

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

APPLICANT: 720 St. Asaph Partners, LLC

LOCATION: Old and Historic Alexandria District
720 North Saint Asaph Street

ZONE: CDX/Commercial Downtown Zone

STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for alterations with the condition that the applicant work with staff to add some additional visual interest to the east façade.

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, 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.

Minutes from the April 17, 2024 BAR Hearing:

BOARD ACTION: On a motion by Ms. Miller, and seconded by Mr. Zandian, the Board of Architectural Review voted to approve BAR#2024-00093 and BAR#2024-00094 with staff recommendations. The motion carried on a vote of 4-0.

REASON

The Board found that the proposed modifications were consistent with the design of the existing building and in keeping with the Design Guidelines.

SPEAKERS

Cathy Puskar, attorney for the applicant introduced the project.

Gozde Tanyeri and Jenny Crawford, project architects, presented the proposed design.

DISCUSSION

Ms. Miller noted that the proposed design is an improvement to the building and asked for clarification regarding the false wood batten product. The applicant described these as metal battens with a wood grain appearance.

Ms. Miller asked the applicant to describe the material being used to re-skin the existing structural members. The applicant described the finish system.

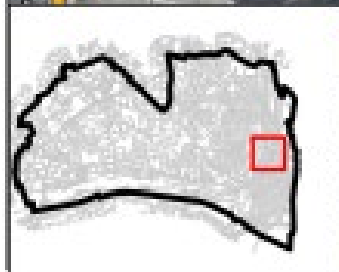
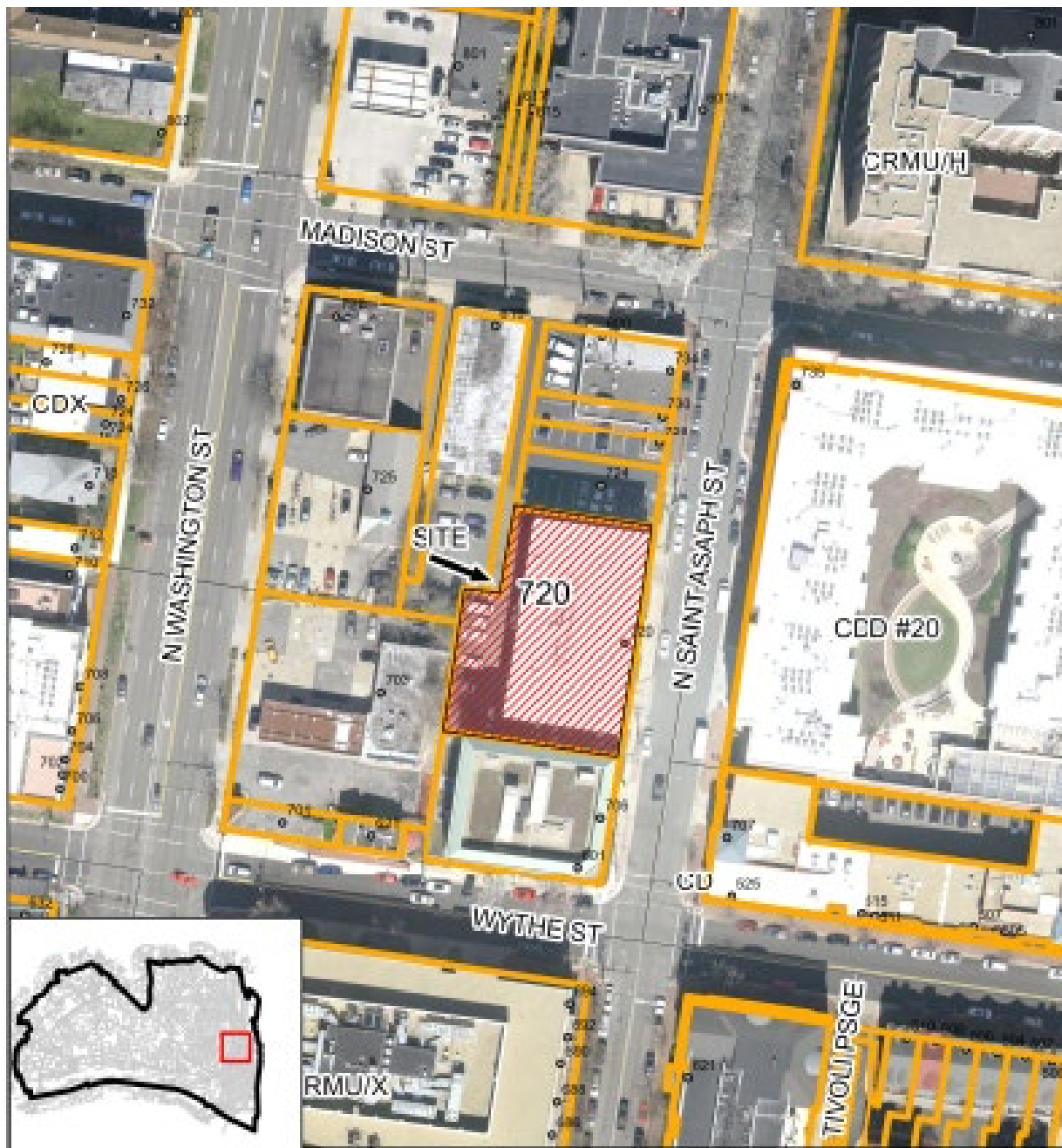
Ms. Zandian asked the applicant if mechanical units will be located on the roof. The applicant stated that there will be some units on the roof and they will either be located such that they are not visible from the public right of way or will be screened.

Mr. Adams asked about the alignment of the ground floor retail with the floors above. The applicant described how this wall works with the existing components.

Ms. Zandian expressed her support for the project.

Mr. Adams suggested that the applicant work with staff on the articulation of the ground floor retail space.

Mr. Spencer expressed his support for the proposed design including the configuration of the ground floor retail.



BAR2025-00308 & BAR2025-00309
720 North Saint Asaph Street



0 40 80 160 Feet

Update

This case was last heard at the April 17, 2024 BAR hearing. During that hearing, Board members approved the project and expressed support for its design, noting that it is consistent with the design of the existing building. The only condition the Board has was that the applicant should work with staff on the articulation of the ground floor retail space. In this new submission, the applicant has proposed some minor design changes to the previously approved project in response to the previous conditions and to support its conversion from commercial to residential use. These include new window and wall locations, removal of ground floor parking, new enclosed retail space, and a new residential entrance.

Note: Staff coupled the applications for a Permit to Demolish (BAR #2025-00308) and Certificate of Appropriateness (BAR #2025-00309) 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 make various exterior modifications to the existing building in order to convert its use from commercial office to multi-unit residential.

Permit to Demolish/Capsulate

- Remove glazed enclosure at first floor lobby.
- At the second, third, and fourth floors, remove the existing exterior finish system at the horizontal and vertical structure and remove the storefront enclosure at all sides.

Certificate of Appropriateness

- Construct new first floor retail space and residential entrance enclosed by fiber cement siding and storefront windows.
- Install new trash enclosure at southeast corner of site using a false wood batten system.
- At all levels, replace the original exterior finish system at horizontal and vertical structural elements with new reinforced exterior finish system to match the original exterior elements.
- At the second, third, and fourth floors, install new exterior walls at all sides of the building using glazing and storefront windows.
- Install horizontal cable railings at perimeter of new exterior balconies.
- Construct new rooftop deck with cable rail system and wood top rail.

Site Context

The building sits in the middle of the west side of the 700 block of North Saint Asaph Street, adjacent to a restaurant and commercial office buildings. The location of nearby ground floor surface parking adjacent to the property allows for a view of all sides of the building.

II. HISTORY

The west side of the 700 block of North Saint Asaph Street first appears in detail on the 1912 Sanborn Map. Prior to this time, the maps indicated the presence of frame dwellings and a railroad

spur line that extended from nearby industrial sites to the north down the middle of Saint Asaph Street. Between 1912 and 1959, buildings at the north and south ends of the block began to appear; however, the middle of the block remained vacant.

Per Permit # 8373, issued on August 29, **1966**, the subject building was constructed as a three-story commercial office building. On August 8, 1968, Permit # 25614 was issued to modify the existing building by adding a fourth story to the structure. It should be noted that per the original construction drawings, the horizontal and vertical elements at the perimeter of the building were intended to be precast concrete. Field investigation has revealed that at some point this was modified to be the exterior finish system over fiberglass or metal mesh that is found there today.

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?	No
(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

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 storefront glazing system at the perimeter of the existing office space is of a typical design found throughout commercial buildings of a similar age. As noted above, the horizontal and vertical elements of the building consist of a finish system on top of a reinforcing mesh in lieu of the precast concrete as originally designed (Figure 1). This construction technique is not particularly unique and is showing signs of failure. The replacement of this material with a more stable modern version will preserve the design intent while allowing for a more functional building.



Figure 1: Existing exterior finish system at vertical and horizontal building components

Certificate of Appropriateness

The applicant is proposing to convert the existing four-story office building into a multi-unit residential building with a ground floor retail component. When considering the conversion of this building, the applicant sought to retain those building components that are character defining features. This is a mid-twentieth century brutalist style building, defined by the stark detailing and strong horizontal proportions. While there are a variety of different architectural styles within the two historic districts in Alexandria, there are few structures in this brutalist style.

The applicant has identified the horizontal and vertical superstructure as the building components that are key to maintaining the brutalist architectural style of the original design. Using a combination of fiber cement panels and full height glazing, the proposed design creates residential units within these key building components (Figures 2-5). As the chief proportion of the building

is horizontal, the proposed design includes only a limited number of vertical components, to draw attention to the symmetry of the elevation and reinforce the brutalist aesthetic.

Compared to the previously approved design which included some darker-colored vertical elements, the currently proposed color scheme for the building includes mostly light-colored strong horizontal elements, along with storefront glazing that has some gray coloring. The new design has also removed the metal panels and knotwood batten elements and replaced them with more storefront windows. The inclusion of floor to ceiling storefront at the ground floor retail space fits into this overall aesthetic and enlivens the currently barren streetscape. The new design also emphasizes the symmetry of the elevation.



Figure 2: East elevation – previously approved (top) and currently proposed (bottom)



Figure 3: Northeast corner of the building – previously approved (left) and currently proposed (right)



Figure 4: Southeast corner of the building – previously approved (left) and currently proposed (right)



Figure 5: Northwest corner of the building – previously approved (left) and currently proposed (right)

Ground Floor

As part of the renovation of this building, the applicant is proposing to include a ground floor retail space at the north side of the building. In the previously approved configuration, the ground floor of the building consisted of at grade parking and a small entry lobby. The new design has removed more of the storefront glazing on the first floor to create more open space, a smaller retail space to

the west of the entrance, and a new residential entrance. The proposed modifications will give the building a more significant presence on the adjacent sidewalk.

