

# GREATER PORTLAND LANDMARKS



TODD CAVERLY PHOTOS

# 2009 MAINE

# RESTORATION

# DIRECTORY

# Welcome to the 2009 Maine Restoration Directory

*Greater Portland Landmarks is delighted to present the 2009 Maine Restoration Directory, just in time for spring restoration and renovation projects.*

## GREATER PORTLAND



This listing includes trades people, consultants, businesses, and organizations, who focus on historic preservation, building restoration, and traditional construction methods. They can help you plan repairs and renovations to your older house or barn, restore and improve commercial, religious, and institutional properties, or plan new construction with traditional style. You will find masons, plasterers, timber frame specialists, woodworkers, stained glass artists, preservation consultants, and many others in the Directory!

In addition, we have included articles on topics of interest to those who are working on older buildings. These have been drawn from our *Landmarks Observer* newspaper over the past seven years.

I would like to thank Noelle Lord, who through her column "Stewarding Your Older Home," has provided practical and highly readable information to help people address common questions about maintaining and repairing old buildings. I hope you will find this information useful.

Greater Portland Landmarks (GPL) is here to serve you. In addition to the Directory, we offer information about restoration techniques, architectural styles, and local historic neighborhoods in our Frances Wilson Peabody Research Library, and on our web site at [www.portlandlandmarks.org](http://www.portlandlandmarks.org). GPL also offers walking tours of historic neighborhoods, educational programs for children and adults; markers recognizing well-maintained historic properties; architectural surveys of historic neighborhoods; educational tours of the Portland Observatory (1807) a National Historic Landmark; publications; and advocacy for historic preservation and excellence in new design. If you are located in southern Maine, Landmarks' Advisory Service makes site visits to help you learn more about your historic property.

We are launching two exciting new ventures in 2009. GPL's Center for Architecture and Preservation at the Safford House 93 High Street will bring together people of all ages and backgrounds to participate in community discussions, exhibitions, and educational activities that explore architecture and preservation and our distinctive sense of place. In addition, we will be offering expanded field services, including technical assistance, in partnership with Maine Preservation and the National Trust for Historic Preservation Northeast Office.

We invite you to become a member and share our passion for greater Portland's exceptional neighborhoods, architecture, and landscapes. You'll keep informed about tours, events, and programs; be updated on preservation issues and opportunities; receive free admission to the Portland Observatory; and learn more about historic preservation and architecture. There is a membership enrollment form on page 15.

Greater Portland Landmarks promotes preservation and revitalization of historic buildings, neighborhoods, and landscapes and encourages high-quality new architecture to enhance the livability and economic vitality of Portland and surrounding communities. For more information, please call us at 774-5561 ext 104 or see our web site at [www.portlandlandmarks.org](http://www.portlandlandmarks.org).

We hope you will enjoy the 2009 Maine Restoration Directory!

HILARY BASSETT, Executive Director

Greater Portland Landmarks Extends a Hearty Thank You!

*Greater Portland Landmarks would like to thank the following people for helping make the 2009 Maine Restoration Directory possible:*

- Hilary Bassett
- Marc Bagala
- Bryony Brett
- Toby Crockett
- Dennis Crowley
- Gilbert Doughty
- Lisa Flaim
- Les Fossel
- Scott Hanson
- Noelle Lord
- Arron Sturgis

**The 2009 Maine Restoration Directory is a juried listing. Listees are asked to provide references from satisfied customers and photographs of their work (when appropriate) as a condition of inclusion. However, the inclusion of a listing in the 2009 Northern New England Restoration Directory should not be considered a recommendation of the listee or an endorsement of the listee's work by Greater Portland Landmarks in any respect. GPL urges all property owners to require trades people, consultants, businesses, and artisans to provide references and to view their work before engaging them in a project.**

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- Pownalborough Restorations
- Ward Clapboard Mill
- Yarmouth Frame Shop and Gallery

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- WBRC Architects · Engineers

## Architectural Salvage

- Old World Masonry

## Art Restoration (on paper and canvas)

- Yarmouth Frame Shop and Gallery

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- Greater Portland Landmarks
- Maine Historic Preservation Commission
- Maine Preservation
- National Trust for Historic Preservation

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- ttl - Architects, LLC
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## Decorative Finishes/Stencils/Accessories

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- Peter Lord Plaster and Paint
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## Fabric Furnishings/

## Custom Window Treatments

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- Atlantic Hardwoods, Inc.

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- Highland Window Works

## Historic Preservation Organizations

- City of Portland Historic Preservation Program
- Greater Portland Landmarks
- Maine Downtown Center
- Maine Historic Preservation Commission
- Maine Preservation
- National Trust for Historic Preservation

## Insulation of Historic Buildings

- Dan Kolbert Building and Renovations

## Insurance for Historic Buildings

- Clark Associates

## Landscape Design/Construction

- Gnome Landscapes, Design and Masonry
- WBRC Architects · Engineers

## Lighting/Hardware/Fixtures

- New England Castings

## Masonry

- Building Envelope Consultants, LLC
- Gnome Landscapes, Design and Masonry
- Richard Irons-Restoration Masons
- Maine Dry Stone
- Old World Masonry
- Stone\*Henge Restoration, LLC

## Mechanical and Electrical Engineers

- WBRC Architects · Engineers

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- The Heritage Company Coppersmiths, LLC
- Mid-Maine Restoration, Inc.
- Stone\*Henge Restoration, LLC

## Millwork

- Last Chance Woodworking
- Mantle Painting Co., Inc.
- Mid-Maine Restoration, Inc.
- Jode Murray Building Restoration
- Pownalborough Restorations
- Ed Somers Woodworking
- Stone\*Henge Restoration, LLC
- Taggart Construction
- Tidewater Millwork
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## Monumental Stonework/Restoration

- Gnome Landscapes, Design and Masonry
- Richard Irons-Restoration Masons
- Old World Masonry
- Sutherland Conservation & Consulting

## Paint/Painting/Paint Analysis

- Tony Castro & Company
- Chameleon Coatings, LLC
- Peter Lord Plaster & Paint, Inc.
- Mantle Painting Co., Inc.
- Mid-Maine Restoration, Inc.
- Parker Painting
- Mark R. Paquette Fine Decorative Painting
- Pop's Painting
- Rich Aluminum & Restoration Company
- Stone\*Henge Restoration, LLC

## Plasterwork

- Tony Castro & Company
- Chameleon Coatings, LLC
- Peter Lord Plaster & Paint, Inc.
- Mantle Painting Co., Inc.

## Preservation Related Services & Products

- Antique Homes Magazine
- Tony Castro & Company
- Greater Portland Landmarks Advisory Service
- Highland Window Works
- Richard Irons-Restoration Masons
- Sara K. Martin Architectural Historian
- Jode Murray Building Restoration
- Preservation Timber Framing, Inc.

- Sutherland Conservation & Consulting
- Ward Clapboard Mill
- WBRC Architects · Engineers

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- Antique Homes Magazine
- Clark Associates

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- BarnWright, Inc.
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- Les Fossel's Old House Restoration
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- Jode Murray Building Restoration
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- Ed Somers Woodworking
- Stone\*Henge Restoration, LLC
- Taggart Construction
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- Wright-Ryan Millwork

## Roofing

- Building Envelope Consultants, LLC
- The Heritage Company Coppersmiths, LLC
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- Rich Aluminum & Restoration Company
- Stone\*Henge Restoration, LLC

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- Maine Soapstone Co., Inc.

## Stone Fabrication

- Maine Soapstone Co., Inc.

