

Docket Item # 5
BAR CASE # 2009-0125

BAR Meeting
July 8, 2009

ISSUE: Alterations

APPLICANT: Craig Hudnall by Stephanie Dimond

LOCATION: 216 Wilkes Street

ZONE: RM/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.



I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for replacement windows at 216 Wilkes Street.

The majority of the existing windows on the brick townhouse are single-glazed, true divided light, six-over-nine wood windows with exterior storms (the first floor window on the front façade has a six-over-six configuration). The applicant is requesting approval of Loewen double-hung wood windows in the existing light pattern. The wood windows will be double glazed, with simulated divided lights and an interior spacer bar. The muntin bars will measure $\frac{3}{4}$ inches wide. If the proposed windows are approved, the applicant will remove the existing metal storm windows. Wood screens are standard on Loewen wood windows.

II. HISTORY:

The 2 ½ story brick townhouse at 216 Wilkes Street was constructed in 1972 in the Federal Revival Style (it was approved by the Board on July 21, 1971). The Board subsequently approved material samples and details for the three unit townhouse project (212, 214 and 216 Wilkes Street) on August 18, 1971. Staff could find no recent BAR approvals for the subject property (in 1975 the Board approved a skylight). Two of the four townhouses in this development (212 and 214 Wilkes Street) no longer have their original windows and Staff could find no record of BAR approval for the wood, double-glazed replacement windows. The applicant's representative, Stephanie Dimond, is also the architect for 212 Wilkes Street and believes that the Weather Shield brand double-glazed, true divided light (not simulated) replacement windows were approved administratively in 2003.

III. ANALYSIS:

The proposed addition complies with the zoning ordinance requirements.

The *Design Guidelines* recommend that: "New and replacement windows should be appropriate to the historic period of the architectural style of the building". The *Guidelines* also state that single-glazed, true divided light windows with interior storm sash are the preferred replacement window type. The *Guidelines* continue by saying that other acceptable window types are double-glazed true divided light wood windows, but that windows with fixed or applied muntins have been approved for the rear elevation of a structure which has minimal visibility from a public right of way." In this particular case, given the age of the townhouse (1972) and the fact that the existing six-over-twelve (and six-over-six) light pattern and muntin profile and width will be maintained, Staff does not object to the installation of the double-hung, double-glazed wood windows with simulated divided lights.

The Loewen window specifications submitted by the applicant state that the double-hung windows come with an exterior fiberglass sill. The applicant contacted the Loewen window representative and confirmed that *all* exterior features of the wood windows, including the sill, are constructed of wood and that the fiberglass sill is provided on the aluminum clad windows only.

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

V. CITY DEPARTMENT COMMENTS

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

Code Administration:

No comments received.

Historic Alexandria:

No comments received.

