

## Chapter 3 WINDOWS

### Fenestration Pattern and Façade Composition

The fenestration pattern (the pattern of windows and doors) is perhaps the key element of the architectural composition of the primary, and frequently, the secondary facades of a historic apartment building.

The relationship of the windows and doors provides an essential design framework, at the same time as it reflects various aspects of the use and relative importance of the internal arrangement of the building and residential units. While representing a number of individual residential units, the fenestration pattern is arranged to create the symmetry or asymmetry of the design of the principal façade/s. A coherent approach to maintenance, repair, materials, alterations, or replacement, and indeed color scheme, is therefore critical to maintaining the character of the building.

The design and the subdivision of an individual window itself will be similarly important to the architectural character of the building, providing much of the embellishment and design detail inherent in the fenestration pattern. In the street facing façade in particular, it is often used to impressive design effect, and helps to reinforce a rich architectural contribution to the street.

Again, consistency in maintaining the common patterns of proportion, subdivision, detailing, hierarchy, profiles, materials, finishes and colors will ensure that the original design of the façade continues to contribute as was intended when the building was designed. This would also be the case for raised basement windows which normally form part of this composition.

There will often be a distinct contrast between the front and the side and rear facades, with the architectural identity of the building being principally invested in the street facing façade. The height and scale of the building, however, will ensure that the side and often the rear facades will be readily visible in terms of their contribution to the character of the setting and district.

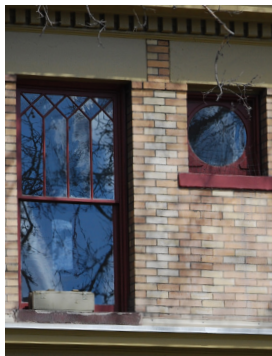
In a plainer secondary façade, the fenestration becomes often more important in creating the rhythm and definition of an otherwise unrelieved masonry wall. Again consistency in maintaining the common relationships between the window proportions, design/s and materials is essential, avoiding sporadic treatment or alteration which might destroy the coherence of this relationship.

Maintenance and potential repair will be affected by the degrees of exposure of, for example, the south and the west facing facades, and also the enhanced exposure of the higher windows. Wind, rain, snow, ice and solar ultra-violet light will all play a role. Anticipating these characteristics will ensure an effective inspection and maintenance program, and enhance the historic architectural character and attraction of the building.

**3.1 Maintenance, repairs and alterations should be planned and designed to retain the coherence of the fenestration pattern, and the relationship between the proportion and design of all the windows.**

**3.2 Haphazard or sporadic alteration should be avoided unless the work will match the existing patterns, proportions, profiles, details and materials.**

**See also:** [A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City, Ch.3 Windows](#)



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