

Windows, Shutters and Awnings

Windows are one of the most character-defining façade features of any building. Their placement, size, shape, trim and number create what is termed the fenestration of a building. Windows are categorized by the number of upper panes over the number of lower panes. The more common residential historic types are double-hung sash with either 1/1, 2/2, 6/6 or multi-pane upper sash and a single bottom sash made of wood or steel casement types. Commercial buildings typically have large storefront/show windows. Non-historic windows include awning, jalousie and pivot types.

There are a number of key design elements associated with windows that includes:

- Number of windows in relationship to the wall surface (relationship of solids to voids).
- Pattern of repetition, alignment and pairing of windows.
- Size and shape of frame and sash.
- Trim detail.
- Distances from the ground, the roofline and from doors.
- Depth of window reveal or setback from the wall plane.
- Muntin and mullion profiles and configuration.
- Color and reflective qualities of the glass.

Shutters were originally functional devices to protect from wind, rain and sun. Overtime they have become more decorative in nature. Wooden fixed paneled shutters are common on Colonial Revival homes. Awnings are functional

and decorative and used mostly on commercial buildings, but were also used on residential homes with Mediterranean and Spanish influences as well as the Bungalow style.

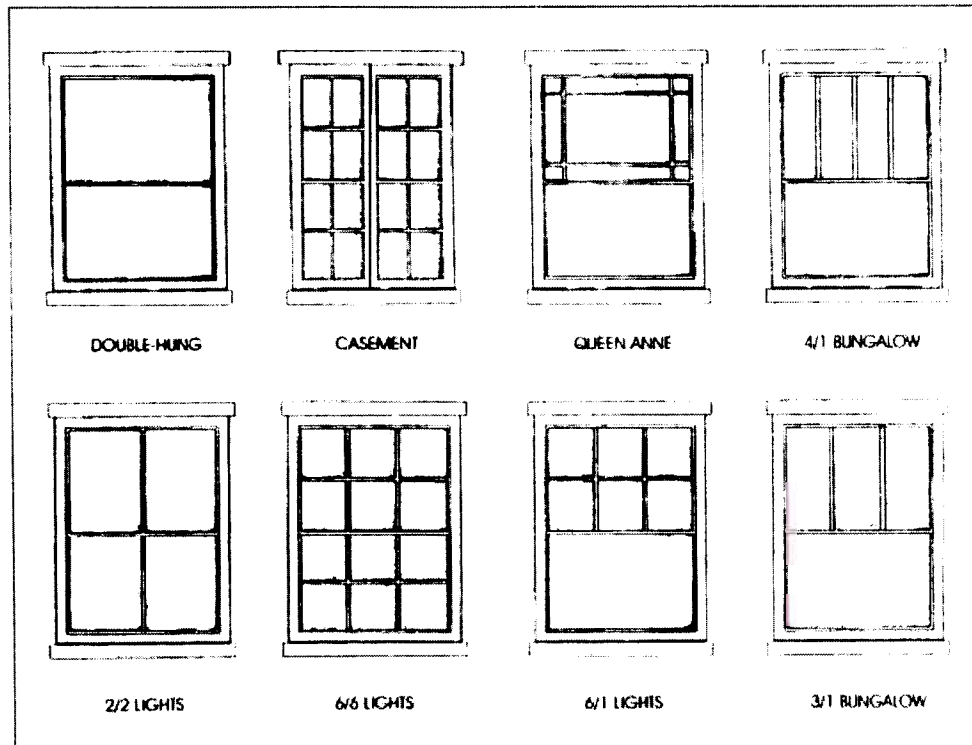
Guidelines:

1. The repair or replacement of windows shall match the original. The use of different window types on the same structure is prohibited.
2. If 50 % or more of the windows are deteriorated or missing, then the wholesale replacement of all windows is permitted provided that the new windows shall match the key design elements of the original windows. Replacement windows can be wood, anodized aluminum (not raw aluminum), or vinyl.
3. Original window openings shall not be altered or enclosed nor shall window trim be removed.
4. New window openings shall be located on side or rear walls so as not to alter the fenestration of the front façade, and shall match the key design elements of the original windows.
5. Original and/or new windows should not be highly tinted.
6. The installation of jalousie or Miami awning windows shall only occur if they are original to the structure.
7. The repair or replacement of shutters and awnings shall match the original.

