

Docket Item # 8  
BAR CASE #2010-0176

BAR Meeting  
July 21, 2010

**ISSUE:** Alterations

**APPLICANT:** Old Town Windows and Doors for Kawasumi Tomoko and David E. Lohse

**LOCATION:** 708 Wilkes Street

**ZONE:** RB/Residential

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**STAFF RECOMMENDATION:** Staff recommends approval of the application with the following conditions:

1. That the applicant use full frame replacement windows or sash replacement kits in the existing frame rather than insert or pocket replacements;
2. That the replacement windows be solid wood, including the muntin bars;
3. That the replacement windows have fixed grills on the interior and exterior;
4. That the glazing on the glass be tint free;
5. That the dimensions of the replacement windows match the existing windows including the rails, stiles, and muntins;
6. That the muntins maintain a faux putty glaze profile on the exterior;
7. That the replacement window sash corners be constructed with mortise and tenon style, butt joinery rather than mitered, picture frame joinery;
8. That the replacement windows be constructed with a wood jamb liner rather than a vinyl jamb liner, or that the visual portion of the vinyl jamb be very minimal;
9. That the replacement windows have spacer bars between the glass and that they be a dark color rather than reflective silver or gold metallic; and
10. That the applicant submit final window manufacturer spec sheets to staff for approval prior to application of a building permit.

**\*\*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 708 Wilkes Street.

The applicant is requesting approval to replace a total of 9 windows; five on the front of the home facing Wilkes Street and four on the rear elevation. The existing windows are single-glazed, double-hung, six-over-six (second story) and six-over-nine (first story), 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 in an identical light pattern to the window they are replacing.

## **II. HISTORY**

According to real estate records, the house at 708 Wilkes Street was constructed in 1984. It is one in a row of six attached brick veneer townhouses. The Board approved new buildings at the southeast corner of Wilkes and Columbus Streets in a series of decisions in 1980 (8/6/1980, 8/20/1980 and 10/1/1980). There is no record of subsequent BAR cases for this property.

## **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, double-glazed windows, which were commercially available when this townhouse was constructed in 1984, are appropriate replacement windows and significantly more attractive than the existing single glazed windows covered by storm panels. Staff further believes that the appearance of modern simulated divided light windows with dark spacer bars is preferable to true divided light doubled glazed windows because it 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 light pattern and muntin size will be retained, Staff does not object to the installation of painted wood double-insulated glass windows, with simulated divided lights with the following conditions:

1. That the applicant use full frame replacement windows or sash replacement kits in the existing frame rather than insert or pocket replacements;
2. That the replacement windows be solid wood, including the muntin bars;
3. That the replacement windows have fixed grills on the interior and exterior;
4. That the glazing on the glass be tint free;
5. That the dimensions of the replacement windows match the existing windows including the rails, stiles, and muntins;
6. That the muntins maintain a faux putty glaze profile on the exterior;

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7. That the replacement window sash corners be constructed with mortise and tenon style, butt joinery rather than mitered, picture frame joinery;
8. That the replacement windows be constructed with a wood jamb liner rather than a vinyl jamb liner, or that the visual portion of the vinyl jamb be very minimal;
9. That the replacement windows have spacer bars between the glass and that they be a dark color rather than reflective silver or gold metallic; and
10. That the applicant submit final window manufacturer spec sheets to staff for approval prior to application of a building permit.

**STAFF:**

Meredith Kizer, 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 Enforcement**

No comments received.

**Transportation and Environmental Services (T & ES)**

R1. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

**Historic Alexandria**

No comments received.

V. IMAGES



Figure 1. Front facade.



Figure 2. Rear elevation