

DOORS & WINDOWS

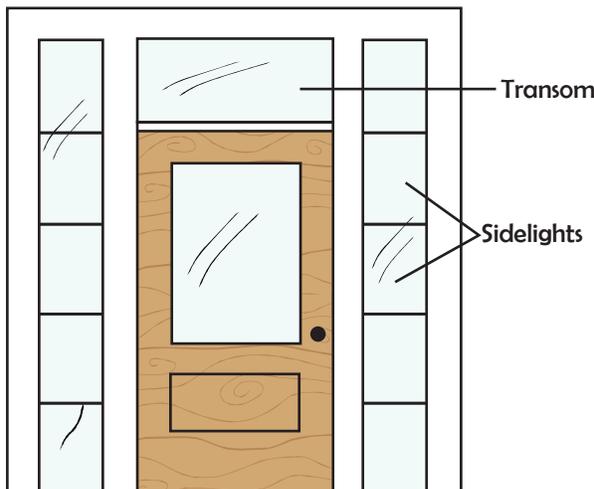
30-72.7 UDO Design Principle: Original doors and windows shall be retained and preserved, including such elements as sash, glass, sills, lintels, casings, muntins, trim, frames, thresholds, and hardware. When repair is not feasible, as determined by the HDRC, replacements may be deemed appropriate, provided the appearance, detail, profile, size, and material are designed to match the original door or window, as specified in the Historic District Design Guidelines. The wholesale replacement of original windows is not permitted. Windows that are not original to the structure may be replaced in-kind or with a higher grade material. In-kind replacements consistent with this standard shall be approved by staff. If additional doors or windows become necessary, they shall be located and designed in a sensitive manner. If it is necessary to expand original openings, it shall be accomplished in a manner that respects and complements the surrounding building elements, materials, and colors.

Doors and windows are the most prominent style-defining elements of a historic structure. The pattern, placement, size, shape, and trim of doors and windows provide visual interest to the facade and contribute to a building's character. In Liberty, most historic homes are close to the street and have narrow front yards. The windows and doors, therefore, are very noticeable elements of design: from the quality of the glass, to decorative crowns and shadows created by the profile of the frames.

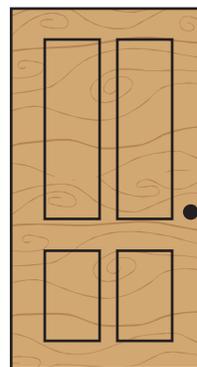


The decorative window and the elegant capitals above the door make this front entry unique.

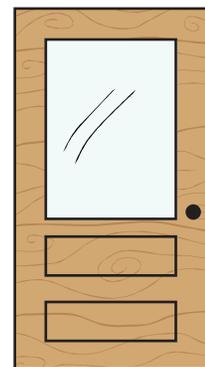
Doors



Doorway with transom - Typically a wooden door topped with a rectangular transom of glass. Occasionally, transoms will be accompanied by side-lights.



Paneled door - Wooden door with raised panels.

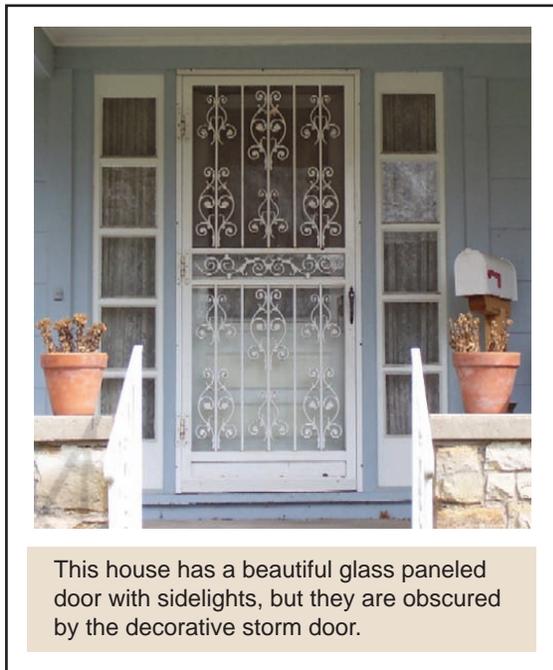


Half glass door - Has glass panes above the middle rail.

