

Preservation Conversation



January 2010

www.MOHPG.org

Volume 18, Number 1

Meeting News

Window rescue

■ Window specialists Ed and Batya Sanchez will show MOHPG members how to preserve and repair vintage windows on Thursday, Jan. 21, 2010, at 6:30 p.m.

by Jean Andresen and Sheila McCarthy

MOHPG's January program will feature a presentation by window restorer Ed Sanchez of Window Restoration and Repair, a company based out of Los Alamitos. Ed and his company have built a reputation as strong advocates for repairing — not replacing — older windows in homes. According to Ed, preserving and repairing windows helps retain the value of older houses, maintains their architectural features and saves homeowners money.

"I guess it sounds corny, but I just love making things last," said Ed. "Once (original windows are) gone, once they've been trashed, they're gone forever. When you're ignorant, you just do it. I want to wake people up from their ignorance about old windows and old buildings."

Ed became a window restorer after working many years in the replacement-window business. He found that replacement windows were nearly always an inferior product to the originals, and it began to bother him that perfectly good windows were being thrown into landfills and replaced by windows that would last only 20 years or less. If you are considering replacing or restoring your windows, attending this program is a must for you.

Ed will give a slide presentation followed by a question-and-answer session. Topics in the



Photo: Window Restoration and Repair, Inc.

Estephan, a technician with Window Restoration and Repair, scrapes paint off a picture window from a 1896 Greene & Greene farmhouse in Pasadena in 2009.

Join Us

- **What:** Window Restoration and Repair
- **When:** Thursday, Jan. 21, 2010
- **Time:** 6:30–8 p.m.
- **Where:** 347 W. Hillcrest Blvd., Monrovia, northeast corner of Hillcrest and Alta Vista Avenue

slide presentation will include: repairing damaged windows, weather-stripping historic windows, maintaining your windows, how to paint a window without affecting its operation, finding old-style replacement hardware, the do's and don'ts of preserving historic wood and steel windows, deciding if a window cannot be repaired, and replicating an original window.

Ed and wife Batya Sanchez will give their presentation to MOHPG on Thursday, Jan. 21,

Top 10 reasons to restore wood windows / 5

at 6:30 p.m. The program will be at the home of members Rena and Joey Delgado, 347 W. Hillcrest Blvd., Monrovia. Mark your calendar and join us for this informative meeting.

Ed Sanchez has worked with windows since 1983. He was employed by two different window manufacturers before starting his own window-replacement business in 1986. He found that over time, the replacement windows — vinyl, wood and aluminum — were going bad, and he lost faith in them. He thought of all the customers whose windows his company had replaced, and said to himself, "In 20 years, these people are going to hate our guts."

He also realized that restoring original win-

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MOHPG

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P.O. Box 734
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(626) 599-8187

The Monrovia Historic Preservation Group is entrusted with Monrovia's heritage through preservation, education, and community involvement.

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The MOHPG Board of Directors meets the first Sunday of each month at 10 a.m. All are welcome to attend. Contact MOHPG President Jim Wigton or any Board member for meeting location and more information.

MOHPG is a 501(c)(3) nonprofit California corporation. Donations and membership dues may be tax deductible; please consult your tax adviser.



NEWSLETTER

Editors Sheila McCarthy (626) 358-8825 Kathleen Jolly (626) 301-0733	Staff Jean Andresen Pam Barkas Sylvia Dohnal Larry Marotta Martha Rund
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The MOHPG newsletter committee welcomes article submissions and letters from our members for publication in the newsletter. All submissions are subject to editing.

President's Message

Church needs help with restoration

Steve Baker contacted me back in November about the possibility of making our Restoration Directory available to a source outside MOHPG. That initial inquiry has begun a chain of events that may lead MOHPG into helping to restore an older building in Monrovia.

The Shiloh AME Zion Church is located at the northwest corner of Huntington Drive and Canyon Boulevard. The church building, although now larger than the original structure, was built in 1886, prior to the incorporation of the town of Monrovia. Next door on Canyon is the parsonage, built in 1923. The church's congregation is attempting to renovate the parsonage so that it may be used as lodging by the church's minister. The church, as are so many others, is made up of an older congregation with limited financial resources. Following the suggestion of MOHPG member Donna Baker, I contacted Sonia Yates, executive director of the San Gabriel Valley Chapter of Habitat For Humanity. Habitat has recently begun a program called "Brush With Kindness" that may be able to provide some assistance.

