

Docket Item # 4  
BAR CASE #2010-0237

BAR Meeting  
September 15, 2010

**ISSUE:** Window Replacement

**APPLICANT:** Cory Donovan (Old Town Windows and Doors, Agent)

**LOCATION:** 1208 Prince Street

**ZONE:** CL/Commercial

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**STAFF RECOMMENDATION:** Staff recommends approval of the application for wood replacement windows with the following conditions:

1. That the new windows on the street façade be single-glazed, true divided light wood windows with a separate storm panel;
2. That the applicant may use true divided light or simulated divided light windows on the side elevation;
3. That the applicant use either full frame replacement windows or sash replacement kits in the existing frame rather than insert or pocket replacements;
4. That the replacement windows be solid wood, including the muntin bars;
5. That the glazing on the glass be tint free (certain types of low e glass meet this recommendation);
6. That the width of the muntins in the replacement windows be 5/8" wide with a putty glaze profile on the exterior;
7. That the frame for the screens match the color of the window frame and that the screens be a medium dark color and not white;
8. That the replacement window sash corners be constructed with mortise and tenon style, butt joinery rather than mitered, picture frame joinery;
9. 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;
10. That the existing shutters and historic hardware be retained and reinstalled; and
11. That the applicant submit final window manufacturer spec sheets to staff for approval prior to application of a building permit.

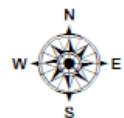
**\*\*EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of final approval if the work is not commenced and diligently and substantially pursued by the end 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.



**BAR CASE #2010-0237**

**09/15/2010**



## **I. ISSUE**

The applicant is requesting approval of a Certificate of Appropriateness for four (4) wood replacement windows (three facing Prince Street and one along the side elevation.) The existing six-over-six windows will be replaced with Marvin Ultimate, painted wood, full frame windows in the same configuration. The double-hung, simulated-divided light, double-glazed windows will have 7/8" muntins, an interior spacer bar, and permanent exterior and interior wood muntins. The windows will be fabricated with wood frames and sashes.

## **II. HISTORY**

According to Ethelyn Cox in *Historic Alexandria, Street by Street*, the house at 1208 Prince Street was built with its neighbor, 1210 Prince Street, "probably mid 19<sup>th</sup> C". However, the detailing on this façade could date the building to early 19<sup>th</sup> century. This pair of modest two-story, semi-detached, Flemish bond masonry townhouses share a large central chimney. Each townhouse is two bays wide and detailed with modern, six-over-six, single glazed wood windows with aluminum tracks and float glass flanked by operable paneled louvered shutters.

### *Previous Approvals*

11/17/76	Construct Rear Addition
3/16/77	Building Alterations

## **III. ANALYSIS**

The proposed window replacement complies with Zoning Ordinance requirements.

Although the house dates to the beginning of the 19<sup>th</sup> century, the existing windows on 1208 Prince Street are clearly not original and probably date from the early-to-mid 20<sup>th</sup> century based on the lack of 19<sup>th</sup> century cylinder glass and use of aluminum tracks. It is a central tenet of Historic Preservation that historic materials be maintained and repaired rather than replaced. However in this case the existing windows are not original and Staff does not find their removal problematic. Nevertheless, due to the age of the building, location within the district, and its visual prominence on the street, Staff finds the applicant's proposal of simulated divided light, double glazed windows with 7/8" wide muntins inappropriate.

The *Design Guidelines* recommend that: "...replacement windows should be appropriate to the historic period of the architectural style of the building" and state that single-glazed, true divided light windows with interior storm sash are the preferred replacement window type. The *Design Guidelines* also state that: "In order to help safeguard the visual and architectural quality of the districts, the provisions of the zoning ordinance encourage the use of appropriate materials when maintenance work requires the repair and replacement of exterior features of a building" and that that other acceptable window types are "double-glazed true divided light wood windows..."

The proposed use of simulated divided light windows verses true-divided light windows is a concern in this Early building. As the Board is aware, Staff has been spending a substantial amount of time in the field researching windows to make recommendations for a new Modern

and Sustainable Materials policy. Windows are often one of the most important character and style defining features of a structure and are prominently visible to pedestrians in the urban environment of Old Town. Preserving the sometimes subtle distinctions between modern and historic sash construction is, therefore, critical to maintaining the historic character of a building.

