

Rock Island Preservation Commission

Meeting Date: Wednesday, June 23, 2010

Regular Meeting Begins 4:00 p.m.

**Personnel Conference Room
Basement, Rock Island City Hall**

MEETING AGENDA

1. Call to Order
2. Roll Call
3. Approval of the Minutes of the May 26, 2010 Regular Meeting
4. Case 2010-04 – Consideration of a Certificate of Appropriateness for 1614-34 18th Avenue, which is also known as Longview Apartments
5. 2010 CLG Grant Update
6. Other Business
7. Adjournment



**UNAPPROVED MINUTES OF THE
ROCK ISLAND PRESERVATION COMMISSION**

Regular Meeting

4:00 p.m.

May 26, 2010

Location: Personnel Conference Room, Rock Island City Hall, 1528 3rd Avenue, Rock Island, IL

Attendance: (X) Present () Absent

(X) Steve Andich
(X) Bob Braun
(X) Lendol Calder
(X) David Cordes
() Kent Cornish
() Jane Koski

(X) Mark McVey
(X) John Strieter
(X) Stephen Warren
() Jeff Dismar (Assoc.)
() Daryl Empen (Assoc.)
(X) Diane Oestreich (Assoc.)

Staff Present: Alan Carmen, Jill Doak, Ellen Adams

Others Present: Brian Hollenback, AJ Loss

Chairman Braun called the meeting to order at 4:10 p.m.

Approval of Minutes of the April 28, 2010 Regular Meeting

Associate member Oestreich had one correction in the minutes. On page two it states, "She said she assumes the new construction would have a foundation..." It should state, "She said she assumes the new construction would *not* have a foundation..."

Commissioner Andich moved to approve the minutes of the April 28, 2010 regular meeting as amended. Commissioner Calder seconded the motion, and it was approved unanimously.

Welcome New Commissioners John Strieter and Stephen Warren

Commissioner Warren introduced himself. He is a historian at Augustana College and lives in the Highland Park Historic District. He is very interested in the Commission and feels it is a privilege to serve Rock Island.

Commissioner Strieter stated that he was born in Rock Island in 1929. He started a development business in 1956, which was responsible for the building of several subdivisions in Rock Island and other communities, with a total of 1,500 homes. His office is located at 2100 18th Avenue. He is happy to be part of the Preservation Commission and believes it is an interesting group.

Election of Officers: Chair and Vice-Chair

Chairman Braun opened the floor to nominations for chair and vice-chair.

Commissioner Andich nominated Chairman Braun to chair, and Chairman Braun accepted the nomination.

Commissioner Calder nominated Commissioner Andich to vice-chair, and Commissioner Andich accepted the nomination.

Commissioner McVey seconded both nominations.

As there were no other nominations, Commissioner Cordes moved to close nominations. Commissioner McVey seconded the motion, which passed unanimously.

The Commission voted unanimously for Commissioner Braun as chair and Commissioner Andich as vice-chair for one-year terms.

Case #2010-03 – Consideration of a Certificate of Appropriateness for 321 24th Street, which is also known as the Illinois Oil Products Building.

Ms. Doak gave the staff report. She reminded the Commission that the Certificate of Appropriateness covers only the metes and bounds description for the office portion. It does not include the parking lot or the extension that runs from the

office building to the east, since those areas are not considered part of the Rock Island Landmark designation. There are several major headers for the Certificate components, each of which she discussed.

The first component was the cleaning, repair, and repointing of the brick and terra cotta. The application details were very specific. Staff believes standards are met according to *Residential Design Guidelines* and Preservation Brief #2. Regarding the cleaning and repair of the terra cotta, Preservation Brief #2 states that minor spalling should simply be coated and sealed. Ms. Doak stated that it is unclear from the application what is considered major spalling and whether those items are to be replicated or sealed. To answer that, the applicants should make documentation as inspections and work are done. Specifications should be modified so that the terra cotta has a less invasive procedure done and is simply sealed. If there are portions of the terra cotta that need more direct action taken on its repair, then those components should be submitted for a future Certificate of Appropriateness.

Commissioner Strieter asked if the applicants will simply seal, not fill, the terra cotta

Ms. Doak explained that it is not recommended to fill since it would be difficult to match the original terra cotta. In most cases, it is recommended simply to be sealed.

The next component of the application concerned window replacement. Ms. Doak reported that the applicant wishes to replace all existing one over one windows, since the majority of these are integrated into the living units and there are efficiency standards that must be met in such units. The existing windows are constructed of steel. Based on a physical inspection, staff believes the windows were original to the building. This type of steel window was introduced in the 1920s and the building was built around 1922, so it was a new technology at the time. Based on a physical condition assessment, staff found that the windows are quite deteriorated, and repair may not be possible. Corrosion is the main consideration for the condition of the windows. The Preservation Brief says that if rust is penetrated deep into the metal it is usually considered heavy corrosion. Staff observed several examples of heavy corrosion. Steel windows that are corroded must be removed to be repaired. To be removed, frames would need to be bent or cut. The Preservation Brief suggests that only the most significant windows should be removed to be repaired. For less significant windows, replacement with compatible new windows may be acceptable. Staff does not believe the steel windows will meet the thermal efficiency codes that will be required. Also, none will be able to be torn out intact. Because of these issues, staff suggests that windows be replaced with black anodized, one over one aluminum windows with very narrow frames to match the building's exterior.

