WINDOWS - GUIDELINES FOR REPAIR, MAINTENANCE AND REPLACEMENT

GUILFORD ASSOCIATION ARCHITECTURAL COMMITTEE

The information below is designed to assist owners of Guilford homes better understand the covenant restrictions contained in the Guilford Deed and Agreement and the architectural guidelines and to obtain more consistent adherence to them. A series of more detailed guidance statements that expand upon the Architectural Guidelines is being issued for major elements of the exterior of Guilford homes to assist homeowners in repair, maintenance and replacement. The standards are intended to maintain the integrity of the historic architecture in the community.

Please note, that even though these expanded guidelines are being circulated, **applications must be submitted to the Guilford Architectural Committee for review and approval before beginning any exterior alterations to your home,** even if all of the specifications in the guidelines seem to be met. This review is required by the Deed and Agreement to which your property is subject. In addition, Guilford properties are part of the Guilford National Historic District and potentially eligible for tax credits for repairs that are made consistent with historic property standards.

WINDOWS

Repair or Replacement

If you are thinking about repairing or replacing the old window sashes in your house, you should know what your options are and if the options meet the architectural guidelines. You may not think your windows are particularly "historic", but the wood windows play a major role in defining the property's "look" and creating the appealing architectural design. The Guilford Association urges property owners to consider saving and fixing up old windows before replacing them.

Old wood window sash can be removed from the window openings, paint and putty buildup can be stripped, missing and damaged parts replaced or repaired, and the sash reinstalled in good working order.

Not only are old wood windows valuable components of a house's architectural style, but beyond that, old windows are generally more durable than today's replacement windows. Finally, with a good quality storm window, a wood window in proper repair is nearly as efficiently insulated as a double-glazed insulated replacement window.

Storm Window Options

Combination storm windows provide insulation and protect the underlying windows and house screens. Many old aluminum storm windows can be ugly and unwieldy. Nevertheless, today there are attractive, effective, and easy-to-use storm windows on the market. The

Architectural Committee routinely approves storm windows provided the shape and color of the storm matches the primary window.

Manufacturers include:

Allied Windows http://www.invisiblestorms.com/

The Burch Company http://www.burchcompany.com/

Replacement Windows

Replacement windows come in a bewildering variety of types and materials, many of which are inappropriate for the architectural style and age of Guilford houses. The range of replacement windows is huge but the quality also varies widely from very good to distinctly substandard. Replacement windows that match the materials, size, and pattern of the original windows are required. However, because there are many manufacturer and material options, this guide will attempt to identify window types that are acceptable and suggest manufacturers for reference. The following are the overriding design standards that must be adhered to:

- **Vinyl framed windows are not approvable.** They are unacceptable for historic properties. There are a few properties in Guilford have replaced original windows with vinyl without Association approval. These will be considered non-compliant with the Architectural Guidelines and must be replaced in the future with wood windows that meet the community standard.
- **The windows must have muntins (also known as mullions) dividing the window into panes that are the same in number and size as the original windows.**
- **The window sash must be the same dimension as the original window, filling the original opening size without altering the dimension of the frame.**
- **Snap-in muntins or grills are not acceptable.** Many low-end windows use a "snap-in" grid that attaches to the inside of the window. These can be detached from the window and lost, they are easily broken when people try to open the window by lifting on the grid rather than the window frame, and they cannot be discerned from the outside, giving the window opening a blank, highly reflective surface appearance.

Acceptable Replacement Options:

Materials

- Wood windows are required.
- Wood that is then "clad", on the exterior, in a "maintenance-free" material, such as aluminum may be acceptable, depending on the specific window specification and the area for replacement.
- Double-glazed, or insulated, windows are the modern standard for window technology. At its most basic, a double-glazed window contains two layers of glass sandwiched together for greater energy efficiency. Double-glazed windows are a "closed" system: to maximize energy efficiency, each sash is manufactured as a single complex unit and the failure of any single component of that system, such as the sealant, can cause the failure of the unit as a whole.

Muntin Options – either may be used

- Simulated -Divided Light - Recently, advances in adhesive technology have allowed the development of what are called "simulated-divided light" sash. In this type, two large pieces of glass are set into the window frame and grids of the desired pattern are permanently glued onto the interior and exterior surfaces of the window to simulate the look of a divided-light sash. An approvable simulated divided light window must have a spacer bar between the glass.
- True Divided Light – These windows are constructed like the original traditional windows except that the muntins hold a double glass.

Simulated Divided Light Authentic Divided Light

Single-Glazed Windows

- Single-glazed wood replacement windows are still available as a stock item and come in standard and custom sizes.
- With an energy panel (an extra, removable, sheet of glass that is attached directly against the exterior of the window), a single-glazed window's energy efficiency is virtually the same as a double-glazed window. As previously indicated, a single-glazed window with a good quality storm window is also highly energy-efficient.
- Single-glazed replacement sash are the least expensive wood replacement alternative. The cost of a new single-glazed wood sash with a good quality storm window is equivalent to a mid-range double-glazed replacement window.

Single Glazed with removable energy panel

Manufacturers include:

Pella
http://www.pella.com/products/windows_patiodoors/Type.asp?path=/products/windows/doublehung

Marvin http://www.marvin.com/?page=Double_Hung

Pozzi http://www.jeld-wen.com/windows/wood/index.cfm

Anderson http://www.andersenwindows.com/servlet/Satellite/AW/Page/awGeneral-3/1162992733936

Loewen http://www.loewen.com/home.nsf/windows

The Architectural Committee does not endorse any particular manufacturer. We can give you examples of windows that have been approved. A brand name alone does not mean that a particular window will be approved since all manufacturers produce a range of windows. It is therefore essential that approval be received before entering into a contract.