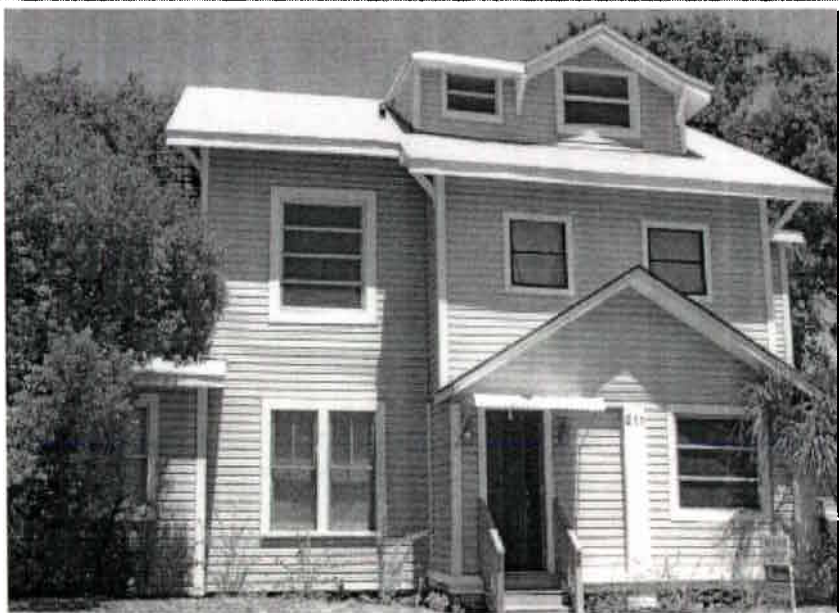
8. The addition of shutters shall be architecturally appropriate to the architectural style of the structure. Shutters should be made of wood and attached to the window casing and not the exterior finish. Shutters shall

be the full height and one-half the width of the window. Shutters shall not permanently cover a window.
9. The addition of awnings shall be architecturally appropriate to the architectural style of the structure.

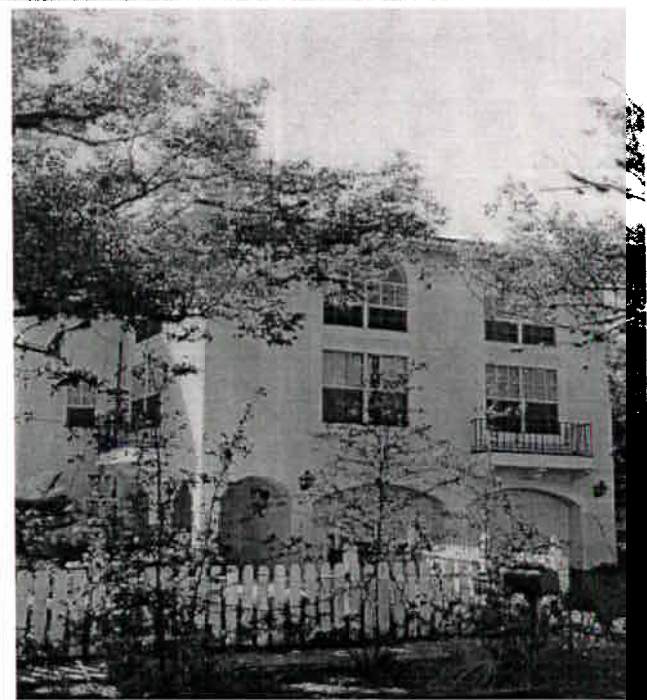
Window Styles



Window Replacements



Inappropriate: The use of multiple window styles is not in keeping with the character of the house and creates a disjointed appearance.



Appropriate: New windows are uniform and match style of the house.