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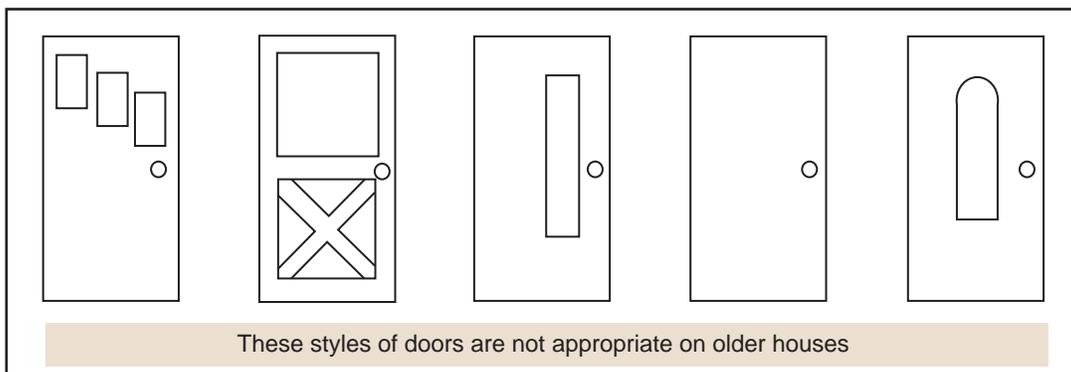
Recommended:

- Preserve original doors, sidelights, and transoms.
- Maintain the original size of a door and its opening.
- If door must be replaced, the new one should match the original in its general appearance and should complement the building style.
- If the original door is already missing and documentation is not available, the replacement door may be a simple representation of a typical door for the style of the house.
- Use compatible screen/storm doors. Full view storm doors are acceptable.



Not Recommended:

- Do not change the position and function of original front doors and primary entrances.
- Do not replace tall doors and transoms with shorter doors.
- Do not use shiny aluminum storm doors.
- Do not close off windows and doors. New openings should be considered carefully, as they will result in the destruction of the exterior wall material.



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Windows

The pattern, size, and proportion of historic windows are unique to each historic building. Most windows in the historic districts are the “one-over-one” type, in which one large pane of glass was hung above another single pane. The design of window casings, the depth and profile of sash elements, and the materials of which they were constructed are also important features. Most historic windows were made of wood.

Window Types

Case ment - Hinged windows that swing open, typically to the outside.

Double Hung - A window with two sashes, one above the other; both sashes slide up and down within tracks on the window frame.

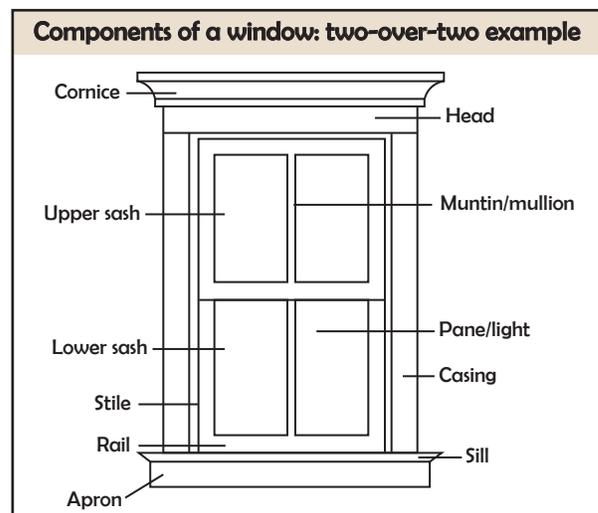
Single Hung - Two sash elements, one above the other; only the lower sash moves.

Recommended

- Whenever possible, repair a historic window rather than replace it.
- Make sure that the window fits tight in the frame, and that there are no gaps in the glazing putty or caulking that seals the glass against the wood.
- Maintain the original size, shape, and placement of window openings.
- Maintain original trim that frames the window openings.
- Maintain original number and arrangement of windowpanes (lights).
- If windows must be replaced, consider replacing only the sashes.

