

Main Street Mount Joy Façade Improvement Grant - Window Guidelines:

Main Street Mount Joy encourages the preservation of original wood windows wherever possible, and discourages the use of new vinyl, fiberglass or metal windows where such replacements would lead to the removal and destruction of historic wood windows. Although MSMJ determines eligibility for funding on a case by case basis, window related projects will generally be evaluated according to the following guidelines:

Window related activities that may be eligible for funding include:

- 1) Restoration and repair of original wood sash and frames
- 2) Addition of quality storm windows, or replacement of existing storm windows, if undertaken as part of an effort to retain original wood windows.
- 3) Addition or replacement of appropriate weatherstripping to existing wood windows, if undertaken as part of an effort to restore and retain original wood windows.
- 4) Replacement of original wood windows with comparable new wood windows or high quality aluminum clad wood windows.
- 5) Replacement of existing non-wood or non-original replacement windows with new non-wood replacement windows, where the older windows are deteriorated or otherwise of inferior quality and the newer windows result in a significant visual improvement.

Window related activities that may not be eligible for funding include:

- 1) Replacement of existing wood windows with vinyl or other non-wood windows where comparable improvements in appearance may be achieved by painting or otherwise repairing existing wood windows.
- 2) Replacement of existing wood windows with vinyl or other non wood windows for the sole purposes of energy savings or convenience of maintenance

When considering whether to repair or replace wood windows, applicants are encouraged to review two informative Preservation Briefs on the subject, available at the MSMJ office or online:

“The Repair of Historic Wood Windows” www.nps.gov/history/hps/tps/briefs/brief09.htm

“Conserving Energy in Historic Buildings” <http://www.nps.gov/history/hps/tps/briefs/brief03.htm>

These briefs conclude that *“the repair and weatherization of existing wooden windows is more practical than most people realize, and that many windows are unfortunately replaced because of a lack of awareness of techniques for evaluation, repair, and weatherization. Wooden windows which are repaired and properly maintained will have greatly extended service lives while contributing to the historic character of the building. Thus, an important element of a building’s significance will have been preserved for the future.”*

Main Street Mount Joy maintains a list of local contractors with experience or training in the repair and restoration of existing wood windows, available to applicants upon request.

Whether or not a project is funded by a façade improvement grant, MSMJ encourages property owners to consider the following options when installing replacement windows:

- 1) Consider the use of colors other than bright white when choosing replacement windows for brick buildings or other facades that are not white. Many manufacturers offer a standard tan color that will blend much more naturally with surrounding surfaces.
- 2) Limit the use of snap-in interior grilles where possible. Replacements with single-paned sash, or those with a double paned sash and a single wider vertical bar will often appear more authentic than those with grids of four, six or nine divisions.
- 3) Visit local showrooms to consider all the different replacement windows available.