

CITY OF GRANBURY
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Historic Preservation
DESIGN GUIDELINES

5. PORCHES, DOORS, WINDOWS AND RELATED FAÇADE ELEMENTS

PORCHES AND ENTRANCE DOORS

Commentary:

Porches are often the focus of a historic building's façades. Their functional and decorative features in *columns, beams, roofs, steps, balustrades, pilasters* and *entablatures* are important to the overall character of a building and often help focus design on the building's chief entrance.

In many instances, porches were energy-saving devices, providing shade for the south and west elevations, and are integral components of a historic building's design; for example, porches of *Greek Revival* styles introduced *Doric* or *Ionic columns* and *entablatures* imitating architectural elements and features of the ancient Greek style.

Central one-bay porches are evident in Granbury's *Italianate* style buildings of the 1880s. Porches and doors of Renaissance Revival designs frequently supported *entablatures* or *pediments*. Porches were particularly prominent features of Eastlake and Stick style designs emphasizing *posts, railings* and *balusters*. Porches of bungalows in the early 20th century were characterized by tapered posts and emphasized post-and-beam structure and low pitched roofs with wide overhangs.

Doors and screen doors on principal facades before 1930 were made of wooden frames without exception in both residential and commercial buildings. Iron doors were used only in the façades of jails, or in security-sensitive rear doorways.

Identification, Retention and Preservation of porches and their functional and decorative features are essential to the historic character of Granbury's buildings. These porch elements of roofs, columns, decorated beams, balustrades and stairs frame the entrance doors and their transoms, fanlights, sidelights, pilasters and entablatures.

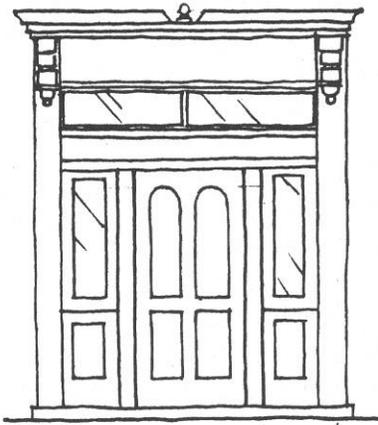
Prohibited:

- *Removing or radically altering entrances and porches, in turn diminishing the building's character. This includes enclosing or removing transoms, sidelights, fanlights or other original entry architectural features. If an interior dropped ceiling conflicts with façade door or window heights, hold such ceilings back five feet from the main façade.*
- *Stripping porches and entrance doors of historic materials such as wood, iron, cast iron, terra cotta, tile, and brick.*
- *Cutting new openings in a primary elevation.*
- *Altering utilitarian or service entrances by adding decorative doors, fanlights and/or sidelights, so they appear to be formal entrances.*



*Craftsman Style
Porch & Entryway*

Protect and Maintain the masonry, wood and architectural metals that make up porches and entrance doors by cleaning, removing rust, re-flashing, carrying out limited paint removal and re-applying protective coatings.



Italianate Door

Conduct a survey of the conditions of existing porches and entrance doors in facades prior to work so as to identify original design, and possible repair options. Evaluate the overall condition of the materials that will determine whether more protection and maintenance shall be required and what type of repairs to the porch and entrance door features are appropriate. Before doing any work, submit survey to the Historic Preservation Commission and seek approval.

Prohibited:

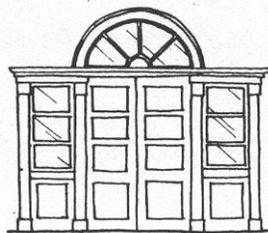
- *Failing to adequately protect materials on a regular cyclical basis so that deterioration of entrances and porches result.*
- *Failing to undertake adequate measures to assure the protection of historic porches and entrance doors.*

Repair porches and entrance doors by reinforcing the historic materials. Replacement with compatible substitute materials may be considered for extensively deteriorated or missing parts of repeated features, using surviving prototypes (such as roofs, columns, decorative beams, balustrades, cornices, entablatures, sidelights, and stairs) as guides.