Associate member Oestreich asked why black anodized is recommended.

Ms. Doak responded that historic images of the building show that a dark color was used.

Mr. Loss of Busch Construction Company stated that the west entrance is dark brown anodized and looks black.

Commissioner Cordes stated that at the time the building was built, they did not have dark brown anodized, but it seems reasonable that it would have originally been black because this was the color very often used on storm windows and industrial windows at the time. If the steel windows were of a different style it would be more difficult to accept window replacement. However because they are simply one over one windows, replacing them would not be that noticeable. Although there is loss of original fabric, Commissioner Cordes believes the request is reasonable.

Commissioner Strieter asked if the developers have considered using double glazing rather than single for insulation purposes.

Mr. Loss replied that the architect is planning to use two panes of glass, with the exterior side of the interior pane low E coating.

Associate member Oestreich wanted to be sure that that is not apparent from the outside.

Mr. Loss replied that no, it is not reflective.

Mr. Carmen said that if the COA is approved, it will be a challenge to remove the windows without damaging the terra cotta.

Ms. Doak stated that, due to the difficulty of removing the City Hall windows, if the window replacement is approved, the resolution will state that great care should be taken in the removal of the existing windows.

Commissioner Strieter asked if all windows will be replaced, and Ms. Doak confirmed.

Ms. Doak gave the report on the next aspect of the COA regarding first floor infill. The desire is to remove the plywood and garage doors and fill in the openings with storefront framing, giving it an open appearance. Since the corner of the building was once open for a gas station operation, this will allow some semblance of open space to be preserved. As little base or transom framing as possible will be used so that there will be the appearance of open space. The storefront framing will be recessed enough so that the sides of the terra cotta on the support columns will still be visible. Glass will be inserted into the opening and framing will be aluminum. Glass should have very little reflective quality and read as a clear window.

Associate member Oestreich was concerned that traffic on the 4th Avenue side of the building will cause splashing on the storefront glass. She stated that because of that, she would not have a problem with a small brick base.

Commissioner McVey was concerned with cars veering into the corner of the building.

Commissioner Cordes stated that that has yet to be an issue with the building. Mr. Cordes also believes that spandrel glass panels may be used on the bottom of the storefront windows to deal with splashing. These panels would not be noticeable from the outside and would create a solid wall on the inside. He also recommended that framing should be as dark as possible in order to fit with the building.

Ms. Doak next reported on the new openings planned on the north and east facades. Although the *Residential Design Guidelines* say that new openings are generally not allowed, they will be necessary since they are for dwelling spaces and light and egress are building code requirements. Windows will be punched into the first floor of the north elevation and the second floor of the east elevation.

Ms. Doak also reported on the east façade fenestration changes. Angle drives to the service doors will be leveled and the overhead garage door will be shortened to ensure a weather tight seal. Existing doors and windows will remain as is, with the exception of the window beneath the fire escape. It will be removed and replaced with a new fire-rated utilitarian metal door. Very few changes are being made since the first floor space has yet to be rented. Future changes may be desired when the space is leased.

Ms. Doak stated that staff recommends the Commission approve the Certificate of Appropriateness for the alterations that were discussed.

Commissioner McVey asked if there were any parts of the terra cotta where water has gotten into the steel that holds it.

Mr. Loss replied that as far as they can tell the terra cotta is intact and little water penetration has occurred.

Commissioner Calder moved to accept the staff recommendation for the Certificate of Appropriateness for the Illinois Oil Company Building.

Commissioner Cordes seconded the motion, and it passed unanimously.

Ms. Doak advised the applicants that if they decide that other changes to the terra cotta need to be made once they've done the analysis, specifications should be rewritten for their and the Commission's benefit. Also, glass color should be neutral.

2009 CLG Grant Update

Ms. Doak gave the staff report. The request to amend the grant was approved. Staff will go forward with a request for services to provide engineering estimates to stabilize the Old Lincoln School building in June. The project will need to be completed by September 30.

2010 CLG Grant Update

Ms. Doak gave the staff report. She explained that due to her mother's illness and son's injury, it would help in her workload management if there are components of the project that Commissioners would be willing to undertake.

Mr. Carmen explained that identification of speakers, logistical issues, marketing, and registration need to be dealt with. Commissioners should report to him or Jill if there is anything for which they would like to provide support.

Driehaus Preservation Awards Nominations

Chairman Braun said that nominations are due July 1, 2010.