The MOHPG Board does not want to commit our organization's limited financial resources to this endeavor. However, manpower (and womanpower!) is a commodity that we have in abundance. The church is organizing a demolition day for Monday, Jan. 18, 2010, which is the Martin Luther King holiday. MOHPG will supplement church volunteers with a crew of our own to gut the inside of the building, thereby helping to reduce some of the restoration costs. If you would like to help them by donating some of your time, set aside the date. More information will follow by e-mail.



Jim Wigton

Window Restoration and Repair

Our January program meeting will surely appeal to anyone with an older home. Window repairman and restorer Ed Sanchez will show members how easy it is to keep the windows in their homes working like new. Ed used to own a replacement-window business, but he switched sides when he realized

the new products did not actually improve upon the old. Now he works to rehab windows that have been neglected, as well as educate homeowners and save old windows from the landfill. Ed will give his slide presentation about window maintenance on Thursday, Jan. 21.

Ranch-style house is landmarked

As mentioned in the December newsletter, on Oct. 28, 2009, the Historic Preservation Commission recommended by a vote of 5-2 that the City Council landmark the first ranch-style home in the city's history. Then, at the Dec. 1 City Council meeting, the council did just that, voting 5-0 to make the home of Scott Langer and Cheryl Caputi at 303 N. Magnolia Ave. Historic Landmark 126. A more complete account of the events leading up to this historic action can be found on the homepage of the MOHPG website, at www.mohpg.org.

Board meeting change

Due to the holiday, MOHPG's Board will meet on the second Sunday in January (Jan. 10) at 10 a.m. instead of the first Sunday. First Sunday meetings will resume in February.

I hope to see you at the window repair program on Jan. 21!

Jim Wigton
MOHPG President

Membership information

MOHPG's yearly membership dues are \$25 for a household, \$20 for an individual and \$15 for a senior (65 years and older). When you pay for four years of membership you get the fifth year free.

MOHPG also accepts gift memberships and general donations. Send a check with your name, address, phone number(s) and e-mail address to: **MOHPG, P.O. Box 734,**

Monrovia, CA 91017. Please indicate whether your check is for a renewal, new membership, gift membership or donation. You may pay online with a credit card by visiting our website — www.mohpg.org — and clicking on the "Online Store" link.

MOHPG is a 501(c)(3) nonprofit corporation. Donations and membership dues may be tax deductible; consult your tax adviser.

Board Report

Website has new host; welcome team gets new signs

by Sheila McCarthy

At the Board of Directors' meeting on Dec. 6, 2009, President Jim Wigton reported that the MOHPG website has a new web-hosting provider, Bluehost.com, because our original provider, Wrayco Design, was attacked by a computer hacker and it was thought that Bluehost could provide more security from hackers. Amanda Wray of Wrayco will still function as support for the MOHPG website, and she will provide quarterly backups. Amanda is also raising her monthly service support from one hour to 1.5 hours. The Board passed a motion to pay the increased cost for website support.

Hal Leavens presented to the Board the new magnetic signs for

his car to be used when the Welcoming Committee visits new residents in the city. The signs were printed by local sign shop owner Steve Tessier of Steve 'N' Sons. The magnetic signs say "Welcome to Monrovia," and have the City of Monrovia seal and the MOHPG logo and website. Steve Tessier charged MOHPG only a nominal fee for the signs, saying he supports what MOHPG does in the community. A motion was passed to give Mr. Tessier a complimentary two-year membership to MOHPG and a thank-you note to acknowledge his support.

In old business, Jim Wigton reported that MOHPG was represented in the Monrovia Holiday Parade on Dec. 3 by Jan Harrington and Darrell Brooke, who rode

in a vintage car driven by Jim Constantian. Jim Wigton noted that MOHPG has not received a bill from the city to pay for the brass plaque that accompanies the Bear Mural in the library, as was our agreement in the USPS contract. Upon later receiving a bill for the plaque in the amount of \$332.50, the Board conducted an e-mail vote and approved payment of the expense. John and Katie Watson have agreed to be responsible for managing the continued sale of "A Motor Tour Through Historic Monrovia" at four locations in town: Chamber of Commerce, City Hall (Planning Department), Friends of the Library Bookstore, and Patty's Antiques.