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- Innerglass Window Systems

## Structural Engineering

- Resurgence Engineering & Preservation
- WBRC Architects · Engineers

## Timber Framing

- BarnWright, Inc.
- Maine Barn Company
- Pownalborough Restorations
- Preservation Timber Framing, Inc.
- Ed Somers Woodworking
- Stone\*Henge Restoration, LLC

## Windows and Doors

- Accent on Windows
- Bagala Window Works
- Grandview Window Cleaning
- Highland Window Works
- Innerglass Window Systems
- Mantle Painting Co., Inc.
- The Marvin Window Store by Hancock Lumber
- Jode Murray Building Restoration
- New England Castings
- Rich Aluminum & Restoration Company
- Ed Somers Woodworking
- Stone\*Henge Restoration, LLC
- Tidewater Millwork

## Wood Flooring & Clapboards (siding & shingles)

- Atlantic Hardwoods, Inc.
- A.E. Sampson & Son LTD
- Stone\*Henge Restoration, LLC
- Ward Clapboard Mill
- Wood Floor Services

# COEXISTING WITH Energy Efficiency

BY NOELLE LORD

**T**HE WORDS “Energy Efficiency” can make preservationists and those of us working in and saving old places shudder.

However, it cannot be denied that this topic is on the minds of most homeowners, and those with older homes have the added burden of incorporating energy consumption improvements in a manner that is thoughtful to their home’s historic materials. Most everyone is *doing* something about it, but many of these efforts, frankly, are wrecking the place. What we need to know is how to make our old places more energy efficient and preserve them at the same time.

## WEATHERIZE

It is essential that air leaks are controlled. The Department of Energy estimates homeowners can save more than 10 percent in energy costs simply by sealing off drafts that draw heat (and air conditioning) out of the house. Additionally, the effectiveness of insulating efforts will be drastically reduced by air leaks. Home efficiency efforts work well only when both



Sound maintenance, insulating your attic floor, storm windows, and sealing out drafts go a long way to improve energy efficiency in older houses.

heat and air are controlled.

Windy days are the best time to evaluate leaks. Light an incense stick and hold it in front of various areas and openings. Drifting smoke indicates drafty air leaks.

REPLACE	VS.	RESTORE
Replace 20 wooden windows with quality vinyl replacements (\$400 per window, installed): <b>\$8,000</b>		Restore and weatherstrip 20 wooden windows (\$300 - \$400 per window to restore plus \$50 to \$100 each to weatherstrip): <b>\$7,000 – \$9,000</b>
Projected lifespan: <b>20 years</b>		Projected lifespan (with maintenance): <b>100 years</b>
Amortized cost per year: <b>\$400</b>		Amortized cost per year: <b>\$80</b>
REPLACEMENT WINDOWS	VS.	ORIGINAL WINDOWS WITH STORMS
Annual energy savings offered by double-glazed replacement window over single-glazed wooden window: <b>635,922 BTU</b>		Annual energy savings by adding a storm window to a single-glazed wooden window: <b>722,218 BTU</b>
Annual energy savings comparing a single-glazed wooden window with a storm window to a new “low-e” double glazed thermal replacement window: <b>132,407 BTU</b>		
Annual savings per double-glazed replacement (heating cost @ \$0.95/Therm): <b>\$9.65 per year</b>		Annual savings per window (heating cost @ \$0.95/Therm): <b>\$11.72 per year</b>
Annual savings per “low-e” replacement (heating cost @ \$0.95/Therm): <b>\$2.03 per year</b>		
Payback based on cost of \$400 for quality replacement window installed: <b>41½ years</b>		Payback based on \$50 per storm window: <b>4½ years</b>
Payback based on cost of \$450 per “low-e” replacement: <b>222 years</b>		

## INSULATION

While it is true that an entire house would be insulated in the ideal world, those of us with old houses know that we rarely get to operate within ideals – that is the charm and character of our old place that we love so much!

Selecting the right products and installing them under the right conditions is critical to getting the results you want. Many manufacturers and installers recommend insulation have an R-value of R-38 – R-60 to be effective. These represent new construction applications and are simply not realistic when trying to retrofit.

With experiences in my own old house and unfortunate examples from countless clients, I have seen little good come from the expensive effort of blowing in insulation. The unpredictable framing and large cavities of older construction means coverage is inconsistent and leaves the product to sink and rot timbers. We have also seen its installation blow the plaster off more than one wall! The best effort you can make is to insulate your attic floor. We recently added R-30 to our attic floor (along with proper ventilation) and noticed a dramatic improvement immediately.

## MAINTENANCE

Many good energy efficiency efforts are just sound maintenance of the kind homeowners frequently overlook or postpone. When houses fall into disrepair and building materials are allowed to fail, energy loss becomes inevitable. Keeping a solid coat of sealer (paint) on your exterior, addressing cracks and gaps in building materials, and keeping doors and windows in good working condition are small efforts that really add up.

## IS IT REALLY AN “IMPROVEMENT?”

Drastic measures or complete overhauls are not necessary in order to make valuable strides toward living more efficiently. Whenever you contemplate changes that involve the demolition of original materials, consider what you are losing as well as what you are gaining. That piece of woodwork or plaster was handmade and is irreplaceable. Many modern upgrades also undermine older systems and cause more harm than good so consider compatibility and get advice from an objective old house expert. ■

Noelle Lord operates Old House C.P.R., Inc. and shares her passion for helping owners of older buildings discover how to take good care of them through consulting, teaching and writing. She can be contacted by visiting [www.oldhousecpr.com](http://www.oldhousecpr.com).



We invite you  
to become  
a member  
of Greater  
Portland  
Landmarks!

Please see page 15  
for more information.

# Buttoning up, one step at a time



BY NOELLE LORD

Energy efficiency can mean simply taking informed and thoughtful steps toward using resources in such a way as to minimize waste, expense and unnecessary effort while at the same time caring for historic architecture and classic workmanship.

### Here are some old-house-friendly solutions:

- Install proper weather stripping around doors and windows
- Make sure glass in doors and windows is tightly glazed
- Use locks to keep doors and windows shut tightly
- Install storm doors and windows
- Seal gaps in structural and foundation materials with caulking or spray foam
- Limit draw from chimneys when not in use by keeping dampers closed
- Caulk gaps in siding and around doors and windows
- Repair rotten siding and keep paint/sealing coating in good condition
- Make sure gutters and drainage are working
- Close gaps in HVAC, chimneys and fireplaces
- Install good window treatments that seal drafts
- Lay rugs over drafty floor areas and in front of doors
- Insulate your attic floor
- Seal and insulate attic access
- Install programmable thermostats
- Buy energy efficient appliances
- Replace a tank hot water heater with a tankless one
- Use fans and portable electric heaters for temperature problems in isolated areas

## Accent on Windows

Contact: Gail Lerman  
500 Forest Avenue  
Portland, ME 04101  
Tel: 207-772-1088 Fax: 207-772-1190  
E-mail: gaillerman@accentonwindows.net  
<http://accentonwindows.net>

*Portland's premiere restoration window treatment showroom. Gail Lerman is a skilled listener. Her experience allows her to guide clients methodically in measuring, selecting products, and choosing colors for your project. At Accents on Windows, our customer service is unrivalled, and we guarantee our products and our services.*

## Advisory Service

Contact: Greater Portland Landmarks  
165 State Street  
Portland, ME 04101  
Tel: 207-774-5561 Fax: 207-774-2509  
[www.portlandlandmarks.org](http://www.portlandlandmarks.org)