Ms. Doak reported that the recent MoSUS application put together for the Illinois State Historical Society award may fit the Driehaus Preservation Awards education category well, if a Commissioner would like to adapt and submit it.

Mr. Carmen stated that it would be a good project on which the new Planning and Redevelopment Division intern can work.

Commissioner Cordes feels that the Illinois Oil Company project would fit nicely in the kinds of projects that the National Trust for Historic Preservation chooses to recognize in their awards.

Ms. Doak replied that historic tax credits are not being received for the Illinois Oil Company project and that the rest of the building would not receive the same kind of treatment as the office portion. Because of this, it may be unlikely that it would receive an award from the National Trust.

Mr. Carmen stated that the idea is worthy to be kept in the back of the Commission's minds as the project progresses.

Review and Approval of 2009-2010 Certified Local Government Annual Report

Ms. Doak reported that the additions to the document suggested by Commissioner Oestreich have been made. One such addition was that Daryl Empen is the webmaster for the Broadway Historic District's website. Ms. Doak asked for any other changes or additions.

Since there were no other changes, Commissioner Cordes made a motion to approve the report. Commissioner Andich seconded the motion, which was approved unanimously.

Ms. Doak added that complete copies of the report will be given to local libraries and an abbreviated copy will be given to City Council.

Other Business

Ms. Doak said that there will be a June meeting. Also, two Commission members will be going to Crystal Lake.

Associate member Oestreich reported that a city historic preservation planner in West Palm Beach, FL suggested that people should be required to describe what they are going to do and how it meets the guidelines when applying for a COA. This will ensure that applicants read the guidelines, thereby educating the public and requiring less effort from City staff.

Associate member Oestreich also reported that there is a survey being taken regarding whether the National Park Service should have guidelines for the sustainability of historic structures. There are questions regarding floor heating, geothermal heating, interior/exterior shutters/drapes, solar panels, and windmills. Ms. Oestreich emphasized changes that have a visual or permanent effect on the property. She will send the survey link to the Commission members.

Commissioner McVey said that associate member Oestreich's idea to request COA applicants for a description on how their proposed alterations meet historic preservation guidelines should be a suggestion, not a requirement. Since the process is already often not well received by homeowners, such a requirement may make negative reactions worse.

Commissioner Cordes stated that everyone comes into the COA process at a different level, based on their previous experiences and knowledge. Regardless of their level, the excellent city staff ushers them through the process and ends up accomplishing what associate member Oestreich suggested. Commissioner Cordes thinks the process is working well.

Ms. Doak stated that often she refers applicants to the Preservation Briefs, which are very educational. Masonry, repointing, and repair briefs are especially valuable since information on those areas is hard to find.

Commissioner McVey said that the 96% acceptance rate of COA applications suggests that homeowners understand the COA process and what is and is not allowed.

Ms. Doak feels that there was more acceptance and understanding in the past. There are many new homeowners in Highland Park who are not familiar with the process.

Commissioner Warren stated that when you buy a house, realtors are not very informative about the rules and regulations that come with the purchase of a landmarked property. He was only vaguely aware of the process required in order to make changes on his home when he bought his Highland Park house.

Commissioner Calder said that it would be nice if realtors looked at the landmark status of a property as a restrictive covenant like those common in new developments, and made buyers aware of it.

Commissioner Andich explained that when the Preservation Ordinance was new, it would show up on the abstract of a housing title search that the house is landmarked or in a historic district and is subject to the stipulations of the Ordinance. Now that the Ordinance is nearly thirty years old, title searchers do not go back far enough in order to identify that information.

Ms. Doak informed the Commission that the City still puts together informational flyers for homes that are up for sale. Commissioners should contact Jill if they see a landmark for sale and she will create a flyer with pertinent historical background and informational links, which will be given to the realtor and homeowner.

Commissioner Warren stated that it is sometimes economically impossible or impractical to completely comply with the Preservation Ordinance.

Commissioner Oestreich pointed out that there is the option of a Certificate of Economic Hardship.

Ms. Doak explained that the Certificate of Economic Hardship is not based on income; it is based on the change in the assessed value for the property for the change that is requested.

Mr. Carmen stated that there have only been a few Certificate of Economic Hardships issued.

Associate member Oestreich left the session.

Commissioner Andich moved to adjourn to the Executive Session, which was seconded by Commissioner McVey. The motion passed unanimously.

Executive Session

Chairman Braun called the Executive Session to order at 5:17 p.m. in order to consider reappointments of Jeff Dismer, Daryl Empen, and Diane Oestreich to One-Year Terms as Associate Members

Mr. Carman explained that associate members of the Commission are non-voting members that provide advice and are typically previous members of the commission.

Regular Session

Chairman Braun called to order the Regular Session at 5:20 p.m.

Chairman Braun announced the reappointment of associate members Jeff Dismer, Daryl Empen, and Diane Oestreich and the appointment of new associate member Linda Anderson.

The Commission adjourned at 5:25 p.m.

