

Docket Item # 17  
BAR CASE # 2007-0246

BAR Meeting  
December 6, 2007

**ISSUE:** Alterations(windows)  
**APPLICANT:** Santo Polizzi  
**LOCATION:** 817 South Columbus Street  
**ZONE:** RM/Residential

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**STAFF RECOMMENDATION:** Staff recommends approval of the application.

(Insert sketch here)

**I. ISSUE:**

The applicant is requesting approval of a Certificate of Appropriateness to replace two windows on the second-floor, back side of 817 South Columbus Street. The windows to be replaced are a paired set of double-hung wood windows, with a six-over-six light configuration. The proposed replacement windows will be manufactured by Marvin and will also be wood double-hung, double-glazed, with 7/8" simulated divided lights, with no spacer bar, in a six-over-six lite configuration.

**II. HISTORY:**

817 South Columbus Street is a two-story, wood sided rowhouse. According to real estate records, 817 South Columbus Street was constructed in 1979. From Sanborn maps, it appears this area of South Columbus Street was redeveloped into its current configuration of townhouses in the late 1970s.

Staff did not locate any prior approvals for this property.

**III. ANALYSIS:**

Proposed window replacements comply with Zoning Ordinance requirements.

As stated in the Design Guidelines, windows are character-defining features of a building and their design, material, and construction are important in maintaining the integrity of the building. Staff supports the applicant's request for window replacement. The number of windows to be replaced is limited to two windows on the second-floor of a secondary elevation, with limited views from the public right-of-way. Also, as the building dates to 1979, the windows are not historic fabric. While staff would prefer that a spacer bar be incorporated in this double-glazed window, staff can support the proposed window as submitted, since it is located on a second-story, with minimal access from public views.

**IV. STAFF RECOMMENDATION:**

Staff recommends approval of the application.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

Historic Alexandria:

No comments received.