*The Advisory Service is a volunteer committee of Greater Portland Landmarks' members that shares information with homeowners about how to preserve, restore and maintain their old houses. They study and record historic structures, constantly adding to our extensive library collection of photos, drawings and reports on local architecture and building elements, including windows, paint, staircases, and cabinetry. The Advisory Service can start you off in the right direction to do further research on your own, and help you ask the right questions of professional tradespeople. Advisory Service members gained their expertise through the research and restoration of their own houses and enjoy sharing their understanding of architectural styles, methods of construction and types of decoration observed on other local buildings. They do not take the place of architects, interior designers, or professional tradespeople.*

## Antique Homes Magazine

Contact: Ginger Petraglia  
274 Main Street, P.O. Box 1046  
Douglas, MA 01516  
Tel: 508-476-7271 Fax: 508-476-7746  
E-mail: [antiquehomesmagazine@verizon.net](mailto:antiquehomesmagazine@verizon.net)  
[www.antiquehomesmagazine.com](http://www.antiquehomesmagazine.com)

*Antique Homes Magazine® is the Sales Directory for Antique & Historic Property. Published five times a year, the magazine includes property for sale throughout New England. Articles of interest on all topics of preservation continue to promote good preservation practices. Online at [www.antiquehomesmagazine.com](http://www.antiquehomesmagazine.com) or by subscription.*



## Atlantic Hardwoods, Inc

Contact: Kathleen McNerny  
1004 Congress St.  
Portland, ME 04102  
Tel: 207-773-9663  
E-mail: [kathleen@atlantichardwoods.com](mailto:kathleen@atlantichardwoods.com)  
[www.AtlanticHardwoods.com](http://www.AtlanticHardwoods.com)

*Atlantic Hardwoods has been restoring hardwood floors since 1993. We offer free consultation, free estimates and a wide variety of services including: historic wood floor restoration; dust-free floor refinishing; custom inlays and borders; and patching with custom-milled flooring. We also offer certified FSC flooring, the "Green Building" standard.*

## Bagala Window Works

Contact: Marc Bagala  
15 Newcomb Street  
Portland, ME 04103  
Tel: 207-878-6306 Fax: 207-878-6306  
E-mail: [marcbagala@securespeed.us](mailto:marcbagala@securespeed.us)  
[www.BagalaWindowWorks.com](http://www.BagalaWindowWorks.com)

*Marc Bagala has been restoring and weather-stripping windows and doors since 1988. He is the innovator of the chemical-free, steam stripping method for removing paint and glazing from windows.*

## BarnWright, Inc.

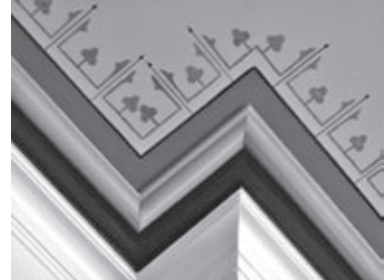
Contact: Scott Hatch  
232 Scribners Mill Road  
Harrison, ME 04040  
Tel: 207-583-4289  
E-mail: [barnwright@gmail.com](mailto:barnwright@gmail.com)

*Timber frame barn restoration from stone foundation repair to ridge pole. Consultation on repairs, preservation, historical dating, and design of barns.*

## Building Envelope Consultants, LLC

Contact: Robert Fulmer  
406 The Hill  
Portsmouth, NH 03801  
Tel: 603-828-2458  
E-mail: [robert@rlfulmer.com](mailto:robert@rlfulmer.com)  
[www.becsinglesource.com](http://www.becsinglesource.com)

*Building Envelope Consultants (BEC) is a single source consulting firm for all exterior building systems. We offer forensic roofing and masonry inspections, maintenance planning, project management and design services. We have unique experience in slate, copper and tile roofing as well as masonry restoration services.*



## Tony Castro & Company

Contact: Tony Castro  
372 Intervale Road  
New Gloucester, ME 04260  
Tel: 207-926-5618 Fax: 207-926-5618  
E-mail: [tonycastro@peoplepc.com](mailto:tonycastro@peoplepc.com)

*Tony Castro & Company specializes in the creation and restoration of works of art on plaster and wood. Victorian trompe l'oeil decoration, murals from Rufus Porter to contemporary, and faux grain and marble can be restored or newly created. We also restore the plaster surfaces beneath the decorations.*

## Chameleon Coatings, LLC

Contact: Herb Clarke  
14 Winston Road  
East Baldwin, ME 04024  
Tel: 207-787-8029 Fax: 207-787-8029  
E-mail: [herbclarke@juno.com](mailto:herbclarke@juno.com)

*A full service decorative painting company from design to finish on any object that can be painted including floors, cabinets, masonry, Venetian plasters, etc.*

## Clark Associates

Contact: Ken Clark  
P.O. Box 3543  
Portland, ME 04104  
Tel: 207-774-6257 Fax: 207-774-2994  
E-mail: [kclark@clarkinsurance.com](mailto:kclark@clarkinsurance.com)  
[www.clarkinsurance.com](http://www.clarkinsurance.com)

*Clark Associates, a full service agency, has helped protect Maine families and businesses for more than 70 years. We offer the industry's most comprehensive vintage home policies; we can help ensure that your historic home is properly protected. Need to be sure you're covered? Let me tell you about Clark.*

## Les Fossel's Old House Restoration

Contact: Les Fossel  
P.O. Box 525  
Alna, ME 04535  
Tel: 207-586-5680 Fax: 207-586-5670  
Email: [fossel@oldhouserestoration.com](mailto:fossel@oldhouserestoration.com)  
[www.oldhouserestoration.com](http://www.oldhouserestoration.com)

*Fine restoration of early buildings. Business founded in 1975. Services include inspection, consultation, design, carpentry, cabinetry, frame repair, masonry, relocation, and historic interiors. 10 employees. 2001 Maine Preservation Honor Award winner.*



**Gnome Landscapes,  
Design & Masonry**

Contact: Rick Campbell  
305 US Route One  
Falmouth, ME 04105  
Tel: 207-781-2955 Fax: 207-781-5705  
E-mail: info@gnomeldm.com  
www.gnomelandscapes.com

*Many Gnome projects have become benchmarks in the preservation of Maine's significant and fragile past. Gnome has extensive experience working on historic properties providing masonry restoration, landscape design, and landscape installation.*

*Restoration projects include: Tracy-Causser Building, Deering Oaks Castle, McLellan House, Western Cemetery, Waynflete School. Landscape installation projects requiring Historic Preservation Committee Review include: homes on Vaughan and Deering Streets and the Tate House Museum. Member: New England Landscape Design & History Association.*

**Grandview Window Cleaning**

Contact: Doug Johnson  
477 Cumberland Avenue #4  
Portland, ME 04101  
Tel: 207-772-7813  
E-mail: grandviewnow@aol.com

*We clean windows the old fashioned way, by hand using elbow grease, ingenuity and integrity. We take our mission seriously and like what we do. More importantly, so do our customers! That's why we are confident in offering our customers an iron clad money back guarantee. Visit us on line to see details and all our specialized cleaning services including gutters, chandeliers, ceiling fans and more. Free estimates. "It's A Good Day For A Grandview!"*

**Greater Portland Landmarks, Inc.**

Contact: Hilary Bassett, Executive Director  
165 State Street  
Portland, ME 04101  
Tel: 207-774-5561 Fax: 207-774-2509  
E-mail: info@portlandlandmarks.org  
www.portlandlandmarks.org

*Greater Portland Landmarks promotes preservation and revitalization of historic buildings, neighborhoods, and landscapes and encourages high-quality new architecture to enhance the livability and economic vitality of Portland and surrounding communities. Contact us for information on our education programs, public programs, architectural tours, research library, publications, and advocacy. GPL's Advisory Service conducts field visits to individual properties to provide guidance on preservation questions.*



