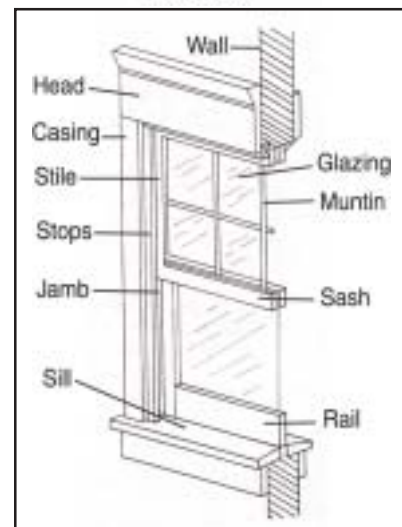
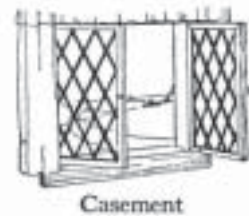
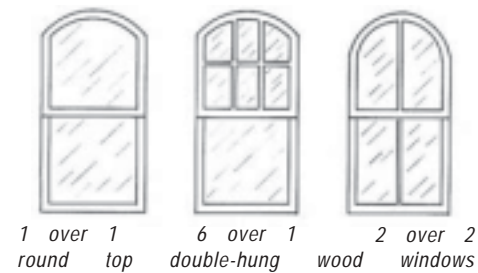
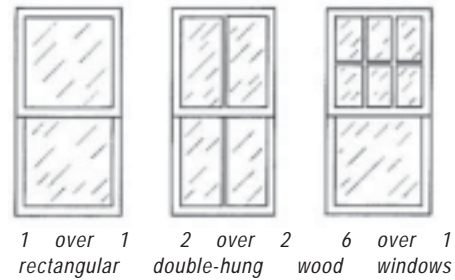


## 6.2.2 Windows



### PURPOSE AND INTENT

Windows strongly define the character of a structure's design. These openings define character through their shape, size, construction, arrangement on the façade, materials, and profile. Important defining features of a window include the sill profile, the height of the rails, the pattern of the panes and muntins, the arrangement of the sashes, the depth of the jamb, and the width and design of casing and the head. In some cases, the color and texture of the glazing are also important.

Most windows found in Los Angeles Historic Districts are wood-frame true divided light windows. True divided light windows have multiple panes of glass. These windows are usually double-hung, fixed, or casement style windows. Double-hung windows have operable sashes that slide vertically. Casement windows open either outwards or inwards away from the wall. In some areas, metal frame casement or fixed divided light windows are common. These windows range from simple one-over-one windows to windows with panes in specialty shapes or leaded and stained glass.

### GUIDELINES

- .1 Preserve the materials and design of historic windows and their surrounds, including hardware.
- .2 The historic pattern of windows on a façade should be maintained.
- .3 The historic location of windows on a façade should be maintained.
- .4 The size and proportions of historic windows on a façade should be maintained.
- .5 Filing in or altering the size of historic windows is inappropriate.
- .6 Filing in or altering the size of historic windows on primary facades is inappropriate.
- .7 Adding new windows to building facades, especially on primary facades, is generally inappropriate.
- .8 New windows on historic facades should match the rhythm and scale of the existing windows on the facade. Adding new windows to historic facades, especially on primary facades, is also inappropriate.
- .9 Repair windows or doors wherever possible instead of replacing them.
- .10 When replacement of these windows is necessary, replacement windows should match the historic windows in size, shape,

### Notes on text:

Architectural style usually dictates the type of window used on a structure. For example, metal sliders are common windows on Contemporary style structures and wood-framed windows are consistent with early 20th century styles such as Colonial Revival and Craftsman. You may customize this section by adding details that are reflective of the architectural styles in your HPOZ.

Normally, windows are an important component of a Preservation Plan. You may wish to reflect this by selecting relatively instructive verbs and crafting precise design guidelines.