Respectfully submitted,

Alan M. Carmen, Secretary
Rock Island Preservation Commission

REPORT

TO: Preservation Commission

FROM: Jill Doak, Urban Planner II
Alan M. Carmen, Planning & Redevelopment Administrator

DATE: June 16, 2010

SUBJECT: Case #2010-04 – Consideration of a Certificate of Appropriateness for 1614-34 18th Avenue, which is also known as Longview Apartments



Steve Riexinger has submitted an application on behalf of the Longview Condo Association for fencing to be installed in two locations at the landmarked Longview Apartments. The fence is for security in order to keep pedestrians from cutting across and through the property.

The fence will not run across the entire length of the property. Only two sections will be installed for security on the ends of the building along 18th Avenue. Please see the drawing that shows the location of the fence that wraps along the 17th Street sidewalk at the northeast corner of the building and the fence running along the sidewalk at the far west side of the property. You will note that there is just enough fencing to accomplish the security issues the condo owners feel are important, which are explained in the application.



The fence will be constructed of iron. It will have a gate at the west side, but wrap around the property at the east side. The spacing between the pickets is wide enough that the City's Engineering Division has determined it to not be an issue for visibility at the corner.

Residential Design Guidelines say that fences should be appropriate to the size and scale of the property. The fence will be 42 inches tall and set back from the corner sufficiently, which meet both zoning codes and the design guidelines.



Recommendation

Staff recommends the Preservation Commission approve installation of the two fencing sections because they will add security to the property with an appropriately designed and minimally-scaled fence while not negatively impacting the historic fabric of the building and site.



Rock Island Preservation Commission
Certificate of Appropriateness Application

For office use only:

Case # 2010-04

Date: 5-25-10

For more information, please refer to Section 8 of the Rock Island Preservation Ordinance (hard copy) or Section 11-113 in the Rock Island Code of Ordinances (www.rigov.org).

Please see <http://www.rigov.org/citydepartments/ced/certofappropriateness.html> for online advice or contact city staff for additional assistance.

Landmark Address: LONGVIEW APTS. 1614-34 18TH AVE

Name and Address of Property Owner: LONGVIEW CONDO ASSOC.

% STEVE RIEKINGER 1618-18TH AVE #29 ROCK ISLAND, IL 61201

Written description of each existing condition and each proposed modification. Include information relating to dimension, profile, height, materials, landscaping, location, placement, etc. Attach additional pages if needed.

WROUGHT IRON RAIL FENCE AND GATE AS PER ATTACHED DRAWINGS.

PURPOSE IS TO KEEP PEDESTRIANS FROM USING LAWN TO CUT ACROSS THE CORNER @ 17TH ST & 18TH AVE. CORNER KEEP PEDESTRIAN TRAFFIC FROM USING BUILDING GROUNDS TO CUT THE ABOVE CORNER. WE HAVE HAD SEVERAL RESIDENTIAL BREAK INS AND ARE ATTEMPTING TO LIMIT OUTSIDE (NON OWNER) TRAFFIC AROUND OUR GROUNDS.

◆ Attach relevant site plans, detail sketches, elevation drawings, photographs, catalog pages. ◆

Name of architect, contractor or builder: BOYLER'S ORNAMENTAL IRON

Proposed timeline of work: AS SOON AS APPROVED

My signature below indicates that I understand that any advice provided during an "Advice Session" or privately by a Rock Island Preservation Commission member is not binding pending submittal of the Certificate of Appropriateness application.

Applicant Information:

Name (Please print) STEVEN E. RIEKINGER Signature: Steve Rieking

Address: 1618-18TH AVE #29 61201 Telephone: 309-236-2734

E-mail: SRIEKINGER@COPEBASICS.COM



Planning & Redevelopment Division
Community & Economic Development Department
City of Rock Island

1528 3rd Avenue
Rock Island, IL 61201
(309)732-2900 phone / (309)732-2930 fax
planning@rigov.org
www.rigov.org

BOYLER'S ORNAMENTAL IRON

4407 State Street, Bettendorf, Iowa 52722
563-355-3709

"One Hundred Years of Craftsmanship"

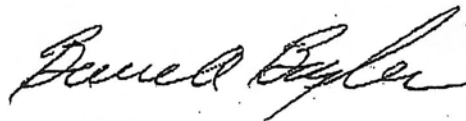
Fax-563-355-1721

May 13, 2010

Longview Condominium Association
C/O Steve Rexinger
18th, Avc. & 17th. Street
Rock Island, Illinois 61201

After a discussion with Mr. Alan Freeze at the City Of Rock Island zoning board, he said that the proposed railing to the North side of the buildings would be acceptable in the proposed location. That was after changing the picket spacings from 4" to Approximately 6", because it is open enough that it does not interfere with the line of sight. He then referred me to Mr. Alan Carmen with the Rock Island Historic Preservation Commission, to discuss the need for a Certificate Of Appropriateness.

