

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

**APPLICANT:** Saint Asaph Ventures LLC

**LOCATION:** Old and Historic Alexandria District  
118 North Saint Asaph Street and 100 Ross Alley

**ZONE:** CD/ Commercial Downtown

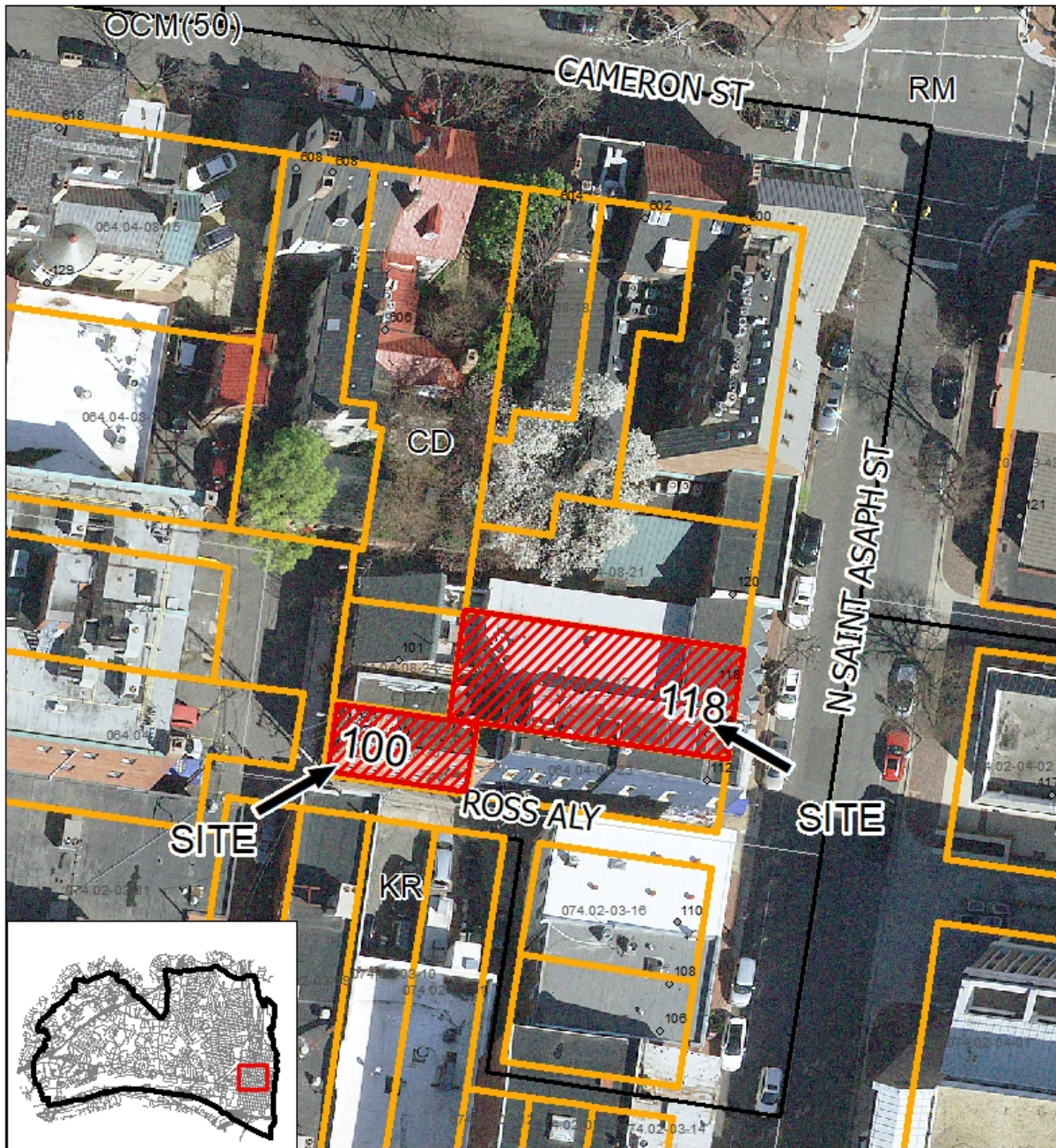
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**STAFF RECOMMENDATION**

Staff recommends approval of the Permit to Demolish/Capsulate and Certificate of Appropriateness with the condition that the applicant provide full window and door specifications to demonstrative compliance with the Board's *New and Replacement Window Performance Specifications*.

**GENERAL NOTES TO THE APPLICANT**

1. **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](mailto:preservation@alexandriava.gov) for further information.
2. **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.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official 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 #2019-00148 & BAR #2019-00149**  
**118 North Saint Asaph Street & 100 Ross Alley**



0 15 30 60 Feet

**Note:** *Staff coupled the applications for a Permit to Demolish (BAR #2019-00148) and Certificate of Appropriateness (BAR #2019-00149) for clarity and brevity. The Permit to Demolish requires a roll call vote.*

## **I. APPLICANT'S PROPOSAL**

The applicant is requesting a Permit to Demolish/Capsulate and Certificate of Appropriateness for alterations to the buildings at 118 North Saint Asaph Street and 100 Ross Alley. The two buildings are connected in the interior and have been vacant for several years.

### **Permit to Demolish/Capsulate**

#### **118 North St. Asaph Street**

- Demolition of approximately 25 sq. ft. of existing masonry to accommodate new second floor French doors
- Demolition of the bull nose awning, flag poles and light fixtures

#### **118 North St. Asaph Street (roof)**

- Demolition of portions of the roof and rear wall of third floor loft to accommodate new roof deck

#### **100 Ross Alley**

- Demolition of 100 sq. ft. of masonry to accommodate a new window (second floor) and new garage door
- Demolition of less than one sq. ft. to accommodate a second vent.

### **Certificate of Appropriateness**

#### ***Alterations and Additions***

#### **118 North St. Asaph Street Façade**

- Installation of 1/1 Jeld-Wen black aluminum clad double hung windows in the dormers
- Installation of four new exterior black painted wood French doors on the second floor with powder coated black wrought iron Juliette railings
- Installation of two new black painted single lite wood front doors
- Installation of a new three light storefront window with wood frame
- Installation of three new L-arm wall lights over the storefront and replacement of two existing incandescent lights with two new gas lights
- New semi flush ceiling fixtures above each entry alcove

#### **118 North Saint Asaph Street (roof)**

- Installation of new wood casement windows and sliding doors on the rear wall of the west-facing loft story wall
- Installation of fiber cement siding on the west-facing loft story wall
- Installation of metal guardrails around the roof deck

#### **100 Ross Alley**

- Installation of a new second floor wood window to match existing

- Installation of a new wood and glass overhead garage door flanked by two wall lanterns
- Installation of an exterior door in the egress alley
- Installation of a second vent in the masonry wall (to match the existing vent).

## **II. HISTORY**

118 North Saint Asaph Street is a three-story masonry structure with some Colonial Revival details. The building was approved by the BAR on September 9, **1959** and was designed by Stanton, Minton & Bruner. The building is connected in the interior to the two-story masonry building at 100 Ross Alley, which was constructed in the early **1960's** and initially used as an accessory warehouse building for the neighboring property behind 112 South Saint Asaph Street.

No recent BAR applications or approvals were found for this property, although the BAR approved signage for the previous tenant in the 1970s.

## **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.

<b>Standard</b>	<b>Description of Standard</b>	<b>Standard Met?</b>
(1)	Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?	No
(2)	Is the building or structure of such interest that it could be made into a historic shrine?	No
(3)	Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?	No
(4)	Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?	N/A
(5)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No
(6)	Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?	No



The area of demolition/capsulation dates from the mid-20<sup>th</sup> century and does not exhibit a high degree of design or architectural detail and uses modern materials that could be reproduced easily. In the opinion of Staff, none of the criteria are met and the Permit to Demolish should be granted.

#### Certificate of Appropriateness

Staff supports the proposed alterations to the two properties, as they have been neglected for many years and the modifications will help to modernize the buildings and improve some of the architectural detailing. Like many buildings in Old Town, when this office building was constructed in the 1960s it was designed to reflect the Colonial history of the City and included such detailing as the stone keystones and multi-light windows but the proportions and traditional design details of this era were not as good as they were 30 years prior.

The most visible alterations are on the front façade, where the existing second floor windows are being replaced with French doors and Juliette balconies, and the other fenestration is changed from multi-light to full-light configurations (Figure 1). Staff supports these modifications and believes that the updated façade is more modern and inviting. Likewise, staff has no objection to the proposed roof deck or the fenestration alterations in the alley.



**Figure 1: Proposed front elevation**

Although the applicant identified the material type and configuration of the new windows and doors, additional glazing information is necessary to determine whether it fully complies with the Board's window and door replacement policy.

