

BAR # 2023-00235
Old and Historic Alexandria District
City Council
September 23, 2023

ISSUE: Appeal of a decision of the Board of Architectural Review (BAR) denying a Certificate of Appropriateness to paint previously unpainted masonry after-the-fact work in the Old and Historic Alexandria District (OHAD).

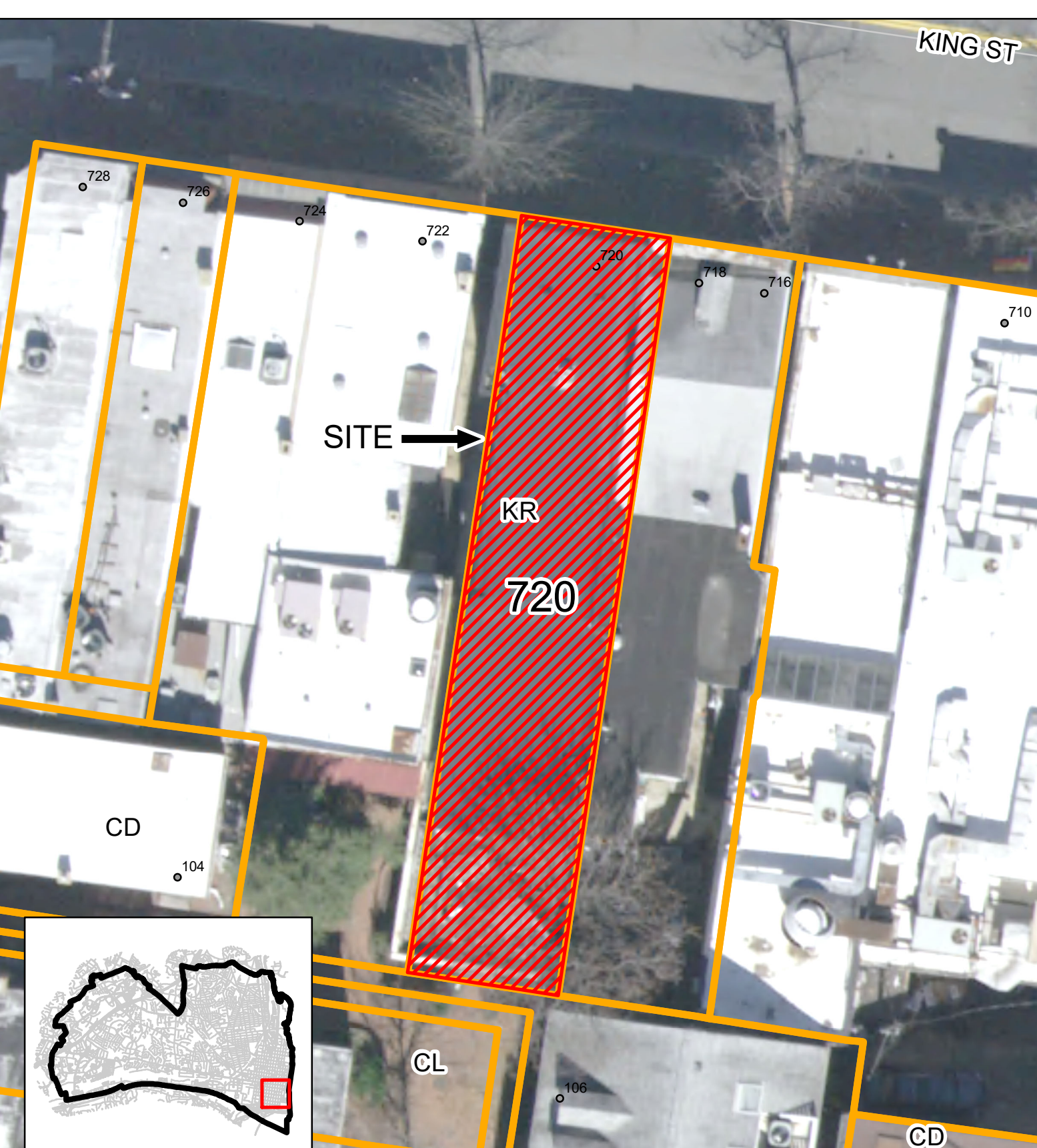
APPLICANT: Glynn Jones Salon

APPELLANT: Glynn Jones Salon

LOCATION: 720 King Street

ZONE: KR/King Street Urban Retail Zone

I. ISSUE



BAR#2023-00235
720 King Street



0 5 10 20 Feet

The appellant and applicant, the Glynn Jones Salon, is appealing the denial of a Certificate of Appropriateness by the Board of Architectural Review for the painting of part of a building's previously unpainted masonry. The after-the-fact work (completed without BAR approval) was brought to staff's knowledge through ALEX311. A letter of violation was sent to the property owner on May 17, 2023. Then, a Certificate of Appropriateness application for the after-the-fact work was submitted on May 31, 2023, by the applicant. The Board of Architectural Review heard the case on July 6, 2023. Staff had recommended approval of the Certificate of Appropriateness (BAR2023-00235) as submitted, as staff does not believe that the completed work has an adverse effect on the building at 720 King Street (Figure 1) nor does it diminish the historic character of the historic district. The BAR unanimously voted to DENY the application on July 6, 2023.

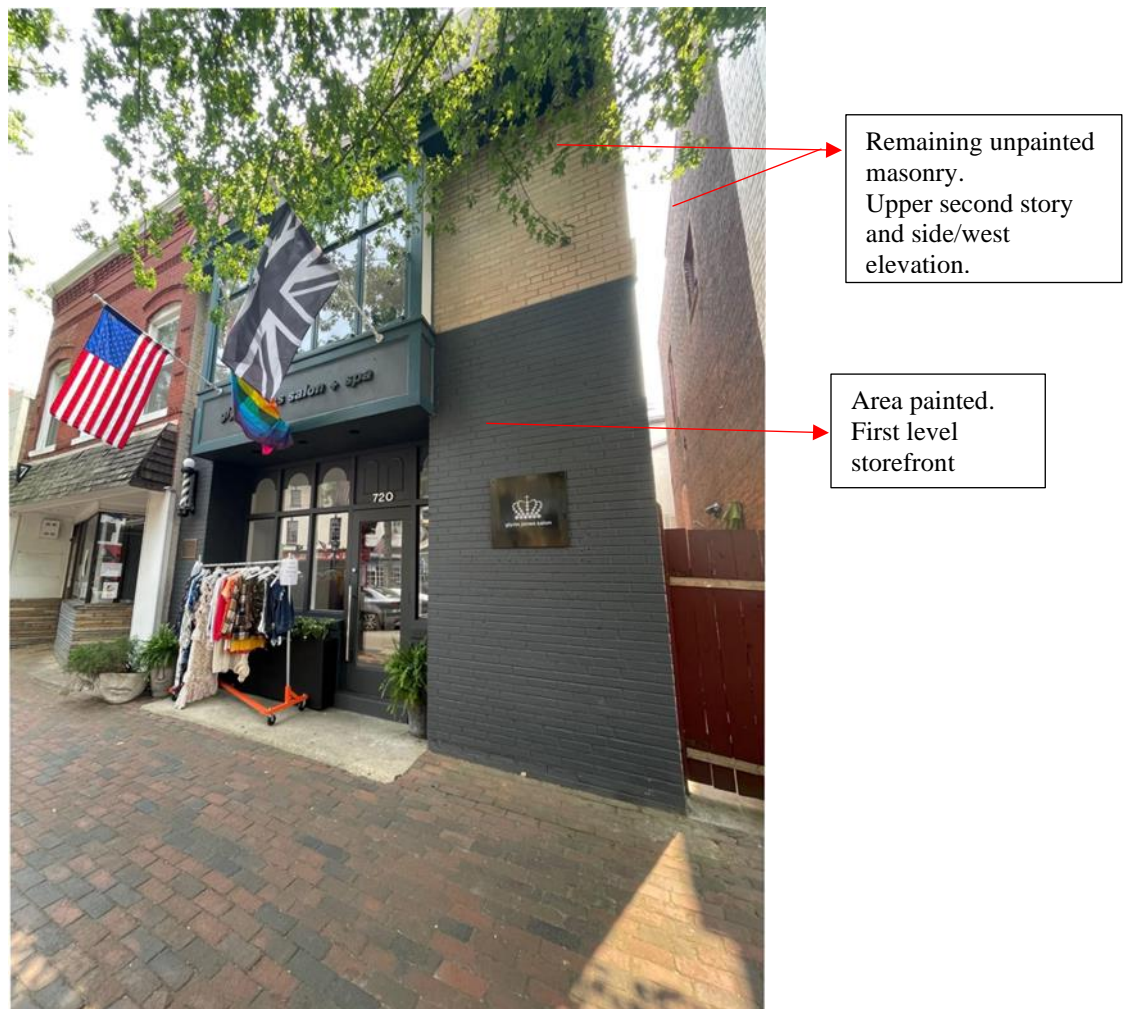


Figure 1 - 720 King Street facade.