The applicant is proposing a 7/8" wide muntin bar. As the current windows are not original to the house, Staff must utilize historic documentation to make a recommendation on a historically appropriate muntin width. As a general rule, technological improvements in the early 18<sup>th</sup> century allowed the use of larger glass panes, which altered the proportions of glass panes and muntins. Generally, early Georgian style windows with smaller panes of glass utilized wide muntins whereas larger panes of glass in the later Federal and Greek Revival periods were fitted to narrow muntins. (McAlester, Virginia, McAlester, A. Lee. (1984). *A Field Guide to American Houses*. Knopf, New York) As such, due to the age of this house, Staff believes that a 5/8" muntin with a putty profile on the exterior is the appropriate size for the scale of the existing window openings. The contractor has indicated that the proposed window manufacturer offers muntins in this narrower width on special order.

Besides the width of the muntin, the muntin depth and glass thickness of single pane window profiles are an important visual characteristic of older buildings. While Staff supports the use of modern, simulated divided light windows on all portions of Recent buildings in the District, the shadows from the spacer bars on these windows do not recreate the effect of single pane windows when viewed up close and at an angle while walking down the sidewalk and, based on the instructions of the *Design Guidelines* and past practice of the Board, believes the Early buildings should be held to a higher standard of compatible replacement materials.

Therefore, Staff recommends only single-glazed true-divided light wood windows for the street façade of this early/mid 19<sup>th</sup> century dwelling but has no objection to the use of simulated divided light windows for the replacement of non historic sash on the less visible side and rear elevations. Staff notes that several manufacturers offer a single glazed window with a removable energy panel that attaches directly to the window sash and functions as a storm window. These energy panels may be coated with low-e film and provide a u-value almost equal to simulated divided light sash.

**STAFF**

Michele Oaks, 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.

V. IMAGES



Figure 1. View from Right of Way

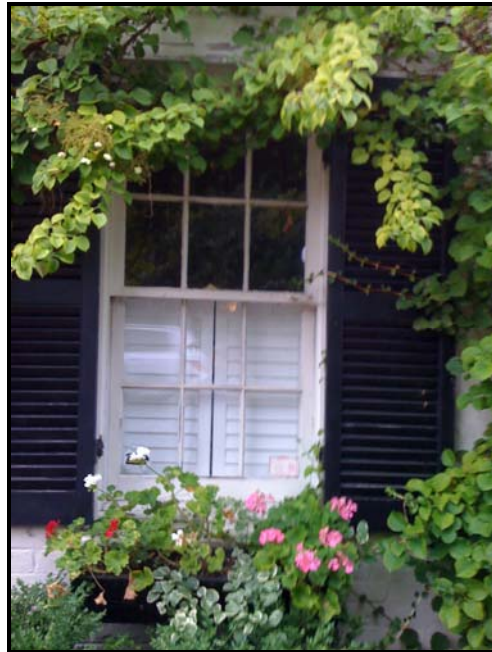
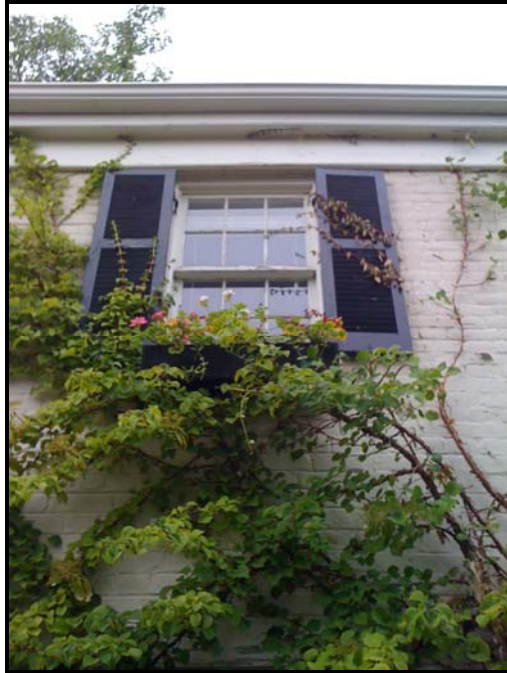


