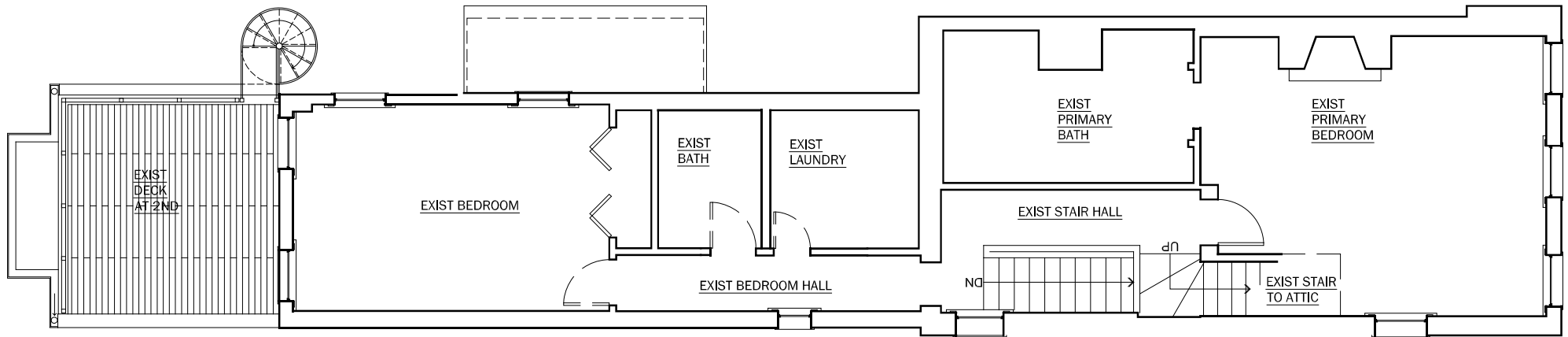
302 SOUTH ST ASAPH STREET ALEXANDRIA, VA 22314

REV ONE 02.05.2021
 01.14.2021

HARRY BRASWELL, INC., 312 CALVERT AVE., ALEXANDRIA, VIRGINIA 22301
 703.836.1776 www.harrybraswell.com ©2021 Harry Braswell, Inc.

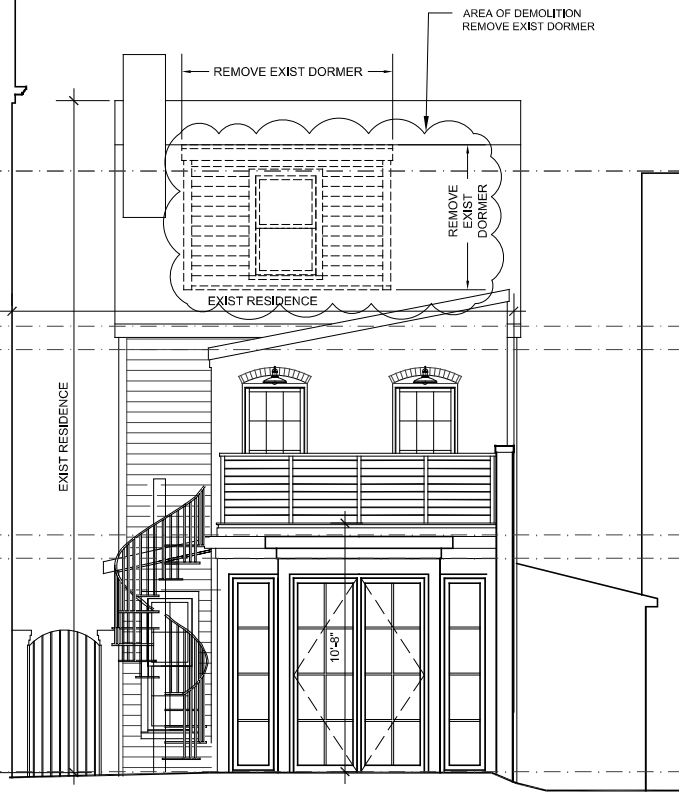


A ATTIC FLOOR - EXIST/ DEMO PLAN
 SK-D SCALE 3/16" = 1'-0"



B SECOND FLOOR - EXIST/ DEMO PLAN
 SK-D SCALE 3/16" = 1'-0"

ROCK RESIDENCE - ATTIC RENOVATION
 302 S. St Asaph St., Alexandria, Virginia 22314



