

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

APPLICANT: Bravo Solutions, LLC

LOCATION: Parker-Gray District
1000 Queen Street

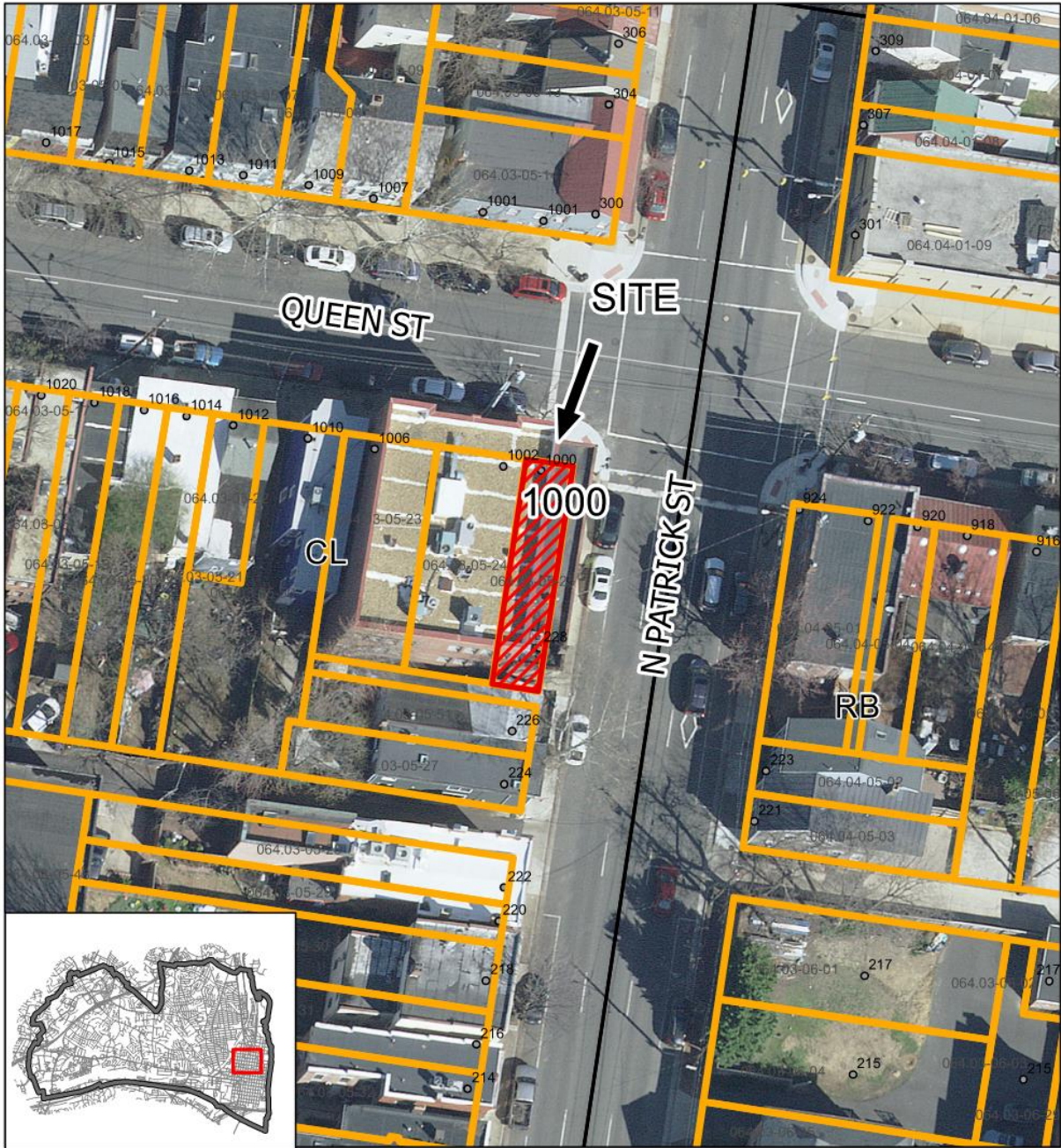
ZONE: CL/Commercial low zone.

STAFF RECOMMENDATION

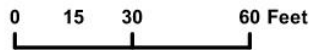
Staff recommends denial of the request for an after-the-fact Certificate of Appropriateness to paint the exterior of a previously unpainted masonry commercial building.

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 #2020-00610
1000 Queen Street



I. APPLICANT'S PROPOSAL

The applicant is requesting an after-the-fact Certificate of Appropriateness to paint the exterior of a previously unpainted masonry commercial building at **1000 Queen Street**. A violation was issued on December 10, 2020.

II. HISTORY

The 2-story yellow brick commercial building was **built in 1948** as a store and office building for the owner, Mr. Hyman Zalkind and was designed by Alexandria architect, Francis Drischler. The design reflects a vernacular commercial style common among urban commercial buildings of the early-to-mid-20th century. The building retains most of its original features and form, however, some alterations have occurred. These alterations include the replacement of the original steel casement windows.



Photo 1: 1000 Queen St. before unapproved painting.

Previous BAR Approvals

BAR2000-00200 – Board approval of wall sign.

III. ANALYSIS

The BAR has always been very concerned about the painting of previously unpainted masonry and the zoning ordinance specifically prohibits this without BAR approval. Section 10-209(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 Boards. Additionally, the Boards strongly discourage the painting of a previously unpainted masonry surface.”

While the Parker-Gray Residential Reference Guide (RRG) provides significant leniency with respect to the types of alterations that may be done to Later buildings or on side or rear elevations in the Parker-Gray District, it is explicit that the painting of unpainted masonry must be reviewed by the BAR at a public hearing for both Early and Later buildings and all elevations. This is in part because painting unpainted masonry significantly alters the character and material of a building.



Photo 2: 1000 Queen St. with unapproved paint.



**Photo 3: 1000 Queen St. and 301 N. Patrick St.,
two of the few yellow brick buildings in the district.**

Historically, most property owners avoided painting brick because painting it was expensive, and the use of brick was a clear sign that the building was higher quality and built of a more expensive material than frame construction with wood siding. In the Parker-Gray District most, if not all of the painted brick buildings, likely date from the time before the district was created in 1984. Additionally, there are very few yellow brick buildings located within either historic district. These buildings should remain unpainted to preserve the architectural integrity of the property.

1000 Queen Street is one of three outstanding violations in the historic districts for the painting of unpainted masonry. In a recent case, the paint was successfully removed from a painted masonry building located in the Parker-Gary district by applying a water based, biodegradable paint remover. The paint was removed without damaging the masonry.

Staff recommends denial of the proposed after-the-fact alterations.

STAFF

Amirah Lane, Historic Preservation Planner, Planning & Zoning
Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning

F-1 Proposed masonry and window painting complies 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 Previously reviewed under BAR2000-00200. (T&ES)

F-2 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-3 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

No archaeological oversight will be necessary for this undertaking.

V. ATTACHMENTS

- 1 – Application Materials*
2 – Supplemental Materials