**The Heritage Company  
Coppersmiths, LLC**

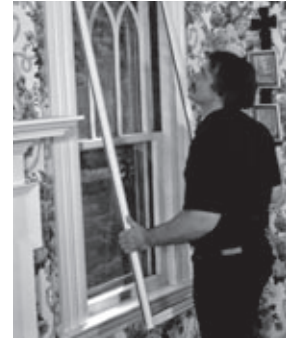
Contact: Victor Wright  
P.O. Box 71, 545 Main Street  
East Waterboro, ME 04030  
Tel: 207-247-5372 Fax: 207-247-4256  
E-mail: Heritagecollc@hotmail.com

*The Heritage Company specializes in the historically accurate restoration of slate roofs and copper corning. We are a fourth generation roofing company which continues to use traditional methods of slating and coppersmithing.*

**Highland Window Works**

Contact: Gregory B. Gordon  
371 Camden Road  
Hope, ME 04847  
Tel: 207-763-2796 Fax: 207-763-2796  
Mobile: 207-691-2912  
E-mail: Gordon@highlandwindowworks.com  
www.HighlandWindowWorks.com

*Dedicated to the preservation and restoration of wooden windows and other components of traditional building. Services include: steam stripping, reconstruction, weather-stripping, glass replacement, hardware maintenance and consulting. Visit our website, email or call us for any of your project needs big or small. Historic restoration, practical preservation and aesthetic creation.*



**Innerglass Window Systems**

Contact: Kimber Degling  
15 Herman Drive  
Simsbury, CT 06070  
Tel: 800-743-6207 Fax: 860-651-4789  
E-mail: david@stormwindows.com  
www.stormwindows.com

*Manufacturer of custom glass interior storm windows for energy conservation and soundproofing. An interior storm that outperforms almost any replacement, yet maintains the integrity and beauty of your historic windows. It automatically conforms to the opening, compensating for out of square conditions. No sub-frame needed. All glazing options available. Easy do-it-yourself installation.*

**Richard Irons-  
Restoration Masons**

Contact: Richard Irons  
12 Burnham Road  
Limerick, ME 04048  
Tel: 207-793-4655  
Cell: 207-632-2806  
E-mail: ironsrestoremason@yahoo.com

*Restoration Masons repairs and reproduces period masonry with matching materials to museum quality throughout New England. Expert consultation, inspection, and "masonry archeology" services are provided. Clients include the National Park Service and the Maine Historical Society. An article in Old House Interiors, September, 2004, featuring Richard's work, referred to him as "New England's leading expert in antique masonry". See feature articles in: Early American Homes April, 1999 "Restoring Antique Masonry" and New Old House Summer, 2005 "Fire Irons".*

# PREPARE TO PAINT

BY NOELLE LORD

Nothing can spruce up your home more than a nice new coat of exterior paint. Nothing can seem more daunting than when your home needs a nice new coat of exterior paint. Chipping paint and exposed wood siding and trim not only look unsightly, but expose exterior wood to damaging elements. Rot and moisture can quickly migrate inside, causing more and more damage to your home and exponentially increasing the time and resources necessary to repair it.

*The following outlines our recommendation for proper preparation and completion of exterior building painting:*

- **Always set up protection** (tarps) to capture paint chips and residue for easy disposal.
- **Scrape off as much of the loose paint** as possible using putty knife, paint scraper or random orbit sander.
- **Sand or scuff up entire surface** to be painted to create “tooth” for paint adhesion and to feather-blend surfaces with different paint layers exposed by scraping. Sanding can be done by hand using a wet sanding process to contain dust or with a power sander.
- **Scrub all surfaces using TSP** (tri-sodium phosphate) and bleach solution in a pump sprayer. Proper washing and bleaching are critical to a lasting paint job because any mold, mildew and microorganism left on the surface will eat through the new layer of paint. Our recipe: To a two-gallon pump sprayer add 1-1/2 gallons hot water and 1/2 cup TSP and mix well. Fill the rest of the sprayer with bleach (about 1/2 gallon). Spray to cover surface and scrub with industrial floor broom. Allow to sit on surface 30-60 minutes, then hose off with clear water.
- **Let surfaces dry out completely** (several warm, dry days)! Use a moisture meter to determine moisture content in wood. Maximum 10 percent moisture; six percent is ideal.
- **Use a B-I-N shellac product** to seal wood knots and exposed or rusty nails.
- **Spot prime exposed wood areas using a breathable oil primer** (Cabot's Problem Solver Primer). Following priming, some wood fibers will raise and show as “hairs.” If this is undesirable, lightly sand these areas and re-coat lightly with second coat of primer. Removing these “hairs” is purely an aesthetic decision; they are not damaging.
- **Use acrylic caulk to caulk** corner boards and any splits in wood or exposed openings to weather seal siding.
- **Paint one to two coats of acrylic top-coat paint or a solid acrylic stain.** Use a high quality top-coat from a reputable paint dealer. Acrylic latex is best for long-lasting exterior coating. An eggshell finish (slight sheen) is best for exterior wood as it allows water to bead and roll off finish. It also remains cleaner longer.
- **If lead paint exists, avoid any technique that generates loose dust.** Power sanders should be used only with HEPA/lead dust bag or shroud attachment or in enclosed staging. Tarps should be used to capture all paint chips and debris, and this debris should be stored in containers for disposal. Use paint specially formulated for covering lead (California Elastomerics), if available. ■



## WORKING WITH LEAD BASED PAINT

BY NOELLE LORD

**I**T SEEMS WE NEVER TALK about old houses, hence old paint and finishes, without the topic of lead coming up. It's a serious subject, but no reason to head for the hills or gut your home. Basic safety precautions and smart working conditions go a long way.

Anyone working in a building built before 1978 should assume lead-based paint or varnishes (LBP) might be present. You can have your home checked by certified professionals, and certainly you should pick up a lead home-testing kit at a hardware retailer before beginning any project where old paint will be disturbed.

LBP does not present a hazard when intact and in good condition, but as soon as its condition deteriorates and begins to chip, peel or become chalky, or the surface is disturbed through scraping, sanding or drilling, it becomes poisonous. Most lead poisoning occurs through exposure to lead dust that we either breathe in or ingest through hand-to-mouth circumstances. When undertaking projects on painted surfaces, disturb older paint layers as little as possible and never use a belt sander, torch or heat gun over 1100 degrees, or dry scrape and sand. Any scraping or sanding should be done “wet” to control dust. Also do not use a paint stripper with methylene chloride. Many exterior paints contained lead and can poison your soil, your drinking water, gardens, pets or children at play when old siding is scraped in preparation for repainting.

Before you begin a project involving older painted surfaces, seal off work areas with 6-mil plastic taped securely over all openings, and clean up with HEPA (high efficiency particulate air) filtration vacuums. Regular vacuums will spread lead dust particles further. Also turn off forced-air heating systems and air conditioning, and cover these vents with 6-mil plastic completely. Always wear a HEPA filter mask while working, and do not eat, drink or smoke in the work area. Remove all your clothing before leaving the work area, and wash this clothing separately from other clothing. Leave work shoes behind in the work area so you do not track lead dust to “clean” areas.

Lead Rules: 1) Do not create dust; 2) Confine and contain any dust created; 3) Use HEPA and wet methods to clean as you go.

**For more information** on lead hazards go to [www.epa.gov/lead/](http://www.epa.gov/lead/) or call the National Lead Information Center at 1-800-424-LEAD.

Noelle Lord operates Old House C.P.R., Inc. and shares her passion for helping owners of older buildings discover how to take good care of them through consulting, teaching and writing. She can be contacted by visiting [www.oldhousecpr.com](http://www.oldhousecpr.com).

