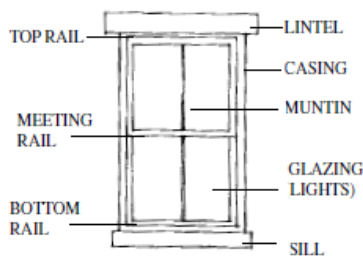


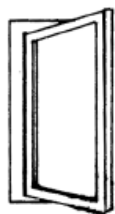


Windows give character and expression to the building. Window size and spacing is important, as are the elements that surround the window: the sill, the lintel or cap, and decorative moldings. Any alteration – including removal of moldings or changes in window size or type – can have a significant and often detrimental effect on the building as well as the surrounding streetscape. If window replacement is necessary, manufacturers offer a variety of energy-efficient, traditionally styled units.

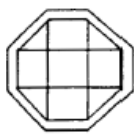


Parts of the Window

Among replacement window types to avoid:



Crank-out casement



Octagonal

**Design Guidelines**

**1. Maintain and Conserve**

Wherever feasible, historic windows and sash should be repaired rather than replaced, especially on principal elevations.



Avoid changes to window or sash size.

**2. New Sash: Size and Shape**

Existing window openings should be retained. Window openings should not be enlarged or reduced to fit new units. New window openings should not be introduced into principal elevations. New windows should be compatible with existing historic units. Whenever possible, choose new units of wood, rather than metal. If metal is selected, it must have a baked enamel or other appropriate factory finish.

**3. New Sash: Glazing**

The size and number of panes of glass in each sash should not be altered. New sash, if installed, should duplicate the existing or other appropriate historic models. Artificial muntins or grids should at the least be located on the exterior of the window and match the original window design. Crank-out units should not replace double-hung sash.

**4. Trim**

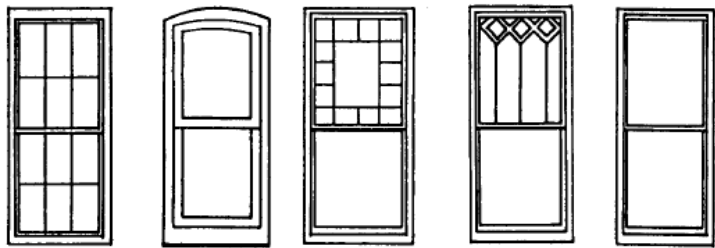
Retain all decorative trim around the windows, including lintels, sills, pediments, and hoods. If trim replacement is necessary the original profile should be replicated.

**5. Storm Windows**

Repair or replicate historic wood storms wherever possible. Storm windows should not have vertical or horizontal divisions that conflict with the divisions of the historic sash and should be flush with existing trim. If combination metal storms must be installed, they should have a baked enamel factory finish.

**6. Shutters, Blinds, and Shades**

Shutters and blinds should not be installed on buildings not originally designed for them. Where appropriate, shutters should appear to be operable, mounted to the window casing, and constructed of wood. Shades should not be located within the glass panes.



1850s-1860s 1850s-1870s 1880s-1900 1900-1920s 1880s-1900

Historic window styles in Hastings, and approximate dates of popularity.