

City of Alexandria, Virginia

MEMORANDUM

DATE: September 3, 2025

TO: Chair and Members of the Board of Architectural Review

FROM: Brendan Harris, Urban Planner III, Historic Preservation

SUBJECT: Summary of proposed updates to the Windows + Shutters *Design Guidelines* chapter of the Old and Historic District

The Board approved the new Windows + Shutters *Design Guidelines* chapter of the Old and Historic District on July 16, 2025. The chapter contains the following guideline:

“Multi-light single-glazed windows should be True Divided Light, while multi-light double-glazed windows should be Simulated Divided Light”

Since these guidelines have been adopted, staff has heard from several contractors that multi-light, single-glazed windows that are True Divided Light (TDL) are very difficult to source and are about four times the cost of Simulated Divided Light (SDL).

For this reason, staff recommends updating the guidelines to allow for Simulated Divided Light windows on all windows.

Note: The docket language mentions both historic districts, but this change is only necessary for the Old and Historic District, as the Parker-Gray District already allows SDL windows.