## The Kennebec Company

Contact: Amy Leonard  
1 Front Street  
Bath, ME 04530  
Tel: 207-443-2131 Fax: 207-443-4380  
E-mail: amy@kennebeccompany.com  
www.kennebeccompany.com

*The Kennebec Company specializes in designing and crafting period-inspired cabinetry to include the conveniences of today while maintaining the integrity of the past. The Kennebec Company's work is centered on kitchens but they also offer design services and cabinetry for other rooms.*

## Dan Kolbert Building & Renovations

Contact: Dan Kolbert  
90 Gray Street  
Portland, ME 04102  
Tel: 207-799-8799 Fax: 207-799-8799  
E-mail: Dan@KolbertBuilding.com  
www.KolbertBuilding.com

*Preserving historic homes while keeping them warm and dry combines art and science. Insulating drafty houses without creating rot or mold requires a thoughtful, systematic approach. We bring those methods to all our projects, along with experience in Portland's historic neighborhoods and an eye to minimizing disruption to our clients' lives.*

## Last Chance Woodworking

Contact: David Stenstrom  
60 Warren Ave  
Portland, ME 04103  
Tel: 207-878-3747  
E-mail: lastchance@maine.rr.com

*A one man woodworking shop with extensive experience making and installing cabinets, millwork appropriate for historic residences and buildings, including replication of existing architectural details such as mouldings, doors, etc. All work including furniture done in the best manner.*

## Linekin Bay Woodworkers

Contact: Joe Jose  
284 Knickerbocker Rd  
Boothbay, ME 04537  
Tel: 207-350-6072 Fax: 207-633-2457  
E-mail: jajose@roadrunner.com  
www.LinekinBayWoodworkers.com

*Founded in 1978, with a tradition of high quality work and a passion for details, Linekin Bay Woodworkers is recognized for custom cabinetry and restorations. We are well known for our renovation of the oldest house on North Haven island while maintaining its 18th century style. Founder, Joe Jose, employs his thirty years of experience to meet the exact specifications of every customer.*

## Peter Lord Plaster & Paint, Inc.

Contact: Peter Lord  
24 Moody Road  
Limington, ME 04049  
Tel: 207-793-2957 Fax: 207-793-2957  
E-mail: pworld@roadrunner.com  
www.plasterlord.com

*Professional contractor specializing in the preservation and restoration of historic surfaces and all plaster systems – old and new. Areas of expertise include plaster reattachment and restoration techniques, duplicating antique plaster recipes and surface textures, restoring and creating ornamental plaster, traditional stucco systems and repair, and restoring architectural surfaces.*

## Maine Barn Company / Connolly & Co. Timber Frame Homes

Contact: John O'Connell  
10 Atlantic Highway, Route One  
Edgecomb, ME 04556  
Tel: 207-882-9945 Fax: 207-882-4247  
E-mail: info@mainebarncompany.com  
www.mainebarncompany.com

*Since 1982, Connolly & Co.'s team of professional artisans has created many exceptional timber frame homes, barns and commercial structures. They have earned a reputation for timeless designs, quality construction and responsive service. This group of timber frame craftsmen specialize in preserving the architectural and cultural heritage of these simple and versatile buildings.*

## Maine Downtown Center

Contact: Roxanne Eflin  
295 Water St  
Augusta, ME 04330  
Tel: 207-622-6345 Fax: 207-622-6346  
E-mail: reflin@mdf.org  
www.mdf.org/downtown

*The mission of the Maine Downtown Center is to foster downtown development that is dynamic and community-based, and results in economic development, business growth, job creation, housing revitalization, historic preservation, and cultural enhancement.*

## Maine Dry Stone

Contact: Chris Tanguay  
432 North Road  
Yarmouth, ME 04096  
Tel: 207-831-9420  
E-mail: mainedrystone@yahoo.com  
www.mainedrystone.com

*Committed to constructing and restoring quality hardscapes to age old standards upheld by the Dry Stone Walling Association of Great Britain. Being one of seven certified Master Craftsmen in the US and one of 163 in the world, you are assured your project will last a lifetime.*

## Maine Historic Preservation Commission

Contact: Earle G. Shettleworth, Jr.  
Maine Historic Preservation Commission  
55 Capitol Street  
65 State House Station  
Augusta, ME 04333  
Tel: 207-287-2132  
E-mail: Earle.Shettleworth@maine.gov  
www.state.me.us

*Established through a legislative act in 1971, the Maine Historic Preservation Commission is an independent agency within the Executive branch of state government that functions as the State Historic Preservation Office. Its Director is the State Historic Preservation Officer (SHPO). The Commission is responsible for the identification, evaluation, and protection of Maine's significant cultural resources as directed by the National Historic Preservation Act of 1966.*

## Maine Island Rag Rugs

Contact: Mary Ann Small  
29 Rockland Street  
Rockland, ME 04841  
Tel: 207-594-8038  
E-mail: mainerugs@aol.com

*Mary Ann is a member of the fourth generation in her family of weavers, making rag rugs, table runners, pillows, and bags as in colonial days: by hand, one at a time. Her studio is open seasonally. Commissions are welcome year-round. Mary Ann's work provides beauty and warmth under foot.*

## Maine Preservation

Contact: Robert O'Brien  
500 Congress Street, 2nd floor  
Portland, ME 04101  
Tel: 207-775-3652 Fax: 207-775-7737  
E-mail: info@mainepreservation.org  
www.mainepreservation.org

*Maine Preservation is the statewide private nonprofit advocacy organization whose mission is to promote the preservation, protection and vitality of Maine's historic places and encourage quality design that contributes to the livability of our communities. Primary programs include outreach assistance, education, public policy, preservation easements and publications.*

## The Maine Soapstone Co., Inc.

Contact: Gary Sayers  
P.O. Box 708  
Fairfield, ME 04742  
Tel: 207-476-8201 Fax: 207-476-5200  
E-mail: Mainesoapstone@hotmail.com  
www.mainesoapstone.com

*Maine Soapstone can template, fabricate and install: marble, granite, soapstone and slate for countertops, fireplaces, tub surrounds. Special projects welcome.*

## Mantle Painting Co., Inc.

Contact: Brian Mantle  
424C Walnut Hill Road  
North Yarmouth, ME 04097  
Tel: 207-829-4449 Fax: 207-829-5209  
E-mail: info@mantlepainting.com  
www.mantlepainting.com

*Mantle Painting is a full service painting contractor. We specialize in interior and exterior painting and restoration, in both commercial and residential sectors. We also have a fine finish shop where we finish everything from cabinets to guitars.*

## Sara K. Martin

### Architectural Historian

Contact: Sara K. Martin  
75 Leighton Street  
Bangor, ME 04401  
Tel: 207-990-5744  
E-mail: martinsara28@yahoo.com

*I provide historic preservation consulting and architectural history services to general contractors, architects, municipalities, historical societies and individuals. Past projects include: tax rehabilitation certification applications, a design manual for a preservation review board and interpretive architectural tours for a history museum.*

## The Marvin Window Store by Hancock Lumber

Contact: Jeremy Bate  
341 Marginal Way  
Portland, ME 04101  
Tel: 207-874-0852 Fax: 207-775-2850  
E-mail: jbate@hancocklumber.com  
www.marvin.com

*Marvin Windows and Doors showcase dealer featuring wood and aluminum-clad wood windows and doors. Specializing in replacement and renovation products, emphasizing historic applications.*

## Mid-Maine Restoration, Inc.

Contact: Joe McSwain  
P.O. Box 185  
Boothbay, ME 04537  
Tel: 800-287-4026 Fax: 207-633-7078  
E-mail: mmmr@gwi.net  
www.maine-steeplejacks.com