The façade will feature several entrances facing North Saint Asaph Street. Double storefront doors will provide access to the retail space, with the main entrance to the residential lobby to the right of the storefront entrance. The storefront adjacent to the parking area will serve to partially screen the parking from the sidewalk and to balance the overall composition. At the south end of the site will be located a trash enclosure made from the false wood batten system that is used on the central vertical element on each of the elevations. The newly proposed design removes the brick piers that were previously proposed for the trash enclosure, allowing it to be less visually intrusive. Additionally, the previously approved design included a low fence that enclosed the ground floor on the north and western elevations. The new design removes this fence, which opens up the ground floor space and allows increased access for parking.

Staff supports the proposed design for the ground floor, finding that the location of a retail space adjacent to the sidewalk will help to create a pedestrian friendly environment in place of the car-centered design of the existing building. Staff finds the design of the ground floor to successfully engage the public right of way while contributing to the overall building composition. In the previous design, staff had recommended that the applicant explore ways in which a greater level of distinction could be made between the residential entrance and the other entrances. The new design has incorporated that feedback by creating a new, open residential entrance that serves as a focal point for the elevation and is distinctive from the other functions.

Second, Third & Fourth Floors

As part of the conversion of the building from commercial office use to multi-unit residential, the applicant will be removing the existing exterior walls at the second, third, and fourth floors. In place of the simple rectangular form currently in place on these floors, the applicant is proposing a more complex shape with projecting bays and exterior balconies. The balcony enclosures extend to the edge of the structure, but all enclosed areas are held back from the building edge.

The previously approved design utilized a combination of full height glazing, metal panels, and accents of false wood pattens, in order to keep the dominance of the horizontal floor structure enclosure and the overall brutalist aesthetic, while allowing for a more appropriate residential enclosure. The new design removes the metal panels and false wood battens and replaces them with more full height glazing.

Staff supports the proposed design for the second, third, and fourth floors. The design maintains the existing architectural character of the building while allowing for the change in use. The composition of each level is symmetrical with a nice combination of glazing and cable railings.

Roof

Currently the roof is not used by the building occupants and the only rooftop structure is the elevator overrun. The applicant is proposing to use the central portion of the roof as an occupiable roof deck. The roof structures will be clad in lap siding. The overall occupiable roof area will be enclosed with a cable railing to match the railings at the balconies on the second, third, and fourth floors.

Staff supports the proposed design for the occupiable roof deck. The materials for the structures are similar to the materials used elsewhere on the building and the location of the structures at the center of the roof limits their visibility from a public right of way.

Staff finds the proposed design for the conversion of the building at 720 N Saint Asaph Street to be compatible with the nearby buildings and consistent with the Zoning Ordinance standard which notes the importance of work in “which distinguishing original qualities or character of a building, structure, or site are retained.” Staff notes that the applicant discovered during pre-construction exploration that the horizontal and vertical structural elements which were presumed to be concrete are in fact an exterior finish material on a supporting mesh. This material is in poor condition in some locations and the proposed replacement of those elements with a modern version of the original construction type will ensure that these character defining features will remain intact. Staff appreciates the effort to which the applicant is going to maintain the unique architectural quality of this building while transitioning it from commercial office use to residential use. Staff also appreciates the modifications that help to reduce the extent of grade level parking or to obscure it from the public right of way.

Staff is generally supportive of the current design proposal, which only has minor changes from the previously approved design. The most significant of the changes includes the replacement of metal and wood batten systems with more storefront glazing/windows and the creation of a new residential entrance to align with the reduced retail space and more open ground floor plan. Staff does recommend adding some more visual interest to highlight the vertical elements of the east façade. The previously approved metal panel and wood batten system included several vertical elements that added a counter to the dominance of the horizontal floor structure. Adding an additional visual design element would serve to emphasize the verticality and create a subtle contrast.

With these comments staff recommends approval of the Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for alterations with the condition that the applicant work with staff to add some additional visual interest to the east façade.

STAFF

Brendan Harris, Historic Preservation Planner, Planning & Zoning
Bill Conkey, AIA, Historic Preservation Architect, Planning & Zoning
Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning

C-1 Proposed commercial to residential conversion will comply with zoning.

C-2 Plans and design to follow what was approved under SUP2023-00080.

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 Previously reviewed under BAR2024-00093 & BAR2024-00094. (T&ES)

F-2 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-3 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

No archaeology comments.

V. ATTACHMENTS

- Application Materials
- Completed application, demolition and C of A.
- Plans, demolition and C of A
- Material specifications
- Scaled survey plat if applicable
- Photographs
- Public comment if provided
- Any other supporting documentation

ADDRESS OF PROJECT: 720 N Saint Asaph St, Alexandria, Virginia, 22314

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

TAX MAP AND PARCEL: Map: 054.04, Parcel: 054.04-09-07 ZONING: CDX

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: 720 St. Asaph Partners, LLC

Address: [REDACTED]

City: [REDACTED] State: [REDACTED] Zip: [REDACTED]

Phone: _____ E-mail : _____

Authorized Agent (if applicable): ☐ Attorney ☒ Architect ☐ _____

Name: Gozde Tanyeri, AIA

Phone: 7 [REDACTED]

E-mail: [REDACTED]

Legal Property Owner:

Name: 720 St. Asaph Partners, LLC

Address: [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.*
- | | | | |
|--|--|---|-----------------------------------|
| ☐ 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).*

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.

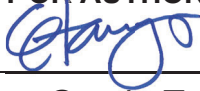
ALL APPLICATIONS: *Please read and check that you have read and understand the following items:*

- ☒ 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.

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**

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**

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

B1. **Total Gross** 39,965.00 B2. **Total Exclusions** 8,593.00

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

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**

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)

C1. **Total Gross** 40,305.00 C2. **Total Exclusions** 14,718.00

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

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.

Signature: _____

[Signature]

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 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. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate 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.

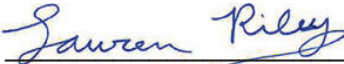
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

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

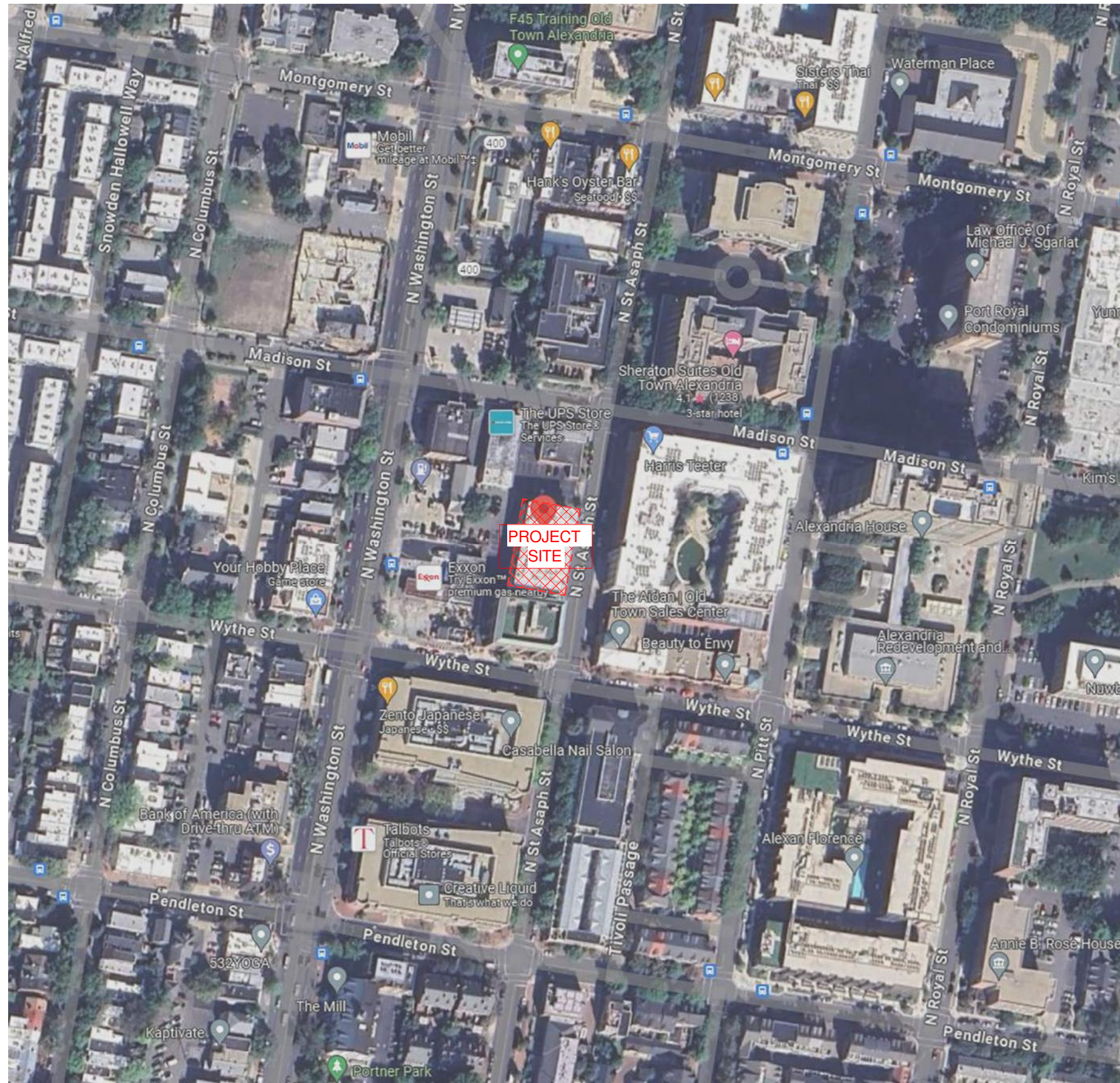
*None of the entities or individuals listed above have any business or financial relationship as defined by Section 11-350 of the Zoning Ordinance

