

Full glass storm doors with a built-in roll-up screen have a narrow horizontal bar across the center of the door. The roll up is convenient and the half-screen is sufficient to ventilate and protect the original front door on sunny days. Many owners require roll-up ease instead of hoisting a full-glass panel in and out of the frame in changeable weather.

TIP: Pull the roll-up screen open in the mornings, closing it later, after the sun has crossed over. That keeps the screen operational and protects the original entrance door from heat damage. This daily practice can be waived on rainy or overcast days when heat buildup is minimal. However, the additional heat builds up quickly and front doors are seldom opened frequently enough to relieve it.

4. SECURITY: All storm doors should be equipped with locks to keep the door securely closed.

TIP: Storm door locks are not as strong a deterrent to entry as the double locks on our front doors, particularly when the screen feature is in use. Always close and lock your original entrance door when exiting your home (and take your keys).

5. INSTALLATION: Uninstalled doors are heavy and unwieldy to

handle. To operate smoothly they must be balanced and level. Uneven handling can easily cause the glass to crack. Locks, hinges, and edges must be aligned within the door itself as well as with the existing doorframe. Extra molding usually needs to be installed to properly space the door away from the handle on the original front door, or to size the opening.

It is usually to your advantage to arrange for delivery and installation by a professional to protect your investment and to ensure long-term satisfaction. Few of us have strength and experience in door hanging. Reputable retailers can often arrange expert installation at the time of purchase and offer you recourse within a reputable guarantee if any damage were to occur in transit or during installation.

6. ARCHITECTURAL COMPLIANCE: These guidelines comply with the Conditions, Covenants & Restrictions documents that protect your townhome investment and the architectural ambiance of your townhome neighborhood. Architectural Change Request forms are available from, and may be submitted to, any LPTA board member or our management company. Complete the form and attach a picture of your door. Forms are also available at www.lakeparktownhomes.com.

Purchasing a STORM DOOR for your LAKE PARK TOWNHOME



Adding a storm door is an important exterior investment in your Lake Park townhome. Many designs and colors are available and costs vary. Choose a door that will enhance your townhome, have the features that are convenient to you, and make a worthwhile addition to the major investment you have in your townhome. Design, color, ventilation, security, installation, and architectural approval all make a difference.

1. DESIGN

A front door is a focal point of the townhome front. The Beazer and Ryan townhome architects established a standard for the original front entrances. The multi-panel design (6 panels, 2 windowed) of each door is compatible and consistent with all the design features in your townhome exterior, particularly with the shutters and doorframe elements. It is also correctly proportioned to the windows and roofline of the townhome exterior.

Well-designed architectural changes always take into consideration the shape, lines and proportions of the existing building. The reason: so the change enhances, and does not 'fight' the inherent beauty of the building.

The best storm door designs for our townhomes are full glass storm doors. Half glass or $\frac{3}{4}$ glass doors present a more casual appearance and are more appropriate for rear patio entrances, but are not recommended for the townhome front entrance. Colonial cross-buck storm doors are not acceptable for they are completely out of character with the architectural design of both the Ryan and the Beazer townhome designs in Lake Park.

2. COLOR:

What color are your townhome door and shutters? A preferred storm door matches the color of the original existing front entrance door and window shutters. Black, Colonial Red, or Forest Green are the standard. Paint and chips are available at Duron Paints and Wallcoverings of Matthews NC, 1419 Matthews Mint Hill Road (704) 847-7476.

A white storm door matches the decorative doorframe on a townhome. But covering a front door with a white

storm door makes the front door look smaller and enlarges the appearance of the frame. It wouldn't make visual sense to put a wrong size mat around a portrait so the hair and ears are covered and the viewer can only see the eyes and nose. In the same way, a storm door that does not match the color of the front door overly masks the front door and dwarfs the stature of the original black, colonial red or forest green entrance. A storm door frame that matches the color of the entrance door and window shutters maintains the correct proportion of the architectural elements. Storm doors, which have been added without this awareness, do not complement the townhome design as well.

Any horizontal bar across the middle of a storm door visually "cuts the door in half". A kick panel across the bottom of a storm door reduces the view of the front door. These negative visual effects are eliminated when the storm door (and it's horizontal bar or kick panel) matches the color of the original entrance door.

White storm doors are excellent choices for rear entrances where the standard 15-window door is also white.

3. VENTILATION

Obviously a screen provides ventilation and fresh air that residents enjoy. But glass doors need to be ventilated too. Storm door glass admits the sun's heat and blocks out cool air, a welcome warming effect on cool days when you have your front door open and that sun comes through the full glass. But when *both* doors are closed, that heat builds up and becomes harmful for your front door.

When a screen is in use, your front door benefits from the ventilation. But when the glass feature is in use, even in winter, sunlight beaming through the glass traps heat between the storm door and the original door. That baking heat causes premature damage to the paint and laminates on the original door and to its weatherproof seal strips.

To prevent having to repaint - or replace - your original front door prematurely, and to help keep the weather stripping in good condition, choose a full glass storm door that is designed with extra ventilation. That ventilation reduces the hazard when the glass, rather than screen, option is not in use. Reputable door retailers know about glass feature ventilation. Many townhomes face east (those facing Faith Church Road) or west, where sun exposure is strongest in the morning or afternoon.