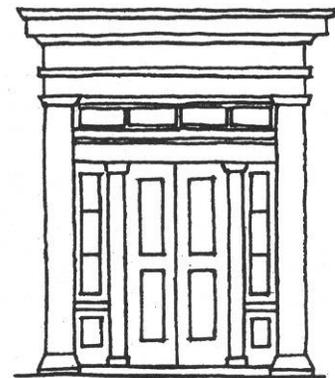
Prohibited:

- *Replacing an entire porch or entrance door when the repair of materials and limited replacement of parts is appropriate and feasible.*
- *Using substitute materials for replacement parts that do not convey the visual appearance of the surviving parts of the entrance and porch, or that are physically or chemically incompatible.*

When **Replacing** a porch or an entire entrance doorway that is deteriorated beyond repair, use existing, physical evidence from the original building as a model for reproduction of the feature(s). If using the same kind of materials does not appear to the applicant to be technically or economically feasible, then the Historic Preservation Commission will work with the applicant to overcome the technical or economic problem. The Commission may consider a substitute material on a case-by-case basis, after the proposed substitutions have been fully documented in drawings and samples of substitute materials submitted to the Commission for review.



Palladian Door



Greek Revival Door

Prohibited:

- *Removal of a historic porch or entrance door without a Certificate of Appropriateness. These features may be razed only after accurately scaled drawings illustrating both pre-and-proposed new conditions are submitted to the Historic Preservation Commission and have received the specific approval of the Commission.*
- *Metal doors on historic buildings, except where they were originally used, such as ferrous metal (iron) doors on the backs of some buildings in the downtown courthouse historic district.*



Shingle-Style (Arts & Crafts) Entryway

Designs for Missing Historic Features of a porch or entrance door are acceptable if restoration is based on historical, pictorial or physical documentation, submitted in accurately scaled drawings to the Historic Preservation Commission and approved.

Prohibited:

- *Creating a false historical appearance because the replacement entrance or porch is based on insufficient documentation.*
- *Introducing a new design incompatible with the historic character of the building and the original design's intent.*

Alterations/Additions for New Uses may be allowed if the design is compatible with the overall design of the historic building.

Designing and installing additional entrances or porches when required for a building's new use is acceptable, providing the design and materials preserve the historic character of the building and are limited to non-character defining elevations (facades not viewable from a street). All such requests shall be submitted in accurately scaled drawings, which portray both the element to be added and the complete context related to that addition, to the Historic Preservation Commission for review and approval.

Prohibited:

- *The enclosing of porches.*
- *Installing secondary service entrances and porches that are incompatible in size, scale or material with the same elements of the historic building, or installing secondary entrances and porches that obscure, damage or destroy character-defining features.*

FLASHING AND WEATHERSTRIPPING

Commentary:

Concealed flashings with sealants of colors approved by the Commission shall be installed at all edges of all repaired and replaced historic openings.

Bronze or copper weather-stripping shall be allowed on historic doors. Concealed sweeps shall be allowed.



Shingle-Style (Arts & Crafts)Porch

Prohibited:

- *White metal, such as aluminum, shall be prohibited for weather-stripping.*
- *Modern commercial storm doors on any historic buildings. Historic doors can be insulated with concealed weather stripping.*

HARDWARE

Commentary:

Mortise locks, latch sets, hinges and miscellaneous other door hardware appropriate to the period of the building, and of yellow metal, shall be installed on all replaced historic doors.

Prohibited:

- *Cylinder lock and latch sets.*
- *The use of white metal for any door hardware component.*
- *Decorative strap hinges.*

DOOR AND WINDOW SCREENS

Commentary:

Door and window screens on historic buildings shall have simple wooden frames matching door panel divisions. Frames of door and window screens shall be painted to blend with the door trim. Frames of screen doors and windows may be metal if they are of the same size and profile as if they were historic wood. Simple steel guy rods with turnbuckles may be used to stiffen frames of doors of one and two part divisions.

