

ISSUE: Certificate of Appropriateness for alterations

APPLICANT: Florent Defelcourt

LOCATION: Old and Historic Alexandria District
1101 King St Street

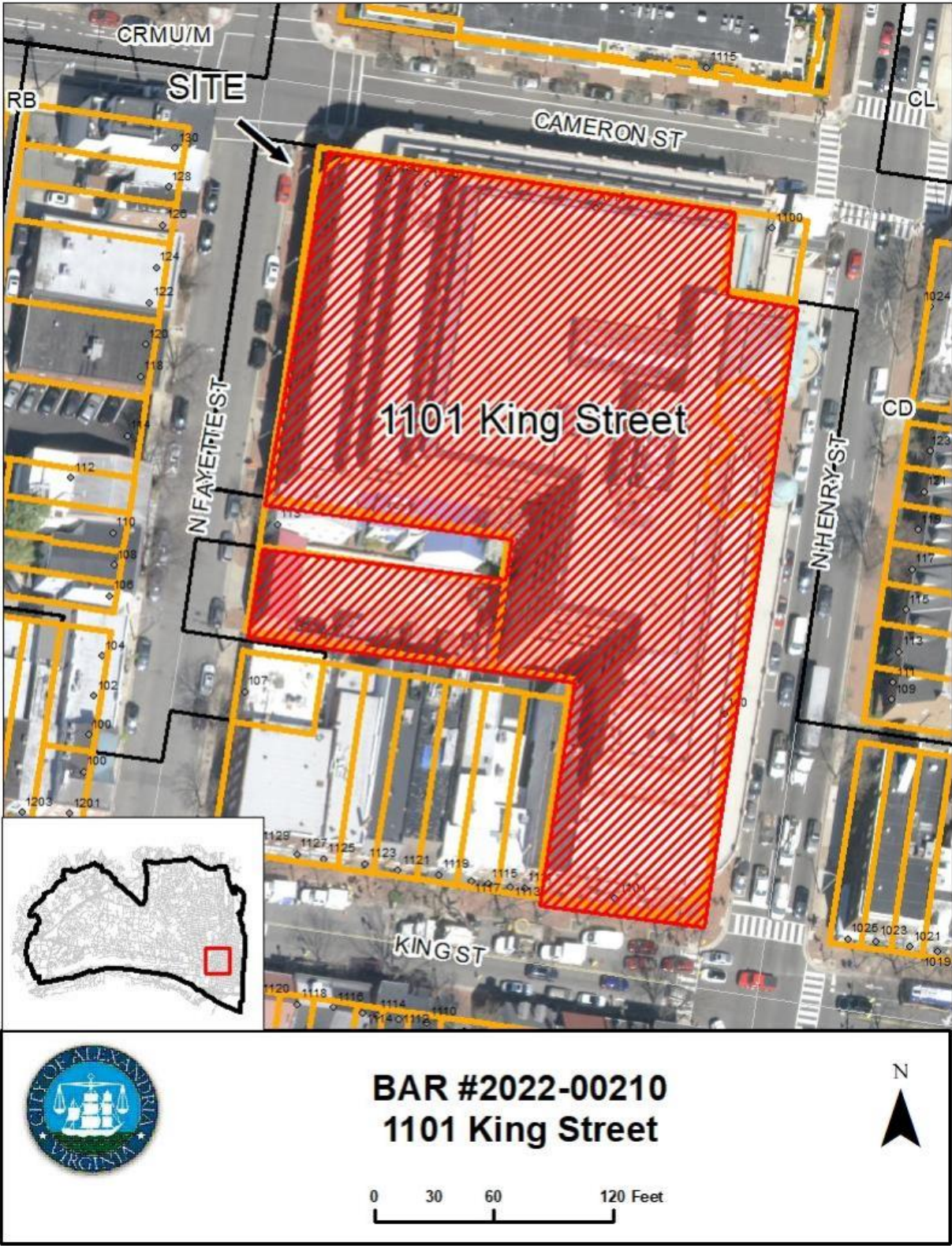
ZONE: KR/King Street Urban Retail Zone

STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness for alterations as submitted.

