



The original windows of the Old North Church in Boston, MA. Built 1723, restored c. 2003.

WINDOW REPLACEMENT

Replacement is not recommended when repair or restoration is a viable option. Replacement windows typically replace wood sash that are 50-100 years old and showing minor signs of deterioration, while replacements only offer a life-span of 20 years. Replacement windows rarely match the same materials as the original dense old growth wood sash†, nor do they successfully match the muntin‡ profiles with true-divided lights. Only custom wood windows offer the options of being made in enduring wood species, having true-divided lights and using a counter-weighted pulley mechanism in addition to matching the original sash in glass size, number of panes, height, width and thickness of rail, stile and muntins. Standard replacement windows instead use snap-in or sandwich windows and are installed with a redundant window frame, limiting the glass size. This frame includes vinyl jamb liners with a friction mechanism which easily fail resulting in air infiltration and a large reduction in energy efficiency. Unlike old wood sash, if any part of a replacement

window is damaged, the entire unit would have to be replaced at a substantial cost. Overall, the life-cycle cost of restoring old wood windows is far more advantageous than that of a replacement window unit. For this reason, it is preferable that all efforts be made to retain, repair, and upgrade your home's original windows. It is a more "green" and responsible approach, that will save you money in the short and long run. If a wood window is found to be beyond repair, check the Architectural Parts Warehouse for salvaged windows. These are quality-constructed windows that will likely match the character and quality of your house and older windows.

† A sash is the framework within the window frame containing the glass lights. Can be movable as in a double hung or casement window.
‡ A muntin is a secondary framing member which holds the panes of glass within the window. Sometimes referred to as the window "grid."

YOU, THE PROPERTY OWNER

should contact the Historic Resources Commission prior to anticipated window work. Members of the Historic Resources Commission can make themselves available to you if the need arises.

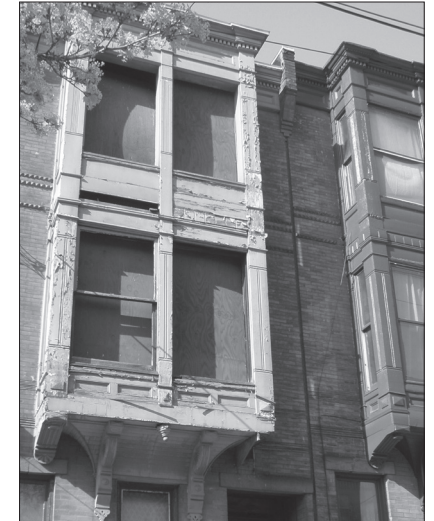
Contact Historic Albany Foundation or the Historic Resources Commission for publications such as:

- *Seven to Save: Endangered Properties List, 2006*
- *Original and Historic Wood Windows: Repair and Preservation*
- *What Should I Do About My Windows?*
- *What Replacement Windows Can't Replace: The Real Cost of Removing Historic Windows*
- *The Truth About Windows and Storm Windows Too!*
- *Preservation Brief 37: Appropriate Methods for Reducing Lead-Paint Hazards in Historic Housing*, <http://www.nps.gov/history/hps/tps/briefs/brief37.htm>

Also, you can go to www.heritagecanada.org and www.historichomeworks.com for additional information.

WINDOWS

The original and historic windows that have survived the test of time in your house are treasures worth retaining and reusing.



TO: Owners of Historic Property in the City of Albany

FROM: City of Albany Department of Development & Planning
Historic Resources Commission
21 Lodge Street, Albany, NY 12207
518.434.2532

Historic Albany Foundation
89 Lexington Avenue, Albany, NY 12206
518.465.0876 • www.historic-albany.org



