Display Windows and Bulkheads

Original display windows and bulkheads should be preserved, maintained, or repaired. Bulkheads, also known as kick plates, are the lower panels on which the display windows rest. Original bulkhead materials can include wood, tile, marble, and brick. Original bulkheads should be preserved, maintained, or repaired and not altered or removed.

Display Windows

1. Should match the original in location, design, size, configuration, and materials
2. Should be replaced with traditionally scaled windows, if the original windows are missing and the original design is unknown. Traditionally scaled windows have large glass lights and few structural divisions.
3. Should have mullions or framing of wood, copper, or bronze metal, and be similar in size and shape to the original design.
4. Should be clear glass, not tinted glass. Interior shades or blinds should be utilized for privacy.

Bulkheads

5. Should be replaced with traditional rectangular designs, if the original bulkheads are missing. Replacement may be of wood or brick panels. Avoid materials such as glass blocks or metal.

Entrances

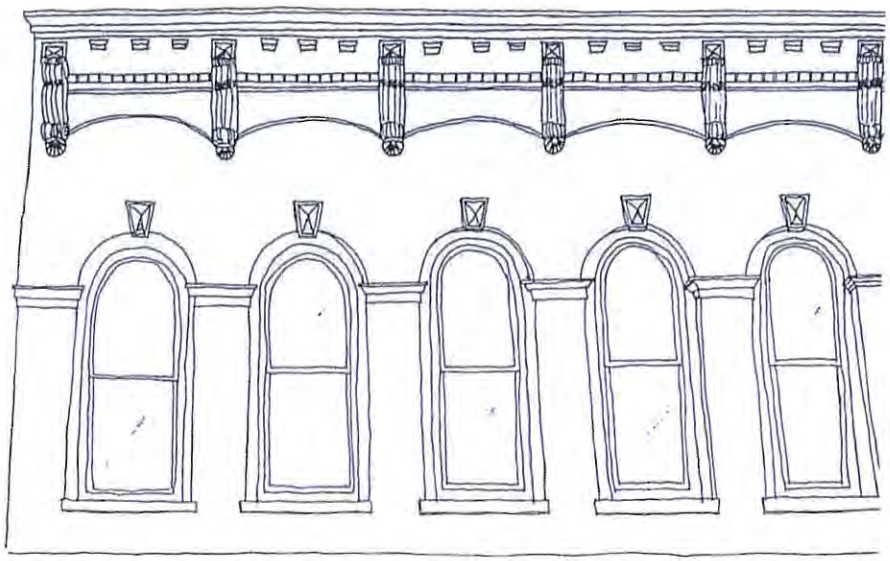
Original storefront and side entrances should be preserved, maintained, or repaired in their entrance design, materials, and arrangement whether recessed or flush with the sidewalk. Entrances should also be designed to be accessible for those with disabilities. Recessed entries, where original, should be kept that way or redesigned to have a recessed entry where possible. Preserve the proportions of the original door opening. Whenever possible, reconstruct orginial doors.

- Should be retained and repaired with materials to match the original. Doors added to storefronts should be replaced with doors to match the original in design and materials. Solid wood doors should not be installed on storefronts.
- Should be replaced with plain wood doors in a single light (glass area) design, if the original door design is unknown. Solid paneled doors, decorative doors, or any kind of door based upon a different historical period or architectural style is generally not acceptable on storefronts.
- Should be of wood and glass design, if new doors are required. However, metal with a dark or bronze anodized finish and with a wide stile may be substituted. Raw aluminum or other silver-colored metals are not appropriate.

Lighting

Light fixtures for commercial buildings should be as simple as possible and mounted where they will be partially or completely hidden. Original light fixtures should be preserved, maintained, and repaired. The installation of new lighting conduits and fixtures shall not obscure or damage any significant architectural feature.