720 N ST. ASAPH STREET ALEXANDRIA, VA 22314

SEPTEMBER 3rd, 2025

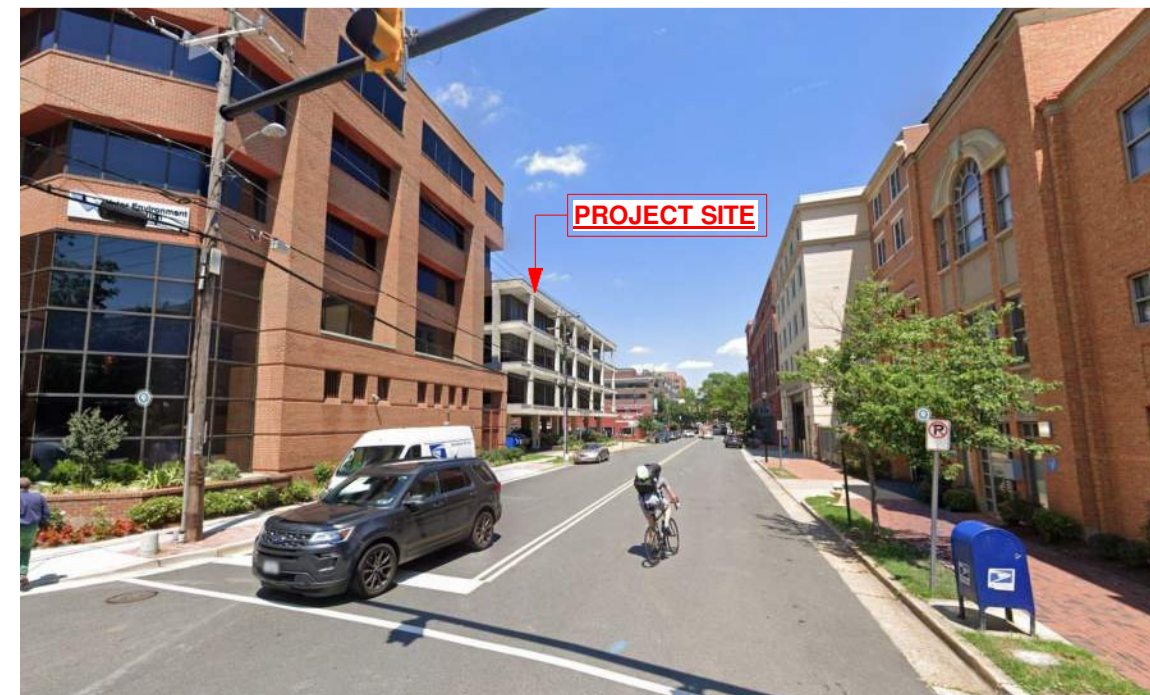
ALEXANDRIA BOARD OF ARCHITECTURAL REVIEW HEARING

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**

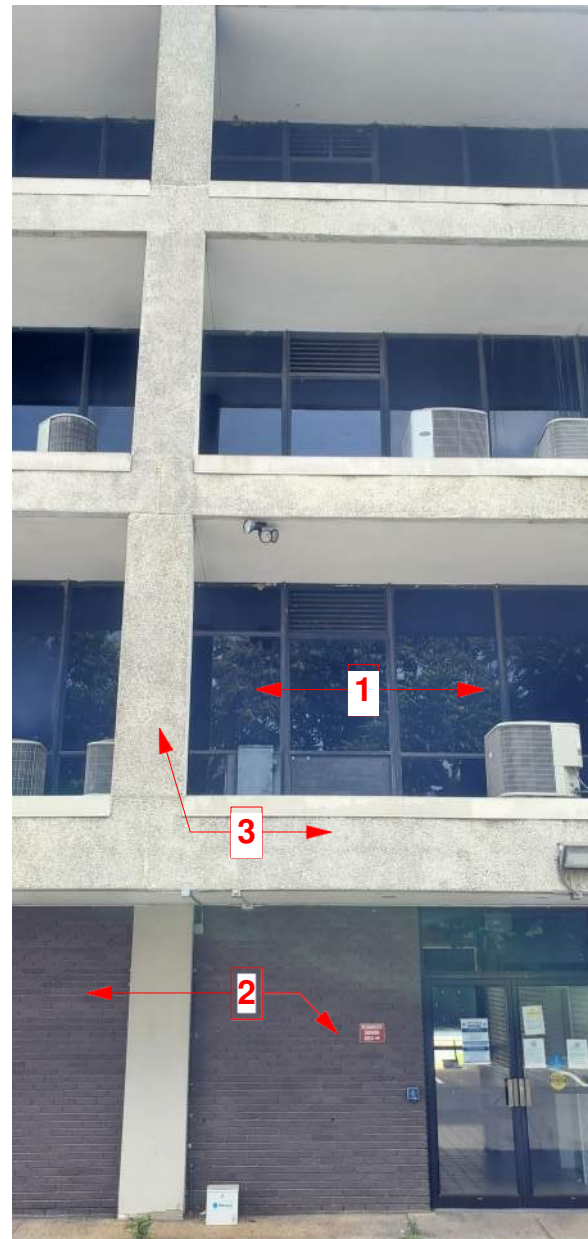


**VIEW FROM INTERSECTION OF WYTHE ST. & N. ST ASAPH
HEADING TOWARD PROJECT SITE**



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



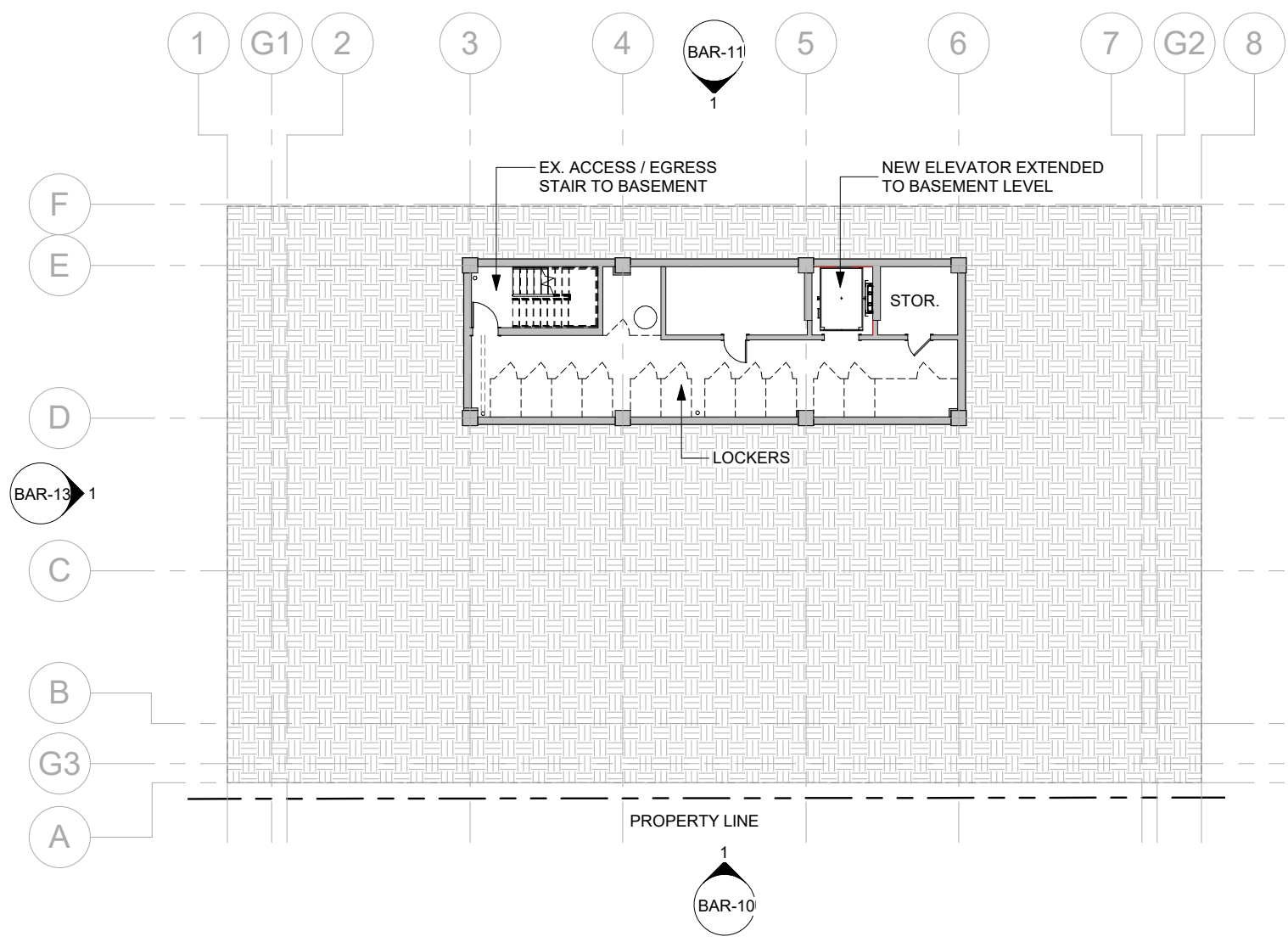
EXISTING STOREFRONT SYSTEM



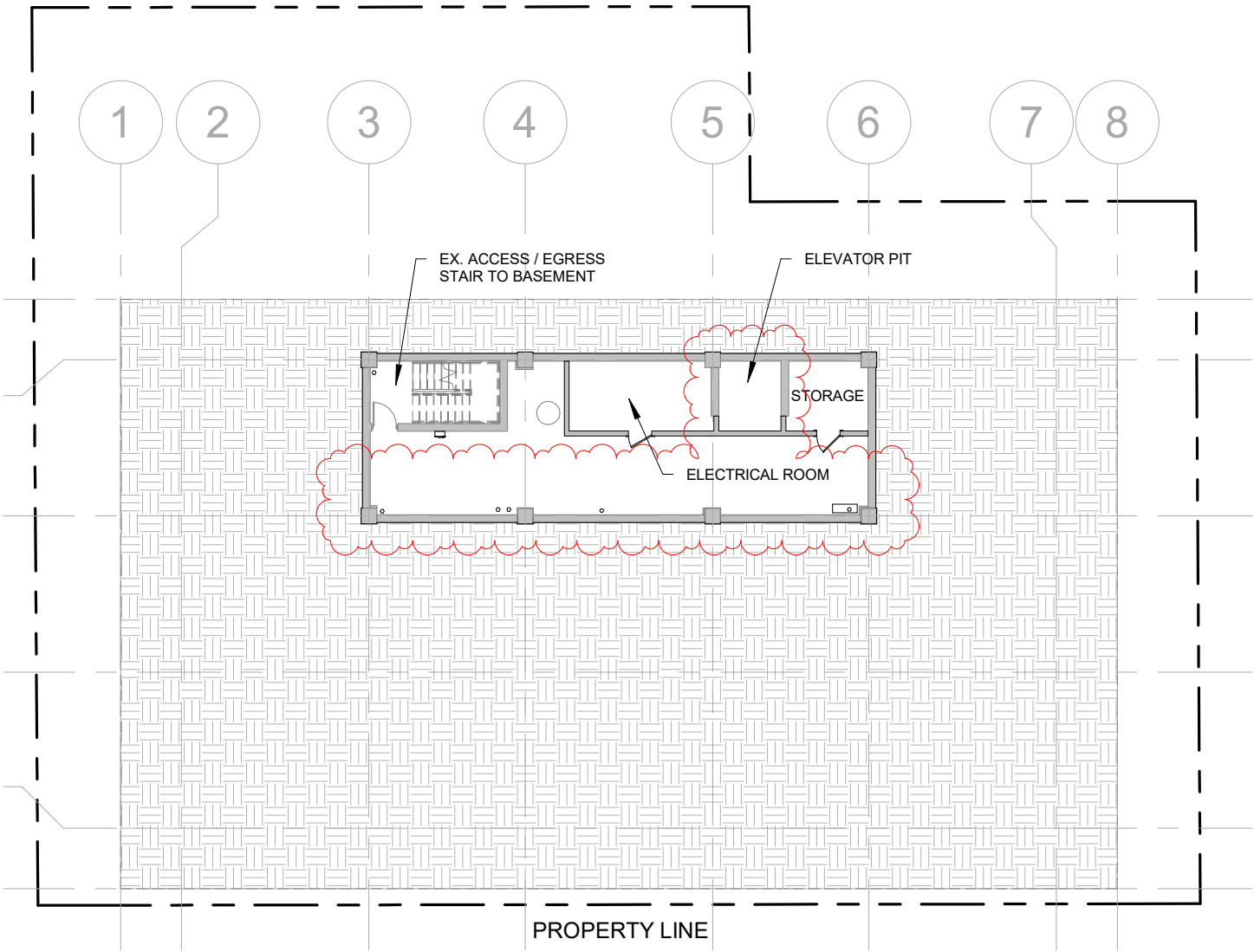
EXISTING BRICK FINISH

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.