*Full service restoration contractor specializing in steeples and towers, cupolas and weathervanes.*

## Jode Murray Building Restoration

Contact: Jode Murray  
P.O. Box 486  
Kennebunkport, ME 04046  
Tel: 207-671-3054  
E-mail: jodemurray@yahoo.com

*The buildings we love are strong on the human touch. They are just plain good to be around. Call it the craftsman's laying on of hands. We offer clients the skill of the hand and eye that it takes to build or restore the kind of buildings we both admire.*

## National Trust for Historic Preservation

Northeast Regional Office  
Contact: Roberta Lane  
Seven Faneuil Hall Marketplace  
Boston, MA 02109  
Tel: 617-523-0885 Fax: 617-523-1199  
E-mail: nero@nthp.org  
www.PreservationNation.org

*The National Trust for Historic Preservation is a private, nonprofit membership organization dedicated to saving historic places and revitalizing America's communities. The Trust was founded in 1949 and provides leadership, education, advocacy, and resources to protect the irreplaceable places that tell America's story. The Northeast Regional Office serves the states of Connecticut, Delaware, Massachusetts, Maine, New Hampshire, New Jersey, New York, Pennsylvania, Rhode Island, Vermont.*



## New England Castings / Bellingham Bell Co.

Contact: Walter Butler  
P.O. Box 295 / 57 Maine Street  
Hiram, ME 04041  
Tel: 207-625-3256 Fax: 207-625-3028  
E-mail: walter@newenglandcastings.com  
http://newenglandcastings.com  
www.bellinghambell.com

*Investment casting foundry services for the production of custom metal castings for modern or reproduction architectural hardware and ornamental metal sculpture and reliefs. We offer many options in metal alloy selection including bronze, aluminum and stainless steel and can combine castings with traditional fabrication and machining as needed.*

## Old World Masonry, Ltd

Contact: Ludwig Hartmann  
39 Gorhams Bluff Rd  
Kingston, NB E5N 1A1  
CANADA  
Tel: 506-763-2414 Fax: 506-763-3281  
E-mail: ludwigh@owmasonry.com  
www.owmasonry.com

*We provide all types of specialized stone work, including restoration and replication of existing sculpted stones, as well as a wide variety of landscaping items made of natural stone to complement your historic home or building. Recent projects include cobblestone patios, walkways, stone wall landscaping, fireplaces, fountains and restoration of decorative historic church facades.*



## Mark R. Paquette Fine Decorative Painting

Contact: Mark R. Paquette  
P.O. Box 1418  
Kennebunkport, ME 04046  
Tel: 207-967-4170 Fax: 207-967-4816  
E-mail: mrp@findecorativepainting.com  
www.findecorativepainting.com

*Fine Decorative Painting specializes in the restoration and replication of historic finishes, using traditional colors, materials and methods. Projects range from New England residential and commercial interiors to churches, theaters, state capitols and historic buildings nationwide. Areas of expertise include trompe l'oeil, gilding, graining, marbling, stenciling, glazing and Venetian plaster.*

## Parker Painting

Contact: Matthew Parker  
72 Skillings St  
South Portland, ME 04106  
Tel: 207-838-4000  
E-mail: matt@parkerpaintingme.com  
www.parkerpaintingme.com

*Parker Painting is a greater Portland based paint contractor with a history of preservation service and maintenance on many of the landmark homes located in Portland. They are experts in applying interior and exterior paint restoration methods that will complement your historic property.*

## Pop's Painting

Contact: Gary Pappalardo and Rob Dee  
77 Wild Rose Avenue  
South Portland, ME 04106  
Tel: 207-767-3915 Fax: 207-767-3915  
E-mail: popspaint@aol.com

*Pop's Painting Inc. has specialized in residential painting, both exterior and interior. To date, we have completed over 325 projects and can claim first-hand experience in all facets of painting. We specialize in older and historic houses, ceiling and wall repair, and powerwashing. Our work is fully guaranteed, and our many testimonials, reflecting 99% customer satisfaction, attest to our high standards of cleanliness, neatness and to our thoroughly professional approach.*

## City of Portland Historic Preservation Program

Contact: Deb Andrews  
Portland City Hall  
389 Congress Street  
Portland, ME 04101  
Tel: 207-874-8726 Fax: 207-756-8258  
[www.portlandmaine.gov/planning/historic.asp](http://www.portlandmaine.gov/planning/historic.asp)

*In 1990, the City of Portland adopted a comprehensive historic preservation ordinance, creating eight local historic districts and providing protection for over 1,500 buildings and sites in the city. Contact us for information about the City's historic districts and review requirements, as well as technical assistance offered through this program.*

## Pownalborough Restorations

Contact: Otis Carroll  
P.O. Box 92  
Alna, ME 04535  
Tel: 207-586-6553  
E-mail: [prestore@midcoast.com](mailto:prestore@midcoast.com)

*A small woodworking business in the tradition of rural 18th- and 19th-century joiners' shops, using both traditional and modern tools and techniques to repair and restore timber-framed barns and houses. Structural assessments; reproduction paneling, doors, moldings, turning and carving; period-appropriate cabinetry and built-ins.*

## Preservation Timber Framing, Inc.

Contact: Arron J. Sturgis  
P.O. Box 28  
Berwick, ME 03901  
Tel: 207-698-1695  
E-mail: [arron@preservationtimberframing.com](mailto:arron@preservationtimberframing.com)  
[www.preservationtimberframing.com](http://www.preservationtimberframing.com)

*Preservation Timber Framing is a small group of artisan timber framers dedicated to the traditional structural repair of historic timber frame buildings, including barns and church steeples. We are honored to be chosen for the restoration of Portland's 1828 Abyssinian Meeting House, the 3rd oldest African American meeting house in the United States.*

## Resurgence Engineering & Preservation

Contact: Alfred H. Hodson  
132 Brentwood Street  
Portland, ME 04103  
Tel: 207-773-4880 Fax: 207-773-4880  
E-mail: [resurgence@myfairpoint.net](mailto:resurgence@myfairpoint.net)  
*Engineering assessments, structural design, and feasibility studies to preserve and restore buildings and structures.*



## Rich Aluminum & Restoration Company

Contact: Michael McCullum  
P.O. Box 8659  
Portland, ME 04104  
Tel: 207-772-9822 Fax: 207-772-3807  
E-mail: [info@richaluminum.com](mailto:info@richaluminum.com)  
[www.richaluminum.com](http://www.richaluminum.com)

*For fifty years, Rich Aluminum & Restoration Company has been the premier supplier of historic storm and replacement windows to Northern New England. We offer multiple grid profiles and custom fabrication to authentically replicate original windows while providing increases in energy efficiency and comfort. We have provided windows to historic landmark buildings, mills and brownstone townhouses. We have developed windows accepted by the National Park Service and by most historical societies from Bangor to Boston.*

## A.E. Sampson & Son LTD

Contact: Julia Sampson  
171 Camden Road  
Warren, ME 04864  
Tel: 207-273-4000 Fax: 207-273-4006  
E-mail: [sales@aesampsonandson.com](mailto:sales@aesampsonandson.com)  
[www.aesampsonandson.com](http://www.aesampsonandson.com)

*Paul and Julia Sampson have specialized in traditional wood flooring, trim and stairparts for over twenty years. The Sampsons can replicate period flooring and millwork for existing or new projects. The Sampsons offer well managed, old growth, antique and/or reclaimed woods for you to choose from. In addition to our signature flooring we have many handrail, casing, crown, rosette, etc. patterns to complement your historical project. Call, visit our website or stop in.*

