

Docket Item #14  
BAR CASE #2005-0087

BAR Meeting  
May 4, 2005

**ISSUE:** Replacement windows

**APPLICANT:** George Best, by Barbara Lee

**LOCATION:** 301 North Alfred Street

**ZONE:** RB/Residential

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**STAFF RECOMMENDATION:**

Staff recommends approval of the application with the condition that the windows be true divided light with Staff to approve the final window selection.

**I. ISSUE:**

The applicant is seeking approval of a Certificate of Appropriateness for replacement windows at 301 North Alfred Street. The proposed windows will be simulated divided light wood windows by Pella. The windows will be two-over-two to match the existing configuration.

**II. HISTORY:**

According to the Sanborn maps, the residential building at 301 North Alfred Street was originally part of a commercial building constructed between 1885 and 1891. In 1963, the building was damaged by a car crash and a number of changes were made to the building including replacement windows and doors and a new front entrance (building permit #19572). In the early 1980s the building was subdivided and renovated into two separate residential units, one at 829 Queen Street and the other at 301 North Alfred Street (BZA Case #1909).

The Board approved extensive alterations to the building in 1980 and 1981 (10/15/80, 6/17/81).

**III. ANALYSIS:**

The proposed replacement windows comply with zoning ordinance requirements.

Staff has no objections to replacing the existing windows which are not original to the building. However, Staff does not support the use of simulated divided light windows. Although the building has undergone extensive alterations, generally, the Board approves simulated divided light windows for rear elevations of structures that have minimal visibility (Windows - Page 2). In this case, the applicant is requesting approval of simulated divided light windows on the front elevation of a building with a prominent street frontage.

**IV. STAFF RECOMMENDATION:**

Therefore, Staff recommends approval of the application with the condition that the windows be true divided light with Staff to approve the final window selection.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

No comments

Historic Alexandria:

“No comment.”