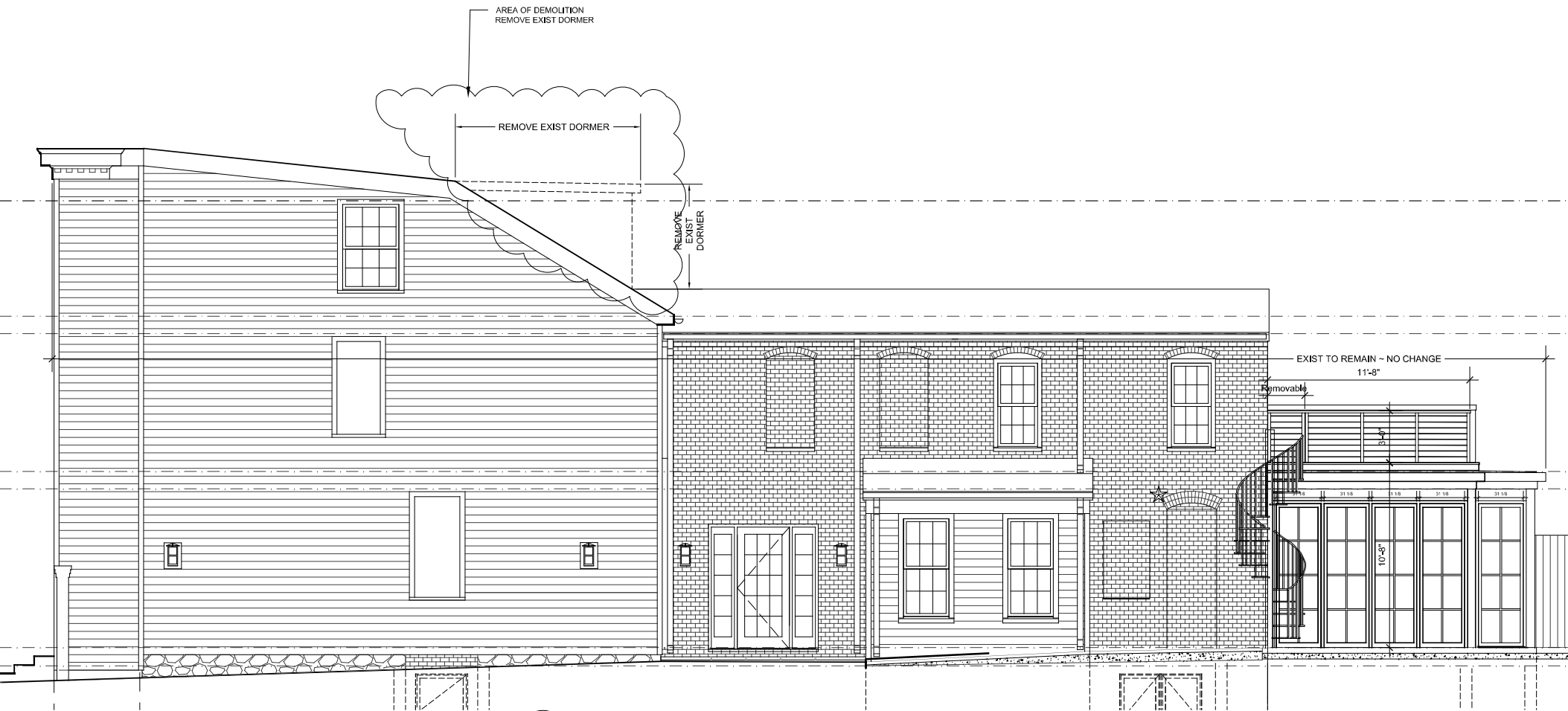
C REAR ELEVATION - EXISTING/ DEMO
 SK-D SCALE 3/16" = 1'-0"



D FRONT ELEVATION - EXISTING/ DEMO
 SK-D SCALE 3/16" = 1'-0"

ROCK RESIDENCE - ATTIC RENOVATION
 302 S. St Asaph St., Alexandria, Virginia 22314

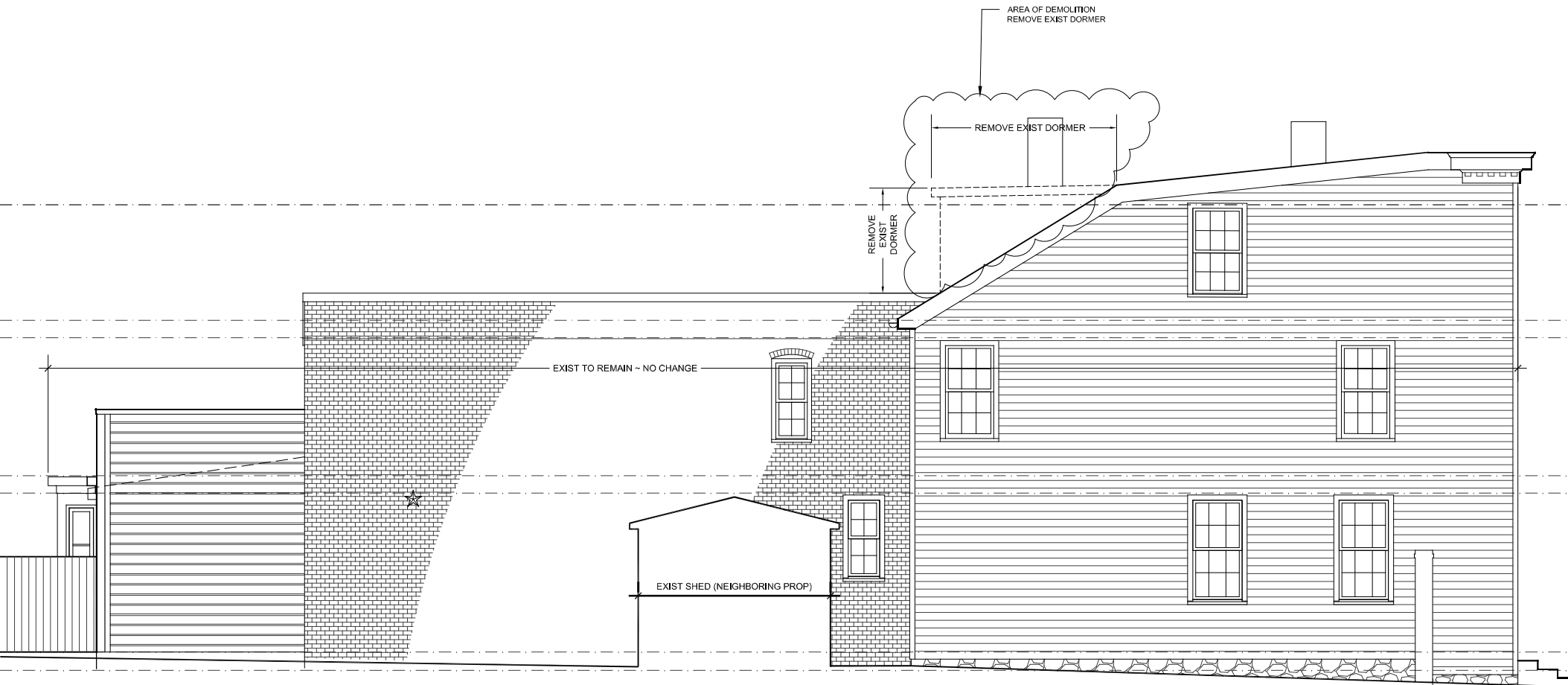
06.17.2024
 BRASWELL DESIGN+BUILD 4307 WHEELER AVE ALEXANDRIA, VIRGINIA 22304
 703.373.1982 www.braswelldesignbuild.com ©2024 Harry Braswell, Inc.



