

ISSUE: Certificate of Appropriateness for after-the-fact alterations

APPLICANT: Elizabeth Blaise

LOCATION: Old and Historic Alexandria District
613 South Royal Street

ZONE: RM/Residential

STAFF RECOMMENDATION

Staff recommends **approval** of the Certificate of Appropriateness for the after-the-fact painting of unpainted masonry, with the following conditions:

1. Paint all sides of the house that are visible from a public right of way.
2. Use different paint colors so that the primary masonry façade is distinguished from the window/door heads and trim.
3. Replace the black shutters after the painting is completed.

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 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 though 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.

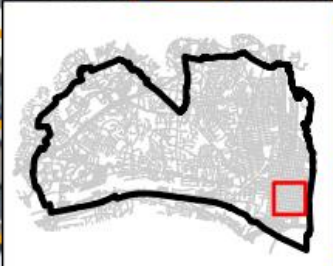
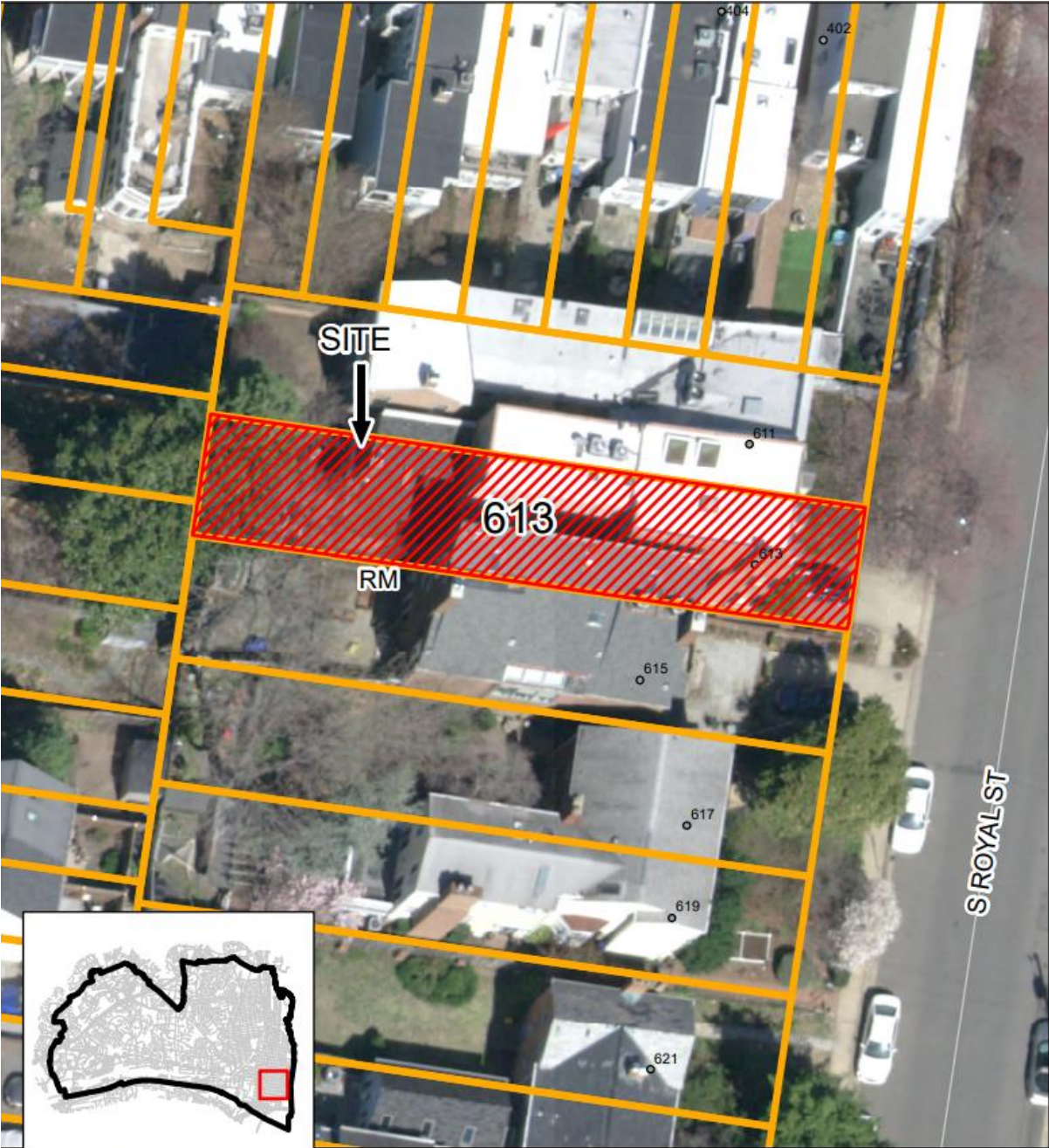
Ms. Del Ninno said she cannot support painting masonry because our guidelines discourage it.

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#2023-00360
613 S Royal Street



0 12.5 25 50 Feet

Update

The case was deferred at the October 4, 2023, hearing 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 visible 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. Additionally, the applicant clarified that the primary masonry façade will 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.