Mr. Carmen did say that a certificate would be necessary and should be submitted by the owners. I am forwarding to you the proposed layout and railing design. If there is anything that I can do to help you with this process or an changes needed please let me know.



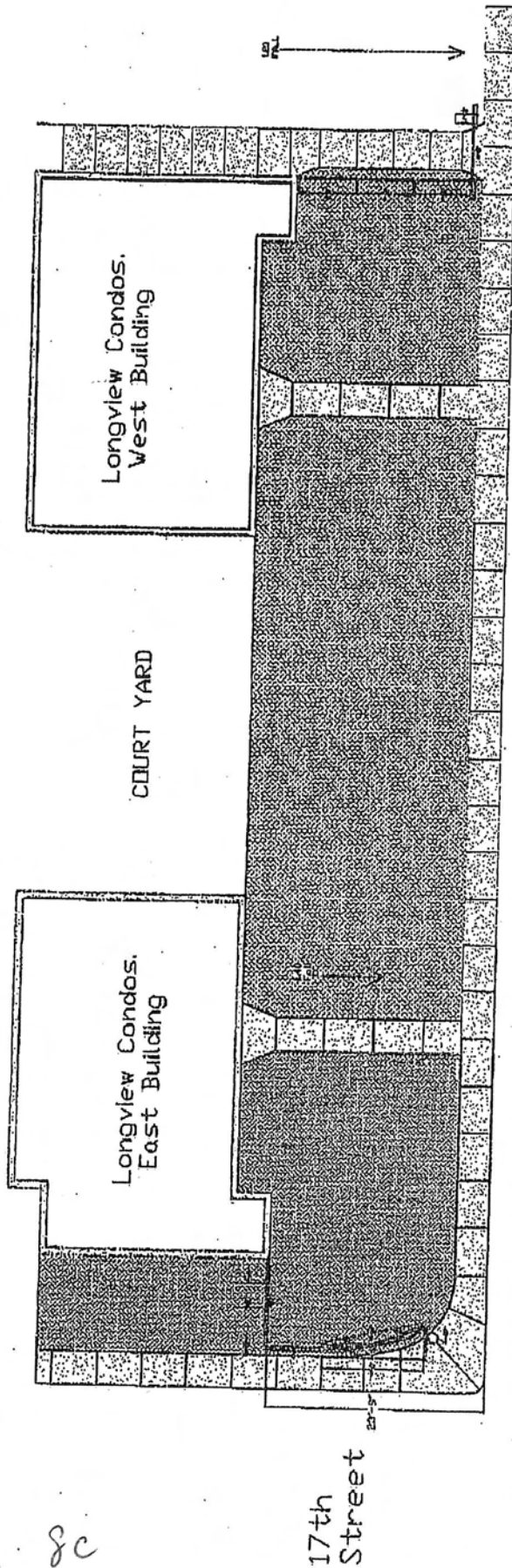
Bruce A. Boyler

Alan Carmen or Jill Doak
City Of Rock Island Historic Preservation Commission
732-2900 FAX 732-2930

EMAIL

PLANNING@RI.GOV.ORG

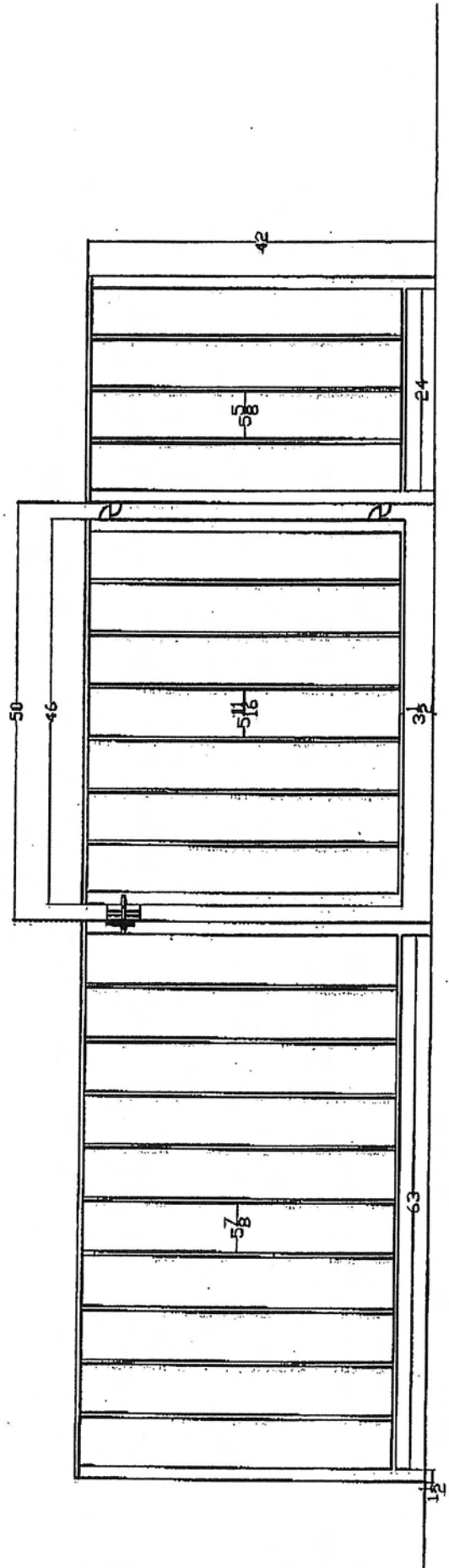
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Longview Condominiums