E SOUTH SIDE ELEVATION - EXISTING/ DEMO
SK-D SCALE 3/16" = 1'-0"

ROCK RESIDENCE - ATTIC RENOVATION
 302 S. St Asaph St., Alexandria, Virginia 22314

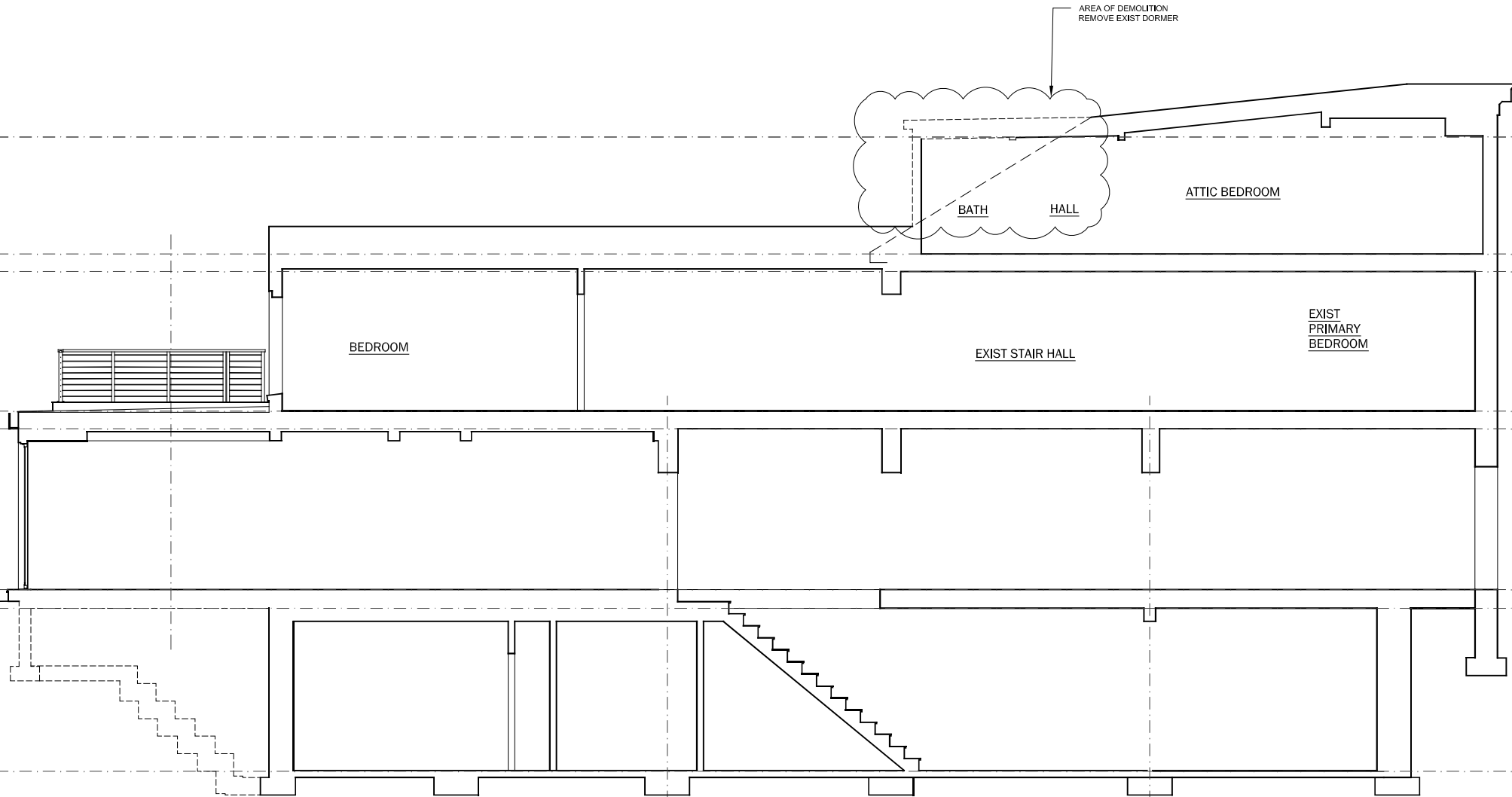
06.17.2024
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F NORTH SIDE ELEVATION - EXISTING/ DEMO
 SK-D SCALE 3/16" = 1'-0"

ROCK RESIDENCE - ATTIC RENOVATION
 302 S. St Asaph St., Alexandria, Virginia 22314

