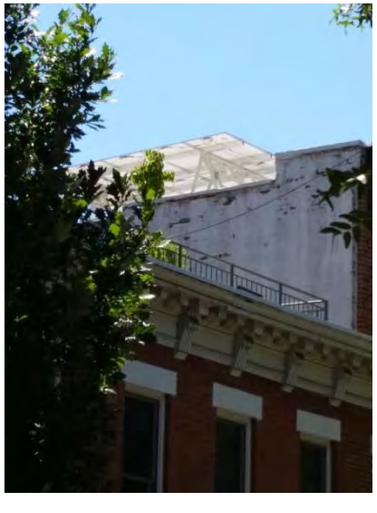
Designated Landmarks Change and Evolve

- Designated properties can change and evolve. The Commission approves changes to landmarked properties from new windows to additions.

- Lifestyle of owner/tenant does not change with landmark designation. Buildings can have solar panels, insulated windows, accessibility ramps, etc.

- Commission evolves as well to match the development realities of the City.



Changes to Landmarked Property- Work Permits

- Work affecting the exterior of landmarked property must be approved by LPC.
- **95% of work is approved at staff level** by LPC preservation staff and is either restorative or falls within the rules established by the Commission.
- **Much of the work performed for building energy retrofits occurs inside the building, where LPC review is generally not substantive.**



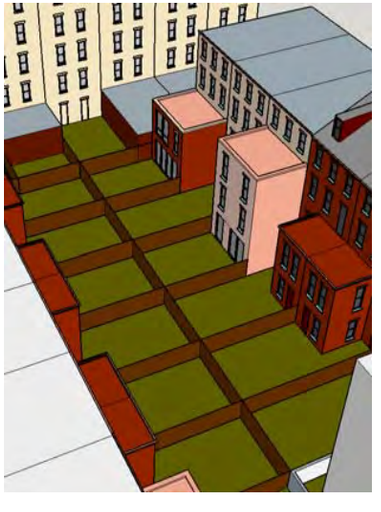

Types of Landmarks Approvals- Staff Level Approvals

- A **Certificate of No Effect** (CNE)-the proposed work requires a Department of Buildings permit, but does not affect the protected architectural features of a building. Issued by LPC staff; no public hearing. Examples include:
  - Interior renovations that require DOB permits
  - Installation of plumbing and heating equipment
  - Installation of an exhaust fan vent

- A **Permit for Minor Work** (PMW)- the proposed work affects significant protected architectural features, but does not require a DOB permit. Issued by LPC staff; no public hearing. Examples include:
  - **Window or door replacement**
  - Masonry cleaning or minor repair
  - Restoration of architectural details

