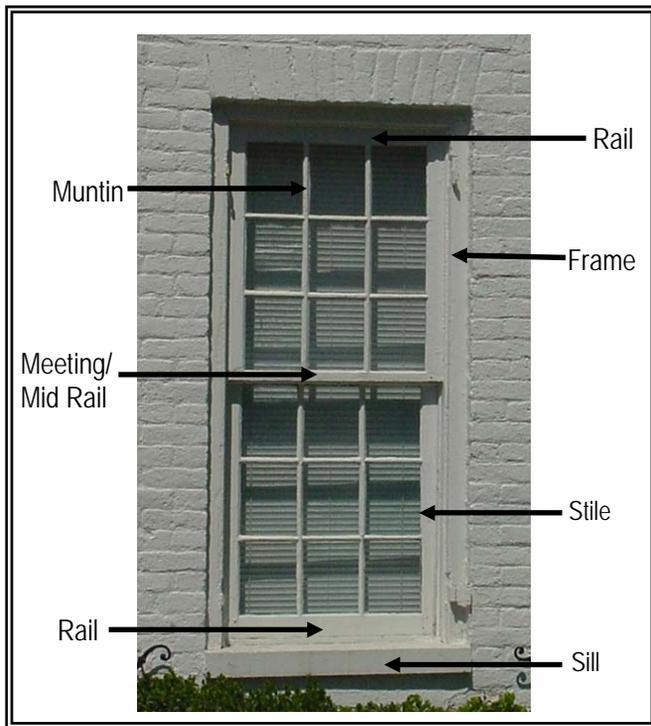


WINDOWS ARE CHARACTER-DEFINING FEATURES

Windows on historic buildings contribute greatly to the character and significance of the overall structure. The design, materials and craftsmanship of all parts should be considered when evaluating a window repair or replacement in the Frederick Town Historic District. The *Guidelines* of this District call for all existing window features to be preserved with their defining elements repaired rather than replaced. Window should be repaired in place where possible to prevent further damage.



WINDOW MAINTENANCE

Routine maintenance of wood windows such as painting and weather-stripping should be carried out to limit deterioration and prevent large scale and costly replacements. Routine maintenance, along with other

minor repairs, listed in the following does **NOT** require HPC approval:

- **Routine maintenance**, including the replacement of broken panes, repair of sash cords, removal and reapplication of caulking, putty and weather-stripping, and scraping, sanding priming, and repainting.
- **Repair decayed parts in place.** If wood is rotted, treat with fungicide, saturate with linseed oil, fill cracks and holes with putty, consolidate with epoxy or patching compound, sand, prime, and paint.
- **Replace less than 25% of frame or sash** by patching, splicing, and piecing in wood members. Choose replacement parts that match the original in size, profile, material, and all detailing.
- **Replace fewer than 10% of the total number of sills or lintels on the house.** Match the original sill or lintel in size, profile, material, and detailing.

HPC approval is required if repairs include replacing more than 25 percent of the frame or sash or replacing 10 percent or more of the total number of sills.

WINDOW REPAIR

In the case of severe deterioration, damage should be documented and the underlying problem, such as moisture infiltration or insect infestation, should be resolved. A helpful resource on this subject is *Preservation Brief 9: The Repair of Historic Windows* prepared by the National Park Service available in the Planning Department and accessible online (<http://www.nps.gov/history/hps/tps/Briefs/brief09.htm>).

Applicants are encouraged to work with Preservation Planning Staff to assess the condition of windows in

their structure within the Historic District. The Maryland Historical Trust also maintains lists of preservation consultants, some of which may have expertise in window repair, on their website <http://www.marylandhistoricaltrust.net/techasst.html#cons>.

WINDOW REPLACEMENT

Any window replacement requires HPC approval and is only warranted if the window is severely deteriorated or missing. A severely deteriorated condition is one that cannot be repaired. Glazing and hardware can selectively be replaced. If the window sash is severely deteriorated it may be appropriate to replace one or both of the sashes with a sash kit. If both the sash and frame are severely deteriorated, it may be appropriate to replace the entire unit with HPC approval.



It is important that replacement windows duplicate the existing material, design, configuration and hardware. Replacement windows should fit the opening exactly, have the same shape, number and arrangement of

panes, maintain the same type of operation, duplicate the same size and profiles of all components, including the sash, meeting rails, stiles, muntins, sill, frame and trim, and maintain the same decorative detailing.

Replacement windows should be solid non-clad wood with true divided lites and single pane glazing. There may be exceptions to this on some commercial and industrial structures which would have historically been metal. For information on metal windows see *Preservation Brief 13: The Repair and Upgrading of Historic Steel Windows* (also at the Planning Department and online).

Leniency regarding replacement windows on non-character defining elevations, such as those that have been substantially altered or not visible from a public right-of-way, may be considered on a case by case basis and may in some cases allow for double-glazed units and simulated divided lites with non-metallic spacers. These options may in some cases be appropriate on additions and new construction.



The following information on replacement window products may be considered consistent with the *Frederick Town Historic District Guidelines* but are not an endorsement by the Planning Department or the Historic Preservation Commission.

The following manufacturers offer all wood non-clad windows with true divided lites:

- Kolbe & Kolbe Heritage Series
- Marvin Windows including Tilt Pac Double Hung Replacement Kits
- Weathershield Custom Shield, HR175 and Tilt Sash Replacement Kits
- Lincoln Windows (simulated divided lites also available)
- Avalon Wood Windows

The following manufacturers offer all wood non-clad windows (full lite or simulated divided lites):

- Pella Architect Series
- Jeld-Wen Custom Wood Windows, Premium Wood Sitrine Windows, Double hung Sashpack and Zappack sash replacement kits
- MW 100 Double Hung Series

The proposal of one of these manufacturers does not necessarily indicate an approval will be granted. Care should be taken to find the most appropriate replacement window based on the historic window.

Questions?

Contact a Historic Preservation Planner
Planning Department
140 West Patrick Street
Frederick, MD 21701
(301) 600-1499

WINDOW REPAIR AND REPLACEMENT IN THE FREDERICK TOWN HISTORIC DISTRICT



The City of Frederick
Planning Department
Historic Preservation

