

Docket Item #16  
BAR CASE# 2005-0006

BAR Meeting  
February 2, 2005

**ISSUE:** Replacement windows

**APPLICANT:** Elizabeth Sandbeck

**LOCATION:** 720 Gibbon Street

**ZONE:** RB Residential

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### **STAFF RECOMMENDATION:**

Staff recommends approval of true divided light wood windows to match the existing configuration.

### **I. ISSUE:**

The applicant is requesting approval of a Certificate of Appropriateness for replacement windows at 720 Gibbon Street. The proposed windows will be Pella Architect Series windows to match the existing configuration. The new simulated divided light windows will have muntins permanently affixed to both the exterior and interior of the window with a spacer bar between the glass.

### **II. HISTORY:**

According to Ethelyn Cox in *Alexandria Street by Street* the two story, gable roof row of houses at 716-722 Gibbon Street were probably constructed in the mid 19<sup>th</sup> century (p. 57).

In 1953, the Board approved the installation of bricktex siding (6/11/53). A building permit in 1962 list four replacement windows, new front steps and new bricktex siding (#18008, 1/29/62). In 1978 the Board approved alterations (4/19/78). The subsequent building permit shows a number of alterations to the front of the house as well as a rear addition (#10367, 11/8/78). In 1998, BAR Staff administratively approved the replacement of masonite siding with cedar beaded siding.

### **III. ANALYSIS:**

The proposed replacement windows comply with zoning ordinance requirements.

While 720 Gibbon Street appears to be a new building as a result of numerous replacement materials, the house maintains its original fenestration pattern. Staff notes that the original building footprint with a center alleyway is also still clearly evident.

Staff believes that simulated divided light windows are not appropriate for this mid 19<sup>th</sup> century structure. Although the existing windows are not believed to be the originals, they are true divided light wood windows. They are appropriate to the period of construction and conform to the *Design Guidelines*, which clearly state that true divided light wood windows are the preferred window type and that simulated divided lights are acceptable only in locations that have minimal visibility from the public right-of-way (Windows - Page 2).

### **IV. STAFF RECOMMENDATION:**

Staff recommends approval of true divided light wood windows to match the existing configuration.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

No comments

Office of Historic Alexandria:

“No comment.”