

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

APPLICANT: Kien Tran

LOCATION: Old and Historic Alexandria District
1400 King Street

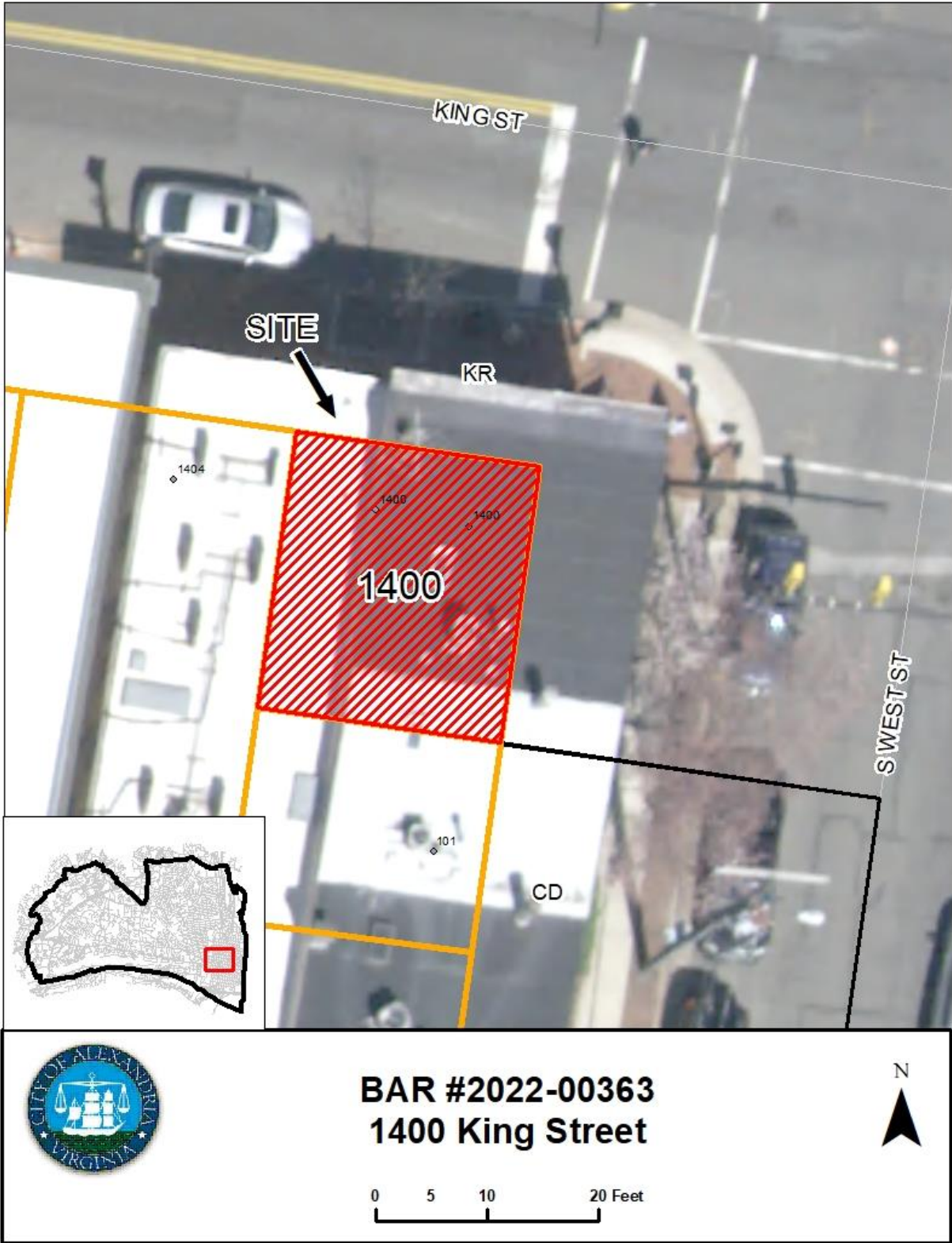
ZONE: KR/ King Street urban retail zone.

