

# Events

## UPSTAIRS TOURS OF THE 1743 SISTER'S HOUSE

LOCATION: Ephrata Cloister  
September 7 | 10 am – 4 pm

## HISTORIC WALL COVERINGS

LOCATION: Central PA Preservation Society  
September 10 | 8 – 9:30 am

## EVENING WITH THE AUTHOR

LOCATION: New Holland Area Historical Society  
September 19 | 7 – 9 pm

## EXCLUSIVE INDEPENDENCE HALL MOTOR COACH TOUR

LOCATION: Central PA Preservation Society  
October 5 | 7 am - 5 pm

For more details and other events please visit  
[www.historic-restorations.com/resources/events-calendar](http://www.historic-restorations.com/resources/events-calendar)

# What's Inside

## A PRODUCT RESOURCE

your utility providers  
will hate us for

Tools to make your  
historical building an  
**ENERGY EFFICIENT  
SUPERSTAR**



One of the  
**CUTEST BABIES**  
we've ever seen

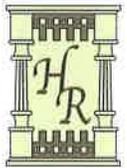


## A LOVE STORY

that will make you  
laugh, smile, and  
maybe even  
tear up a little

## MYTH-BUSTING

information about the  
energy efficiency of  
historical buildings that  
might blow your mind



## Historic Restorations

*A traditional approach to whole house restoration*

341 East Liberty Street, Building #2, Lancaster, PA 17602

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# Greetings & News

August is one of my favorite months (perhaps because it's my birthday?). This August in particular is a happy month for us, my parents (Chuck and Lois) celebrated their 40th wedding anniversary. I remember looking at their wedding pictures when I was little and wondering why I wasn't there – a scandalous question to my grandmother. So for the record, I was born five years later and yes I am now halfway to 70! We've written up their love story and given you a peek back into the start of their love, including a picture of their wedding party. Ever the one to "waste not, want not", my Mother still has checkered napkins made from the leftover material from the bridesmaids dresses.

Speaking of "waste not, want not", we're including a bonus in our newsletter this month – a whole insert full of information and tips for energy efficiency in historical buildings. You may be surprised by some of the information, we'll tell you how one of the biggest myths about energy efficiency is flat out wrong. You'll also learn about the Comprehensive Maintenance Appraisal we've developed to evaluate your building. This appraisal includes a five-year plan to make sure your building isn't falling victim to deterioration that is easily avoidable.

As always, let me know if you have any questions or suggestions – I always value your feedback!

All the Best,

*Danielle*



### Congratulations Katie!

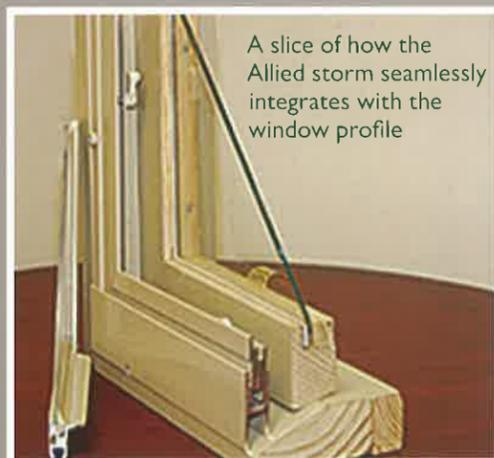
Earlier this year Katie gave birth to son Weston and has decided to stay home and dedicate herself to raising him. We wish you well Katie & Weston, enjoy your time together!

# How to Put a Maintenance Plan in Place

## A CASE STUDY OF THE TRINITY CHURCH OXFORD IN PHILADELPHIA

Recently we completed a maintenance appraisal for the Trinity Church Oxford in Philadelphia. The church purchased the appraisal to evaluate several key areas they knew needed immediate attention and ended up with not only our recommendations for remediating the emergent needs on their buildings – but a five-year plan for fixing other maintenance needs that were threats looming on the horizon. Below is the process of how that maintenance appraisal and long-term plan were developed.