The appeal, filed by Anthony Hughes representing the Glynn Jones Salon, states that “It is important to note that the front brick of the building in question was constructed in the 1960s and is not subject to any historic preservation regulations. The brick used in the construction is not historically significant, as it is not part of the original structure. Therefore, any alterations to the exterior, including painting, should be evaluated based on the existing planning guidelines and not restricted by the historical context of the area, but on a case-by-case basis.”

II. HISTORY

The building at 720 King Street was built between **1891** and **1896**. However, the Sanborn Fire Insurance Maps show constant alterations and additions throughout the decades. The Sanborn Map of **1931** shows for the first time that the main building (front portion) was entirely made of brick. Therefore, the main building is considered an **Early** building (built before 1932) within the Old and Historic Alexandria District (Figure 2). However, the building underwent major renovations in **1967** (Permit # 24731) when the front/ north elevation was completely rebuilt, thus the front portion of the building is considered **Late** (built after 1931).

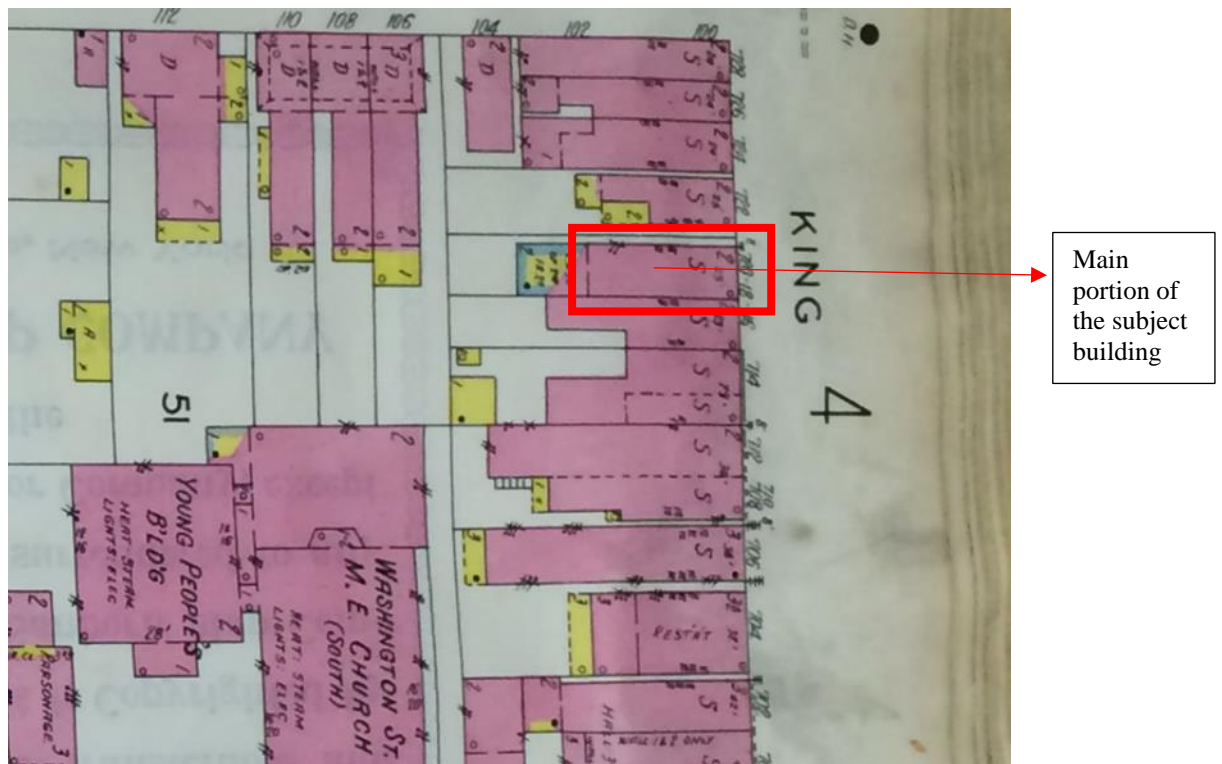


Figure 2 - Sanborn Fire Insurance Map of 1931

In 1967 the entire storefront was altered and an addition to the side/west elevation built, significantly altering the building's original characteristics. The yellow brick in question was installed covering the main building's front/north elevation and the side/west addition at that time.

Below pictures of before and after the 1967 renovation (Figures 3 and 4).



Figure 2 - Prior 1967 renovation

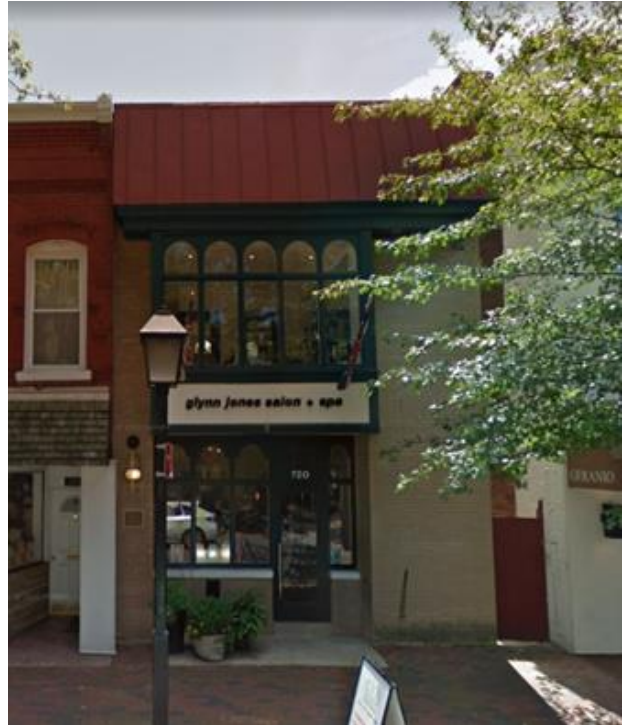


Figure 4 – After 1967 renovation

III. DISCUSSION:

Certificate of Appropriateness

A Certificate of Appropriateness is required in the Old and Historic Alexandria District (OHAD) under Section 10-103(A) of the Zoning Ordinance which states that: “No building or structure shall be erected, reconstructed, altered or restored within the Old and Historic Alexandria District unless and until an application for a certificate of appropriateness shall have been approved by the Board of Architectural Review or the city council on appeal as to exterior architectural features, including signs (see Article IX), which are subject to public view from a public street, way or place. Evidence of such required approval shall be a certificate of appropriateness issued by the Board of Architectural Review or the city council on appeal.”

To make a decision related to a Certificate of Appropriateness, Zoning Ordinance Section 10-105(A)(1) requires that the City Council “limit its review of the proposed construction, reconstruction, alteration or restoration of a building or structure to the building's or structure's exterior architectural features specified in section 10-105(A)(2)(a) through (2)(d) below which are subject to view from a public street, way, place, pathway, easement or waterway and to the factors specified in section 10-105(A)(2)(e) through (2)(j) below; shall review such features and factors for the purpose of determining the compatibility of the proposed construction, reconstruction, alteration or restoration with the existing building or structure itself, if any, and with the Old and Historic Alexandria District area surroundings and, when appropriate, with the memorial character of the George Washington Memorial Parkway, including the Washington Street portion thereof, if the building or structure faces such highway; and may make such requirements for, and conditions

of, approval as are necessary or desirable to prevent any construction, reconstruction, alteration or restoration incongruous to such existing building or structure, area surroundings or memorial character, as the case may be.”

