

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

**APPLICANT:** John Rock, 302 Saint Asaph LLC

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

**ZONE:** RM/Residential Townhouse Zone

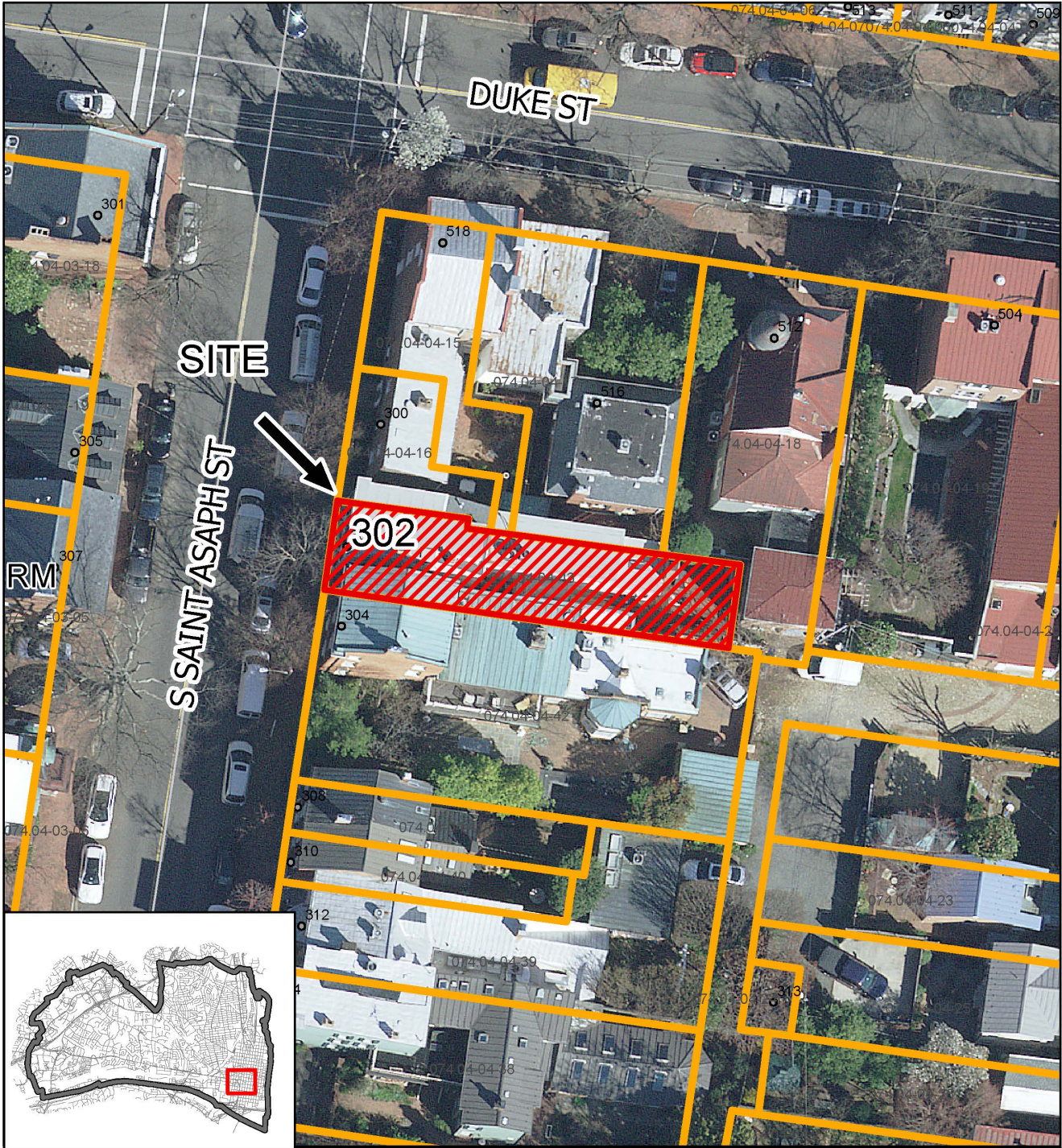
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**STAFF RECOMMENDATION**

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, Room 4200, City Hall, 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](mailto: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 #2021-00017 & BAR #2021-00022**  
**302 South Saint Asaph Street**

0 15 30 60 Feet





**Note:** Staff coupled the applications for a Permit to Demolish (BAR #2021-00021) and Certificate of Appropriateness (BAR #2021-00017) 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 add a new single-story addition to the rear of the existing historic brick ell. The exterior of the addition will feature full height steel windows with metal trim.

### Permit to Demolish/Capsulate

The applicant proposes to demolish historic fabric at the rear of the existing building; elements to be demolished include:

- Single story 12' x 13' frame addition in its entirety.
- Exterior masonry fireplace and chimney
- Two windows on east side of brick ell.
- Area of brick below each window from the sill to the existing second floor elevation

### Certificate of Appropriateness

#### *Addition*

The applicant proposes to construct a new single-story addition in the footprint of the existing addition and brick fireplace to be demolished. The addition will feature full height steel windows from The French Steel Company at the south and east sides and German lap siding on the north side. A roof deck will be added to the top of the single-story addition with access from the enlarged second story windows on the existing brick ell. The railing at the proposed roof deck will be a metal cable railing system.

#### *Alterations*

Two existing windows on the rear of the masonry ell will be replaced with taller casement multi-light windows. The existing segmented masonry arch and brick jambs at each window will be retained and the new casement windows will be installed within this existing opening.

### Site context

The property faces South Saint Asaph Street to the west with narrow horse alleys on the north and south sides of the property. Because of the width of these alleys and the location of the scope of work at the rear of the property there is no visibility of the proposed work from South Saint Asaph Street. The alley to the east of the site is a private alley. There is minimal visibility to the area of the scope of work from the sidewalk on the south side of the 500 block of Duke Street (Figure 1). The proposed addition and demolition of the existing chimney will be minimally visible from a public right-of-way; the demolition of the existing windows on the east side of the existing building will not be visible.



Figure 1: View of area of scope of work from Duke Street

## 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 19<sup>th</sup> Century.” Both the brick ell and the clapboard front section of the house appear on the 1877 Hopkins Map, verifying the original approximate construction date mentioned by Ethelyn Cox. Small single-story additions to the rear of the structure have appeared in different configurations on Sanborn Maps of the area. The 1885 map shows an addition with a smaller footprint than currently exists. By 1912 the map shows a building with no rear addition and in 1931 the current building footprint appears. Based on a visual examination of the existing rear addition, the early 20th century time frame for its construction appears to be accurate. The large exterior masonry chimney at the rear of the house was approved by the BAR on July 21, 1982.

### *Previous BAR Approvals*

June 16, 1982 – Revisions to door trim and shutters, and the addition/modification of exterior windows.

July 21, 1982 – Addition of exterior masonry chimney

BLD-2017-00839 – Excavation of basement



### 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?	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

Staff does not believe that the proposed demolition meets any of the criteria above, as the single-story rear addition and the masonry chimney are not a part of the original historic structure. Based on the documentation it appears that the rear addition is from the early 20<sup>th</sup> century and the chimney was built in 1982 (Figure 2). The only demolition being considered for the historic portion of the structure is the enlargement of two windows on the rear of the brick ell. The existing masonry arches and the brick jambs are being retained with only the sill and an area of brick below the window being removed. In addition to the area of demolition being minimal and the important masonry details being retained, this wall of the structure is minimally visible if at all from a public way. Therefore, staff supports the application for a Permit to Demolish/Capsulate, as submitted.



Figure 2: Existing rear addition and chimney to be demolished

### Certificate of Appropriateness

The *Design Guidelines* say that “An addition to a historic building should be clearly distinguishable from the original structure. An addition should not obscure or dilute the architectural and historic importance of an existing building by creating a false sense of the past.” The proposed addition sits within the footprint of the existing massing, a comfortable background to the historic ell, achieving the desire that the addition not “obscure or dilute” the historic structure.

The replacement of two existing windows on the rear of the brick ell will be minimally visible, if at all, from a public right of way. Through the careful retention of the existing brick detailing, this modification will provide a modern touch to the rear of the house while respecting the historic fabric in a way that is similar to the design approach for the addition.

The use of steel windows and steel cladding on the addition will create a clear differentiation between the historic structure and the addition while recalling a traditional garden conservatory. The use of lap siding on the north side directly adjacent to the neighboring property will provide a balance to the siding on the existing front portion of the property while allowing for privacy for this neighbor. This modern imagining of a traditional architectural element achieves the goals of the *Design Guidelines* by creating an addition that is clearly a product of its time while being compatible with the historic fabric (Figure 3 & 4).



