



Upper-story windows are important in defining the architectural character of downtown Roanoke.

Windows and doors contribute to a building's character. The most common upper-story window is the double-hung sash. Some buildings feature transoms or fixed-sash windows above operable windows or doors that help give a building a unique character. Buildings that retain their original operable windows and doors, or use traditional replacements, maintain their character and contribute to a more lively streetscape.

IMPORTANT CONSIDERATIONS...

Windows and doors are important in expressing the character of a commercial building.

Well-maintained upper-floor windows reinforce the appearance of a healthy downtown business district.

Storm windows, insulated glass, and other energy conservation efforts need not detract from a commercial building's appearance.

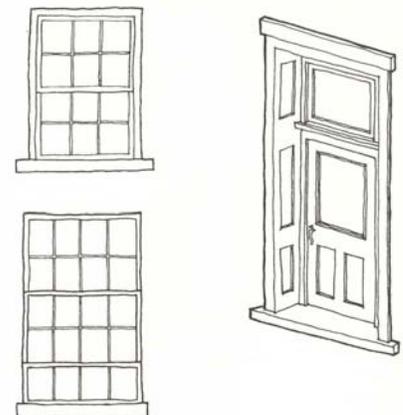
GUIDELINES FOR PRESERVATION AND REHABILITATION

- Recommended actions or treatments are indicated by ✓.
- Actions or treatments not recommended are indicated by X.

Retaining Important Features

✓ Retain existing windows and doors that contribute to a building's character. These may include:

- wood single- or double-hung sash windows, with or without multiple panes
- steel casement windows,
- industrial-type steel awning doors,
- full-light commercial doors,
- raised panel doors with large panes, and
- heavy timber doors (warehouse and service areas).



A variety of window and door styles and materials characterize commercial buildings in downtown Roanoke.

✓ Retain special or decorative windows and doors, as well as the features associated with them, such as:

- round, oval, semicircular, or unusually shared windows,
- round-headed or arched window sashes,
- windows and doors with decorative muntin patterns,
- transoms, fanlights, and sidelights, and
- arches, distinctive sills and lintels, and hood moldings, and
- paneled or decorative jambs.

DEFINITIONS

Consolidate. To apply a chemical to deteriorating masonry in an effort to strengthen it.

Fanlight. A semi-circular window over the opening of a door with radiating muntins in the form of a fan.

Jamb. The vertical framing at either side of a door or window.

Lintel. A horizontal beam over an opening that carries the weight of the structure above.

Muntins. Framing members that hold panes of glass within a window.

Pane. A flat sheet of glass used for glazing a window.

Pediment. A decorative molding, typically triangular shaped, used over doors and windows.

Sidelight. A framed area of glass alongside a door or window opening.

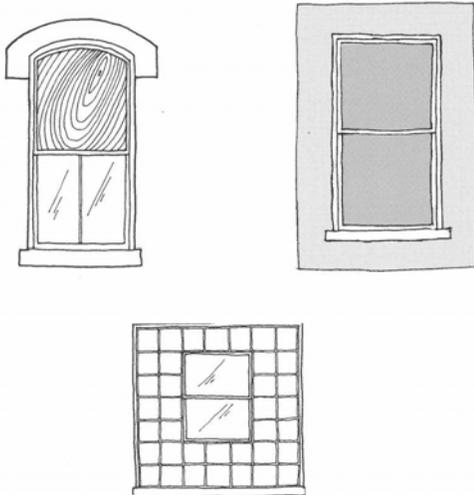
Transom. A window located above a door opening.

✓ Retain doors, doorways, and associated features, such as sidelight or pediments, that help identify the major entrances of warehouses or other buildings that do not have commercial storefronts.

Removing Inappropriate Treatments

✓ Remove the following inappropriate window or door treatments:

- sheet metal or plywood covered openings,
- masonry or other materials used to fill in openings,
- security bars, grates, or grilles that obscure the appearance of windows or doors,
- exterior storm or storm/screen combination windows or doors that obscure or alter the character of windows and doors,
- inoperable shutters that are attached directly to the exterior wall, and
- paint applied to the interior or exterior surface of glass.



Inappropriate infill and windows that have been painted over are among the treatments that destroy the character of windows.

Repairing Damage

✓ When a damaged or missing window or door cannot be repaired or replaced immediately, stabilize the situation to prevent further deterioration.