VI. IMAGES

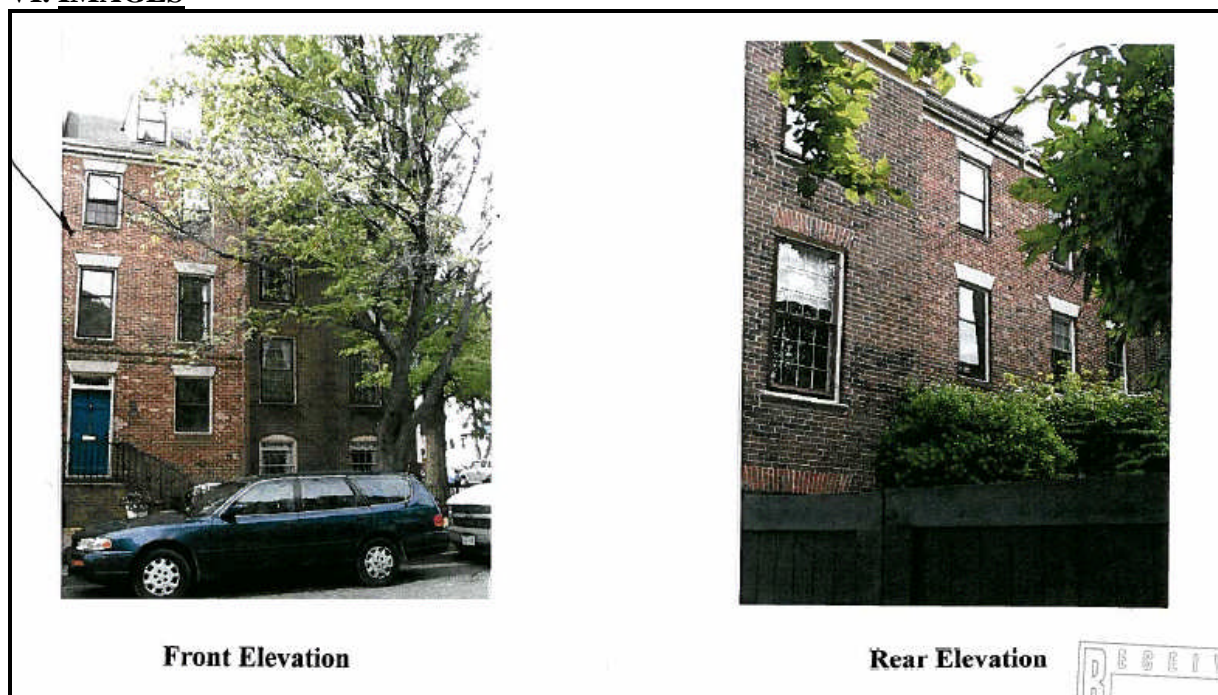


Figure 1. Photo of front and rear elevation of 216 Wilkes Street.

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DOUBLE HUNG

DOUBLE HUNG OPTIONS

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OLD MADE NEW

Opening from both the top and the bottom, Double Hung windows are proof that certain classic looks never go out of style. And we have taken steps to make these timeless beauties perform better than ever.

Thanks to our innovative balance system, Loewen Double Hung windows open and close smoothly. A special tilt latching system also provides inward tilting of the sash for easy cleaning — or complete removal. And for added protection against the elements, our Double Hung windows are complete with a fiberglass exterior sill.

HIGHLIGHTS

- Classic, traditional look
- Dependable manual operation
- Exterior insect screens
- Requires no interior or exterior clearance
- Large sizes available
- Tilt-in for easy cleaning

STANDARD FEATURES

- Natural, clear Douglas Fir interior (no visible finger joints)
- Frame construction designed for 4 9/16" (118 mm) jamb
- Low E³ insulated glazing with 1/2" (12 mm) airspace
- Extruded aluminum cladding in 9 Standard Palette colors, 27 Architectural Palette colors, primed wood or clear fir exterior
- Insect screens available in bronze, sandstone and white
- Screens also available in colors to match exterior cladding

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http://www.loewen.com/home.nsf/windows/doublehung 3/21/2008

Figure 2. Window specifications.



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DOUBLE & SINGLE HUNG

STYLES

Double Hung, Single Hung, Radius Top and Cottage options.




DOUBLE HUNG SINGLE HUNG

STANDARD FEATURES

Natural, clear Douglas Fir interior (no visible finger joints)
 Frame construction designed for 4 9/16" (116 mm) jamb
 Low E2 insulated glazing with 1/2" (12 mm) airspace
 Roto-gear operator and concealed sash locks available in bronze, sandstone, white and black
 Extruded aluminum cladding in nine standard colors, primed wood or clear Fir exterior
 Insect screens available in bronze, sandstone, and white
 Non clad windows are supplied with white, bronze or sandstone screens at no additional charge. Screens may be optionally ordered in any of the 36 metal clad exterior colors.

EXPLODED DIAGRAMS

Download Exploded Diagrams

HARDWARE

Hardware and hardware finishes are dependent on hardware choices.

GLAZING

Heat-Smart® 1 and optional Sun 140, StormForce DP, IP, MP (SH only).

SIMULATED DIVIDED LITES (SDL) AND GRILLES

SDL 3/4" (19 mm), 1 1/4" (29 mm), 3" (50 mm).

BRICKMOULD

2" (50 mm), 3 1/2" (89 mm) and 5 1/2" (140mm) wood, 2" (50 mm) and 3

DOUBLE HUNG OPTIONS

- Product Features
- Sizing Charts
- CAD Details
- Performance Ratings [PDF]
- Light & Ventilation Schedule (Egress) [PDF]
- Product Specifications

MORE INFORMATION

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Figure 3. Window specifications.