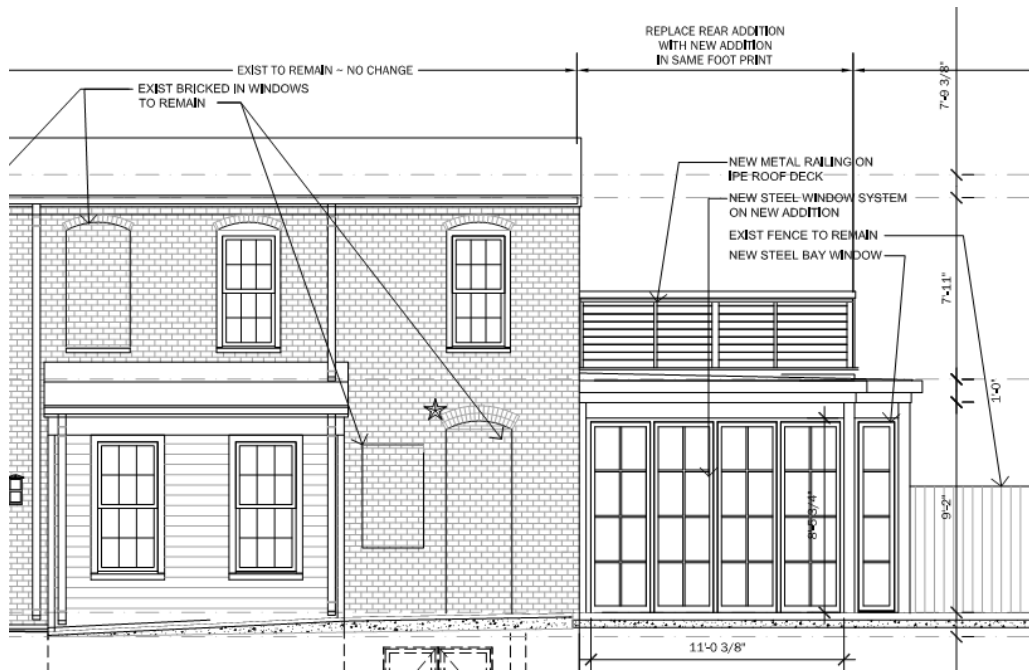


Figure 3: South elevation of proposed addition

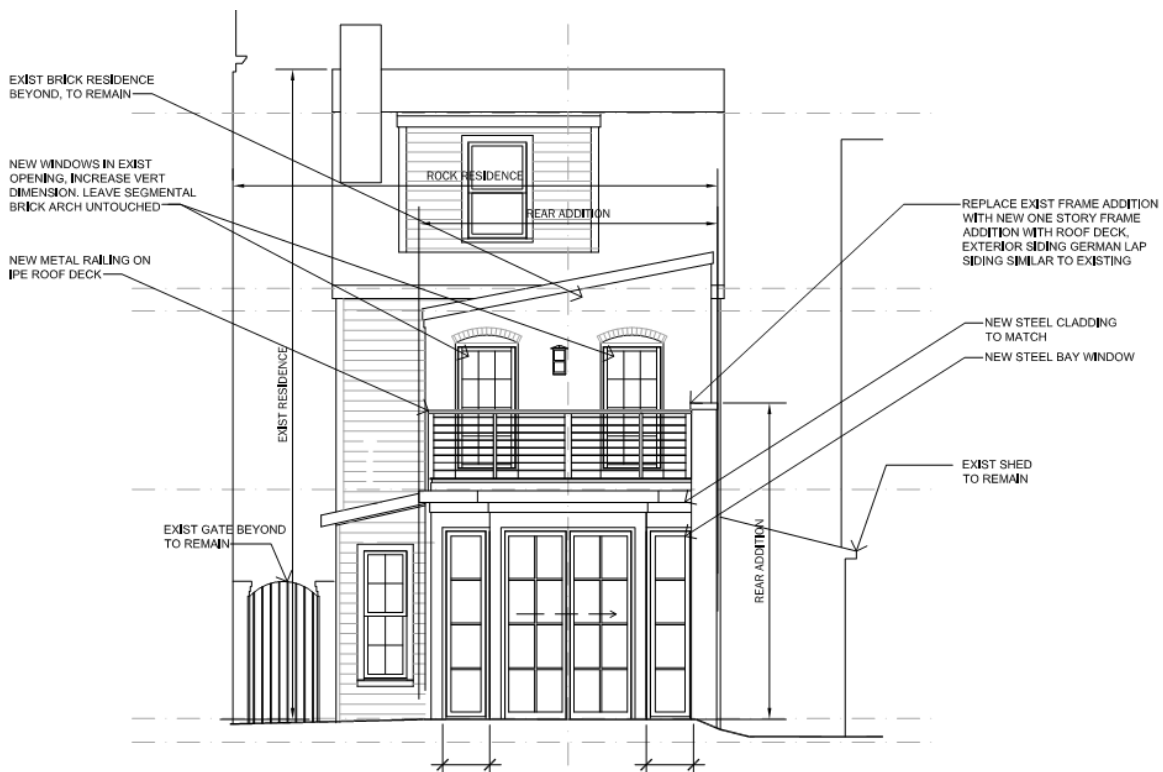


Figure 4: East elevation of proposed addition

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.”

The proposed roof deck on the top of the new addition will be minimally, if at all, visible from the public right of way through a slot between houses on the adjacent block of Duke Street. 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 (Figure 5),



Figure 5: Proposed cable rail system

The proposed addition and alterations will be only minimally visible from the public right of way and their design meets the *Design Guidelines* recommendations for additions and for roof decks. Staff therefore recommends approval of the project.

#### **STAFF**

William 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**

F-1 The property is deficient in open space. It is required to have 778 square feet of open space, but it only has 705 square feet of open space. However, the proposed changes will have the same footprint as the existing building and therefore will not decrease open space.

F-2 The proposed alterations and new roof deck comply with zoning

#### **Code Administration**

C-1 A building permit and plan review 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)
- F-1 Previously reviewed under BAR 99-00198. (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**

F-1 No archaeological oversight will be necessary for this undertaking.

**V. ATTACHMENTS**

*1 – Application Materials*

*2 – Supplemental Materials*



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

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: GEORGETTE DIAZ

Phone: 949.322.4931

E-mail: gdiaz@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

☐ fence, gate or garden wall  
☒ windows  
☐ pergola/trellis

☐ HVAC equipment  
☐ siding  
☐ painting unpainted masonry

☐ shutters  
☐ shed

☐ ADDITION  
☒ DEMOLITION/ENCAPSULATION  
☐ SIGNAGE
- INSTALL NEW STONE IN PATIO, BUILD NEW LIENAR GAS FIREPLACE

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

This is a kitchen, Family Rm and Patio Renovation. The owners would like to demolish the existing latest rear addition to the original house, which currently contains the Kitchen. We propose to build a new Family Rm on the existing footprint, not looking to add any square footage, only to re-purpose the existing spaces. Above the proposed Family rm, the owners would like to have a new deck that will be accessed by a new steel spiral stair case. The new patio will feature new limestone floors and a new linear gas fireplace.

**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.*

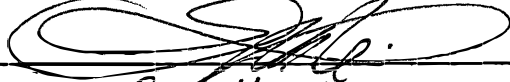
- ☒ ☐ N/A Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- ☒ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment 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: Georgette C. Diaz  
 Date: 01/14/2021

# 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 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.

01/14/21  
Date

Georgette C. Diaz  
Printed Name

  
Signature





# Department of Planning & Zoning

## Floor Area Ratio and Open Space Calculations

**B**

### A. Property Information

A1. 302 south saint asaph Street Address RCX Zone

A2. 2,224.00 x 1.50 = 3,336.00

Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

### B. Existing Gross Floor Area

Existing Gross Area		Allowable Exclusions**		
Basement	1,155.00	Basement**	1,155.00	B1. 4,209.00 Sq. Ft.
First Floor	1,314.00	Stairways**	185.00	Existing Gross Floor Area*
Second Floor	1,085.00	Mechanical**		B2. 1,513.00 Sq. Ft.
Third Floor	655.00	Attic less than 7'**		Allowable Floor Exclusions**
Attic	0.00	Porches**		B3. 2,696.00 Sq. Ft.
Porches		Balcony/Deck**		Existing Floor Area Minus Exclusions
Balcony/Deck		Lavatory***	173.00	(subtract B2 from B1)
Lavatory***		Other**		Comments for Existing Gross Floor Area
Other**		Other**		
B1. Total Gross	4,209.00	B2. Total Exclusions	1,513.00	

### C. Proposed Gross Floor Area

Proposed Gross Area		Allowable Exclusions**		
Basement	180.00	Basement**	180.00	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**	148.00	Proposed Floor Area Minus Exclusions
Balcony/Deck	148.00	Lavatory***		(subtract C2 from C1)
Lavatory***		Other**		Notes
Other		Other**		
C1. Total Gross	328.00	C2. Total Exclusions	328.00	

### D. Total Floor Area

D1. 2,696.00 Sq. Ft.  
Total Floor Area (add B3 and C3)

D2. 3,336.00 Sq. Ft.  
Total Floor Area Allowed by Zone (A2)

### E. Open Space (RA & RB Zones)

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

*[Signature]*  
COMMONWEALTH OF VIRGINIA  
JANUARY 15, 2021  
ARCHITECT

that, to the best of his/her knowledge, the above computations are true and correct.

