Photo D.11 - Prairie style residence with stucco siding - 423 E. Chicago Avenue

Internet Resources:

- For additional information regarding stucco maintenance, repair, and substitute materials refer to *Preservation Brief #22- The Preservation and Repair of Historic Stucco*.
- *Preservation Brief #8 - The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings*.
- EIFS can be easily damaged and presents maintenance concerns. For more information visit *http://www.c-risk.com/Construction_Risk/CD_EIFS_CD_Issues_01.htm*.

D.2 Windows and Storm Windows

D.2.1 Windows

Windows are among the first features noticed by those passing by a building and are one of the most important character defining elements of a home. Original historic windows are usually made of wood and can be fixed, double hung, casement, or awning type. Windows located on the primary facade of a house are almost always formally arranged in regular patterns.

Guidelines for Windows Maintenance, Repair and Replacement

Encouraged:

- Retain and preserve windows in their original location, size, type and design and with their original materials and pane division. If windows have been in place for 60 or more years, repairing and restoring them can add an additional 60 years or more.
- Repair original windows rather than replace them with new windows. If replacement is necessary, replace them in-kind to match the originals in material, size, and design including pane division. Factors to be considered in determining whether the severity of deterioration of windows requires replacement include damage, excessive weathering, loss of soundness or integrity of the wood, deterioration due to rot or insect attack, and cost to repair.
- Install true divided muntins which are an integral part of the window sash on both sides rather than snap-on simple grilles.
- Install screens and/or storm windows that are wood or baked-on or anodized aluminum and fit within the window frames.
- Install weather-stripping around windows to prevent air leakage.
- Caulk around perimeter of windows. Check sealants around windows annually, and if necessary caulk to reseal and prevent air infiltration,
- Retrofit existing wood windows and sashes with insulated glazing units or wood or aluminum storm windows.

Acceptable

- Replace original windows with new wood or aluminum clad windows that match the original in size, proportion, type and design. Modern windows may not have true divided lights, but can duplicate the original appearance using muntins that are attached to the sash and exterior and interior of the glass.

Discouraged

- Change existing window openings or add new non-original window openings to primary facades.
- Install vinyl and fiberglass replacement windows.
- Install replacement windows that do not match the original in size, proportion, type or design.
- Install builder-type aluminum windows with large profiles.

Internet Resources:

For additional information refer to *Preservation Brief #9 - The Repair of Historic Wooden Windows*, and the National Trust for Historic Preservation's weatherization guide at *http://www.preservationnation.org/issues/weatherization/*.

D.2.2 Storm Windows

Storm windows are effective in maintaining and enhancing a home's energy efficiency. They create a thermal barrier that reduces the transmission of air between the indoors and outdoors. They are also cost-effective and allow for the retention of original historic windows. Wood storm windows were common for many historic homes after 1900 and were made to be easily installed and removed during the change of seasons. Historic wood storm windows should be maintained, repaired where feasible, and painted to match the existing window colors. When considering the installation of new storm windows, wood and aluminum are considered the best options due to their durability and flexibility in color choices as compared with ones

Illustration D.9 - Window Types

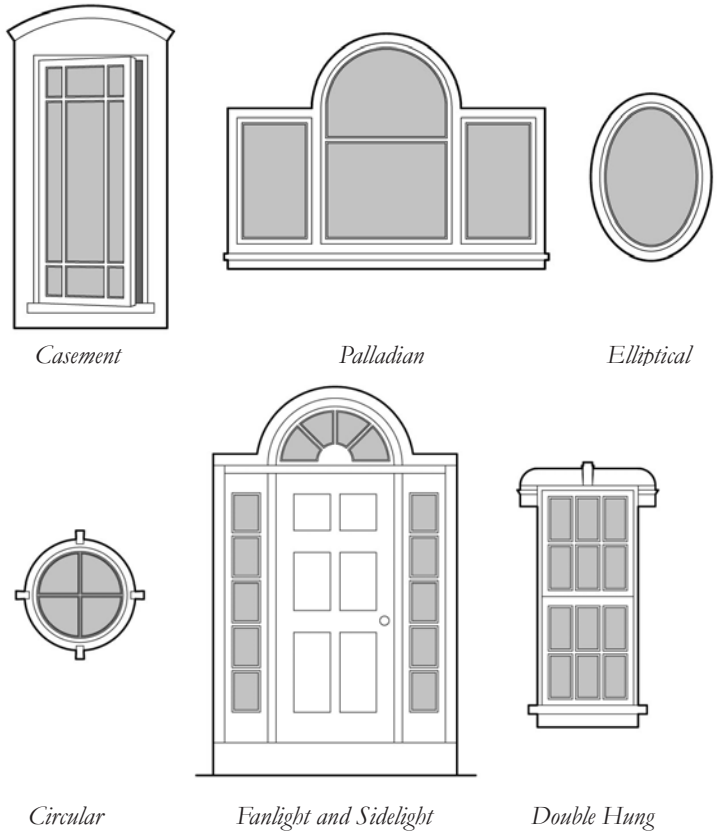

Illustration D.10 - Pane Divisions