
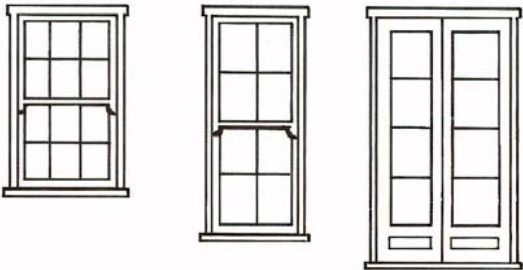
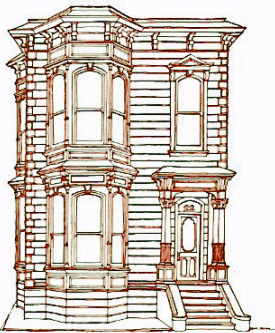
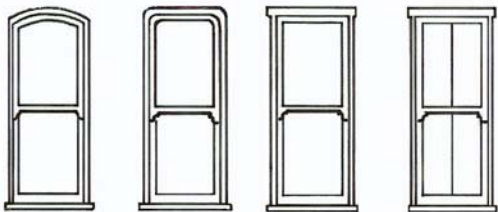





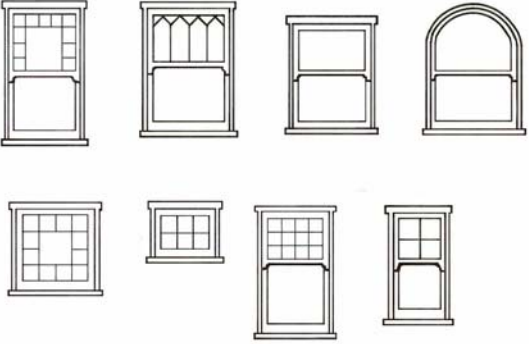
Attachment 1: Stylistic Consistency Chart


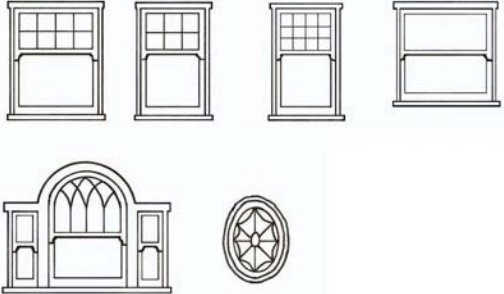

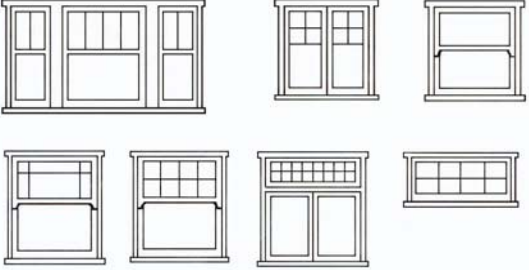
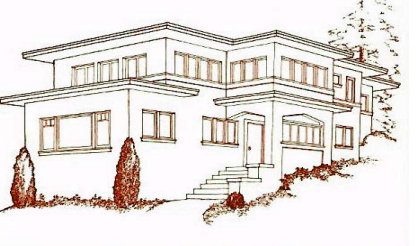
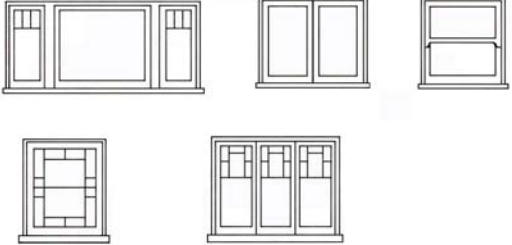
For Pre-1960s buildings:


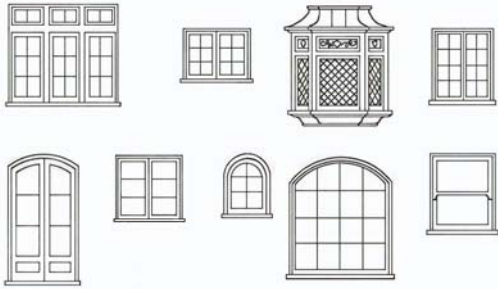

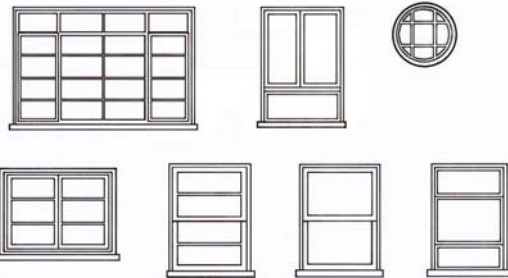

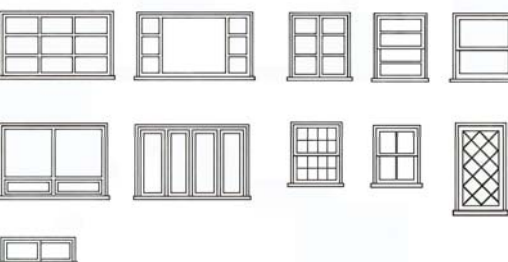
To find the window with the best visual match to the original window, locate your building's architectural style (Column 1) and then review the typical window and muntin types to guide your window replacement decision. If a building has more than one architectural style as shown in the chart, the new windows can relate to any of these styles.