When customizing guidelines in this section, please remember that a range of guidelines are listed on these pages to foster discussion and debate regarding the key points. A full assortment of topics and issues are listed, you may wish to cross many out, and add many more. You will find that some may not apply in your HPOZ, and others may be contradictory to those that do. Guidelines that do not apply may be deleted, reversed, or rephrased. General guidelines may be developed in more detail to suit the character of your HPOZ. You may find it helpful to make a list of topics you feel are important, and then draft guidelines to address each one.

Guidelines are different than goals. They should be specific and prescribe a course of action rather than announce a desirable end goal. For help on drafting guidelines, please refer to the introduction of this section.

You may wish to include local reference information and more detailed tips and tricks regarding window repair in the appendix. Also, it may benefit many applicants to provide a listing of architectural salvage yards or custom window manufacturers in the area.

The nomenclature involving windows can at times be confusing for a new reader. Be sure to include diagrams like the one at left to familiarize the reader with the different components, and also include such terms in the definitions section.

### Additional graphics:

Select additional photos from this area to insert.

## 6.2.2 Windows



Filling in historic window openings is inappropriate.



These sliding aluminum replacement windows are inappropriate.



These security bars obscure the historic windows behind

### GUIDELINES cont'd.

arrangement of panes, materials, hardware, method of construction, and profile. True divided-light windows should usually be replaced with true divided-light windows, and wood windows with wood windows.

- .11 If a window is missing entirely, replace it with a new window in the same design as the original if the original design is known. If the design is not known, the design of the new window should be compatible with the size of the opening, and the style of the building.
- .12 Replacement windows on the rear or side facades and the rear facade may vary in materials and method of construction from the historic windows, although the arrangement of panes, size, and shape should be similar.
- .13 Replacement windows on facades not facing the public way may vary in materials and method of construction from the historic windows, although the arrangement of panes, size, and shape should be similar.
- .14 The installation of 'greenhouse' type kitchen windows extending beyond the plane of the facade is generally inappropriate.
- .15 If energy conservation is the goal, interior or exterior storm windows, not replacement windows, should be installed.
- .16 Storm windows should match the existing window trim in finish color. Storm windows should either be composed of one large pane of glass covering the entire window, or, if operable, the sash size and placement should match that of the window on which it is mounted.
- .17 Awnings and shutters should be similar in materials, design, and operation to those used historically.
- .18 Awnings should conform to the shape of the window on which they are installed.
- .19 Awnings and shutters should only be utilized on openings in structures where their use was likely in historic periods.
- .20 Burglar or safety bars should only be installed on secondary facades. Bars should match the muntin and mullion patterns of the window on which they are mounted as closely as possible, and should be painted to match the predominant window trim.
- .21 If burglar or safety bars are required, they should only be installed on the interior of a window or opening.

### Notes on text:

Review these guidelines as you think about those appropriate for your HPOZ area. You may delete those that do not apply or rephrase/reverse them to meet your needs. Additional guidelines may be developed and listed here. As you think about appropriate guidelines, it may be helpful to make a separate list of areas of concern regarding work in this section, and then draft a guideline for each item. After doing so, compare your list with those to the left and remove/rephrase/delete/add as appropriate.

When customizing the guidelines, you may want to limit the HPOZ board's review to facades that are visible from the public right-of-way. The board may also be directed to be more lenient when reviewing windows on the side and rear facades with regards to materials and size.

Awnings and/or shutters may not be appropriate for homes in certain HPOZs. Consider deleting guidelines referencing them or reword guidelines to state that they are not allowed. If awnings and shutters typically occur in your area, you may want to include information on desirable material, shape and colors.

Make use of a hierarchy of verbs and phrases to convey the general importance of each particular guideline. The use of the words 'are encouraged', 'are strongly discouraged', 'may', 'should', 'shall', etc. indicate how strongly the HPOZ board will, and the applicant should, adhere to a particular guideline. Each guideline listed on the left is only a concept, the verbs and phrases can be modified to meet local expectations.

List specific types of window projects, if any, that would benefit from being exempt from the HPOZ review process. This section complements the Exemption section in Chapter III - Function of the Plan; it is not necessary to restate that section here.

