

Project Narrative – Historic Window Replacement

The proposed project consists of replacing the existing wood windows on the historic residence with Marvin Infinity replacement windows that closely match the existing windows in appearance, operation and overall architectural character.

The existing wood windows have reached the end of their useful service life due to decades of exposure to the elements. Many of the window frames, sashes, and sills exhibit extensive wood rot and deterioration caused by prolonged water infiltration. Moisture penetration has resulted in failing joints, decayed wood components, peeling finishes, and compromised structural integrity. In several locations, the deterioration is too extensive to allow for practical or durable repair. In fact, Unit 3 of the building had their windows restored a few years ago, but this restoration has not had any significant improvement in the seals or temperature maintenance of the unit.

In addition to the physical deterioration, many of the existing windows no longer operate as intended. Numerous sashes are difficult or impossible to open and close due to warped frames, failed sash components, deteriorated hardware, and years of wear. Several windows no longer provide a proper weather seal, allowing air and water infiltration that contributes to interior moisture issues, reduced energy efficiency, and ongoing deterioration of adjacent building materials. And in a few places, the window glass is cracked, chipped or broken.

The proposed Marvin Infinity replacement windows have been selected because they provide a durable, long-lasting, and low-maintenance solution while preserving the historic appearance of the residence. The new windows will be installed within the existing window openings and will closely replicate the original sightlines, frame proportions, and grille patterns (where applicable), ensuring that the historic architectural character of the home is maintained.

The replacement windows are dual-pane, double-hung units that offer significantly improved performance and functionality. Their insulated glass construction will provide enhanced weather protection and energy efficiency while reducing drafts and moisture infiltration. The double-hung design maintains the traditional appearance of the original windows while allowing both the upper and lower sashes to operate smoothly for improved ventilation. In addition, the tilt-in sash feature makes the windows substantially easier to clean and maintain from inside the home, reducing the need for exterior access and helping to ensure the windows remain in good condition over time.

This project is intended to preserve the long-term integrity of the historic structure by addressing irreversible deterioration, preventing continued water damage, and ensuring that the building remains functional and well-maintained. The proposed replacement windows represent the most practical and responsible preservation approach where repair is no longer feasible due to the extent of deterioration. By retaining the traditional appearance while providing improved durability, weather resistance, ease of operation, and reduced maintenance requirements, the project will help preserve the residence for future generations.