STAFF RECOMMENDATION

Staff recommends **denial** of the Certificate of Appropriateness, 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 a Certificate of Appropriateness for after-the-fact installation of vinyl windows and to install a fiberglass door, at 1400 King Street. The application is in response to BAR violation being issued to the property on June 22, 2022.

II. HISTORY

The two-story brick building was constructed **prior to 1858**, when it was sold to Robert G. Violett based on deed research. The structure was considered important enough to warrant inclusion in the 100-year-old building list prior to the extension of the Old and Historic Alexandria District in this area.

Previous BAR Approvals

5/2/1979 – Approved for building alterations

3/91/1980 – Approved for signage

7/16/2003– Approved for signage (BAR2003-00139)

III. ANALYSIS

Staff recommends **denial** of the proposed alterations. The installed vinyl windows don't comply with the *Alexandria New and Replacement Window Performance Specifications* and the proposed fiberglass door is not appropriate for an early building. The *Design Guidelines* states that windows and doors are principal character defining features of a building and serve both functional and aesthetic purposes. The applicant must remove the inappropriate windows and work with staff to select window and door replacement materials that is architecturally appropriate for the building and comply with the *BAR Policies for Administrative Approval*.



Photo 1 &2: Inappropriate vinyl windows installed at 1400 King Street.

STAFF

Amirah Lane, 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

F-1 Proposed new windows and doors comply with zoning.

Code Administration

Building permit is required for replace window in historical area.

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)
- 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 comments received.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR2022-00363: 1400 King Street.

BAR Case #

APPLICATION FOR BAR ADMINISTRATIVE APPROVAL

Administrative approvals by the Board of Architectural Review (BAR) Staff are only for historically appropriate repairs/replacement. Please note that upon reviewing an application for administrative approval, BAR Staff may determine that a full application must be made to be heard at a public hearing before the BAR and cannot be administratively approved.

ADDRESS OF PROJECT: 1400 King Street, Alexandria, VA 22314

TAX MAP AND PARCEL: 064.03-12-04 ZONING: _____

Applicant: ☒ Property Owner ☐ Business (Please provide business name & contact person)

Name: KIEN TRAN

Address: 5102 Portsmouth Rd

City: Fairfax State: VA Zip: 22032

Phone: 858 999 4657 E-mail: dieplunthba@gmail.com

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

Name: _____

Phone: _____

E-mail: _____

Legal Property Owner:

Name: KIEN TRAN

Address: 5102 Portsmouth Rd

City: Fairfax State: VA Zip: 22032

Phone: 858 999 4657 E-mail: dieplunthba@gmail.com

- | | | |
|------------------------------|----------------------------------------|------------------------------------------------------------------------------------|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Is there an historic preservation easement on this property? |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | If yes, has the easement holder agreed to the proposed alterations/repairs? |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Is there a homeowner's association for this property? |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | If yes, has the homeowner's association approved the proposed alterations/repairs? |

If you answered yes to any of the above, please attach a copy of the letter approving the project.

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

All the windows are too old. When it closed there is a gap which let the heat escape and it is really noisy. So we decide to change a new window with the same dimension.

We will replace a front door too. It's the same size. We will not touch any structure of historic, we just want to replace because it is too old.

SUBMITTAL REQUIREMENTS:

At a minimum, you will need to include two copies of the following:

- Photographs of the existing conditions
- Specifications for the proposed replacement/repair

Staff may request additional information as necessary to evaluate the application. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

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.)

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 or BAR Staff acting on behalf of the Board based on such information may be invalidated. 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: 

Printed Name: KIEN TRAN

Date: 3/14/22



The Home Depot Special Order Quote

Customer Agreement #: H4640-299385

Printed Date: 12/24/2021

Customer: KIEN TRAN

Address: 5102 PORTSMOUTH RD
FAIRFAX, VA 22032

Phone 1: 858-999-4657

Phone 2: 858-999-4657

Email: KIENTRAN1127@ICLOUD.COM

Store: 4640

Associate: ALFREDO

Address: 6555 LITTLE RIVER TRNPKE
ALEXANDRIA, VA 22312

Phone: 703-642-3660

Pre-Savings Total: \$1,806.44

Total Savings: (\$0.00)

Pre-Tax Price: \$1,806.44

All prices are subject to change. Customer is responsible for verifying product selections. The Home Depot will not accept returns for the below products.



