

ISSUE: Certificate of Appropriateness

APPLICANT: Glynn Jones Salon

LOCATION: Old and Historic Alexandria District
720 King Street

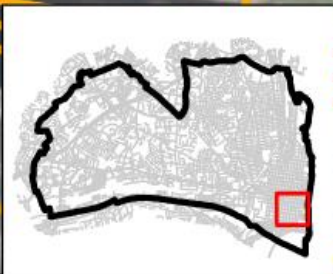
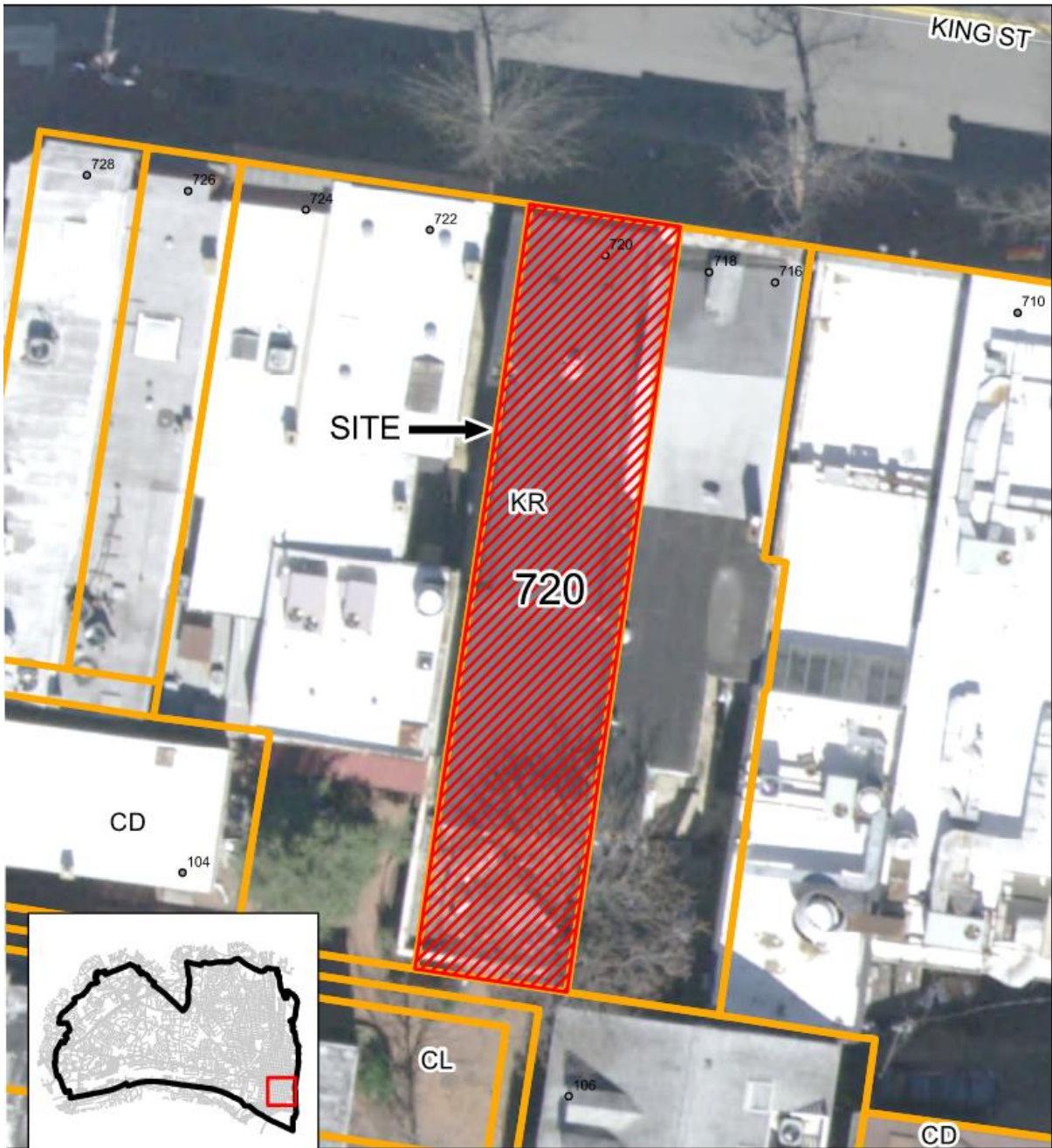
ZONE: KR/ King Street Urban Retail Zone

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
720 King Street



0 5 10 20 Feet

A horizontal scale bar with tick marks at 0, 5, 10, and 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: GLYNN JONES SALAN

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: HAND 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.

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BAR Case # _____

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).*

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.

Application
Received
5/31/2023



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

<u>Existing Gross Area</u>	<u>Allowable Exclusions**</u>	
Basement	Basement**	B1. <input style="width: 150px;" type="text" value="0.00"/> Sq. Ft.
First Floor	Stairways**	Existing Gross Floor Area*
Second Floor	Mechanical**	B2. <input style="width: 150px;" type="text" value="0.00"/> Sq. Ft.
Third Floor	Attic less than 7**	Allowable Floor Exclusions**
Attic	Porches**	B3. <input style="width: 150px;" type="text" value="0.00"/> Sq. Ft.
Porches	Balcony/Deck**	Existing Floor Area Minus Exclusions (subtract B2 from B1)
Balcony/Deck	Lavatory***	
Lavatory***	Other**	
Other**	Other**	

Comments for Existing Gross Floor Area

B1. **Total Gross** B2. **Total Exclusions**

C. Proposed Gross Floor Area

<u>Proposed Gross Area</u>	<u>Allowable Exclusions**</u>	
Basement	Basement**	C1. <input style="width: 150px;" type="text" value="0.00"/> Sq. Ft.
First Floor	Stairways**	Proposed Gross Floor Area*
Second Floor	Mechanical**	C2. <input style="width: 150px;" type="text" value="0.00"/> Sq. Ft.
Third Floor	Attic less than 7**	Allowable Floor Exclusions**
Attic	Porches**	C3. <input style="width: 150px;" type="text" value="0.00"/> Sq. Ft.
Porches	Balcony/Deck**	Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Balcony/Deck	Lavatory***	
Lavatory***	Other**	
Other	Other**	

C1. **Total Gross** C2. **Total Exclusions**

Notes

*Gross floor area is the sum of all areas under roof of a lot, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

** Refer to the Zoning Ordinance (Section 2-145(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

***Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

D. Total Floor Area

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

D2. 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

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*

Application
 Recieved
 5/31/2023

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. HIK 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

Application
Received
5/31/2023