Staff analysis of each the Zoning Ordinance criteria follows below:

(a) Overall architectural design, form, style and structure, including, but not limited to, the height, mass and scale of buildings or structures.

Not applicable, the work performed did not alter the building’s height, mass and scale and the color gray applied to the building’s façade (partially) does not modify the building’s architectural style.

(b) Architectural details including, but not limited to, original materials and methods of construction, the pattern, design and style of fenestration, ornamentation, lighting, signage and like decorative or functional fixtures of buildings or structures; the degree to which the distinguishing original qualities or character of a building, structure or site (including historic materials) are retained.

The subject building was significantly altered in 1967 after the Old and Historic Alexandria District’s period of significance, that is, buildings or portions of buildings built prior to 1932; therefore no original materials, fenestration, ornamentation, lighting, signage and like decorative or functional fixtures remain.

(c) Design and arrangement of buildings and structures on the site; and the impact upon the historic setting, streetscape or environs.

Not applicable, the work performed did not alter the building’s arrangement on site.

(d) Texture, material and color, and the extent to which any new architectural features are historically appropriate to the existing structure and adjacent existing structures.

The Zoning Ordinance specifically prohibits painting previously unpainted masonry surfaces without BAR approval. However, the BAR does not regulate colors once buildings are already painted. The chosen color gray applied on the building’s storefront (without BAR approval) is subtle and does not subtract from or diminish the character of the building and/or the adjacent existing structures. Furthermore, the color gray has been historically appropriate to both Early and Late buildings within the historic districts.

(e) The relation of the features in section 10-105(A)(2)(a) through (d) to similar features of the preexisting building or structure, if any, and to buildings and structures in the immediate surroundings.

There are several painted masonry buildings on King Street; the color gray applied is not uncommon and does not detract from the overall harmony of the structures in the immediate surroundings nor is inappropriate for the building’s architectural style.

(f) The extent to which the building or structure would be harmonious with or incongruous to the old and historic aspect of the George Washington Memorial Parkway.

Not applicable, the subject building is not on George Washington Memorial Parkway.

(g) The extent to which the building or structure will preserve or protect historic places and areas of historic interest in the city.

The subject building was significantly altered in 1967 after the Old and Historic Alexandria District's period of significance, that is, buildings or portions of buildings built prior to 1932. Furthermore, the application of the gray color on the building's facade does not compromise the integrity of the King Street main blocks.

(h) The extent to which the building or structure will preserve the memorial character of the George Washington Memorial Parkway.

Not applicable, the subject building is not on George Washington Memorial Parkway.

(i) The extent to which the building or structure will promote the general welfare of the city and all citizens by the preservation and protection of historic interest in the city and the memorial character of the George Washington Memorial Parkway.

The work performed neither interferes with the general welfare of the city and all citizens nor affects the preservation and protection of historic interest in the city.

(j) The extent to which such preservation and protection will 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.

Not applicable, the subject building was significantly altered in 1967, and therefore lost its architectural and historic integrity.

The Zoning Ordinance specifically prohibits painting previously unpainted masonry surfaces without BAR approval. Section 10-109(B)(4) of the Zoning Ordinance states: "The painting of a masonry building which was unpainted prior to such painting shall be considered to be the removal of an exterior feature having historic and/or architectural significance requiring a certificate of appropriateness." The *Design Guidelines* further state that "painting a previously unpainted masonry surface, no matter what color, requires review and approval of a certificate of appropriateness by the Board. Additionally, the Boards strongly discourage the painting of a previously unpainted masonry surface." However, the Standards and *Design Guidelines* have been designed in a way to distinguish what is appropriate in one part of the district or at one building

from what may not be appropriate in other areas or on other buildings so each request is reviewed on a case-by-case.

The Board recently approved different treatments on unpainted masonry, such as painting on 101 Princess Street (BAR2013-00036), 819 South Lee Street (BAR2020-00276), and 1101 King Street (BAR2022-00210); limewashing on 107 Princess Street (BAR2023-00160), 605 Franklin Street (BAR2013-00124 & BAR2013-00141), and 726 King Street (BAR2016-00361); and finally staining on 625 First Street (BAR2021-00470B), and 515 King Street (BAR2022-00257). These are all **Late** buildings, that is, built after 1931.

The BAR tendency to deny painting unpainted masonry is typically regarding a concern that historic brick is a porous material that when painted cannot breathe, which means that moisture gets trapped inside the soft clay causing its decay (Figure 5). That is not true for modern materials. Nowadays, buildings are not usually built with clay bricks but clad with brick veneers instead for aesthetic reasons, which is the case of 720 King Street.



Figure 5 -painted porous historic brick.

Manmade affordable materials, as the yellow brick in question, were largely available in the 1960s. The post-war era made available an array of materials that were used more for aesthetic reasons than structural. Veneers imitating natural elements such as brick and stone were common on mid-

20th century architecture. Materials such as colored brick were largely used as a design feature most commonly juxtaposing two or more textures.

The main BAR argument to deny the application was “that the yellow brick is a character defining element and that King Street is a major and important street within the district.” Due to the recent approval by the BAR to allow the staining of the building at 515 King Street, also clad with yellow brick and located on King Street on June 15, 2022, staff did not have an argument to recommend denial of the application. Even though staining is a preferable treatment, the “character defining” yellow brick on 515 King Street will be covered, nevertheless. Furthermore 515 King Street (Figure 6) is proportionally far bigger than the subject building.



Figure 6 - 515 King Street

At the June 6 hearing for 720 King, the BAR stated that the Board “could not support the after-the-fact work and wanted to see the paint removed.” However, staff also found no argument to recommend denial or require paint removal based on the recent approval by the BAR of the after-the-fact work of painting previously unpainted masonry around the windows on 1101 King Street (Figure 7) on June 1, 2022. Note that this building is also on King Street. Even though the area

painted is minimal in proportion to the size of the building, the work was performed without BAR approval and the Board nevertheless approved the after-the-fact work without any conditions.

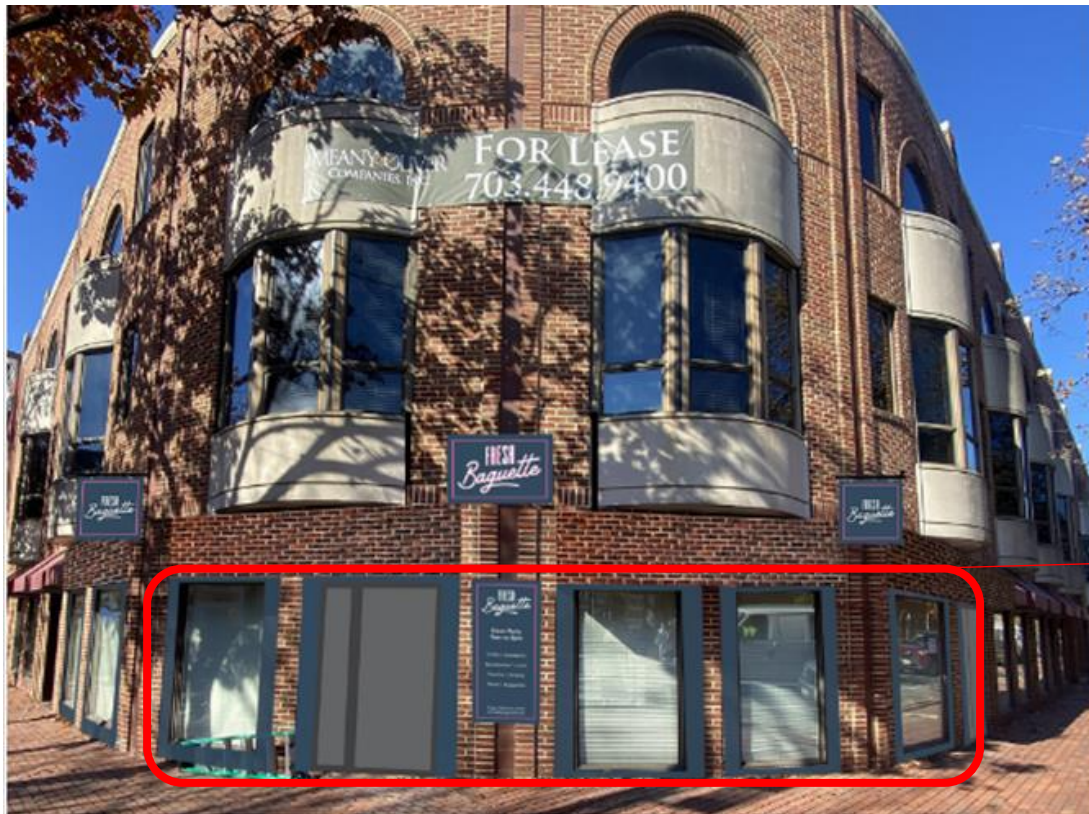


Figure 7 - 1101 King Street after-the-fact work.

