

HISTORIC RESOURCES

4



Original doors and windows should be retained and repaired



True divided lite windows are encouraged when appropriate to the original structure



Simulated divided lite windows may be considered on a case-by-case basis

- New materials should identically match original materials in shape, size, dimension, texture and pattern. Metal used as flashing, screening, gutters, and utility services and other traditional elements are acceptable.
- Composite, synthetic, metal, vinyl, plastic or fabricated/imitation wood products, painted brick or imitation used brick will generally not be approved. However, some exceptions may be made on a case-by-case basis when the decision making body determines that the replacement is consistent with the appearance of the original material, and that a lay person would be unlikely to discern the difference. The burden of proof will reside with the applicant. Material samples, photographs and specific locations where the material may be seen in use will all assist in the evaluation of alternative materials.
- The decision making body may approve an acceptable alternative to the original building material if use of the original material is not feasible due to unreasonable cost and commercial availability, or health and safety considerations.

4.8.3 Doors

- Original doors should be retained and restored.
- New replacement doors for Victorians should not be flush, but of raised or flat panel design.
- Front doors generally should be painted, not stained.
Not applicable to Mission Revival/Mediterranean style structures.
- Screened doors should be real wood framed of simple design unless patterns can be shown to fit the existing style.

4.8.4 Windows and Glass in doors

- Original windows, glass and window decorations should be retained and restored.
- Replacement of only the deteriorated portions of the windows is recommended rather than the replacement of the entire window.
- New or replacement windows should be wood-sashed and muntined if applicable.
- Sills, lintels, frames, sashes, muntins, and all decorations should be identically replaced.
- All elements of new windows should be identical in size, shape, proportion, and dimensions as the original windows of the building, or consistent with traditional sizes, proportions and dimensions of buildings of the same architectural style, design and era.
- Windows should be constructed of real glass, and window

frames should be constructed of real wood - not vinyl, metal or plastic. Wood sashes may be vinyl or metal clad if the window frame and dressing is designed consistent with the historic context of the building.

- All lites (panes of glass) should be true divided lite, not artificial or snap-in grids. Simulated Divided Lite windows are permitted when the details of the window provide projecting muntin elements on the exterior and interior of the window along with a spacer muntin between the panes of glass (See example to the left).
- New arched, angled, and/or octagonal windows are discouraged.
- Large expanses of blank exterior walls without windows are discouraged.

4.8.5 Bay Windows

- Size, shape, proportion, dimension, type of foundation, and, roof material and style of bay windows, whether restored or of new construction, should be identical to the original or existing bay windows of the structure.
- New bay windows may be added to the building in locations where no bay windows previously existed. These new bay windows should be identical to and replicate the style, design, size, shape and proportion, type of foundation and roof of other bay windows existing on structure. If there are no existing bay windows on the structure, new bay windows should be built in the same size, shape, dimension, proportions, material and type of foundation and roof typical of the architectural style. Metal frame kitchen garden windows are prohibited.
- Generally, traditional architectural styles will require either a foundation to the ground or substantial supporting brackets below a bay window. Floating windows without support, as shown for the bow bay window example to the right, are rarely appropriate.
- New bay windows are permitted only when the applicant proves to the Deciding Body that they are consistent with existing style, design and character of the structure.

4.8.6 Chimneys

- Wood-framed chimneys are prohibited unless their exteriors are covered with brick or river rock veneers. Masonry veneers may be used. However, they should be detailed exactly as the solid construction that they are emulating.
- Stucco Mission Revival or Mediterranean style houses may have stucco covered chimneys.



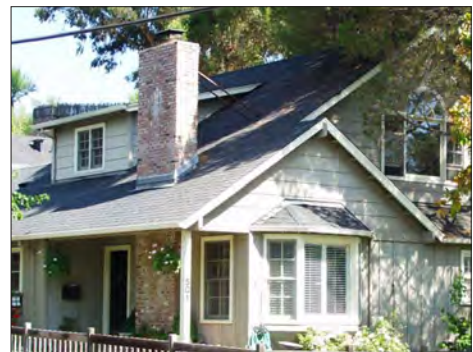
Match bay windows to the architectural style of the house



Some window styles, such as this bow bay window, would have very limited applicability for use on a historic resource structure



Wood clad chimneys are prohibited



Masonry and stucco chimneys are preferred