# REHAB LAB

TIPS FOR OLD BUILDING PROJECTS

# Windows WOW!

Jonathan Hall, Field Services Manager Maine Preservation

Laura Seaton, Director *WindowDressers* 

John Leeke *Historic Home Works* 



Our Heritage, Our Legacy

#### Housekeeping

- Feel free to have your video camera on or off if your connection is unstable, turning it off may help
- Please be on mute when not speaking
- You can ask questions using the chat feature or wait until Q&A pauses and then unmute and ask it!

#### Today's session was made possible with the support of

Year-Long Industry Leaders





**Year-Long Underwriters** 

BATEMAN PARTNERS LLC

DEVELOPERS & CONSULTANTS





CREATING HEALTHY BUILDING









# Why fix these old windows?

Problems generally result from deferred maintenance. Once the maintenance is caught up overall costs can be minimal and well managed.



#### No Maintenance





#### 3 Rounds Maintenance

#### Sustainable

- Save the window
- Save character
- Save embodied energy

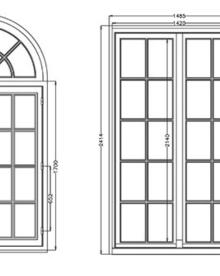
# The Efficiency Gambit

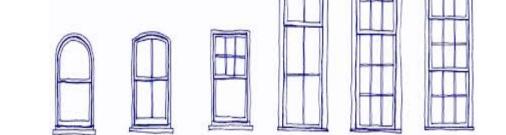
But what about energy savings?

- The recovery period of the cost of new windows cannot be achieved in the lifetime of the new windows which cannot be repaired. Studies show 34-250 years!
- Historic wood windows can be repaired indefinitely
- When well maintained, historic wood windows can have a competitive U-Value with replacements
  - Properly air sealed w/storms .44-.49
  - Best replacement value .20
- Replacement materials are carbon intensive. Offsetting any GHG emissions saved through their perceived efficiency advantage
- DOE recognizes only 7-12% annual energy savings or \$71-500!
- Old growth materials are irreplaceable!
- "Reduce, reuse, recycle"

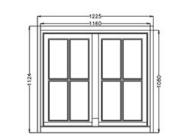
# **Traditional Types of Windows**

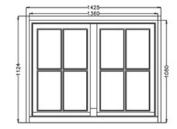
- Double Hung
- Casement
- Transom
- Steel sash
- Palladian











# Where to Begin Inventory

- Window by window survey to assess conditions
- Each window will have unique maintenance issues
- Keep notes:
  - window location
  - condition of the paint
  - condition of the frame and sill
  - condition of the sash (rails, stiles and muntins)
  - glazing problems
  - hardware
  - overall condition of the window (excellent, fair, poor, and so forth)
  - functionality



territories and provide taken the residence way to the party definitions down descent of all softenade plant." walking here many it. The harder of the little store of . These existences and principles they reput to exploriseek too he a manghe picetes backing hird, warning and a decline consideration. The Section - 2 for the initial distants for Britshillerica and 40 secondary the publication of the segmenting for equilations of region inductals and balances inputting and machine these substances properly, and when percentages, replacing, state to being. This field is bring the two party of interdistant and reach which the impletion do showing the Talk the believer all all share the detector's series of channels for the second of machine which is industrial A data (Majori Maddine, Indecement of Maler and States to the second state of the second state of the second states and the second state



basis a final and internal standard and had when have it n artan braha lartah telah Adapat Jadapat [24] Anathal Ages also device only Research. Along her at inference of the follow, "A point in adding parameters in the presence of a 1.5 (2019), "A point in adding parameters in the presence of a 1.5 (2019)." Sector 2.1 (2019). security debelows, and contract sites for implementation. trial which the performance are dealing providence and that the basic part is been also deal through the

#### Artificational or Historical Significance

Printeeting the antitian similar biogenetical distribution of whether a design of design and appendix has a second design. testical and a primari statement of the later that and to any of examines in studies examine a proper region. this, the spectral disculation and shall available then their study's township alsoining light in the master. system, privating lives not end variables to the larto be a second by a price lost in the saturbule body but advantage the representation is in the little of the simple factor. Sector and the state through the line in the sector of the manager, and apply to consider the party of the party of the industry its pile of similar type high long their in the are of work to easy the between a briter, having that and destruction because when have added

Report allo. The first studyer in Early d and the second statement that is, they must bright at the this and expand increased. In the increases of the staffparty entry ways and instituting this are not include. Released was only of the yields? simple task involves included their to be basisful of the printly building product or architectural fields, and the R a tracellation and a state to break they be application or explore mentally or a load or repletal lasts. Not parties regionally principal addition being relation bould be made to appreciate the standard of the states is question. Although each integration that features . storily similar transmit for itsels, for simply does Analysis of pageliness which have been been as but it for pitch theiling, whether the produces are into arithmicial docess live lights (1).

statist will all the betters include heat combinated, private an stream in construction in providence of the latter if they be we aspend. Doubled the original shalps plant for the citizes. To effect restant or regiment when as hadden particles, to be builded dataspector to the indifferent mediate, have made picture or them, he that the pilled in canitoral trained and providence. Over the evolution in a particular of the second se

Investment of the second state of the second s

# Secretary of the Interior **Repair Categories**

#### National Park Service Preservation Brief #9

- Designates three repair categories
  - 1. Routine Maintenance
  - 2. Stabilization
  - 3. Splices/Dutchmen/ Parts Replacement





# Class I Repair Routine Maintenance



The routine maintenance required to upgrade a window to "like new" condition normally includes the following steps