While not an issue before the BAR, staff notes that there is an existing utility pole in the general area of the proposed garage door on the rear of the building and the applicant will have to avoid – or relocate – the utility pole in that area (Figure 2).



Figure 2: Existing utility pole

With the condition noted above, staff recommends approval of the application.

**STAFF**

Henry Hollander, Planning & Zoning  
Stephanie Sample, Historic Preservation Planner, Planning and Zoning  
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

**IV. CITY DEPARTMENT COMMENTS**

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

**Zoning**

The subject property consists of a developed parcel addressed as 118 North Saint Asaph Street, currently zoned CD and being used as an office building. The applicant is requesting alterations.

F-1 For nonresidential uses, the CD Zone has no yard or open space requirements. If the development has both residential and nonresidential uses, the residential yard and open space regulations shall apply. Sec 4-506

F-2 The height of 32' does not exceed the maximum allowable height of 50'. Sec 4-506

- F-3 Replacement windows, doors, siding, lighting and balconies comply with Zoning.
- C-1 The CD Zone allows for 5,331 square feet of FAR. The current structure has an FAR of 7,991 square feet. The CD Zone allows for the FAR to be increased to 2.5 for nonresidential uses with a special use permit. No change in FAR is proposed in the application. Sec. 4-506
- C-2 Any change of use would require further Zoning review.
- C-3 Lots must be consolidated for potential FAR and Open Space requirements.

**Code Administration**

- C-1 A building permit, plan review and inspections are required prior to the start of construction.

**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)
- F1. 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)
- F2. 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 archaeological oversight necessary for this project.

**V. ATTACHMENTS**

*1 - Supplemental Materials*

*2 - Application for BAR 2019-00148& 00149*



BAR Case # \_\_\_\_\_

**ADDRESS OF PROJECT: 118 N. St. Asaph Street & 100 Ross Alley****TAX MAP AND PARCEL: 064.04-08-22 & 064.04-08-30      ZONING: CD****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: Saint Asaph Ventures LLC

Address: 2401 Mount Vernon Avenue, Unit B

City: Alexandria      State: VA      Zip: 22301

Phone: (703) 989-7399      E-mail:

**Authorized Agent (if applicable):** ☐ Attorney      ☒ Architect      ☐ \_\_\_\_\_

Name: STEPHEN W. KULINSKI

Phone: (703) 836-7243

E-mail: steve@kulinskigroup.com

**Legal Property Owner:**

Name: Saint Asaph Ventures LLC

Address: 2401 Mount Vernon Avenue, Unit B

City: Alexandria      State: VA      Zip: 22301

Phone: (703) 989-7399      E-mail:

- ☐ Yes ☒ No Is there an historic preservation easement on this property?
- ☐ Yes ☒ No If yes, has the easement holder agreed to the proposed alterations?
- ☐ Yes ☒ No Is there a homeowner's association for this property?
- ☐ Yes ☒ No If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.

**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 maybe attached).*

Exterior renovation of building to include minor masonry demolition along North Saint Asaph Street with new windows and doors. Demolition of brick at rear of building to accommodate a new window and garage door. Partial roof demolition to accommodate a raised ceiling at the attic and access to a new roof deck.

**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.

Electronic copies of submission materials should be submitted whenever possible

**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. All plans must be folded and collated into 12 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. 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 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 12 sets of 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: STEPHEN W. KULINSKI

Date: 04/15/19



# 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 ten 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. Mike Dameron	2401 Mount Vernon Ave., Unit B Alexandria, VA 22301	25%
2. Leigh Dameron	2401 Mount Vernon Ave., Unit B Alexandria, VA 22301	25%
3. Scott Mitchell	618 S. Alfred Street Alexandria, VA 22314	25%
4. Larry Hirsch	618 S. Alfred Street Alexandria, VA 22314	25%

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 118 N. St. Asaph Street & 100 Ross Alley (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten 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. Mike Dameron	2401 Mount Vernon Ave., Unit B Alexandria, VA 22301	25%
2. Leigh Dameron	2401 Mount Vernon Ave., Unit B Alexandria, VA 22301	25%
3. Scott Mitchell	618 S. Alfred Street Alexandria, VA 22314	25%
4. Larry Hirsch	618 S. Alfred Street Alexandria, VA 22314	25%

**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. N/A		
2. N/A		
3. N/A		
4. N/A		

**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.**

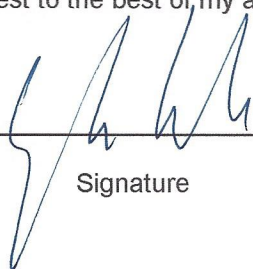
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

04/15/19

Date

STEPHEN W. KULINSKI

Printed Name

  
Signature



# Department of Planning and Zoning

## Floor Area Ratio and Open Space Calculations

as of 12/20/18

Existing

B

### A. Property Information

A1.	118 N. SAINT ASAPH	CD
	Street Address	Zone
A2.	2,568.00	x 1.50 = 3,852.00
	Total Lot Area	Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

### B. Existing Gross Floor Area

<u>Existing Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement		Basement**		B1. 7,718.00 Sq. Ft.
First Floor	3,576.00	Stairways**	238.00	Existing Gross Floor Area*
Second Floor	3,444.00	Mechanical**		B2. 345.00 Sq. Ft.
Third Floor	698.00	Attic less than 7***	107.00	Allowable Floor Exclusions**
Attic		Porches**		B3. 7,373.00 Sq. Ft.
Porches		Balcony/Deck**		Existing Floor Area Minus Exclusions (subtract B2 from B1)
Balcony/Deck		Lavatory***		Comments for Existing Gross Floor Area
Lavatory***		Other**		
Other**		Other**		
B1. <u>Total Gross</u>	7,718.00	B2. <u>Total Exclusions</u>	345.00	

### C. Proposed Gross Floor Area

<u>Proposed Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement		Basement**		C1. 0.00 Sq. Ft.
First Floor		Stairways**		Proposed Gross Floor Area*
Second Floor		Mechanical**		C2. 0.00 Sq. Ft.
Third Floor		Attic less than 7***		Allowable Floor Exclusions**
Attic		Porches**		C3. 0.00 Sq. Ft.
Porches		Balcony/Deck**		Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Balcony/Deck		Lavatory***		
Lavatory***		Other**		
Other		Other**		
C1. <u>Total Gross</u>	0.00	C2. <u>Total Exclusions</u>	0.00	

### D. Total Floor Area

D1.	7,373.00	Sq. Ft.
	Total Floor Area (add B3 and C3)	
D2.	3,852.00	Sq. Ft.
	Total Floor Area Allowed by Zone (A2)	

### E. Open Space

E1.	0.00	Sq. Ft.
	Existing Open Space	
E2.	0.00	Sq. Ft.
	Required Open Space	
E3.	0.00	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: \_\_\_\_\_

14

Date: 4/15/19



# Department of Planning and Zoning

## Floor Area Ratio and Open Space Calculations

as of 12/20/18

Proposed

**B**

### A. Property Information

A1. 118 N. SAINT ASAPH Street Address CD Zone

A2. 2,568.00 x 1.50 = 3,852.00  
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

### B. Existing Gross Floor Area

Existing Gross Area		Allowable Exclusions**		
Basement		Basement**		B1. 0.00 Sq. Ft.
First Floor		Stairways**		Existing Gross Floor Area*
Second Floor		Mechanical**		B2. 0.00 Sq. Ft.
Third Floor		Attic less than 7'**		Allowable Floor Exclusions**
Attic		Porches**		B3. 0.00 Sq. Ft.
Porches		Balcony/Deck**		Existing Floor Area Minus Exclusions (subtract B2 from B1)
Balcony/Deck		Lavatory***		Comments for Existing Gross Floor Area
Lavatory***		Other**		
Other**		Other**		
B1. Total Gross 0.00		B2. Total Exclusions 0.00		

### C. Proposed Gross Floor Area

Proposed Gross Area		Allowable Exclusions**		
Basement		Basement**		C1. 7,814.00 Sq. Ft.
First Floor	3,577.00	Stairways**	490.00	Proposed Gross Floor Area*
Second Floor	3,444.00	Mechanical**		C2. 597.00 Sq. Ft.
Third Floor	794.00	Attic less than 7'**	107.00	Allowable Floor Exclusions**
Attic		Porches**		C3. 7,217.00 Sq. Ft.
Porches		Balcony/Deck**		Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Balcony/Deck		Lavatory***		
Lavatory***		Other**		
Other		Other**		
C1. Total Gross 7,815.00		C2. Total Exclusions 597.00		

### 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. 7,217.00 Sq. Ft.  
Total Floor Area (add B3 and C3)

D2. 3,852.00 Sq. Ft.  
Total Floor Area Allowed by Zone (A2)

