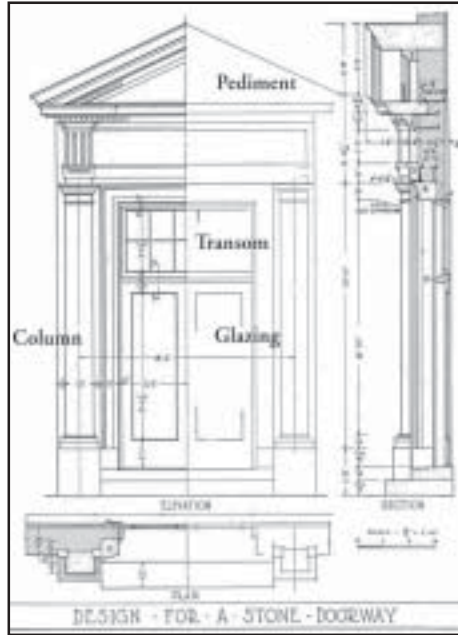
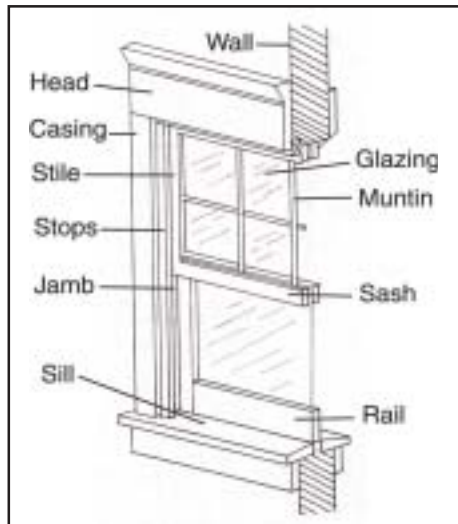


6.4.3 Windows and Doors



This door, with its transomlight and articulated portico, helps to define an imposing entrance.



PURPOSE AND INTENT

Windows and doors strongly define the character of a structure's design. Windows and doors 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 the casing and the head. Most windows found in Los Angeles historic districts are wood-frame true divided light windows. These windows are usually double-hung, fixed, or casement style windows. In some areas, metal frame casement or fixed divided light windows are common.

Doors in historic commercial areas vary from glazed storefront doors to opaque, simple secondary entrances. In addition to the door itself, historic commercial entryways were often framed by a surround which might have included a portico, sidelights, transoms, recessed entryway details, and other features whose preservation is important to its character. In some cases, the color and texture of the glazing are also important.

GUIDELINES

- .1 Preserve the materials and design of historic openings and their surrounds, including hardware.
- .2 The historic pattern of openings on a façade should be maintained.
- .3 The size and proportions of historic openings on a façade should be maintained.
- .4 Filling in or altering the size of historic openings, especially on primary facades, is inappropriate.
- .5 Adding new openings to historic facades, especially on primary facades, is also inappropriate.
- .6 Repair windows or doors wherever possible instead of replacing them.
- .7 When replacement of windows or doors is necessary, replacement windows or doors should match the historic windows or doors in size, shape, arrangement of panes, materials, hardware, method of construction, and profile.
- .8 Replacement windows or doors on the rear of side facades and the rear facade may vary in materials and method of construction from the historic windows or doors, although the arrangement of panes, size, and shape should be similar.

PRESERVATION PLAN WORKSHEET PAGE THIS SIDE WILL NOT BE PART OF FINAL DOCUMENT

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 well. 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.

Clear and specific guidelines will help convey the expectations for specific types of projects within the HPOZ and provide certainty and predictability to the process for both the applicant and project reviewer.

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.

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 draft concept, the verbs and phrases can be modified to meet local expectations.

Additional graphics:



Replacing traditional historic windows with aluminum sliding windows like these is inappropriate.

6.4.3 Windows and Doors



Glazed door with transom above.



Historic storefront awnings

GUIDELINES, con't.

- .9 If a window or door 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.
- .10 If energy conservation is the goal, interior or exterior storm windows or doors, not replacement windows or doors, should be installed.
- .11 Storm windows or doors should match the existing trim in finish color. Storm windows or doors should either be composed of one large pane of glass covering the entire window or door, or, in the case of operable storm windows, the sash size and placement should match that of the window on which it is mounted.
- .12 Awnings should be similar in materials, design, and operation to those used historically.
- .13 Awnings should conform to the shape of the opening on which they are installed.
- .14 Awnings should only be utilized on openings in structures where their use was likely in historic periods.
- .15 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.
- .16 Burglar or safety bars which are not original to an historic structure should not be installed on facades that can be seen by the public.
- .17 Bars or grillwork which is original to the structure should be retained.

Notes on text:

Additional graphics:



Metal casement windows were also common on upper stories in commercial buildings.

6.4.3 Windows and Doors



Corner entries such as this were typical of commercial buildings on corner lots, and help create a prominent entry feature.



Double hung windows were common on the upper floors of commercial buildings.

ADMINISTRATIVE PROCEDURES

EXEMPTIONS

.1

WORK REVIEWED BY PLANNING STAFF

- .1 The review of ordinary maintenance and repair applications as defined in Section 12.20.3.G for work solely within this section shall be delegated to the Director of Planning.

GENERAL BACKGROUND AND ADVICE FOR THE APPLICANT

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

Typically, older commercial structures in Los Angeles may have had operable shutters or fabric awnings. When thinking about installing awnings on a commercial structure, it is important to consider first if an awning would be appropriate on a structure of its style and period, and next if the awning is appropriate to the building.

Please refer to the Appendix for additional assistance and resources.

PRESERVATION PLAN WORKSHEET PAGE THIS SIDE WILL NOT BE PART OF FINAL DOCUMENT

Notes on text:

List specific types of roof projects, if any, that would benefit from being exempt from the HPOZ review process. This section will be linked to the Exemption section in Chapter III, Function of the Plan.

Routine, recurring, and/or simple cases that are easily and effectively governed by the guidelines may be delegated to staff for review and processing. This may create more time for the board to focus on significant projects and speed the review of certain types of projects. Boards may also wish to continue to review all applications. This section will be linked to the Delegation section in Chapter III - Function of the Plan.

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, the appendix may be updated as appropriate without requiring resubmission of the entire document to the City Planning Commission for approval.

Additional graphics:



These windows have a heavily decorative surround which echoes their arched form.