18th Ave

17th Street

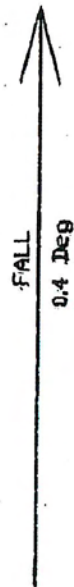
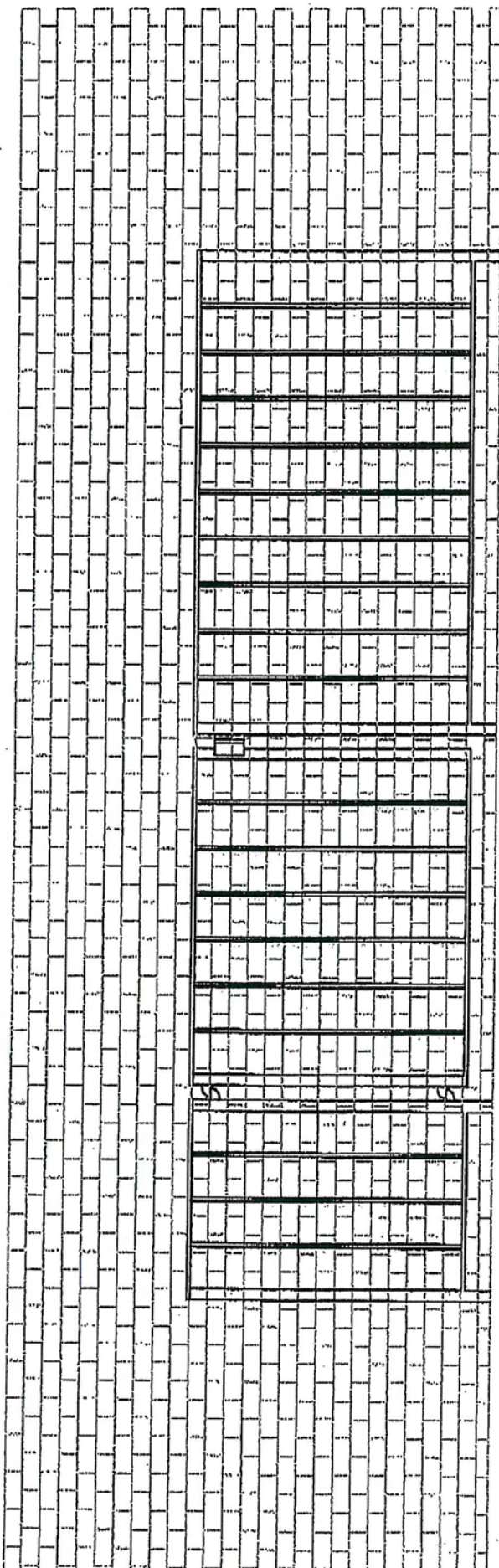