Prohibited:

- *All natural or duranodic finished aluminum doors, and all screen doors with decorative curving components. All screen fabric of unpainted aluminum.*
- *Hardware of white metal, unless entirely painted to appear as painted wood, and approved as appropriate by the Commission.*
- *Screens that do not match historic window or door sizes and locations.*

SECURITY DEVICES FOR DOORS AND WINDOWS

Commentary:

Motion detectors or sensors are the preferred types of security devices to be used for Granbury's historic buildings.

The Historic Preservation Commission will consider window guards (like iron bars) for windows on the sides and back elevations of historic buildings.

Weather stripping on windows should be concealed in the frame of the windows.

Prohibited:

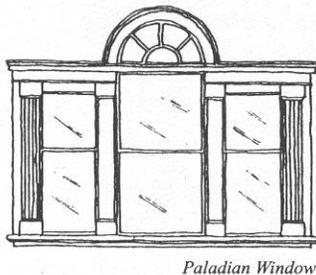
- *Metal guards for doors or windows shall not be employed on facades of historic buildings visible from streets. Door and window guards shall be considered on the side and rear elevations of historic buildings on a case-by-case basis.*

WINDOWS

Commentary:

Both from interior and exterior views, windows are always an essential part of the historic character of a building, and thus deserve special consideration.

Changes in technology led to the possibility of larger glass panes so that by the mid-19th century, two-over-two lights in double-hung windows were common in residential windows. Large panes of plate glass became available at the same time for cast-iron storefronts. After the turn of the 20th century, mass produced windows, mail order distribution, and changing architectural styles made possible a wide range of window designs and light patterns in sashes of residences. Lower sash panes of double-hung windows became wider in residential windows of these new designs.



In the second decade of the 20th century, popular versions of double-hung windows often used smaller lights in the upper sash set in groups or pairs, and saw the re-emergence of casement windows.

Identification, Retention, and Preservation of windows along with their functional and decorative features, are essential to the historic character of the building. Such features include frames, sashes, muntins, glazing, sills, heads, hoodmolds, paneled or decorated jambs and moldings, and interior and exterior shutters, awnings, and blinds.

Conduct a survey of the conditions of existing openings in facades prior to reconstruction so as to identify original design, and possible repair options. Evaluation of the overall condition of the window's materials will determine whether more protection and maintenance shall be required and what type of repairs to the window and window features are appropriate. Submit survey to the Historic Preservation Commission.

Prohibited:

- *Removing or radically changing windows that are important in defining the historic character of the building so that, as a result, the character is diminished.*
- *Changing the number location, size, or glazing pattern of windows, through cutting new openings, blocking-in windows, and installing a replacement sash that does not fit the historic window opening.*
- *Changing the historic appearance of windows through the use of inappropriate designs, material, finishes, or colors that noticeably change the sash, depth of window setback or reveal, muntin configuration, reflectivity and color of the glazing, and/or the appearance of the frame.*

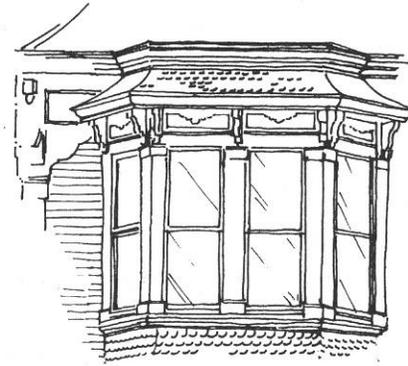
- *Obscuring historic window trim with material other than originally used.*
- *Stripping windows of historic material, whether wood, cast iron, or bronze.*
- *Replacing windows solely because of peeling paint, broken glass, stuck sash, and high air infiltration. These conditions, in themselves, are no indication that windows are beyond repair.*

Protect and Maintain the wood and/or the architectural metal that comprises the window frame, sash, muntins, and surrounds through appropriate surface treatments such as cleaning, rust removal, and re-application of protective coating systems.