Catalog Version 233



Call Width: 36"
Call Height: 80"
Frame Width: 37-1/2"
Frame Height: 81-3/4"

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
100-1	37.5x81.75 Fiberglass Single Door Unit Left Inswing	\$1,806.44	\$1,806.44	1	\$0.00	\$1,806.44
Unit 100 Total:		\$1,806.44	\$1,806.44		\$0.00	\$1,806.44

Begin Line 100 Description

--- Line 100-1 ---

JELD-WEN Entry Pro Fiberglass Single Door Unit
Overall Frame Size = 37 1/2" x 81 3/4"
Overall Rough Opening Size = 38 1/2" x 82 1/2"
Room Location = Entrance
Is This a Remake = No
Building Code = Non-Certified
Door Order Method = Store Delivery
Handing & Swing = Left Inswing
Sill / Threshold Type = High Dam Adjustable
Call Width = 36"
Call Height = 80"
Unit Type = Pre-Hung
Energy Star Needed = NON-Energy Star Door Models
Door Skin = Design-Pro Mahogany
Door Type = Doors with Inserts
Door Thickness = 1 3/4"
Door Style = 2-Panel Craftsman Rectangle
Door Finish Type = Stained
Door Finish - Exterior Side = Mocha
Door Finish - Interior Side = Mocha
Door Glass Insert Size & Shape = 23 x 16
Craftsman Rectangle
Door Glass Insert Option = Decorative Glass

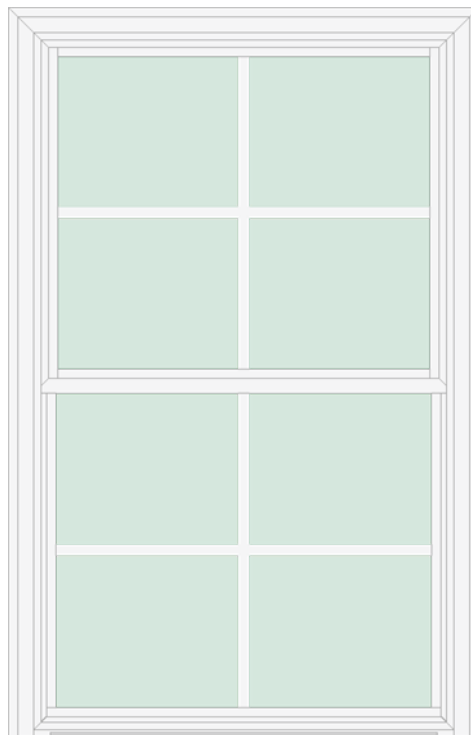
Door Glass Type = Standard Glass
Door Glass Design Options = Selwyn
Door Glass Caming = Patina
Door Glazing / Clear or Privacy Type = Triple Insulated
Door Glass Privacy Rating = 7
Door Glass Grille Type / Color & Profile = None
Door Screen Type = No Screen
Jamb Cladding = No
Jamb Width = 4 9/16"
Jamb Finish Type = Stained
Jamb Specie = Premium Primed
Jamb Finish - Exterior Side = Mocha
Jamb Finish - Interior Side = Mocha
Brickmould Specie = None
Weather-Strip Type = Compression Bronze
Door Viewer/Knocker - Installed = Door Knocker with Viewer
Door Viewer/Knocker Location = Standard
Door Viewer/Knocker Finish = Satin Nickel
Kickplate Installed = None (Standard)
Sill Width = 5 5/8"
Sill Finish = Aluminum with Vinyl Cap
Door Bore = Double Bore