GENERAL NOTES TO THE APPLICANT

1. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 for further information.
4. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov 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.



I. APPLICANT'S PROPOSAL

The applicant requests an after-the-fact approval to paint previously unpainted masonry.

Site context

The building at 1101 King Street occupies almost the entire block bounded by North Henry, North Fayette, King, and Cameron streets. The business occupying the first floor, at the northwest corner of King and North Henry streets, is the subject of this application.

II. HISTORY

The Tycon Building is a seven-story brick commercial building at 1101 King Street. It was designed by the architectural firm of Zinser & Dunn and was “cast in the design of numerous other Colonial-style buildings in Old Town Alexandria...”, according to the Washington Post (New Crown for King Street, by Beth Bateman, October 19, 1985). When the building was designed in **1983** this part of King Street was not located in the historic district, but the following year the district boundaries were expanded, and the King Street portion of the building was included in the district.

Previous BAR Approvals

This commercial building has several tenants and a large number of BAR approvals, mostly signage, however this specific business was recently approved (1/7/2022) for new signage BAR2021-00677.

III. ANALYSIS

The new tenant of the 1101 King Street building complex at the northwest corner of King and Henry streets has painted its windows, doors, and ceramic tile surrounding the windows without BAR approval (Figure 1).



Figure 1 - View from Henry Street looking south

The applicant obtained BAR approval for signage on 1/7/2022, The application included a rendering showing the existing tile as painted but the scope of work was not mentioned in the application nor was it noted in the graphics. (Figure 2). As the application was specifically for a signage package, the painting scope was not reviewed or approved by staff.



Figure 2 - Picture included in the signage application BAR2021-00677.

The *Guidelines* state that “The Zoning Ordinance stipulates that, in all cases, painting a previously unpainted masonry surfaces, no matter what color, requires review and approval of a Certificate of Appropriateness” and, “the Board strongly discourage the painting of a previously unpainted masonry surface.” However, the extent of the painting work is limited to the 8”x 8” ceramic tiles that surround the business’ windows and doors which is a very small percentage of the whole building fabric.

The BAR concern about 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 to modern materials. Nowadays, buildings are not usually built with clay bricks but cladded with brick veneers instead for aesthetic reasons. In the case of 1101 King Street, the building’s brick veneer was not painted, only the ceramic tiles around the windows and doors. Unlike historic brick, ceramic can be painted without concerns. Therefore, staff recommends approval of the certificate of Appropriateness for alterations as submitted.

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

No comments required.

Code Administration

No comments required

Transportation and Environmental Services

R-1 Comply with all requirements of SIT8-00011(T&ES)

R-2 The Final Site Plan must be approved and released and a copy of that plan must be attached to the demolition permit application. No demolition permit will be issued in advance of the building permit unless the Final Site Plan includes a demolition plan which clearly represents the demolished condition. (T&ES)

Alexandria Archaeology

F-1 Archaeological oversight will not be necessary for this undertaking.

V. ATTACHMENTS

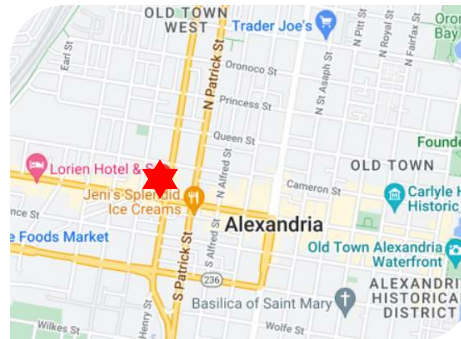
1 – Supplemental Materials

2 – Application for BAR 2022-00210: 1101 King Street

Project presentation



Removed Awnings (x9) above windows



1101 King Street, Alexandria VA Suite, 110

Paint on bricks 8
inches around doors
and windows (x 9)
Color: Blue
Ref: navy – SW9178