1. Should be simple in design and/or concealed. Concealed up-lit light fixtures, fixtures of simple design, or fixtures appropriate to the period of the building are encouraged.
2. Should not consist of "Colonial" coach lights or similar fixtures.
3. Lighting conduits and wiring shall be internal or otherwise not visible from the exterior of the building.
4. External light fixtures shall illuminate only the storefront and/or ground story signs.
5. The number and size of light fixtures shall be modest and proportional with the scale of the storefront.
6. The design and placement of light fixtures shall relate to the storefront and complement or not diminish the architectural style and detail of the building.
7. Fluorescent and high intensity light shall be permitted only if the source of light is concealed and shielded.
8. Recessed soffit light fixtures and decorative pendant fixtures shall be permitted within the soffits of recessed storefront entranceways provided that the installation of such fixtures does not cause damage to historic stone or metal lintels.



Windows

Wheeling's buildings display a wide variety of historic wood windows in various sash designs and sizes. Wood windows should be repaired to match the original design. It is less expensive to repair windows than to replace them with new windows. Where the severity of deterioration requires replacement, the installation of new wood windows to match the original design is recommended. Aluminum clad windows are also acceptable as replacement windows. Factors to be considered in determining whether the severity of deterioration of windows requires replacement shall include but not be limited to the following factors: damage, excessive weathering, loss of soundness or integrity of the wood, deterioration due to rot or insect attack, and cost to repair. As to the factor of the cost to repair windows, a particular window may be permitted to be replaced rather than repaired if the estimated cost to repair the windows is more than the estimated cost of the purchase and installation of appropriate replacement windows.

1. Original windows should be preserved in their original location, size, and design and with their original materials and numbers of panes (glass lights).
2. Windows that are not original should not be added to primary facades or to secondary facades where readily visible.
3. Windows should be repaired rather than replaced, but if replacement is necessary, the recommended replacement should be in-kind to match the originals in material and design. Windows clad in aluminum or baked-on aluminum are acceptable as replacement windows for use throughout the structure. Factors to be considered in determining whether the severity of deterioration of windows requires replacement shall include but not be limited to the following factors: damage, excessive weathering, loss of soundness or integrity of the wood, deterioration due to rot or insect attack, and cost to repair. As to the factor of the cost to repair windows, a particular window may be permitted to be replaced rather than repaired if the estimated cost to repair the windows is more than the estimated cost of the purchase and installation of appropriate replacement windows.
4. Windows that are original of steel or aluminum should be repaired with materials to match the original. If repair is not feasible, replacement should be with new windows to match the original as closely as possible in materials and dimensions. Aluminum extruded

windows are an acceptable replacement substitute for original steel sash windows, as long as their size, shape and profile match the original windows.

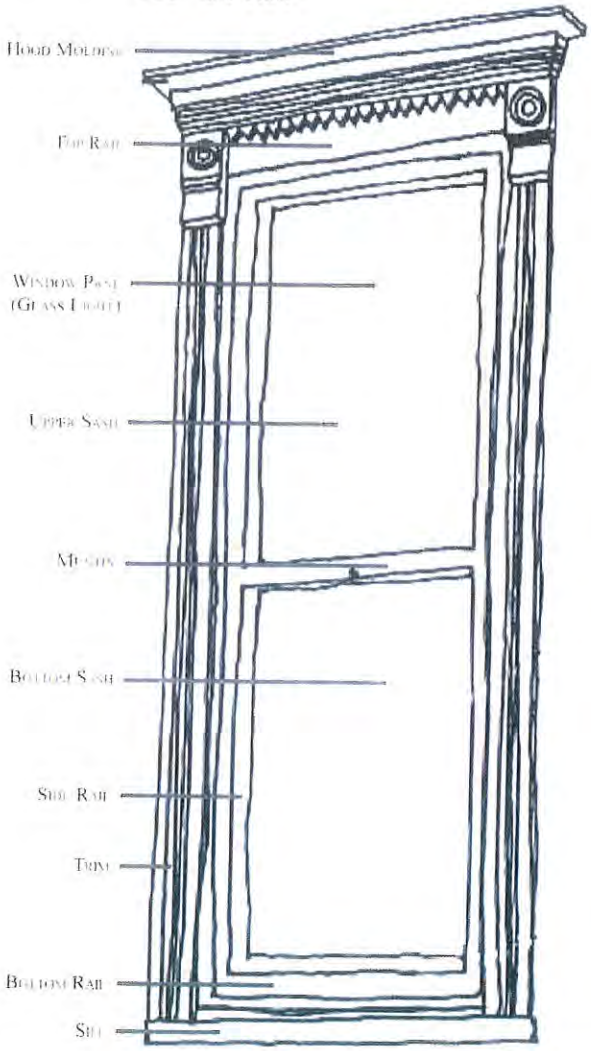
5. Vinyl extruded windows are not permitted for use in historic districts.

