

Docket Item # 5  
BAR CASE #2010-0243

BAR Meeting  
September 15, 2010

**ISSUE:** Alterations (Window Replacement)  
**APPLICANT:** Joan Manley (Old Town Windows and Doors, Agent)  
**LOCATION:** 413 Franklin Street  
**ZONE:** RM/Residential

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

1. That the dimensions of the muntins on the replacement windows match the muntins on the existing windows.

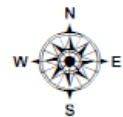
**\*\*EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of final approval if the work is not commenced and diligently and substantially pursued by the end 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 #2010-0243**

**09/15/2010**



## **I. ISSUE**

The applicant is requesting approval of a Certificate of Appropriateness for two wood replacement windows at 413 Franklin Street. The existing six-over-nine first floor wood windows on the front façade will be replaced with Marvin Ultimate Wood Double Hung windows in the same configuration. The double-glazed, simulated divided light windows will have 7/8" wide muntins with a putty glaze profile, an interior spacer bar, and permanent exterior and interior wood muntins. The full frame replacement windows will be fabricated with a wood frame and sashes. The windows will have LoE-366 clear glazing and exterior screens.

## **II. HISTORY**

The two-story, end unit brick townhouse at 413 Franklin Street is located in the Yates Gardens development, which covers a number of blocks in South Old town and was constructed between 1939 and the early 1950s. According to the City's real estate records, 413 Franklin Street was constructed in 1948.

Staff did not locate any previous BAR approvals for the subject 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, Staff finds the use of double glazed replacement windows to be appropriate, as double-glazed windows were commonly available when this house was constructed. However, Staff actually prefers, and the Board routinely approves, modern simulated divided light windows, rather than true divided light sash, when they are in a multi-light pattern because they can be manufactured with thinner, more historically accurate muntins. To date, the only successful examples of true divided light, double glazed windows that Staff has seen are two-over-two windows because they can replicate the wide muntin bars (typically 1 1/4" to 2 1/2") found on historic windows in this light configuration.

The windows are a primary character defining feature of this simple rowhouse. The unusually large first floor windows are with an iron guard rail are reminiscent of the mid-19<sup>th</sup> century Greek Revival townhouses in Alexandria and a narrow width muntin is characteristic of those historic windows. In addition, because the existing second floor windows on the front façade will be retained, Staff is particularly concerned that the muntin width and profile on the proposed new first floor windows match the second floor windows above, which likely date from the mid-20<sup>th</sup> century construction of the house. Although the applicant has not indicated the width of the existing muntins, Staff believes that they are 5/8" wide rather than 7/8" wide and will work with the contractor in the field to confirm this. The contractor has indicated that 5/8" wide muntins are available from this window manufacturer and that matching the muntins should not be a problem.

**STAFF**

Stephanie Sample, 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

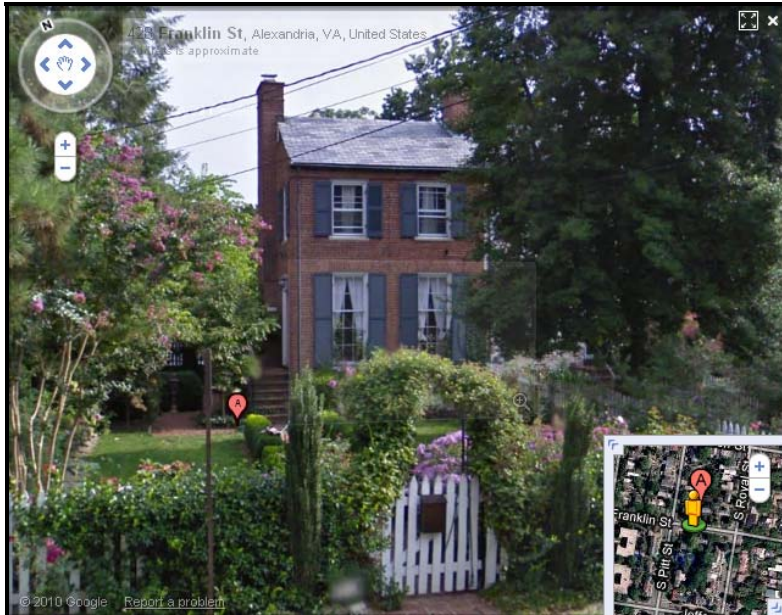


Figure 1. Google map image of 413 Franklin Street.



Figure 2. Photo of damaged window.



**Figure 3: Photo of two first floor windows to be replaced.**

