

3.2.8. Windows and Window Openings

Maintenance

- (a) Preserve and maintain all components of existing historic windows, screens, and shutters unless deteriorated beyond repair (SOI Standards 2, 5, 6).

High Priority	Medium Priority	Low Priority
Required for all windows	Required if visible from the public ROW	Recommended

- (b) Maintain and repair historic windows, screens, and shutters according to accepted preservation techniques (*Appendix G*, SOI Standards 5, 6, 7).

High Priority	Medium Priority	Low Priority
Required for all windows	Required if visible from the public ROW	Recommended

- (c) Where possible, patch the smallest feasible portion of a deteriorated window, matching the historic material, dimensions, profile, and configuration (SOI Standard 6).

High Priority	Medium Priority	Low Priority
Required for all windows	Required if visible from the public ROW	Recommended

Alterations

- (d) Do not enlarge, alter, or relocate window openings, or add new window openings (SOI Standards 2, 3).

High Priority	Medium Priority	Low Priority
Required for all windows	Required if visible from the public ROW	Recommended

- (e) If replacement of deteriorated historic windows is necessary, use windows that match the dimensions, profile, and configuration of the historic windows (SOI Standard 6).

High Priority	Medium Priority	Low Priority
Required for all windows	Required if visible from the public ROW	Recommended

- (f) If replacement windows are required, install the new windows so that they maintain the same spatial relationships (including depth and dimension) as existed historically relative to window frames,

exterior wall planes, and other exterior features. Substitute materials and clad windows may be appropriate if the above mentioned requirements (e & f) in can be met. (SOI Standard 6).

High Priority	Medium Priority	Low Priority
Required for all windows	Required if visible from the public ROW	Recommended

- (g) Do not add window details or finishes that were not present historically (SOI Standard 3).

High Priority	Medium Priority	Low Priority
Required for all windows	Required if visible from the public ROW	Recommended

- (h) Improve the energy efficiency of original windows by using methods that do not damage historic sashes or frames, such as weather stripping, insulating weight pockets, applying a clear interior film, adding insulated glass and the necessary additional balancing weights, or a combination of these methods (SOI Standards 7, 10).

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

- (i) New shutters and/or screens may be added in some instances, provided that they generally suit the style and time period of the building, are reversible, and do not damage or obscure historic character-defining features (SOI Standard 9).

High Priority	Medium Priority	Low Priority
Inappropriate if visible from the public ROW	Appropriate	Appropriate

Period-appropriate Shutters and Screens

To be period-appropriate, new shutters and screens should be sized appropriately to fit the original window opening. If closed, shutters should match the original window width. New shutters and screens on main buildings always should be painted; unpainted or stained shutters and screens are appropriate for auxiliary buildings only. Refer to *Section 2* for examples of period-appropriate shutters and screens.

Restoration

- (j) If the extant windows are non-historic, consider researching the historic windows' appearance and, if documented, replicate and restore the historic windows (SOI Standard 3).

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

- (k) If the extant windows are non-historic, and if the owner opts to replace the windows, select replacement windows compatible with the historic character of the building, looking at other examples of the same style and era in the Fredericksburg Historic District or from historic catalogs (SOI Standard 3).

High Priority	Medium Priority	Low Priority
Required if visible from the public ROW	Required if visible from the public ROW	Recommended

