

WINDOWS

REQUIRED APPROVALS		
YEAR BUILT	FRONT (STREET FACING)	SIDE & REAR (NON-STREET FACING)
Pre - 1932	<p>STAFF REVIEW</p> <ul style="list-style-type: none"> • Historic windows, as determined by staff, must be repaired and retained • Replacement windows must comply with the <i>Alexandria Replacement Window Performance Specifications (Section C, Window Policy)</i> 	<p>STAFF REVIEW</p> <ul style="list-style-type: none"> • Any material except vinyl • No sandwich muntins • Must match historic operation • Must match historic light configuration • No tinted or reflective glass
Post - 1931	<p>STAFF REVIEW</p> <p>If the window is located less than 15 feet from the front property line:</p> <ul style="list-style-type: none"> • No vinyl • No sandwich muntins • No tinted or reflective glass 	<p>NO CoFA</p> <p>Within the existing opening:</p> <ul style="list-style-type: none"> • Any material • Any operation • Any configuration • No tinted or reflective glass*
	<p>NO CoFA</p> <p>If the window is located 15 feet or more from the front property line:</p> <ul style="list-style-type: none"> • Any material • Any operation • Any configuration • No tinted or reflective glass* 	

REGARDLESS OF AGE OR LOCATION:
A building permit is required for all window replacement in the historic districts.

* BAR staff must review your window specification to confirm that no CofA is required. There is no fee.

Windows are a principal character defining feature of a building and serve both functional and aesthetic purposes. The type, size, location, and trim of windows are a defining element of a building's style and changes to them can have a dramatic impact on the historic appearance of a structure. Unfortunately, many buildings in the historic districts have had the windows replaced in an attempt to alter the historic period of the structure. For example, the large two-over-two windows typical of the many 19th century Italianate row dwellings have been replaced with small paned six-over-six windows, such as those found on colonial buildings, in an effort to or make the building appear older than it actually is.

STORM WINDOWS

- Provides a cost-effective and thermally efficient means of energy conservation.
- Can be installed to the exterior or interior.
- Frames should be painted or anodized to match the trim color of the window.
- Glass should be clear and non-reflective.
- Storm windows, because they protect historic windows, are not regulated by the BAR and do not require staff review.



Installation of an exterior storm window.

GUIDELINES

RECOMMENDED . . .

- Retain and repair historic window sashes and frames.
- Install replacement windows that are appropriate to the historic period or architectural style of the building.
- Use replacement windows that fit the original window opening; full frame replacement or sash replacement kits are acceptable.
- Perform regular painting and re-sealing of windows to ensure longevity and promote sustainable buildings.

RECOMMENDED

*True divided light
(TDL) muntins.*

*Simulated divided
light (SDL) muntins.*

The replacement window fits the opening size, has permanently adhered interior and exterior muntins, clear and non-reflective glass, and is an appropriate style for this mid-19th century rowhouse.

DISCOURAGED . . .

- Install multi-pane windows to make a structure appear older.
- Use insert windows that decrease the glass area.
- Use vinyl windows and windows with removable sandwich muntins, except in certain locations on buildings or additions constructed post-1931.

Use of reflective or tinted glass requires Board approval at a public hearing.

DISCOURAGED

*Interior, between-the-glass,
or sandwich muntins.*

Vinyl insert windows decrease the glass area, making the window appear smaller than the original opening. The muntins between the glass are historically incorrect. In addition, the bright white color of vinyl is not paintable and maybe subject to rapid UV deterioration.



The windows on the right are an example of an inappropriate replacement of original metal casement windows, such as those shown on the left. The windows are inappropriate because they are vinyl with sandwich muntins and are a different operation and style than the original. Property owners should be aware that suitable replacement options exist for metal casement windows using modern materials, but that match the historic muntin configuration and style. Historic preservation staff is happy to review window specifications and assist homeowners wishing to find compatible windows for their historic property.

