Designated landmarks 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