Due to the recent Board actions approving either staining, limewashing, or painting previously unpainted masonry on **Late** buildings, staff had no reasonable argument to recommend denial of the after-the-fact work of partially painting the front/north elevation wall on 720 King Street. Also, the BAR approved the building's extensive architectural style alterations in 1967 which forever changed the building's architectural and historic significance. Staff finds that the BAR should consider creating a specific policy for painting previously unpainted masonry in order to provide a reference for future cases and to facilitate consistent decisions.

V. BOARD ACTION July 6, 2023

BOARD ACTION: On a motion by Mr. Adams, and seconded by Mr. Lyons, the Board of Architectural Review voted to **Deny** BAR2023-00235. The motion carried on a vote of 5-0.

REASON

The Board found that painting the building's yellow brick was not appropriate since yellow brick buildings are rare in Alexandria and the material can be considered a character defining.

SPEAKERS

Mr. Anthony Huches, representing the applicant, was available to answer any questions.

Mr. Stephen Milone, resident at 987 Prince Street, spoke in opposition to approve the after-the-fact work of painting previously unpainted masonry even if just partial.

DISCUSSION

Mr. Spencer stated that he likes the chosen color but clarified that the Board does not usually approve painting unpainted masonry.

Ms. Zandian asked the applicant what type of paint was used. Mr. Huches said that they chose a color that blends in with the other painted buildings on King Street. He also stated that he was out of town when the work was done, so he doesn't really know what type of paint was used. Ms. Zandian stated that she would support staining instead painting the building's façade.

Mr. Lyons asked staff how difficult is to remove painting from masonry. Mr. Conkey explained that today's technology makes it easier to remove paint from masonry without damaging the brick, especially in cases like this that the brick in question is not old, that is, not porous.

Mr. Huches explained that the business struggled during the pandemic, and they wanted to give it a fresh look now that the pandemic is over and the business recovering.

Ms. del Ninno stated that the yellow brick is a character defining element and that King Street is a major and important street within the district. She opposed approving the after-the-fact work.

Mr. Adams agreed with the other Board members and stated that he could not support the after-the-fact work and wanted to see the paint removed.

There was no further discussion.

VI. STANDARD OF REVIEW ON APPEAL TO CITY COUNCIL

Upon appeal, City Council must determine whether to affirm, reverse or modify, in whole or in part, the unanimous decision of the BAR. The City Council's review is not a determination regarding whether the BAR's decision was correct or incorrect but whether the Certificate of Appropriateness should be granted based upon City Council's review of the standards in Zoning Ordinance Section 10-105(A)(2). While City Council may review and consider the BAR's previous actions, City Council must make its own decision based on its evaluation of the material presented. Section 10-107(A)(3) of the Zoning Ordinance requires that the City Council apply the same criteria and standards as are established for the Board of Architectural Review.

VII. RECOMMENDATION

For the reasons indicated in this staff report and the previous BAR staff report, staff does not believe that the after-the-fact work of partially painting previously unpainted masonry has an adverse effect on the building at 720 King Street, nor does it diminish the historic character of the historic district. Therefore, staff recommends that City Council **reverse** the decision of the Board of Architectural Review and approve the Certificate of Appropriateness.

VIII. STAFF

Karl Moritz, Director, Department of Planning & Zoning
Tony LaColla, AICP, Land Use Services Division Chief
Susan Hellman, Principal Planner, Planning & Zoning
Marina Novaes, Historic Preservation Planner, Planning & Zoning

IX. ATTACHMENTS

Attachment A: BAR staff report with BAR actions from the July 6, 2023 hearing.
Attachment B: May 17, 2023 letter of violation
Attachment C: Board of Architectural Review Design Guidelines
Attachment D: Zoning Ordinance 10-105 and 10-107
Attachment E: Appeal letter, submitted July 14, 2023

ISSUE: Certificate of Appropriateness

APPLICANT: Glynn Jones Salon

LOCATION: Old and Historic Alexandria District
720 King Street

ZONE: KR/ King Street Urban Retail Zone

STAFF RECOMMENDATION

Staff recommends **approval** of the Certificate of Appropriateness for the after-the-fact painting of unpainted masonry 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 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 #2023-00235 OHAD

Request for alterations at 720 King Street

Applicant: Glynn Jones Salon

BOARD ACTION: On a motion by Mr. Adams, and seconded by Mr. Lyons, the Board of Architectural Review voted to deny BAR2023-0023. The motion carried on a vote of 5-0.

REASON

The Board found that painting the building's yellow brick was not appropriate since yellow brick buildings are rare in Alexandria and the material can be considered a character defining.

SPEAKERS

Mr. Anthony Huches, representing the applicant, was available to answer any questions.

Mr. Stephen Milone, resident at 987 Prince Street, spoke in opposition to approve the after-the-fact work of painting previously unpainted masonry even if just partial.

DISCUSSION

Mr. Spencer stated that he likes the chosen color but clarified that the Board does not usually approve painting unpainted masonry.

Ms. Zandian asked the applicant what type of paint was used. Mr. Huches said that they chose a color that blends in with the other painted buildings on King Street. He also stated that he was out of town when the work was done, so he doesn't really know what type of painting was used. Ms. Zandian stated that she would support staining instead painting the building's façade.