I. APPLICANT'S PROPOSAL

The applicant requests an after-the-fact Certificate of Appropriateness to paint previously unpainted masonry at 613 South Royal Street. On July 23, 2023, Staff was notified that the subject property was being painted without BAR approval. After confirming the violation, Staff sent a violation letter, and a Zoning inspector posted a stop work order on July 26. The painting was almost complete at the time the stop work order was posted, but a portion of unpainted masonry remains toward the rear of the property, and some paint work remains to be done on the front elevation as well. Staff also notes that the black shutters were removed for the painting.

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 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 has approved numerous cases of painting, staining, or limewashing previously unpainted masonry, all on Later buildings (built after 1931): painting on 100 Princess Street (BAR2013-00036) and 819 South Lee Street (BAR2023-00276); limewashing on 107 Princess Street (BAR2023-00160), 605 Franklin Street (BAR2013-00124 & BAR2013-00141), and 726 King Street (BAR2016-00361); and staining on 625 First Street (BAR2021-00470) and 515 King Street (BAR2022-00257). Most recently, the Board denied after-the-fact painting of unpainted masonry on 720 King Street (BAR2023-00235), which is an Early building that is clad in modern brick from 1967. This denial was appealed by the applicant and overturned by the City Council on September 23, 2023.

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.

The existing brick on 613 South Royal Street was approved by the Board in 1985, and is modern, hard-fired brick, not an example of historic porous brick. Staff is less concerned that painting will physically harm the structure. Aesthetically, several houses within the 600 block of South Royal Street are painted. Painting masonry buildings was also common in mid to late 20th-century developments such as Yates Gardens and Ford’s Landing.



Figure 1. Photos of 613 South Royal Street before and after (partial) painting.



Figure 2. Photo of 613 South Royal Street after (partial) painting.

Staff finds that recent BAR approvals for painting, staining, or limewashing previously unpainted masonry on Later buildings, as well as the decision by City Council on September 23, 2023, set a precedent for the subject case. Additionally, due to the modern materials used and the eclectic architectural character of the blockface, Staff does not believe that painting this building detracts from any historic integrity of either the block or this structure.

At the previous BAR hearing, there was a discussion regarding the scope of the painting, as the current paint on the sides of the house ends at the point where the gate is. The applicant has since clarified that they are willing to paint beyond this line so that all sides visible from a public right of way will be painted. Additionally, Staff had a concern about the paint covering architectural features such as the window heads and door arch/trim. The applicant has since clarified to Staff that the current paint job is unfinished, and that once completed, the window heads and trim will be painted a different color from the rest of the house. Lastly, the applicant clarified to Staff that the removed shutters will be returned to the windows after the painting is completed.

After meeting with the applicant regarding the comments raised by the Board at the last hearing, Staff believes that the concerns have been adequately addressed. Therefore, Staff has no objection to the painting of the masonry on this building and recommends approval of the application for after-the-fact alterations, with the following conditions:

1. Paint all sides of the house that are visible from a public right of way.
2. Use different paint colors so that the primary masonry façade is distinguished from the window/door heads and trim.
3. Replace the black shutters after the painting is completed.

STAFF

Brendan Harris, 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 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# _____
(OFFICE USE ONLY)

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: E AND R GENERAL CONTRACTOR (ADOLFO MARADIA BA)

Address: 1706 FLORIDA AVE

City: WOODBRI DGE State: VA Zip: 22191

Phone: 571-471-6481 E-mail: ADOLFOAM1@EMAIL.COM

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

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: Elizabeth Blaise

Address: 613 S Royal St

City: Alexandria State: VA Zip: 22314

Phone: 703 608 5643 E-mail: ADOLFOAM1@EMAIL.COM

NATURE OF PROPOSED WORK: Please check all that apply

- ☐ NEW CONSTRUCTION
- ☐ EXTERIOR ALTERATION: Please check all that apply.

☐ awning

☐ doors

☐ lighting

☐ other

☐ fence, gate or garden wall

☐ windows

☐ pergola/trellis

☐ HVAC equipment

☐ siding

☒ painting unpainted masonry

☐ shutters

☐ shed

☐ ADDITION☐ DEMOLITION/ENCAPSULATION☐ SIGNAGE

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

Painting unpainted masonry at front and left side of the house

SUBMITTAL REQUIREMENTS:

- ☐ Check this box if there is a homeowner's association for this property. If so, you must attach a copy of the letter approving the project.

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.

BAR CASE# _____

(OFFICE USE ONLY)

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.

BAR CASE#

(OFFICE USE ONLY)

ALL APPLICATIONS: Please read and check that you have read and understand the following items:

- ☒ I understand that after reviewing the proposed alterations, BAR staff will invoice the appropriate filing fee in APEX. The application will not be processed until the fee is paid online.
- ☒ 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: Blaise Hazelwood

Printed Name: Elizabeth Blaise Hazelwood

Date: 8/8/2023

07 Adolfo Maradiaga
ADOLFO MARADIAGA
8/8/2023

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. Elizabeth Blaise Hazelwood	613 S. Royal, Alexandria, VA 22314	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, Alexandria, VA 22314 (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, Alexandria, VA 22314	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.

8/24/2023

Date

ELIZABETH BLAISE
Printed Name

Blaise Hazelwood
Signature

