LA Historic Neighborhoods Conference

Those Ol’ Windows! Grrrrr!...
Presentation Topics

- The difference between a sash and a window
- Natural Ventilation with a double hung
- How to maintain your window
- How to repair a damaged window
- How to weather-strip a historic window
- How to paint a window 4-5 times without affecting its operation

EXTRAS
- How to decide if your window is worth keeping
- The point of diminishing return when restoring old windows
- The benefits of keeping classic style windows over modern
- Do’s and don’ts of preserving historic wood windows
- Do’s and don’ts of preserving historic steel casement windows
- How to replicate an original window
- How to find old style replacement hardware
Difference between a sash and a window

- ‘Window’ is the whole package (sill, jamb, sash, glass)
- ‘Sash’ (the part which opens and closes including glass).
Natural Ventilation with a double hung window

1. Hot summer evening
2. Burned the popcorn, or steamy shower.
3. Yelling at the kids
4. Brrrrr...
How to maintain your window

- Ensure easy opening and closing
  a) bees wax or paraffin
  b) Lubricant for metal parts
  c) Check for wood rot and damage before you paint.
  d) Use good wood fillers and glazing putty.
  e) Proper painting techniques
Repairing a damaged window

- Make sure the frame (foundation) is stable
- Replace wood or use fillers
- Decide if glass is worth saving
- If frame isn’t square adjust sash to fit
- Your repair should last at least as long as the original
How to best weather-strip an historic window

- Proper seating (close and touch all around)
- Old style metal W/S
- Modern W/S techniques (polypropylene, Q-lon, Silicone)
- Always keep your painter in mind
How to paint a window 4-5 times without effecting it’s operation

- Don’t be afraid of spaces (seating and weather-stripping)
- Buy the best of painters for the 1st time after window repair (prep is 75%).
- Don’t use “fix all” or “Durham” wood fillers
- Use good paint
- Beware of sprinklers or other water sources
- Extra effort for the south wall
- PAINT THE GLASS!!! (1/16”)
EXTRAS

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• The point of diminishing return when restoring old windows
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• Do’s and don’ts of preserving historic steel casement windows
• How to replicate an original window
• How to find old style replacement hardware
When it’s worth preserving your windows

- Your window is of high quality
- There’s a unique historical detail or original design to your window
- The material of your window is valuable
- New windows could offer a poor replica of your existing ones.
- If you choose to build a new window, current building codes could require a different design and product specification (visually and functionally different than original)
- Your window style is from the same historical period as your home and you want to maintain that consistency
- Your city won’t allow you to replace windows in many historical districts
Point of diminishing return

- Major Termite damage
- Extensive wood rot
- Poor construction
- Poor quality wood
- Style of window doesn’t work with your lifestyle (furniture, screens, size, paint or stain)
Benefits of Keeping Classic Style Windows over Modern

- You won’t be required to make home modifications due to building code regulations that are related to window replacement.
- The window style and detail relates to the historical period of the other parts of your home (i.e.: roofing, flooring, moldings, etc).
- The wood can be better quality and lasts longer.
- Construction methods can be apparent and valuable to future buyers.
- Future buyers care about original.
- Replicating old can cost much more than new styles.
Preserving historic steel casement windows

- Remove paint from contact points.
- Lock easily pull tight & secure
- Deal with rust
- Prime and paint
- Hardware rust resistant
Replicating an original window
How to find old style replacement hardware

Determine what it’s made of (steel, brass, alum.)
Liz’s Hardware (453 S. La Brea, L.A.)
Crown City Hardware (Pasadena)
Internet
Some area Hardware stores (older)
Q & A
Window Restoration & Repair
3377 Cerritos Ave
Los Alamitos, CA. 90720
562.493.1590
www.WindowRnR.com