- The church purchased our Tier 2 Maintenance Appraisal and scheduled an appointment for us to perform the appraisal.
- Chuck and Lois spent a morning evaluating three separate buildings on the church property – the Gathering Hall, the Church, and the Rectory/Archive building.
- During that appointment, Chuck and Lois recorded a detailed assessment and made thorough documentation of the current condition of the roofing, windows and doors, foundation, exterior walls and woodwork, interior features, projections, etc.
- Back at the office, Chuck reviewed all of the maintenance needs he and Lois had documented to compile an itemized list of specific repair work that needed to be done on the building to make sure it wasn't deteriorating any further.
- Next he prioritized which needs were immediate (needing repair in the next 1-2 years), which needs were intermediate (needing repair in the next 3-5 years), and which needs were long-term (needing repair in 5+ years) for each of the areas they evaluated.
- The 18-page report was then submitted to the Trinity Church Oxford.
- After the Church reviewed our report and worked with Chuck to determine which maintenance needs they could address within their budget, they contracted with us to perform the work.



A slice of how the Allied storm seamlessly integrates with the window profile

## Preservation Spotlight

### HISTORICALLY SENSITIVE STORM WINDOWS A PRODUCT RECOMMENDATION FROM CHUCK

When storm windows first came into use to promote energy efficiency, they were installed on the outside of the house. Not only did this take away from the architectural integrity of the house by impeding the view of major architectural features in windows, they also often created moisture on the outside of the window.

Fortunately for historic homeowners today, we have better options now. The option we recommend at Historic Restorations are the interior storm windows by Allied Window.

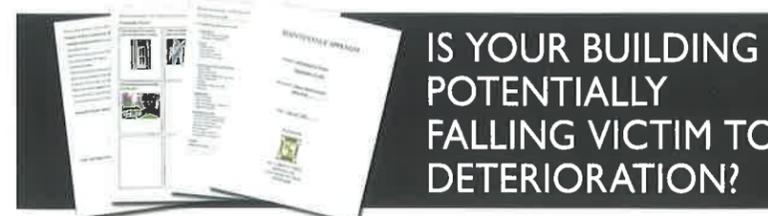
Allied offers an "invisible" storm window installed on the inside of the window.

One of the major benefits of this storm window option is that it has a low profile that doesn't limit visibility of a window's historical architectural features. Made from aluminum they can also be painted any color – send them a sample of the color of your trim and they'll match it for a seamless integration into your window's look. They also have a good seal with an aluminum u-channel across the top, magnetic strips that the aluminum frame attaches too, and a rubber or brush seal that sits on the sill.

They do offer an exterior option with the same features of the interior. Some people think this would be the better option, that an exterior storm window would help protect the wood in their window. I don't recommend this option – wood needs to breathe moisture and if there is a storm window installed on the exterior moisture will be trapped in the wood and promote rot.

We've had a good long-term experience with Allied. We've tried other companies, much to our dismay, and Allied is the one that has provided a consistent service and product performance over time.

You can learn more about the products that Allied Windows offers by visiting their website at [alliedwindows.com](http://alliedwindows.com).



**IS YOUR BUILDING  
POTENTIALLY  
FALLING VICTIM TO  
DETERIORATION?**

FIND OUT IN THESE FOUR EASY STEPS:

1. Call Historic Restorations at 1-877-461-6928 to choose which Maintenance Plan Tier is best for your building.
2. Purchase your Maintenance Appraisal.
3. Schedule your Maintenance Appraisal appointment.
4. Sit back and have a cup of tea while we process your report!

## Special Offer!

One of the biggest ways you can make sure your historic home is operating at maximum energy efficiency is by having a Comprehensive Energy Audit. We offer an exclusive, customized audit provided by the historically sensitive and knowledgeable *Pure Energy Audits* in our most elite Maintenance Appraisal.

***But you can have this Comprehensive Energy Audit at our cost of only \$685.***

Their comprehensive diagnostic testing includes blower door air leakage testing, thermal image scanning to detect insulation voids and air leakage, combustion safety testing of all appliances, system efficiency testing, moisture and durability analysis, and utility usage analysis. Their post-audit reporting includes an energy audit analysis report and a prioritized list of retro fit recommendations.

