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Real Estate

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JAMES DULLEY

CUT YOUR UTILITY BILLS

Many options exist for making windows energy efficient

Jim: My windows are not the most efficient. Instead of replacing them, I am considering installing rolling shutters for efficiency, storm protection and security. What design features should I choose? — **Ronnie M.**

Ronnie: There are many options for making your windows more energy efficient, but rolling shutters also offer the advantages of security and storm protection you mentioned.

We have tornadoes here in Cincinnati, so I am considering installing one over a large window. During a storm last fall, a tree branch almost broke the glass while I was sitting near it.

The actual energy savings from installing rolling shutters depends on the type of window glass you now have and, to a less extent, the type of slat in the shutter. If your house now has double-pane windows, adding the shutters will about double the insulation value of them. With single pane windows, the percentage increase will be even greater.

Additional energy savings can be realized during summer because the rolling shutters also block the heat from the sun's rays through the windows. The shutters can be lowered to any position to allow in only as much light (and heat) as you desire.

FYI

Send inquiries to James Dulley, Sunday News, 6906 Royalgreen Drive, Cincinnati, OH 45244 or visit http://dulley.com.

Rolling shutters are extremely strong and secure because they operate like a roll-top desk. Narrow slats roll up into a box housing above the window. The sides slide in vertical tracks on each side of the window making them very secure and relatively airtight when they are fully closed.

If you want security and privacy, but also light and ventilation, slightly raise the rolling shutter. The bottom of the shutter will not rise, but the slats will separate slightly, exposing the interlocking flanges between them. Narrow slots in the flanges allow some light and fresh air to come through.

Several materials are used for the slats: roll-formed metal, plastic or extruded aluminum. All are suitable for most areas. The extruded aluminum ones are the strongest and most expensive and are often used on large windows. The roll-formed metal ones can be filled with foam insulation for higher efficiency and rigidity. Check your local building codes for required materials and strength.

An important feature to consider is how the rolling shutter is opened and closed. The various options are a pull strap, a crank handle or an electric motor. Keep in mind that if the shutters are inconvenient to use you will not close them as often as you should for efficiency or security.

For most small- to average-size windows, a pull strap is easy to use and inexpensive. Large shutters or ones made from heavy-gauge aluminum may be easier to operate with a hand crank. Electric motor operators are most convenient, but also more expensive.

The following companies offer rolling window shutters: AC Shutters, 800-745-5261, http://acshutters.com; Roll-A-Way, 800-683-9505, http://roll-a-way.com; Rollac Shutters, 888-276-5522, http://rollac.com; Titan Security, 866-691-3667, http://titansecurity.com; and Wheatbelt, 800-264-5171, http://rollupshutter.com. ■

These rolling shutters are partially open over sliding glass doors. Notice the small slotted holes in the flanges between the slats.

Award-winning house is an example of period-style architecture

Blaine T. Shahan/SUNDAY NEWS PHOTOS

This is the Parade of Homes house at 111 Warwick Road, Lititz. The 3,844-square-foot residence features an assortment of old-fashioned-looking custom details, including rough-sawn ceiling beams and a reclaimed barn door.

Making new look old

BY PAULA WOLF
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The Lancaster/Lebanon Parade of Homes is an opportunity for builders to display what they do best.

Custom Home Group's Parade entry in Warwick Township is a perfect example.

"We love doing custom homes," said Jared Erb, a designer with the Quarryville company. "We like to build for people's lifestyles."

The 3,844-square-foot residence, constructed for a couple and their four children, features an assortment of old-fashioned-looking custom details, including rough-sawn ceiling beams and a reclaimed barn door.

The home, whose cost has not been published, is situated on a 2-acre lot along Warwick Road, near Millport Conservancy. The property also borders a small creek.

"It's a beautiful setting back here," Erb said.

The house is an example of period-style architecture, more particularly German colonial, said Ken Urich, an estimator for Custom Home Group.

"Our goal is to make it look like it's been here 200 years," he said.

In its Parade category, the home won Best Kitchen and Best Decorating along with honorable mentions in Best of Show, Best Bath, Best Landscaping and Best Exterior.

Urich said the residence was designed by an architect and then "re-engineered" by Custom Home Group to fit the family's budget.

The exterior boasts real stone veneer, stucco, cement-board siding, a cedar-shake roof and a copper roof over the front door. There's also a Civil War-style fence, a dry-laid flagstone walkway and a flagstone patio.

The home includes five bedrooms, 3½ baths, a three-car garage with carriage-style doors and an epoxy-coated floor, and an unfinished basement with Superior walls.

Leola Cabinet Shop did the custom kitchen, which features maple cabinets with a distressed finish; quartz counters; an island with raised maple top; Viking appliances, including a six-burner stove; a porcelain farm sink; farmhouse-style hardware; a reclaimed barn door; and a cathedral ceiling with rough-sawn beams. Four columns with antique-style finish divide the kitchen and breakfast nook.

In its Parade category, the home won Best Kitchen, as well as several other awards. The kitchen has an island with raised maple top; Viking appliances, including a six-burner stove; and a porcelain farm sink.

And while the house is constructed to appear old, "the kitchen is supposed to look like it's an addition" to that, Erb said.

Rough-sawn beams also are a highlight of the sunken great room, which comes with a walk-in, masonry, wood-burning fireplace.

The breakfast nook includes rough-sawn beams as well as painted barn siding. The sitting room in the master suite includes stained barn siding, too.

In addition, much of the house boasts random-width white pine floors from Carlisle Wide Plank Floors, headquartered in Stoddard, N.H.

Examples of farmhouse-type trim in the home are 10-inch baseboard and 4-inch casing around the windows and doors.

This is the master bedroom, which is equipped with a claw-foot tub in the bathroom.

Two of the bathrooms are equipped with claw-foot tubs, including the master bath.

And the sink in the powder room comes with a log base, from one of the trees on the property. "That was kind of fun," Erb said.

The formal dining room boasts 6-foot-high wainscoting with crown molding.

In its Parade category, the home won Best Kitchen and Best Decorating along with honorable mentions in Best of Show, Best Bath, Best Landscaping and Best Exterior.

The house also features porcelain doorknobs; a hallway with a wooden locker for each child; reclaimed hardware on the front door; a laundry/mud room with built-in pantry shelves; and a stairway with heavy box newel posts and a custom railing.

On the first floor, Custom Home Group used 8½-foot ceilings rather than 9-foot ceilings because the latter is too contemporary, Erb said.

Four of the five bedrooms are upstairs, with the guest bedroom and bath on the first floor. Down the road, the first-floor study could be converted to a master bedroom, Erb said.

The residence, which relies on well water and a septic system, is heated by a geothermal pump.

The custom paint job was done by F&M Painting, Lititz. "There are about 30 paint colors in this house," Erb said.

Interiors furnished the home for the Parade. The annual showcase, which ends today, is open noon-6 p.m. ■

Rough-sawn beams also are a highlight of the sunken great room, which comes with a walk-in, masonry, wood-burning fireplace.