

ISSUE: Certificate of Appropriateness for modification of conditions of a previous BAR approval

APPLICANT: Elizabeth Blaise

LOCATION: Old and Historic Alexandria District
613 South Royal Street

ZONE: RM/Residential

STAFF RECOMMENDATION

Staff recommends **denial** of the applicant's request for a Certificate of Appropriateness for modification of conditions of a previous BAR approval.

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.

Minutes from the November 2, 2023 BAR Hearing:

BOARD ACTION: On a motion by Mr. Scott, and seconded by Ms. Zandian, the Board of Architectural Review voted to approve BAR#2023-00360 as amended. The motion carried on a vote of 3-1.

REASON

The Board agreed with Staff recommendations and added an amendment that the applicant work with Staff on choosing appropriate colors to show differentiation in the wall color and window heads.

SPEAKERS

None. The applicant was not present.

DISCUSSION

Mr. Scott asked Staff some clarifications about the paint colors. He believed that Staff should work with the applicant to address the color differentiation.

Minutes from the October 4, 2023 BAR Hearing:

BOARD ACTION: On a motion by Ms. Miller, and seconded by Mr. Scott, the Board of Architectural Review accepted the request for the deferral of BAR #2023-00360. The motion carried on a vote of 7-0.

REASON

The Board wanted more details on the scope of the painting to be done and whether there would be any contrast between the window lintels and door head.

SPEAKERS

Adolfo Maradiaga, the contractor, represented the owner and was available to answer questions.

Dan Hazelwood, the owner, was also available for clarification of some questions. He stated that he thought the intention was not to leave any portions of the building unpainted.

Yvonne Callahan expressed concern about the partial painting and possible detriments to painting new brick.

DISCUSSION

Ms. Miller said she would support painting the whole building and agrees with Staff recommendations.

Mr. Adams said this house is the most high-style on the block but painting is appropriate on the blockface. He does not like the partial painting.

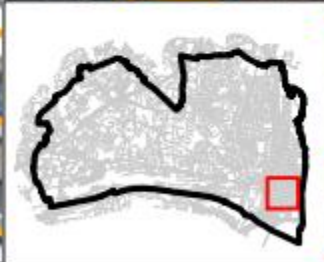
Ms. Del Ninno said she cannot support painting masonry because our guidelines discourage it.

Ms. Zandian said it looks strange partially painted and recommends approval of painting the entire building, with Staff recommendations.

Mr. Scott said this is modern brick so we are less focused on historic preservation, and he wants to see more context of the blockface. He recommends approval of painting the entire building, with Staff recommendations.

Mr. Lyons said it looks strange partially painted.

Mr. Spencer said this building is not historic but he does not want to support painting of any masonry.



BAR#2024-00017
613 S Royal Street



0 12.5 25 50 Feet

Update

The case to approve previously painted masonry was originally deferred at the October 4, 2023, hearing (BAR#2023-00357) to allow the applicant to address comments from the Board regarding the scope of the painting and how the architectural details will be contrasted. The applicant clarified to Staff that all sides of the building that are visible from a public right of way will be painted, and that the painting will extend past the line of the side gate on the south elevation. Additionally, the applicant clarified that the primary masonry façade would be painted a different color from the window heads and trim. Lastly, the applicant stated that the removed shutters will be replaced after the painting is finished.

The case was heard again by the Board at the November 2, 2023, hearing (BAR#2023-00360). On this date, the Board approved the application with Staff recommendations, adding a condition that the applicant work with Staff to choose appropriate colors to show differentiation in the wall color and the window heads. After the hearing, the applicant finished painting the front (east) elevation and south elevation of the house in a way that meets the Board’s conditions of approval. However, the applicant did not paint the north elevation of the house, which does not satisfy Staff’s first recommendation, which was:

1. *Paint all sides of the house that are visible from a public right of way.*

I. APPLICANT’S PROPOSAL

The applicant currently requests to modify one of the conditions of approval of their original application for an after-the-fact Certificate of Appropriateness to paint previously unpainted masonry at 613 South Royal Street. Specifically, the applicant requests to remove the following condition, which was Staff’s first recommendation:

1. *Paint all sides of the house that are visible from a public right of way.*

While a large part of the north elevation faces a narrow space between 613 South Royal Street and the neighboring building, is still visible from the public right of way, particularly the easternmost part. The applicant requests that the Board remove this condition so that he may leave the north elevation of the house unpainted.