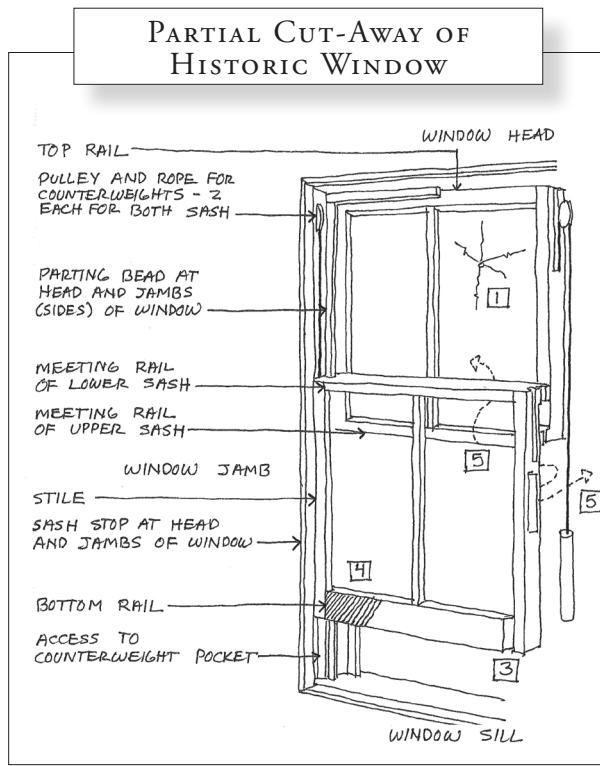
HISTORIC ALBANY FOUNDATION

FROM SIMPLE, single pane over single pane (1/1) to highly decorative Queen Ann windows, your windows contribute to the architectural character and history of your building. It is, therefore, your responsibility to preserve these features that make your building worthy of historic designation. It is also the Historic Resources Commission's responsibility to uphold the ordinance. Under City of Albany, NY, Section 42-91.c (1) (k) states the following:

(k) WINDOWS.

- [1] *Original windows should be repaired rather than replaced whenever possible.*
- [2] *A replacement window should match the size of the original opening in width, length and depth of placement and should be constructed in the configuration of the existing or original window (ie., double-hung sash, 2/2, 6/1, 6/6, etc.). In the event that a previously altered, non-compatible window is being replaced on a street-facing façade, the new window should conform to the original opening and be of a style, color and material appropriate to the building. When there is no evidence of the original window, the new one should be complementary to the building design.*
- [3] *The use of interior storm windows is encouraged, but exterior metal or vinyl storm windows the same size as the opening and of an appropriate color are acceptable.*

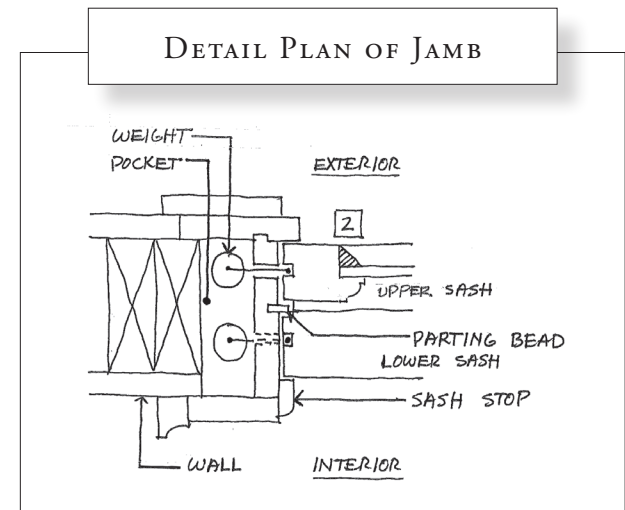
The Historic Resources Commission strongly recommends the repair of existing, original windows over window replacement. The removal of original windows diminishes the architectural and historic character of the building and alters the appearance of the wall that the windows are being removed from. Discarding these windows adds to the landfill and is in opposition to Albany's mission in becoming more sustainable.



The Historic Resources Commission WILL NOT APPROVE the replacement of historic windows unless the existing windows are deteriorated beyond repair or missing altogether. The Historic Resources Commission will conduct site visits for projects where window work is proposed to evaluate the conditions of existing windows.

WINDOW REPAIR

The repair of historic windows is a labor of love. Once your sash is removed from its frame, it is ready for work using regular household tools. Another good thing is that the work can all be done from the inside. Carefully remove the interior sash stops that keep the bottom sash in its track. Pull the bottom sash out just enough to untie the sash ropes and release the sash weights. With the bottom sash out, carefully remove the parting bead and repeat the procedure for the upper sash.



TYPICAL HISTORIC WINDOW PROBLEMS

REASONS	SOLUTIONS
1. Cracked, broken glass	Replace glass
2. Missing or damaged glazing putty	Replace putty
3. Loose joints	Reattach with wood glue
4. Window member is deteriorated	Apply two-part epoxy consolidant or replace member
5. Too much of a gap between the sash and frame	Tune up the sash and install weather-stripping
6. To address energy loss, add an exterior or interior storm window for unparalleled energy efficiency. There is a wealth of information proving the effectiveness of reusing existing windows, installing storm windows and caulking joints between window frame and window opening.	
7. Lead*	Reasonable Abatement

* For more information about lead and lead abatement, please see the National Park Service Preservation Brief # 37: *Appropriate Methods or Reducing Lead-Paint Hazards in Historic Housing* at <http://www.nps.gov/history/hps/tps/briefs/brief37.htm> and the Environmental Protection Agency's lead information page at <http://www.epa.gov/iedweb00/lead.html>.