



Old Orland Historic District

WINDOWS

Windows are important elements in a building's design, and different architectural styles have placed varying emphasis on them. This variation can be seen in the Historic District, where there is a variety in windows because of the range of age in the district's architecture.

Window design in part reflected changes in glass-making technology. Houses from the early 19th Century, for example, used multi-paned windows in designs such as 6-over-6 and 9-over-9 because glassmakers at the time (before 1850) could make only small pieces of glass suitable for window use. Homes in Old Orland are not that old (being settled in the 1880s) and so such window styles are not common or prevalent in the Historic District. As the technology of glass evolved, large panes could be made, so later styles like Italianate and Queen Anne styles, which are styles from the middle to late 19th Century and can be found in Old Orland, employed windows with 1-over-1 or 2-over-2 designs.

Late in the 19th Century, large single panes became available, and these often were used in Queen Anne style houses. Early 20th Century styles often had multi-paned upper sash and single-pane lower. (Some styles that are not in Old Orland, like the Colonial Revival, went back to the traditional multi-pane window in both the upper and lower sashes). Virtually all of these traditional windows were double-hung: two separate window sash sliding in parallel tracks. The upper sash was placed outside of the lower sash, and they overlapped at the meeting rail, which provided a weather seal.

Sometimes older buildings received new window sashes, usually because the originals had deteriorated beyond repair. The new window sashes were usually designed to fit into existing frames. For this reason one might see an Italianate house with an updated 1-over-1 sash, replacing originally 2-over-2 or 4-over-4 windows.

Ornamentation or trim around the windows varied with style, too, but usually was left in place during window replacement. Victorian-era buildings, from about the 1850s until the turn of the 20th Century, usually had the most ornate window trim, which took the form of carved stone lintels and sills; stone, cast iron, or sheet metal hoodmolds; and sometimes full window frames of wood, stone, or sheet metal, which projected from the face of the building. Much simpler and less ornamented trim was used before the Victorian period and in the early 20th Century.

RECOMMENDATIONS

1. Retain and repair existing original or older windows. Because they are so numerous and so highly visible, the windows are a major part of a building's character. Keeping them is one of the most important ways to protect that character. Even non-original windows may be of sufficient age and design quality to warrant their retention. Repair should be in kind, duplicating the material and design of the original pieces. The historic glass that survives in many old sash is an important element in a building's character. Retain historic glass and protect it carefully when windows are being repaired.
2. If windows are extensively deteriorated, replacement may be justified. Only the deteriorated windows should be replaced, however; avoid removing any that are still repairable. Replacement windows should duplicate the appearance of the original as closely as possible in number of

panes, dimensions of sash members, and profile of sash members and muntins. Use the same material, usually woods, was used in the original windows; avoid vinyl- and aluminum- clad wood replacement windows. The new windows should simulate operating characteristics of the originals. If the originals, for example, were double-hung, the new windows should look the same, even if only the lower sash opens.

3. Avoid enlarging or downsizing window openings to accommodate stock replacement window sizes. Window manufacturers are more numerous and more skilled than in the past and should be able to make windows to fit the openings.
4. To increase energy efficiency of existing windows, consider interior or exterior storm windows. These should be either a single pane or, if they have an upper and a lower pane, the division between the two should be at the meeting rails of the original windows. Some windows may already have historic storm sash, and these should be repaired and retained.
5. If a window sash no longer contains historic glass, consider re-glazing existing sash with insulated glass units. This is not possible in every case, but often the sash frame and muntins are thick enough to accommodate insulated glass, which can be as thin as 3/8 of an inch. Use only clear glass.
6. For new buildings or new additions to existing buildings, use wood windows, especially when they are located close to a sidewalk or other public way. In less conspicuous locations, wood windows clad in vinyl or aluminum are acceptable, but all-aluminum or all vinyl windows are not.