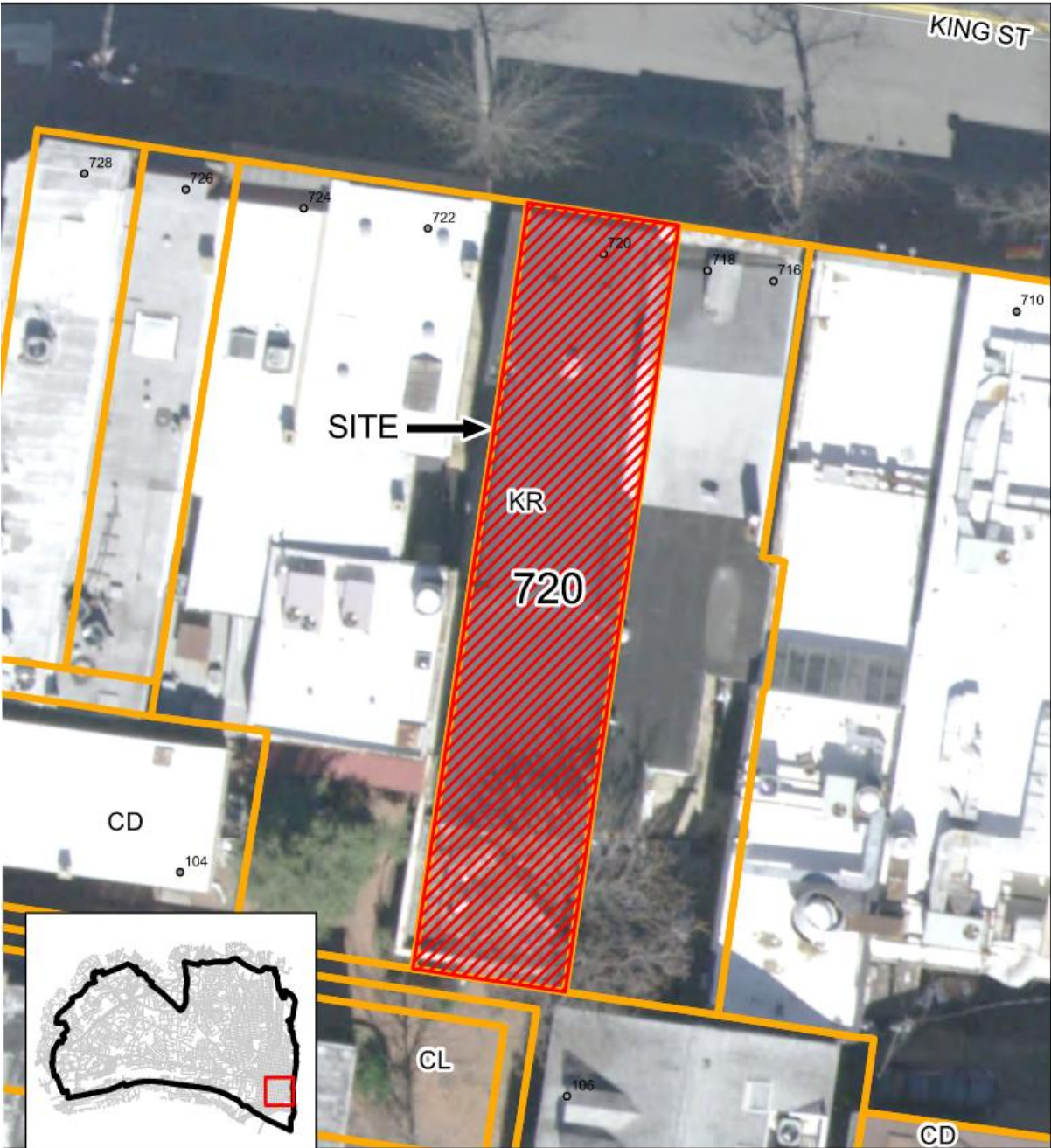
Mr. Lyons asked staff how difficult is to remove painting from masonry. Mr. Conkey explained that today's technology makes it easier to remove paint from masonry without damaging the brick, especially in cases like this that the brick in question is not old, that is, not porous.

Mr. Huches explained that the business struggled during the pandemic, and they wanted to give it a fresh look now that the pandemic is over and the business recovering.

Ms. del Ninno stated that the yellow brick is a character defining element and that King Street is a major and important street within the district. She opposed approving the after-the-fact work.

Mr. Adams agreed with the other Board members and stated that he could not support the after-the-fact work and wanted to see the paint removed.

There was no further discussion.



BAR#2023-00235
720 King Street



0 5 10 20 Feet

I. APPLICANT'S PROPOSAL

The applicant requests an after-the-fact Certificate of Appropriateness to paint a previously unpainted masonry (partial), at 720 King Street.

Site context

The subject property sits on the south side of the 700 Block on King Street. There are no alleys adjacent to the building.

II. HISTORY

The building at 720 King Street was built between **1891 and 1896**. The building went through several alterations in 1967.

Previous BAR Approvals

On April 12, 1967, the Board approved *alterations to the office building*, and on May 10, 1967, the Board approved the brick veneer material "*Fawn Tan*" manufactured by the National Brick Company.

More recently the property received approval for signage in September 2003 (BAR2003-00227) and August 2005 (BAR2005-00205).

III. ANALYSIS

The zoning ordinance specifically prohibits painting previously unpainted masonry surfaces without BAR approval. Section 10-109(B)(4) of the zoning ordinance states: "The painting of a masonry building which was unpainted prior to such painting shall be considered to be the removal of an exterior feature having historic and/or architectural significance requiring a certificate of appropriateness." The *Design Guidelines* further state that "painting a previously unpainted masonry surface, no matter what color, requires review and approval of a certificate of appropriateness by the Board. Additionally, the Boards strongly discourage the painting of a previously unpainted masonry surface." However, the Standards and *Design Guidelines* have been designed in a way to distinguish what is appropriate in one part of the district or at one building from what may not be appropriate in other areas or on other buildings so each request is reviewed on a case-by-case.

The Board recently approved different treatments on unpainted masonry, such as painting on 101 Princess Street (BAR2013-00036) and 819 South Lee Street (BAR2020-00276); limewashing on 107 Princess Street (BAR2023-00160), 605 Franklin Street (BAR2013-00124 & BAR2013-00141), and 726 King Street (BAR2016-00361); and finally staining on 625 First Street (BAR2021-00470B) and 515 King Street (BAR2022-00257). All Later buildings, that is, built after 1931.

Furthermore, the BAR objection to painting unpainted masonry is typically regarding a concern that historic brick is a porous material that when painted cannot breathe, which means that moisture

gets trapped inside the soft clay causing its decay. That is not true for modern materials. Nowadays, buildings are not usually built with clay bricks but clad with brick veneers instead for aesthetic reasons.

Manmade affordable materials were largely available in the 1960s. The post-war era made available an array of materials that were used more for aesthetic reasons than structural. Veneers imitating natural elements such as brick and stone were common on mid-20th century architecture. Materials such colored brick was largely used as a design feature most commonly juxtaposing two or more textures.

The subject building went through significant alterations in the 1960s, when was a common practice to “modernize” older and “dated” buildings. The existing yellow brick was approved by the Board in 1967, therefore not original to the building and not an example of historic porous brick. Furthermore, the after-the-fact painting work is limited to the first story level of the building’s façade, north/front elevation (Figure 1).



Figure 1- 720 King Street facade.

The portion of the front/north, upper story, and side/west elevations of the building were not painted as seen on the picture below (Figure 2).



Figure 2 - Painted portion of the building

Staff finds that recent BAR approvals for painting, staining, or limewashing previously unpainted masonry on Later buildings set a precedent for the subject case. Staff could not find a reason for not supporting the application based on previous cases arguments besides the fact that the subject application is an after-the-fact work. However, since the existing brick veneer is not original or historic, and the portion painted is not extensive, staff recommends approval of the application for after-the-fact alteration.

STAFF

Marina Novaes, Historic Preservation Planner, Planning & Zoning
Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

III. CITY DEPARTMENT COMMENTS

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

Zoning

C-1 Proposed painting is outside of the purview of zoning.

Code Administration

No comments received.

Transportation and Environmental Services

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

6-224) (T&ES)

- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Alexandria Archaeology

- F-1 No archaeological oversight is required for this project.

V. ATTACHMENTS



APPLICATION BOARD OF ARCHITECTURAL REVIEW

Filing Fees Paid

Date of Submission

Board of Architectural Review Hearing Date

Applicants must send written notice of public hearings by regular mail to all abutting property owners at least 10 days prior to the Board of Architectural Review hearing, and not more than 30 days prior to the hearing.

Send notices by first-class U.S. mail between the dates of

_____ and _____

Application
Received
5/31/2023

Last Updated 10/30/2019

BAR Case # 2023-00235

ADDRESS OF PROJECT: 720 KING ST

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

TAX MAP AND PARCEL: 074-02-10-05 ZONING: KR

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: Glyn Jones Salen

Address: 720 King ST

City: ALEXANDRIA State: VA Zip: 22314

Phone: 571-215-9242 E-mail: BRITBOSS@GMAIL.COM

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

Name: ANTHONY HUGHES Phone: 571-215-9242

E-mail: BRITBOSS@GMAIL.COM

Legal Property Owner:

Name: H AND K ALEXANDRIA INVESTMENTS

Address: 720 KING ST

City: ALEXANDRIA State: VA Zip: 22314

Phone: 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.

Application
Received
5/31/2023

BAR Case # _____

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

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

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

TO PAINT STORE FRONT MASONRY

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.

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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.

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BAR Case # _____

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: ANTHONY HUGHES

Date: 6-3-23

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

B

A. Property Information

A1.

Street Address

RB
Zone

A2.

