Building Restoration/Remodeling

Making What's Old New Again

Historic 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

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.

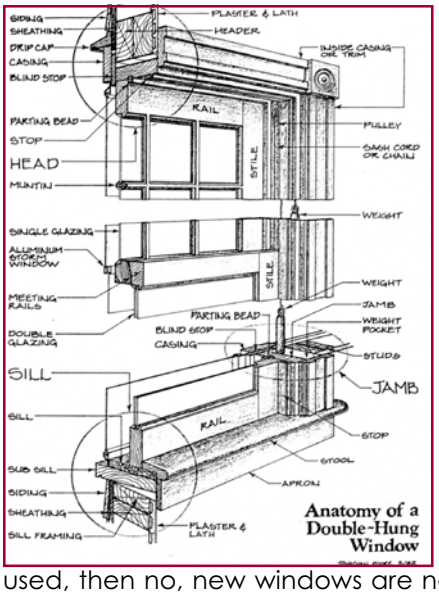
Since 1996, Hayes has restored some of Tallahassee's best-known and best-loved properties including the Old Jefferson County High School, circa 1850; Old Governor's Mansion, circa 1828; and Florida State University's Dodd Hall, circa 1912.

Window restoration at Knott House

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.

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.

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

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.

Terry Hayes
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850-210-4612
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Recommended Websites

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

CONSERVATION LIGHTING/HOME AND BUSINESS

Let There Be Light

We take light for granted, but it's essential to our everyday living, second only in importance to food, clothing and shelter. Despite the importance of light, lighting is often the last item to be included in construction planning. Thanks to revolutions in science, fibre optic lighting technology now offers a solution to get excited about. This safe, effective, and relatively inexpensive lighting technology is a must have for all new construction projects.

Good lighting betters all design. It improves productivity, safety, and now sustainability. When a home or office is equipped with good lighting, its effects are often so subtle the lighting itself goes unnoticed. But walk into an office or home fitted with poor lighting and it's instantly recognizable. Bad lighting is hot; it's throws glares on computer and TV screens, and it bleaches hot spots into fine furniture, not to mention it keeps the electric bill sky high.

As an architect, engineer, facility manager, general contractor or homeowner you should be aware of the new advances in fibre optic lighting. Fibre optic lights are the very best conductors of light known today. They are energy efficient and offer substantial savings on installation, maintenance and operations.

Retrofitting to resemble gas lights with fibre optics

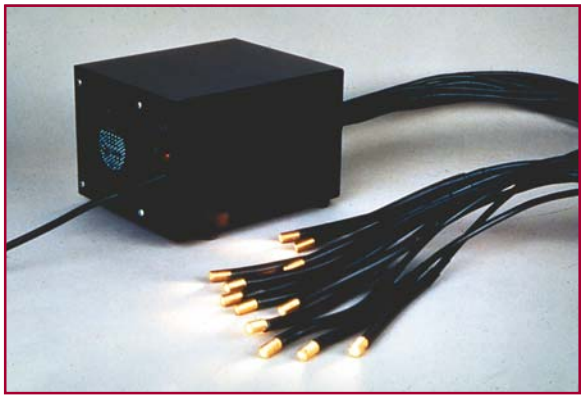
Like LED lighting, you can use fibre optic lighting as flexible, high-level direction lighting like spotlights to highlight your task or accent an architectural feature. Or, you can use fibre optic lighting as ambient lighting both indoor and outdoor.

Also like it's LED cousin, fiber optic lighting can be flush mounted, concealed in structures or retrofitted into many chandeliers, wall sconces, or table and floor lamps. But unlike its LED cousin, color rendition is nearly perfect and organic materials like leather, wood, and paper are protected from the harmful infrared light used in conventional lighting.

Fibre optic lighting protects artwork and spotlights objects or areas in your home such as your home theatre

Although it sounds high tech and complicated, fibre optic lighting is easy to install and maintain, requiring the simple replacement of a 6,000 hour halide lamp. Although the fibre optic glass strands contained in light guides are highly flexible, they are also strong. Unless rolled over with a truck, it's unlikely the fibre optic strands of glass with break, as they aren't sensitive to motion. This is why fibre optic lighting solutions are perfect for outdoor displays. They are essentially theft or vandal proof because they're impervious to vibration or disruption. Additionally, fibre optic lighting doesn't use electricity to power the glass strands, so its safer for water light features than traditional lighting.

One cool-burning lamp can power multiple points of high level light, complying with the mandates set out by the Energy Conservation Commission and many state building codes.



Cool, long-lasting glass fibre optics' fuctional lighting yeilds substantial savings in installation, maintenance and operation

So stop using unsightly track lighting and stop suffering from burned out bulbs that only add glare and heat and start using the environmentally friendly fibre optic lighting. They're long lasting, reusable, safe, affordable, and elegant.

To explore the use of fiber optics, visit www.literaryhilldesigns.com

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