

# Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

## Windows & Doors

Windows and doors are often the most important and highly visible features of any building. For residential properties they can make or break the building design. In historic houses windows were often either wood or steel sash and doors frequently were paneled or included glazed lights.



Above: Tripartite wood windows on a Craftsman  
Below: Wood casement windows



Above: Steel casement windows at building corner  
Below: Row of wood double-hung 1-over-1



Above: Wood front door with lights and side lights  
Below: Wood front door with single light



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## Windows

### character - defining features

#### Determine window type & material, for instance:

- wood double-hung with multiple lights
- wood casement with fixed pattern
- steel sash casement
- wooden fixed-sash bay
- aluminum single-pane "picture" window
- stained glass with leaded muntins

#### Identify the details of the window design, consider:

- proportions of the frame and sash
- configuration of window panes
- muntin profile
- type of glass

#### Determine the pattern of the openings and their size:

- Are the windows paired or grouped?
- Are the windows flush with the wall or recessed?
- Are the windows of uniform or varied design?
- Are the windows horizontal or vertical in orientation?

#### Identify associated window details, for example:

- Casing
- Lintels
- Shutters
- Trim



*Above: This vinyl window has fake muntins or "grids," which are not appropriate for most historic styles.*

*Below: This replacement aluminum sliding window does not give the same proportion to the facade as the original window.*

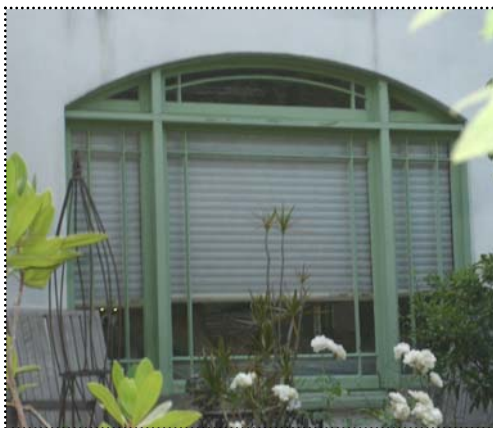


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*Above: This arched window has leaded glass. This opening is one of the most character defining on this house.*

*Below: This arched window provides a focal point to the facade. There are both fixed and operable components to this window.*



## Windows

### design guidelines

- Survey condition of windows early in the rehabilitation process.
- Consider a window's place both as a component of the facade and as a contributor to the interior space.
- Repair of historic windows is always preferable to replacement.
- Replacement should be limited to severely deteriorated window components.
- Historic glazing and hardware should be preserved and windows maintained in operable condition.
- Broken sash cords should be replaced with new cords or chains, if necessary, to improve window function.
- Sills should be repaired or replaced as necessary to permit proper drainage.
- Paint on glazing or built-up paint on sashes should be removed.
- Glazing and putty should be repaired or replaced on original windows as necessary.
- Weather stripping should be replaced when necessary.
- Removal of earlier, inappropriate repairs is encouraged.
- Windows should be maintained by appropriate cleaning, rust removal, limited paint removal, and timely reapplication of protective or paint coatings.

# Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

## Windows

### design guidelines (continued)

- When wholesale window replacement is necessary, new windows should match the historic window as closely as possible in type, style, proportion, material, profile, arrangement and number of divided lights. When replacing failed windows, preserve the original casing and frame, if feasible.
- If an exact match is not possible, consider all of a window's characteristics and its importance in the facade when selecting a replacement, particularly if vinyl is used. The characteristics to consider include the window's finish, mullion and muntin configuration and profile, glass-to-frame ratio, and its frame depth, width, and details.
- Matching the material of the original window is the best approach in window replacement. Vinyl or aluminum frame windows are generally not appropriate on primary facades of most historic buildings (except in the case of some Modern homes where aluminum is the original material.) However, vinyl replacements may be considered on secondary facades provided that the original casings are preserved, original glazing pattern is maintained, and the profile and finish of the replacement window are similar to the historic window.
- Reuse of salvaged windows from other (similarly styled) historic buildings can be an acceptable solution to window replacement.



*Above: Palladian windows, like the one shown above, have a central larger arched window flanked by two smaller non-arched windows.*

*Below: These arched windows on a Spanish Colonial Revival house have decorative muntins and a red tile hood.*



# Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

## Doors

character - defining features



*Above: This double door has multiple lights and a decorative balconet above.*

*Below: The wood paneled door below has a single centered light.*



**Determine the type of door and whether it is likely an original door:**

- Paneled door--vertical or horizontal panels
- Glazed door--half-glazed or partially glazed
- Flush door
- Batten door
- Rectangular or arched
- Single or paired

**Identify associated door details, such as:**

- Transom
- Sidelights
- Casing
- Decorative crown or pediment
- Columns or pilasters
- Portico
- Decorative hardware

**Consider the door's location as a component of the overall facade design:**

- Centered or off-center
- Recessed or flush
- Does the door opening relate to the rhythm of the window openings?
- Is the door an integral part of a more ornate entry?

# Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

## Doors

### design guidelines

- Repair of historic doors is always preferable to replacement. If repair is not feasible, reuse of salvaged doors from other (similarly styled) historic buildings can be an acceptable solution to door replacement.
- Consider a door's place both as a component of the facade and as a contributor to the interior space.
- Historic glazing and hardware should be preserved. Replacement should be limited to severely deteriorated components.
- Removal of earlier, inappropriate repairs is encouraged.
- The original or similar finish should be maintained.
- Doors should be maintained in operable condition.
- If the door is not functioning properly attempt to rehang it rather than shaving or undercutting it.
- Tighten the hardware hinges or refit the threshold allowing smooth opening & closing.
- When replacement is necessary, the original door location, shape and size should be maintained.
- Replacement doors, when necessary, should be compatible with the style and period of the building.
- The original frame should be preserved.
- Original associated features such as transom, sidelights, portico, and pediments should be maintained
- Enclosing or altering the size of a historic door opening is generally inappropriate.
- Metal grille security doors should be avoided on the primary façade.



*Above: This Midcentury Modern house has a geometrically stylized entry.*

*Below: This highly decorative "Victorian" reproduction door is inappropriately placed on a Craftsman house.*