Total Lot Area

x

Floor Area Ratio Allowed by Zone

= 0.00

Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

Basement

First Floor

Second Floor

Third Floor

Attic

Porches

Balcony/Deck

Lavatory***

Other**

Allowable Exclusions**

Basement**

Stairways**

Mechanical**

Attic less than 7**

Porches**

Balcony/Deck**

Lavatory***

Other**

Other**

B1. 0.00 Sq. Ft.

Existing Gross Floor Area*

B2. 0.00 Sq. Ft.

Allowable Floor Exclusions**

B3. 0.00 Sq. Ft.

Existing Floor Area Minus Exclusions
(subtract B2 from B1)

Comments for Existing Gross Floor Area

B1. Total Gross

0.00

B2. Total Exclusions

0.00

C. Proposed Gross Floor Area

Proposed Gross Area

Basement

First Floor

Second Floor

Third Floor

Attic

Porches

Balcony/Deck

Lavatory***

Other

Allowable Exclusions**

Basement**

Stairways**

Mechanical**

Attic less than 7**

Porches**

Balcony/Deck**

Lavatory***

Other**

Other**

C1. 0.00 Sq. Ft.

Proposed Gross Floor Area*

C2. 0.00 Sq. Ft.

Allowable Floor Exclusions**

C3. 0.00 Sq. Ft.

Proposed Floor Area Minus Exclusions
(subtract C2 from C1)

C1. Total Gross

0.00

C2. Total Exclusions

0.00

D. Total Floor Area

D1. 0.00 Sq. Ft.

Total Floor Area (add B3 and C3)

D2. 0.00 Sq. Ft.

Total Floor Area Allowed
by Zone (A2)

E. Open Space

E1. Sq. Ft.

Existing Open Space

E2. Sq. Ft.

Required Open Space

E3. 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.

* JUST REQUESTING TO PAINT STOREFRONT

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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. HK PROPERTIES	720 KING ST	100%
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.		
2.		
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.		
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.

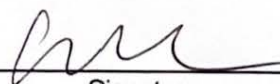
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

6-3-23

Date

ANTHONY HUGHES

Printed Name



Signature

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glynn jones salon + spa

720



Application
Received
5/31/2023



DEPARTMENT OF PLANNING AND ZONING

301 King Street
Room 2100
Alexandria, VA 22314

Phone (703) 746-4666
Fax (703) 838-6393

www.alexandriava.gov

May 17, 2023

HK ALEXANDRIA INVESTMENTS LLC
720 KING ST
ALEXANDRIA VA 22314

Dear HK ALEXANDRIA INVESMENTS LLC,

We received notification that the following alterations have occurred at **720 KING ST** without Board of Architectural Review (BAR) or BAR staff approval: painting of unpainted masonry. These alterations violate the zoning ordinance, which requires a Certificate of Appropriateness be issued for alterations that are visible from the public way. Section 10-103 of the zoning ordinance states:

“No building or structure shall be erected, reconstructed, altered or restored within the Old and Historic Alexandria District unless and until an application for a certificate of appropriateness shall have been approved ...”

You have two choices to remedy the violation. You may (1) correct the violation by removing the paint or (2) apply for an after-the-fact approval for a Certificate of Appropriateness from the BAR at public hearing; this requires a \$135 filing fee. Full information can be found at www.alexandriava.gov/preservation.

Please submit the application and filing fee online:

<https://www.alexandriava.gov/Permits>

Select “Get started with Apex”

Select “Log in or register.” If you don’t have an account, create one.

Select “Apply.”

Select “Plans.”

Select Board of Architectural Review (BAR) Certificate of Appropriateness Application

Follow those instructions and upload the completed application and the requested documents.

In accordance with City policy, this letter constitutes written notification of a zoning violation. Within 10 days of the date of this letter you must remedy the violations or apply for a Certificate of Appropriateness. You should note that each day a civil violation exists shall constitute a separate individual offense. Failure to comply will result in the issuance of additional escalating penalties. Both the homeowner and contractor are subject to this citation.

Please be advised that this notice of violation, written order, requirement, decision or determination of the Director may be appealed to the Board of Zoning Appeals by any person aggrieved by the decision of the Director or any officer, department, board, commission or agency of the City affected by the decision of the Director within thirty (30) days from the date of the decision. The decision is final and unappealable if not appealed within thirty (30) days. Additional information regarding how to file the appeal may be found in Zoning Ordinance Section 11-1200. The applicable appeal fee is \$385 and additional information regarding the filing of an appeal, including the application, can be obtained www.alexandriava.gov/planning.

Thank you for your cooperation in complying with this request. If you have any questions, please email me at brendan.harris@alexandriava.gov

Sincerely,

Brendan Harris

Brendan Harris
Preservation Planner, Board of Architectural Review

PAINT COLORS

INTRODUCTION

The color of a building is, perhaps, its most dominant visual characteristic. The color of a building can enhance or detract from its own architectural characteristics as well as neighboring structures.

Paint color is easily changed to reflect personal preferences and current architectural taste. The color palette used in Alexandria has changed significantly since the 18th century. Technological and economic constraints in the 18th and early-19th centuries limited the available palette of colors. Changes in technology and architectural preferences in the mid-to-late-19th century combined to greatly broaden the color spectrum and by the late-19th century there was a preference for a dark colored palette. Color preferences again changed in the early years of the 20th century and a light colored palette was generally favored. Today, a darker color palette is often used, reflecting, in part, a preference to do away with the "chromomatic monotony of the past half century" as one scholar of historic paint color has put it.

While the Zoning Ordinance permits the Boards to review the exterior paint color of a building, it has been the long standing policy of the Boards of Architectural Review that paint colors for the exterior of a building are only reviewed in conjunction with a construction project. In addition, the Boards reserve the right to review paint colors in instances where the new color is so clearly inappropriate as to constitute alteration of the architectural character of the building.

As part of the Guidelines review process, the Boards have developed a *Color Chart of Historically Accurate Paint Colors in the Old and Historic Alexandria District and the Parker-Gray District* which can be consulted to help determine appropriate colors that reflect the historic heritage of the City. The Boards strongly urge building owners in the historic districts who paint their buildings to make use of this information. The informa-

tion identifies historically accurate paint colors for the body, trim, door and roof colors of historic buildings for the different periods of architecture found in the historic districts. The historic research was prepared by the Staff of the Boards of Architectural Review and includes an analysis of historic exterior paint colors from the 18th to the 20th centuries in the districts.

The Boards actively discourage painting a building or its trim a clearly inappropriate color. For example, the color purple is considered to be an inappropriate color. There are a wide range of colors that have been used in the historic districts over the last 45 years and that are now considered traditional, although they may not accurately reflect historic paint colors.

The Zoning Ordinance stipulates that, in all cases, painting a previously unpainted masonry surface, no matter what color, requires review and approval of a certificate of appropriateness by the Boards. Additionally the Boards strongly discourage the painting of a previously unpainted masonry surface.

REQUIREMENTS

- Painting of previously unpainted masonry surfaces require approval of a Certificate of Appropriateness. (§ 10-109(B)(4) and § 10-209(B)(4) of the Zoning Ordinance)
- Using paint to create artificial architectural elements requires review and approval of a certificate of appropriateness.

GUIDELINES

- Structures should be painted a color appropriate to the historical period of the architectural style.
- Day-glow, neon and metallic colors as well as the color purple are inappropriate in the historic districts and the application of these colors alters the architectural character of the building.

APPLICATION REQUIREMENTS

All applications for approval of paint colors must contain the following information:

Alexandria Business License

Proof of a valid Alexandria Business License is required at the time of application for contractors, subcontractors, architects, and designers.

Photograph of Existing Building

Clear photographs of the existing building are required for reference.

Color

The proposed color of the structure must be indicated and an actual color sample provided. The color sample should indicate the type of paint, the paint manufacturer, the name of the paint and the product and color number.