***Call 1-877-461-6928 by September 30 to take advantage of this offer.***

*Please note that Pure Energy is not a replacement product company tailoring their audit to sell you what they promote – they are a dedicated energy audit company that does not sell replacement products and will offer you a completely independent, objective audit.*



## Chuck & Lois' Love Story

In a culture and generation that developed an "everything is disposable and easily replaced" attitude, Chuck and Lois bucked the trend and poured much blood, sweat, and tears into carefully tending and maintaining their love and they are reaping the rewards of all that hard work – this month they are celebrating 40 years of love. This is the story of how that love began 40 years ago...



used to brag that I could get everything I owned on the back of my motorcycle.

**LOIS:** I wasn't looking to settle down, but when Chuck decides he wants something he gets very focused and pours all of his energy into getting it. And that's what he did when he decided he wanted me. He was a force to be reckoned with in his pursuit of me. He gave me tons of attention and who doesn't love attention?

### WHAT WAS YOUR WEDDING LIKE?

### WHAT FIRST ATTRACTED YOU TO EACH OTHER?

**LOIS:** He was cute. I was 23 and single. I could date anybody I wanted. And I wanted Chuck. He was sweet, and I knew his family and upbringing was a good one – though he definitely turned out to be more than I expected. I liked the way he was with his younger siblings, he was playful and kind and looked out for their best interests.

**CHUCK:** She was very beautiful and exciting. She represented all the freedom in that period of change and revolution I was experiencing after returning from Vietnam. She was fierce and loyal and independent – she didn't just expect respect and to be treated equally, she demanded it. Plus, I thought we looked good together. And she liked to ride my motorcycle.

### HOW DID YOU START DATING?

**LOIS:** Our parents lived next door to each other and we had met through family activities – ball in the park, wine on Sunday evenings. But he didn't pay any attention to me for about the first six months we knew each other. He did have a girlfriend so I suppose that was why, and I wasn't going to push myself on him – he had to work out that I was the better choice by himself. Though I wasn't above a few female ploys here and there...like asking him to come over and open a bottle of wine for me. Then, while I was staying with my Mother for a few weeks after a car accident, Chuck's little sister and my little sister colluded and convinced him to take me for a ride on his motorcycle. So he did, on February 15th of 1973 – I remember it well. I was in my walking cast and I put my hands in his jacket pocket because I wasn't wearing gloves and I held on.... for 40 years now.

### SO HOW DID MARRIAGE HAPPEN?

**CHUCK:** She took a little convincing to marry me. She was living on her own and very independent and wasn't looking to settle down, so she was reluctant to give that freedom up. I think she was unsure of what I was bringing to the table. Which was a valid concern, I

**LOIS:** Our wedding was on August 4th, 1973, in Bailey, Colorado. It was a stormy day so our plans to be married outside had to be changed, which turned out to be a very good decision since lightning struck the lodge during our ceremony. We had two priests, both family friends of the Groshong's, and the biggest snafu was when my Mother arrived without my wedding dress. Chuck was sent racing down the mountain on his motorcycle to get it, and I often wonder what other drivers must have thought of this motorcycle speeding past them with a wedding dress on the back of it.

While we were married on the 4th, our marriage certificate was not officially registered until August 14th, 1973 because of an error with the required blood work. So technically we have two anniversaries – should I have been getting two gifts all these years?

### HOW HAS BEING MARRIED TO EACH OTHER FOR 40 YEARS CHANGED YOU?

**LOIS:** Chuck has taught me how to be very trusting, and how to be vulnerable. I could be completely vulnerable with him and he meets that vulnerability with reassuring comfort. I don't know if I would have found that with anybody else and learned how to be okay with being vulnerable.

**CHUCK:** Lois taught me how to have a greater appreciation for all people and more of life because she explores more of life, without her I probably would have kept myself more in a bubble. I learned how to judge people more on an individual basis instead of general ideas and stereotypes – she's helped me question the status quo.

### FINAL THOUGHTS?

**LOIS:** I am very lucky to have been able to spend 40 years with someone I believe so fully in and who I share so many values with that we can work together towards.

**CHUCK:** I was really a diamond in the rough when we met and I'm very fortunate that she decided to embrace that and work on polishing me up – and stuck with it when it took so long.