

Docket Item # 6
BAR CASE #'s 2006-0190

BAR Meeting
September 6, 2006

ISSUE: Replacement windows

APPLICANT: Portner's Landing Condominium Homeowners Association by L.B. Howard

LOCATION: 601 - 619 North St. Asaph Street and 600-618 Tivoli Passage Way

ZONE: CRMU-X/Mixed Use

STAFF RECOMMENDATION: Staff recommends approval of the application as submitted.

(Insert sketch here)

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for replacement windows for the Portner's Landing condominium at the corner of North St. Asaph and Pendleton Street. The new windows are proposed to match the existing in profile and will be Jeld- Wen aluminum clad windows.

II. HISTORY:

The Portner's Landing condominium building was originally built in the late 19th century as the ice house for Portner's Brewery and was converted to condominiums in 1998. The design of the condominium was approved by the Board in 1998. Since that time all of the windows in the complex have failed and the condominium homeowners association is proposing to replace all the windows and doors with new windows.

III. ANALYSIS:

The window replacement complies with the zoning ordinance requirements.

Staff has no objection to the proposed replacement windows. The original Board approval included simulated divided windows with multi-light transoms. Staff believes that the proposed replacement windows are appropriate to the late 20th century construction date for the conversion and addition to this building and the Board's previous approval.

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:

Request seems appropriate.