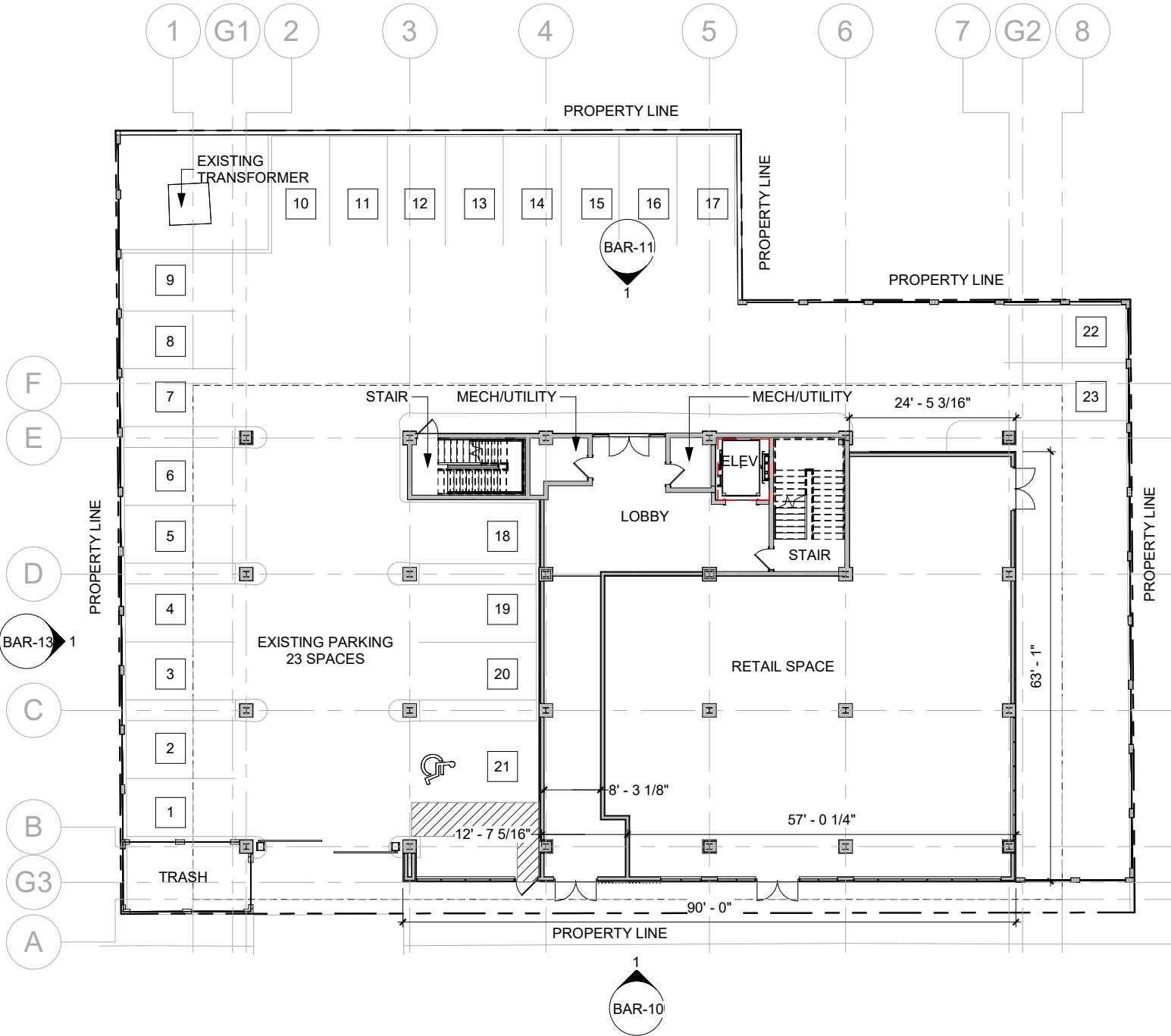


PREVIOUSLY APPROVED 04/17/2024

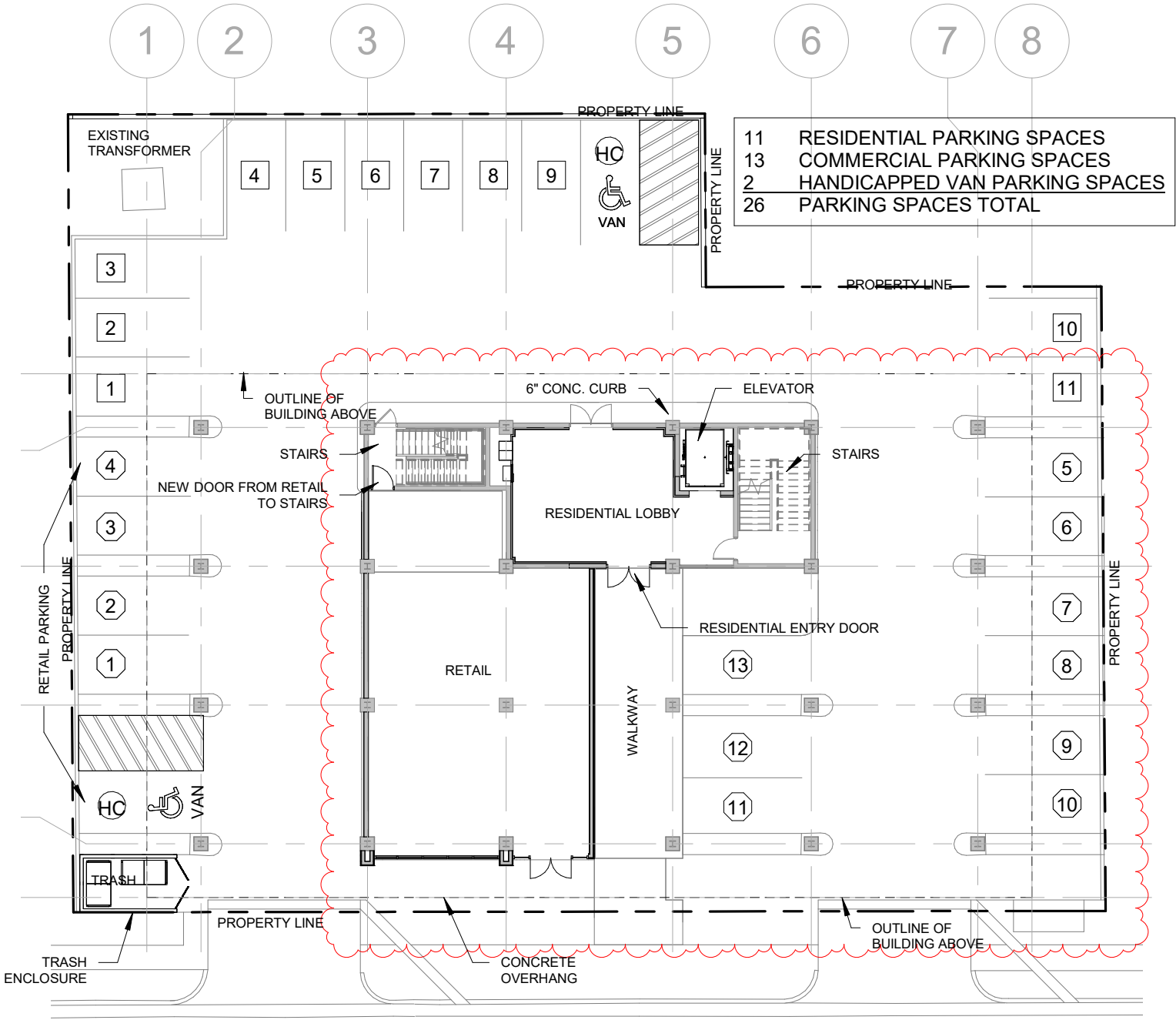


REVISED PLAN 09/03/2025

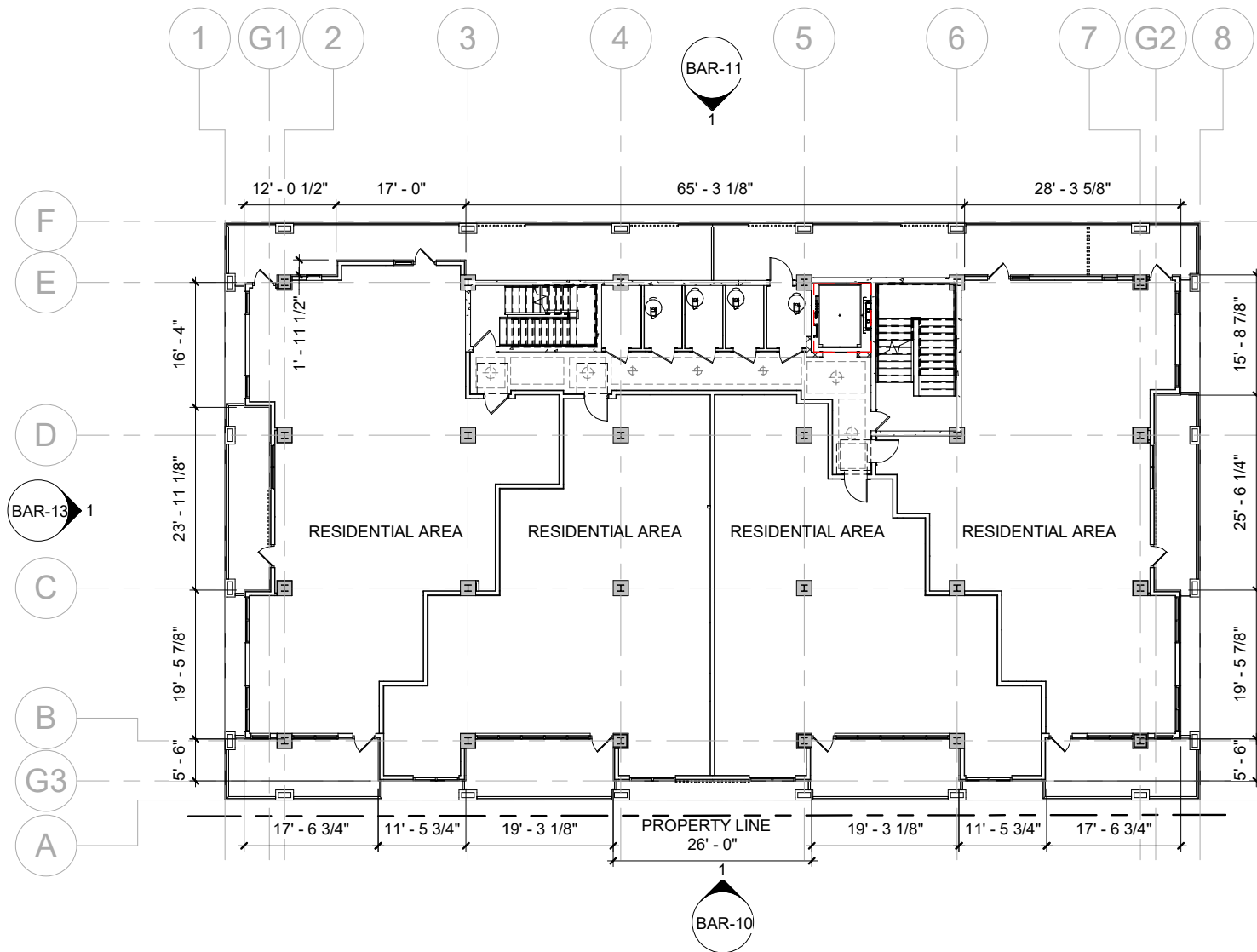
- REVISIONS AFTER 04/17/2024 BAR APPROVAL:
- SMALLER RETAIL SPACE TO THE WEST SIDE OF THE RESIDENTIAL ENTRANCE.
 - SMALLER RESIDENTIAL LOBBY
 - REVISED PARKING SPACE