### Additional graphics:

Select additional photos from this area to insert into the window guidelines section.

## 6.2.2 Windows

### GENERAL BACKGROUND AND ADVICE TO THE APPLICANT

Inappropriate replacement of windows can compromise the integrity of a building and have a serious negative effect on the character of a structure. Generally, historic windows should not be replaced unless they cannot be repaired or rebuilt. If windows must be replaced, the replacement windows should match the originals in dimension, material, configuration and detail. Because it is often difficult to find off-the-shelf windows that will match historic windows in these details, replacing historic windows appropriately often requires having windows custom built.

Maintaining historic windows makes good economic sense, as they will typically last much longer than modern replacement windows. Problems with peeling paint, draftiness, sticking sashes, and loose putty are all problems that are easy to repair. Changing a sash cord, reputtying a window, or waxing a window track are repairs that most homeowners can accomplish on their own to extend the life of their windows.

Typically, older structures in Los Angeles may have had operable shutters or fabric awnings. Installation of these features on historic structures should only take place if there is evidence that such features existed on the house historically. Some later historic architectural styles, such as the minimal traditional style, may have fixed decorative shutters as a feature of their design, but these types of shutters are not appropriate on most other historic structures.

*Please refer to the Appendix for additional assistance and resources.*

PRESERVATION PLAN WORKSHEET PAGE  
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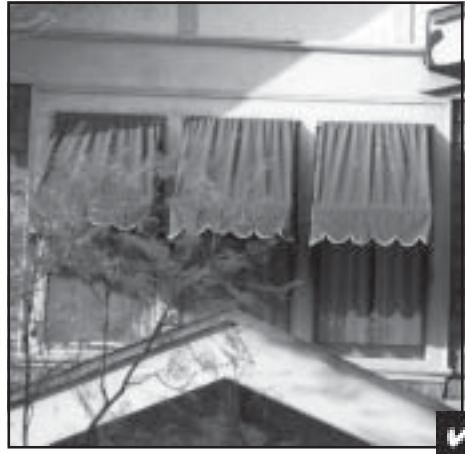
#### Additional graphics:

*Finish with any background information or advice that the reader might find useful. A reference section at the end of this document will identify other places to find preservation information.*

*You may wish to include general advice, recurring problems and locally unique solutions, and if desired, even explain the rationale behind a particularly controversial or complicated local preservation issue specific to your community.*

*There will be an opportunity to list preservation resources, contacts, and directories in the appendix. In this way they may be updated as appropriate without resubmitting the document to the City Planning Commission..*

## 6.2.2 Windows



These awnings conform to the shape of the windows.

- .22 Burglar or safety bars that are not original to an historic structure should not be installed on facades that can be seen by the public.
- .23 Bars or grillwork that is original to the structure should be retained.
- .24
- .25
- .26
- .27



Metal grillwork on Spanish-style home.

### ADMINISTRATIVE PROCEDURES

#### EXEMPTIONS

- .1
- .2
- .3

#### REVIEW DELEGATED TO PLANNING STAFF

- .1 The review of window replacement in kind, with no change in material, color, or outwards appearance shall be delegated to Planning Staff.
- .2
- .3

PRESERVATION PLAN WORKSHEET PAGE  
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Notes on text:

Additional graphics:

Select additional photos from this area to insert onto the guidelines page.

Routine, recurring, and/or simple cases that are easily and effectively governed by the guidelines may be delegated to staff for review. This may create more time for the board to focus on significant projects and speed the review of certain limited projects. Other boards may wish to continue to review all applications. This section complements the Delegation section in Chapter III - Function of the Plan; it is not necessary to restate that section here.

## 6.2.2 Windows



Six over six wood double-hung window

### ILLUSTRATIVE STYLES



Triple double-hung one-over-one wood windows with decorative fan lights



Rounded-top double-hung wood bay windows



Twenty-over-one wood double-hung window flanked by two twelve-over one double-hung windows



Fixed round wood specialty window



Paired double-hung wood windows

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Additional graphics:

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