✓ Repair deteriorated materials and components of windows or doors and their associated features by patching, splicing, or consolidating rather than removing or replacing them.

✓ Retain rather than replace historic or distinctive glass that is not severely cracked and cannot be replaced in kind.

✓ Maintain windows and doors by:

- replacing ordinary broken or missing panes,
- keeping joints sealed with appropriate caulking,
- keeping painted surfaces well painted,
- using concealed weather-stripping at all operable openings, and
- making sure that all surfaces shed water.



Maintaining the paint finish on these window sashes will help to preserve them.

Rehabilitation and Other Alterations

✓ Repair rather than replace window sashes, doors, and frames by:

- repairing any damage or deterioration,
- fabricating necessary replacement parts identical to the original,
- regluing and reinforcing weak joints,
- replacing broken panes,
- applying an appropriate sealant to the joint between the frame and its masonry

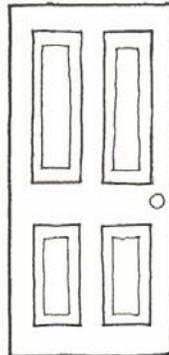
opening, and

- Repainting.

✓ Use glass storefront doors set in a wood or steel frame to reinforce a storefront's transparency. Doors for upper-floor entrances should be similar in materials and design to those used for ground-floor spaces, but may have a smaller glass area to appear less important than the main com-



As shown above, appropriate storefront entry doors rely on large areas of glass. Upper-floor or secondary entry doors such as those shown below generally have little or no glass.



mercial entrance.

✓ Use windows or doors that fit the original masonry openings. If a standard-sized window or door is too small for an existing opening, obtain a custom-sized unit from one of the many window or door manufacturers with specialty fabrications.

✗ Do not change the number or pattern of window and door openings. If a change of use requires additional or fewer windows or doors, such alterations should occur on the rear or less significant sides of a building.

✗ Do not use the following types of glass:

- a single, fixed pane of glass,
- reflective or heavily tinted "privacy"

glass, and



The pattern of window and door openings on this building should remain unchanged if possible. Alterations, if required, should occur on its

- patterned or translucent glass.

✗ Do not use combination storm/screen windows, particularly those with an unanodized, aluminum-colored finish. (See Energy Conservation below.)



Preserve and maintain original wood sash windows.

Rehabilitation Alternatives

✓ Use a window of the same material and design as the original when it is necessary to replace a missing or badly deteriorated upper-story window.

✓ When a window or door cannot be repaired, explore whether a suitable replacement window or door of the same design and material can be moved from a less

prominent location on the building.

Energy Conservation

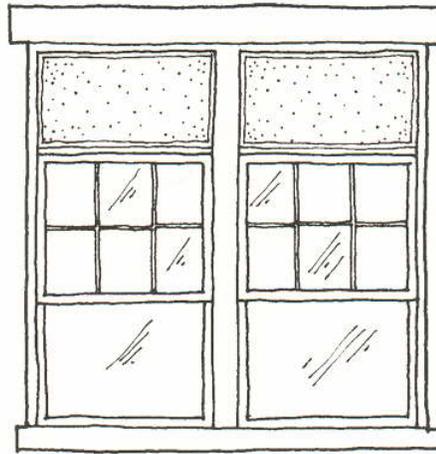
✓ Install interior storm windows to reduce heat loss. Use weather-stripping to prevent drafts. Use only storm windows that are the same size and shape as the overall existing window.

✓ Make window screens the same size and shape as the overall existing window, and paint the frame the same color as the window sashes. An alternative to full screens is a single, easily removable screen panel that fits in the open portion of the window when the lower sash is raised.

✓ Use interior blinds or shades at upper-level windows rather than exterior awnings, which are more expensive, harder to maintain, and may be inappropriate to the character of the building's façade.

✗ Do not use window-unit air conditioners, especially on the primary façade. Use free-standing interior air-conditioning units as an alternative if central air-conditioning is not possible. Locate window air conditioners, when necessary, in openings on the rear or less prominent sides of a building.

✗ Do not use inappropriate window alterations, such as a smaller-sized window, or removing an upper sash from a window. Investigate the use of insulated glass or appropriate storm windows when concerned with energy conservation.



Do not replace original windows with smaller ones in an effort to conserve energy. The treatment shown below is appropriate, the one above is not.

