

# Glendale Heritage Preservation Newsletter

“Preserving the Past for the Future”

## From the President’s Desk

**2011 promises to be another exciting year.** GHP is planning two or three displays at the museum. The “2010: A retrospective” wrapped up in mid-February. It was an informative and detailed look at the recent history of the village. The “Remembering the Eckstein School” display was opened with a reception attended by about 80 people on Sunday, Feb. 13<sup>th</sup>. The exhibit will be open during regular museum hours of 11:00 am to 3:00 pm on Thursdays and Saturdays Through May 21<sup>st</sup>. A big thank you to Frame USA for contributing the printing of the 12 panels which are beautiful.

**GHP has four new trustees:** Ariell Burrey, Carl Stritzel, Rachel Schmid, and Roxanne Dieffenbach. Welcome aboard.

**Thanks for the memberships.** Our annual GHP membership solicitations went out in January and dues are still trickling in. If you sent yours in, thank you. If not, please do.

**Display room makeover:** Plans are afoot to improve our display room with a more modern look. To that end we have consulted with a professional museum designer and already volunteers are working on new display cases. Want to get involved? Contact us at [GHP@fuse.net](mailto:GHP@fuse.net).

**Pancakes, Pancakes, Pancakes:** The 20<sup>th</sup> Annual GHP Preservation Pancake Breakfast will be held at town hall from 7:30am to noon on Saturday, April 2<sup>nd</sup>, 2011. Only \$5 per person with kids under 6 years old free. Also, there will be a silent auction, raffles, and door prizes. In addition to the breakfast there will be displays in the fire house: HWB Community Library, Glendale Boy Scouts, GYS, Wine Fest recruiting, Glendale Firefighters and Police, and more. Join us and bring friends and family for a really fun event.

**In Memoriam:** Tom Ratliff, 91, retired Army Reserve colonel, author, successful business and family man, and staunch supporter of GHP, passed away at his home of sixty plus years on January 25<sup>th</sup>. Tom was a past GHP president and a tireless worker in the GHP archives. Friday mornings would find him cheerfully cataloguing village history and fielding questions. He was sharp as a tack and would often regale friends with stories and information from his past. Tom will be missed.

**The Internet:** GHP is behind the times when it comes to the internet. We are looking for someone one to step in and help us create a new web site and new hosting arrangement. They would also help with the touch screen video display in the depot. If you have this expertise and would like to donate some time we would like to hear from you. Email [GHP@fuse.net](mailto:GHP@fuse.net) or call the Depot (513) 771-8722.

### **Officers**

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### **Founder**

Doreen Gove

### **Contributors**

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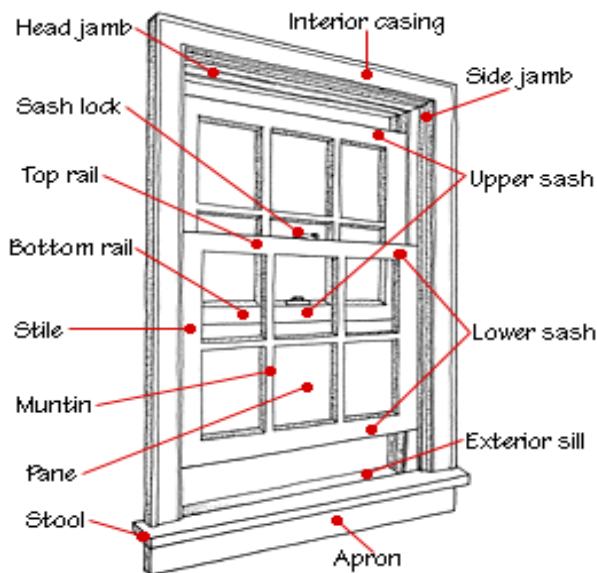
Beth Sullebarger

# Windows Old vs. New for Your Home

(This article was prepared by Beth Sullebarger based on a longer piece by Rachel Schmid.)

Whether your house is old or new, it's important to realize that windows are a major character-defining feature of a building and changing them can greatly alter a structure's integrity and appearance. For historic buildings, whether to preserve or replace original windows is a major consideration, especially in light of energy conservation related to heating and cooling. Many people don't realize that old windows can be repaired and made just about as energy-efficient as new ones.