### E. Open Space

E1. 0.00 Sq. Ft.  
Existing Open Space

E2. 0.00 Sq. Ft.  
Required Open Space

E3. 0.00 Sq. Ft.  
Proposed Open Space

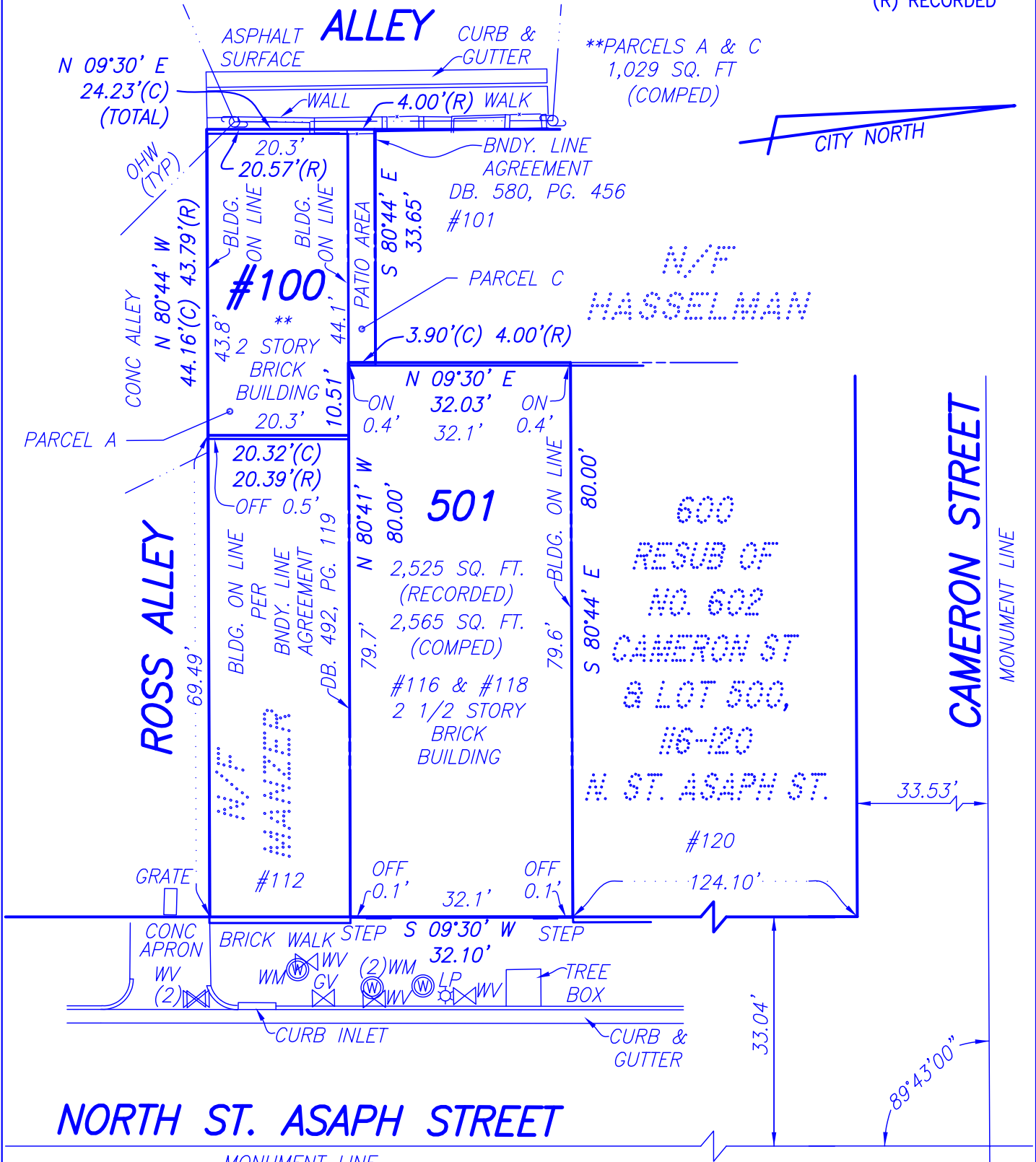
The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

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

Date: 4/15/19

OWNERS: LISA & RALPH CAPOBIANCO #100 ROSS ALLEY (TM#064.04-08-30)  
THOMAS S. FOSTER, CORINNE E. ALLEN, ERIN G. LAPORE  
AND JENNIFER H. MILLS #116 & #118 N. ST. ASAPH ST. (TM#064.04-08-22)

LEGEND:  
(C) COMPED  
(R) RECORDED



NORTH ST. ASAPH STREET

PLAT

SHOWING PHYSICAL IMPROVEMENT SURVEY FOR PROPERTY LOCATED AT

#100 ROSS ALLEY

(INSTR. #040032602)

AND LOT 501 OF THE RESUBDIVISION OF

NOS. 116, 118 & 120 NORTH ST. ASAPH STREET

(DB. 503, PG. 353)

CITY OF ALEXANDRIA, VIRGINIA

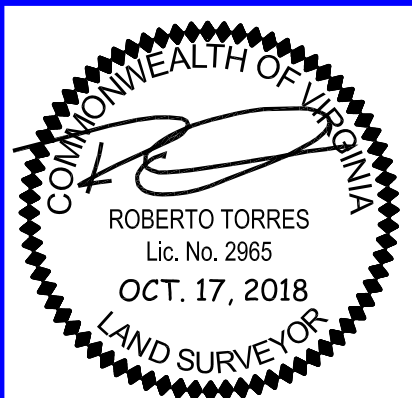
SCALE: 1" = 20'  
DATE: OCTOBER 17, 2018

CLIENT: SCOTT MITCHELL

INSTR. #040032602 &  
INSTR. #100001100  
PLAT SUBJECT TO RESTRICTIONS  
OF RECORD. TITLE REPORT  
PERFORMED BY TRI-COUNTY TITLE  
INC. ALL EASEMENTS MAY NOT  
BE SHOWN.

**RC FIELDS**  
& ASSOCIATES, INC.  
ENGINEERING • LAND SURVEYING • PLANNING  
730 S. Washington Street  
Alexandria, Virginia 22314  
www.rcfassoc.com  
(703) 549-6422

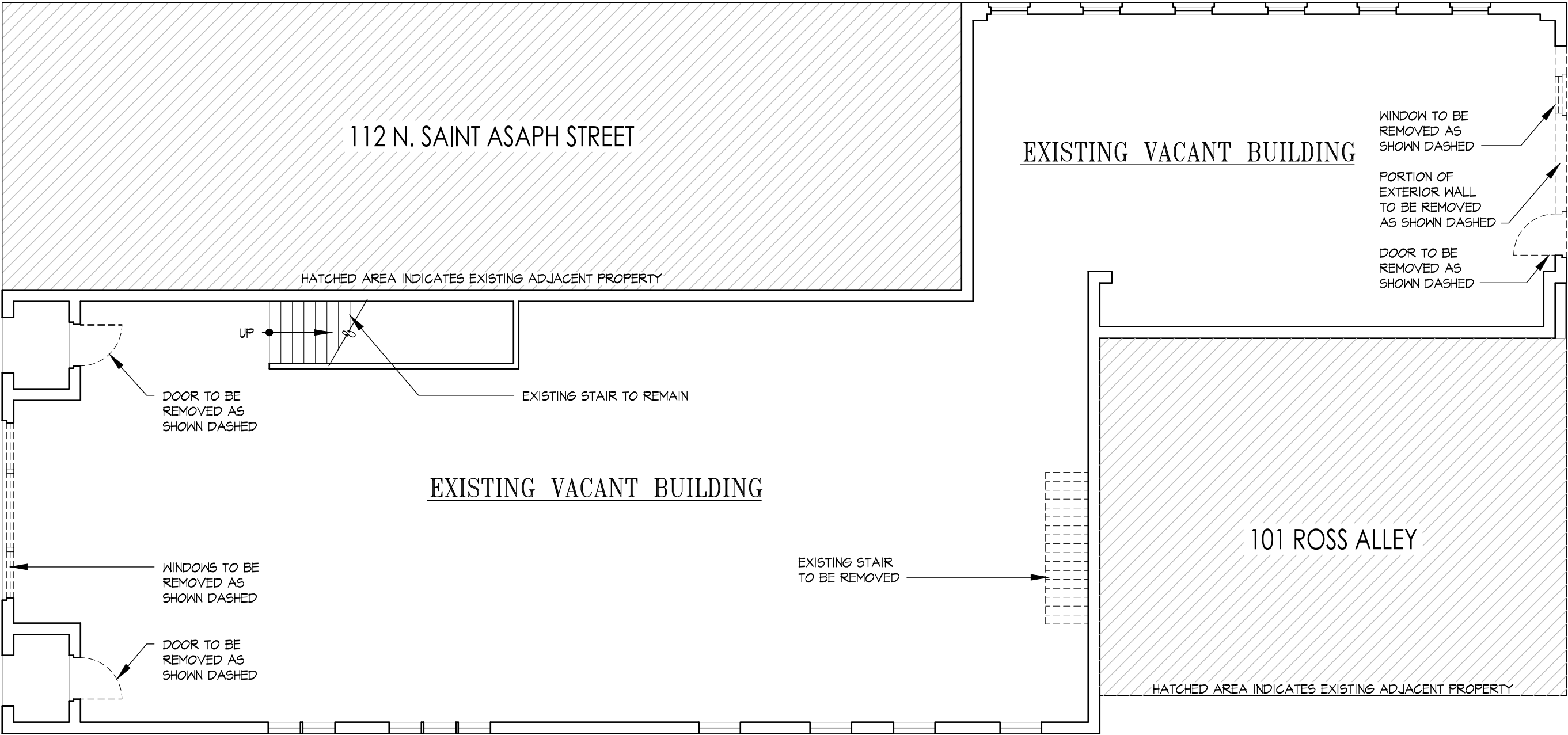
I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE  
BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND/OR WITH  
CALIBRATED ELECTRONIC DISTANCE MEASURING EQUIPMENT AND, UNLESS  
OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.



