



Photo courtesy of Mike Dixon.

Windows

Windows are an important component of the facade; they open the building with light and offer a proportional continuity between the upper floors and the storefront. Often, deteriorated windows have been inappropriately replaced or simply neglected, thereby diminishing the overall character of the building. Every effort should be made to retain and preserve each window, its function and any decorative details still remaining.

Protect and maintain the wood and metal of the window and its surrounds with appropriate surface treatments, such as cleaning or rust removal. All bare wood should be primed with a high-quality, oil-based primer and painted with one or two coats of latex or oil-based paint. Loose or broken window panes can be fixed easily by any qualified glazier. Make windows weather tight by recaulking and replacing or installing weather-stripping.

Check the overall condition of window materials and window features to determine if repairs are required. Check all wood parts of the window for decay, cracks or splitting. Pay particular attention to the sills and window sash bottoms where water may collect. Repair window frames and sashes by patching, splicing or reinforcing. Replace all parts that are deteriorating or missing. Cracks should be filled with caulk, wood putty or epoxy reinforcement and the surface sanded. Do not replace the entire window when limited replacement of parts is appropriate.

If a window is missing or deteriorating beyond repair, replace the window with one that matches the original. Use the overall form and any detailing still evident as a guide. Use the same type of material as the original or a compatible substitute. Always fill the entire original window opening, even if part of the opening previously had been filled in.