

PRESERVING BARDSTOWN

Fall 2014

Preparing for Winter

Fall is here! Now that colder weather is peeking around the corner, it is time to work on weatherization of your historic properties. Remember: historic wood windows may only need storm windows added to make them more efficient. Just a little extra effort in painting and securing wood windows will make it possible for them to last another 100 years!

Perhaps the most vulnerable architectural elements of any historic buildings are the windows. Sadly, windows are often relegated to secondary or third-tier importance to the building in which they are installed. But one must keep in mind that windows play a very pivotal role in the overall design and appearance of historic structures.

Throughout the centuries, advances in technology have transformed the manufacture and styles of windows. Beginning in the early 1700's, an increase in the availability of larger panes of glass contributed to the creation of wood sash windows which quickly replaced casement windows.

Double-hung wood sash windows feature wood frames with upper and lower vertical sliding sashes with glass panes held together by wooden glazing bars, known as muntins. Glass panes are present in countless configurations, the most common being 1/1, 4/4 or 6/6 arrangements. Differences in composition and construction help identify building practices and craftsmanship, and, most importantly, are associated with specific architectural styles both nationally and regionally.

Maintenance and Repair

Historic windows were constructed of old-growth wood. Old-growth wood is more rigid and resilient, is more rot and wear-resistant, and typically comes from the surrounding area, thus making it a green building resource. These qualities make the material more capable of handling regional elements and temperatures. Sagging and warping can allow serious air and water penetration, and also lead to inoperable windows, often necessitating total replacement in a shorter time span than their wood counterparts which can last for one hundred years or more with proper maintenance.

Painting is the number-one maintenance factor in a decision

between wood or replacement windows. Wood windows must be painted on a regular basis in order to prolong their lifespan. However, that repetitive chore also presents an advantage. A homeowner may update their home and change their color scheme at any time. Vinyl and aluminum window replacements cannot be painted and discolor over time, making a house look dated and drab. Once this occurs, homeowners must choose between the existing replacement windows or investing in new replacement windows.

Vinyl and aluminum windows are not maintenance free; both require regular cleaning in order to avoid mold and mildew build up. It is much easier to repair wood windows than aluminum and vinyl. Historic wood windows were constructed of separate components each of which can be easily removed, repaired and replaced. Other than replacing glass panes, vinyl and aluminum windows can not be easily repaired. They are constructed in such a way that disassembly is impossible and it is often more feasible to replace the entire window rather than repair a defective segment.

Energy Efficiency

It is a misconception that new replacement windows are much more energy efficient than historic wood windows.

Embodied energy is a factor often overlooked when evaluating environmental efficiency. Embodied energy is the amount of energy it takes to create a product, everything from milling the wood to transportation to creation and installation. Retaining and repairing historic windows conserves all of that embodied energy and prevents more energy from being expended to make replacement windows.

Unfortunately, wooden windows are blamed for much of the air penetration and loss resulting in unwanted high electric and gas bills. The result is that wood windows are usually the first items to be replaced in an effort to cut those bills down. However, windows themselves are not the main culprit. According to the U.S. Department of Energy, only 10 percent of air loss is caused by window leakage, whereas one-third of air infiltration wafts through openings in floors, walls and ceilings. Adding just 3 ½ inches of insulation in an attic has a greater impact on thermal resistance than replacing a single-pane window with a high energy efficiency replacement window.

(cont. on pg. 4)

Sign Design Guideline Amendments

The Bardstown Historic Review Board made amendments and additions to the non-residential Design Guidelines following a public hearing held on September 8, 2014. The following are those amendments:

SI1 Do not install more than two signs on any storefront or non-residential lot. When an establishment has a rear entrance one sign, no larger than 6 square feet, may be installed for identification.

SI2 Design signs to complement their surroundings. Signs shall be integrated into the architectural design of the building and shall not dominate the façade, block historic architectural features, or interfere with adjacent buildings. Installation must comply with all other applicable city sign regulations.

SI3 Keep sign designs simple and easy to read. Use a limited number of lettering styles and colors, which reflect the character of the commercial establishment and building.

SI4 Consider the following issues when installing a sign: its size, shape, and materials; where it will be positioned on the building; if and how it will be illuminated; and what typeface will be used.

SI5 Place surface mounted signs over the unadorned frieze of a cornice or along the top of the storefront below the sill of the second-story windows. Surface mounted signs shall not exceed 7% of the total façade of a structure or 15 square feet whichever is less. Surface mounted signs shall be installed above the display windows and below the second-story window sills. Lettering should be between eight and 18 inches high and occupy no more than 65 percent of the sign board.

SI6 Install window signs in such a way that lettering does not obscure the display area. The color of the letters shall contrast with the interior or space. Window signs shall not exceed 25% of the square footage of the window or door.