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

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

01/14/2021

# Rock Residence Kitchen, Family Rm & Patio Renovation

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

Board of Architectural Review  
Application

January 14, 2021



**\*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. – Locus Plan





**Map-Block-Lot Number: 074-04-04-43**  
302 S. Saint Asaph St. – Locus Plan

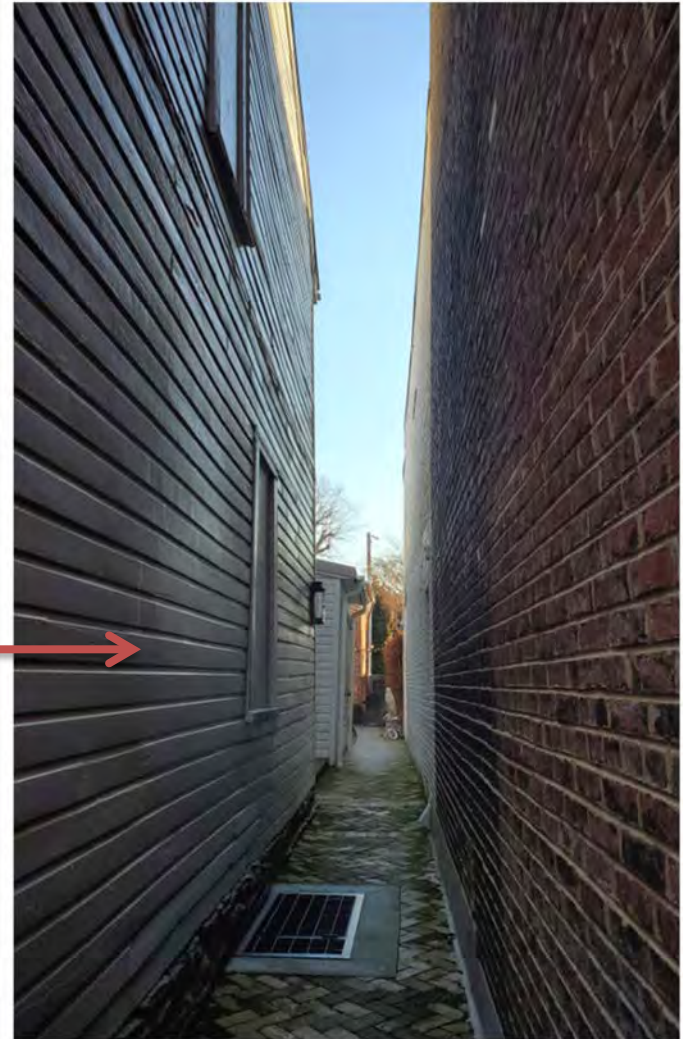


# EXISTING CONDITIONS

302 S. SAINT ASAPH ST.



ACCESS TO REAR PATIO  
(NOT IN SCOPE)



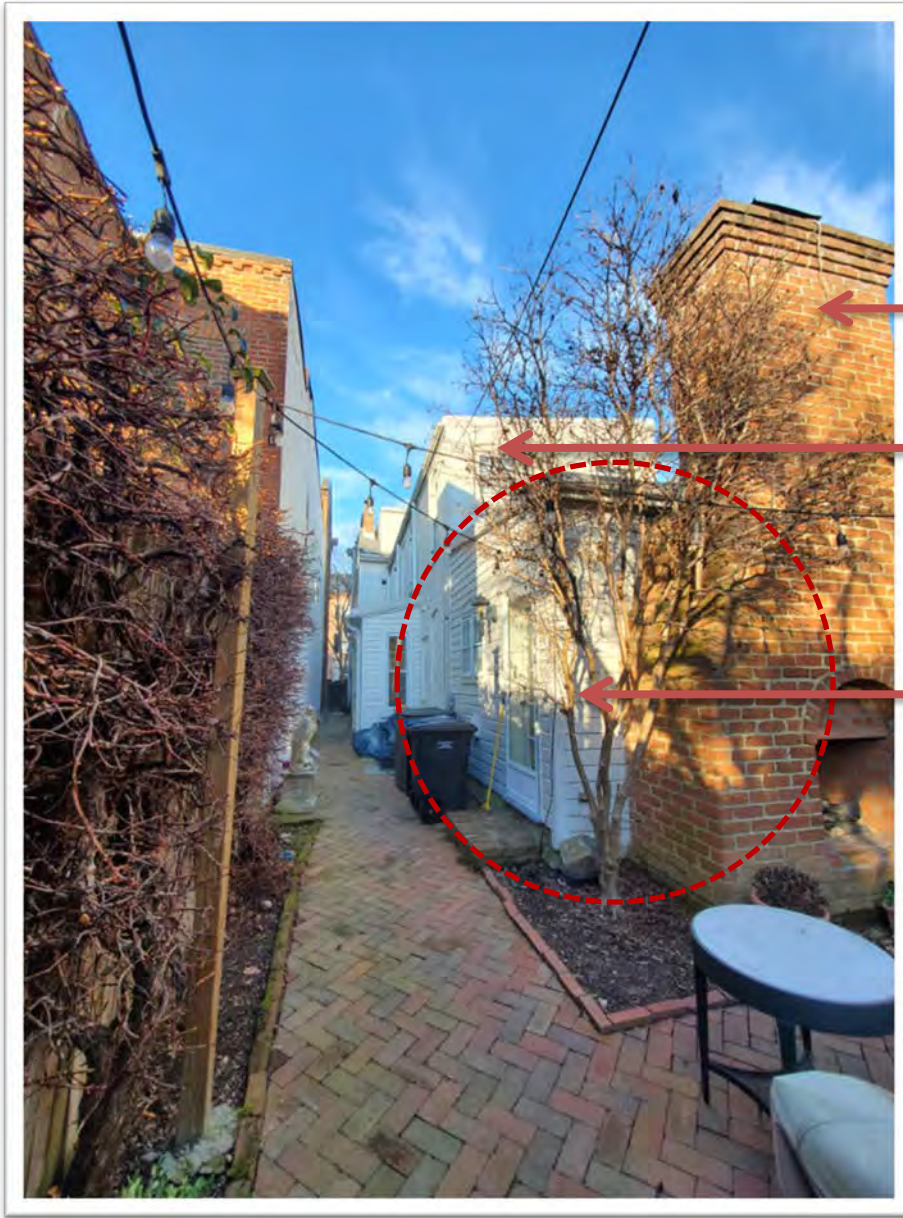
ACCESS TO REAR PATIO  
PRIVATE SIDE ALLEY  
(NOT IN SCOPE)



ORIGINAL HOUSE TO  
REMAIN UNCHANGED

EXISTING NON-  
HISTORICAL ADDITION  
TO ORIGINAL HOUSE  
TO BE REMOVED.  
(CURRENTLY HOUSING THE  
KITCHEN)





EXISTING FIREPLACE TO  
BE REMOVED

ORIGINAL HOUSE TO  
REMAIN UNCHANGED

EXISTING NON-  
HISTORICAL ADDITION  
TO ORIGINAL HOUSE  
TO BE REMOVED.  
(CURRENTLY HOUSING THE  
KITCHEN)









# KITCHEN, FAMILY RM. & PATIO RENOVATION ROCK RESIDENCE

302 S. SAINT ASAPH ST.  
ALEXANDRIA, VA 22314

## BOARD OF ARCHITECTURAL REVIEW SET

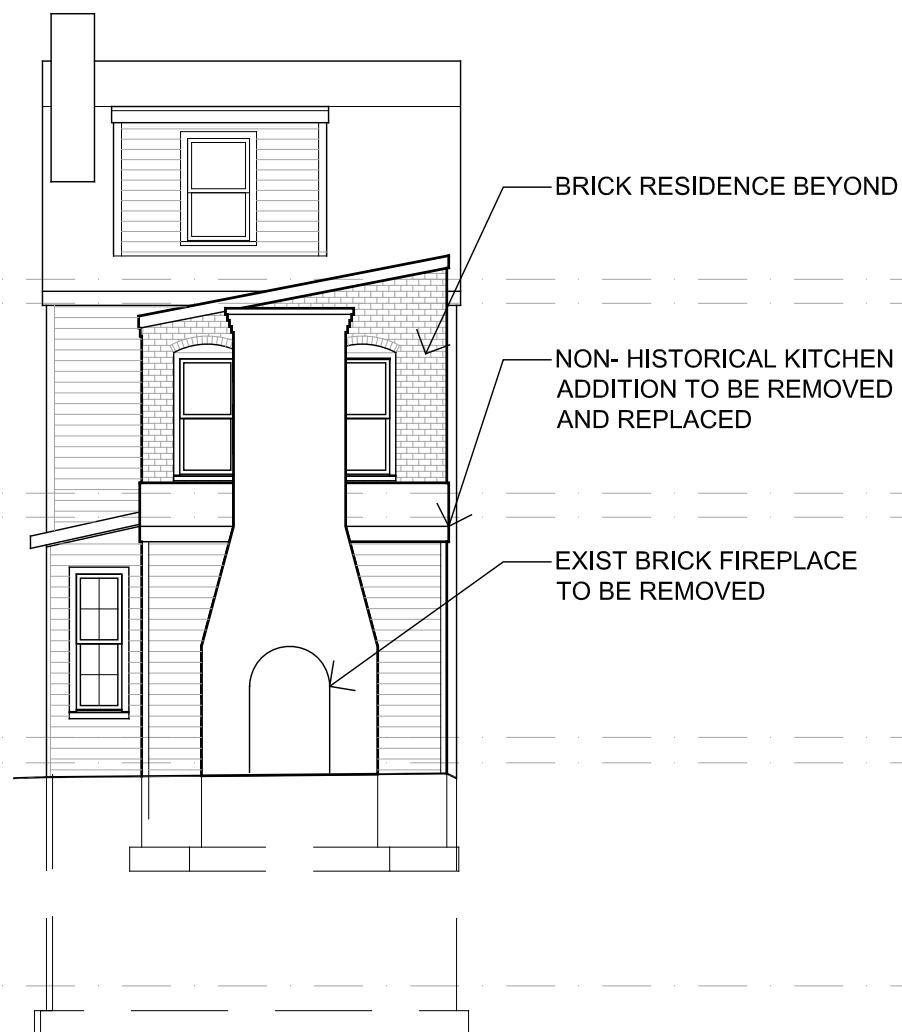
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### DRAWING LIST