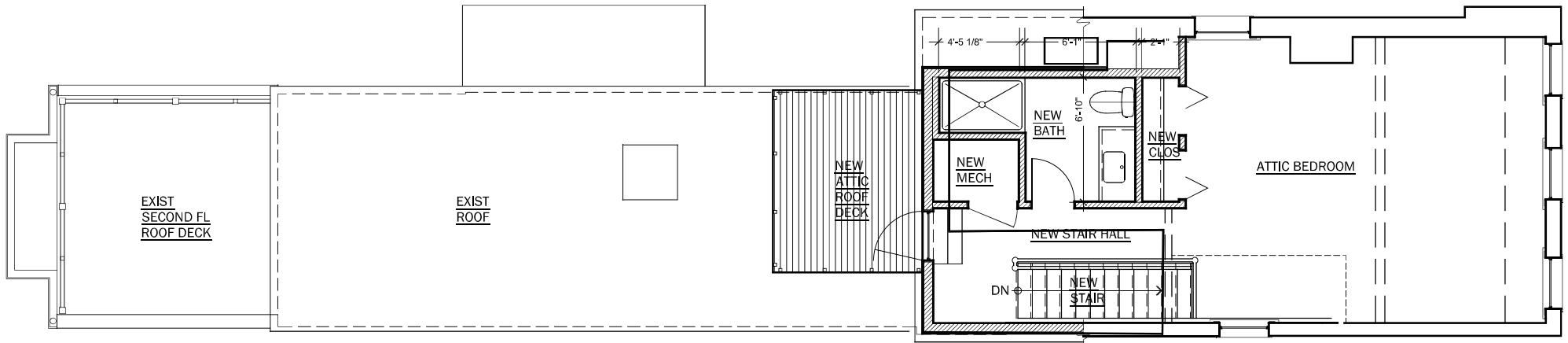
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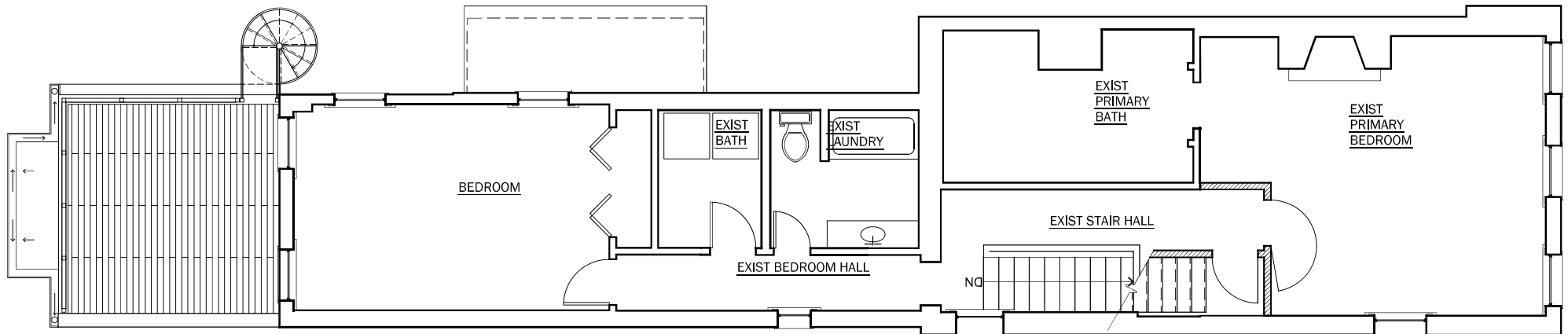
G FRONT ELEVATION - EXISTING/ DEMO
 SK-D SCALE 3/16" = 1'-0"

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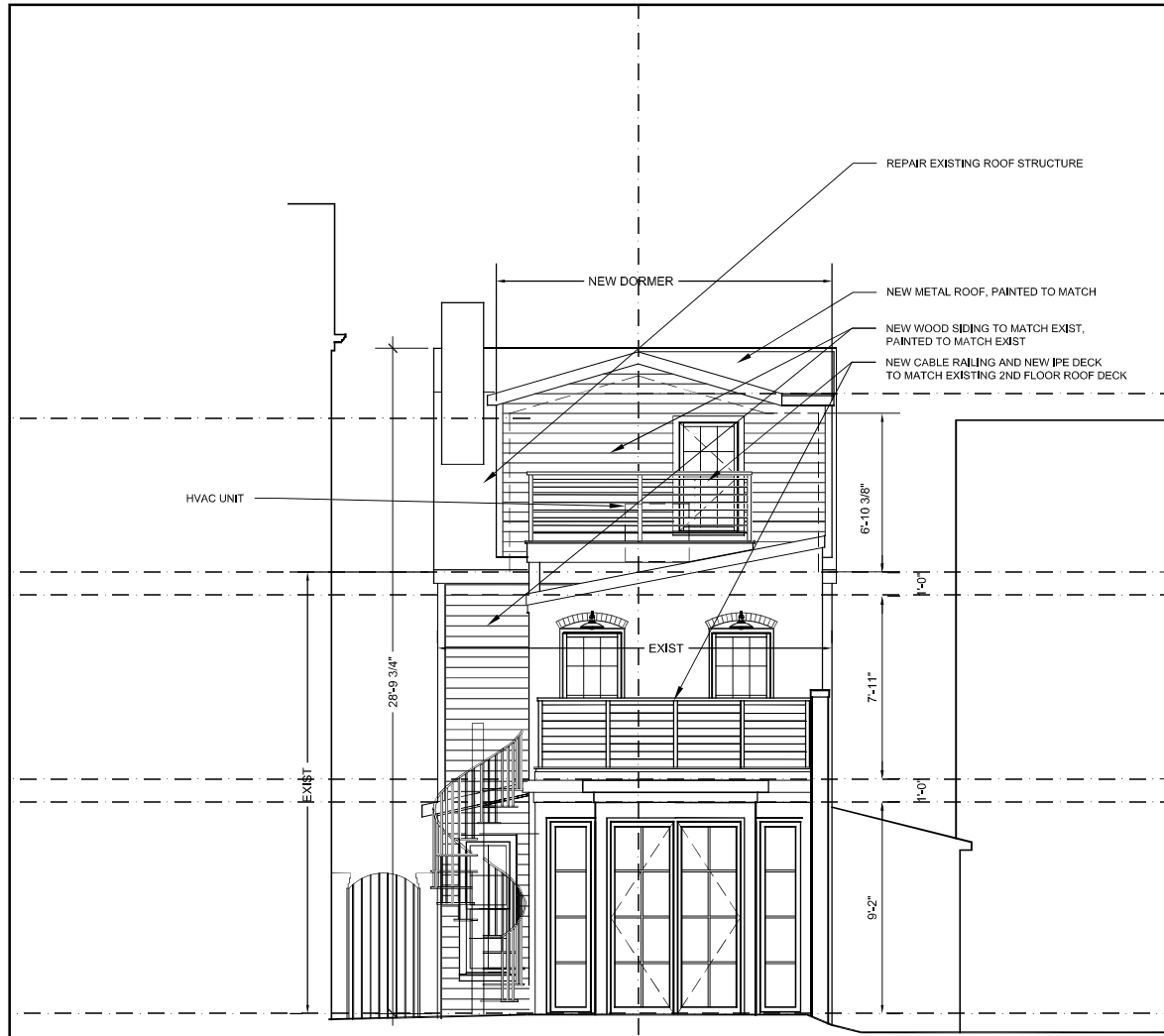
H
SK1 ATTIC FLOOR - PROPOSED
SCALE 3/16" = 1'-0"