In new business, MOHPG's

Annual Meeting date has been reserved at the Historical Museum for Saturday, July 24, from 6 to 9 p.m. MOHPG membership in the National Trust for Historic Preservation was renewed for another year at a cost of \$115. Based on MOHPG's Forum Membership level, our members can purchase books with a 25 percent discount and search the databases of the Forum Online by using MOHPG's member number of 072490394 (www.preservationnation.org).

The next meeting of the Board of Directors will be the second Sunday in January, Jan. 10, at 10 a.m.

Sheila McCarthy is Newsletter Editor and has been an MOHPG member since 2006.

Tour Report

Some leaders looking for assistance this year

In order for MOHPG to continue to put on a successful home tour, it is necessary for us all to do our part. Many people on this year's Tour Committee are repeating their jobs from last year, but there are still open positions and opportunities to apprentice with the masters themselves. If you are interested in helping out with any of the jobs below, please contact the job's chairperson directly. If you are interested in any of the tour jobs on the master list, please contact Tour Chair Sylvia Dohnal, below.

Tour Chair Sylvia Dohnal would like someone to partner with her as **Tour Co-Chair**. Being co-chair provides a great overview of all the various tour jobs. The co-chair will get on-the-job training and will find out if he or she wants to take over the task next year. Sylvia says being chair does not take much time, but that it is helpful to have another set of eyes and hands to help with tour details. Interested persons can contact Sylvia at lovesdinos@yahoo.com or (626) 448-5824.

Docent Chair Diane Radu would love to have an apprentice or co-chair assist her this year. She is also willing to turn over the job to someone else. The Docent Chair probably interacts with the most people in preparation for the tour. It is a great job that will bring

Complete list of tour jobs / 4 you in contact with lots of people in Monrovia. Diane can be reached at (626) 303-1879 or diane.radu@yahoo.com.

The position of **Banner Liaison** is open this year. The Banner Liaison arranges with city staff for the hanging of tour publicity banners on Myrtle Avenue one month prior to the tour. Last year's Banner Liaison, Robb Stewart, said he will be happy to teach a new person the ropes. Robb can be reached at (626) 303-6202 or oldbrass@altrionet.com.

Ticket Distribution and Tracking Chairs Katie and John Watson would like to have an apprentice this year. The job involves controlling the distribution of tickets while interacting with the businesses in town that sell tour tickets, as well as handling online ticket sales. Katie and John can be reached at kgundersen@altrionet.com or (626) 359-1055.

Ticket Sales Chairperson Walt Shelly needs a volunteer to help him set up the MOHPG table at the city's Family Festival on six Fridays beginning in April and leading up to the May home tour. He starts setting up the table about 4:15 p.m. for the Festival that starts at 5 p.m. Walt Shelly can be reached at (626) 256-3274 or waltshelly@yahoo.com.

— Sheila McCarthy

Museum exhibit, art show to mark Black History Month

On Sunday, Jan. 17, the Monrovia Historical Museum will open an exhibit to mark Black History Month, which is observed nationally during the month of February. Displays will showcase prominent Monrovia citizens, local military service personnel and national figures. Several artistic mediums will be utilized to carry out this exhibit, including a display of photos detailing events in the local African-American community. The museum's exhibit will continue until Sunday, Feb. 28.

The highlight of the Black History Month observance will occur on Sunday, Feb. 14 (Valentine's Day), when the museum will host "Back in the Day: An Exhibit of History and Art of the African-American Presence in Monrovia and Duarte." This one-day exhibit will feature works by local African-American artists, including Ron Husband, a Monrovia High graduate who works as a Disney illustrator. Husband is known locally for his detailed pen-and-ink drawings depicting the black experience. Other artists will be attending the event, as well as local dignitaries. Admission is free, and all are welcome to attend. Refreshments will be offered.

The Monrovia Historical Museum is open and free to the public on Thursdays and Sundays from 1 to 4 p.m.. It is located at 742 E. Lemon Ave.

— Sylvia Dohnal

Many ways to be involved with Mother's Day Tour

It takes a small village to put on the Mother's Day Home Tour each year. This year the tour falls on Sunday, May 9, 2010. Below is a list of all the Home Tour Committee jobs. Not all jobs are required for the tour each year.