Instead of using the Stylistic Consistency Chart, you can choose window types and designs from original windows on other Alameda buildings with the same style as your building.

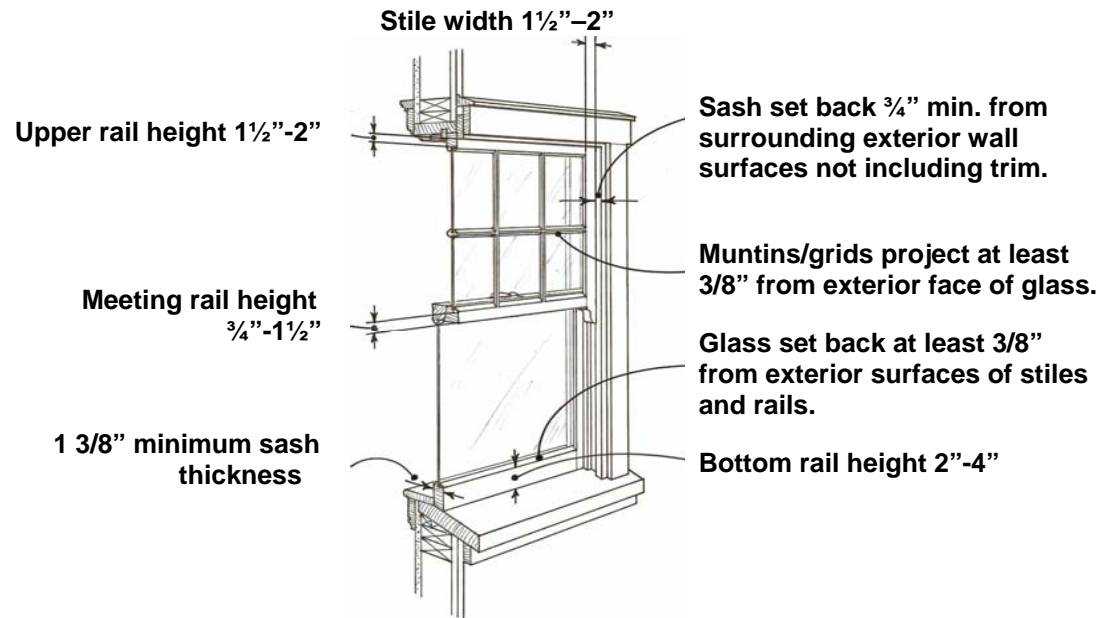
Architectural Style of Building	Typical Original Windows			
	Type	Materials	Muntin Patterns	Comments
Pioneer (1840s -1860s) 	Double hung	Wood	 Muntins: Yes	Besides double hung wood sash, wood French doors opening out onto porches and balconies were sometimes constructed.
Italianate (1870s-1880s)  (c) City of Oakland	Double hung	Wood	 Muntins: Sometimes (usually only at the rear)	Window openings are tall and narrow, enhancing verticality of façades. Curved and arched upper sashes are common. Transom lites over doors are common.

Architectural Style of Building	Typical Original Windows			
	Type	Materials	Muntin Patterns	Comments
<p>Stick/Eastlake (1880s)</p>  <p>(c) City of Oakland</p>	Double hung. Fixed.	Wood	 <p>Muntins: Rarely</p>	Stick/Eastlake and Italianate windows are very similar, except Stick/Eastlake are usually not arched. Fixed windows are usually only over stairs, near entries and in attic gable ends and dormers.
<p>Queen Anne (1880s-90s)</p>  <p>(c) City of Oakland</p>	Double hung. Fixed.	Wood	 <p>Muntins: Often</p>	Many window forms, shapes, and sizes. Complex muntin patterns are common. Stained glass is common. Horizontally curved sash in round towers is common. Fixed windows at same locations as for Stick/Eastlake.

