

Docket Item # 4
BAR CASE #2010-0119

BAR Meeting
July 7, 2010

ISSUE: Alterations

APPLICANT: Old Town Windows and Doors for Todd Hollis

LOCATION: 724 Gibbon Street

ZONE: RB/Residential

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

****EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.

****BUILDING PERMIT NOTE:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-838-4360 for further information.



BAR CASE #2010-0119

7/7/2010

I. ISSUE

The applicant is requesting approval of a Certificate of Appropriateness for replacement windows at 724 Gibbon Street.

The applicant is requesting approval to replace a total of 14 windows; five on the front of the home facing Gibbon Street and six on the side elevation facing South Columbus Street, and three on the rear elevation. The existing windows are single-glazed, double-hung, 9/9 and 6/6 wood windows with exterior storms. The applicant is requesting approval of Marvin Ultimate Wood Double Hung double-glazed windows with 7/8" muntins. The proposed windows will be simulated divided light with an interior spacer and an identical light pattern to the window they are replacing.

II. HISTORY

724 Gibbon Street was built in **1979**. This two-story frame, Colonial Revival townhouse is detailed with oversized cedar shingled Mansard style roof at the second story, Masonite siding, 9/9 wood, single glazed, true-divided light windows on the first level and 6/6 wood, single glazed, true-divided light windows on the second. The front door is a raised panel door flanked by multi-light sidelights and capped with a five-light transom.

III. ANALYSIS

The proposed alterations comply with Zoning Ordinance requirements.

The *Design Guidelines* recommend that: "...replacement windows should be appropriate to the historic period of the architectural style of the building". The *Guidelines* state that single-glazed, true divided light windows with interior storm sash are the preferred replacement window type. However, the *Guidelines* continue by saying other acceptable window types are "double-glazed true divided light wood windows...."

In this particular case, Staff believes that double glazed windows, which were commercially available when this townhouse was constructed in 1979, are appropriate replacement windows and significantly more attractive than the existing single glazed windows covered by aluminum storm panels. Staff further believes that the appearance of modern simulated divided light windows is indistinguishable from true divided light sash and allows the profile of the muntins to be thinner and more historically accurate.

Therefore, given the age of the townhouse and the fact that the existing 6/6 and 9/9 light pattern and putty glazed muntin profile and size will be retained, Staff does not object to the installation of painted wood double-insulated windows, with simulated divided light, and dark colored interior spacer bars. Staff finds the proposed replacement windows appropriate and compatible with nearby buildings of historic merit and reminds the applicant that as of June 1, 2010, window replacement requires a building permit within the historic districts.

STAFF:

Michele Oaks, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

V. CITY DEPARTMENT COMMENTS

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

Code Enforcement:

Window replacement requires a building permit within the historic districts.

Transporation and Environmental Services (T & ES):

No comments received.

Historic Alexandria:

No comments received.

VI. IMAGES



Figure 1: Photograph of Existing Windows – Front Elevation/Gibbon St.



Figure 2: Photograph of Existing Windows – Side Elevation/South Columbus St.