There is a lot of information available about windows, especially replacement windows, and not all of it is accurate. It is important to understand the facts when weighing what approach to take. First, you need to understand the basic parts of a double-hung window and what distinguishes an old one from a new one.



In old windows, the sash parts—stiles, rails and muntins—are all independent pieces that can be individually replaced or repaired if something is wrong with them. In new manufactured windows, the sashes are complete units and as such are not repairable but must be replaced in their entirety should something go wrong with them. The most common problems with new windows are the failure of the wood itself and loss of the seal between panes of glass, which impacts the window's insulating performance.

On an older wooden window, the stiles, rails, and muntins

have widths and profiles that create depth and architectural detail. Old windows are single-glazed, with one layer of glass in each sash. They also have true muntins that go all the way through the glass; in other words, these windows have true-divided lights. Old windows may have two, four, six or more individual panes in each sash. A double-hung window with two panes in each sash is known as a two-over-two window.

Replacement windows come in a variety of types and materials; many are not appropriate for older houses because they have flat and narrow components that don't even come close to matching the profiles of older windows. The quality of new windows also varies from very good to distinctly substandard; the average vinyl window is designed for a 10-year life. Newer wood simply rots more easily than old wood from old growth trees. Windows made before 1940 are irreplaceable in that respect.

Terms useful to understanding new windows:

**Double-glazed windows:** Most new windows will be double (or triple-glazed), meaning they have two layers of glass sealed together.

**Clad wood windows:** This refers to wood windows that are covered on the exterior with a low-maintenance material, typically aluminum or vinyl. The exterior cladding shouldn't need painting and it protects the wood, which is exposed on the interior. Clad-windows

**Simulated Divided Lights:** "Light" is an alternative word for "pane." New double-glazed windows attempt to mimic the look of old windows with multi-pane, true-divided-light sashes. Making true-divided lights in new windows produces a thick muntin on double- and triple-glazed windows. Simulated-divided-light windows attempt to match the appearance of old windows by applying muntins to both the exterior and interior of the glass and inserting spacers between the glass to create the illusion of true muntins. If a homeowner must replace a window, simulated-divided-light windows provide the closest possible look of an old window with the advantage of double-glazing. Windows that have the muntins merely "sandwiched" between two layers of glass have a very flat look to them, as do windows with snap-on interior grilles.

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These are generally not architecturally appropriate for historic structures.

### **Energy Ratings and Potential Savings**

Wondering if your windows are costing you money on your utility bill? Our climate has more heating degree days than cooling days so this discussion of energy savings will focus on heating costs. Windows impact your heating costs in two ways. One is air infiltration and the other is cold/heat transmitted through the glass. Air infiltration can come from sashes that don't fit snugly together, sashes that don't close properly, or leaks through pockets holding window weights.

Window air infiltration can account for roughly 10% of your total heat bill. Heat and cold conducting through the glass can account for another for a similar amount. There is no window, old or new, that will give you zero-air infiltration and zero-heat/cold conductivity through the glass. Replacing windows or adding storms will not reduce your heat bills by 30%, a more accurate range would be 10-20%. Check claims for new windows carefully. Saving 50% of the energy lost from single-glazed windows translates into savings of ~15% of your heating bill at best. Attic insulation and high-efficiency furnaces will yield greater energy savings than window replacement. According to the U.S. Department of Energy, only 10% of air leaks through windows; the vast majority occurs through floors, walls, ceilings, ducts, fireplaces, plumbing connections and other sources. Furthermore, a comparison of heating costs by The Efficient Windows Collaborative (a new window manufacturer's group) revealed that there is no significant difference between a single-glazed wooden window combined with a storm window vs. a newer double-glazed window.

Replacing your windows is a significant investment with a multi-year payback, and the lifespan of some new windows may be shorter than the payback period. If your old windows are particularly drafty, have already been replaced with poor-quality windows or have other problems, you will likely want to do something about them. You may well be able to gain efficiency in a cost-effective manner with strategic repairs to existing older windows and the addition of storm windows, which are far less expensive than new windows.