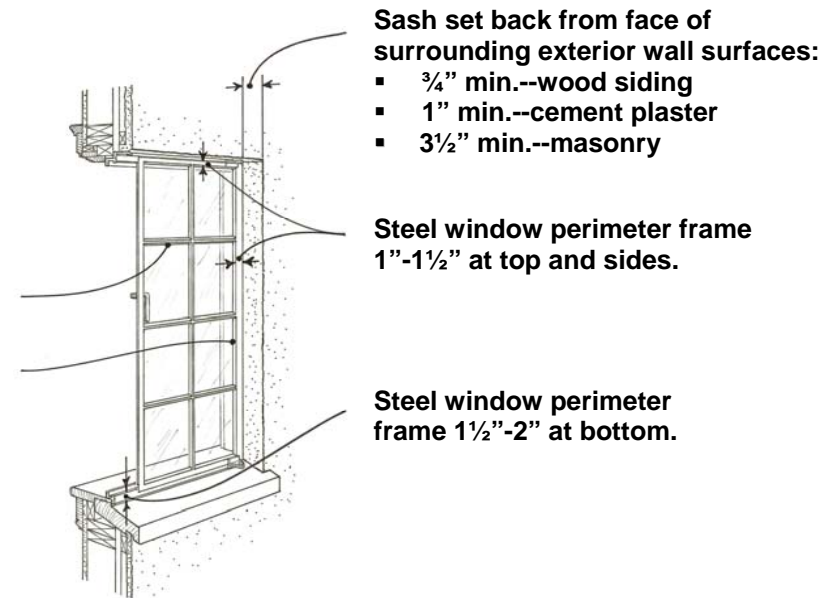
<p>Colonial Revival (1890s-1950s) and Eastern Shingle (1890s-1910s)</p>  <p>(c) City of Oakland</p>	<p>Double hung. Casement. Fixed.</p>	<p>Wood. Steel (1920s-50s only).</p>	 <p>Muntins: Sometimes</p>	<p>In Alameda, muntins are usually only on upper sash of double-hung windows, except post-1920 Colonial Revival. Upper sash is often shorter than lower sash. Sometimes stained or leaded glass is in upper sash or transoms and fixed sash is near fireplaces and entries and in dining rooms.</p>
<p>Craftsman (1900s-20s)</p>  <p>(c) City of Oakland</p>	<p>Double hung. Casement. Fixed.</p>	<p>Wood.</p>	 <p>Muntins: Usually (Recommended)</p>	<p>Living and dining rooms often have a three-part window with a fixed middle sash and casement or double-hung sidelights. See Colonial Revival for stained and leaded glass and fixed sash treatments.</p>
<p>Prairie (1900s-20s)</p>  <p>(c) City of Oakland</p>	<p>Double hung. Casement. Fixed.</p>	<p>Wood</p>	 <p>Muntins: Usually (Recommended)</p>	<p>Windows often feature larger sizes of glass than seen in earlier styles. Windows and sash groupings emphasize horizontality. See Colonial Revival for stained and leaded glass and fixed sash treatments. Three-part window treatments same as Craftsman.</p>

<p>Provincial (1920s-40s), and Tudor (1900s-40s)</p>  <p>(c) City of Oakland</p>	<p>Double hung. Casement. Fixed</p>	<p>Wood. Steel (1920s and later)</p>	 <p>Muntins: Usually (Recommended)</p>	<p>Three-part window treatments same as Craftsman. Sometimes leaded glass, usually in a diamond pattern.</p>
<p>Streamline Moderne (1930s-50s)</p> 	<p>Double hung. Casement. Awning. Vent. Louver. Horizontal sliders</p>	<p>Wood. Steel. Aluminum. Glass block.</p>	 <p>Muntins: Yes</p>	<p>Muntin patterns are usually horizontal, rather than vertical as seen in earlier architectural styles.</p>
<p>Ranch and Midcentury Modern (1940s-50s)</p>  <p>(c) City of Oakland</p>	<p>Double hung. Casement. Fixed. Horizontal sliders</p>	<p>Wood. Steel. Aluminum.</p>	 <p>Muntins: Sometimes</p>	<p>Muntin patterns more horizontally oriented. Larger sizes of glass in each lite. Three-part window treatments same as Craftsman.</p>

Attachment 2: Typical Dimensions of Wood and Steel Windows



WOOD DOUBLE HUNG SASH
Typical Dimensions



STEEL CASEMENT SASH
Typical Dimensions

Note on internal muntins/grids: Internal muntins or grids began to be used in the late 1970s. On double glazed windows (consisting of two sheets of glass separated by an airspace) they are sandwiched within the air space between the glass sheets. They are also sometimes used on just the interior face of the glass, but not the exterior. Windows with internal muntins/grids are exempt from Design Review only if they replace original windows which have internal muntins/grids, such as those found at Harbor Bay Isle.