



Recommended: Retain, maintain, and repair historic windows, such as the 3 pane knee-wall window at the David D. Doremus House and the dormer at the Abram and David Demaree House, which is a mid-19th-century addition with its own significance.



The Greek Revival David D. Doremus House has a paneled door, sidelights, and transom framed by pilasters. The handsome doorway is integrated into the design of the 1-bay entrance porch, which has square piers supporting a classical entablature and triangular pediment.

GUIDELINES FOR WINDOWS AND DOORS



Recommended: Retain, maintain, and repair historic windows and doors.

Windows and doors contribute to a building's architectural character and scale. They display historic craftsmanship and some buildings have windows and doors that are important decorative features with elaborate enframements, stained glass, and/or ornate panels. The windows of most historic buildings dating to the 18th and 19th centuries have wood double-hung sash with multiple panes. They have wood trim and sometimes cornices. While most windows are rectangular, some may be circular, semicircular, arched, or have other shapes. Such windows are frequently found in gable peaks.

Historic doors are typically wood paneled and sometimes paired and/or arched. Beginning in the mid 19th century, doors might have glazed sections. The scale of the wooden members of the window and door frames varies according to style and date of construction. Closter's 20th-century buildings may have wood windows and doors, or they might have historic metal ones.

When original windows and doors survive, every effort should be made to preserve them as they are an integral part of the building's historic fabric. Problems related to energy efficiency can frequently be solved by installing weather stripping, repairing broken glass, re-caulking around frames, and installing storm doors and windows.

Some of the historic buildings in Closter have replacement windows and doors. When these replacements are not compatible with the architectural significance of the building, the Closter Historic Preservation Commission encourages property owners to replace them with ones that enhance the building's historic architecture. However, replacement of altered features is not required.

For Landmarks and Key Contributing and Contributing Buildings in Landmark Districts, a Certificate of Appropriateness (C/A) is required for any window or door replacement. A C/A is not required for ordinary repairs and maintenance of windows and doors using the same materials. Work not requiring a C/A includes weather stripping, caulking, painting, and repairs using the same materials and resulting in no change in appearance. The installation of storm windows and doors that are compatible with the architectural period or design of the building does not require a C/A. The Closter Historic Preservation Commission (CHPC) recommends that the property owners of Landmarks and Key Contributing and Contributing Buildings in Landmark Districts informally meet with the CHPC before the new installation of storm windows and doors to determine whether they are compatible.

For Non-Contributing Buildings in a Landmark District, a C/A is required for a project involving windows and doors only when another permit is required. These projects will be reviewed as Minor Applications, except when there is a change in size and location of the windows and/or doors.



Recommended: Repair rather than replace historic materials such as found in these decorative late-19th-century windows.

GUIDELINES

Identify, retain, and maintain historic windows and doors.

Repair rather than replace deteriorated historic materials. Generally limit repairs to the deteriorated areas and use techniques appropriate to the materials.

Historic windows and doors should not be replaced to improve energy efficiency, but preservation methods should be employed to upgrade efficiency.

For necessary replacements, match the historic materials and features in composition, design, color, texture, and other visual qualities. Do not alter the window and door configuration, especially on facades visible to the public.

Minimize damage to historic fabric when installing replacement windows and doors, storm doors and windows, and screen doors.

If a building has replacement windows and doors, they may be retained, but property owners are encouraged to make alterations that are compatible with the historic building and district.

For Landmarks and Key Contributing and Contributing Buildings in Landmark Districts

RECOMMENDED

- Retain, maintain, and repair historic windows and doors. Follow the recommended methods found in technical assistance sources in the *Resources for Windows and Doors* box in this chapter. Replace only the deteriorated sections, rather than the entire window or door.
- Replace historic windows and doors only when too deteriorated to repair. The replacement window should be in-kind, matching the historic original in visual characteristics – size; design; division of panes (lights); dimensions of the frame, the mullions, and the muntins; finishes; and, when possible, materials. The replacement doors should be in-kind matching the originals in size, design, panels, profiles of moldings, finishes, and, when possible, materials. Installing quality wood windows and doors is encouraged, but high quality windows and doors of other materials may be allowed.

To limit damage to historic fabric and prevent future problems, it is important to have replacement windows and doors installed by careful, experienced contractors. Original frames should be retained, especially when they are important decorative features. Historic hardware should be reused, when possible. Any historic feature should be photographically recorded prior to removal.

- If some replacement is necessary, consider relocating repairable historic windows and doors to facades visible from the public view and installing replacement windows and doors where they are not visible from the public view.
- If windows and doors have previously been replaced, consider replacing incompatible ones with ones that match documented originals or which are compatible with the historic building. Restoring missing or altered windows and doors will enhance the historic architectural character of the building. However, altered windows and doors may be retained or replaced with ones of matching design.
- For windows, use clear glass or only minimal tinting with low-e coatings. Unless there is documentary evidence otherwise, windows should appear transparent.
- Retain, maintain, and repair original exterior shutters. It is preferable to remove damaged shutters for future repair, than to replace them with ones of inappropriate size, shape, and/or materials.
- Consider removing replacement shutters that they do not fit the window openings (inappropriate size or shape), or that do not appear to be made of wood.



