

Maintenance Tips

In addition to the design improvements you plan, include these basic maintenance tasks:

5.9.1 Streets and Alleys

- Clear debris from sidewalks and alleys, especially where site drainage may be affected.

5.9.2 Upper Story Windows

- Wash upper story windows.
- Clear debris from inside upper story windows. This will improve appearances.
- Repair shades or curtains in upper story windows or replace with new.
- Re-glaze loose glass. This will reduce air leaks.
- Install weather stripping. This will enhance energy conservation significantly.

5.9.3 Storefronts

- Wash display windows.
- Repair damaged kick plates.
- Re-caulk display windows to reduce air infiltration.
- Install weather stripping around doors.

5.9.4 Roofs

- Clear debris from gutters and downspouts to prevent back up.
- Patch leaks in the roof. This should be a high priority.
- Repoint eroded mortar in the parapet wall. Use an appropriate mortar mix.
- Re-solder downspout connections, to prevent water leaking out onto walls.
- Connect downspouts into underground sewers. Do not allow water to run out at the foundation of the building.

5.9.5 Awnings and Canopies

- Repair leaking downspouts for metal canopies.
- Replace worn fabric awnings.
- Re-secure loose awning hardware.
- Wash fabric awnings regularly; this will help extend the life of the fabric. Spray with water from the underside first to lift dirt particles, then rinse off.

5.9.6 Signs

- Re-secure sign mounts to the building front.
- Repaint faded graphics.
- Repair worn wiring.
- Replace burned out bulbs.
- Remove outdated signs.

5.9.7 Energy Conservation

Generally older glass has dried and shrunken glazing compound around it, which allows air to leak around the glass. The best strategy is to re-glaze existing glass. Upstairs, you may also consider installing storm windows. Be certain the frame styles of the storm windows match those of the original windows.

Follow these steps:

- Re-glaze all loose glass.
- Weather-strip doors and windows.
- Install destratification fans to circulate air.
- Install insulation in the attic.
- Consider installing insulation in the crawl space or basement.

You may also wish to consider using insulated shutters on upper story windows in wintertime. This is especially effective where space is now used for storage. The shutter surface also provides space for an additional color accent.