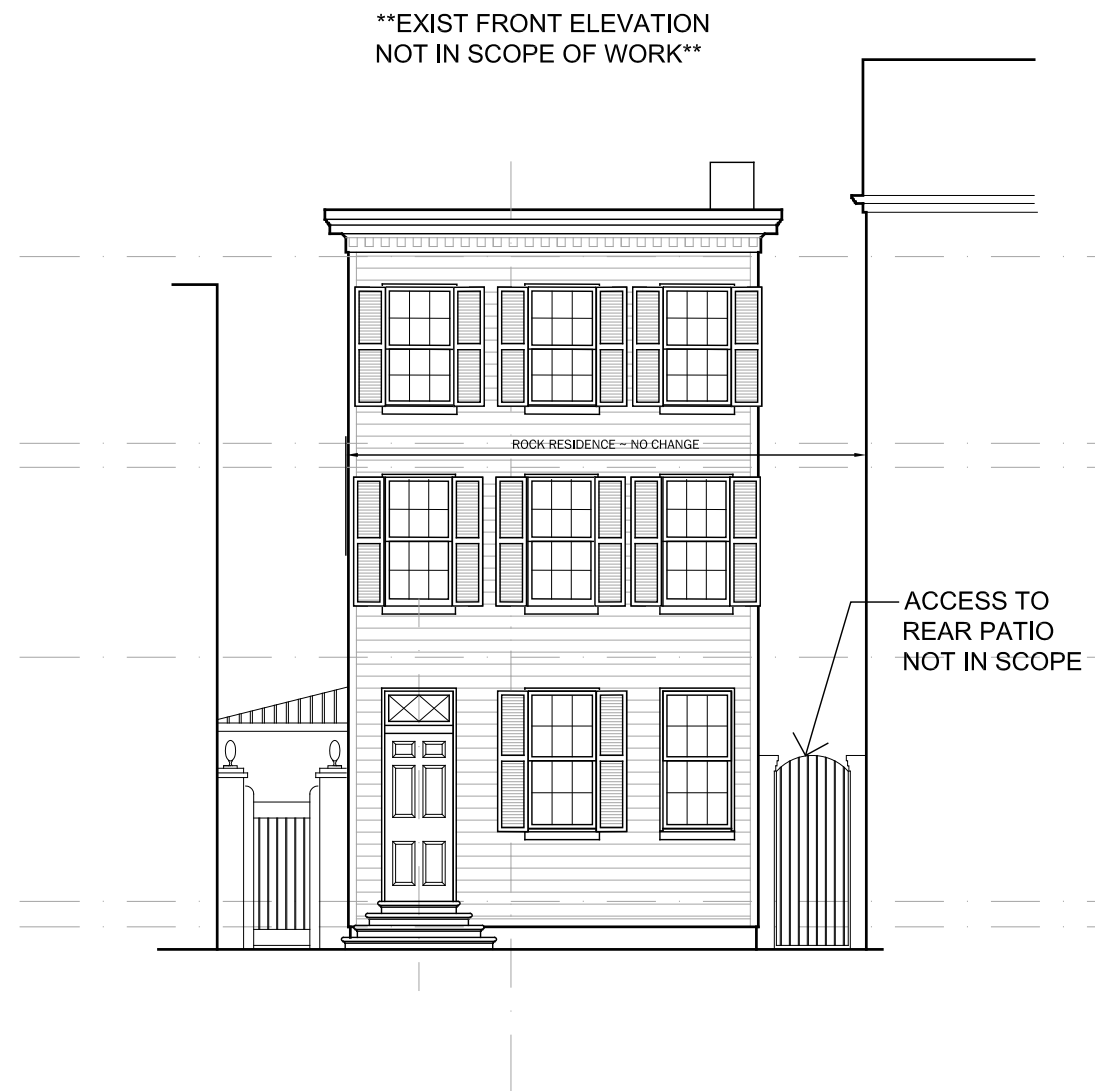
A0.1 - EXISTING SITE PLAN  
A0.2 - PROPOSED SITE PLAN  
A0.3 - OPEN SPACE CALCULATIONS  
A1.1 - EXISTING FRONT & REAR ELEVATIONS  
A1.2 - EXISTING NORTH ELEVATION  
A1.3 - EXISTING SOUTH ELEVATION  
A1.4 - EXISTING FIRST FLOOR PLAN

A2.1 - REAR DEMO ELEVATION  
A2.2 - NORTH DEMO ELEVATION  
A2.3 - SOUTH DEMO ELEVATION  
A3.1 - PROPOSED REAR ELEVATION  
A3.2 - PROPOSED NORTH ELEVATION  
A3.3 - PROPOSED SOUTH ELEVATION

A3.4 - FIRST FLOOR PLAN - EXISTING & PROPOSED  
A3.5 - ENLARGED FIRST FLOOR PLAN - PROPOSED



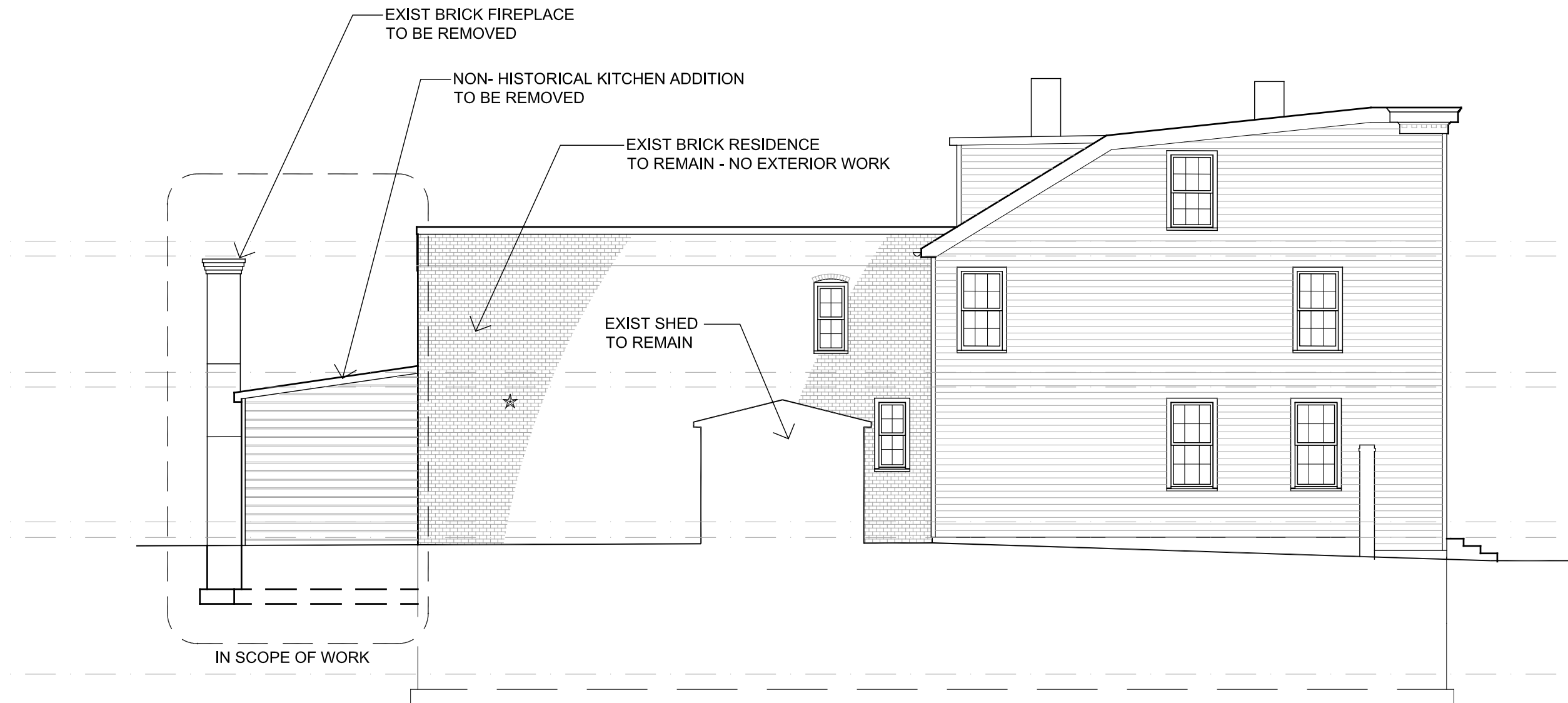
**B** REAR (EAST) EXISTING ELEVATION  
**A1.1** SCALE 1/8" = 1'-0"