FALL
0.4 Deg

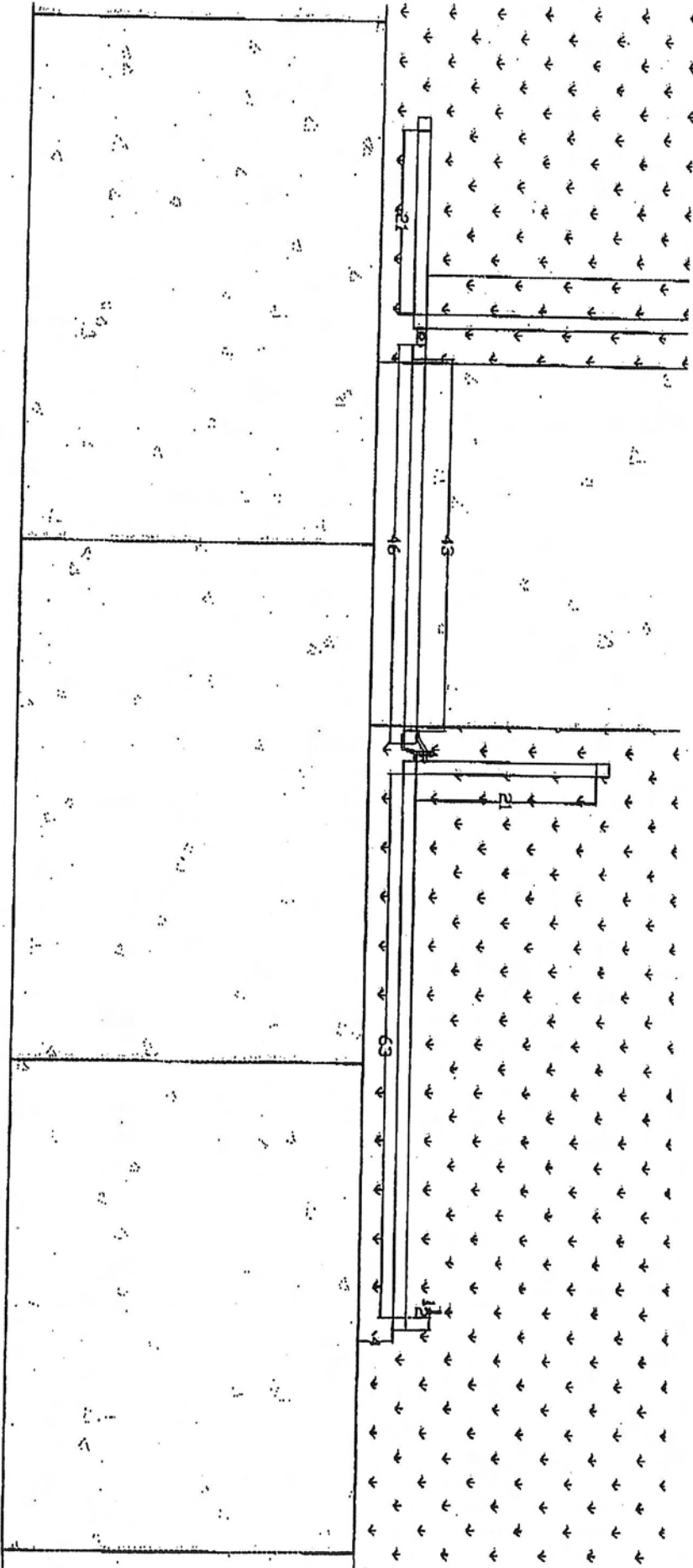
Looking North - Toward Street

Longview Condominiums

8e



Street View - Looking Toward Bldg



MEMORNADUM

TO: Preservation Commission

FROM: Jill Doak, Urban Planner II
Alan M. Carmen, Planning & Redevelopment Administrator

DATE: June 16, 2010

SUBJECT: 2010 CLG Grant

Mailing lists for the Weatherization Workshop are being assembled and "Save the Date" postcards are scheduled to be delivered by the end of the month.

Attached are outline notes for two of the speakers. Staff is in contact with KJWW and anticipate a LEED-certified engineer will speak on the "Mechanicals" presentation.

The insulation and other tips speaker is likely to be Building Official Tom Ayers.

Please let staff know of any concerns to this point.

Federal Tax Credits on Energy Efficiency

- Introduction
- American Recovery and Reinvestment Act
 - Grants
 - Tax Credits
- Historical Credits
 - Section 45
 - 45- Renewable Electricity Production Credit
 - Section 48 (A, B, C)
 - 48- Energy Credit
 - 48A- Qualifying Advanced Coal Project Credit
 - 48B- Qualifying Gasification Project Credit
 - 48C- Qualifying Advanced Energy Project Credit
- Section 179D
 - 179D- Energy Efficient Commercial Building Deduction
 - Qualifications for Maximum Allowance
 - Qualifying Advanced Energy Project
 - Eligible Property
 - Certification
 - Partial Allowance
 - Qualifying Property
 - Allowance
 - Public Property
 - Limitations
- Application of Energy Efficiency Credits
 - Examples
 - Best Use of Credits
 - Recommendations
 - When to use credits based on financial situation
- Conclusion
- Questions and Comments

OLD WINDOWS AREN'T A PANE THEY'RE GREEN

**A SEMINAR
PRESENTED BY
BOB YAPP**

“Old Windows Aren’t A Pane---They’re Green” is a fun and intense, two hour seminar designed to give attendees a primer in cost effective and energy efficient historic wood window restoration.

Participants will learn how cost-effective restoration of original, double-hung, wood windows is achieved. Bob Yapp is nationally recognized as one of the top experts in window restoration and has restored over 6,000 windows in his 36-year career.

This will be an intense, learn-by-watching opportunity. You will learn about safe lead paint & glass removal, epoxy wood repair, glazing putty application, weather stripping & sash installation. At the end of the seminar you will be ready to give it a try on your property.

Homeowners, small contractors, preservation staff, preservation commission members, hp students and historic building owners will all benefit from this traditional training event. Bob brings all the tools and materials he uses to perform energy efficient window restoration. All skill levels are encouraged to sign up.

Preservation Resources, Inc
521 Bird Street, Hannibal, Missouri 63401
www.bobyapp.com

WHY SHOULDN'T I REPLACE MY WINDOWS?

People constantly tell to me they need new windows because they fear lead paint, want better soundproofing, energy efficiency and easy cleaning. Then the answer is to restore original windows, not replace them.