6. Windows that are new should not have snap-on or flush muntins. True divided muntins are preferred over these types of muntins which do not have the same appearance as historic windows. New muntins which are an integral part of the window sash and installed on both sides of the glass are preferable to snap-on simple grilles.

7. Window screens and/or storms should be wood or baked-on or anodized aluminum and fit within the window frames.

8. Windows that are approved for replacement may be fitted with new double-paned Low-E glass that will improve the energy conservation on the interior. Only low-e glass that does not contain a tint should be used.

Parts of a Window and Trim



Vinyl windows are not permitted for use in historic districts since they do not possess the profile and other design characteristics of original wood windows. Additionally, they have a short expected life of the glazing. The lifetime guarantee furnished with many vinyl replacements is often, in effect, the lifetime of the sealed glazing units.

Current experience is that after about fifteen years the seals fail, allowing the entrance of water vapor and fog out the cavity. Due to a number of factors, mostly overall window quality and parts availability issues, it is frequently practical to replace the entire unit rather than the glazing only proving to be expensive. Additionally, deterioration is caused when moisture also gets trapped between the vinyl and the wood.

Lintels

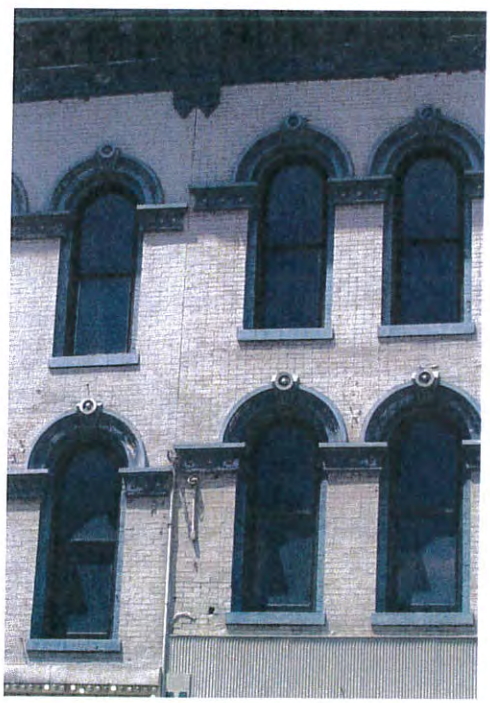
Lintels are above windows and can be made from various materials. They can be brick, wood, or stone and set into/onto the façade material. They range in design of flat, horizontal bands, to very ornate arches that in some cases define the entire face of a building. Some lintels of note: 1300 Market Professional building, the 1416 Market Street Office Supply Building, and the old Kirks Art Supply store at 1508 Market.

Modern Lintels may be made of stone, treated wood, stucco, bent metal coping, or alternative materials such as fypon. Decorative details and Mouldings can be viewed for examples at accentbuildingproducts.com

Lintel examples around Wheeling are from contrasting façade materials

1001 Main Street
Stone lintels above each Main Street window

1063 Main Street
Lintels are painted to contrast with the facade



1065 Main Street
painted treated wood with keystone