



**Board of Architectural
Review
Window Workshop
June 7, 2023**

Windows



Inappropriate window replacement and Victorian brick ornament removed from house on the left to make it look older than it is.

“A central tenet of the philosophy of historic preservation is that original historic material should be retained and repaired rather than replaced.”
“New and replacement windows should be appropriate to the historic period of the architectural style of the building.” (*Design Guidelines*)

Windows





Current Administrative Approval Guidelines Parker-Gray Historic District

Early (Pre-1932)

Street Facing Elevation: Single glazed wood windows.

Side and Rear Elevation: Any material except vinyl.

Double glazed wood windows can be used on front elevation if in a one over one or two over two configuration.

Later (After 1931)

Street Facing Elevation:

Greater than 15' from front property line may be any material, operation or configuration.

Less than 15' from front property line may be wood, aluminum clad wood, or any high quality, paintable material. May not be hollow vinyl or have sandwich muntins

Side and Rear Elevation: May be any material



Current Administrative Approval Guidelines Old and Historic Alexandria District

Early (Pre-1932)

Street Facing Elevation: Single glazed wood windows.

Side and Rear Elevation: Double glazed wood window.

Double glazed wood windows can be used on front elevation if in a one over one or two over two configuration.

Later (After 1931)

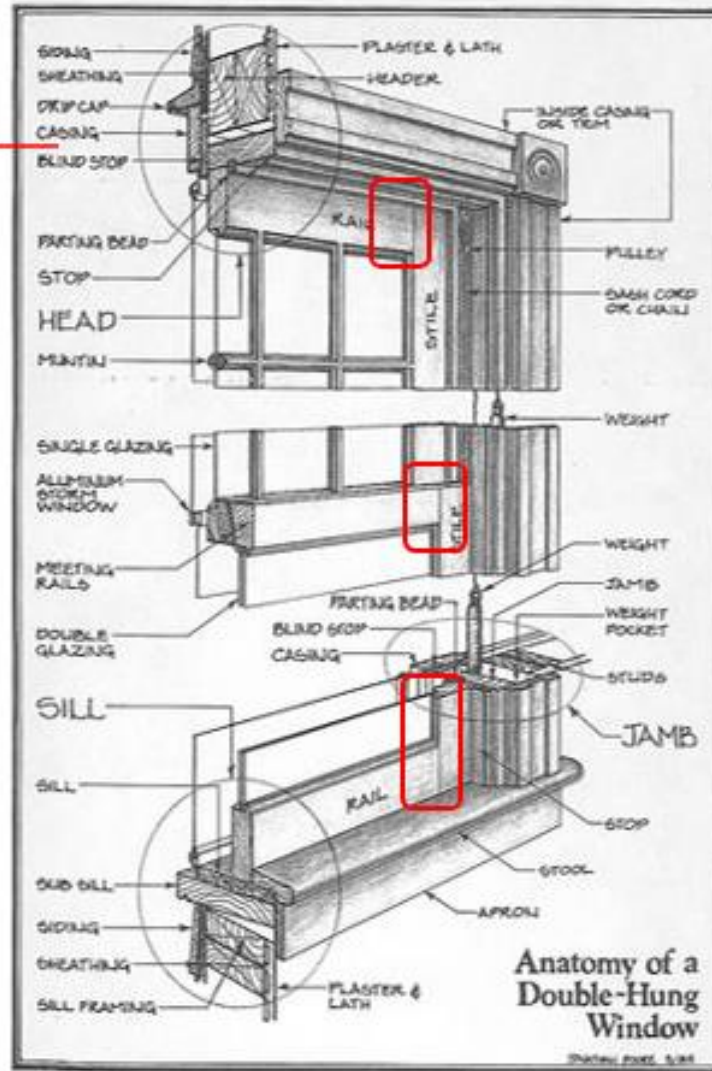
Modern window materials, such as aluminum-clad wood, wood composite or fiberglass (no hollow vinyl), double glazed windows.



Window Performance Specifications in Both Districts

1. Replacement windows approved on Early buildings must be full frame replacements, or sash kits installed in the existing frames, rather than insert or pocket style replacements.
2. The dimensions and proportions of window components must match historically appropriate windows. Exterior trim on Early buildings may not mitered at corners.
3. Multi-lite windows must have permanently fixed muntins on both the interior and exterior of the glass with spacer bars between the glass. These are Simulated Divided Light (SDL) windows.
4. Muntins must be sized appropriately and be paintable. Muntins that approximate historic putty profiles are preferred.
5. Glazing must be clear, non-reflective and without tint. Where double glazing is permitted, Low-E 272 glazing may be used.
6. The vinyl weatherstrip portion of wood windows should be minimally visible.
7. All window replacements in the historic districts, except sash kits, also require a building permit from Code Administration.

Typical Historic Window



The OldHouse Journal

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Window Muntin Types



Simulated Divided Light with
Spacer Bar



Grilles Between the Glass
or Sandwich Muntins

Single Vs Double Glazing



Single Glazed Wood Window



Double Glazed Wood Window

Wood Windows

Wood Windows

- Single glazed required on fronts of early buildings in both districts.
- Most closely resemble historic windows.
- Wood on inside and exterior can easily be re-painted.
- Require regular maintenance.



Aluminum Clad Wood Windows

Aluminum Clad Wood Windows

- Common alternative to wood windows where allowed
- Wood at interior can be easily painted along with trim and wall paint.
- Exterior requires minimal maintenance.
- Damage to exterior finish can be repaired with touch-up kit.



Fiberglass Windows

Fiberglass Windows

- Allowed for use in some locations
- Provides thermal stability for hollow extruded construction
- More commonly found in casement configurations
- Both interior and exterior finishes require little maintenance.



Composite Windows

Composite Windows

- Allowed for use in some locations
- Provides thermal stability for hollow extruded construction
- Both interior and exterior finishes require little maintenance.



Vinyl Windows

Vinyl Windows

- Allowed in limited locations in Parker Gray District
- Material can be thermally unstable, leading to cracks in joints
- Thin construction does not allow for SDL, sandwich muntins are typical
- Both interior and exterior finishes require little maintenance.



Aluminum Windows

Aluminum Windows

- Typically used in multi-family and commercial construction
- Profiles can approximate putty glazing but more commonly found in contemporary profiles.
- High performing windows from a green building perspective.
- Both interior and exterior finishes require little maintenance.



Questions