Figure 2. First Floor Window



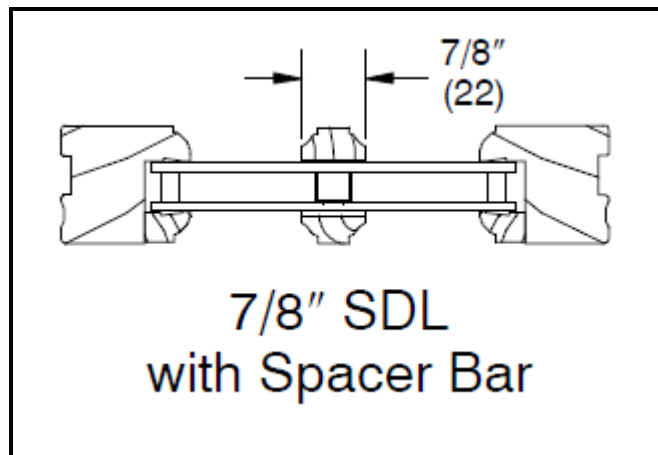
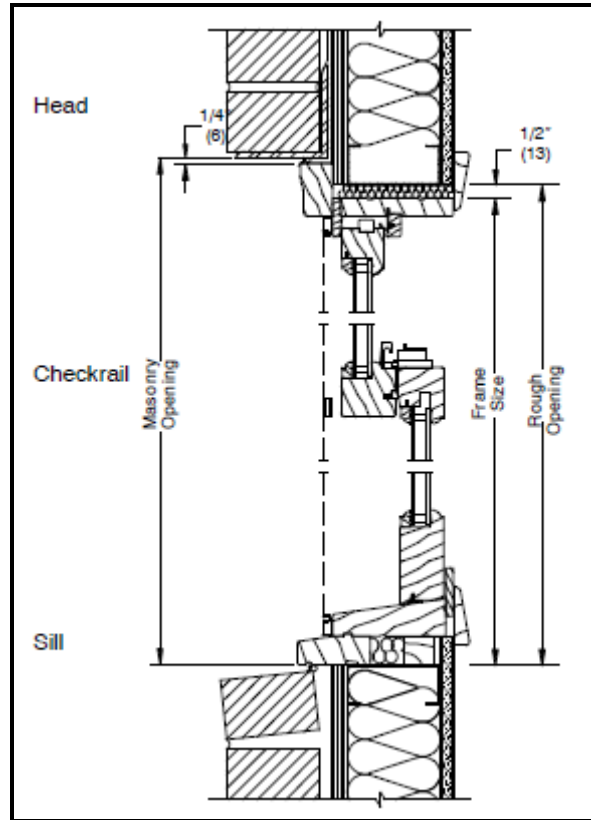
**Figure 3. Second Floor Window – Right**



**Figure 4. Second Floor Window - Left**

# WOOD ULTIMATE DOUBLE HUNG

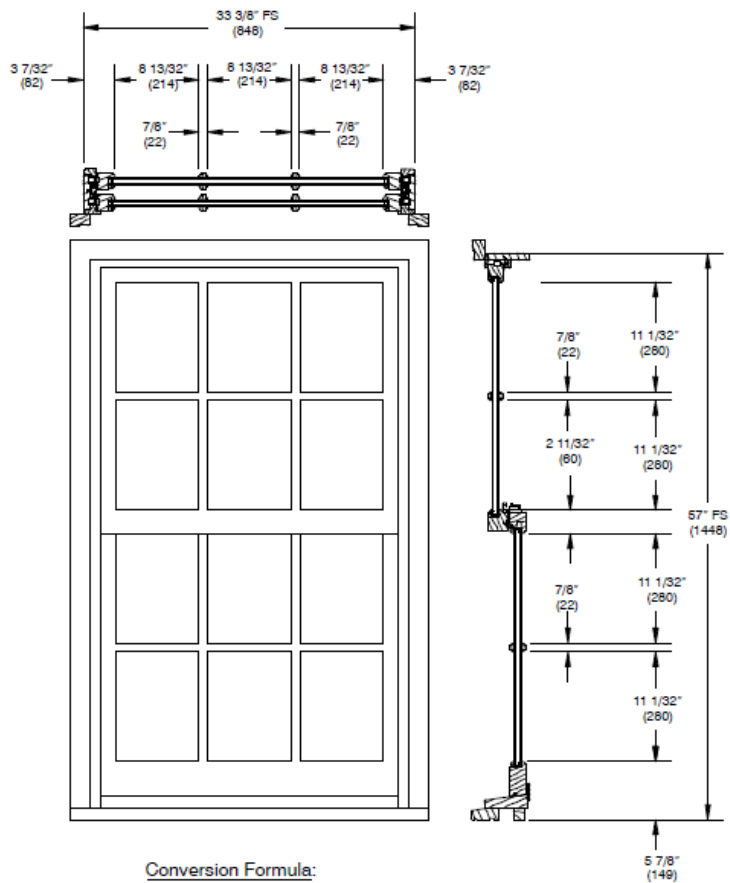
SECTION DETAILS: CONSTRUCTION  
NOT TO SCALE







WOOD ULTIMATE DOUBLE HUNG  
 DAYLIGHT OPENING CONVERSIONS



Conversion Formula:

$$\frac{\text{DLO} - \text{Total Bar Width}}{\text{Number of Lites}} = \text{Individual DLO}$$