Tour Chairperson(s) (1-3 people)

Duties: Coordinate all aspects of tour; run committee meetings; make sure committee members are meeting calendar deadlines; provide tour updates to the MOHPG Board

Skills: Good people skills; able to manage projects and follow through on tasks

Time Commitment: Hours as needed, plus 3-5 committee meetings

Time of Year: Fall (for home selection) – May

Docent Chairperson(s)

Duties: Recruit/assign docents according to needs of tour; recruit house captains to be in charge of each tour house; create information packets for docents

Skills: Good people skills; good organizational skills; willingness to make phone calls to recruit docents

Time Commitment: Hours as needed, plus 3-5 committee meetings

Time of Year: February – May

Docents (50-100 people)

Duties: Interface with public on tour day as in-house tour guides

Time Commitment: One meeting at assigned home prior to tour day, 3 hours on tour day

Time of Year: April – May

Junior Docent Chairperson

Duties: Submit application to Monrovia Community Services Department for permission to use Monrovia Youth Commissioners as docents on tour day

Time Commitment: Hours as needed

Time of Year: February – May

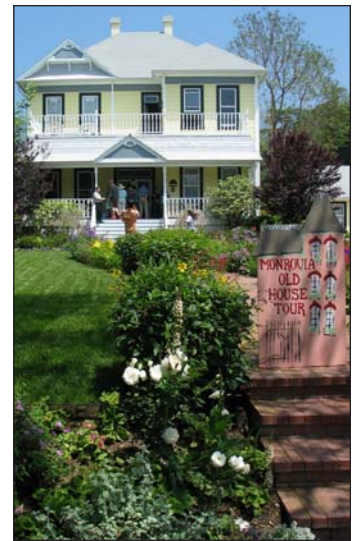
Publicity Chairperson(s) (1-2 people)

Duties: Prepare press release; distribute press release to appropriate newspapers, newsletters and magazines to meet various publication deadlines prior to tour

Skills: Experience preparing press releases and publicity materials helpful; ability to conform to deadlines



At left, tour-goers wait to enter the 1911 Craftsman home at 311 Melrose Ave., which appeared on the 2004 Mother's Day Home Tour. At right, the house at 225 Monroe Place is ready for guests during the 2006 tour.



Photos: Larry Marotta

Time Commitment: Hours as needed, plus 3-5 committee meetings

Time of Year: January – March

Tour Brochure Chairperson(s) (1-3, leader plus helpers)

Duties: Compile materials for tour-day brochure, which may include a tour map, photos, art, home descriptions, advertising, listing of participants, and other copy; arrange for printing of brochure

Skills: Ability to manage projects and meet deadlines; experience with print publishing helpful

Time Commitment: Hours as needed, plus 3-5 committee meetings

Time of Year: January – April

Postcard Chairperson

Duties: Prepare and print promotional tour postcard for 3,000-plus people on MOHPG mailing list; arrange volunteers for labeling and organizing postcards for bulk mailing

Skills: Ability to meet deadlines; helpful to have experience with print publishing and post office bulk mail procedures

Time of Year: January – March

House Histories Chairperson

Duties: Research and write house histories and descriptions of tour houses for use in press release and tour brochure

Skills: Able to meet deadlines; able to research; able to write in an engaging manner for a general audience

Time Commitment: Hours as needed

Time of Year: January – March

Ticket Distribution and Tracking Chairperson(s)

Duties: Distribute pre-sale tickets to vendors; track ticket sales; replenish tickets to vendors as needed; distribute and track mail and online ticket orders; turn in money to treasurer as it accumulates; compile final tally for Tour Committee and Board

Skills: People skills helpful, comfort in handling money, organizational skills, ability to meet deadlines

Time Commitment: Hours as needed

Time of Year: April – May

Ticket Sales Chairperson (leader, plus volunteers)

Duties: Sell tickets and publicize home tour at MOHPG's table during the city's Family Festival on six Fridays from 5-9 p.m. leading up to the May 10 home tour; sell tickets on day of tour

Skills: People skills helpful

Time of Year: April – May

Treasurer

Duties: Receive money from ticket sales; deposit money in bank account; pay tour-related bills; provide final accounting to Tour Committee and Board

Skills: Experience with financial accounting

Time Commitment: Hours as needed, plus 3-5 committee meetings

Time of Year: February – May

Ad Hoc Chairperson

Duties: Deliver supplies such as

signage, chairs and booties to each tour house the day before and day of tour; pick up supplies after tour