DRAFTED: JD CHECKED: WDS, RT



CITY OF ALEXANDRIA - BOARD OF ARCHITECTURAL REVIEW  
OLD & HISTORIC DISTRICT - PLAN SUBMITTAL



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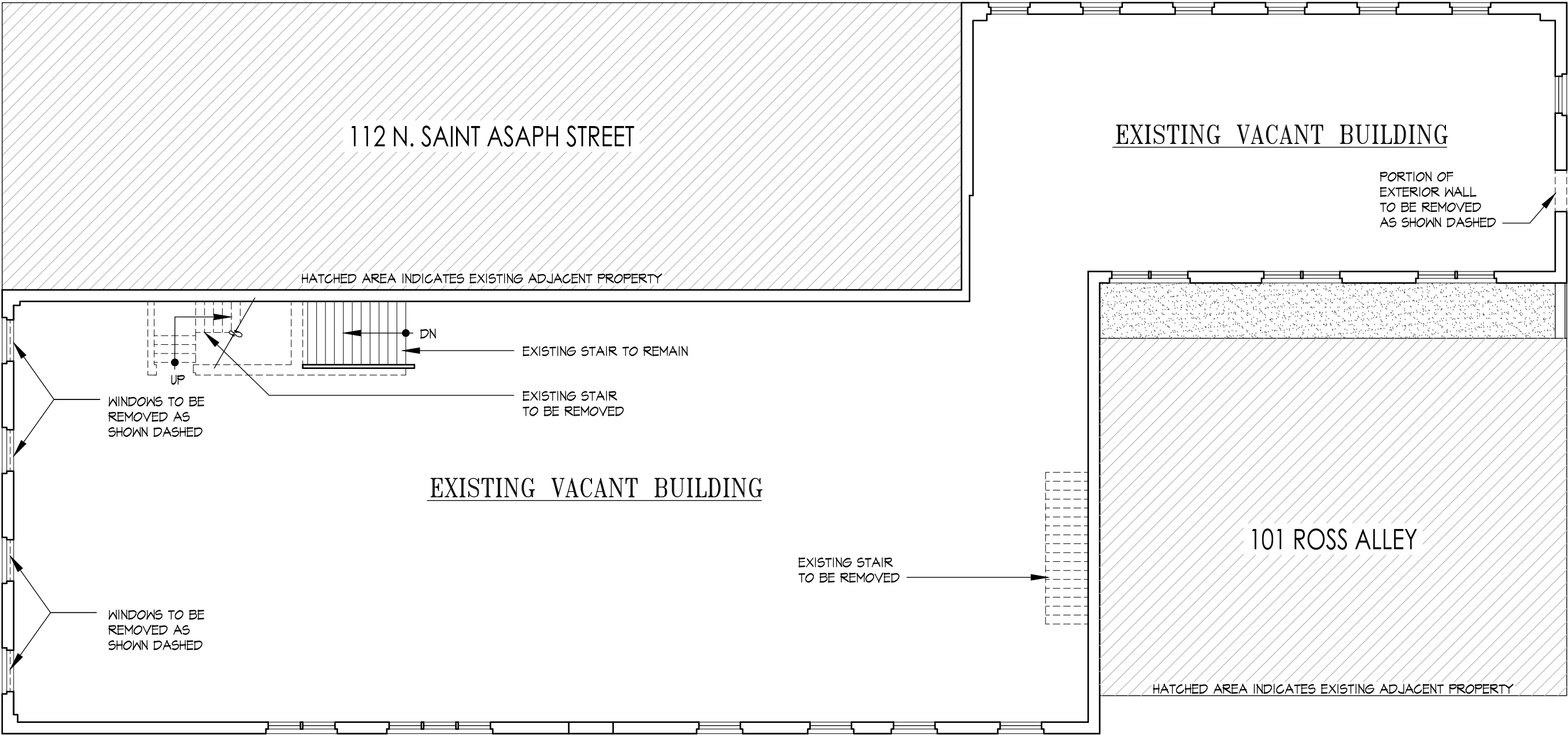
118 N. SAINT ASAPH STREET  
118 N. SAINT ASAPH STREET ALEXANDRIA, VA 22314

FIRST FLOOR DEMOLITION PLAN

4/15/19

A1

CITY OF ALEXANDRIA - BOARD OF ARCHITECTURAL REVIEW  
OLD & HISTORIC DISTRICT - PLAN SUBMITTAL



1 SECOND FLOOR DEMOLITION PLAN  
A2 SCALE: 1/8" = 1'-0"

SYMBOLS LIST	
-----	EXISTING CONSTRUCTION TO BE REMOVED

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118 N. SAINT ASAPH STREET

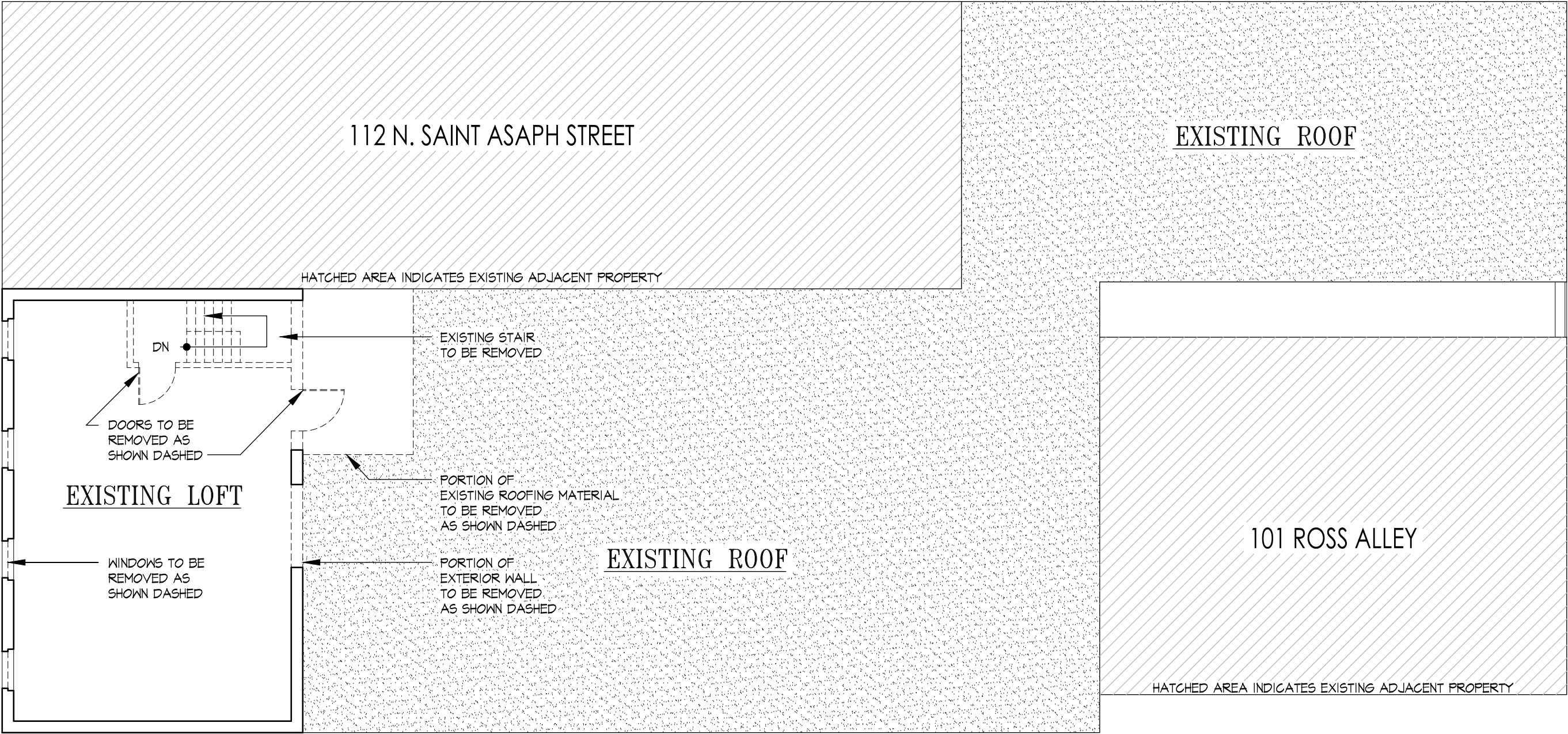
118 N. SAINT ASAPH STREET ALEXANDRIA, VA 22314