## Ed Somers Woodworking

Contact: Ed Somers  
P.O. Box 192  
Bridgton, ME 04057  
Tel: 207-647-3396  
Cell: 207-415-1344  
E-mail: [edsomerswoodworking@gmail.com](mailto:edsomerswoodworking@gmail.com)

*A restoration carpenter with fifteen years experience in southern Maine, I listen to and work closely with my clients to remodel or restore their house or barn. I enjoy the challenge of modernizing, while maintaining traditional appearances, often using period tools. I can competitively manufacture period doors, windows and trim.*



## Stone\*Henge Restoration

Contact: Jeffrey C. Stone  
5 Cox Street  
South Portland, ME 04106  
Tel: 207-831-1835  
E-mail: [admin@shr-llc.com](mailto:admin@shr-llc.com)  
[www.shr-llc.com](http://www.shr-llc.com)

*Stone\*Henge Restoration; "Dedicated to the preservation of traditional roofing and building practice." Offering minimally invasive traditional repair techniques or complete restoration of period slate/copper/masonry and architectural woodwork. With over half a century combined expertise, Stone\*Henge Restoration maintains the highest level of quality artisanship and care for your project needs, be it large or small. Consultation, project management and maintenance service planning available for all phases of building restoration. We encourage you to visit our website.*

## Sutherland Conservation & Consulting

Contact: Amy Cole Ives  
20 Warren Street  
Hallowell, ME 04347  
Tel: 207-242-0618  
E-mail: [amy@sutherlandcc.net](mailto:amy@sutherlandcc.net)  
[www.sutherlandcc.net](http://www.sutherlandcc.net)

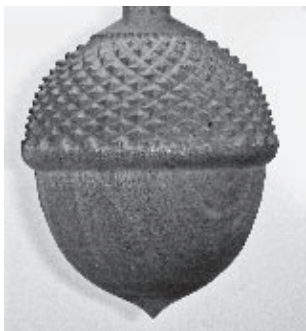
*Historic architectural conservation and consulting services including: cemetery conservation, historic structures reports, paint analysis, federal rehabilitation tax credit applications, historic district certificates of appropriateness and preservation project management.*



## Taggart Construction

Contact: Peter Taggart  
10 South Street  
Freeport, Maine 04032  
Tel: 207-865-2281 Fax: 207-865-2183  
E-mail: info@tagcon.com  
www.tagcon.com

*Building restoration is at the heart of our green philosophy. Making historic buildings live on is ultimately sustainable architecture. Taggart's experienced design/build team and our in-house millwork/cabinet shop, Freeport Woodworking (www.freeportwoodworking.com), have restored many area historic buildings. Restoration requires and Taggart Construction provides exceptional attention to detail, craftsmanship and service.*



## Tidewater Millwork

Contact: Alex Hamilton  
35 Burnt Jacket Landing  
Woolwich, ME 04579  
Tel: 207-443-8020 Fax: 207-443-8022  
E-mail: Aham@suscom-maine.net  
www.tidewatermillwork.com

*We reproduce: wood turnings, moldings, brackets, windows and doors. We have been in business since 1974. Highest quality.*

## ttl-architects, LLC

Contact: John Turk, AIA  
28 Danforth Street, #213  
Portland, ME 04101  
Tel: 207-761-9662 Fax: 207-761-9696  
E-mail: studio@ttl-architects.com  
www.ttl-architects.com

*ttl-architects, LLC is an architecture and historic preservation firm specializing in new construction within historic settings; rehabilitation and restoration of historic structures; investigation and repair recommendations for historic structures; and historical research including surveys, National Register nominations and Historic Structure Reports. Since its inception in 1998, the firm has been recognized as a leader in design and preservation and has received awards from the National Trust for Historic Preservation, Maine Preservation and the Maine Chapter of the American Institute of Architects.*

## Ward Clapboard Mill

Contact: Cecil Gallagher II  
P.O. Box 448  
Patten, ME 04765  
Tel: 207-528-2933 Fax: 207-528-2933  
E-mail: wardclapboard@madriver.com  
www.wardclapboard.com

*Ward Clapboard Mill has been manufacturing authentically produced early American clapboards for 150 years. Quartersawn true vertical grain clapboards in Spruce or Pine. Five different sizes to meet your needs. Some older houses may have thicker clapboards. Call Ward Clapboard Mill, we may be able to help.*



## WBRC Architects - Engineers

Contact: R. Michael Pullen  
44 Central Street  
Bangor, ME 04401-5116  
Tel: 207-947-4511 Fax: 207-947-4628  
E-mail: mike.pullen@wbrcae.com  
www.wbrcae.com

*WBRC Architects - Engineers offers award-winning preservation expertise from our Bangor and Portland Maine offices. Our experience in documentation, assessments and design for historic properties translates into successful preservation planning and execution for these valuable historic resources.*

## Wood Floor Services

Contact: Matthew Rousseau  
69 Springwood Road  
South Portland, ME 04106  
Tel: 207-767-4220 Fax: 207-767-4220  
E-mail: floorguy@maine.rr.com  
www.justsandit.com

*Complete wood floor and interior stair repair, resurfacing and installation, including wooden handrails, posts and balusters. Removal of any floor coverings necessary to reveal original surface. Installation of new or reclaimed wood flooring/stairs to suit owner/builder. Attention to detail, dust containment and eco-friendly disposal of all materials.*



## Wright-Ryan Millwork

Contact: Lee Proscia  
276 Canco Road  
Portland, ME 04103  
Tel: 207-761-0865 Fax: 207-842-0164  
E-mail: lproscia@wright-ryan.com  
www.wright-ryan.com

*Wright-Ryan Millwork produces high quality custom cabinetry, architectural millwork and furniture. With a 5,000 square-foot facility centrally located in Portland, Millwork provides a range of services, from design, selection of materials and hardware, to construction, finish, delivery and installation. Many of New England's finest homes and buildings bear testament to the accomplishments of Wright-Ryan Millwork.*

## Yarmouth Frame Shop & Gallery

Contact: Beth Newman  
336 Main Street  
Yarmouth, ME 04096  
Tel: 207-846-7777  
E-mail: yarframeshop@aol.com  
www.YarmouthFrameShopandGallery.com

*Restoration, Conservation and Preservation of works of Art on Paper and Canvas. Bring your art to life with the right design and archival sensibilities. 100% workmanship guarantee and thirty years of experience. Fast turn-around time without rush fees. Prices and volume discounts you'll love.*

# Good communication is key to successful projects

BY NOELLE LORD

A successful restoration project begins with your choice of a tradesperson. Ultimately you want someone who “fits” you and your project. Such a person will have the technical expertise and experience to meet your objectives, as well as a personality that matches your style.

**T**HE WORKING RELATIONSHIP between you, contractors and tradespeople is essential to your project turning out the way you envision.

Restoration projects are challenging, in many ways more so than new construction endeavors. Unique and unpredictable, they often require extra steps, slower production schedules, and very flexible attitudes by everyone involved. This is a perfect set-up for communication breakdowns as impatience and frustration can build. Being prepared and anticipating communication challenges can save you many headaches, avoid costly misunderstandings, and help everyone do the best job.

“Put it in writing” is a common phrase, and most often refers to those who will be receiving payment. However, this is a two-way opportunity for project success. Before you hire someone, you need to take some time to carefully plan out your project – and *put it in writing*. You should prepare sketches or pictures, a project outline, to-do and checklists, and other essentials that document your objectives. This information is your basis for determining what skills and expertise you require— who “fits” you and your project—and serves as the roadmap for completion. It is critical that you share this information with all the tradespeople you hire, even if they are only completing a piece of the project.