Skills: Access to truck and ability to lift and move moderate-to-heavy loads

Time of Year: May

Name Badges Chairperson

Duties: Create name badges for all tour participants to wear on tour day

Skills: Calligraphy or computer/printer skills helpful

Time of Year: April – May

Banner Liaison

Duties: Arrange with city staff for hanging of home tour publicity banner across Myrtle Avenue in downtown one month prior to tour

Time of Year: April – May

Antique Cars Liaison

Duties: Arrange for antique car clubs to provide cars on tour day

Skills: Helpful to be a car club member or have contacts

Time of Year: February – May

Entertainment Chairperson

Duties: Arrange for vintage music outside homes or at central site for tour day

Skills: Contacts with musicians helpful

Time of Year: January – April

Vendor Liaison

Duties: Contact vendors to provide food, sales booths or product demonstrations on day of tour

Time of Year: February – May

dows is a wiser financial decision for the homeowner than replacing them with new ones. "When you change out your windows," he said, "the cost savings will take your lifetime to pay out, and the windows won't last that long. If it's about saving money, it's not a good investment."

So, in 2000, he started a new company, Window Restoration and Repair, with longtime friend Scott Goldfarb. He found that there are many window-replacement businesses but very few window restorers, and no one teaching others about it.

He said most homeowners are not aware that their original windows are more durable than the new products available today. He said, "Your windows have been alive for 50 years,

"Your windows have been alive for 50 years, and they'll last at least 50 more."



Ed Sanchez

and they'll last at least 50 more."

He gave as an example an 1896 Greene & Greene farmhouse in Pasadena that he was called in to help restore. Of the 20-30 windows on the house, only two required replication of damaged woodwork, despite their having received mini-

mal maintenance over 100-plus years.

For the last few years, Ed has been giving his talk to community groups, trying to spread the message to homeowners that they can repair their older windows rather than replace them. He has recently presented to the Highland Park Historic District, Glendale Historical Society, Country Club Park Historic District in Los Angeles, Eagle Rock Historical Society and Long Beach Heritage.

For more information about Window Restoration and Repair, Inc., visit the company's website at www.window-restoration-repair.com.

Jean Andresen has been an MOHPG member since 2000 and was most recently the group's Secretary.

Top 10 reasons to restore or repair wood windows

by the New England Window Restoration Alliance

1. Your windows fit your house.

Quirky as they might be, your older windows fit your house. Care was taken to match the weight and style of window to the building, the trim, etc. They have expanded and contracted with the seasons. With proper weatherstripping they can be made to fit and seal even better. Replacement windows have a rigid structure that fits within your window openings. Old houses move and shift over time, and frequently the gaps that open up around replacement windows and the window openings result in more drafts than the original windows.

2. You appreciate good craftsmanship. The true mortise-and-tenon construction of antique windows is incredibly strong and even when it begins to weaken is easily repaired. Many unique window shapes were created because of the craftsmanship with wood joinery. Antique windows were built to last and not land in a landfill.

3. You value good materials. Antique wood windows are constructed of old-growth timber. The wood is much denser and more weather resistant than today's tree-farmed softwoods. Delicate profiles are possible because of the density of the wood. The reason these windows are still around, even with years of neglect, is because the wood is of very high quality requiring no cladding or additional materials to give them weather resistance. Without all the ugly paint, your wood windows are usually

quite beautiful, graceful and strong.

4. You love the character of antique glass. Even the glass in antique windows tells a story. It may be roundel or cylinder glass, each indicating a certain era of manufacturing. Old glass has varieties of color and texture that are a delight to the eye. Two layers of glass are better than one, and in an antique home that second layer of glass should be the storm window that protects the original window.

5. You think a warranty should be more than 20 years. Chances are your windows have done their job for 50 or more years already. Sure, they may be a little creaky and may not be as attractive as they once were, but it's a far better investment to repair a proven performer than to sink money into a new window that only has a 20-year warranty at best. With proper maintenance, your antique windows should last another 100 years. Heck, even without maintenance they may last that long!