PREVIOUSLY APPROVED 04/17/2024



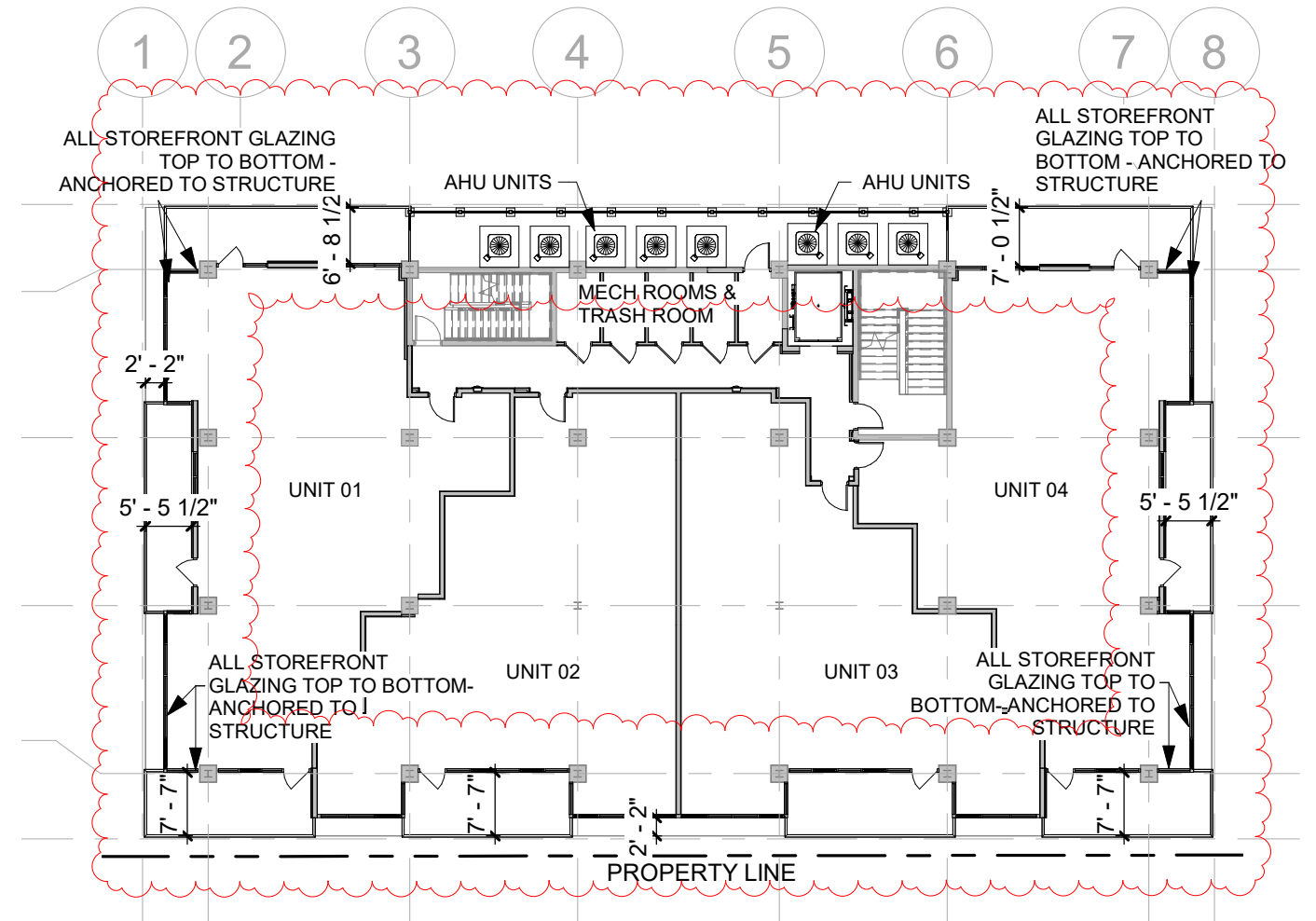
REVISED PLAN 09/03/2025



PREVIOUSLY APPROVED 04/17/2024

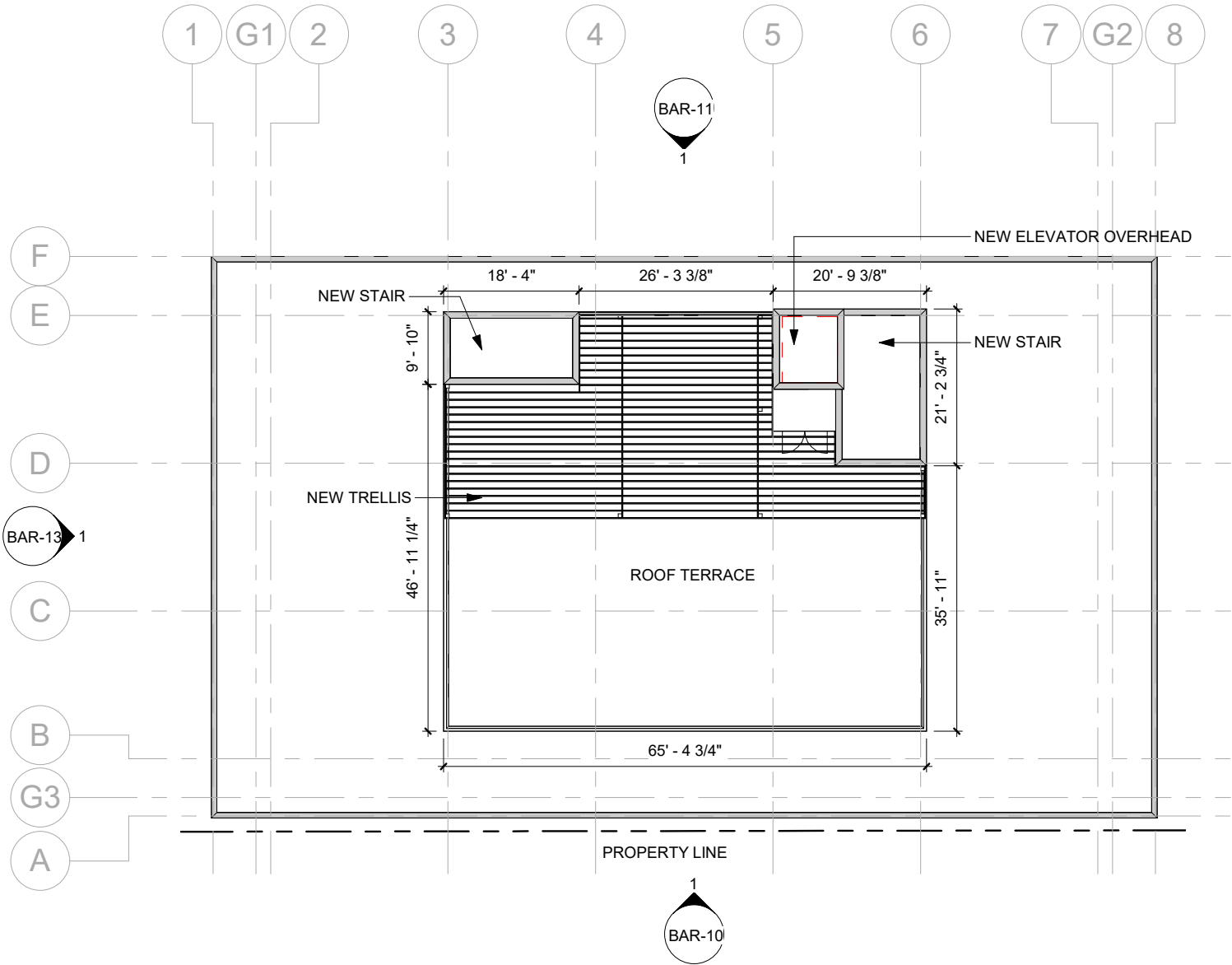
REVISIONS AFTER 04/17/2024 BAR APPROVAL:

- ALL EXTERIOR FACADES ARE UPDATED WITH STOREFRONT WINDOWS
- AIR HANDLING UNITS ARE RELOCATED FROM ROOF TO THE REAR BALCONIES.