### **How to Improve the Performance of Older Windows**

There are several reasons to keep your old windows. They are important to the overall look of your home; it's 'green' to keep them; if they are older than 1940 they are

built from more rot-resistant old-growth wood and most things that might be wrong with them can be corrected. Painted shut? That can be fixed. Rotted sills? Also fixable. Won't stay up? That too can be fixed. Many folks don't realize that there are several local contractors who can repair old windows and make them more energy-efficient.

Proper caulking can do a lot to decrease air infiltration around older windows. As previously stated, the addition of storm windows can make your old windows just as efficient as new ones, and new storm windows can be nearly invisible on your home. As it happens, Allied Window nearby in Sharonville is a nationally recognized provider of storm windows for historic homes. Glendale code does not require a Certificate of Appropriateness from the Glendale Planning and Historic Preservation Commission to repair existing windows or to add storm windows. Replacement windows in the historic district do require a Certificate of Appropriateness.

There are several homes in Glendale where owners have opted to repair existing windows and add storms because of the prohibitive cost of replacement windows in a style suited to the architecture of their home. This is an effective solution for homeowners and brings with it a green solution of 'repair and reuse' plus bonus points for preservation!

If you need a few names of contractors who repair windows, contact GHP at [GHP@fuse.net](mailto:GHP@fuse.net) or 771-8722.

### **For more information:**

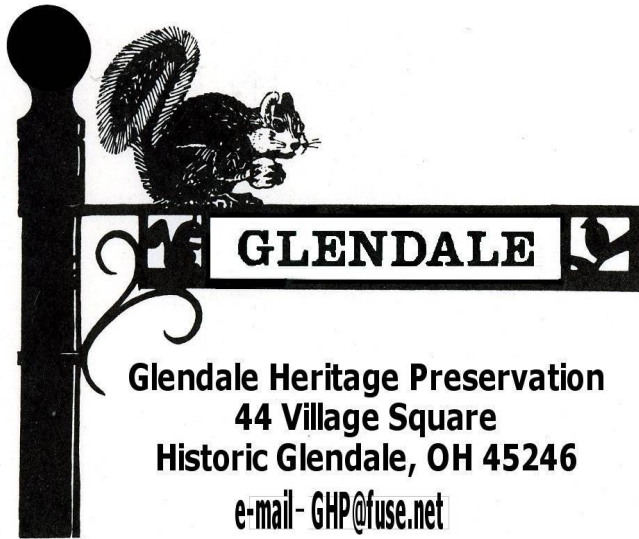
<http://www.preservationnation.org/issues/savethewindows/>

<http://www.oldhouseweb.com/how-to-advice/the-repair-of-historic-wooden-windows.shtml>

<http://www.efficientwindows.org/index.cfm>

<http://www.invisiblestorms.com/>





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## **Glendale Petrified Log – Follow Up**

Joe Green has kindly informed us that the story that appeared in the December Newsletter was in error. According to Joe the petrified log that is now in front of the Town hall first belonged to James A. Green (1862 – 1955), his grandfather, who was an early resident of Avondale. Mr. Green was a principal of the Matthew Addy Co. purveyors of coal and metals. James got the petrified log from a friend and business associate, Leland G. Banning (1860-1937), who owned a lumber company. When it became popular to have petrified logs from Arizona, Mr. Banning had several logs shipped to Cincinnati. Others can be seen at the Cincinnati Zoo and Botanical Garden as well as the Krohn Conservatory.

When James' son Matthew Addy Green (1901 – 1967), Joe's Uncle, moved to Glendale and took up residence at 200 Magnolia (Rat Row) he proudly displayed the log in his yard. After he passed away the log was donated to the Village and displayed in front of the Town Hall. According to Joe there is no connection between the log and the meteorite. So, even though we published what turned out to be an "urban myth" it brought forth the accurate account of the origin of the petrified log in front of the Town Hall.

We still wonder if anyone knows the origin of the "meteorite."

## **Nick Names**

Many houses in the Village have nick names. How well did you do at identifying the addresses that go with the following nick names?

The Seven Sisters: Victorian houses along the south side of Sharon from Troy to the east.

The Wale Mouth: Entrance to Christ Church addition

Dublin: Also known as North Troy

Rat Row Greenville between Magnolia and Oak

The Hotdog Stand: 340 Albion

The Alamo: 752 Greenville

### **We missed**

The Pillars: 780 Congress