SECOND FLOOR DEMOLITION PLAN

4/15/19

A2

CITY OF ALEXANDRIA - BOARD OF ARCHITECTURAL REVIEW  
OLD & HISTORIC DISTRICT - PLAN SUBMITTAL



1 THIRD FLOOR DEMOLITION PLAN  
A3 SCALE: 1/8" = 1'-0"

SYMBOLS LIST	
-----	EXISTING CONSTRUCTION TO BE REMOVED

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118 N. SAINT ASAPH STREET

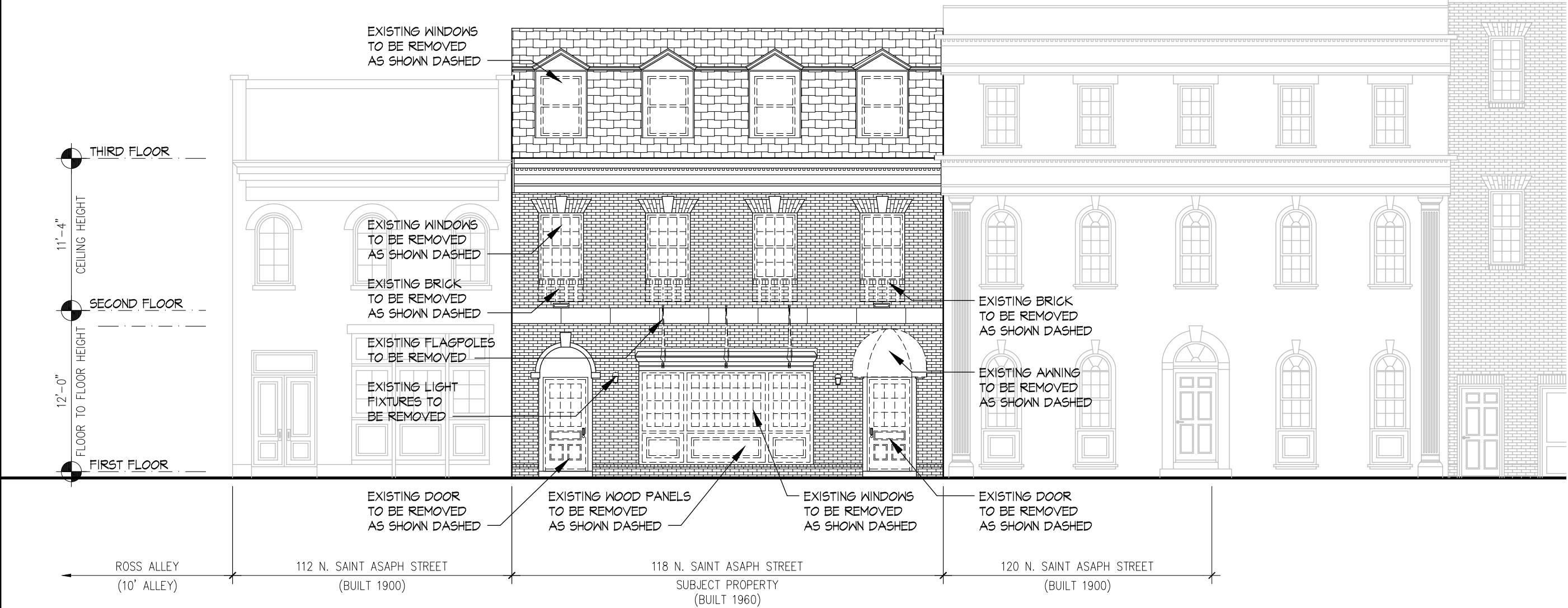
118 N. SAINT ASAPH STREET ALEXANDRIA, VA 22314

THIRD FLOOR DEMOLITION PLAN

4/15/19

A3

CITY OF ALEXANDRIA - BOARD OF ARCHITECTURAL REVIEW  
OLD & HISTORIC DISTRICT - PLAN SUBMITTAL



**1** FRONT DEMOLITION ELEVATION  
A4 SCALE: 1/8" = 1'-0"

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118 N. SAINT ASAPH STREET

118 N. SAINT ASAPH STREET ALEXANDRIA, VA 22314

FRONT DEMOLITION ELEVATION

4/15/19

A4



CITY OF ALEXANDRIA - BOARD OF ARCHITECTURAL REVIEW  
OLD & HISTORIC DISTRICT - PLAN SUBMITTAL



**1** REAR DEMOLITION ELEVATION  
A5 SCALE: 1/8" = 1'-0"

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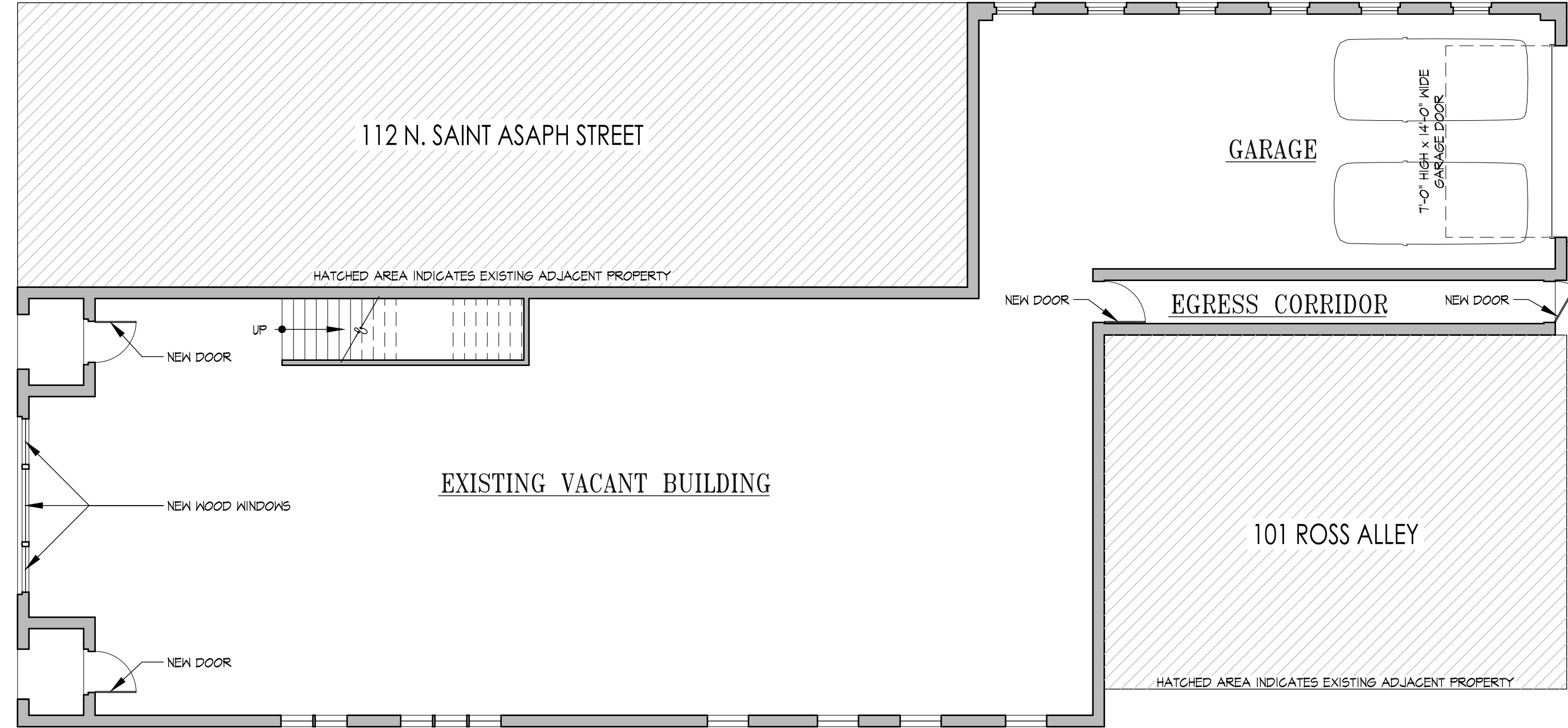