J
SK1 SECOND FLOOR - PROPOSED
SCALE 3/16" = 1'-0"

ROCK RESIDENCE - ATTIC RENOVATION
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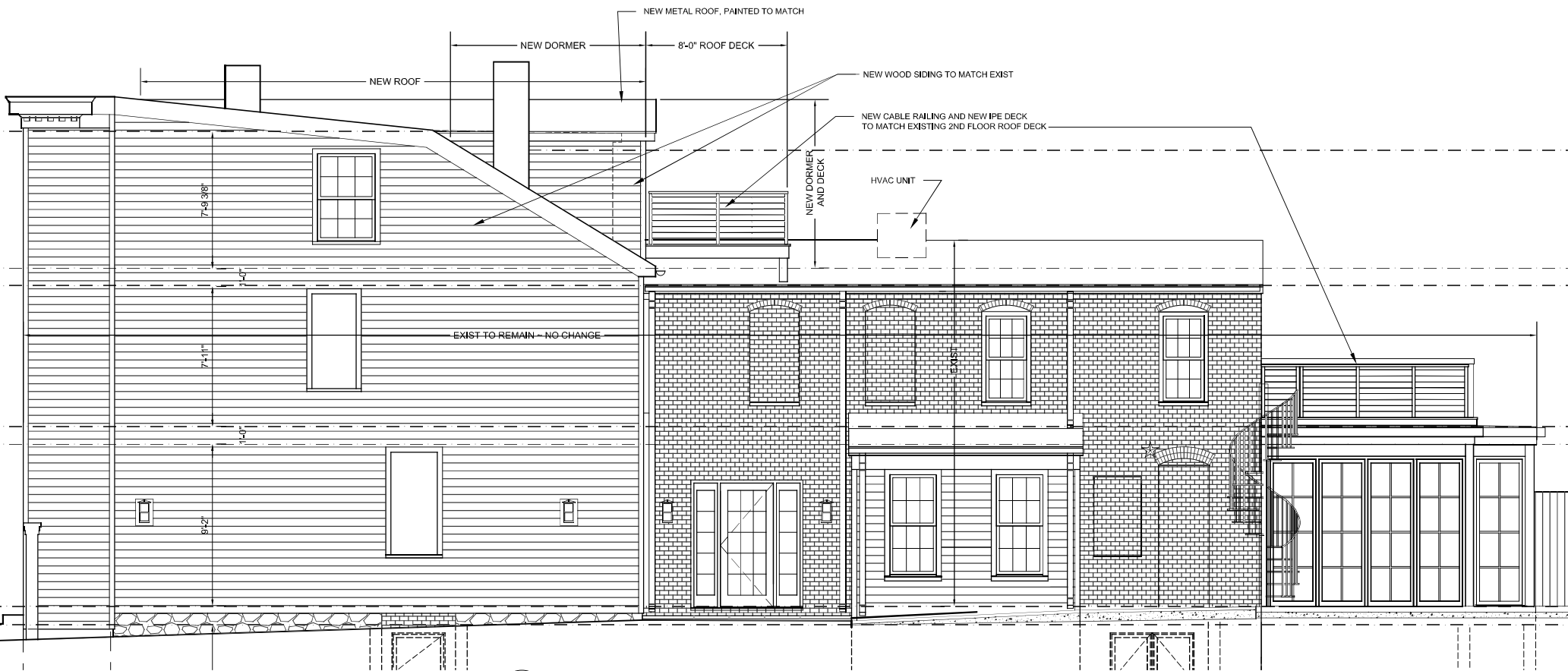
(K) PROPOSED REAR ELEVATION
 (SK-1) SCALE 3/16" = 1'-0"

