Restoration of the Thousand Island Park Commercial Building Second-Floor Windows

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May 2012
Before and After
Sash Comparison

The window on the left has had no work done on it. The window on the right has restored sashes; the frame is scrapped but not painted.
Putty and Caulk Removal

The sashes were steamed for approximately one hour to soften the putty and caulking for removal. Steaming reduces glass breakage.
Sash Condition Prior to Restoration

This sash exemplifies the typical condition prior to restoration. The putty was deteriorated and caulking was smeared over the putty. The paint extended over the glass sight-line as much as one inch.
Putty and Caulk Removal

The putty was removed quickly after steaming before the sash cooled off. Note the remaining paint on the glass after the putty was removed.
Glass Removal

The glass is removed carefully and stacked for reinstallation.
Glass Cleaning

Old paint was removed from each pane of glass and the panes were washed. Judicious use of heat gun softens the old paint for easier removal.
Stripping Paint
The exterior paint was stripped using a heat gun. The interiors were never painted and many areas were deteriorated from this omission.
Beyond Repair

Several of the lower sashes were too deteriorated to repair. This is usually a judgment call: Replacement vs. repair costs.
Muntin Replacement

A few deteriorated muntins were replaced with stock salvaged from other sashes.
Meeting Rail Replacement

Several meeting rails needed repairs but this example needed complete replacement.
Sash Repairs

To disassemble a sash, the metal pins that secure the joint must be removed.
New Meeting Rail

This replacement meeting rails was cut from old-growth old stock.
Rail Repair

Close up view of the muntin mortise and tenon and the stile-to-rail joinery.
Bottom Rail Repair

The deteriorated bottom rail on this sash was replaced with salvaged stock from another sash.
Fabricated new sash
Lynn Condoluci of Condoluci Woodworking provides last touches to one of the seven new bottom sashes.
Sanding and Prep
The sashes were sanded and prepared for painting.
Priming and Painting

The sashes were primed with oil-based exterior primer on both sides. After glazing, they were painted with two coats of acrylic paint.
Ready for Installation

The new putty drying in the sun prior to finish painting.
Sill Repairs

The sills were weather-cracked but the old wood was hard and in good condition. Sills were sanded, deteriorated areas soaked with marine epoxy consolidant, and repaired with epoxy filler.
Frame Painting

The exterior frames and casings were scraped, sanded, primed, and painted. Old hardware was removed and all vertical cracks and holes filled.
Restored Windows

Out of twenty-eight windows, forty nine sash were restored and seven replaced. The new sashes have new glass and several of the restored lower sashes have new glass to replace the plexi-glass that was removed. Most of the original glass was reused.