**A** FRONT (WEST) EXISTING ELEVATION  
**A1.1** SCALE 1/8" = 1'-0"

## ROCK RESIDENCE

302 SOUTH ST ASAPH STREET ALEXANDRIA, VA 22314



# **ROCK RESIDENCE**

302 SOUTH ST ASAPH STREET ALEXANDRIA, VA 22314

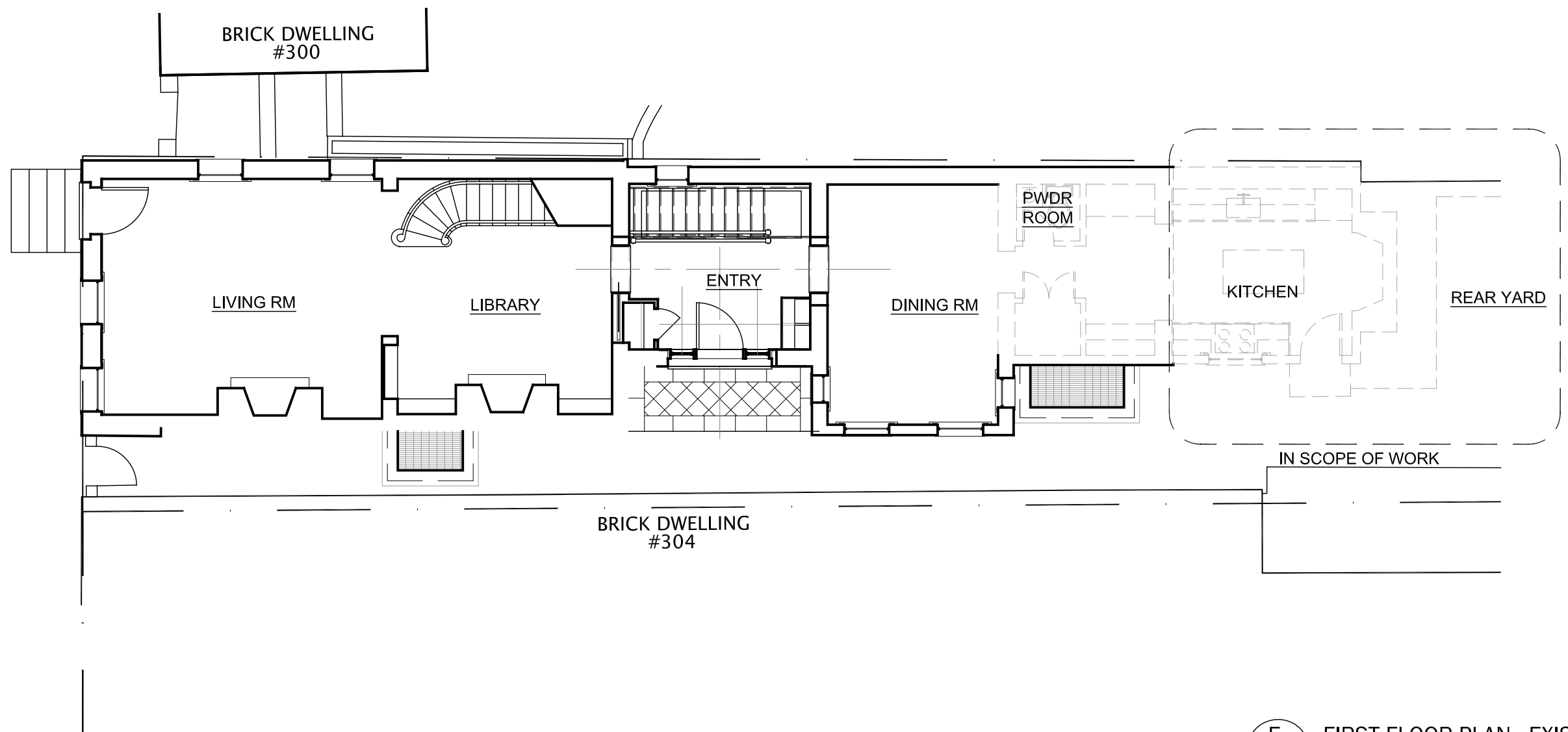


D SOUTH EXIST ELEVATION  
 A1.3 SCALE 1/8" = 1'-0"

## ROCK RESIDENCE

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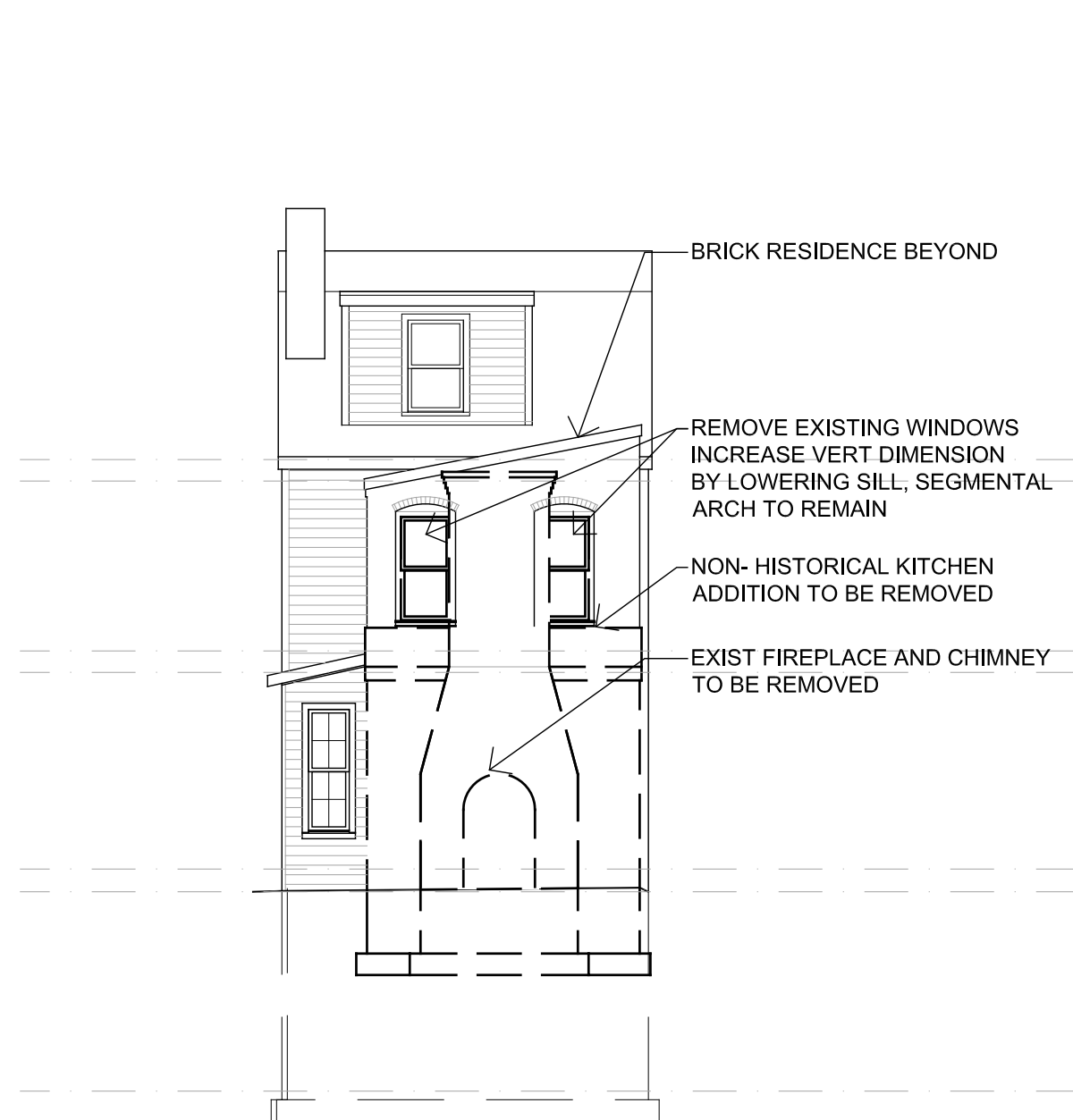




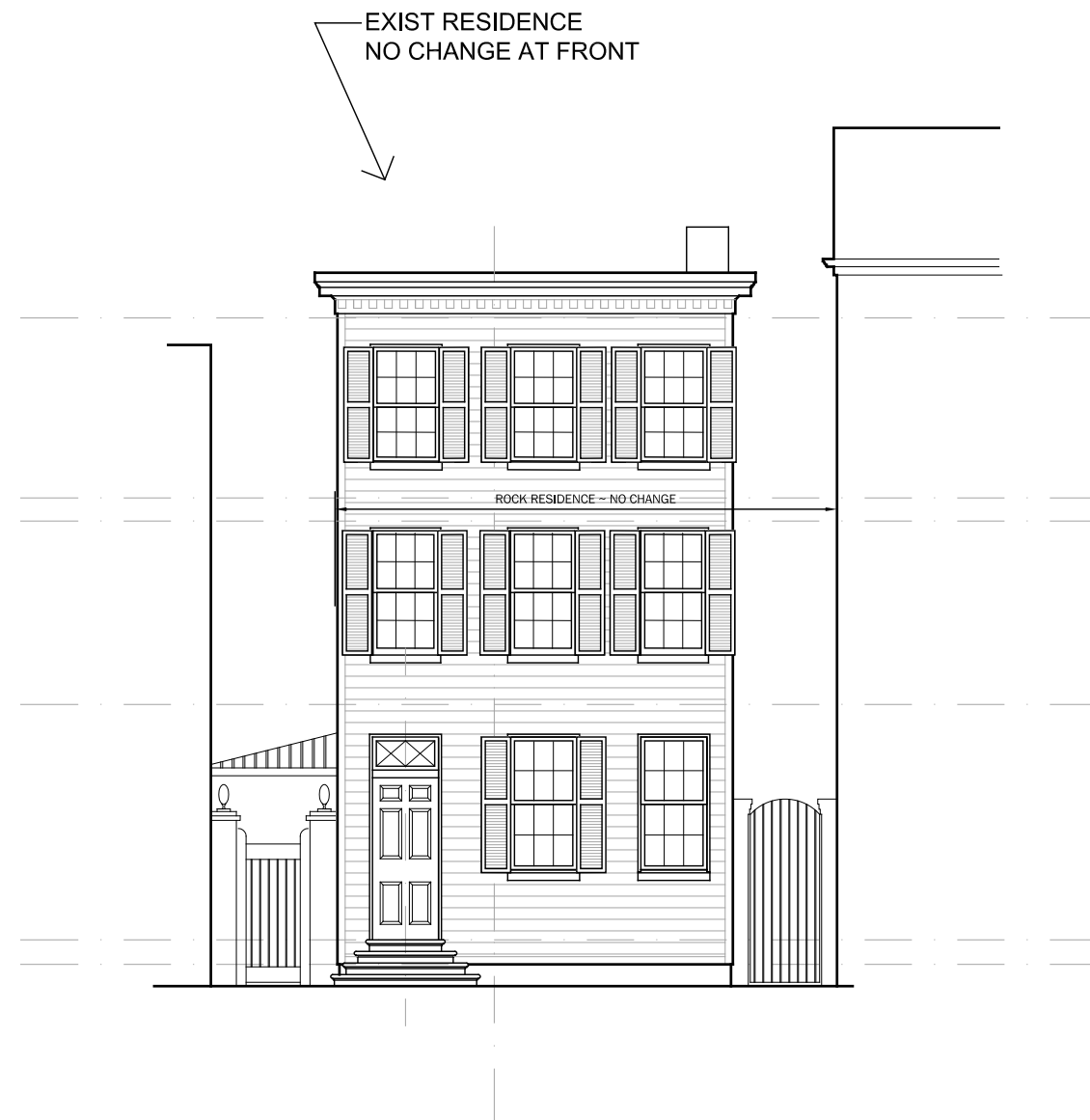
E FIRST FLOOR PLAN - EXIST  
A1.4 SCALE 1/8" = 1'-0"

