

WINDOWS IN THOUSAND ISLAND PARK

Thousand Island Park is a National Historic Register community. As such, we are especially concerned with maintaining the community's architectural integrity and windows are a significant element in this concern. For guidance, cottage owners, architects, builders and any others are encouraged to discuss anticipated projects before construction and early in the planning process with Corporation office and/or with the Preservation and Architectural Review Board. Listed at the end of this informational piece are several documents that clarify and provide focus for our concern with cottage windows in our community.

The Preservation Board very actively encourages preserving windows in any building in Thousand Island Park rather than replacing. In reviewing window projects within the community, the Preservation Board will begin by considering the significance of the windows. In most cases, windows shall be restored to working condition rather than replaced. Each window shall first be evaluated for operational soundness. The Preservation Board considers the following categories of window status (based on the US Department of the Interior / National Park Service Guidelines).

1. Routine Maintenance

- Some degree of interior and exterior paint removal
- Removal and repair of sash (including re-glazing where necessary)
- Repairs to the frame
- Weather-stripping and reinstallation of the frame
- Repainting

2. Stabilization of deteriorated windows

- Dry the wood
- Treat decayed areas with fungicide
- Waterproof with boiled linseed oil
- Fill cracks with putty and/or use epoxy
- Paint

3. Extreme Deterioration

- May require consideration of replacing deteriorated pieces with new matching pieces or splicing new wood into existing members



The Preservation Board uses the following checklist to evaluate any proposal to replace an existing window:

- Is the window significant to the building and/or structure?

- Can the window be reconditioned by and/all of the following methods?
 - New paint
 - Re-glazing; replacing putty
 - Correcting gaps between and around components (sash / frame)
 - Repairing or modifying components to ease operation
 - Repairing or replacing broken hardware
 - Weather-stripping and gap/joint sealing to achieve energy savings
 - Addition of storm windows (secondary glazing)

- Has an effort been made to preserve and/or restore the existing window?

- If the window must be replaced, has an appropriate style replacement window been selected?

References:

Preservation Code Section C-4

Preservation Handbook "Construction and Renovation Guidelines" Pages 33-34



WINDOW COMPONENTS