Bore Backset = 2 3/8"
Bore Diameter = 2 1/8"
Include Lockset = No
Lockset Bore Position = 44
Dead Bolt Bore Position = 5 1/2"
Hinge Prep = 3-Hinge Prep
Hinges Included = Yes
Hinge Size = 4" x 4-1/4"
Hinge Type = Ball Bearing w/Safety Stud
Hinge Radius = 5/8" Radius / Square
Hinge Finish = Satin Nickel
First Hinge Position = 6 3/4"
Second Hinge Position = 36"
Third Hinge Position = 65 1/4"
Craftsman Door Shelf = No
U-Factor = 0.21
Solar Heat Gain Coefficient = 0.08
CPD Number = JEL-M-784-25605-00001
SKU = 1000037451
Vendor Number = 60075920
Vendor Name = S/O JELD-WEN DOOR SYSTMS

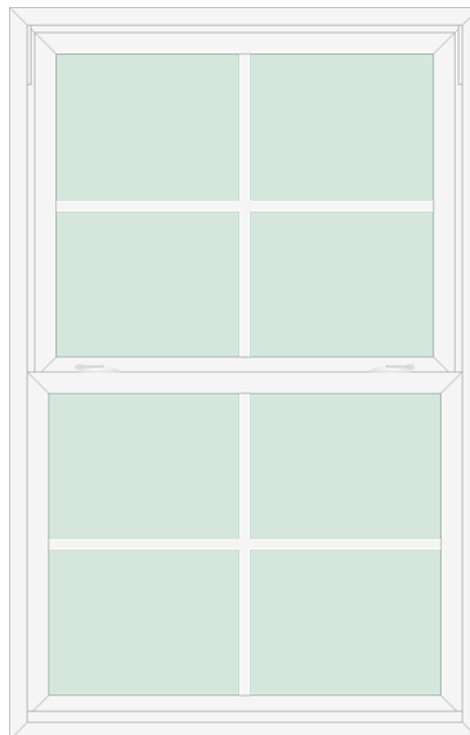
End Line 100 Description

YOUR PROFESSIONAL-CLASS PRODUCT

Aspect AP500 Series 501 - Double Hung



OUTSIDE VIEW



INSIDE VIEW



877.389.0835
2150 State Route 39
Sugarcreek, OH 44681

QUOTE INFORMATION

Job: Diep
Order #8095421-1
Qty: 6

DETAILS

Aspect Window - AP500 Series

501 - Double Hung

White

Exact Size: 31 3/4" x 49 1/2"

Constant Force Roller Tilt Balance System

Double DualTech Locks

White Hardware

INNERGY Thermal Sash Reinforcement

Roll Form Bottom Screen (White) with BetterVue
Screen Mesh

Head Expander and Sill Extender

ComforTech DLA

Single Strength Glass

Colonial Flat Grid - 1V x 1H

White Grids

SIZING

Opening Width Range: 32" to 32 1/4"
Opening Height Range: 49 3/4" to 50 3/4"
Window Size: 31 3/4" x 49 1/2"
United Inches: 82
Egress Size: 26 3/4" x 17 1/4"
Egress Square Foot: 3.2078
Egress Meets Criteria: No
Top Sash Size: 27 3/4" x 23 5/16"
Top Glass Size: 26" x 21 9/16" x 3/4"
Top Glass Viewable Size: 25" x 20 9/16"
Bottom Sash Size: 28 3/4" x 24 5/16"
Bottom Glass Size: 27" x 22 9/16" x 3/4"
Bottom Glass Viewable Size: 26" x 21 9/16"
Bottom Screen: 28 3/16" x 24 3/4"

Air/Water/Structural

Air

0.05 cfm/ft² @ 25 mph
ASTM E 283

Water

7.52 psf
ASTM E 547

Structural

LC-PG50 142mph
AAMA/WDMA/CSA 101/LS.2/A440-08 and 11
DP 50

ENERGY

ENERGY PERFORMANCE RATINGS

U-Factor (U.S./I-P) Solar Heat Gain Coefficient

0.27

0.25

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance Condensation Resistance