## ROCK RESIDENCE

302 SOUTH ST ASAPH STREET ALEXANDRIA, VA 22314



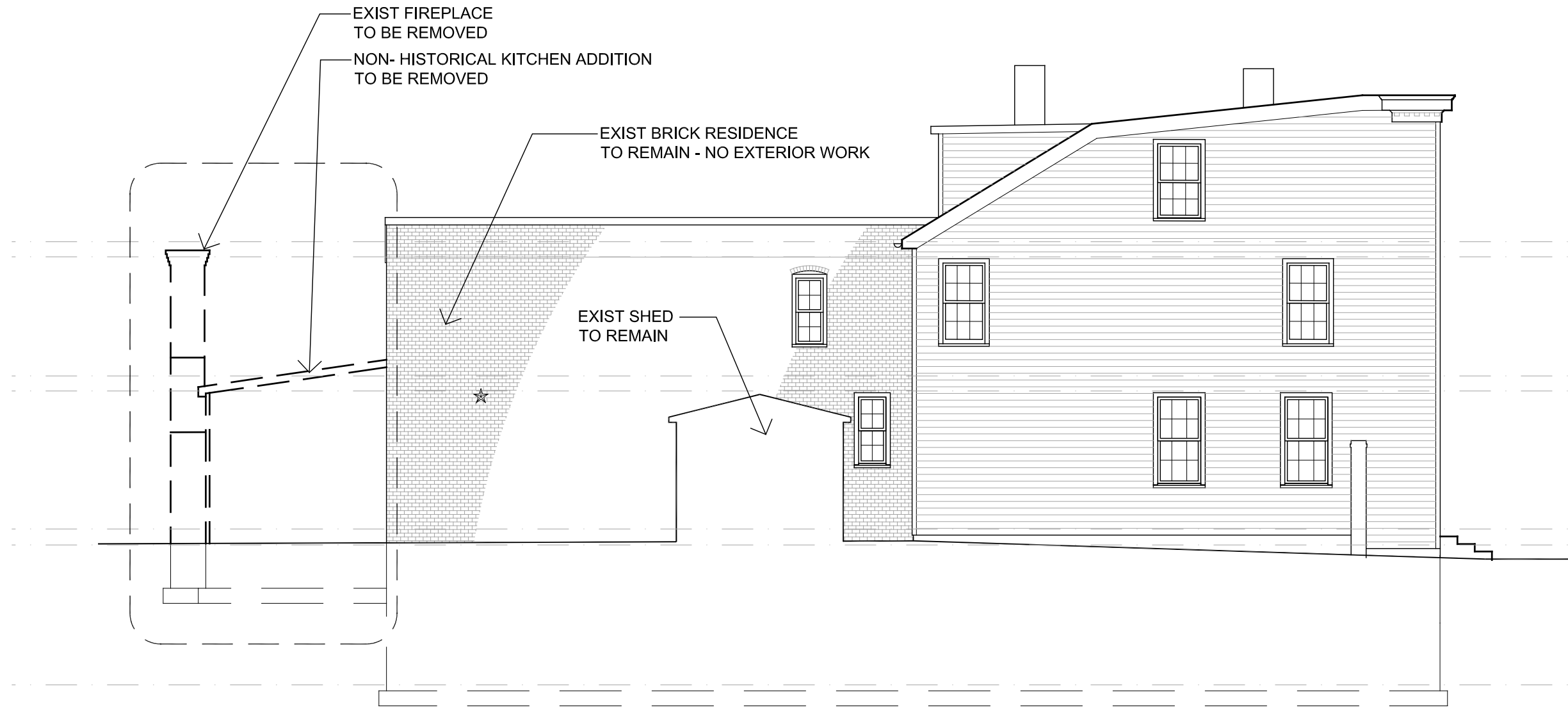
**B** REAR (EAST) DEMO ELEVATION  
A2.1 SCALE 1/8" = 1'-0"



**A** FRONT (WEST) DEMO ELEVATION  
A2.1 SCALE 1/8" = 1'-0"

## ROCK RESIDENCE

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C NORTH DEMO ELEVATION  
 A2.2 SCALE 1/8" = 1'-0"

# ROCK RESIDENCE

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D SOUTH DEMO ELEVATION  
A2.3 SCALE 1/8" = 1'-0"

## ROCK RESIDENCE

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\*\*EXIST FRONT ELEVATION  
NOT IN SCOPE OF WORK\*\*



## ROCK RESIDENCE

302 SOUTH ST ASAPH STREET ALEXANDRIA, VA 22314

A  
A3.1

FRONT (WEST) ELEVATION

SCALE 1/4" = 1'-0"

REV ONE 02.05.2021  
01.14.2021

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EXIST BRICK RESIDENCE  
BEYOND, TO REMAIN

NEW WINDOWS IN EXIST  
OPENING, INCREASE VERT  
DIMENSION. LEAVE SEGMENTAL  
BRICK ARCH UNTOUCHED

NEW METAL RAILING ON  
IPE ROOF DECK

EXIST GATE BEYOND  
TO REMAIN

EXIST RESIDENCE

ROCK RESIDENCE

REAR ADDITION

REPLACE EXIST FRAME ADDITION  
WITH NEW ONE STORY FRAME  
ADDITION WITH ROOF DECK,  
EXTERIOR SIDING GERMAN LAP  
SIDING SIMILAR TO EXISTING

NEW STEEL CLADDING  
TO MATCH

NEW STEEL BAY WINDOW

EXIST SHED  
TO REMAIN

REAR ADDITION

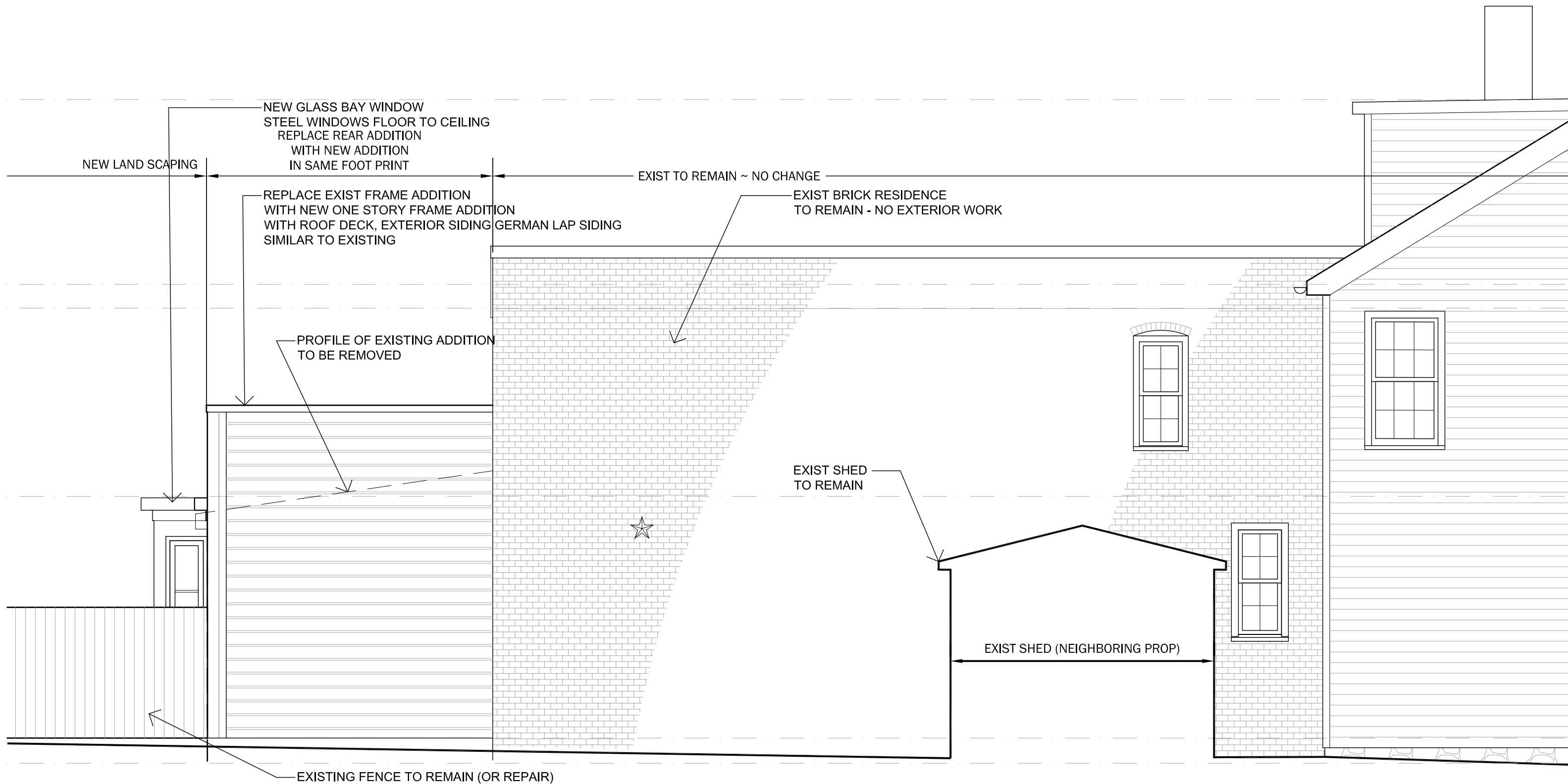
A REAR (EAST) ELEVATION  
A3.1 SCALE 1/4" = 1'-0"

