

Docket Item # 6  
BAR CASE #2010-0245

BAR Meeting  
September 15, 2010

**ISSUE:** Alterations (Window Replacement)  
**APPLICANT:** Rick Faulkner (Old Town Windows and Doors, Agent)  
**LOCATION:** 718 Gibbon Street  
**ZONE:** RB/Residential

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**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 final approval 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, 703-746-4200 for further information.



## **I. ISSUE**

The applicant is requesting approval of a Certificate of Appropriateness for three wood replacement windows at 718 Gibbon Street. The existing six-over-six windows on the second floor and the nine-over-nine wood window on the front façade will be replaced with Marvin Ultimate Wood Double Hung window in the same configuration. The double-glazed, simulated divided light windows will have 7/8" wide muntins, an interior spacer bar, and permanent exterior and interior wood muntins. The full frame windows will be fabricated with a wood frame and sashes. The windows will have LoE-366 clear glazing and exterior screens.

## **II. HISTORY**

Although Ethelyn Cox in her book *Alexandria Street by Street* identifies the two-story, gable roof row of houses at 716-722 Gibbon Street as mid 19<sup>th</sup> century, the City's real estate records indicate that the houses were constructed in 1979. Staff believes that while there may be some existing historic fabric in the interior of these buildings, examination of the front façades indicate that the majority of the present material on this row of townhouses dates from 1979.

Staff did not locate any previous BAR approvals for the subject property; however, the BAR approved the same Marvin windows for another townhouse in this development, 724 Gibbon Street, on July 7, 2010 (BAR Case #2010-0119). In 2005, the BAR also approved simulated divided light windows at 720 Gibbon Street (BAR Case #2005-0006). Staff could find no record of BAR approval for the sandwich muntin vinyl windows at 714 Gibbon Street.

## **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. The *Guidelines* continue by saying other acceptable window types are "double-glazed true divided light wood windows...."

In this particular case, Staff finds that the use of double-glazed, simulated divided light replacement windows to be appropriate, as the exterior of this building was constructed in the mid-20<sup>th</sup> century, when double-glazed windows were commonly available. However, Staff actually prefers, and the Board routinely approves, modern simulated divided light windows, rather than true divided light sash, when they are in a multi-light pattern because they can be manufactured with thinner, more historically accurate muntins. To date, the only successful examples of true divided light, double-glazed windows that Staff has seen are two-over-two windows because they can replicate the wide muntin bars (typically 1 ¼" to 2 ½") found on historic windows in this light configuration.

## **STAFF**

Stephanie Sample, Historic Preservation Planner, Planning & Zoning  
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

**IV. CITY DEPARTMENT COMMENTS**

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

Code Administration:

No comments received.

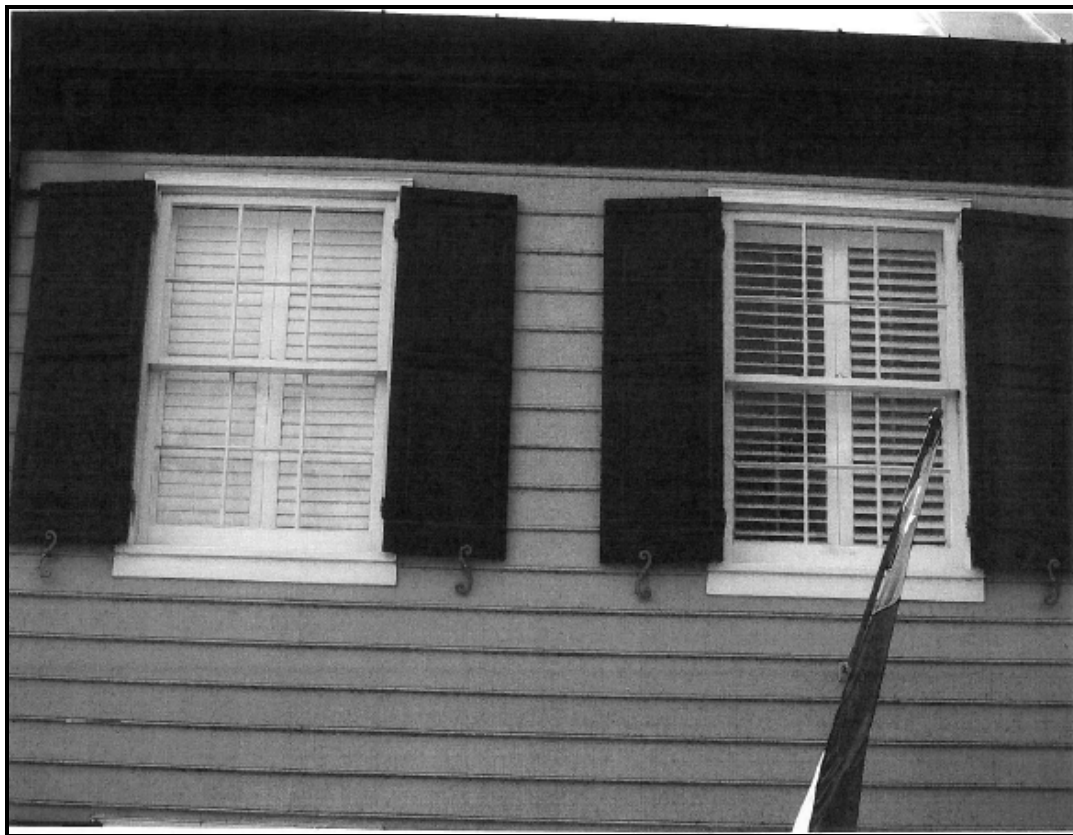
Historic Alexandria:

No comments received.

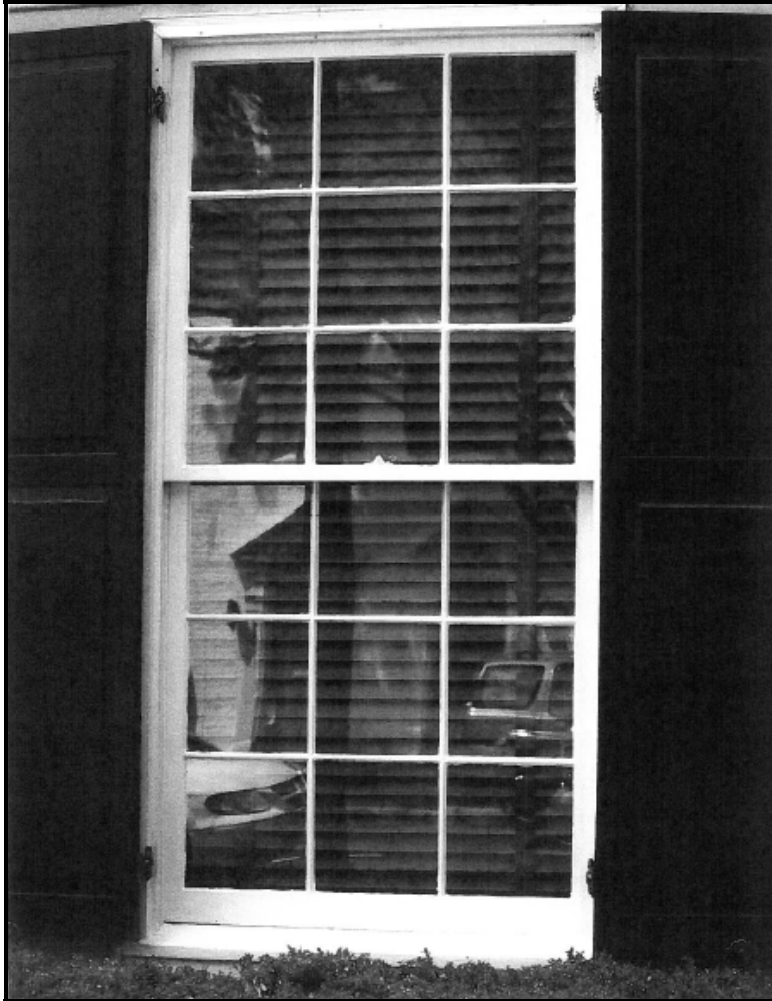
**IMAGES**



**Figure 1. Google map image of 718 Gibbon Street**



**Figure 2. Second floor windows to be replaced**



**Figure 3: First floor window to be replaced**