RELATED SECTIONS

Exterior and Storm Doors
Fences, Walls & Gates
Roofing Materials
Shutters
Siding Materials

REFERENCES:

Roger Moss and Gail Caskey Winkler, *Victorian Exterior Decoration, How to Paint Your Nineteenth-Century American House Historically*, (N.Y., N.Y., Henry Holt and Company, 1987)

Roger Moss, *Century of Color, Exterior Decoration for American Buildings - 1820/1920*, (American Life Foundation, 1981).

The following are available from the Staff of the B.A.R.:

Color Chart of Historically Accurate Paint Colors in the Old and Historic Alexandria District and the Parker-Gray District.

Al Cox, AIA, *Appropriate Roofing Materials in the Old and Historic Alexandria District.*

Peter H. Smith, *Historic Exterior Paint Colors in the Alexandria Historic Districts.*

ADOPTED BY THE BOARDS OF
ARCHITECTURAL REVIEW, 5/25/93

10-105 Matters to be considered in approving certificates and permits.

(A) *Certificate of appropriateness.*

- (1) *Scope of review.* The board of architectural review or the city council on appeal shall limit its review of the proposed construction, reconstruction, alteration or restoration of a building or structure to the building's or structure's exterior architectural features specified in sections 10-105(A)(2)(a) through (2)(d) below which are subject to view from a public street, way, place, pathway, easement or waterway and to the factors specified in sections 10-105(A)(2)(e) through (2)(j) below; shall review such features and factors for the purpose of determining the compatibility of the proposed construction, reconstruction, alteration or restoration with the existing building or structure itself, if any, and with the Old and Historic Alexandria District area surroundings and, when appropriate, with the memorial character of the George Washington Memorial Parkway, including the Washington Street portion thereof, if the building or structure faces such highway; and may make such requirements for, and conditions of, approval as are necessary or desirable to prevent any construction, reconstruction, alteration or restoration incongruous to such existing building or structure, area surroundings or memorial character, as the case may be.
- (2) *Standards.* Subject to the provisions of section 10-105(A)(1) above, the board of architectural review or the city council on appeal shall consider the following features and factors in passing upon the appropriateness of the proposed construction, reconstruction, alteration or restoration of buildings or structures:
 - (a) Overall architectural design, form, style and structure, including, but not limited to, the height, mass and scale of buildings or structures;
 - (b) Architectural details including, but not limited to, original materials and methods of construction, the pattern, design and style of fenestration, ornamentation, lighting, signage and like decorative or functional fixtures of buildings or structures; the degree to which the distinguishing original qualities or character of a building, structure or site (including historic materials) are retained;
 - (c) Design and arrangement of buildings and structures on the site; and the impact upon the historic setting, streetscape or environs;
 - (d) Texture, material and color, and the extent to which any new architectural features are historically appropriate to the existing structure and adjacent existing structures;
 - (e) The relation of the features in sections 10-105(A)(2)(a) through (d) to similar features of the preexisting building or structure, if any, and to buildings and structures in the immediate surroundings;
 - (f) The extent to which the building or structure would be harmonious with or incongruous to the old and historic aspect of the George Washington Memorial Parkway;
 - (g) The extent to which the building or structure will preserve or protect historic places and areas of historic interest in the city;
 - (h) The extent to which the building or structure will preserve the memorial character of the George Washington Memorial Parkway;

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- (i) The extent to which the building or structure will promote the general welfare of the city and all citizens by the preservation and protection of historic interest in the city and the memorial character of the George Washington Memorial Parkway; and
 - (j) The extent to which such preservation and protection will 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.
- (3) *Additional standards—Washington Street.*
- (a) In addition to the standards set forth in section 10-105(A)(2), the following standards shall apply to the construction of new buildings and structures and to the construction of additions to buildings or structures on lots fronting on both sides of Washington Street from the southern city limit line north to the northern city limit line:
 - (1) Construction shall be compatible with and similar to the traditional building character, particularly including mass, scale, design and style, found on Washington Street on commercial or residential buildings of historic architectural merit.
 - (i) Elements of design consistent with historic buildings which are found on the street shall be emphasized.
 - (ii) New buildings and additions to existing buildings shall not, by their style, size, location or other characteristics, detract from, overwhelm, or otherwise intrude upon historic buildings which are found on the street.
 - (iii) The design of new buildings and additions to existing buildings shall be complementary to historic buildings which are found on the street.
 - (iv) The massing of new buildings or additions to existing buildings adjacent to historic buildings which are found on the street shall closely reflect and be proportional to the massing of the adjacent historic buildings.
 - (v) New buildings and additions to existing buildings which are larger than historic buildings which are found on the street shall be designed to look separate and shall not give the impression of collectively being more massive than such historic buildings. This design shall be accomplished through differing historic architectural designs, facades, setbacks, roof lines and styles. Buildings should appear from the public right-of-way to have a footprint no larger than 100 feet by 80 feet. For larger projects, it is desirable that the historic pattern of mid-block alleys be preserved or replicated.
 - (vi) Applications for projects over 3,000 square feet, or for projects located within 66 feet of land used or zoned for residential uses, shall include a building massing study. Such study shall include all existing and proposed buildings and building additions in the six block area as follows: the block face containing the project, the

block face opposite, the two adjacent block faces to the north and the two adjacent block faces to the south.

- (vii) The massing and proportions of new buildings or additions to existing buildings designed in an historic style found elsewhere in along Washington Street shall be consistent with the massing and proportions of that style.
 - (viii) New or untried approaches to design which result in new buildings or additions to existing buildings that have no historical basis in Alexandria or that are not consistent with an historic style in scale, massing and detailing, are not appropriate.
- (2) Facades of a building generally shall express the 20- to 40-foot bay width typically found on early 19th century commercial buildings characteristic of the Old and Historic Alexandria District, or the 15- to 20-foot bay width typically found on townhouses characteristic of the Old and Historic Alexandria District. Techniques to express such typical bay width shall include changes in material, articulation of the wall surfaces, changes in fenestration patterns, varying roof heights, and physical breaks, vertical as well as horizontal, within the massing.
 - (3) Building materials characteristic of buildings having historic architectural merit within the district shall be utilized. The texture, tone and color of such materials shall display a level of variety, quality and richness at least equal to that found abundantly in the historic setting.
 - (4) Construction shall reflect the traditional fenestration patterns found within the Old and Historic Alexandria District. Traditional solid-void relationships exhibited within the district's streetscapes (i.e., ratio of window and door openings to solid wall) shall be used in building facades, including first floor facades.
 - (5) Construction shall display a level of ornamentation, detail and use of quality materials consistent with buildings having historic architectural merit found within the district. In replicative building construction (i.e., masonry bearing wall by a veneer system), the proper thicknesses of materials shall be expressed particularly through the use of sufficient reveals around wall openings.
- (b) No fewer than 45 days prior to filing an application for a certificate of appropriateness, an applicant who proposes construction which is subject to this section 10-105(A)(3), shall meet with the director to discuss the application of these standards to the proposed development; provided, that this requirement for a preapplication conference shall apply only to the construction of 10,000 or more square feet of gross building area, including but not limited to the area in any above-ground parking structure.
 - (c) No application for a certificate of appropriateness which is subject to this section 10-105(A)(3) shall be approved by the board of architectural review, unless it makes a written finding that the proposed construction complies with the standards in section 10-105(A)(3)(a).
 - (d) The director may appeal to city council a decision of the board of architectural review granting or denying an application for a certificate of appropriateness

subject to this section 10-105(A)(3), which right of appeal shall be in addition to any other appeal provided by law.