Restoration costs less and the windows will be lead free, soundproof, energy efficient and easily cleaned. I've trained many small contractors and homeowners how to perform this task efficiently and cost effectively. For those who insist they want tilt-ins for easier cleaning, this system gives them an easy cleaning solution as well.

All of this and a new combination wood storm/screen or interior storm cost less than a wood tilt-in with vinyl jamb liners and no storm. This system keeps the sash weights, cuts nothing off the window sash and removes all old paint and glazing. My friend John Seekircher always says, "The reason they call them replacement windows is that you have to replace them over and over again,"

EPA & HUD lead paint regulations are out of control. The facts however fly in the face of this anti-preservation intrusion into our lives. Lead poisoning in children has been depicted by HUD and the EPA as an epidemic. The facts do not support this notion. Children today have less lead poisoning than ever before in history and it has little to do with lead paint regulations. Taking lead out of gasoline and better factory emissions are responsible for much of this.

In essence we should be teaching the uneducated, educated, poor and well-off families to clean their houses. Common sense education is all that's needed with lead paint. Lead paint is only a hazard if it's unstable. Removing lead paint from window jambs and sashes is a safe, quick and easy process if the homeowner or contractor knows how to do it. We must start immediately training small contractors & homeowners how to do this. Right now the contractors that are getting lead certified are gouging homeowner's pocketbooks because they can.

The reason homeowner's think they need to replace their windows is that the window industry spends tens of millions of dollars a year to convince them to buy their inferior products. It will take a consumer about 40+ years to get any payback from replacement windows with insulated glass and considering the following statements in the window industries trade periodical, Glass Magazine, the industry makes the case for restoration.

July 2001 Glass Magazine, By Editor, Charles Cumpston, "The consumer's perception of glass is significantly different from the industry's. While some in the industry think a 15-year life is adequate, it is the rare homeowner who envisions replacing all his windows in 15 years."

Another article in 1995 in Glass Magazine by Ted Hart states, "Remember our industry, with rare exception, has chosen to hide the fact that insulating glass does have a life expectancy. It is a crime that with full knowledge and total capability to build a superior unit, most of the industry chooses to manufacture an inferior single-seal unit." **NOTE:** Single seal units are still the norm with an average seal life of 2 to 6 years.

As a side note to this, I am not a general contractor. I believe it is a conflict to teach people how to do these things out of one side of my mouth and then try to get their business out of the other. I do however buy endangered, residential historic properties and rehab them. This keeps me in the fray with the least conflict of interest. Outside of my own rehabs, my only professional purpose is to teach cost effective preservation methodology and neighborhood planning.

RESTORE & MAINTAIN WINDOWS

DON'T REPLACE THEM

- New wood windows are made with new growth lumber that is not as strong or rot resistant as the old growth lumber in windows made before the 1950s.
- Insulated glass seals tend to fail in 2 to 6 years allowing condensation between the panes.
- Most insulated glass panels cannot be replaced once they fail. The entire window must be replaced.
- Primary window sashes were never intended to take a direct hit from the weather. In early years they had shutters then storms to protect them.
- Air infiltration is the biggest energy issue with windows. Vinyl windows, by their nature, have weep holes in their bottom rail to let the moisture seep out which allows massive air infiltration.
- PVC or vinyl is the most toxic consumer substance manufactured today. It can't be recycled, off gasses toxic fumes and has excessive contraction and expansion issues. It fades, cracks and has a maximum lifespan of 16 to 18 years.
- Metal clad windows are designed to allow water to seep behind the cladding. This causes early rot of the often finger jointed, new growth lumber underneath.
- The vinyl jamb liners that are needed for tilt-in windows have cheap spring balances and cheesy foam backing that have a lifespan of about 6 to 10 years.
- Double hung windows were invented in the 1400s as an air conditioning system. Lower the top sash and raise the lower sash. This lets the hot air and humidity out the top and brings the breezes in through the bottom. Most replacement units don't have a full screen to allow for this process.
- Aluminum, self-storing storm windows are not even a good windbreak. Metal conducts heat and cold while wood insulated against heat and cold.
- Sash weight pockets are only a problem if a house has not been caulked and painted properly.
- Quarter inch thick, laminated glass has better UV protection than all the low-e coatings. It also approaches the same thermal capabilities as insulated glass, is more soundproof, is safer and cost less than insulated glass. If retrofitting glass into an old sash is something you feel must be done, install laminated glass.
- Original window sash is a part of the footprint of your old house or building. Replacements often have different dimensions and sometimes the window contractor wants to reduce the size of your openings. This has a negative effect on the overall texture and look of the original footprint of your building.
- If you don't want to lift a finger to maintain or rehab your home then hire a contractor to restore your windows. Your restored windows will cost less, have a better payback, be easily cleaned, have a nice track system, and stop air infiltration, which means greater energy efficiency.

- Restored wood windows have another 100-year economic life before total restoration is needed again. Replacement windows can never be restored effectively.

Bob Yapp – Preservation Resources, Inc.
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