Loewen Architectural Services // Double & Single Hung		Page 2 of 2
1/2" (89 mm) metal		
METAL CLAD COLOR SPECTRUM		
Nine Standard Palette and 27 optional Architectural Palette colors.		
LEGEND: <ul style="list-style-type: none"> ● — STANDARD ○ — OPTIONAL 		
FUNCTIONS:		Double/ Single Hung
Sash Lock	●	
Sash Lift/Pull	○	
EXTERIOR FINISHES:		
White	●	
Sandstone	●	
Bronze	●	
Black	●	
Oil Rubbed Bronze	○	
Antique Brass	○	
Bright Brass	○	
Brushed Chrome	○	
OTHER FEATURES:		Double/ Single Hung
FUNCTIONS:		
Use for Egress	●	
Available with Screen	●	
Concealed Hardware	●	
Durability:		
Low Maintenance	●	
Metal Clad Exterior	●	
Clear Douglas Fir	●	
Exterior Finish	●	
Primed Exterior Finish	●	
Performance:		
Heat-Smart Plus ¹	●	
Heat-Smart Plus ² 2, 3	●	
Tranquility ³	●	
StormForce ³	●	
Appearance:		
SDI	○	
1. Nine standard metal clad colors, 27 optional. 2. Exterior. 3. Some restrictions apply.		
Specifications and technical information are subject to change without notice. Metric and Imperial measurements are converted exactly, however in some cases industry conversions cause a 1 mm variance. (Example: 34" is shown as 35 mm for all glass measurements as this is the industry standard.)		
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http://architect.loewen.com/architect_site.nsf/doublehung/features		9/19/2006

Figure 4. Window specifications.

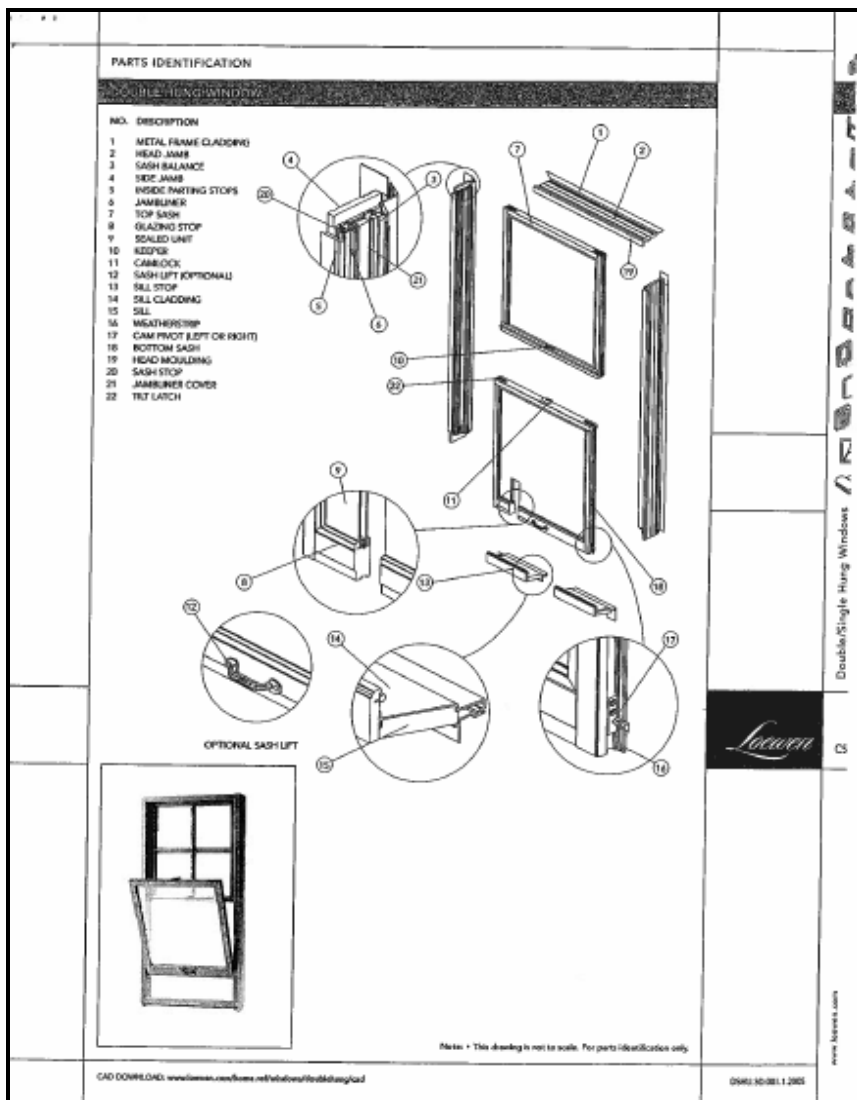


Figure 5. Window specifications.