

619 West Alameda

Window Condition Assessment



Prepared by:
Scott Ernst
10/13/2025

East Window #1
Double Hung Window
24 x 46



Condition

This unit is, despite the peeling paint and failing glazing compound, relatively sound. The sill is rotten, but the jamb legs appear to be OK. This probably has been helped by the building being Pen Tile. Adobe usually breaks down and causes dirt to pile against the bottom of the jamb where it collects moisture and rots the jambs. Like the rest of the windows in the house, there were screen sashes made after the fact and jury rigged to fit the openings. The original jambs weren't made deep enough to put screens in in the usual way.

East Window #2
Double Hung
24 x 46



Condition

Like all of the windows in the house, the paint and glazing compound have failed on this unit although the sashes remain basically sound. The jamb, however is all rotten. The bottom pane of glass is also broken.

South Window #1
Double Hung
24 x 46



Condition

As with many south facing windows in Santa Fe, the sun has taken it's toll, first on the paint, then on the wood. The sashes are still sound, but there are fissures in the wood that will need to be filled with epoxy. The jamb appears to be sound, but, again, you only know for sure once you can get behind it. The bottom rail joints are open a little. Other than that it is in decent shape.

South Windows #2

Double Hung

24 x 46



Condition

This unit is in a similar condition to the rest. Failed paint and glazing but still sound. The sill is rotten.

West Window #2 & 3
Double Hung Pair
24 x 48



Condition

This mulled pair is in a similar condition to the rest. The wood is sound, but in this case the bottom rail joints have opened up some. This would be repairable in a restoration. Again the sill is rotten.

West Window #2
Double Hung
28 x 40



Condition

This unit shares the woes of the rest in the house. Shot paint and glazing and rotten sill. On top of that the meeting rail on the top sash has a slight sag. It would be a good idea to replace that rail. Otherwise the sashes are sound.

North Window #1



Condition

This window has been removed, no doubt when the back addition (that has since been torn down) was built.

Conclusions

Based on the fact that the sashes and jamb details all match and that they are appropriate to the era the house was built, these windows all appear to be original. For their age and the lack of maintenance (only 2 coats of paint), they are in remarkably good condition.

Recommendations

My recommendation would be to pull all of the units, strip the last of the paint and glazing from the sashes, do some epoxy stabilization and filling where needed and then sand, repaint and reglaze.

All of the sashes have spring pins that hold them up. Adding spiral balances would be an improvement.

For several reasons I would replace all of the jambs. The way they were installed, with the bottom of the jamb imbedded behind the concrete sill below, water has been collecting there and rotting them. I would suggest building deeper jambs that have a rabbet on the exterior where storm sashes could be mounted. I would also make them with a proper sloping sill that overhung the concrete sill so that water can shed instead of collecting. The jamb headers are mostly very thick. They could be made thinner to allow the unit to come up enough to set the wood sill on the concrete.

Adding storm sashes will improve the efficiency of the windows significantly. They will also keep condensation on the inside of the glass down quite a bit. Interior condensation runs down the glass, sits on the rails and contributes to interior paint failure.

There are some nice (and inconspicuous) modern weather stripping options that work well on old windows and help with building efficiency. They could easily be incorporated into a restoration. This weather seal can be used on either the original sashes or on retrofitted storm sashes. You don't want to put it on both, however, or the glass will fog up.