Not Recommended

- Vinyl replacement windows are **not** permitted, except in certain cases.
- True divided-light windows should not be replaced with single panes and snap-in grids.



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Guidelines For Window Replacement

Wood windows were historically made from durable hardwood of a quality that is uncommon in today's market. The quality of the historic materials and the relative ease of repairs allow many well-maintained old windows to last for centuries. The HDRC advocates for the preservation of original wood windows and wood windows that may not be original, but may be of a quality to merit their preservation. However, they do recognize that it is sometimes necessary to replace window components or an entire window because of extensive deterioration.

1. *Original or historic non-original windows shall be retained and preserved, including such elements as sash, glass, sills, lintels, casings, muntins, trim, frames, thresholds, and hardware.*

There is often no need to replace an entire window or all windows because of a deteriorated component. Deteriorated sills, sash, and muntins are repairable by a craftsman with wood consolidant or replacement parts. In-kind replacement sash and sills can be custom-made to replace deteriorated elements, if necessary.

2. *When repair is not feasible, as determined by the HDRC, replacements may be deemed appropriate, provided the appearance, detail, profile, size, and material are designed to match the original window, as specified in the Historic District Design Guidelines.*

If an original or historic window is deteriorated beyond repair in the opinion of the HDRC, an in-kind replacement may be approved. This means matching the original size, shape, operation, muntin pattern, profiles, detailing, and material to the greatest extent possible.

3. *The wholesale replacement of original windows is not permitted.*

Replacement windows will be determined on a window-by-window basis; a few seriously deteriorated windows do not qualify all windows for replacement. The condition of each existing window proposed for replacement will be considered.

4. *Windows that are not original to the structure and not historic may be replaced in-kind or with a higher grade material. In-kind replacements consistent with this standard shall be approved by staff. Non-original windows that are not historic may be replaced with new windows that match the existing windows in shape, size, operation, muntin pattern, profiles, and detailing. The window material must be the same or superior to that of the existing windows, as determined by the HDRC and prescribed in the table of Appropriate Replacement Windows.*

5. *If additional doors or windows become necessary, they shall be located and designed in a sensitive manner. If it is necessary to expand original openings, it shall be accomplished in a manner that respects and complements the surrounding building elements, materials, and colors.*

Original openings should be maintained. If it is necessary to expand openings, it shall be accomplished in a manner that respects and complements the surrounding building elements, materials, and colors. In general, existing openings shall not be covered or relocated. Restoration of original windows which may have been covered, altered, or removed over time is encouraged.

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Storm Windows

- Exterior storm windows will protect original wood windows from deterioration and provide additional thermal efficiency.
- Wood exterior storm windows that match the sash design of the existing windows are preferable to metal storms, especially on the front facade.
- On the non-visible facades, metal storm windows that match the size and overall design of the historic windows, and that can be painted to match, may be allowed.
- The glass should be clear, and the storm windows should not cover any significant historic trim.
- Interior storm windows are also available, and do not require review by the HDRC.

The following projects do NOT require a CoA:

- ✓ Re-glazing of windows
- ✓ Replacing a broken window pane
- ✓ Repairs to original wood windows or doors when there is no change in appearance
- ✓ Painting of windows or doors

The following projects DO require a CoA:

- ✓ Replacement of windows (sashes or units)
- ✓ Replacement of exterior doors
- ✓ Removal or addition of a window or door opening
- ✓ Installation of exterior storm doors or windows

Shutters

Shutters are not appropriate, unless there is evidence of their former existence. Often, shutters are thought to be “historic” looking, when in fact they are not a historic stylistic element.

Replacement shutters must match the size of the window opening and look like they are functional, even if they are not.



These shutters are not in proportion to the window openings and are not appropriate.

Application Requirements:

- ▶ Signed application form with complete project description
- ▶ Photos of existing conditions
- ▶ List of materials and specifications
- ▶ Manufacturer’s literature (for replacement products)
- ▶ Scaled drawings (as required)