



Alexandria New and Replacement Window Performance Specifications in the Historic Districts

May 2018

Windows may be made by any manufacturer, but their materials, form and design must comply with the specifications below to be approved administratively by BAR staff. If the windows do not comply, they must be approved by the BAR at a public hearing:

1. Wood replacement windows must be full frame or sash replacement kits in the existing frame rather than insert or pocket replacements. Fiberglass insert windows must have tight tolerances with minimal jamb widths and overlay panning;
2. The dimensions and proportions of the window rails, stiles, muntins, frame, sill and exterior trim must match historically appropriate window proportions;
3. Multi-light insulated glass windows must have permanently fixed muntins on both the interior and exterior, with spacer bars between the glass that are a non-reflective, medium value color;
4. Muntins must be paintable and have a putty glaze profile on the exterior;
5. All glazing must be clear, non-reflective and without tint. Low-E (low emissivity) glazing is encouraged for energy conservation but the glass must have a minimum 72% visible light transmission (VLT) with a through-the-glass shading coefficient between 0.87 – 1.0, and a reflectance of less than 10%. Low-E 272 generally meets these criteria;
6. The vinyl weatherstrip portion of the wood window jambs should be minimally visible;
7. Insect screen frames must match the color of the window frame and the screen mesh must be a neutral color with sufficient light transmittance that the window sash remains visible behind; and,
8. The applicant must submit complete window manufacturer specification sheets or “cut sheets” to BAR staff to confirm compliance with these specifications. All window replacements in the historic districts require a building permit from Code Administration.

For help, contact BAR staff at preservation@alexandriava.gov or 703-746-3833. Applications and fees can be found at www.alexandriava.gov/preservation.