Not Recommended: *Installing replacement windows that are the wrong size, such as the smaller windows in this row*
For Landmarks and Key Contributing and Contributing Buildings in Landmark Districts

NOT RECOMMENDED

- Removing, encapsulating, blocking, or filling in significant original windows and doors, especially those that are visible from the public view.
- Adding additional non-historic window and door openings, especially when visible from the public view.
- Changing the size or shape of a window or door opening, especially when visible from the public view.
- Installing windows and doors that are incompatible with, or are more decoratively elaborate than, the portion of the building in which they are located.
- Installing window sashes with inappropriate division of panes. (For example, it is inappropriate to replace a historic 6/6 sash with a 1/1 sash or with a single pane of glass.)
- Installing fixed, single-pane glass windows unless they are documented historic features.
- Installing snap-in muntin grilles. Use window sashes with actual divided window lights or with simulated divided lights (SDL).
- Replacing window glass with opaque panels, such as metal, wood, or other materials.
- Using dark or reflecting tinting of glass.
- Installing metal security screens or bars on window openings unless there is documentary or physical evidence for such features.
- Installing shutters when no documentary evidence exists for them. If shutters are installed, they have to be the correct size, style, and material and should fit the window and appear to be able to be closed.

For Landmarks and Key Contributing and Contributing Buildings in Landmark Districts
Screens and Storm Windows and Doors

RECOMMENDED

- Consider installing interior storm windows.
- When visible from the public view, install an exterior storm/screen window that matches the size of the window, and that has narrow trim that follows the shape of the window and a meeting rail aligned with that of the window. The storm window may be of any material, but must be painted or clad to match or complement the trim of the building. Glass is recommended as Plexiglas can discolor, alligator, and get scratched.
- When visible from the public view, install a storm door that matches the size of the opening and has a narrow frame. It will not hide most of the door and will result in minimal visual impact. Try to have the vertical and horizontal divisions of the storm door relate to those of the historic door. Generally, a simple storm door with single large glazed opening is recommended. Painting a storm door the same color as the door behind it and/or the doorway trim minimizes its visual impact.
- Choose a screen door with little ornamentation or ornamentation that complements the style/type of door and the section of the building on which it is located.

NOT RECOMMENDED

- When visible from the public view, using unpainted/uncovered metal storm windows or doors.
- Installing stock storm windows and doors that require changing the size of openings.
- Adding decorative storm and screen doors that are not compatible with the building's architecture. For example, a storm door with decorative gingerbread trim is not appropriate for a Colonial Revival house. It probably is appropriate for a Queen Anne house.

For Non-Contributing Buildings in Landmark Districts

RECOMMENDED

- When visible from the public view, alter or add windows and doors that, through size and placement, continue the proportion of openings, rhythm of solids, and the rhythm of entrances of the streetscape. Refer to the *Guidelines for New Additions and New Construction* chapter.
- Use windows and doors that are similar to others in the streetscape or contemporary in design so long as they are compatible with the streetscape. Various materials may be used so long as they do not impact the overall visual character of the streetscape. Snap-in or removal grills are allowed.

NOT RECOMMENDED

- Installing new window and door openings that disrupt the existing rhythms of the streetscape.



Recommended: Installing storm windows and doors, such as this one, that have minimal visual impact as they have very narrow frames which are the same color as the trim of the building.

RESOURCES FOR WINDOWS AND DOORS

Hopewell, New Jersey, Historic Preservation Commission, *Design Guidelines: Guidelines for Wood Windows and Doors*, <http://208.55.240.96/Guidelines-Historic-Properties.html>

National Park Service, *Preservation Brief 9: The Repair of Historic Wooden Windows*, <http://www.cr.nps.gov/hps/tps/briefs/brief09.htm>

National Park Service, *Preservation Brief 13: The Repair and Thermal Upgrading of Historic Steel Windows*, <http://www.cr.nps.gov/hps/tps/briefs/brief13.htm>

National Park Service, *Preservation Brief 16: The Use of Substitute Materials on Historic Building Exteriors*, <http://www.cr.nps.gov/hps/tps/briefs/brief16.htm>

National Park Service, *Preservation Brief 33: The Preservation and Repair of Historic Stained and Leaded Glass*, <http://www.cr.nps.gov/hps/tps/briefs/brief33.htm>

New Jersey Historic Preservation Office, *FYI Publication: Repairing Wood Windows*, <http://www.state.nj.us/dep/hpo/4sustain/windowrepair.pdf>

New Jersey Historic Preservation Office, *FYI Publication: Retrofitting Historic Windows*, <http://www.state.nj.us/dep/hpo/4sustain/windowretrofit.pdf>

New Jersey Historic Preservation Office, *FYI Publication: Saving Wood Windows*, <http://www.state.nj.us/dep/hpo/4sustain/windowsave.pdf>

National Park Service, the Center for Public Buildings, Georgia Institute of Technology, and the Historic Preservation Education Foundation, *The Window Handbook: Successful Strategies for Rehabilitating Windows in Historic Buildings*. Available for purchase from Historic Preservation Education Foundation, P.O. Box 77160, Washington, DC 20013-7160.

National Park Service/Historic Preservation Education Foundation, *Window Guide for Rehabilitating Historic Buildings*. Available for purchase from Historic Preservation Education Foundation.