

Investing in the Future Preserving the Past



**REPLACEMENT
WHY, WHEN, WHERE, AND WHAT**

But First Why Not

“We’ll never run out of work replacing Replacement windows” HCJS

- × Loss of Fabric Loss of Value
- × The Cycle of Replacement
- × Cheap materials aren't cheap
- × Life span of parts
Costs amortized



Why Replacement Could be the Right Choice

- × Replacing Replacements for Quality and Value
- × Original Condition beyond Repair or Lost
- × Use, Public vs Private - Ease vs Sustainability
- × Life Safety and Egress
- × RRP Lead Paint Safety
- × ~~Energy Efficiency~~

When Replacement is Necessary

- × Not for Energy Efficiency (just to beat it to death)
- × Return Function to Historic or New Use of Building
- × Code Compliance
- × Life Safety and Egress
- × Extensive Renovations



Where is Replacement Warranted

- × Secondary Facades
- × Non Historic Additions and/or Out Buildings
- × Basement and Attics
- × Originals Beyond Repair
- × Target Housing
- × Child Occupied Facilities



What, to Avoid

- × Blocking in Window Openings
- × Smaller Replacement Window Units
- × Larger Replacement Units
- × Different Styles & Configuration
- × Incompatible materials
- × False Details i.e. “Flat” Muntins



What, to Do

- × In Kind Materials, Wood or Clad Wood
- × Retain Glass to Frame Ratio
- × Divided Lites “To Match Existing”
- × Utilize Documentation
 - + Pictorial
 - + Physical



What, to Use

- ✘ Match Historic Details & Hardware
- ✘ Sash and Balance Type to Match Opening
- ✘ Insert Style to Maintain Historic Trim
- ✘ Simple Installation



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Thank You For Your Time