

# WINDOWS

## An Open and Shut Case

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When planning to remodel or restore an older home there are many issues to address. Questions as to what to do with deteriorating wooden windows are often a major subject for discussion and decision. Whether the home be a Bungalow, Spanish Revival, Tudor Revival, Victorian, or Neo-



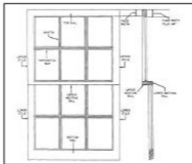
*"Eyes are the window to the soul," windows give your home it's soul*

Traditional, the original windows are a key architectural detail of that home and help to define its visual character. Older homes often have many windows as they provided needed light, as those were the days before the extensive use of electricity. Also, window placement was designed to allow ocean breezes for natural air conditioning.

Windows in a Bungalow style home are an important feature rooted in the philosophy of the Arts and Crafts movement of the early 19th Century. Harmony with nature was a primary focus in the Bungalow design and the use of extensive windows



*A Bluff Heights home's window's add that curb-appeal*



*Double hung window diagram*

brought the outdoors into the house.

The predominant window styles are either double hung, many with distinctive muntin patterns, and casement windows opening with on hinges on the side.

Bluff Heights is an Historic Designated Neighborhood under the ordinance of the City of Long Beach and as such is regulated by the Secretary of the Interior Guidelines for Historic Properties in the State of California. These guidelines specify original historic materials should be used for restoration when ever possible. If those original materials are damaged beyond repair the replacement should be as close to the original in style, size and material as possible. Whenever any exterior renovation is done on a home the City of Long Beach Cultural Heritage Commission and/or the Preservation Officer must approve it. Replacing existing original windows with single fixed glass picture or slider windows, vinyl, aluminum, or glass block is not considered appropriate for historic properties. As well, enlarging or reducing window openings or changing the shape of the window should be avoided. If a window has been altered with an inappropriate style window and a remodel is preformed, the window should be restored to its original wood material.

A wood window does require maintenance. At best you can expect a good paint job to last 10 – 15 years. If your windows are not operable think about replacing the sash chains, lubricating the pulleys, and installing weather stripping. This can be done for approximately \$120 –150 per window or less if you do it yourself. There are several local companies who do this type of work.\*

The use of vinyl windows as replacements for the original wood windows totally changes the character of a house. Homeowners choose them because they think they are less expensive than restoring or replacing the original wood. Studies show, however, that the typical life span of a vinyl replacement window is approximately 10-15 years. In fact investing in wood frames which suit the home's original style will last longer, increase resale value and maintain the historical integrity of the home. ♦

#### \*Vendor Reference List:

- Window Restoration & Repair  
562-493-1590
- Marvin Windows  
562-490-3888
- Castello Windows & Doors  
562-595-1555