ROCK RESIDENCE - ATTIC RENOVATION

302 S. St Asaph St., Alexandria, Virginia 22314

06.12.2024

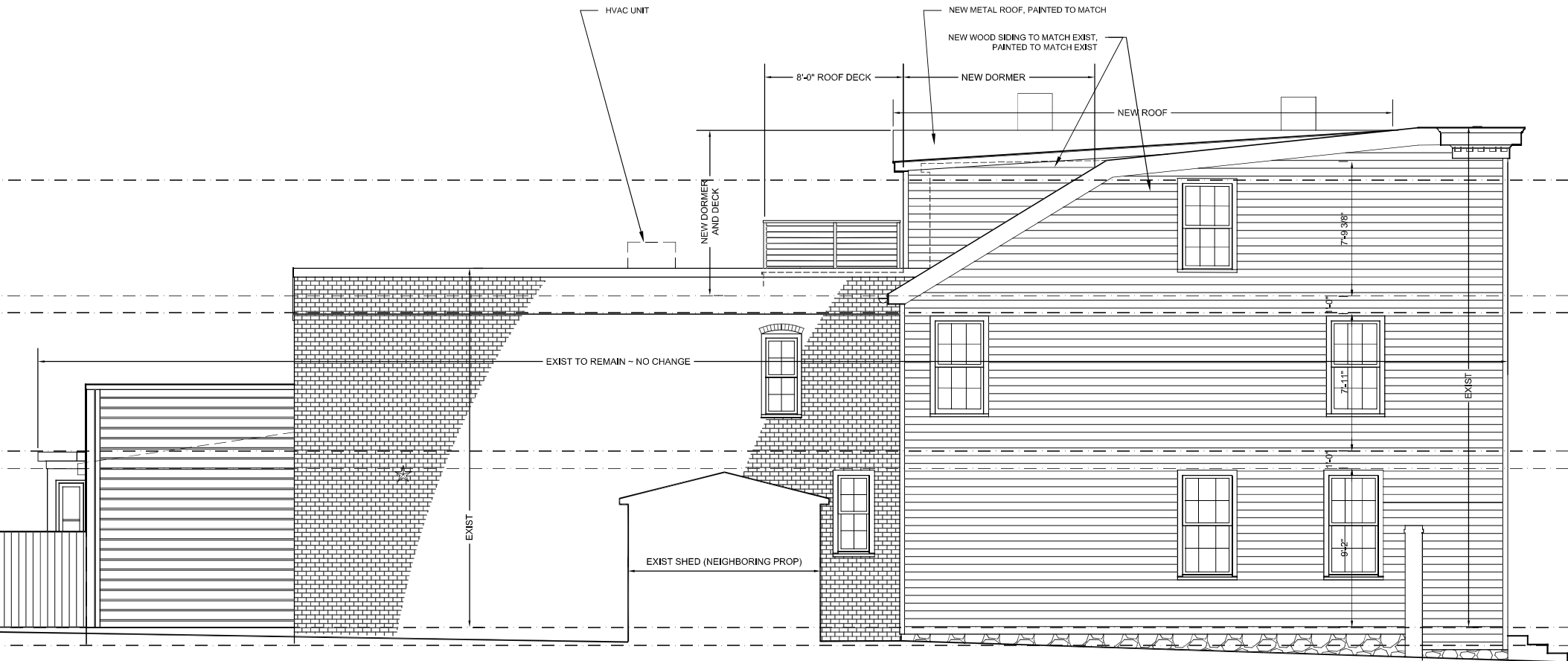
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L SOUTH ELEVATION - PROPOSED
 SK-1 SCALE 3/16" = 1'-0"

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M NORTH ELEVATION - PROPOSED
SK-1 SCALE 3/16" = 1'-0"

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N BUILDING SECTION - PROPOSED
 SK-1 SCALE 3/16" = 1'-0"

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Rock Residence
rear dormer &
rear roof deck

302 S. St Asaph St.
Alexandria, VA. 22314

Board of Architectural Review
June 12, 2024 Application
for
July 16, 2024 Hearing



Front Elevation not in scope of work

302 S. ST ASAPH ST.



Map-Block-Lot Number: 074-04-04-43
302 S. Saint Asaph St.



302 S. ST ASAPH ST.

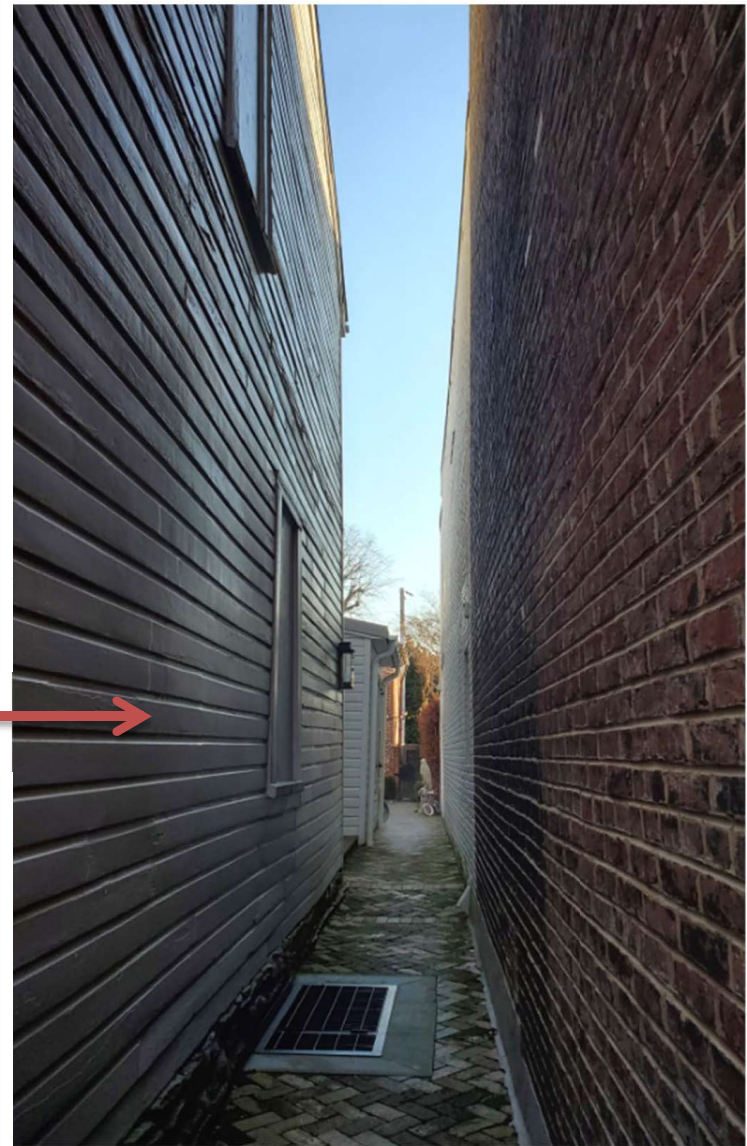
Map-Block-Lot Number: 074-04-04-43
302 S. Saint Asaph St.