- (e) The standards set out in section 10-105(A)(3)(a) shall also apply in any proceedings before any other governmental or advisory board, commission or agency of the city relating to the use, development or redevelopment of land, buildings or structures within the area subject to this section 10-105(A)(3).
 - (f) To the extent that any other provisions of this ordinance are inconsistent with the provisions of this section 10-105(A)(3), the provisions of this section shall be controlling.
 - (g) The director shall adopt regulations and guidelines pertaining to the submission, review and approval or disapproval of applications subject to this section 10-105(A)(3).
 - (h) Any building or addition to an existing building which fails to comply with the provisions of this paragraph shall be presumed to be incompatible with the historic district and Washington Street standards, and the applicant shall have the burden of overcoming such presumption by clear and convincing evidence.
 - (i) The applicant for a special use permit for an increase in density above that permitted by right shall have the burden of proving that the proposed building or addition to an existing building provides clearly demonstrable benefits to the historic character of Washington Street, and, by virtue of the project's uses, architecture and site layout and design, materially advances the pedestrian-friendly environment along Washington Street.
- (4) *Additional standards—Potomac River Vicinity.* Within the Potomac River Vicinity Height District, in addition to the provisions of section 10-105(A)(2), the following standards and guidelines, to the extent relevant in each individual case, shall apply in considering an application for a certificate of appropriateness by the board of architectural review, or by the city council on appeal, for any building in excess of 30 feet in height when such height has been authorized by a special use permit.
- (a) The degree to which facades of a proposed building or buildings are generally in alignment with the existing street edges and express the 20- to 30-foot bay width typically found within the historic district. Techniques to express such typical bay width should include changes in materials; articulation of the wall surfaces; changes in fenestration patterns; varying roof heights; and physical breaks within the massing. Large expanses of unbroken or repetitive facades are disfavored.
 - (b) The degree to which building materials characteristic of buildings having architectural merit within the historic district are utilized. The texture, tone and color of such materials should display a level of variety, quality and richness at least equal to that found abundantly in the historic setting. The use of synthetic or imitative materials is disfavored.
 - (c) The degree to which new construction reflects the traditional fenestration patterns found within the historic district. Traditional solid-void relationships (i.e., masonry bearing wall by a veneer system) should be used in building facades which are directly related to historic streetscapes.
 - (d) The degree to which new construction on the waterfront reflects the existing or traditional building character suitable to the waterfront. "High style" or highly ornamented buildings are disfavored. Also disfavored are metal warehouses and nondescript warehouse-type structures.

-
- (e) To the extent that any provisions of section 10-105(A)(2) are inconsistent with the provisions of this section 10-105(A)(4), the provisions of this section shall be controlling.
- (B) *Permit to move, remove, capsule or demolish in whole or in part buildings or structures.* The board of architectural review or the city council on appeal shall consider any or all of the following criteria in determining whether or not to grant a permit to move, remove, capsule or demolish in whole or in part a building or structure within the Old and Historic Alexandria District.
- (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?
 - (2) Is the building or structure of such interest that it could be made into an historic shrine?
 - (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?
 - (4) Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?
 - (5) Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?
 - (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?
 - (7) In the instance of a building or structure owned by the city or the redevelopment and housing authority, such building or structure having been acquired pursuant to a duly approved urban renewal (redevelopment) plan, would retention of the building or structure promote the general welfare in view of needs of the city for an urban renewal (redevelopment) project?

10-107 Appeals from board of architectural review.

(A) *Appeal to city council.*

- (1) Whenever the board of architectural review shall disapprove an application for a certificate of appropriateness or an application for a permit to move, remove, capsule or demolish in whole or in part, the applicant for such certificate or for such permit shall have the right to appeal to and be heard before the city council; provided, that the applicant files with the clerk of the city council, on or before 14 days after the decision of the board of architectural review, a notice in writing of the applicant's intention to appeal. Upon receipt of such notice, the clerk of the city council shall schedule a public hearing before the city council to be held within 75 days after the receipt by the clerk of such notice, but no such hearing shall be had unless and until notice pursuant to section 11-302(A) has been given. Each such notice of appeal shall be accompanied by the fee prescribed pursuant to section 11-104.
- (2) Whenever the board of architectural review shall approve an application for a certificate of appropriateness or an application for a permit to move, remove, capsule or demolish in whole or in part, opponents to the granting of such certificate or of such permit shall have the right to appeal to and be heard before the city council; provided, that there is filed with the clerk of the city council, on or before 14 days after the decision of the board of architectural review, a petition in writing signed by the city manager or at least 25 persons owning real estate within the Old and Historic Alexandria District indicating their intention to appeal and the basis for the appeal. Upon receipt of such notice, the clerk of the city council shall schedule a public hearing before the city council at a time not less than 30 days after the receipt by the clerk of such notice, but no such hearing shall be had unless and until notice pursuant to section 11-302(A) has been given. Each such notice of appeal shall be accompanied by the fee prescribed pursuant to section 11-104.
- (3) On any such appeal, the decision of the board of architectural review appealed from shall be stayed pending the outcome of the appeal before the council. The council shall conduct a full and impartial public hearing on the matter before rendering any decision. The same standards shall be applied by the council as are established for the board of architectural review. The council may affirm, reverse or modify the decision of the board, in whole or in part. The decision of the council, subject to the provisions of section 10-107(B), shall be final.

- (B) *Appeal from city council to court.* Any applicant or any of the petitioners aforesaid aggrieved by a final decision of the city council shall have the right to appeal such decision to the circuit court for a review; provided, such appeal is filed within a period of 30 days after the rendering of the final decision by the city council. Such appeal shall be taken by filing a petition, at law, to review the decision of council, and the filing of such petition shall stay the council's decision pending the outcome of the appeal to the court. Findings of fact by the council shall be conclusive on the court in any such appeal. The court may reverse or modify the decision of the council, in whole or in part, if it finds upon review that the decision of the council is contrary to law or that its decision is arbitrary and constitutes an abuse of discretion, or it may affirm the decision of council.



RECORD OF APPEAL

FROM A DECISION OF THE BOARD OF ARCHITECTURAL REVIEW

Date Appeal Filed With City Clerk: July 14, 2023

B.A.R. Case #: 2023 - 00235

Address of Project: 720 King St Alexandria 22314

Appellant is: (Check One)



B.A.R. Applicant



Other party. State Relationship _____

Address of Appellant: 720 King St

ALEXANDRIA VA 22314

Telephone Number: 571 - 215 - 9242 brit boss@gmail.com

State Basis of Appeal: See Attached

Attach additional sheets, if necessary

A Board of Architectural Review decision may be appealed to City Council either by the B.A.R. applicant or by 25 or more owners of real estate within the affected district who oppose the decision of the Board of Architectural Review. Sample petition on rear.

All appeals must be filed with the City Clerk on or before 14 days after the decision of the B.A.R.

All appeals require a \$200.00 filing fee.

If an appeal is filed, the decision of the Board of Architectural Review is stayed pending the City Council decision on the matter. The decision of City Council is final subject to the provisions of Sections 10-107, 10-207 or 10-309 of the Zoning Ordinance.

A. H. H.
Signature of the Appellant

We, the undersigned owners of real estate within the Old and Historic Alexandria District/Parker-Gray District [strike out as appropriate] appeal the decision of the Board of Architectural Review to the Alexandria City Council in B.A.R. Case # _____ regarding the property at _____ (street address)

Name	Signature	Owner of Real Property At:
1. _____		
2. _____		
3. _____		
4. _____		
5. _____		
6. _____		
7. _____		
8. _____		
9. _____		
10. _____		
11. _____		
12. _____		
13. _____		
14. _____		
15. _____		
16. _____		
17. _____		
18. _____		
19. _____		
20. _____		
21. _____		
22. _____		
23. _____		
24. _____		
25. _____		



July 13, 2023

I am writing to submit an appeal regarding the painting of the exterior masonry located at glynn jones salon at 720 king street Alexandria Va 22314.

The purpose of this appeal is to request the city council to overturn the BAR decision to deny our application to paint the building. As the city staff noted in their report to approve our application.

It is important to note that the front brick of the building in question was constructed in the 1960s and is not subject to any historic preservation regulations. The brick used in the construction is not historically significant, as it is not part of the original structure. Therefore, any alterations to the exterior, including painting, should be evaluated based on the existing planning guidelines and not restricted by the historical context of the area, but on a case by case basis.

We kindly request that you reconsider the decision made by the Board of Architectural Review and agree with city staff to approve this application.

Anthony Hughes
Glynn Jones Salon LLC

20
YEARS

**SAY IT
WITH A
NEW LOOK**



glynn jones salon
Elite hair stylists



Call (703) 549-4000 for more information.

Follow us and see our styles! @Glynnjonesalon @GlynnjonesalonUS