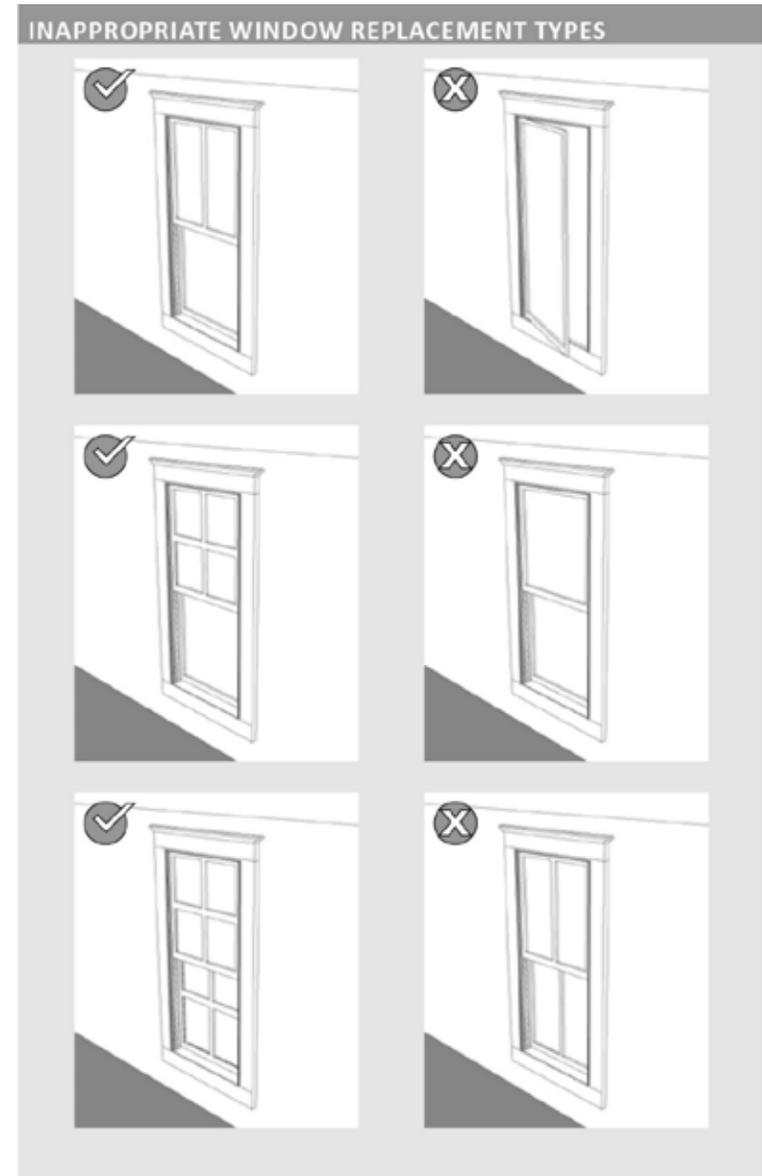


Figure 3-31. Illustrations depicting **inappropriate** types of window replacements, not matching the historic configuration or pattern of lites. Source: Winter & Company archives.



Figure 3-32. Example of **inappropriate** installation of replacement windows. Source: City of San Antonio Office of Historic Preservation.



BEFORE



AFTER

Figure 3-33. Example of **appropriate** replacement windows at 106 E. Schubert Street. The new aluminum clad wood windows match the original in size, configuration, profile, and depth. Source: City of Fredericksburg Historic Preservation Office.



BEFORE



AFTER

Figure 3-34. Matching the dimension, profile, configuration, and spatial relationships for midcentury windows is just as important as older windows for Medium or High priorities. These **inappropriate** vinyl windows at 312 S. Crockett Street replaced historic metal casement windows. Sources: Google Street View, City of Fredericksburg Historic Preservation Office.

Figure 3-35. Examples of replacement windows for commercial buildings, directly from “Texas Main Street Center Design Topics: Window Repair and Replacement,” Texas Historical Commission, published November 2016, <https://paristexas.gov/DocumentCenter/View/2025/Window-repair-and-replacement?bidId=>.

Replacement Window Examples

Example #1: In the example to the right, the original windows were lost. However, replacements were created to match the original windows seen in the historic photos. The new windows were constructed out of a different material, however, the divisions and proportions of the new window match exactly.

Example #2: The second example shows the dramatic difference it makes when the replacement window fits the existing opening. The window on the left was an “off-the-shelf” vinyl window, while the one of the right was created to perfectly fill the opening. This window also recreates the profiles and configuration of the original window, which adds to the overall aesthetic of the window and building.

Example #3: The final example illustrates the difference between compatible and non-compatible windows. The left image depicts replacement windows that are a single dark pane of glass that eliminates the detail and depth that would have been seen in the original windows. Notice how these replacements create voids in the façade, while the windows on the right add to the overall character.

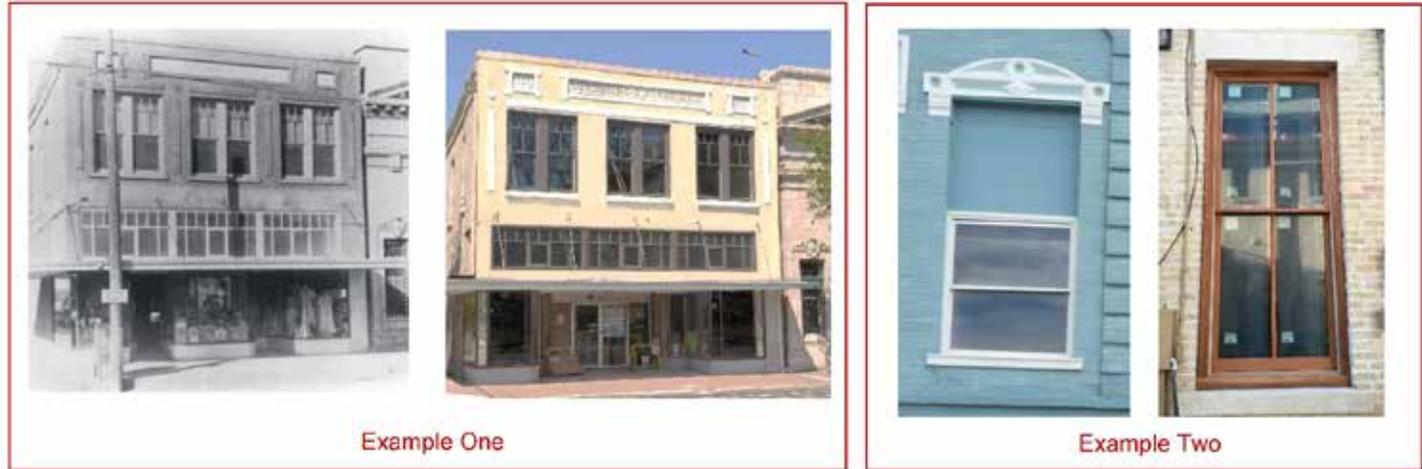


Figure 3-36. Examples of **inappropriate** new shutters improperly sized to fit the original window openings. Source: Scott Sidler, "All About Wood Shutters," The Craftsman Blog, published October 8, 2020, <https://thecraftsmanblog.com/all-about-wood-shutters/>.