SI7 Signs shall project no more than five feet or half the width of the sidewalk, whichever is less, shall not exceed 12 square feet and must be no lower than 9 feet from the bottom of the sign to sidewalk. Attached window signs shall be adhered to only the interior of the window. This is to protect the integrity of the signage.

SI8 Do not install roof-top signs.

SI9 Use appropriate materials for signage, including painted or carved wood signs, lumibond type painted signs, signs applied to glass using gold leaf, paint, or etching.

SI10 Do not install plastic, backlit, or internally fluorescent signs or awnings. Signs that flash, move, or have inappropriately scaled graphics shall not be used.

SI11 Reader boards are inappropriate and shall not be used.

SI12 Do not install a freestanding sign where an attached sign will accomplish the same end. They should be low to the ground and appropriately landscaped.

SI13 Do not install billboards within a historic district.

SI14 Use of portable and temporary signs may be approved with certain restrictions and in compliance with the applicable local regulations.

SI15 Do not install marquees on any building other than an operating theater or hotel.

SI16 Lighting should enable the sign to be easily read and be confined to the sign. Concealed incandescent lighting is recommended.

SI17 Brackets and/or signs shall be attached in mortar only when being attached to a brick structure. Colors shall be considered as part of the overall façade design.

SI18 When a single structure contains two or more separate establishments with separate exterior entrances, the number and size of building signs shall be based on the portion of the building façade used by the establishment as though it was an independent unit with individual frontage. Scale will be figured accordingly.

SI19 Structures located on corner lots shall be allowed 3 signs in that all three shall not be placed on one façade.

SI20 Only one open sign shall be allowed per establishment and open signs shall only be visible during hours of operation.

SI21 Promotional signage for brands carried shall be limited to a cumulative 100 square inches.

SI22 Private parking signs shall follow the template and guidelines required for the Private Parking Sign application.

(cont. from pg. 1)

Today, replacement windows offer double panes, low U-values (measure of heat loss) and low-e glass (type of infrared radiation barrier), but that same energy efficiency can be achieved with a historic wood window. Routine maintenance, caulking around the windows, the use of exterior or interior storm windows, and weather stripping can prevent unwanted air penetration. The application of low-e film, which is removable, to the interior panes of historic windows and the use of curtains can help prevent heat gain during the summer months. These are simple solutions requiring no special skills and may be applied by any homeowner.

Double-hung sash windows, the type most commonly found on historic homes, are inherently energy efficient. Before the days of mechanical heating and air conditioning, strategically- positioned double-hung windows enabled cross ventilation within houses. Windows took advantage of the prevailing breeze; their top sashes were lowered to allow hot air to escape, while the bottom sashes were raised to allow the cooler outside air to flow in. This method still works today, and, if used properly, can significantly lower the cost of cooling a home.

For replacement windows, the payback period is longer than it is for repaired historic windows or the addition of storm windows. A homeowner can save approximately \$11 to \$12 dollars a year in energy bills with a simple storm window. If that window costs \$50, a homeowner can recoup their investment in less than five years. A replacement window costs roughly \$400 (and may cost as much as \$1,500), saves approximately \$2 to \$3 dollars per year, and takes about 220 years to recoup its cost.

Source: http://www.houstontx.gov/histpres/docs/FS_historic_windows.pdf

Protzman House

This is a 2-story, 6-bay I-house single-family residence in the Georgian style with Federal influences built ca. 1815. Exterior walls are original brick. The building has a medium hip roof clad in modern asphalt shingles with box cornice and one pyramidal dormer. There is one side left chimney. There is a single-story, single-bay platform/ stoop. There are two porches. The primary is the stoop on the I-house portion and the secondary is a corner porch on the southern end of the house on the ell. There is a two-story, front ell, brick addition. The main entryway is a stoop with a Greek Revival door. The transom and sidelights are stained glass. The home has also, due to renovations, obtained portions with Greek Revival and Colonial Revival elements. The builder is recorded as Jacob Protzman (joiner, 1815); Fence by Stewart Iron Works. The architect is recorded as E.B. Smith (1882 addition). The property includes a smokehouse that appears to contribute to its historic character.



The back section of this building is thought to have been built by Jacob Protzman, a house joiner, about 1815. John Croxier, a local merchant, added the impressive front section.

The...home was once owned by the Lovell Marks family. The house contains fifteen rooms and halls. Four of the rooms downstairs are twenty feet square. The hall is 12 by 20. The S.C. Crume and Seeger families also lived here.

(Taken from "Historic Nelson County, Its Towns and People" by Sarah Smith)

Acknowledgement:

This newsletter was funded in part with Federal funds from the National Park Service, U.S. Department of the Interior, and administered by the Kentucky Heritage Council. The contents and opinions do not necessarily reflect the views or policies of the Department of the Interior, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior. The U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, disability or age. Any person who believes that he or she has been discriminated against should contact the Office of Equal Opportunity, National Park Service, 1849 C Street NW, Washington, D.C. 20240.