EXISTING CONDITIONS

302 S. SAINT ASAPH ST.



**FRONT ELEVATION
ACCESS TO REAR YARD
VIA PRIVATE ALLEY
(NO WORK)**



**ACCESS TO REAR YARD
PRIVATE SIDE ALLEY
INSIDE PRIVATE YARD,
BEHIND GATE (NO WORK)**



Third floor dormer at this location

Existing view
Neighbors walk from sidewalk at Saint Asaph.



View up alley toward rear of 302 South Saint Asaph from public sidewalk at 300 block of S. Pitt St.

Gate to rear yard of 302 South Saint Asaph



Looking toward
dormer at third fl.
(view obscured)

Alley view over private fence toward rear of 302 South Saint Asaph



View south toward 302
South Saint Asaph from 500
block of Duke street.

512 Duke St.

PROPOSED MODIFICATIONS
& MATERIALS
Exterior Renovation



Third floor dormer to be removed and replaced

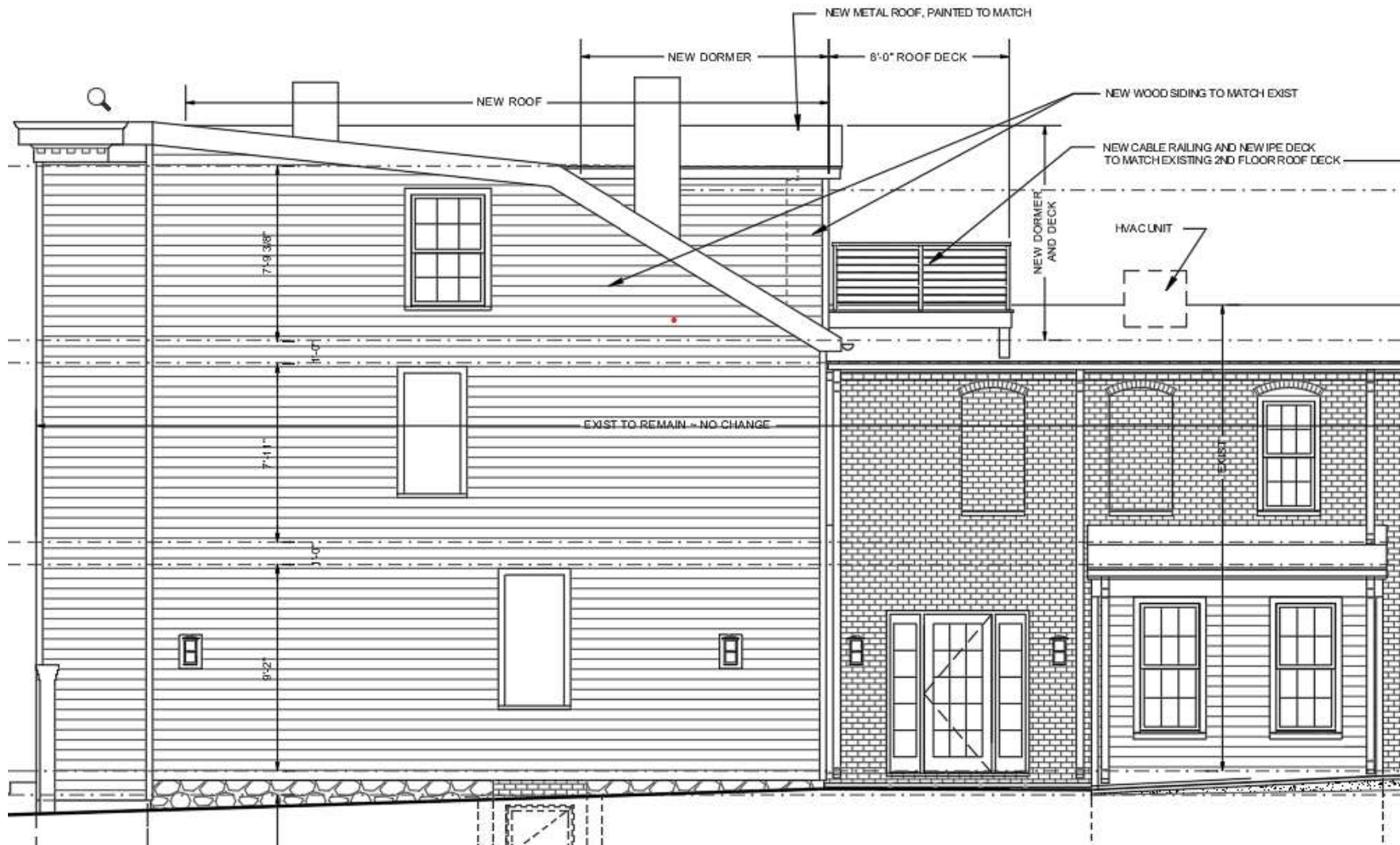
New window at third floor (not visible) identical to existing casements at second floor (not visible)

