

VHF HOUSE GRANTS PROGRAM

WINDOWS, DOORS & STORM WINDOW REQUIREMENTS

VHF has assembled these requirements for its House Grants Program. It is the homeowner's responsibility to ensure that work is done per the requirements. **Failure to comply with these requirements will likely affect payment of the grant in full or part.** To ensure full compliance please provide prospective contractors with a copy of the applicable requirements for the project and ask them to specify these requirements in their quotes. The contractor's on-site representative should also be provided with a copy before work commences.

Windows & Doors

It is preferable to repair rather than replace original wood sash windows. The key to window longevity is the quality of original material and construction techniques, combined with regular maintenance. These general guidelines for historic windows also apply to the repair, restoration and replication of historic doors.

- VHF funds repair and restoration of historic windows.
- VHF funds replication of historic windows where the original windows are missing or beyond repair.
- VHF does not fund double-glazed or thermal units,
- Replacement windows must replicate the original windows in material, overall frame size, sash profile and size, muntin profile and size, glass colour and reflective qualities. Vertical grain cedar/fir must be used.
- Replace windows with historically appropriate or vintage glass.
- Windows require stainless steel hardware.
- Woodwork requires priming where there is bare wood.
- Wood muntin bars separate panes of glass. They are not placed over one large pane of glass.
- Loose and deteriorated window putty must be removed and replaced with linseed oil glazing putty. Linseed oil putty typically requires 2-4 weeks of drying time before painting with oil or alkyd pimer.
- It is recommended that visible hardware such as hinges, door handles, locks and escutcheons be appropriate to the period and style of the house.
- Modern weather stripping, door sweeps and deadbolts should be as unobtrusive as possible when viewed from the exterior.
- To be eligible for VHF funding, weatherstripping should be durable and not visibly alter the profile of the window/door or jamb. Some examples include:
 - Silicone tube seal set in a groove
 - Spring bronze (Fig. 2)
 - Interlocking metal

Recommended: Consider using historic “wavy” glass appropriate to the period of the house rather than modern float glass.

Storm Windows

Storm windows can increase the life of historic windows by providing protection from the elements as well as heat and sound insulation. To obtain the highest efficiency from a wood storm, the existing window should be well maintained, operable, tight fitting and retrofitted with weatherstripping.



Fig. 1 Through-mortise and tenon joint

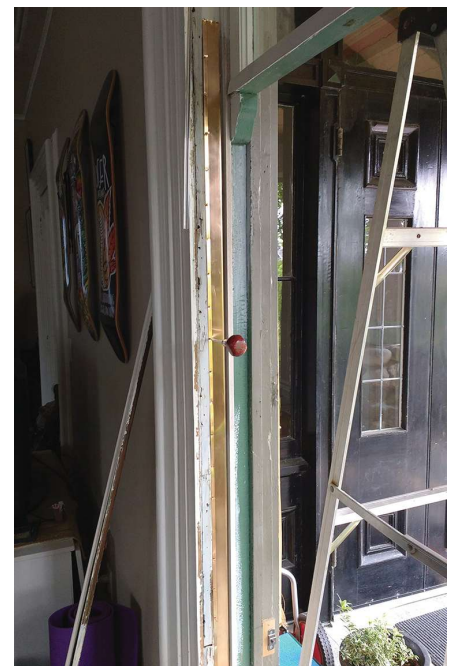


Fig. 2 Spring bronze weatherstripping installation in sash channel of double-hung window

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Storm Windows cont'd

- VHF funds both fixed and opening traditionally-constructed (jointed with through-mortise and tenon joinery, Fig. 1) wood storm windows.
- Storms must be attached with non-invasive hardware such as storm hangers (Fig. 3).
- New storms must be primed on all sides and finish-painted before installation.
- Storms must be painted in gloss or semi-gloss paint the same colour as the exterior face of the sash underneath.
- No modifications, cutting or alterations to the building's character-defining elements are permitted during storm window installation. (Fig. 4)

Recommended: Attach storm hardware with stainless steel screws.

Recommended: Most storms should be openable for ventilation and to allow for emergency egress.

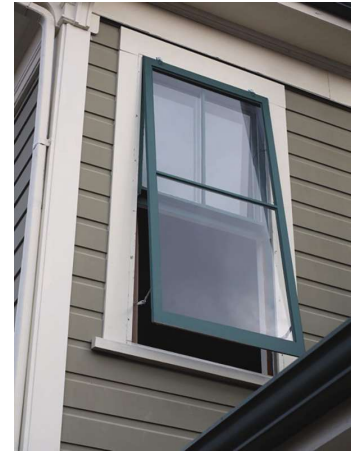


Fig. 3 Operable storm window attached with storm window hangers



Fig. 4 Do not modify, cut or alter the building's character-defining elements when installing storm windows