

Windows

General Considerations

Windows shall be compatible in style with the architecture of the house. Storm/screen windows must not distract from or alter the appearance of the house.

Windows shall be of quality material and the type, style, material, color, detailing and installation of a new or replacement window must be consistent with that of existing windows.

Generally, no application is required for the replacement of existing windows, and/or the installation/replacement of storm/screen windows, that are similar in type, style and color.

Specific Guidelines

Window Additions/Replacements

- New windows, including sliding or French doors, must be compatible in style and character with existing windows and their proposed locations must be appropriate to the architecture of the house.
- Individual replacement windows must match or be compatible with existing windows in design, configuration, material, frame width and color.
- Window frames shall be clad or painted in white, dark anodized “bronze,” or a color consistent with other windows. Mill-finished clear or gold anodized aluminum is not permitted.
- Windows shall have clear glass. Highly reflective glass tinting is not permitted.
- Windows on the same elevation of the house should be of the same or similar style, type, material, color, and detailing.
- Specialty windows such as casement, bay, slider, individual, etc. will be considered on a case-by-case basis.
- Replacement of existing windows with grids to windows without grids will be considered on a case-by-case basis. In most cases, all windows on any elevation of the house must be consistent.

Storm/Screen Windows

- Storm/screen windows must not substantially alter the appearance of the existing windows.
- When installed over existing windows, storm/screen window frames should be of the same material and have a similar color as the existing window frames or white.
- Additional storm/screen windows must match the type, material, frame width and color of the existing storm/screen windows.

BROADLANDS
Modifications Subcommittee Design Guidelines

Windows - *continued*

Submission Requirements

- Signed and dated application form.
- Description of the project.
- Photographs showing the house, existing windows and doors and the proposed location of new and/or replacement windows.
- Where new windows are proposed, elevation drawings, to scale, showing the existing house and the proposed location of the windows.
- Catalogue photographs or manufacturer's "cut sheets" identifying window type and style, including the specific "name" of the window, if applicable, and dimensions, materials, and colors.
- A sample of the window, frame finish and color, if applicable.