It is also wise to get a written contract or proposal from tradespeople, especially if you have never worked with them or if you are unclear or uncertain about details. Written contracts can be constraining, limiting a project’s scope and a contractor’s ability to complete tasks. Be sure to discuss how flexible you are toward operating outside the contract specifications or expanding on an existing agreement.

Some tradespeople are miracle workers, but even they cannot read your mind (as much as they may wish they could). Be sure you are not making assumptions. Contractors may not ask your opinion when you “assume” they would, and this can create conflicts. The contractors’ priority is to get the job done and make a living doing it. This is not a bad thing, but it does mean some of their values may be different from yours. They may fear prolonging production by bringing you into a particular decision, or they may believe you do not want to be consulted. Also, of course, not everyone has the same definition of “common sense.” Ultimately this is not their house, they are not emotionally attached to it, and so they will naturally look at things very differently.

There are several topics that should be discussed candidly and thoroughly before work begins and be kept open for revisiting while the project is ongoing. Here are some key points to cover:

**SCOPE OF WORK.** Have your plan ready! Share the entire plan even if speaking with a subcontractor so everyone knows the entire scope of the project. What are you intending to accomplish? How much do you want to get done now and in the future? What are your priorities? What is the schedule? What other trades are you employing? What services are you intending to hire out versus complete yourself?

**SUCCESS IMAGES.** What is your vision for the outcome? What do you “see” things looking like? What are your “must haves”? Describe this project when it is complete.

**EXPECTATIONS.** How do you see the project unfolding? How do you see it going while in progress? How are you going to work with this contractor? How much do you want to participate? How do you want the jobsite managed and left at the end of each day or week? How do you expect your home,

belongings, family, pets to be treated? What are your “home policies” (smoking, garbage, use of facilities)?

**DECISION PROCESS.** How up-to-date do you want to be regarding any changes? How will changes in the plan or materials be handled? When do you expect to be consulted? How available can you be? Be sure to give people all the necessary numbers and ways to contact you if you are participating closely in decision-making. Inability to contact you quickly could compromise the production schedule which will ultimately cost someone time, money and frustration.

**DEALING WITH CONFLICTS.** How will you handle miscommunications and misunderstandings? They WILL happen; it is much easier to deal with them if you plan for them. The regular check-ins will be most helpful here as many subjects will come up before they turn into conflicts.

**PERSONNEL.** Who will be completing the work? Who will be in charge? Who is your contact? Don’t assume the lead contractor or the person completing your estimate will be on the job site.

**SCHEDULING.** What is your desired time frame? How informed do you need to be regarding the schedule for completing the work and having workers on-site? Avoid famous “disappearing acts” by tradespeople by clearly stating that this is not acceptable up front.

**PAYMENT.** When are payments expected? Your checklists will be invaluable here. Do not pay in full until all the work is completed.

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Do not leave it up to the “professional” to take the lead in communication. Take charge of making sure your project turns out just the way you want by facilitating open, continuous communication. Communicating your needs up-front, for both the technical aspects and the working relationship, will ensure fewer misunderstandings down the line. Once the project is underway, check in regularly to catch up on what is going on. Ask questions if you are unsure about anything; it is always preferable to head off a mistake than try to fix it after the fact. With information as your groundwork, and a clear outline of everyone’s expectations, your project can run smoothly and even be enjoyable! ■

# Replacing a sash cord is a simple, but fiddly project

BY NOELLE LORD

**T**HOSE OF US WHO LOVE old houses love our original windows. We don't always love the maintenance required, but keeping the mechanical parts of wooden windows in good working order is key to keeping them energy efficient and around for another century or so. If your windows are cord-and-weight systems, you have likely struggled with the common repairs of frayed or broken sash cords and lost or jammed sash cord weights. This seems like a straight-forward repair that should be relatively simple, and it is; however, getting the sash cord properly removed and reconnected can prove challenging.

The first part of the battle is to dismantle the wood sash window so that you can get at the cords. There are many sash and stop styles so take time to carefully investigate your window design before going at it with a chisel, and take dismantling steps slowly, always labeling your pieces so you know on which side of the window they belong.

Begin by removing the stops along the inside that hold the sashes in place. If only one side of your sash cord needs repair, you likely need only to remove the stop on this side. With the window apart, you may want to consider replacing both sash cords at this time for a cohesive appearance and to avoid the project in the future for the other side.

Stops were built to be movable for tightening the sash and removable for upkeep, but commonly get painted solidly in place over the years. You may need to cut the paint with a utility knife first. Working from the channel side (to protect the trim from pry marks) and starting in the middle, gently pry the stop away from the jamb a little at a time at or near the nails holding them in place. If the stop is particularly stubborn, look for screws that may have been added over the years.

With a stop on one side removed, ease the bottom sash out of the window frame. The sash cords likely have a knotted end that sits in a groove with a "pocket" bored in the stile for the knot. If you are not replacing both sash cords, remove the good side by tying the knotted end around a pencil or clamp it to stop it from flying into the weight pocket when you remove it from the sash. There should be a weight pocket door in the sash channel (side jamb) held in place with a tack or screw. If your sash cord has broken, when you remove this panel you will see your weight sitting there (hopefully!).

The biggest trick to this repair is to fish your new sash cord up over the pulley and down the chamber to the weight pocket. Simply pushing it in over the pulley almost never works - that cord will go everywhere but down where you want it! If this is your experience, save yourself some frustration by using a piece of string first with weighted fishing sinkers attached to the end of it. Once you drop this down into the chamber, remove the weights and tightly tape the end



Marc Bagala of Bagala Window Works demonstrates a properly functioning weight chamber in a wood sash window.

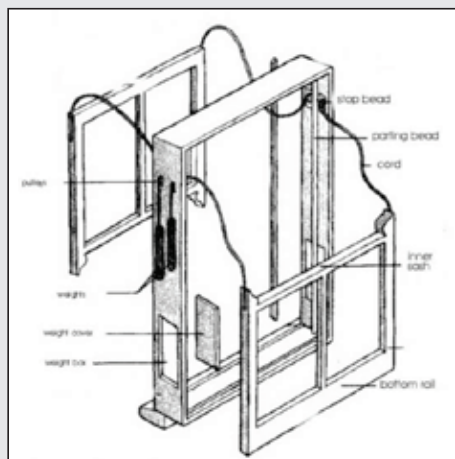
to the end of your sash cord using electrical or duct tape. Now pull the string back up over the pulley, bringing the sash cord with it.

Tie your weight on the sash cord first, using a solid knot such as a bowline that will never slip and will keep your weight hanging straight in the chamber. The window weight should still hang in suspension when your window is at its highest opening. Once you have your

length determined, tie a knot in the end of the sash cord coming over the pulley, and push the cord in the side groove and knot pocket. Again, you want a solid knot such as a Double Throw that will not fall out of the pocket. It is also a good idea to tack a small nail through this knot as an added precaution.

When you put the stops back in, consider securing them to the jamb with a flat-head brass screw and washer. This attractive fastener will make future removal much easier! Most salvage centers have window weights available for purchase. Not just any weight will do. If you need to replace weights, weigh your sash and divide by two for balanced weighting operation. Also make sure your replacement weights are sized to operate properly in the weight pocket. Replacement sash

cord materials are tough to find, but a dense cotton rope from a hardware store will work. Be sure to match the diameter of your original cords to fit your pulley system. ■



Noelle Lord operates Old House C.P.R., Inc. and shares her passion for helping owners of older buildings discover how to take good care of them through consulting, teaching and writing. She can be contacted by visiting [www.oldhousecpr.com](http://www.oldhousecpr.com).

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