

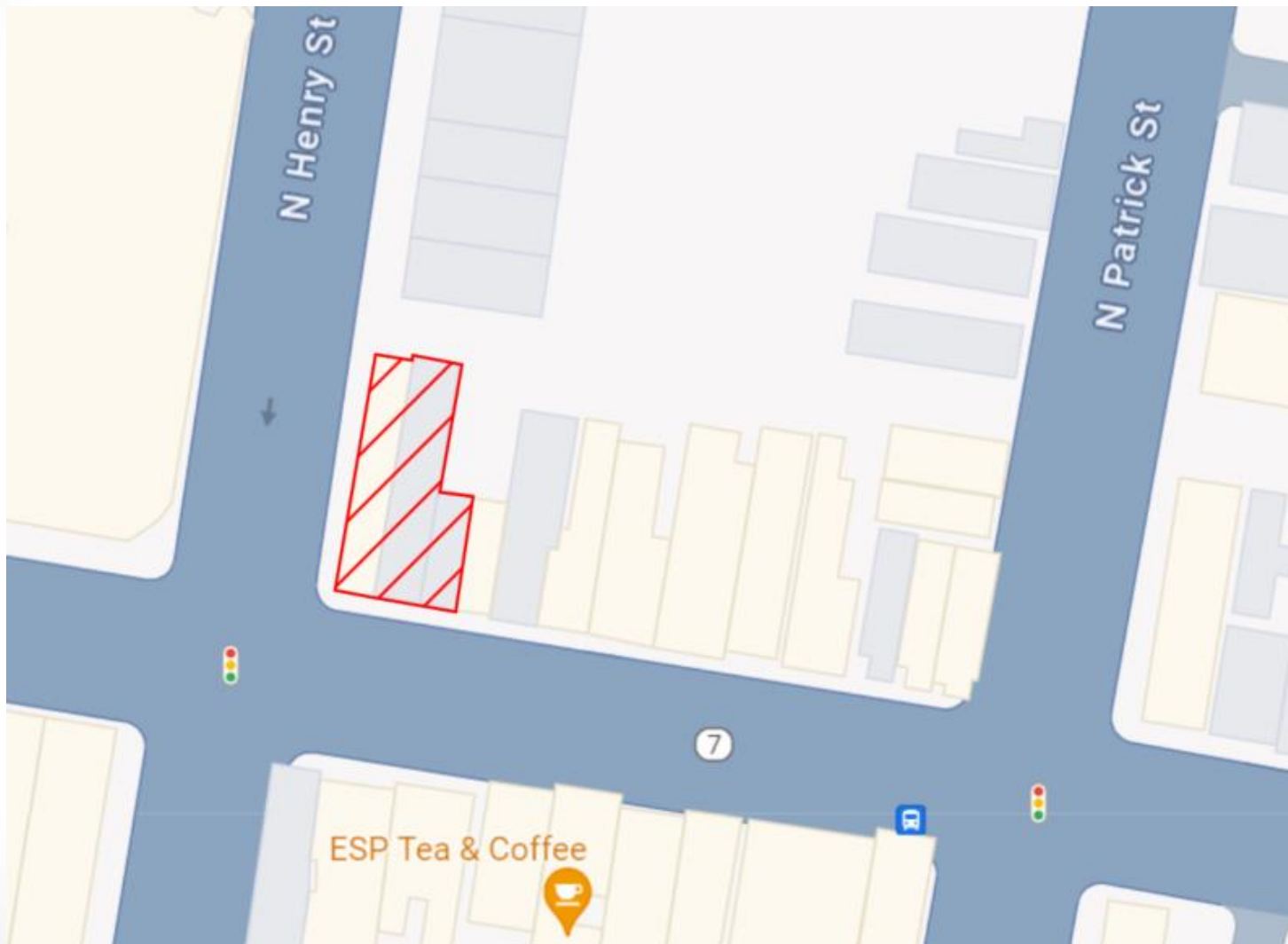


BAR Appeal to City Council

BAR Case #2023-00112
1021, 1023, & 1025 King St.

March 16, 2024

1021, 1023, & 1025 King St.



Proposed Alterations



- Replace all windows except ground floor storefront and decorative stained glass at 1023 King Street.
- New windows to be a wood composite material
- Window configuration will match existing.



BAR Review Process

- April 19, 2023, First BAR Hearing, applicant requested deferral to modify proposal
- June 7, 2023, Staff presented Window Workshop for BAR
- January 3, 2024, BAR Denial of Application
- January 12, 2024, Applicant appeals decision of BAR to deny the Certificate of Appropriateness for the replacement of windows

BAR Design Guidelines

- Windows are a character defining feature of a building and serve both functional and aesthetic purposes.
- New and replacement windows should be appropriate to the historic period of the architectural style of the building.
- Replacement windows must fit the existing window opening. For example, jamb extensions should not be used to make an undersize window fit an existing opening.



BAR Administrative Approval Guidelines for Old and Historic Alexandria District

Early (Pre-1932) Buildings:

Street Facing Elevations: Single glazed wood windows

Side and Rear Elevations: Double glazed wood windows

Double glazed wood windows can be used on front elevations if they are in a one over one or two over two configuration

Wood and Composite Windows



Wood Windows



Composite Windows



Council Action

- City Council may affirm, reverse, or modify, in whole or in part, the decision of the BAR
- Staff recommends that City Council **affirm** the decision of the BAR to deny the requested Certificate of Appropriateness