First and second floors remain unchanged
Roof deck at third floor to match existing roof deck over first floor

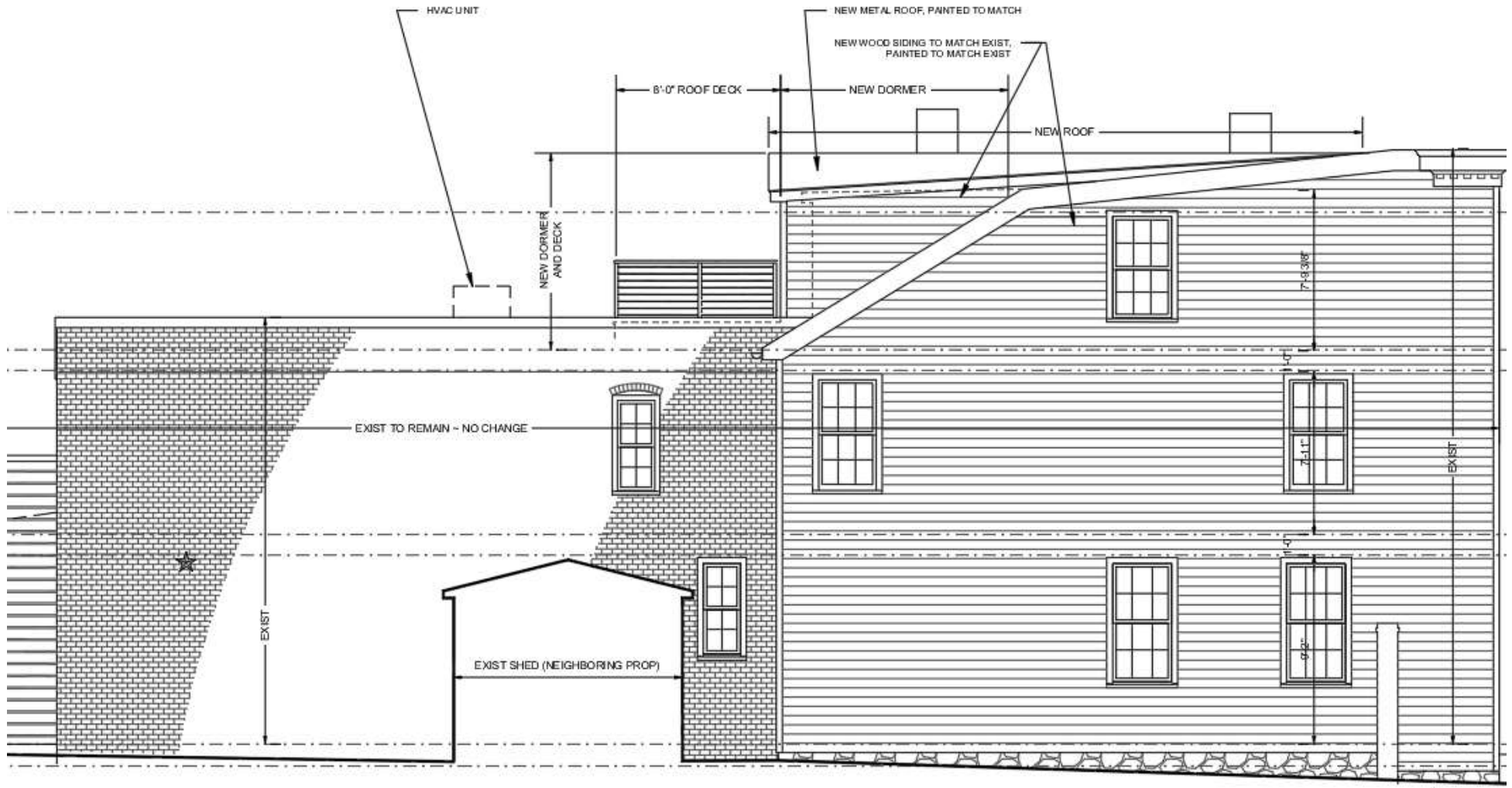
302 S. St Asaph rear yard
behind fence, inside private yard

302 S. St Asaph
Rear Elevation





302 S. St Asaph
South Elevation



302 S. St Asaph
North Elevation

JELD-WEN

Siteline® Wood Window: Casement



PROPOSED SIMULATED DIVIDED LITE WOOD WINDOW, PAINTED



PROPOSED MODERN DECK RAILING

NEW DECK at upper roof

IPE HARDWOOD DECKING



Ipe, known under various names in the US like Ironwood or Brazilian Black Walnut, is one of the hardest woods on earth. Ipe holds up to the elements and can last decades. It has a luxurious brown color and grain. When maintained with a UV Finisher it will last indefinitely.

Ipe is semi-unique as it sinks. The density is such that dock builders have learned to be careful as they loose Ipe to the bottom. This density is what allows it to be 3 times harder than Oak. The density also provides it with a fire rating comparable to Concrete, that of A1. When it comes to bugs, again Ipe density does not allow bugs to bite it. If they try to gnaw at all, they will pull back and find something softer. There are no chemicals needed to achive these affect the Ipe itself.

We propose to install the IPE using Simpson EB-TY Hidden Fasteners.

