

Docket Item #4
BAR CASE# 2005-0208

BAR Meeting
September 21, 2005

ISSUE: Replacement windows

APPLICANT: Phebe Brown

LOCATION: 828 South Pitt Street

ZONE: CD/Commercial

STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness to replace the existing true divided light wood windows at 828 South Pitt Street. A total of eight windows are proposed to be replaced with new simulated divided light wood windows by Marvin. The windows will have 7/8" muntins in a six-over-six configuration affixed to the exterior and interior and will include a spacer bar.

The rear of the property is visible from Green Street.

II. HISTORY:

The brick residence at 828 South Pitt Street was constructed in 1942 as part of the Yates Garden subdivision development.

III. ANALYSIS:

The proposed window replacements comply with zoning ordinance requirements.

Although the *Design Guidelines* recommend true divided light wood windows as replacements, the Board has approved simulated divided light windows in mid-twentieth century buildings when the opening is sufficiently removed from the public right of way. In addition, the Board recently approved simulated divided light windows at 800 South Royal Street, also located in the Yates Gardens subdivision (BAR Case #2005-0179, 9/7/05).

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

No comments.

Historic Alexandria:

“No comment.”