## ROCK RESIDENCE

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# **ROCK RESIDENCE**

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B  
A3.2

NORTH ELEVATION

SCALE 1/4" = 1'-0"

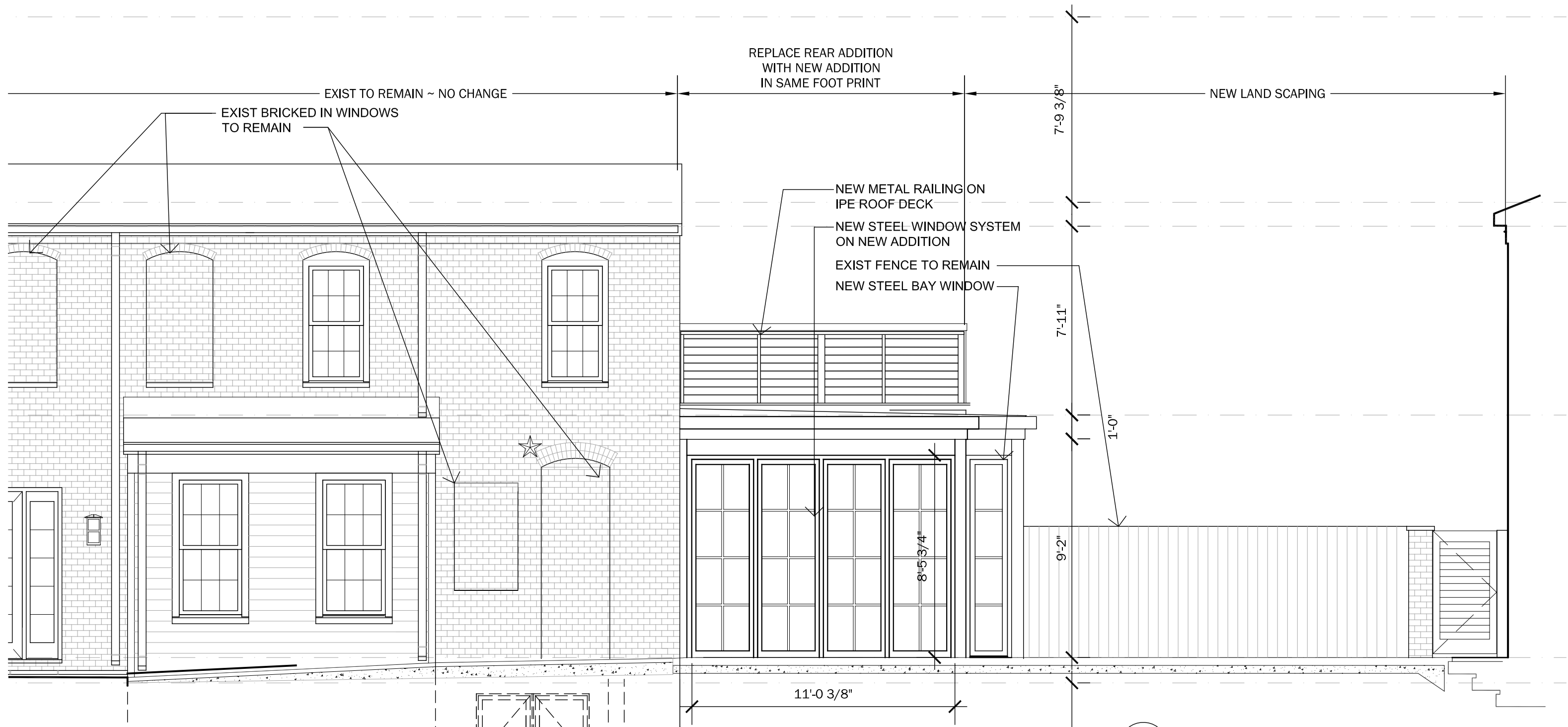
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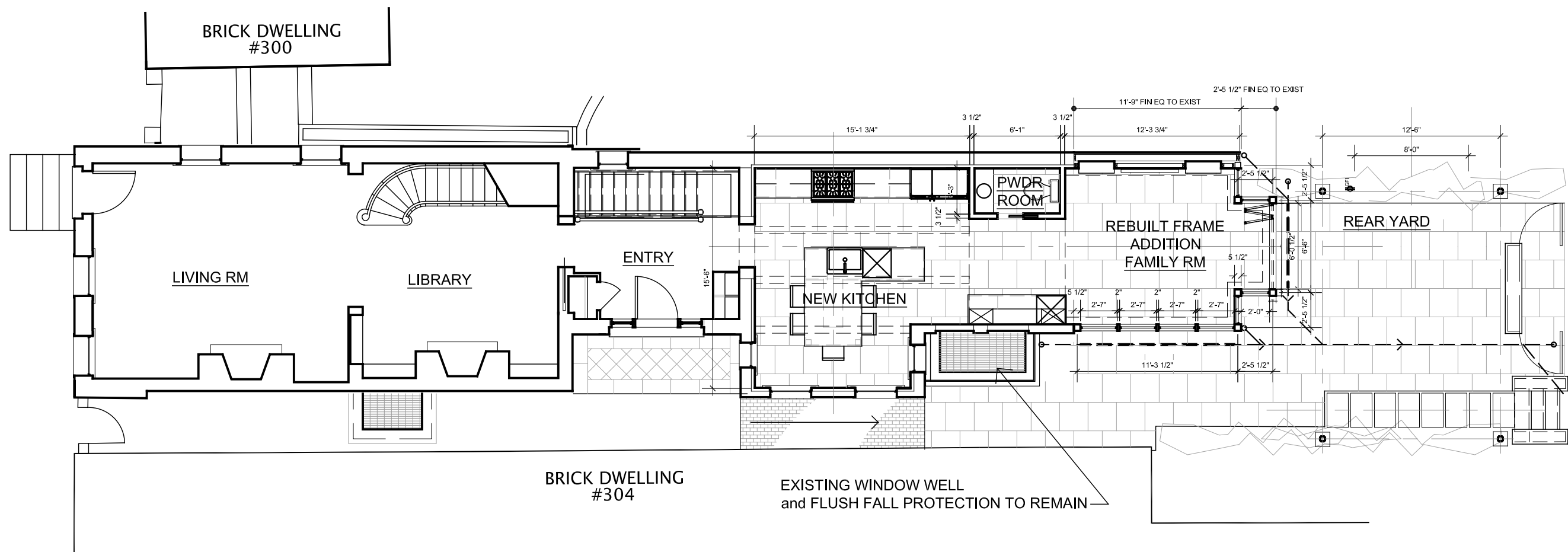
# **ROCK RESIDENCE**

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**C**  
**A3.3** SOUTH ELEVATION  
SCALE 1/4" = 1'-0"

