

City of Alexandria, Virginia

MEMORANDUM

DATE: FEBRUARY 5, 2020

TO: CHAIR AND MEMBERS OF THE
BOARD OF ARCHITECTURAL REVIEW

FROM: HISTORIC PRESERVATION STAFF

SUBJECT: WINDOW POLICY AND REPLACEMENT SPECIFICATION EDITS

At the February 5, 2020 hearing staff will introduce potential edits to the Board's *Alexandria New and Replacement Window Performance Specifications in the Historic Districts* and the window replacement section of the *BAR Policies for Administrative Approval* (both attached). Since the BAR first adopted the administrative approval window policy in 2010 there have been a few minor amendments to address policy and format changes. Staff is now asking the BAR to consider additional changes to simplify the document and make it more user-friendly.

Determining compliance with the policy has always been challenging, particularly for property owners, due to the intentionally different marketing nomenclature used by the various window manufacturers on their, often, cumbersome websites. This is principally related to finding an accepted industry standard for "clear" energy-efficient glass and for defining the composition of an appropriate and sustainable "composite" window frame and sash material. Fortunately, in the last 10 years window construction technology has evolved and the quality and detailing of new windows are visually much closer to historic proportions and detailing. Staff's proposed changes will clarify the policy and specifications while still adhering to the goals of the original policy to:

1. Preserve existing historic windows on Early buildings,
2. Allow for their replacement when they are not reasonably repairable, and
3. Ensure that new windows are historically appropriate in material, form, and design.

Staff will present the proposed changes at the hearing and seek the Board's feedback.