0.46

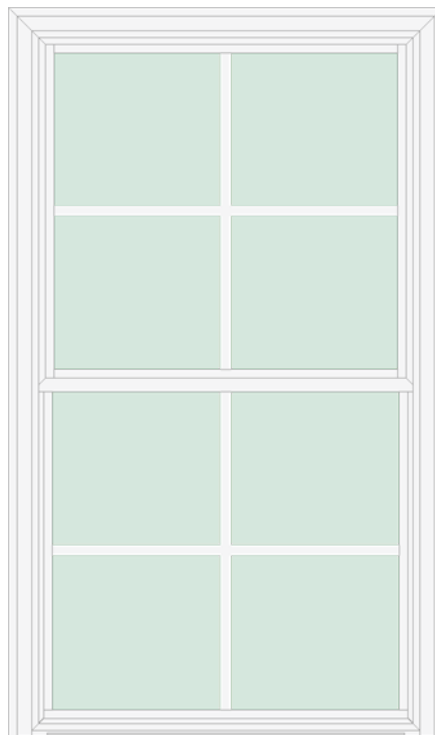
60.00



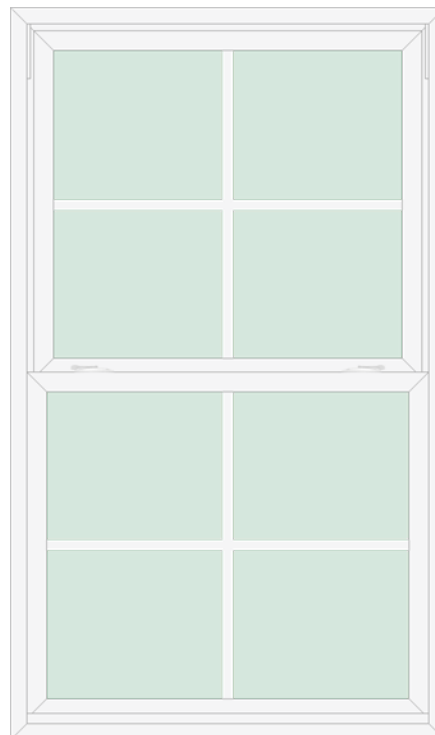
ENERGY STAR® Certified
In All 50 States.

YOUR PROFESSIONAL-CLASS PRODUCT

Aspect AP500 Series 501 - Double Hung



OUTSIDE VIEW



INSIDE VIEW



877.389.0835
2150 State Route 39
Sugarcreek, OH 44681

QUOTE INFORMATION

Job: Diep
Order #8095421-2
Qty: 2

DETAILS

Aspect Window - AP500 Series

501 - Double Hung

White

Exact Size: 31 3/4" x 53 1/2"

Constant Force Roller Tilt Balance System

Double DualTech Locks

White Hardware

INNERGY Thermal Sash Reinforcement

Roll Form Bottom Screen (White) with BetterVue

Screen Mesh

Head Expander and Sill Extender

ComforTech DLA

Single Strength Glass

Colonial Flat Grid - 1V x 1H

White Grids

SIZING

Opening Width Range: 32" to 32 1/4"
Opening Height Range: 53 3/4" to 54 3/4"
Window Size: 31 3/4" x 53 1/2"
United Inches: 86
Egress Size: 26 3/4" x 19 1/4"
Egress Square Foot: 3.5793
Egress Meets Criteria: No
Top Sash Size: 27 3/4" x 25 5/16"
Top Glass Size: 26" x 23 9/16" x 3/4"
Top Glass Viewable Size: 25" x 22 9/16"
Bottom Sash Size: 28 3/4" x 26 5/16"
Bottom Glass Size: 27" x 24 9/16" x 3/4"
Bottom Glass Viewable Size: 26" x 23 9/16"
Bottom Screen: 28 3/16" x 26 3/4"

Air/Water/Structural

Air

0.05 cfm/ft² @ 25 mph
ASTM E 283

Water

7.52 psf
ASTM E 547

Structural

LC-PG50 142mph
AAMA/WDMA/CSA 101/I.S.2/A440-08 and 11
DP 50

ENERGY

ENERGY PERFORMANCE RATINGS

U-Factor (U.S./I-P)

Solar Heat Gain Coefficient

0.27

0.25

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance

Condensation Resistance

0.46

60.00



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