Figure 3: Photograph of Existing Windows

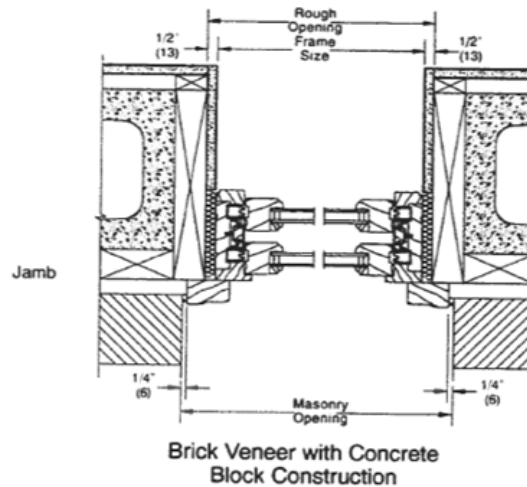
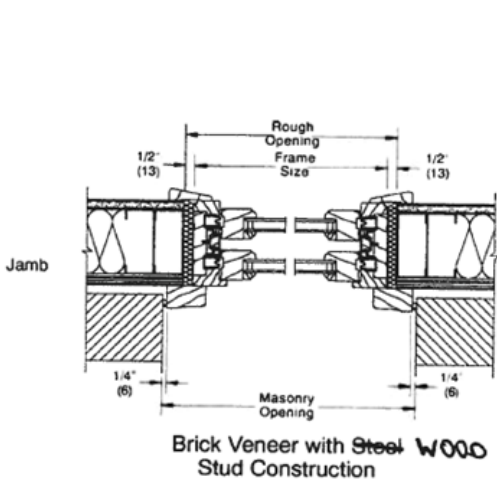
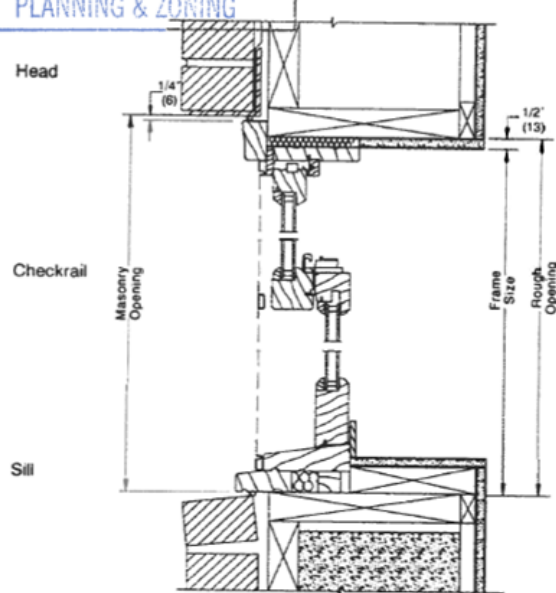
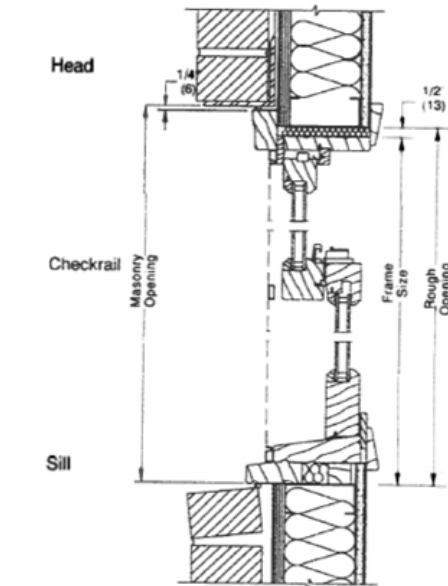


Figure 4: Photograph of Existing Window



WOOD ULTIMATE DOUBLE HUNG

SECTION DETAILS: CONSTRUCTION
NOT TO SCALE

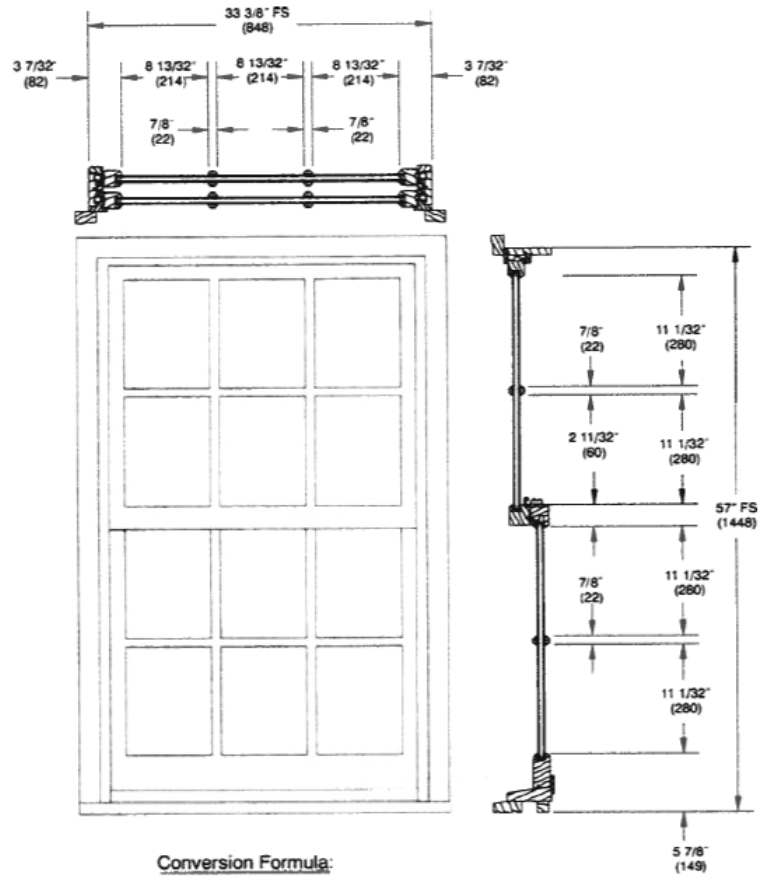


NOTE:
The above wall sections represent typical wall conditions. These details are not intended as installation instructions. Please refer to the installation instructions provided with the purchased units.

Figure 5: Specifications sheet of proposed replacement windows



WOOD ULTIMATE DOUBLE HUNG
DAYLIGHT OPENING CONVERSIONS



Conversion Formula:

$$\frac{\text{DLO} - \text{Total Bar Width}}{\text{Number of Lites}} = \text{Individual DLO}$$

Figure 6: Specifications sheet of proposed replacement windows