118 N. SAINT ASAPH STREET  
118 N. SAINT ASAPH STREET ALEXANDRIA, VA 22314  
REAR DEMOLITION ELEVATION


4/15/19

A5

CITY OF ALEXANDRIA - BOARD OF ARCHITECTURAL REVIEW  
OLD & HISTORIC DISTRICT - PLAN SUBMITTAL



1 PROPOSED FIRST FLOOR PLAN  
A6 SCALE: 1/8" = 1'-0"

SYMBOLS LIST	
	EXISTING FULL HEIGHT WALL TO REMAIN

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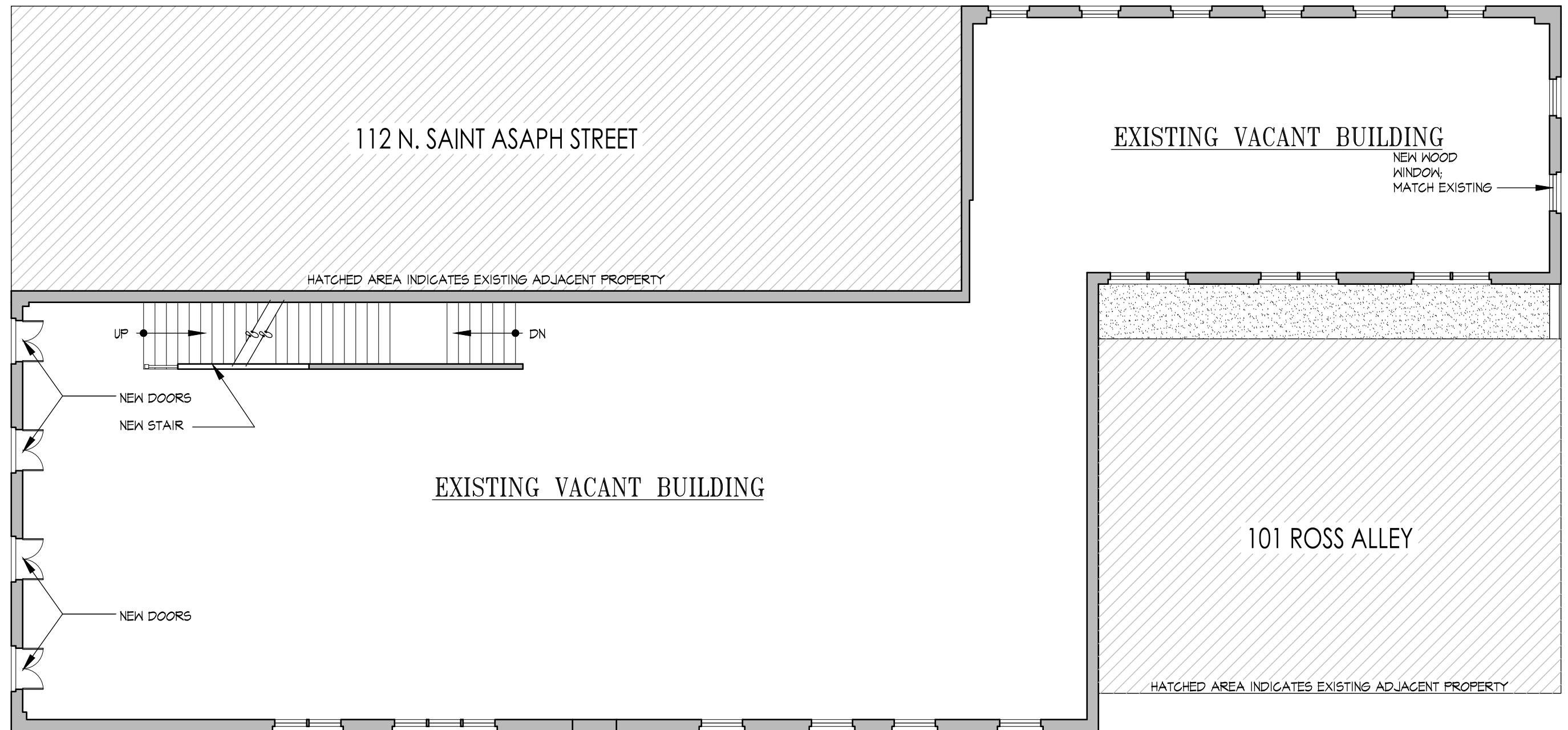


118 N. SAINT ASAPH STREET  
118 N. SAINT ASAPH STREET ALEXANDRIA, VA 22314  
PROPOSED FIRST FLOOR PLAN

4/15/19

A6

CITY OF ALEXANDRIA - BOARD OF ARCHITECTURAL REVIEW  
OLD & HISTORIC DISTRICT - PLAN SUBMITTAL




1 PROPOSED SECOND FLOOR PLAN

A7 SCALE: 1/8" = 1'-0"

## SYMBOLS LIST

EXISTING FULL HEIGHT  
WALL TO REMAIN



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GROUP ARCHITECTS P.C.  
KULINSKIGROUP.COM | 703.836.7243

118 N. SAINT ASAPH STREET

118 N. SAINT ASAPH STREET    ALEXANDRIA, VA    22314

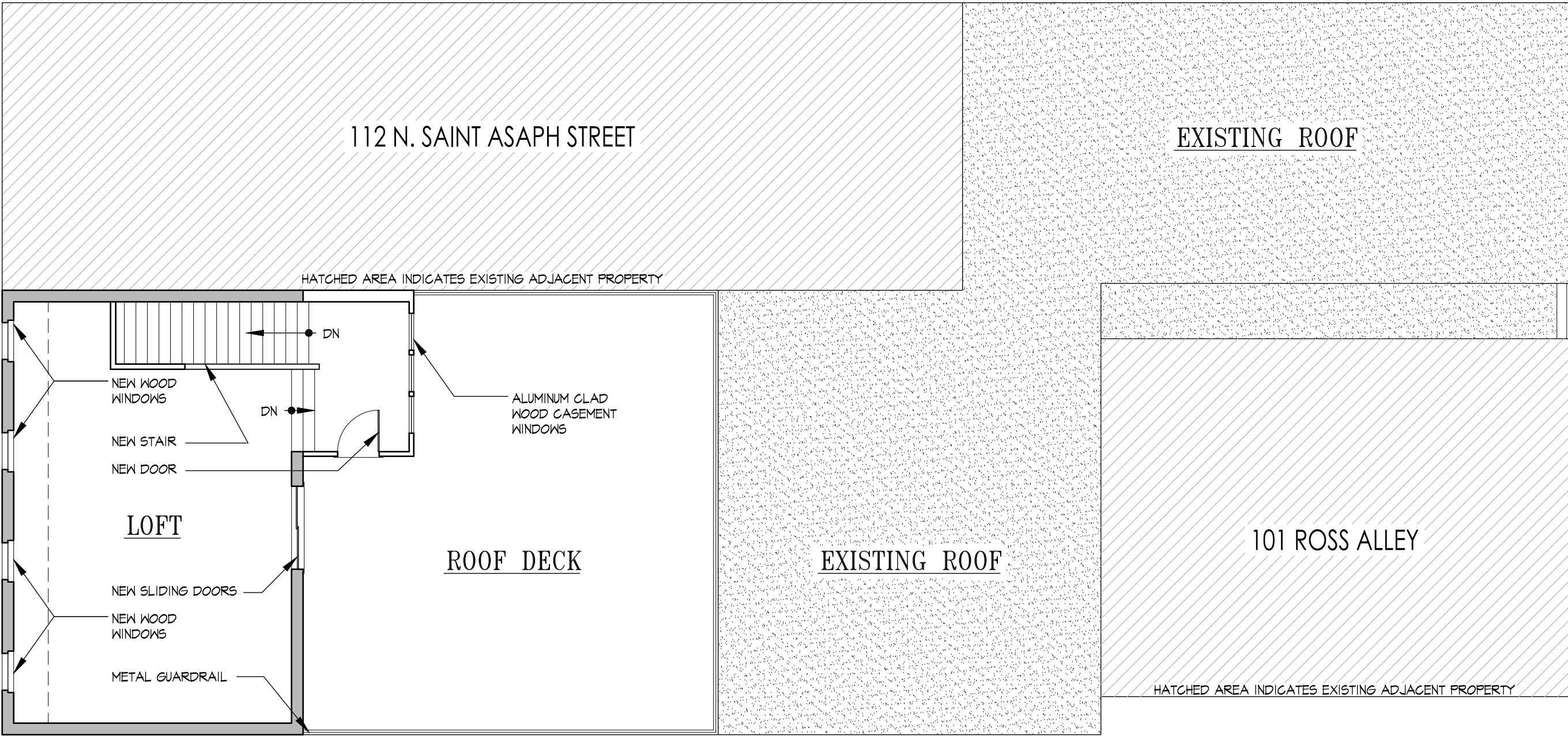
## PROPOSED SECOND FLOOR PLAN

4/15/19

A7

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OLD & HISTORIC DISTRICT - PLAN SUBMITTAL