Make windows weather-tight by recaulking and replacing or installing weather-stripping, which will also improve the window's thermal efficiency.

Prohibited:

- *Failing to adequately protect materials on a regular cyclical basis whereby deterioration of the windows result.*
- *Retrofitting or replacing windows rather than maintaining the sash, frame, and glazing.*
- *Failing to undertake adequate measures to assure the protection of historic windows.*



Repair window frames and sashes by patching, splicing, consolidating, inserting flashings, or otherwise reinforcing. Replace extensively deteriorated or missing parts with compatible materials using surviving examples (such as architraves, hoodmolds, sashes, sills, interior and exterior blinds and/or shutters) as guides.

Prohibited:

- *Replacement of a window when repair of materials and limited replacement of deteriorated or missing parts is appropriate.*
- *Failure to reuse serviceable window hardware such as brass sash lifts and sash locks.*
- *Using substitute materials for replacement parts that are not compatible with the historic character of surviving parts or that are physically or chemically incompatible.*

Replace in kind an entire window only when it is deteriorated beyond repair. Use the same sash and pane configuration and related design details as the original. Infusing the same kind of materials does not appear to the applicant to be technically or economically feasible, then the Historic Preservation Commission will work with the applicant to overcome the technical or economic problem. The Commission may consider a substitute material on a case-by-case basis.

Prohibited:

- *Removal of a historic window and blocking in the void or replacing it with a window that is not historically accurate or compatible with the original design.*
- *Replacing a window or door without all back-up support and flashings consistent with original installation.*

Designs for Missing Historic Features of a window (frames, sash, and glazing) are acceptable if an accurate restoration can be duplicated using historical, pictorial, or physical documentation.

Prohibited:

- *Creating a false historical appearance because the replacement window is based on insufficient documentation.*
- *Introducing a new design incompatible with the historic character of the building and the original design's intent.*

Alterations/Additions for New Uses or installing additional windows on the rear or non-street-facing façade may be allowed if their design and placement is compatible with the overall design of the building and they are not visible from the street. These non-primary façade additions should duplicate the same scale and location of elements as the windows on the main historic street-facing façade.

If required, provide a setback in dropped ceilings to allow the new use to include full height and compatible windows, ensuring historical accuracy of the building's design features.

Prohibited:

- *Installation of new windows not in keeping with the historical character of the building, or that obscure, destroy or change the building's historical appearance.*
- *Construction of new interior components, such as floors, furred ceilings, vertical or slanting partitions that intersect with the glazed areas and frames of windows and are visible from the exterior.*

WINDOW GLAZING

Commentary:

Glass that is consistent with the original period of the building and that is compatible with the surrounding historic district shall be used for replacement.

Prohibited:

- Plexiglas, mirrored glass, and other reflective glasses were not used in Granbury until the 1960s and are not permitted on older historic buildings.
- Window tinting or covering.
- The use of black paint on the inside and/or outside of window glass.

STORM WINDOWS

Commentary:

For windows on the concealed sides or rear of buildings in the downtown historic district, storm windows may be installed on the interior of windows.



In other historic districts or on Landmarks, install storm windows on the interior of windows where feasible.

Where exterior storm windows are necessary, wooden framed windows with sash and muntins matching that of the original windows are considered the norm.

Metal storm windows with frames of the same size and profile as the historic sash they cover, and that are painted, may be used with the approval of the Historic Preservation Commission.

Prohibited:

- In the downtown courthouse historic district, storm windows may not be installed on the fronts of buildings.

INTERIOR SUN CONTROL (See Awnings for Exterior Sun Control)

Commentary:

A Certificate of Appropriateness is required for interior sun control on windows in the courthouse square historic district. Neutral colored drapes or curtains are preferred.



Maintain the original operable wooden shutters on historic homes. **Replacement** shutters shall be consistent with the size, shape, widths, and profiles of elements in the original. These replacement shutters should, in all cases, be fitted with appropriate operable hardware, and documented in drawings and photographs for approval of the Historic Preservation Commission.