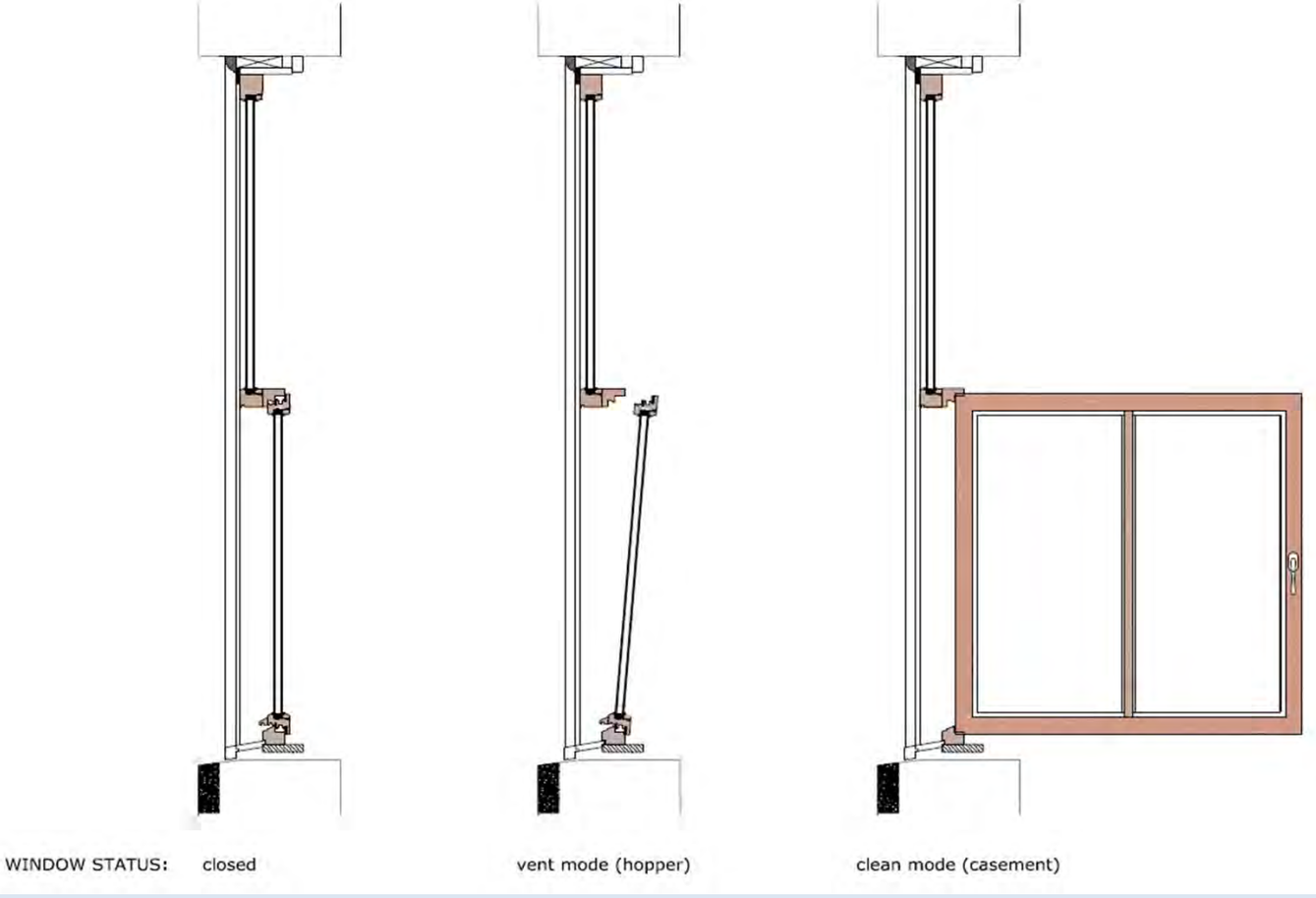
Types of Landmarks Approvals- Commission Level Approvals

- **Certificate of Appropriateness** (COFA)- the proposed work affects significant architectural features of the landmarked property. Examples include, but are not limited to:
  - Additions, demolitions and new construction
  - Removal of stoops, cornices, and other significant architectural features
  - **Replacement of features, such as windows, in a manner that does not meet the specific Rule criteria for staff level approval**



Simulated Double-Hung Windows Used for Building Energy Retrofits

- The Commission has approved replacing existing windows at primary façades of buildings in historic districts with high-performance, double- or triple-glazed, simulated double-hung wood windows **30+ times since 2009**.



Simulated Double-Hung Windows Used for Building Energy Retrofits

- Matches the historic window in terms of configuration, material and finish.
- Operation is changed to a fixed upper sash, with inset tilt-and-turn lower sash, to **approximate the change in plane** characteristic of a double-hung window.
- Details generally match the historic details at the jambs, head, sill and muntins, with more **notable variation** in depth of the sashes and meeting rail.
- Change in operation at the lower sash is **only perceptible when the sash is open**, which is generally understood to be tilt-in for venting and in-swinging for maintenance.
- High energy performance standards cannot be achieved with a double-hung window, therefore the advanced technology used in the simulated double-hung windows, customized to match the appearance of the historic windows, is a **necessary component of the building energy retrofit program.**

Simulated Double-Hung Windows- Details