1 PROPOSED THIRD FLOOR PLAN  
A8 SCALE: 1/8" = 1'-0"

SYMBOLS LIST	
	EXISTING FULL HEIGHT WALL TO REMAIN

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118 N. SAINT ASAPH STREET

118 N. SAINT ASAPH STREET ALEXANDRIA, VA 22314

PROPOSED THIRD FLOOR PLAN

4/15/19

A8

CITY OF ALEXANDRIA - BOARD OF ARCHITECTURAL REVIEW  
OLD & HISTORIC DISTRICT - PLAN SUBMITTAL



1 PROPOSED FRONT ELEVATION  
A9 SCALE: 1/8" = 1'-0"

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118 N. SAINT ASAPH STREET

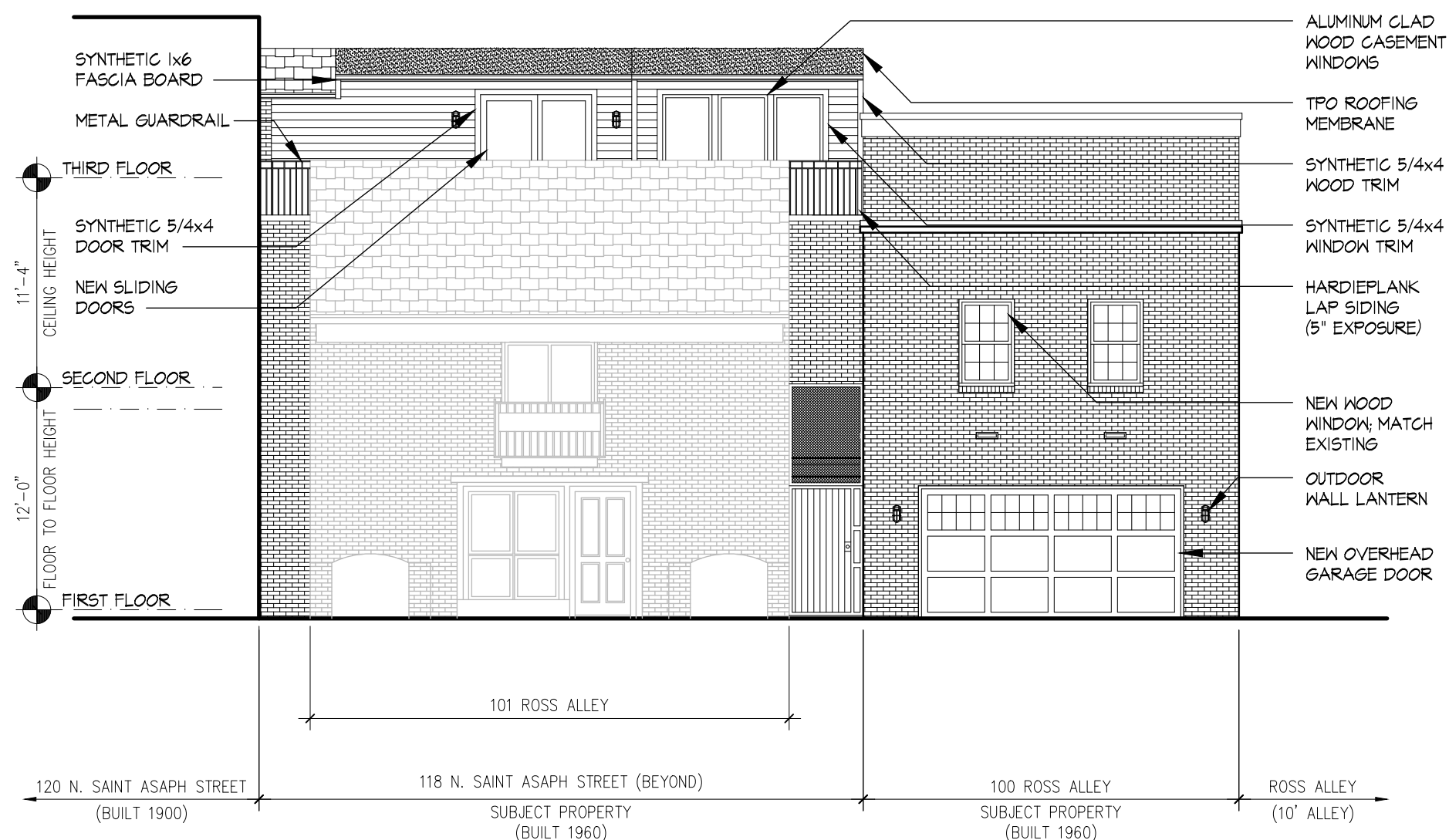
118 N. SAINT ASAPH STREET ALEXANDRIA, VA 22314

PROPOSED FRONT ELEVATION

4/15/19

A9

CITY OF ALEXANDRIA - BOARD OF ARCHITECTURAL REVIEW  
OLD & HISTORIC DISTRICT - PLAN SUBMITTAL



1 PROPOSED REAR ELEVATION  
A10 SCALE: 1/8" = 1'-0"

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118 N. SAINT ASAPH STREET  
118 N. SAINT ASAPH STREET ALEXANDRIA, VA 22314

PROPOSED REAR ELEVATION

4/15/19

A10



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OLD & HISTORIC DISTRICT - PLAN SUBMITTAL



118 N. SAINT ASAPH STREET  
(SUBJECT PROPERTY)



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118 N. SAINT ASAPH STREET

118 N. SAINT ASAPH STREET ALEXANDRIA, VA 22314

EXISTING STREETScape PHOTOGRAPHS

4/15/19

A11



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OLD & HISTORIC DISTRICT - PLAN SUBMITTAL



STREET VIEW LOOKING NORTHWEST



ROOFTOP VIEW LOOKING EAST



ALLEY VIEW LOOKING NORTHEAST



ALLEY VIEW LOOKING SOUTHEAST



ALLEY VIEW LOOKING EAST

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118 N. SAINT ASAPH STREET

118 N. SAINT ASAPH STREET ALEXANDRIA, VA 22314

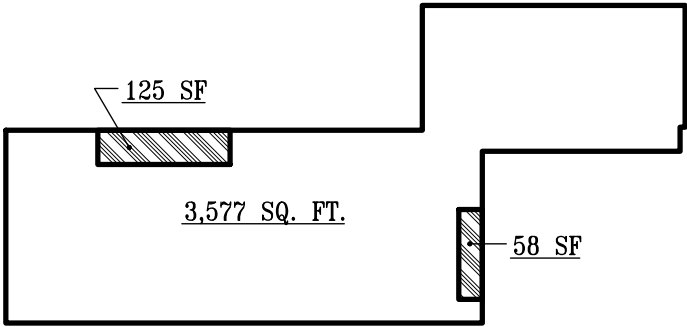
EXISTING CONDITIONS PHOTOS

4/15/19

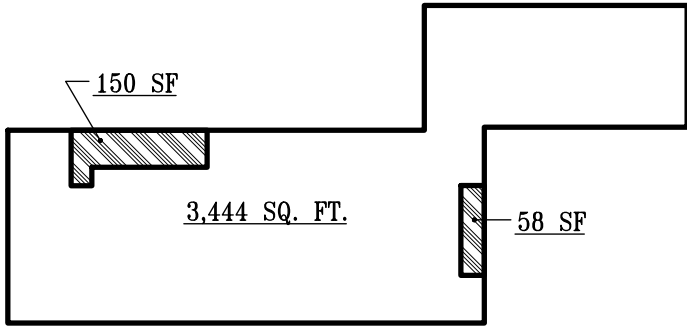
A12



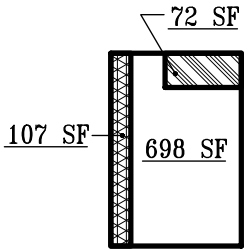
CITY OF ALEXANDRIA - BOARD OF ARCHITECTURAL REVIEW  
OLD & HISTORIC DISTRICT - PLAN SUBMITTAL



