



THE GARLAND'S Mediterranean-style home on Bronson Ave. has 45 windows in a variety of shapes and sizes.

Restoring windows preserves residence's charm, value

By Laura Eversz

"A total fixer-upper" is how Robert Garland describes the home he and his wife Hillary bought on S. Bronson Ave. three years ago.

In particular need of attention were many of the more than 40 windows in the Mediterranean-style home built in 1907.

"Some of the windows wouldn't even close," said Garland. "Cold air was coming in, and we also had water issues."

While many homeowners install vinyl windows to replace the original ones made of solid wood, Garland wanted to preserve the original finish and restore the custom windows and the distinctive look they gave to the home.



EVERY WINDOW is a little different, said Robert Garland, above in the master bedroom.

Later, they returned and installed them. Slat windows were replaced

Old windows are also practical, he added. "Window sills and jams were made of petrified redwood, which is impenetrable by termites. That's why the wood is still intact after all these years."

Referred by a relative who lives on Muirfield Rd., he contacted Ed Sanchez, who owns a window restoration and repair business.

"There are a lot of window people," said Garland, "but few window restorers."

Sanchez and his crew measured windows in a variety of styles—from rope and pulley to slats.

"After they measured, they custom-made the windows off-site," said Garland. A month later, they returned and installed them.

Slat windows were replaced

by the original-style, solid wood ones. Those with ropes and pulleys were repaired, and others were restored, complete with a lining and weather-stripping.

"They installed them in a day...it was great; it really didn't impact our family in a major way," said the father of three: James, 11, Olivia, 8 and

five-year-old Jonah.

Looking back, Garland says the project, which was done in phases, "wasn't cheap, and it was kind of a headache."

But it's definitely worth it, he added. "It preserved the history, not to mention, the value, of our home."

The best part? "Everything fits flush," said Garland. "All

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