6. You want to avoid vinyl. Poly vinyl chloride (PVC) is becoming one of the greatest concerns in the building industry. Not only does the production of it create an environmental nightmare, but the gases it emits over time are becoming a concern. Heaven forbid your house catches fire, and PVC burned will release toxic amounts of dioxin. If you are concerned about lead, please understand that it is used as a stabilizer in the manufacture of PVC. If you are concerned about our planet's health, you should read up on efforts to reduce the

use of vinyl.

7. You want more light. Replacement windows are set into the window opening, and the sash is smaller than the originals. You get less viewing area and less light. Who wants less light?

8. Windows are a functional part of your house. Weights and pulleys are the best balance systems every invented. There is a prevalent myth that a lot of cold air comes in through the weight pocket. If there is cold air in the weight pocket it's generally because there is a gap between the outside trim of the house and the siding. It may also indicate a poor seal at the floor joists. Replacing easily serviceable weights and pulleys with vinyl jamb liners or invisible balance systems means installing a system that has a maximum life span of 10-20 years but generally fails in less time. You can't believe how joyful it is to open and close windows easily with one hand when everything is restored to the way it was designed to work!

9. You really can save 30-40% on heating costs. According to the "Field Study of Energy Impacts of Window Rehab Choices" conducted by the Vermont Energy Investment Corporation, the University of Vermont School of Civil and Environmental Engineering and the U.S. Army Cold Regions Research and Engineering Laboratory, the estimate first-year energy savings between a restored wooden window with a good storm window versus a replacement window was \$0.60. Yup, less than a buck. In

their conclusions section they noted, "The decision to renovate or replace a window should not be based solely on energy considerations, as the difference in estimate first-year savings between the upgrade options are small." Broken glass, failed glazing, no weatherstripping — these small and repairable items are what really affect energy efficiency in windows.

10. The greenest building is one that is already built. Replacement windows are touted as a way to save energy. But when evaluated from the perspective of the entire production, shipping, installation and removal process, replacing windows consumes a whole lot of energy. Or viewed the other way, an older building has a great deal of embodied energy. If the total energy expenditure to manufacture replacement windows is considered, the break-even period stretches to 40-60 years. In the words of Richard Moe, president of the National Trust for Historic Preservation, "We can't build our way out of the global warming crisis. We have to conserve our way out. That means we have to make better, wiser use of what we have already built."

Repairs and restoration work are done by local craftspeople paying local taxes. They use a minimum of materials and resources and a maximum of labor. Restoring windows is the best use of existing materials and the best way to support the local economy.

Find out more about NEWRA at www.windowrestorationne.org.



P.O. Box 734
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Address Correction Requested



On the Cover

**TLC for stuck,
 leaky windows**

Ed Sanchez, the co-owner of Window Restoration and Repair, is visiting MOHPG on Jan. 21 to educate members about the true value of their home's original windows and to show them how they can keep their windows in tiptop shape. **Read all about it on Page 1.**

Calendar

of MOHPG and community events

January

- 5 Tuesday City Council meeting, 7:30 p.m., 415 S. Ivy Ave.
- 10 Sunday **MOHPG Board meeting, 10 a.m. All are welcome. Contact President Jim Wigton at (626) 599-8187 for location.**
- 13 Wednesday Planning Commission meeting, 7:30 p.m., 415 S. Ivy Ave.
- 19 Tuesday City Council meeting, 7:30 p.m., 415 S. Ivy Ave.
- 21 Thursday **MOHPG program: Window Restoration and Repair, 6:30 p.m., 347 W. Hillcrest Blvd., Monrovia. See Page 1 for more information.**
- 27 Wednesday Historic Preservation Commission, 7:30 p.m., 415 S. Ivy Ave.

February

- 2 Tuesday City Council meeting, 7:30 p.m., 415 S. Ivy Ave.
- 7 Sunday **MOHPG Board meeting, 10 a.m. All are welcome. Contact President Jim Wigton at (626) 599-8187 for location.**
- 10 Wednesday Planning Commission meeting, 7:30 p.m., 415 S. Ivy Ave.
- 14 Sunday "Back In the Day: An Exhibit of History and Art of the African-American Presence in Monrovia and Duarte," Monrovia Historical Museum, 742 E. Lemon Ave. See Page 3 for more information.
- 16 Tuesday City Council meeting, 7:30 p.m., 415 S. Ivy Ave.
- 24 Wednesday Historic Preservation Commission, 7:30 p.m., 415 S. Ivy Ave.