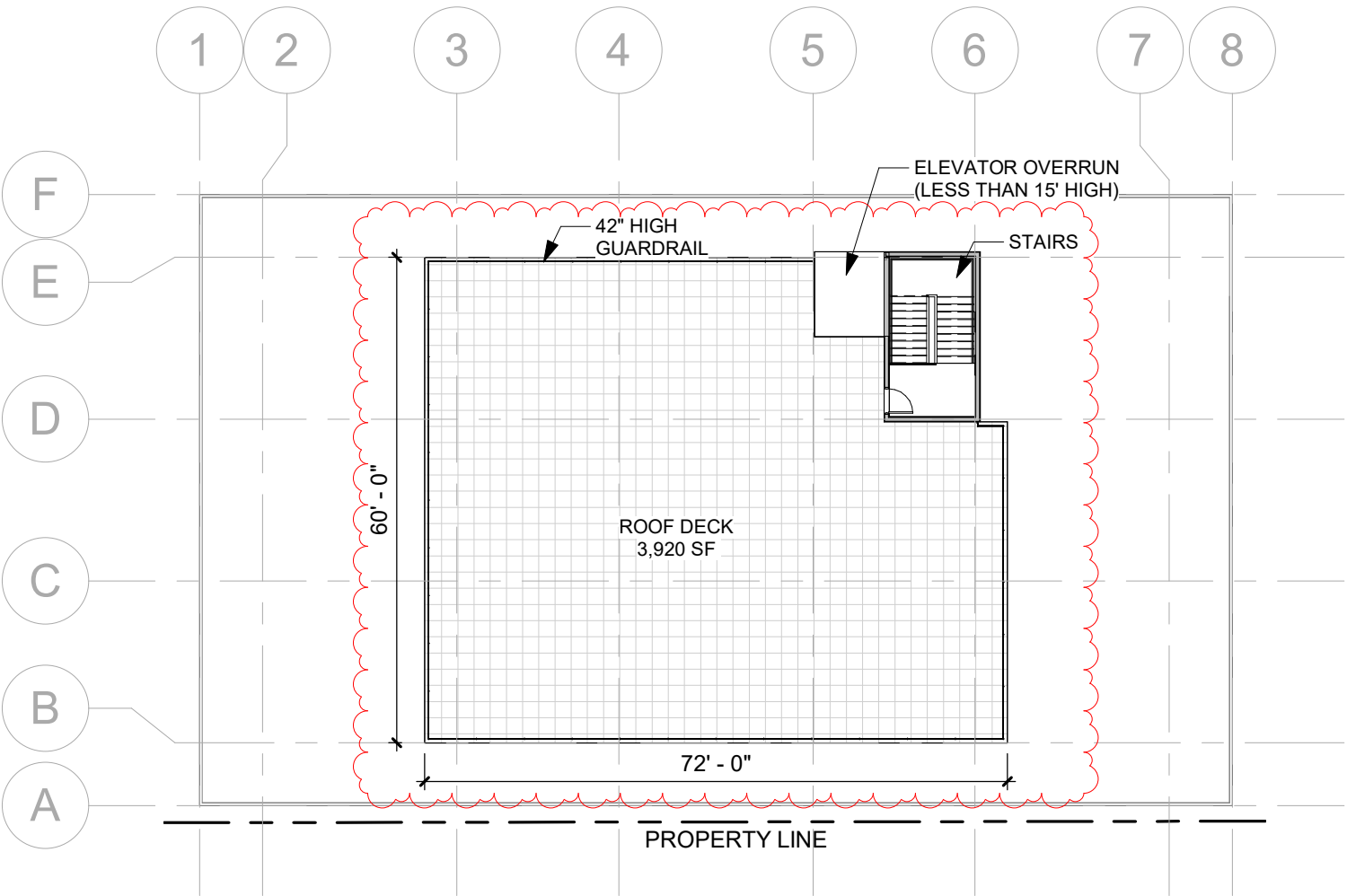


REVISED PLAN 09/03/2025

- 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



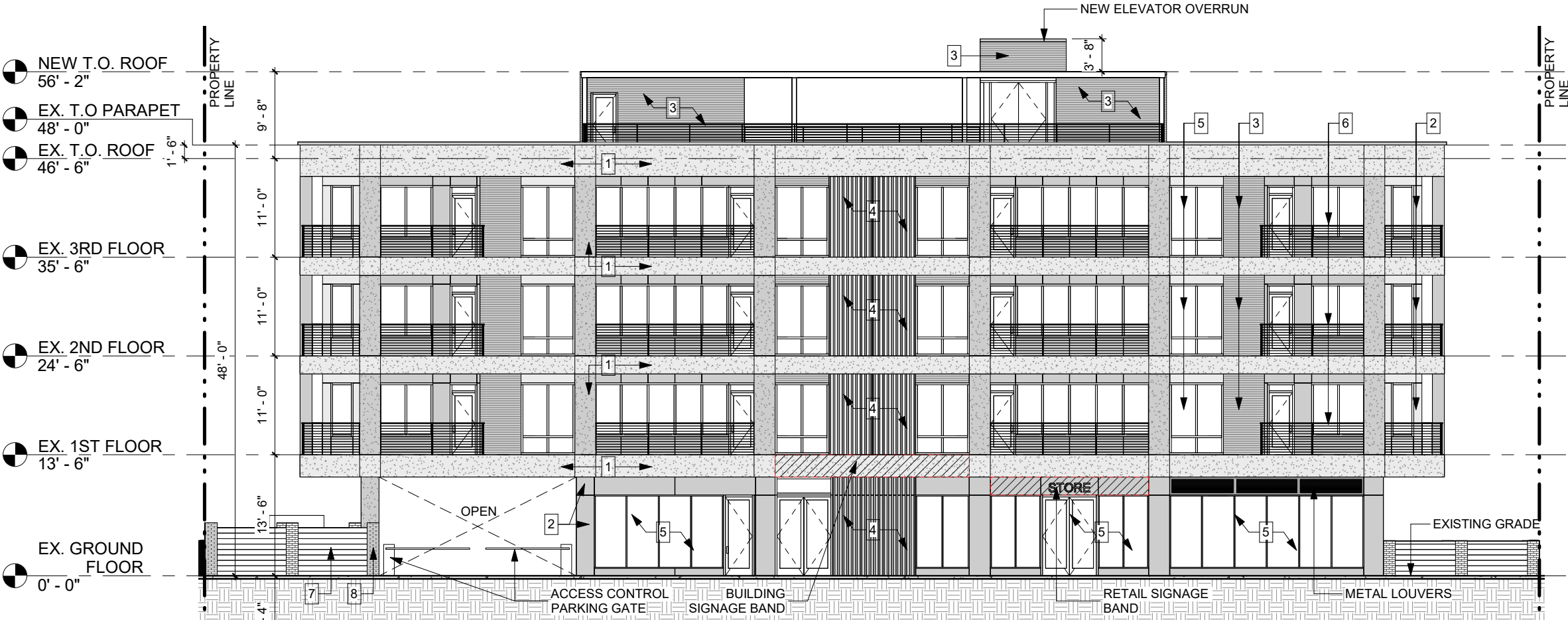
REVISED PLAN 09/03/2025

PREVIOUSLY APPROVED AND NEW PROPOSED ELEVATIONS

PREVIOUSLY APPROVED 04/17/2024

PROPOSED EXTERIOR FINISHES:

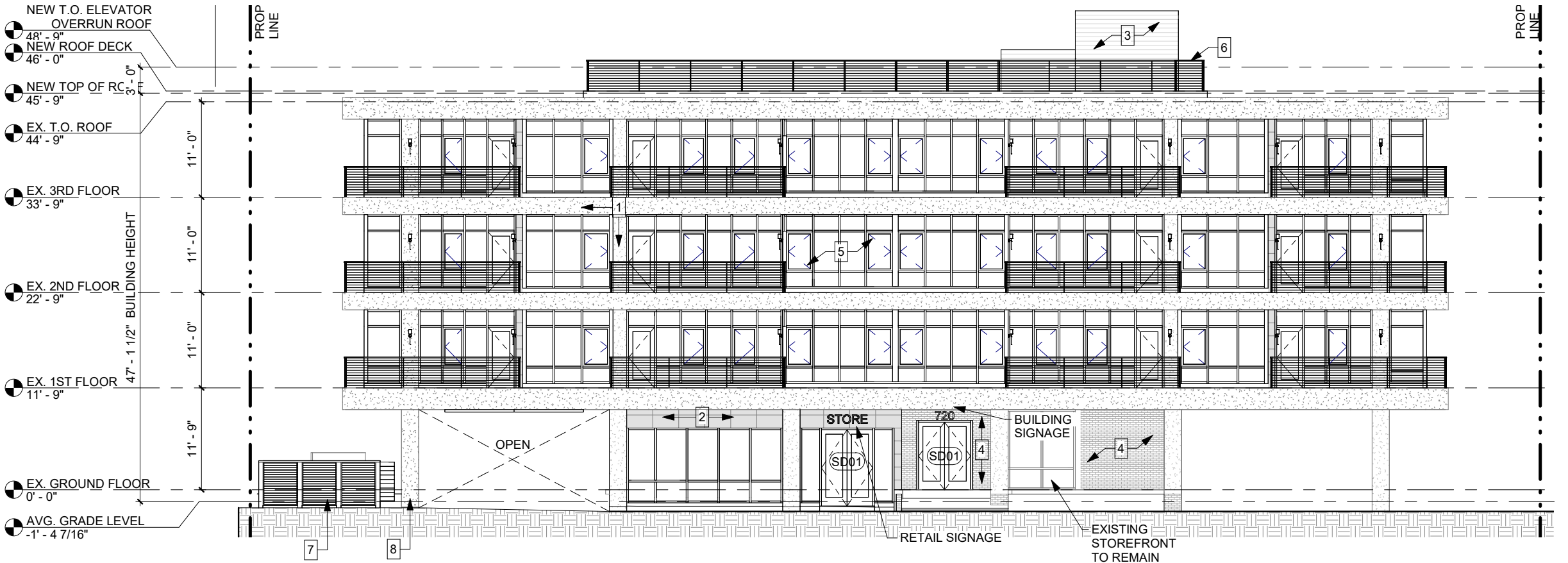
- 1 STO-QUIK SILVER DRAINSCREEN SYSTEM W. STO DECOCOAT FINISH
- 2 ALUCOBOND EASYFIX METAL PANEL SYSTEM
- 3 ATAS INTL. METAFOR CONCEALED FASTENER METAL PANEL SYSTEM
- 4 KNOTWOOD BATTEN SYSTEM
- 5 YKK FRONT SET 45 THERMALLY BROKEN STOREFRONT SYSTEM
- 6 VIEWRAIL SURFACE MOUNT CABLE RAIL SYSTEM WITH WOOD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



REVISED PLAN 09/03/2025

PROPOSED EXTERIOR FINISHES:

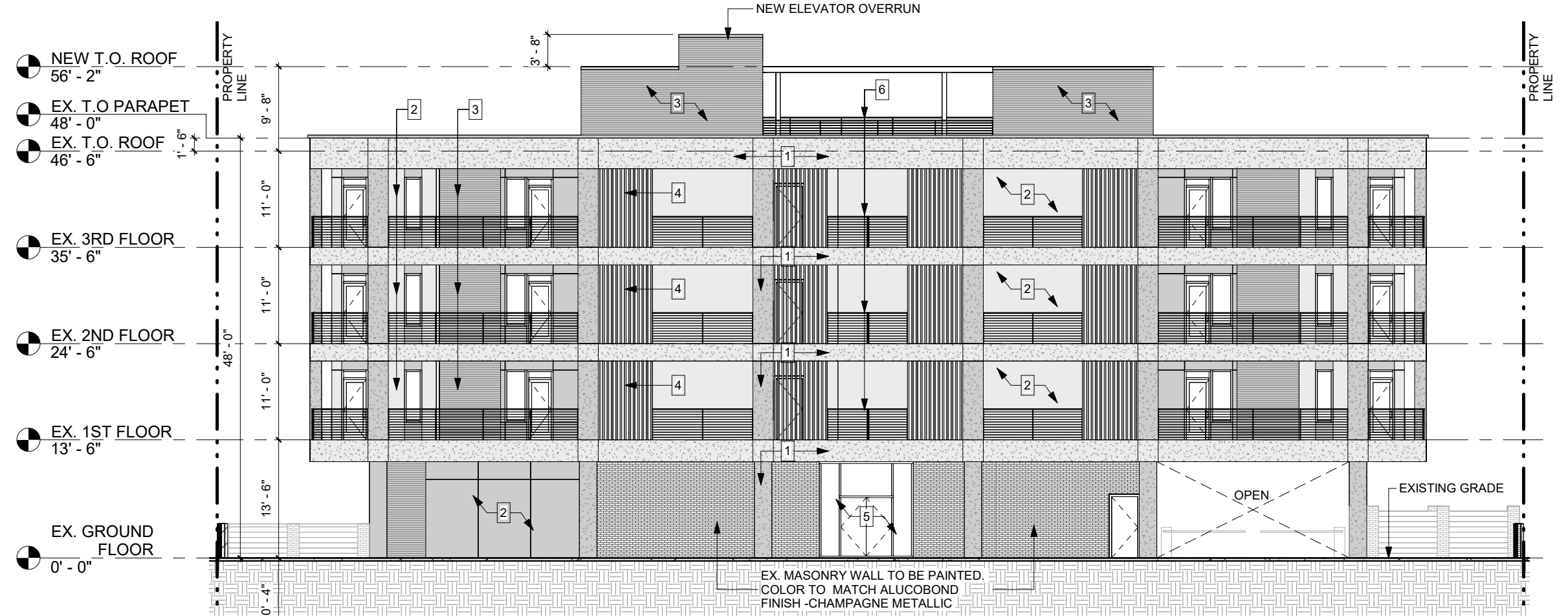
- 1 STO-QUIK SILVER DRAINSCREEN SYSTEM W. STO DECOCOAT FINISH
- 2 NCHHA FIBER CEMENT SIDING - COLOR - TBD
- 3 LAP SIDING FINISH
- 4 PAINTED EXISTING BRICK - COLOR - TBD
- 5 KAWNEER THERMALLY BROKEN STOREFRONT SYSTEM
- 6 VIEWRAIL SURFACE MOUNT CABLE RAIL SYSTEM WITH WOOD TOP RAIL
- 7 KNOTWOOD FENCE SYSTEM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



PREVIOUSLY APPROVED 04/17/2024

PROPOSED EXTERIOR FINISHES:

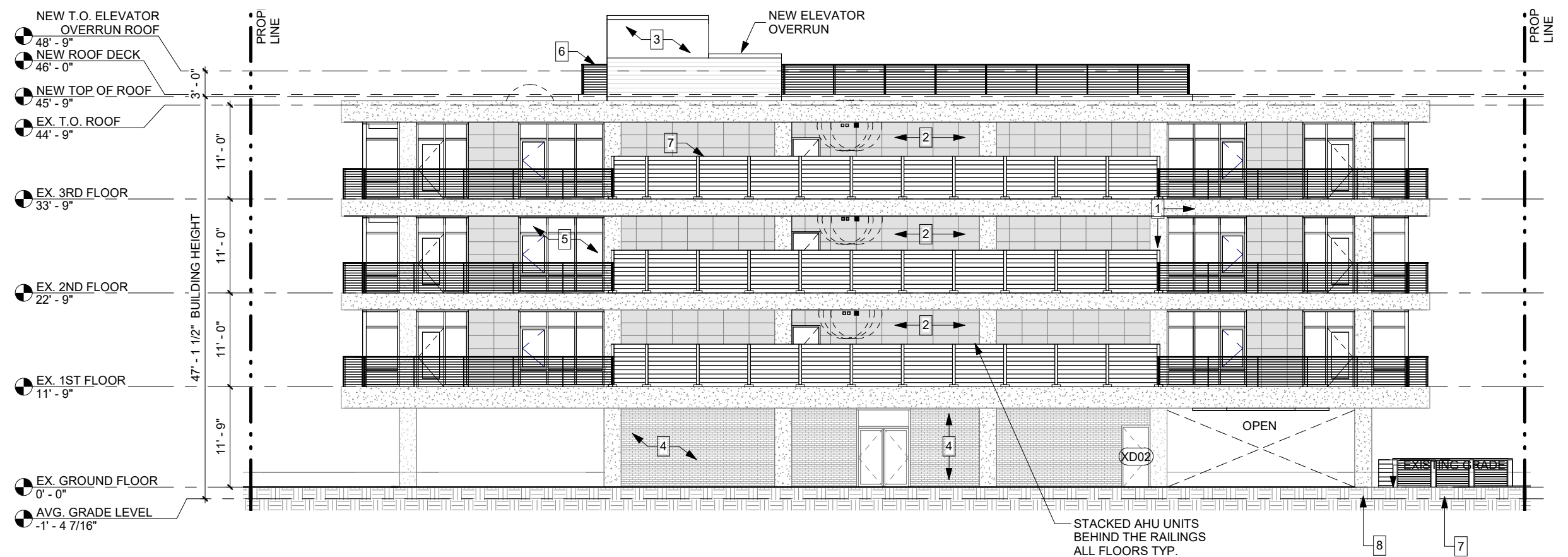
- 1 STO-QUIK SILVER DRAINSSCREEN SYSTEM W. STO DECOCOAT FINISH
- 2 ALUCOBOND EASYFIX METAL PANEL SYSTEM
- 3 ATAS INTL. METAFOR CONCEALED FASTENER METAL PANEL SYSTEM
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- 6 VIEWRAIL SURFACE MOUNT CABLE RAIL SYSTEM WITH WOOD TOP RAIL
- 7 KNOTWOOD FENCE SYSTEM
- 8 PAINTED BRICK PIER. COLOR - TBD



REVISÉD PLAN 09/03/2025

PROPOSED EXTERIOR FINISHES:

- 1 STO-QUIK SILVER DRAINSSCREEN SYSTEM W. STO DECOCOAT FINISH
- 2 NCHIIA 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



PROPOSED ELEVATION - WEST

BAR-13

09-03-2025

PREVIOUSLY APPROVED 04/17/2024

PROPOSED EXTERIOR FINISHES:

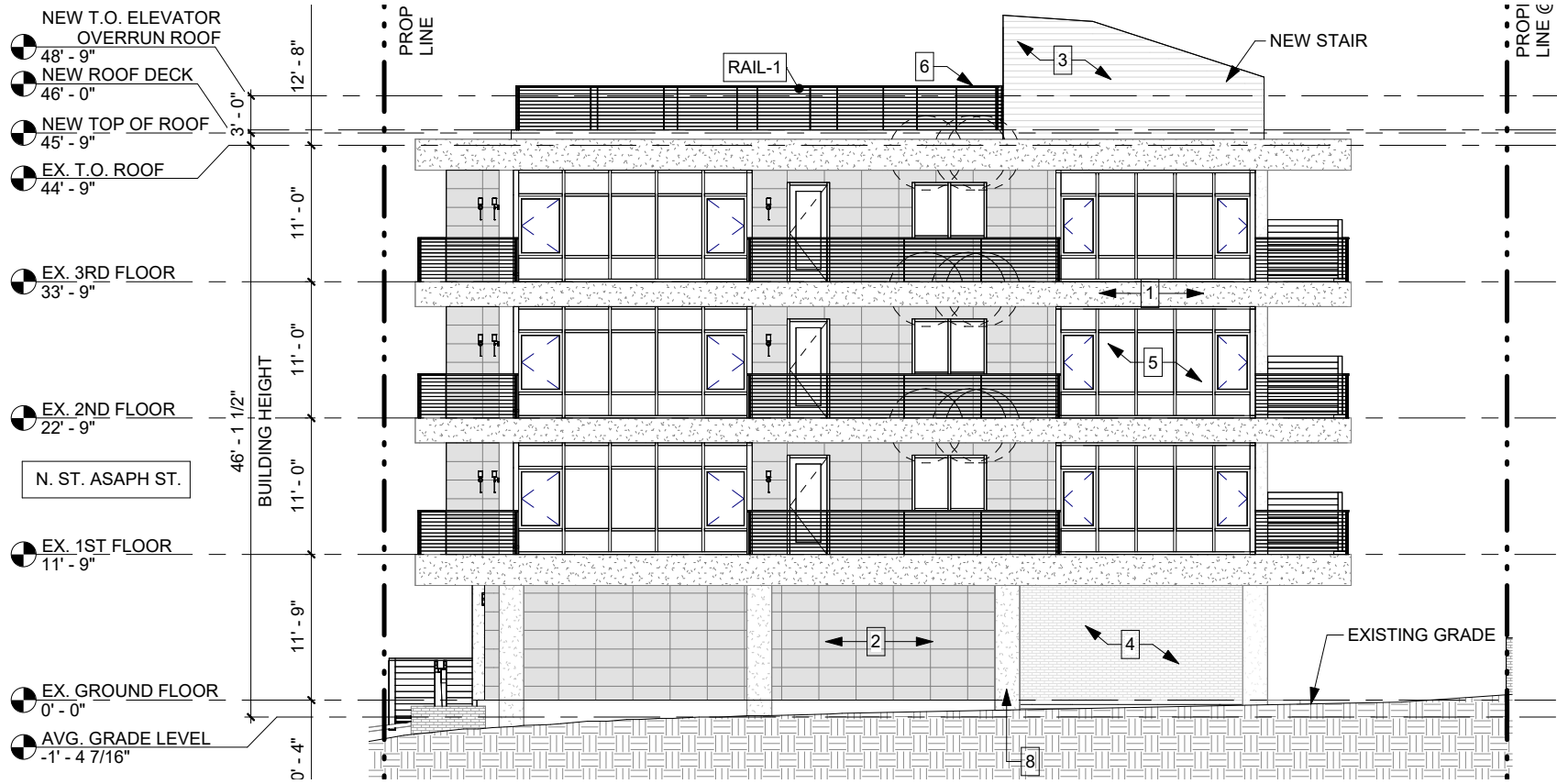
- 1 STO-QUIK SILVER DRAINSCREEN SYSTEM W. STO DECOCOAT FINISH
- 2 ALUCOBOND EASYFIX METAL PANEL SYSTEM
- 3 ATAS INTL. METAFOR CONCEALED FASTENER METAL PANEL SYSTEM
- 4 KNOTWOOD BATTEN SYSTEM
- 5 YKK FRONT SET 45 THERMALLY BROKEN STOREFRONT SYSTEM
- 6 VIEWRAIL SURFACE MOUNT CABLE RAIL SYSTEM WITH WOOD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



REVISED PLAN 09/03/2025

PROPOSED EXTERIOR FINISHES:

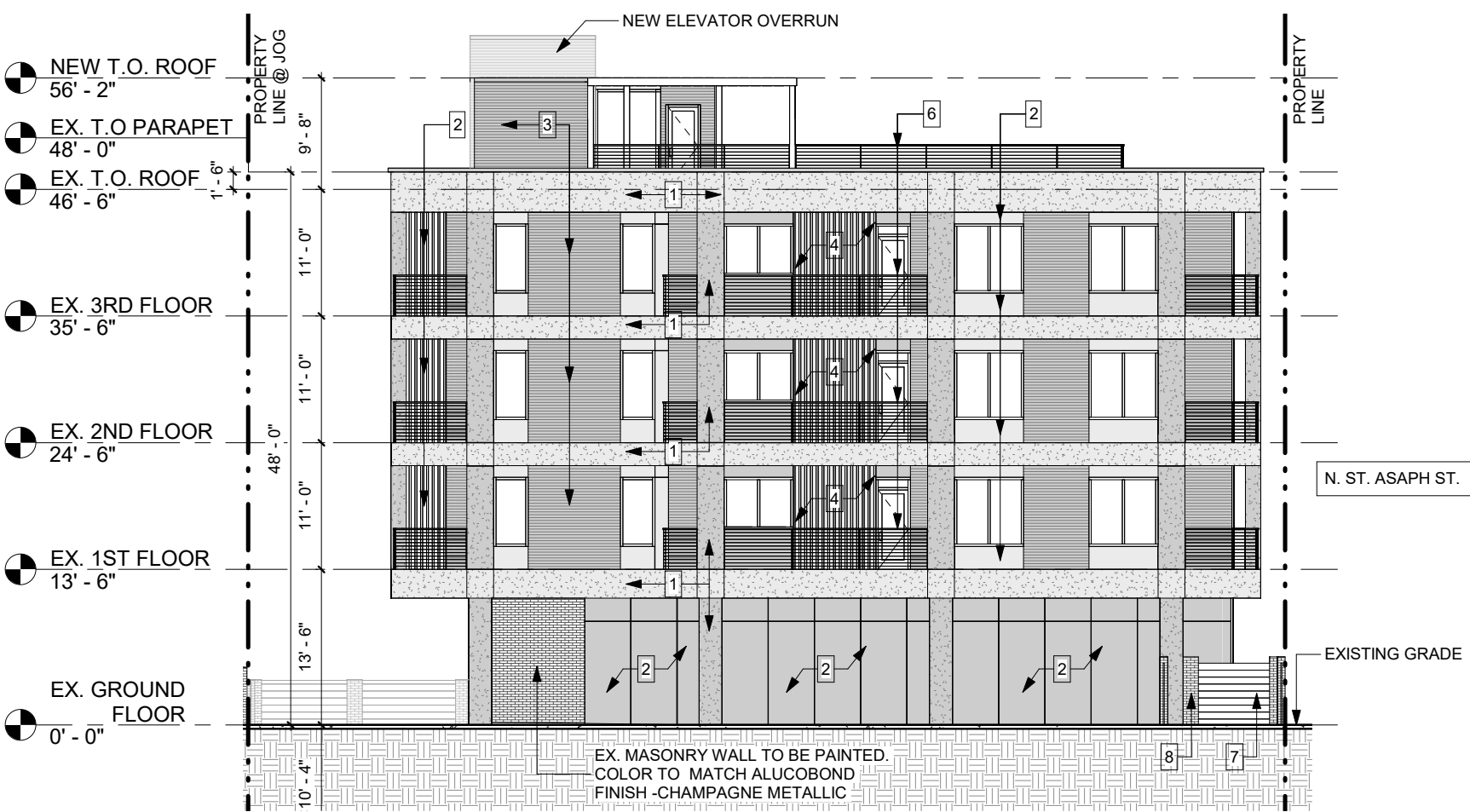
- 1 STO-QUIK SILVER DRAINSCREEN SYSTEM W. STO DECOCOAT FINISH
- 2 NCHHA FIBER CEMENT SIDING - COLOR - TBD
- 3 LAP SIDING FINISH
- 4 PAINTED EXISTING BRICK - COLOR - TBD
- 5 KAWNEER THERMALLY BROKEN STOREFRONT SYSTEM
- 6 VIEWRAIL SURFACE MOUNT CABLE RAIL SYSTEM WITH WOOD TOP RAIL
- 7 KNOTWOOD FENCE SYSTEM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



PREVIOUSLY APPROVED 04/17/2024

PROPOSED EXTERIOR FINISHES:

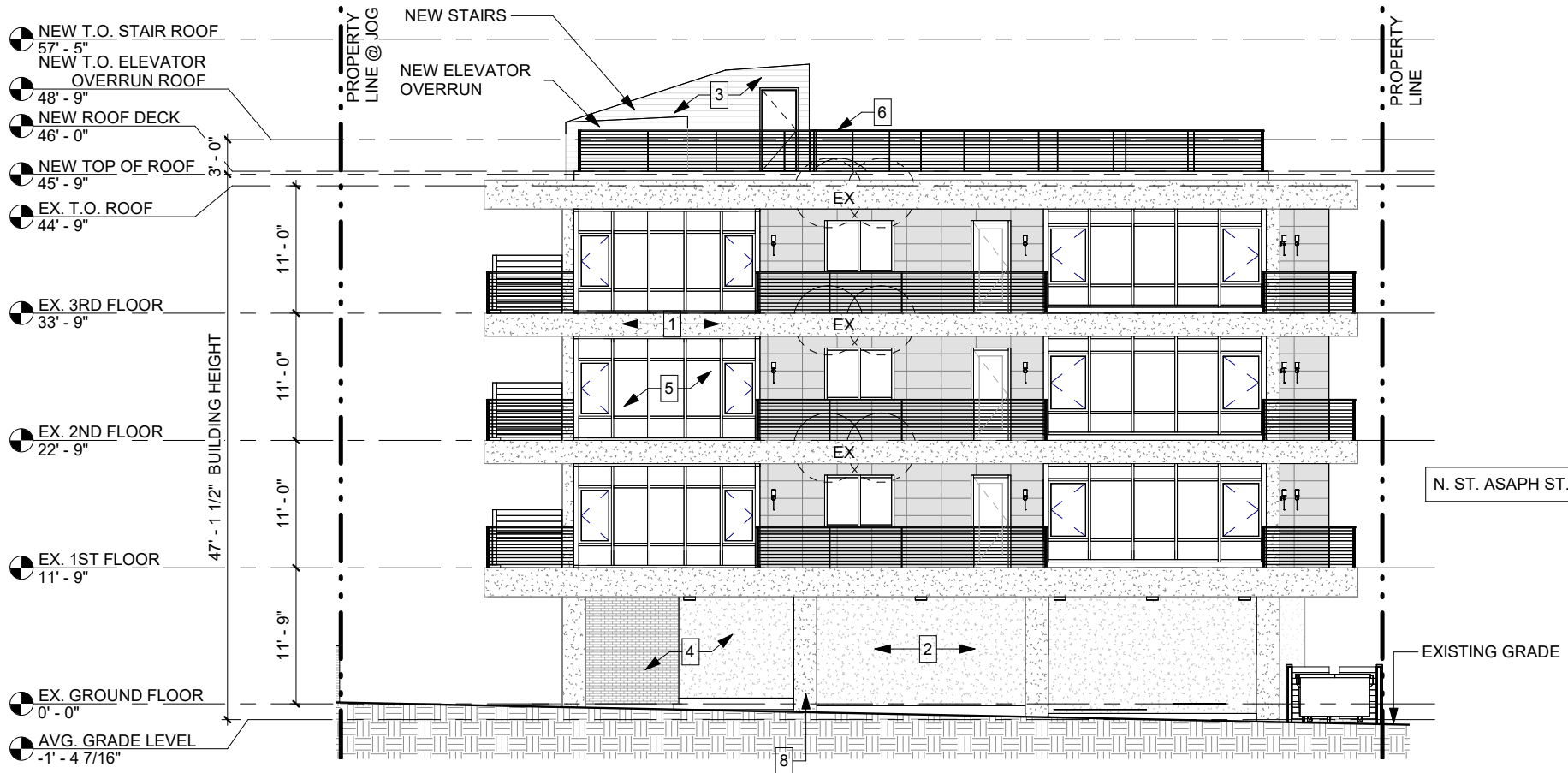
- 1 STO-QUIK SILVER DRAINSCREEN SYSTEM W. STO DECOCOAT FINISH
- 2 ALUCOBOND EASYFIX METAL PANEL SYSTEM
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- 5 YKK FRONT SET 45 THERMALLY BROKEN STOREFRONT SYSTEM
- 6 VIEWRAIL SURFACE MOUNT CABLE RAIL SYSTEM WITH WOOD TOP RAIL
- 7 KNOTWOOD FENCE SYSTEM
- 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



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



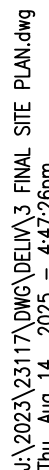
2 NICHHA ARCHITECTURAL WALL PANELS – MASONRY SERIES SANDSTONE



4 METAL BAR RAILING STAINLESS STEEL



THANK YOU!



14. LOADING SPACES: REQUIRED: 1 PROVIDED: 0*

*SEE APPROVED APPLICATIONS AND MODIFICATIONS ON SHEET 1.

PARKING SPACE LEGEND:

RC – RESIDENTIAL COMPACT CAR PARKING SPACE (MIN 16.0' X 8.0')

CC – COMMERCIAL COMPACT CAR PARKING SPACE (MIN 16.0' X 8.0')

 – HANDICAP PARKING SPACE

PAVEMENT MARKING SPECIFICATIONS:

ALL ONSITE PAVEMENT MARKINGS TO BE DELINEATED WITH HIGH QUALITY, WHITE, TRAFFIC-RATED PAINT. PARKING SPACE STRIPING AND EDGE LINE MARKING TO BE A MINIMUM OF FOUR (4) INCHES IN WIDTH AND TO THE LENGTHS SHOWN. STOP BAR STRIPING TO BE MINIMUM OF TWENTY FOUR (24) INCHES IN WIDTHS AND TO THE LENGTH SHOWN. THE DOUBLE YELLOW STRIPING TO BE A MINIMUM OF FIVE (5) INCHES IN WIDTH AND TO THE LENGTHS SHOWN.

LADDER TRUCK ACCESS NOTE:

THE PROPOSED BUILDING HEIGHT IS UNDER 50' SO 48" LADDER TRUCK ACCESS IS NOT REQUIRED. LADDER TRUCK SHALL ACCESS THE BUILDING FROM THE NORTH SAINT ASAPH STREET FRONTAGE.

STORMWATER MANAGEMENT NOTE:

THE LIMITS OF DISTURBANCE FOR THIS SITE IS 2,484 SF WHICH IS LESS THAN 2,500 SF. PER CITY OF ALEXANDRIA ZONING ORDINANCE SECTION 13-109E THERE ARE NO STORMWATER MANAGEMENT REQUIREMENTS FOR THIS SITE.

APPROVED	
SPECIAL USE PERMIT NO. _____	
DEPARTMENT OF PLANNING AND ZONING	
_____ DIRECTOR	_____ DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. SP#1965-00086	
_____ DIRECTOR	_____ DATE
_____ CHAIRMAN, PLANNING COMMISSION	_____ DATE
DATE RECEIVED _____	
_____ INSTRUMENT NO.	_____ DEED BOOK NO.
_____ DATE	

SHEET 3 OF 10
FILE: 23-117