- cleaning
- some degree of interior and exterior paint removal
- May not require removal sash
- repairs to the frame and jamb if necessary
- weatherstripping and air sealing for drafts
- repainting
- really just periodic care and feeding of a window in generally good repair

# Class II Repair Stabilization

May involve repairing wood which is split, checked or shows signs of rot. Process may involve:

- removal of sash
- drying the wood
- treat decayed areas with a fungicide(boric acid or peroxide based) and allow to fully dry again
- waterproof with two or three applications of 50/50 formula boiled linseed oil and turpentine (applications every 24 hours),
- fill cracks and holes with putty, wood filler or appropriate epoxy
- once dry prime/reglaze according to manufacturers guidelines and repaint



# Sash Removal

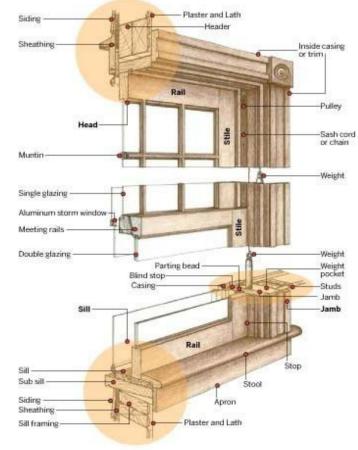
- Most historic windows are designed to allow removal sashes for maintenance
- Remove stop and parting stop and the sashes can be removed





Rehanging window weights is a little dirty but not difficult!

#### DETAILS OF A DOUBLE-HUNG WINDOW



Source: Jonathan Poore / The Old-House Journal

Staffgraphi

# Class III Repair Splices/Dutchmen/Parts Replacement

The goal is to not let your windows get this bad but if they are, or you inherit the problem, all hope is not lost!

- Basic shop tools and shop space may be required. Table saw, router, planer, sanders, etc.
- If not comfortable hiring a carpenter may be required
- If extensive jamb and frame repairs require removal of entire window unit proceed cautiously!
- While not complicated some additional, unforeseen repairs may be uncovered.
- The proverbial **Can of Worms**!
- Masonry walls can be especially troublesome



### **Dutchman Repairs**



A competent craftsperson can make repairs with basic hand tools



### **Interior Storms**

- WindowDressers can help with interior storm design and manufacture
  - nonprofit that holds building cooperative insert-building workshops around the state
- Other sources
  - See our Preservation Professionals directory

#### 11/14/18, 2pm, at the Wells Reserve at Laudholm:

29 degrees outside air temperature, and 20mph northwesterly winds. One room on the west side of the Visitor Center without WindowDressers window inserts (left), one room on the west side with them (right). The windows are ten feet apart, but in different rooms. Thermometer left for 15 minutes in each room, out of the sun, on a window sill.





#### **Exterior Storms**

- Exterior storm windows are available in a wide variety of materials and styles.
- They should be chosen to complement the beauty of your home and windows.





### Window Replacement What to Look For

Although in most cases historic windows can be repaired and saved that is not always the case. Sometimes they are completely missing. What should you look for in replacements?

- Window muntin profiles have changed over the years and are not one size fits all
- Materiality is important
- Local millworks contractors can usually replicate historic windows.
- Larger window manufacturers may not it never hurts to ask
- Ask for shop drawings so you know what you'll get
- Glass matters "wavy" glass is available if desired

 A
 B
 C
 D
 E

 1705-1790
 1790-1830
 1835-1860
 1835-1870
 1880-present

**Profile Options** 

### **For Further Reading**



#### Resources

- The Old House Guy Window Performance: Old Windows vs. Window Replacements
- <u>The Spruce Do Replacement Windows Pay for Themselves</u>
- Forbes Don't Buy Replacement Windows for Your Old House
- Fine Homebuilding Should Your Old Wood Windows Be Saved?
- National Trust for Historic Preservation 13 Things You Should Know about Retrofitting
   Historic Windows
- The Craftsman Blog All About Historic Windows

#### Resources

- <u>City of New Orleans Guidelines for Windows & Doors</u>
- U.S. Dept. of Energy Guide to Energy-Efficient Windows
- <u>National Trust Forum Saving Windows, Saving Money Evaluating the Energy</u>
   <u>Performance of Window Retrofit & Replacement</u>
- National Park Service TPS Brief #9 Wooden Windows
- Landmarks Society The Window Sash Bible: A guide to Maintaining and Restoring Old Wood Windows/
- <u>Save America's Windows Book</u>
- <u>Window Preservation Standards Collaborative</u>
- <u>https://windowdressers.org/</u>

**Q & A** 

# **Upcoming Events**



#### Historic Houses for Contemporary Lives with Scott Hanson Wednesday, October 14, 2020 4:00 PM 5:00 PM

Scott Hanson author of the award-winning and best-selling book, *Restoring Your Historic House, The Comprehensive Guide for* Homeowners will talk about how to approach restoring a historic house in a way that identifies and preserves its most important character-defining features while making it livable for 21st century life.



#### **Tips for Fall Maintenance & DIY Interior Storm Windows** Wednesday, October 28, 2020 4:00 PM 5:00 PM

In this session we review some key things you can do to get your old house ready for winter, and we'll show you how you can build interior storm windows to keep old man winter at bay.



Sign up: https://www.mainepreservation.org/webinars-and-educational-programs

#### Today's session was made possible with the support of

#### Year-Long Industry Leaders





#### Year-Long Underwriters

**BATEMAN** PARTNERS LLC

DEVELOPERS & CONSULTANTS





CREATING HEALTHY BUILDINGS









#### **THANK YOU!**

#### SUPPORT OUR MISSION:

mainepreservation.org/give