FIRST FLOOR



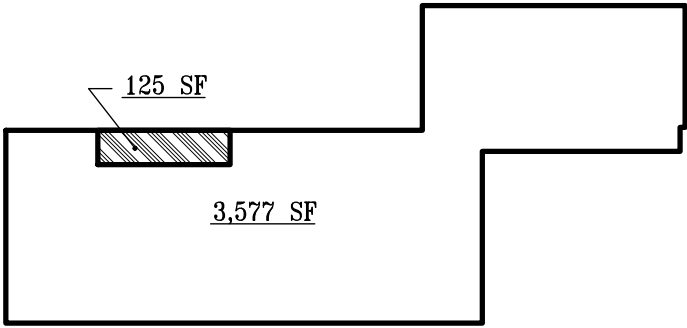
SECOND FLOOR



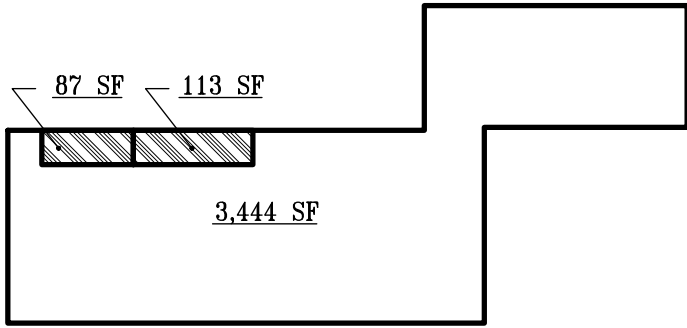
THIRD FLOOR

1 EXISTING FAR DIAGRAMS  
A13 SCALE: 1/32" = 1'-0"

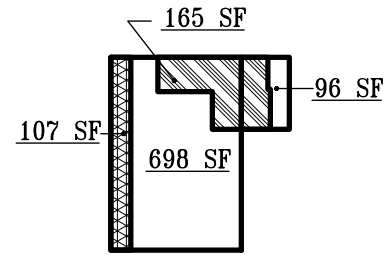
DRAWING KEY	
STAIRS AND LANDINGS	
ATTIC BELOW 7'-0"	



FIRST FLOOR



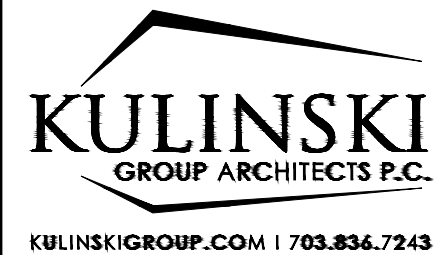
SECOND FLOOR



THIRD FLOOR

2 PROPOSED FAR DIAGRAMS  
A13 SCALE: 1/32" = 1'-0"

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118 N. SAINT ASAPH STREET

118 N. SAINT ASAPH STREET ALEXANDRIA, VA 22314

EXISTING & PROPOSED FAR DIAGRAMS

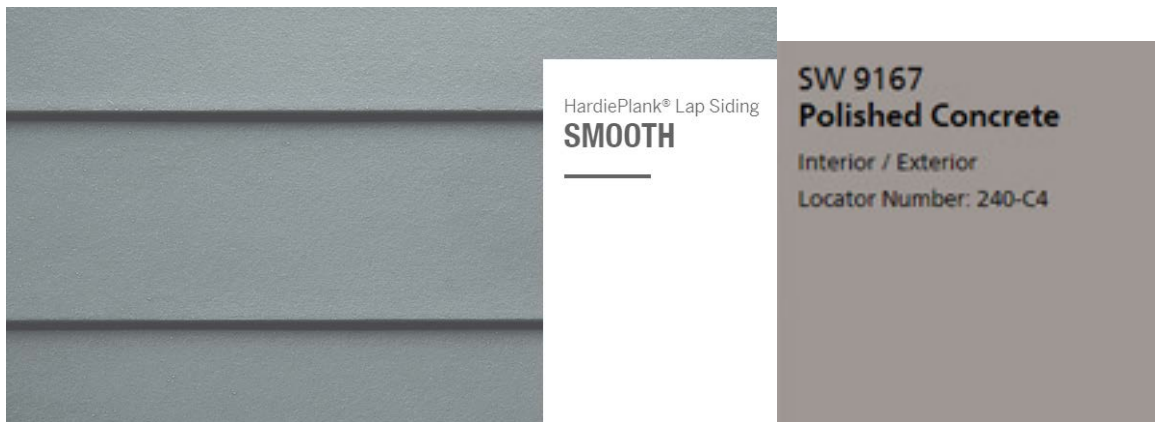
4/15/19

A13

## 118 N. Saint Asaph Street - Old and Historic District

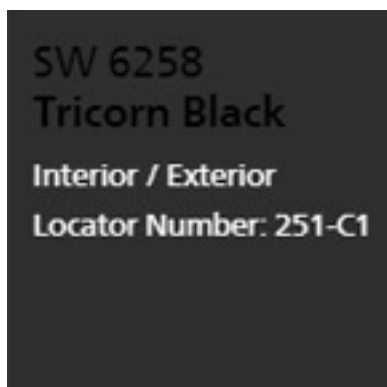
### HardiePlank Lap Siding:

Finish: Smooth  
Exposure: 5"  
Color: SW 9167 Polished Concrete



### Synthetic Wood Trim:

Finish: Smooth  
Color: SW 6258 Tricorn Black





Juliet Balcony / Guardrail:

Supplier: Signature Metal Works

Material: Wrought Iron

Color: Black

Finish: Powder Coated



Front Entry Wall Lights above Storefront Windows:

Supplier: Rejuvenation Carson L-Arm LED Wall Fixture

Finish: Matte Black



Front Entry Lights in Alcove:

Supplier: Rejuvenation Carson 12" Semi Flush Fixture

Finish: Matte Black



Front Entry Wall Lights:

Supplier: St. James Lighting Frisco Open Flame Natural Gas Steel Wall Mount Lantern

Finish: Powder Coat Black

Size: Small

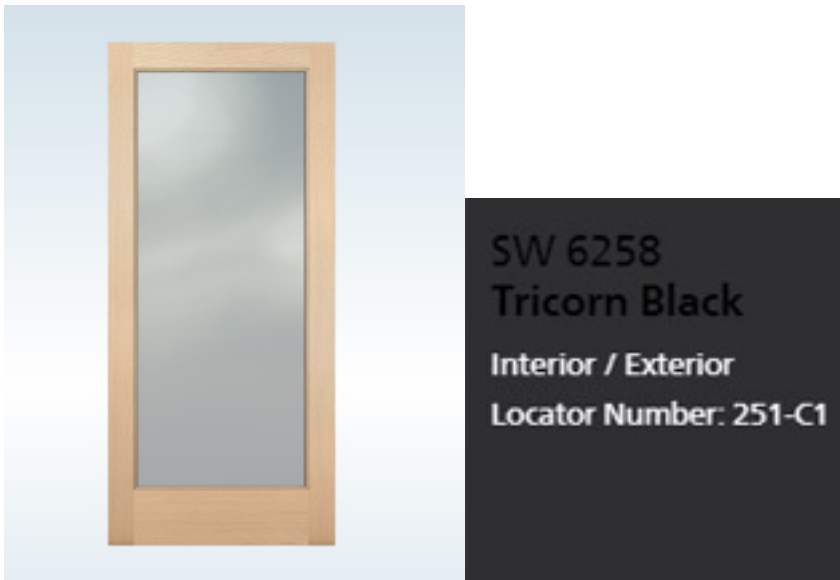


Front Entry / Second Floor Doors:

Supplier: Jeld-wen – Painted Wood Glass Panel Exterior Door / Model 5001 (Full View)

Color: SW 6258 Tricorn Black

Hardware Finish: Black



Rear Garage Lights: Kichler – Suri Collection Outdoor Wall Lantern Model 49857BKT



Rear Garage Door:

Supplier: Clopay Reserve Collection Semi Custom

Color: Natural Stain on Wood



Windows:

Front Dormer Windows:

Jeld-wen – Sitaline Aluminum Clad Wood Window Double Hung

Color: Black

Lite Pattern: One-over-one



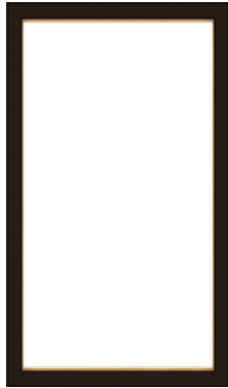


Front Entry Windows:

Jeld-wen – EpicVue Wood Window Fixed Direct-Set

Color: Black

Lite Pattern: No Grille



Rear Third Level Windows:

Jeld-wen – Siteline Aluminum Clad Wood Window

Color: Black

Lite Pattern: No Grille



Sythetic Wood Trim / Gutters and Downspouts / Brackets:

Finish: Smooth

Color: SW 6258 Tricorn Black

Roofing: Low Slope (Rear) - Roofing Membrane Firestone Ultra Ply TPO

Color: Gray