

Building Restoration/Remodeling

Making What's Old New Again

*H*istoric preservation and repurposing can be traced as far back as the 4th century when the Theodosian decrees rendered pagan temples obsolete and those that were not destroyed were reconstituted as Christian Basilicas. By the 17th century, Antiquarian interests were a common English gentleman pastime. Today, historic preservation and restoration projects serve as vital tools in helping communities maintain links to their historic roots. Restored homes, churches, schools, government offices and buildings of every kind are living monuments to history and provide an educational opportunity for our youth.

Historic Restoration is the process by which buildings are renewed and restored to their former glory. The phrase covers a variety of activities from cleaning the interior and exterior of a building to the removal and restoration of interior walls. As buildings are structures that require ongoing maintenance to prevent them from falling apart, building restoration can be thought of as that set of activities that are greater than year-to-year maintenance but less than a demolition or the construction of a new building.



*Knott House Museum 1843,
Tallahassee FL, Window and shutter restoration*



Before restoration

Hayes replicated 12 windows for the Old Jefferson County High School, installing 1,304 panes of handmade glass. A he also re-hung the windows of the Governor's Mansion, and repainted the walls at Dodd Hall, replacing the lead-based paint with people-friendly paint.

Exterior restorations can include pointing brick and stone, re-glazing, and removal of tar, paint and stains; reproduction of original features such as cornices, stucco, pebbledashes, coquina, and roofs. Interior restoration can include a variety of materials and features for millwork, paneling, and renovating fireplaces, to resurfacing wood floors, doors and re-hanging windows.

Tallahassee is blessed with several uniquely restored historic homes and buildings, many of which were touched by the grace and experience of local restorer and builder Terry Hayes.

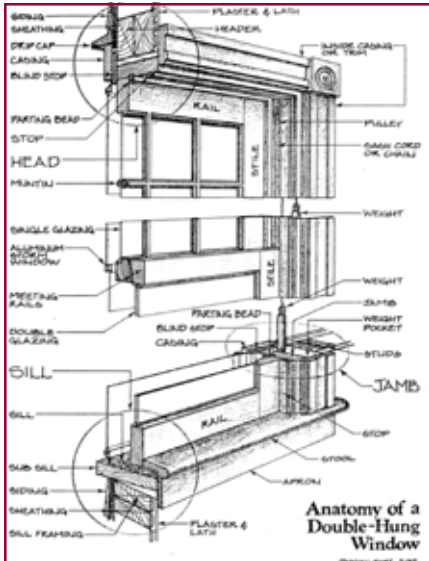
Since 1996, Hayes has restored some of Tallahassee's best-known and best-loved properties including the Old Jefferson County High School, circa 1850; Old Governor's Mansion, circa 1828; and Florida State University's Dodd Hall, circa 1912.



*Window restoration at
Knott House*

The world of the historic restorer is one where features like sashes, jambs, parting boards, meeting rails, stools and aprons all have a form and function. For example, you would talk about a glass window based on how the sash is divided. If the top sash has solid glass and the bottom sash is divided into three parts, it's a one over three; reverse it and it's a three over one.

Hayes' lexicon can be a part of yours too, should you choose to restore your own windows. Hayes offers do-it-yourself seminars and workshops on window and historic restoration. Properly installed, your historic home windows can last another 100 years.



Hayes offers some tips for old windows:

Q. When the wind blows my windows rattle. How can I stop this?

This is not unusual in an older home. Pry the inside stop up slightly and hold a wood block against the stop, tap the block with a hammer until it's snug; then tap the nails back down and remember to go easy – it's old glass.

Q. Are new windows more energy efficient than old windows?

That depends on the amount of glass used. If the same amount of glass is used, then no, new windows are not more energy efficient. If you replace your old windows with double pane glass it will take 20 years of energy savings just to pay for the new windows. New isn't always better.

Q. I have rotten wood on windows where the bottom rail meets the stiles. How can I fix this without removing the sash?

Remove the loose rot with something like a dull butter knife and apply a wood hardener. Allow the hardener to set over night and then apply a two part epoxy and allow that to set over night. Sand, paint, and treat all other like wood.

You can visit: www.pcepoxy.com for quality wood and epoxy products for restoration projects.

Recommended Websites

www.traditionalbuilding.com www.nationaltrust.org
www.hud.gov www.oldhousejournal.com
www.finehomebuilding.com www.pdca.org



Terry Hayes' Restoration, exterior paint removal (using the #1 Paint Stripping System by Speed Heater)

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