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01.14.2021

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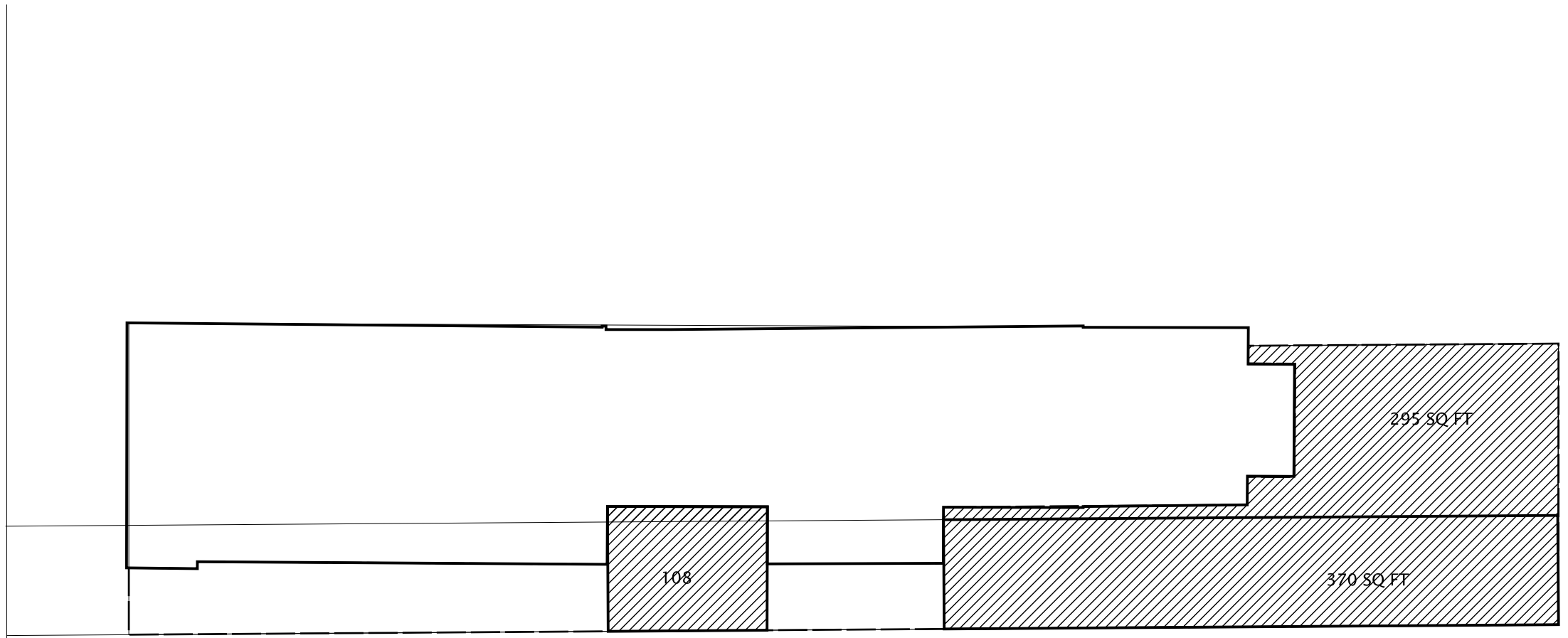
E FIRST FLOOR PLAN - PROPOSED  
 A3.4 SCALE 1/8" = 1'-0"











LOT GROSS SG FTG 2,224 SQ FT  
 REQ'D PERCENTAGE 35% = 778.4 SQ FT

C  
 A0.3 OPEN SPACE - EXISTING TO REMAIN  
 SCALE 1" = 10'-0"

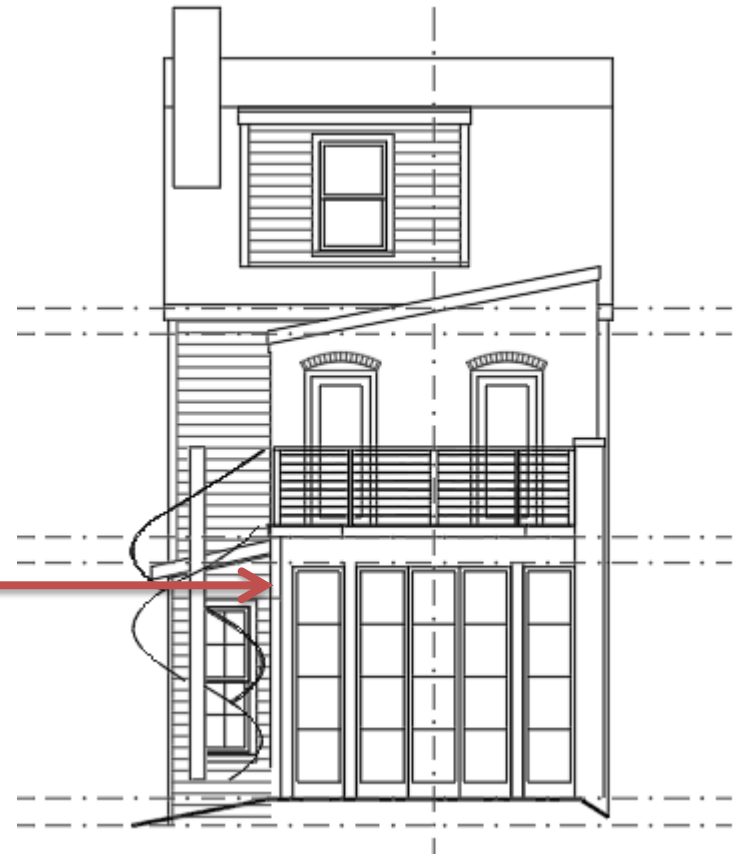
# ROCK RESIDENCE

302 SOUTH ST ASAPH STREET ALEXANDRIA, VA 22314



# PROPOSED MATERIALS

## Exterior Renovation



### New Family Rm Steel Window System

The existing brick fireplace will be completely removed. The new Family Rm will feature new Steel Windows and a new deck above accessed by a new Steel Spiral Staircase.

# STEEL GLASS DOORS







## French Steel Glass Doors

Custom French Steel™ Doors. Even Closed, They Give a Wide-Open Feeling.

Engineered for strength, the steel frames, stiles, rails, and muntins are slender and thin, yet sturdy enough to hold large expanses of insulated glass. Clean, elegant sight lines provide wide-open views. Architects feel liberated by the endless options available with steel and glass: Designs aren't limited to standard sizes, shapes, or profiles.

In addition to custom sizes, the French Steel glass door collection offers a variety of functions. Doors can be installed to swing in or out, to fold or slide from the left or right – or the center. Barrel hinges are welded into the door panel and the jamb, adding strength and sleekness to the overall design and operation

All steel frame components are permanently protected with hot zinc anti-rust coating applied directly to the steel prior to painting. The French Steel Company also offers a range of hardware options from leading manufacturers of high-performance hardware. Select hardware that complements the sleek look and narrow sightlines of steel glass doors and also meets local building codes as well as your private security needs.





STEEL WINDOWS IN ALEXANDRIA  
(FAIRFAX ST)



DUPONT CIRCLE  
(WASHINGTON DC)

# STEEL SPIRAL STAIR & RAILING



Spiral stairs with metal railing connect the deck and patio with a compact footprint. Spiral stairs provide unique access. The homeowners need a smaller solution.

A traditional staircase takes a lot of space. This spiral staircase links the deck and patio with a compact footprint. It also allows natural circulation between the two.

Additionally, a beautiful LED lighting system lights each step. It inspires confidence and beauty at any time of night. In order to match, we propose wood treads for the spiral stairs in the same material as the deck.

Powder coating covers the metal railing in a classic black finish. Outdoor installation requires durable finishes.

\*\*Spiral staircase to meet code, railing design TBD, See Floor Plans & Elevations\*\*





PROPOSED MODERN DECK RAILING

# NEW DECK ABOVE FAMILY RM

## 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 achieve these affect the Ipe itself.

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





# NEW STONE FINISH

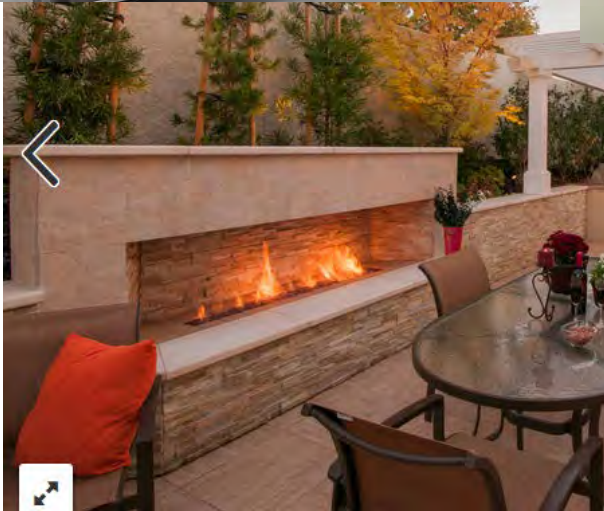
## KITCHEN, FAMILY RM & PATIO



### PARTERRE ST. BLEU LOIRE BAR

Material: LIMESTONE  
Single Piece: 16" x  
FREELENGTH x 5/8" at  
Interiors, 3cm for  
Exteriors.  
Reminiscent of  
European stone floors of  
bygone days, the  
rough-hewn finish of  
Parterre limestone works  
beautifully in this Historic  
home.

# NEW OUTDOOR FIREPLACE CONCEPT



We propose to build a low-profile linear fireplace with a vent-free gas insert. The top of the fireplace will not extend beyond the existing fence height.

The fireplace will be finished with a stone veneer TBD.





## FLARE VENT FREE FRONT FACING OUTDOOR FIREPLACES



### OUTSTANDING FEATURES

- Modern, Frameless, Linear, Outdoor Fireplace
- Front Facing, See Through, & Corner Options
- High Grade Stainless Steel Design
- 2 Opening Heights : 16" and 24"
- Electronic Ignition
- Tempered Glass Wind Guard
- Stainless Steel Storage Doors
- Amazing Multi-Colored LED System
- Natural Gas or Propane Options

#### MODEL SIZE

MODEL NAME	A	B	C	D	E
Flare-VFF-100	101 3/4"	97 13/16"	27 3/8"	16"	15 1/8"
Flare-VFF-80	83 5/8"	79 11/16"	27 3/8"	16"	15 1/8"
Flare-VFF-70	73 3/8"	69 7/16"	27 3/8"	16"	15 1/8"
Flare-VFF-60	65 1/2"	61 9/16"	27 3/8"	16"	15 1/8"
Flare-VFF-50	56 13/16"	52 7/8"	27 3/8"	16"	15 1/8"
Flare-VFF-100-H	101 3/4"	97 13/16"	35 1/4"	24"	15 1/8"
Flare-VFF-80-H	83 5/8"	79 11/16"	35 1/4"	24"	15 1/8"
Flare-VFF-70-H	73 3/8"	69 7/16"	35 1/4"	24"	15 1/8"
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