## WOOD ULTIMATE DOUBLE HUNG

### UNIT FEATURES

#### Frame:

- Pine wood interior and exterior standard. Optional mahogany or vertical grain Douglas fir
- Frame width: 4 9/16" (116)
- Frame thickness: 1 1/16" (17)
- Sill: 8 Degree bevel

#### Sash:

- Pine wood interior and exterior standard. Optional mahogany or vertical grain Douglas fir
- Operating and transom unit sash thickness: 1 5/8" (41)
- Picture sash thickness: 1 5/8" (41) or 2" (51)
- Operating sash are removable for cleaning

#### Interior and exterior finish:

- Treated bare wood or white primed (pine only)

#### Operating Hardware:

- Sash lock and keeper: Open style crescent cam lock with sash release lever, surface mounted. Color: Satin Taupe. Optional: White, Brass, Satin Chrome, Antique Brass, Bronze, Oil Rubbed Bronze, Satin Nickel
- Sash lift: Color: Satin Taupe. Optional: White, Brass, Satin Chrome, Antique Brass, Bronze, Oil Rubbed Bronze, Satin Nickel
- Balance system: Block and tackle balance system

#### Weatherstrip:

- Operating units: Continuous foam filled bulb weather strip at head jamb, jambs, check rail and bottom rail
- Picture and Transom units: Continuous weather strip at perimeter; foam filled bulb weather strip at jamb, head and sill

#### Jamb Extensions:

- Jamb extensions available for various wall thickness factory applied, finish to match interior

#### Insect Screens:

- Aluminum screen: Full screen standard, half screen optional. Frame color: Stone White, Pebble Gray, Bronze, Bahama Brown or Evergreen. Select and custom colors available
- Wood screen: Full or half screen optional. Frame surround finish: Bare or Primed
- Screen mesh: mesh. Screen type: Charcoal fiberglass, Charcoal aluminum wire, Black aluminum wire, Bright aluminum wire, Bright bronze wire
- Optional Charcoal High Transparency screen mesh (CH Hi-Tran) fiberglass.

#### Wood Combination Storm Sash and Screen:

- Frame: Treated bare wood or white primed (prime only)
- Storm panel: Select quality glass in and extruded aluminum frame. Frame color: Stone White, Pebble Gray, Bronze, Bahama Brown or Evergreen. Select and custom colors available
- Insect screen: mesh. Screen type: Charcoal fiberglass, Charcoal aluminum wire, Black aluminum wire, Bright aluminum wire, Bright bronze wire, Optional Charcoal High Transparency screen mesh (CH Hi-Tran) fiberglass.
- Weather strip: Pile weather strip between operating panels, center rail, and at stiles of main frame
- Hardware: Spring loaded latches to secure storm panel

#### Wood Storm Sash:

- Frame: Treated bare wood or white primed (prime only)
- Glazing: Select quality glass

#### Removable Interior Grilles:

- Bar: Pine, 3/4" (19) or 1 1/8" (29) wide bars
- Pattern: Rectangular or custom lite layouts available, contact your Marvin representative

#### Interior / Exterior Simulated Divided Lites (SDL):

- Bar (interior and exterior): 7/8" (22) or 1 1/8" (29) wide bars. Pine wood standard, optional mahogany or vertical grain Douglas fir. Finish to match interior and exterior
- Pattern: Rectangular, custom lite layouts available, contact your Marvin representative

#### Grilles-between-the-glass (GBG):

- 11/16" (17mm) white contoured aluminum bar. Optional flat aluminum spacer bar, contact your Marvin representative

#### Authentic Divided Lite (ADL):

- Bar (interior and exterior): single glazed 7/8" (22) wide bars, insulated glass 1 11/16" (43) wide bars: available in standard pine and optional mahogany or vertical grain Douglas fir. Finish to match interior and exterior
- Pattern: Rectangular, custom lite layouts available, contact your Marvin representative

#### Glass and Glazing:

- Glazing method: Insulated Glass, Single glazed, or Single glazed with energy panel
- Glazing seal: Silicone glazed
- Glazing type: Clear, LoE<sup>3</sup>-366™ with Argon or Low E II with argon, Laminated, Tempered, Obscure, Bronze tint, Gray tint, or Reflective Bronze
- Glazing will be altitude adjusted for higher elevations, argon gas not included

#### Accessories:

- Installation Brackets: 6 3/8" (162), 9 3/8" (238), or 15 3/8" (391)
- Masonry Brackets: 6" (152) or 10" (254)
- Marvin SillGuard™
- Exterior Wood casings: Brick mould casing, Stucco casing, or Flat casing

#### NOTE:

Values shown in parenthesis represent metric equivalents

For product specifications please refer to the CSI Product Specifications, contact your Marvin representative