

# Zoar Historic Preservation Standards

## Window Construction

**W**indows in an historic Zoar house vary depending on the time period. Original windows sashes have a soft wood construction with glazed individual glass panel. Very few "period" windows have survived the past 200 years. Early 1800 window had no counter-weight system. Mid to late 1800 wood windows will have a cotton cord attached to cast iron or lead counter-weights, which is what is more commonly found. These type of windows were phased out after WWII to more modern methods and offer little to no insulation value and require regular maintenance such as glazing and cotton rope replacement.

Because of the lack of insulation in original windows, many homes now have storm windows and do not have any historical value, but will somewhat reduce your energy bill.

Replacement windows are numerous and prices range from \$100 - \$1000 per window. Insulation value or R-Value will range as well, with the higher the R-Value being used in colder climates. Double and now even triple pane windows are now offered and eliminate the use of storm windows. The muntins or grids are now in between the glass panels, but can be ordered with grids on the outside of the glass at a cost. Vinyl and now plastic



windows are the most cost efficient and eliminate the issues with wood swelling that can cause your windows to stick at certain times of the year and require less maintenance such as painting. Single hung and double hung windows offer the ability to tilt the windows in for ease of cleaning.

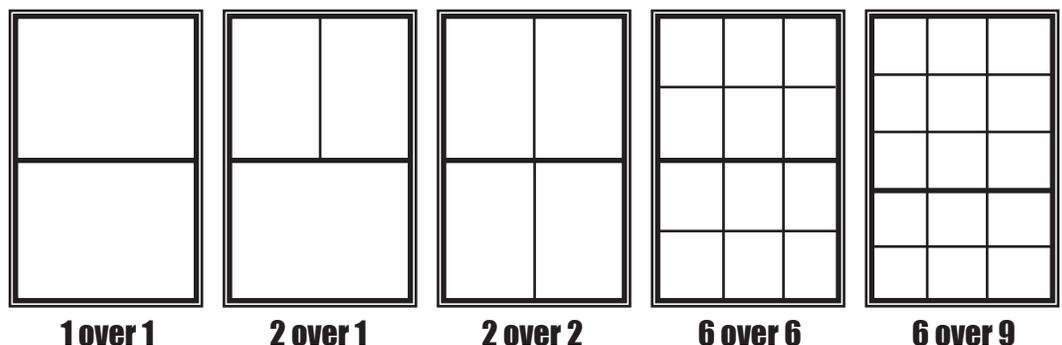
Window manufacturers offer warranty and it is best to consider this in your decision making. Some offer as few as 5 years and some with a lifetime warranty.

If you are thinking of replacing your existing window, you will want "replacement" windows and not "new construction" windows.

Replacement windows are very easy to install and require no special tools as long as your original window frames are in good condition. Rotted window seals should be replaced to prevent water from entering your home and creating damage.

Working wooden shutters were prevalent on all Zoar homes and over the years the shutters have disappeared due to wood decay. If replacing shutters, avoid using the plastic shutters. Restoring existing shutters is highly recommended.

*The muntins in patterns are shown below that are commonly found in historic Zoar houses. They are now referred to as "grids or grills".*



## Recommended

- Original windows can be restored, reglazed and repainted.
- Research your home to determine which muntin style would have been appropriate for the time period in which it was built
- Beware of lead paint and clean paint chips in window trough or scrap and remove loose paint.
- Replace cotton ropes as they deteriorate and where the counter-balance weight no longer keep your windows up.
- Replace windows with a period looking energy efficient window that would eliminate storm windows.

*If you need more information about restoring or replacing your windows, please contact us and we will be glad to help. A list of approved and recommended vendors and contractors will be updated and posted on our web site at [www.zoarnet.com](http://www.zoarnet.com).*

## Not Recommended

- Never use products other than what is recommended for glazing and caulking.
- Do not neglect rotted window seals. Repair them before further damage is done.
- Never purchase windows from a company that does not have a guarantee or have a proven track record.
- Do not change the size , location or number of existing window openings. Windows should be maintained or returned to the size openings existing during the historic period.

## Construction Permit

U.S. Department of the Interior  
National Park Service Cultural Resources  
Heritage Preservation Services

PRESERVATION BRIEFS  
Roofing for Historic Buildings  
by Sarah M. Sweetser

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## Resource

Per the  
Village of Zoar, Zoning Ordinance  
any roof construction requires a  
"Certification of Appropriateness" (COA)  
Issued by the Zoar Historic  
Preservation Commission in order to obtain a  
"Project permit"  
Approved by the Zoning Board and  
issued by the Zoning Inspector.