Site context

The subject property sits on the west side of the 600 block of South Royal Street. There are no alleys abutting this property. The block consists entirely of residential buildings that were constructed at various times from the 1950s to the 1990s, resulting in a variety of architectural styles. None of the buildings on this block are considered Early buildings (built before 1932). Of the 26 masonry buildings on the block, 5 of them (~19%) are currently painted, not including the subject property.

II. HISTORY

The three-story, partially detached, brick clad house at 613 South Royal Street was constructed in **1985**, according to plans by Gilbert and Foster, a Washington, D.C. based architectural firm. The plans were approved by the Board of Architectural Review on July 18, 1985 (BAR Case #85-45).

Previous BAR Approvals

On May 3, 2006, the Board approved replacement windows on this property (BAR2006-0076).

III. ANALYSIS

The photos below (Figure 1) show the house in its original unpainted state (left), its current painted state after the work was approved by the Board (center), and the north elevation today (right), which is currently unpainted.



Figure 1. Photos of 613 S Royal Street before and after painting.

In the opinion of Staff, the applicant has painted the front (east) and south elevations in a way that satisfies the Board’s conditions of approval. The new painted style of the house is not out of character with the blockface and does not detract from any historic architectural features. However, Staff is concerned that leaving the north elevation unpainted, as only painting one side of the house but not the other, would create a sense of visual asymmetry.

Staff is cognizant of the fact that the north elevation of 613 South Royal Street shares a narrow space with the neighboring building, which may make painting difficult. However, Staff notes that painting has been done in previous cases on buildings in the district that also had similarly narrow spaces.

Staff therefore does not believe that there is a convincing reason to modify the Board’s conditions of approval and recommends *denial* of the applicant’s request.

STAFF

Brendan Harris, Historic Preservation Planner, Planning & Zoning

Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

CITY DEPARTMENT COMMENTS

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

Zoning

C-1 Proposed painting of unpainted masonry will comply with 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)

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)

Alexandria Archaeology

F-1 No archaeology comments.

V. ATTACHMENTS

1 – Application Materials

2 – Supplemental Materials

BAR Case # 2024-00017

ADDRESS OF PROJECT: 613 S. Royal St.

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

TAX MAP AND PARCEL: _____ ZONING: _____

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: Elizabeth Blaise Hazelwood

Address: 613 S. Royal St.

City: Alexandria State: VA Zip: 22314

Phone: 202-494-3412 E-mail: blaise@grassrootstargeting.com

Authorized Agent *(if applicable)*: Attorney Architect _____

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: Elizabeth Blaise Hazelwood

Address: 613 S. Royal St.

City: Alexandria State: VA Zip: 22314

Phone: 202-494-3412 E-mail: blaise@grassrootstargeting.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
 - fence, gate or garden wall
 - HVAC equipment
 - shutters
 - doors
 - windows
 - siding
 - shed
 - lighting
 - pergola/trellis
 - painting unpainted masonry
 - other _____
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

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

I am looking to modify the conditions of BAR2023-00360 to allow me to leave the south wall of the house unpainted. Thank you!

SUBMITTAL REQUIREMENTS:

Items listed below comprise the minimum supporting materials for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Electronic copies of submission materials should be submitted whenever possible.

Demolition/Encapsulation : *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

- N/A
- Survey plat showing the extent of the proposed demolition/encapsulation.
- Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
- Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
- Description of the reason for demolition/encapsulation.
- Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 3 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.

- ^{N/A} Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
- FAR & Open Space calculation form.
- Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
- Existing elevations must be scaled and include dimensions.
- Proposed elevations must be scaled and include dimensions. Include the relationship to 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 3 sets of revised materials.

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

APPLICANT OR AUTHORIZED AGENT:

Signature: Blaise Hazelwood

Printed Name: Elizabeth Blaise Hazelwood

Date: 1/21/2024

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. Elizabeth Blaise Hazelwood	613 S. Royal 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 613 S. Royal 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. Elizabeth Blaise Hazelwood	613 S. Royal St.	100%
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.

1/21/2024

Date

Elizabeth Blaise Hazelwood

Printed Name

Blaise Hazelwood

Signature