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# Replacement vs. Refurbishment

The Ford Centre, Minneapolis, MN



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The Ford Centre of Minneapolis, MN had a number of existing steel windows replaced with storefront many years ago. When undertaking the most recent renovation, the original windows were removed, restored and reinstalled from the first floor and up, filling as many openings as possible with refurbished windows. When all original windows had been used, the remaining openings received Series 2500 Historic Steel Replication windows manufactured by St. Cloud Window, Inc. which were based off of the design and sitelines of the original steel windows and passed historical review.

Series 2500 from  
St. Cloud Window, Inc.



Refurbished

The original window muntin sightline was 7/8".

The muntin provided by St. Cloud Window, Inc. matched the exterior profile and overall dimension.



Series 2500

Original

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The refurbished muntin grids ended up at an overall dimension of 1-1/2". The contractor used a vinyl stop and silicone for reglazing and the glass was 1/4", non-thermal glass with no low 'e'.

The sightline increased due to the need for setting blocks, common sizes and to accommodate the stop system that was utilized. In order to achieve the thermal goals for the project, an interior storm window system provided by St. Cloud Window, Inc. (SCW620 Hung) was used on the interior of all refurbished windows.



Refurbishment does not always successfully meet the intended goals of historical renovation. Had the project incorporated an IG unit in lieu of monolithic glass, the sightline would likely have been larger due to the need to "hide" and protect the IG spacer to prevent seal failure.

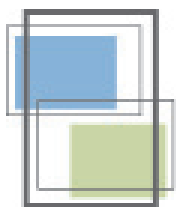
In this particular building, the replacement windows do a better job of representing the original building's windows than do the refurbished windows.

Thus, maintaining the integrity and legacy of the building and it's historic significance.



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