

Disclaimer:

The following is a compilation of windows that have been submitted to and approved by the Historic District Board of Review for rehabilitation and/or new construction on specific projects within the historic district. This information is provided to assist property owners. It is not an endorsement of products or exclusionary of similar products that may meet the standards in the ordinance. Please see the Historic District ordinance (Section 8-3030 of the City of Savannah Zoning Ordinance, <http://www.thempc.org/Administrative/Zoning/City/Sec.%208-3030.%20Historic%20District%20REVISED%2012.3.pdf>) for the standards for windows.

Replacement Windows that have been approved by the Historic Review Board for Historic Buildings:

1. Monarch, majestic true divided light, single glazed
2. Kolbe and Kolbe Heritage
3. Lincoln Luxury, true divided light, single glazed
4. National: 1/1 wood
5. KML Arch Magnum Double Hung
6. Weathershield HR 175
7. Jeldwen Custom (formerly Pozzi)

Windows approved for New Construction within the Historic Districts:

1. Anderson:PermaShield-Narrowline 200 series, Woodwright 400 series, Permashield Casement
2. BiltBest: E Clad Line
3. Eagle-Talon
4. Jeldwen:Custom Collection, Permium
5. Kolbe and Kolbe: Sterling
6. Lincoln: Wood Metal Clad, Hybrid Series
7. M & W Unity (PVC) 300&400, Jefferson 200 Series
8. Marvin: Ultimate storm plus
9. Monarch: Jen-M-002
10. Pella: Architectural Series
11. Vetter: Aluminum Clad
12. Weathershield:HR 175, Life Guard
13. Windsor: Legend PVC

Thomas L. Thomson, P.E., AICP, Executive Director

Historic Preservation Department
Sarah Ward, LEED AP, Department Director
wards@thempc.org

This brochure design by Brittany Paige Bryant,
Historic Preservation Intern



CHATHAM COUNTY - SAVANNAH
METROPOLITAN PLANNING COMMISSION
110 EAST STATE STREET, P.O. BOX 8246, SAVANNAH GEORGIA 31412 - 8246



CHATHAM COUNTY - SAVANNAH
METROPOLITAN PLANNING COMMISSION
110 EAST STATE STREET, P.O. BOX 8246, SAVANNAH GEORGIA 31412 - 8246

Preserving Historic Windows



Chatham County-Savannah
Metropolitan Planning Commission

110 East State Street
Savannah, GA 31401
tel: 912.651.1440
fax: 912.651.1480

www.thempc.org

This brochure is informational only.
It does not replace any regulation or law.

September, 2010

What are Savannah's Historic Districts and Why do we have Design Review?

The City of Savannah contains numerous historic resources and several of these have been locally designated as districts in order to protect, preserve, and enhance the downtown area and surrounding neighborhoods. Locally designated historic districts include the Savannah Historic District, the Victorian Planned-Neighborhood-Conservation (PNC) District, the Cuyler-Brownsville PNC District, and the Mid-City District. Areas within the local historic district are required to go through the design review process for any exterior work. A Certificate of Appropriateness is required for any alteration, renovation, material change, or replacement of historic windows. The review process ensures that character defining features, including windows, of historic building are preserved.



Why Are Historic Windows Important?

Historic windows are an important architectural element of a building façade. The original windows of a historic structure contribute to the overall character and significance of a historic building façade and therefore should be preserved. Replacement of historic windows can often diminish, or potentially destroy, the historic character of a building.

When are Windows Considered Significant?

Windows that are original to the building, reflect original design intent, reflect a period or regional style, reflect changes to the building resulting from major periods or events, or examples of exceptional craftsmanship or design are all considered as significantly contributing to the historic integrity of a building.

Are there Incentives for the Preservation of Historic Windows?

Historic buildings are eligible for several tax incentive programs administered through the State Historic Preservation Office. Preservation of historic windows is required for these programs and removal of this historic fabric could jeopardize the potential for tax credit and property tax abatement. Please visit www.gashpo.org to find out more about this program.

What if Historic Windows need to be Replaced?

The original windows of a structure should always be repaired and retained before replacing the window. Historic window frames, sashes, and glazing shall not be replaced unless their inability to be repaired is documented and verified by the Preservation Officer. When windows must be replaced they must be replaced in kind, meaning the original composition and design are used. Also the material must remain true to the original where possible. Double glazed windows are not permitted on historic façades; however they may be used on new construction. Finally, if the window needs replacing or is on a newly constructed façade no "snap-in" or between the glass muntins are permitted.

How to extend the lifetime of a Historic Window?

Routine maintenance and structural stabilization is essential to the preservation and effectiveness of historic windows. Unfortunately routine maintenance is often overlooked. The National Park Service published two *Preservation Briefs* as guides on how to maintain and stabilize windows. *Preservation Brief 9* accessed at <http://www.nps.gov/history/hps/tps/briefs/brief09.htm> deals with wooden windows and *Preservation Brief 13* accessed at <http://www.nps.gov/history/hps/tps/briefs/brief13.htm> deals with steel windows.



How sustainable are Historic Windows?

Historic buildings were built to last and withstand the test of time, this is also true for historic windows. Sustainability of historic windows is calculated through embodied energy. Embodied energy is the quantity of energy required - from the raw material extraction, to transport, manufacturing, assembly, installation as well as the capital and other costs of a specific material - to produce a service or product and finally its disassembly, deconstruction and/or decomposition. By reusing historic windows there is no extraction of new raw materials, no transporting to the manufacturing plant, conversion to finish materials, packaging, transport to the site, labor and equipment to install. Replacing a historic window with a modern window-unit adds to the energy harvest. In addition to the energy harvest, many historic windows out-perform new windows, meaning they can last for 100+ years where as many new products carry 1 - 5 year warranties. When a historic window breaks, minor repairs can fix the problem. On new windows the entire unit needs to be replaced, repeating the energy harvest cycle.



Is Energy efficiency possible on Historic Windows?

If properly maintained and weather-stripping is applied, historic windows have the potential to be energy efficient. Efficiency in existing windows can be maximized by maintenance, weather-stripping, caulking, storm windows and window coverings. Data shows that windows contribute to as much as 12.5% of heat loss. It is an expensive endeavor to replace all of your windows for less than a 12.5% energy efficiency gain when 87.5% of your heat loss is going somewhere else. Payback on the typical replacement unit is about 100 years (Association for Preservation Technology). For more information on energy efficiency in historic windows vs. new windows please visit: <http://www.preservationnation.org/issues/weatherization/windows/windows-faq.html#replacement-hype>