

B.2.18 Windows

A. Windows shall be preserved in their original location, size, and design and with their original materials and glass pattern.

B. Window openings on front facades or side facades visible from the street shall not be altered to accommodate new windows of different size, proportion or configuration.

C. Character defining window openings on all facades shall not be altered. (For Tanner Historic District refer to the Tanner Historic District Appendix.)

D. Windows that are not original shall not be added to front facades or to side facades where visible.

E. Windows should be repaired rather than replaced. If non-original or beyond repair and replacement is necessary, the replacement shall be in-kind to match the original in material and design. (For Tanner Historic District refer to the Tanner Historic District Appendix.) If the window is original and determined by staff that repair is not feasible, staff can approve the replacement with a solid wood window that replicates exactly in detailing, proportions, operation, material, glazing, grill configuration, etc. for windows located on the front façade, exterior sides, or interior sides that are prominently viewed from the street.

Replacement of original windows on the front façade, exterior sides, or interior sides that are prominently viewed from the street with anything other than solid wood that replicates exactly the

historic window will require approval of the Preservation Commission.

If the window is missing or non-historic or if the window is on the interior side and is not prominently viewed from the street, staff may approve replacement with windows that detailing, dimensions, proportions, type, grill pattern, muntin profiles, and styling are consistent with that of other historic windows found on the building or consistent with the style and period of the building. Replacement window and window frame material shall either replicate historic materials (wood or metal) or be fabricated of a contemporary, alternate material (e.g. aluminum clad, wood windows) that are able to meet the above specifications. Vinyl has of yet not been able to meet the above specifications. If the historic windows had (or likely had) muntins, then new windows must have true, divided-lites or simulated, divided-lites with exterior and interior applied muntins with spacer bars between the panes of glass. Glazing should match the historic character of the glass.

When considering replacing windows, document the following: size of openings, proportions of the frame and sash, frame material, configuration of window panes, muntin profiles, grill pattern, and other details. Please note that failure of the condition of the paint finish, not currently being operable, and cracked glazing should not be mistakenly interpreted as a sign that the wood is in poor condition and is therefore irreparable.

F. Windows should be repaired with materials to match the original and other materials such as consolidants that are appropriate to the original material. (Consultation with a stained glass specialist is recommended for repairs to art glass.)

G. New windows on front facades and sides visible from the street shall not have snap-in or flush muntins. True divided muntins are acceptable.

H. Windows may have screens and/or storm windows. See Screen, Storm and Security Windows Section.

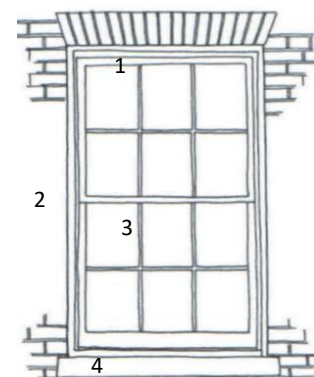
I. Basement windows should not be enclosed or concealed on the exterior, and masonry should be properly re-pointed when repaired.

Historic windows display a wide variety of windows in various designs and sizes. These are important features of the various architectural styles.

Decorative windows include materials such as stained glass, beveled, leaded glass, and etched glass.

Most early windows are made from wood and with proper repair can be made functional.

Window openings original to a dwelling shall not be covered or concealed. New windows may be added at the rear and non-visible sides of a building.



Parts of a window

1. Head
2. Jam
3. Sash
4. Sill

Windows



Appropriate for Greek Revival styles



Appropriate for Italianate, Octagon and Second Empire styles



Appropriate for Queen Anne, Stick and Eastlake styles



Appropriate for Shingle and Prairie styles



Appropriate for Prairie and Bungalow styles



Appropriate for the Tudor Revival style



Appropriate for Colonial Revival and Neoclassical styles



Window cap molding detail



Palladian Window Example