

Docket Item #3
BAR CASE #2003-0231

BAR Meeting
October 15, 2003

ISSUE: Replacement windows

APPLICANT: Maurice & Christine Flynn

LOCATION: 500 North Columbus Street

ZONE: CL/ Commercial Low

STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

DISCUSSION:

Applicant s Description of the Undertaking:

Request for Certificate of Appropriateness to replace existing steel case windows with wooden replacements. See attached materials provided with application.

Issue:

The applicant requests approval of a Certificate of Appropriateness for installation of replacement windows on the front elevations of 500 North Columbus Street. The new windows are Norco brand wood aluminum clad simulated divided light windows.

History and Analysis:

500 North Columbus Street was constructed in 1963. Until last year the address 500 North Columbus Street was one consolidated parcel with three attached rowhouses with the street addresses of 500, 502 and 504 North Columbus Street. On October 19, 2002 City Council approved the subdivision of 500 North Columbus Street into three separate lots (SUB#2002-0004) along with a parking reduction (SUP# 2002-00061).

Earlier this year, the Board approved new replacement windows for the adjacent identical rowhouses at 502 and 504 North Columbus Street (BAR Case # s 2003-0062 & 0063, 4/23/03).

The Board recently approved the construction of a fence in the rear yards to create new private open spaces for each property (BAR Case #2002-0280, 11/6/02). In 1999, the Board approved a request for painting unpainted masonry (BAR Case #97-0209, 10/15/97).

The proposed window replacements comply with zoning ordinance requirements.

The windows proposed to be installed at 500 North Columbus Street are the same as the Board approved for 502 and 504 North Columbus Street. Staff has no objection to the proposed replacement windows.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

No comments.

Office of Historic Alexandria:

No comment.