



APPLICATION	For Office Use Only
CERTIFICATE of APPROPRIATENESS-or- DESIGN APPROVAL-or-EXEMPTION	APPLICATION # _____
Deliver or mail to: Environment Department Boston City Hall, Rm 709 Boston, MA 02201	RECEIVED _____
	FEE _____
	HEARING DATE _____

DO NOT RETURN THIS FORM BY FAX OR EMAIL

DO NOT STAMP THIS BOX

I. PROPERTY ADDRESS 70 Mount Vernon Street, #4A, Boston, MA 02114  
NAME of BUSINESS/PROPERTY \_\_\_\_\_

The names, telephone numbers, postal and e-mail addresses requested below will be used for all subsequent communications relating to this application. Environment Department personnel cannot be responsible for illegible, incomplete or inaccurate contact information provided by applicants.

II. APPLICANT Luan White

CONTACT NAME Same RELATIONSHIP TO PROPERTY Property Manager  
MAILING ADDRESS 327 Commonwealth Avenue, Boston, MA ZIP 02116  
PHONE 617-224-8427 EMAIL luan.white@nemoves.com

PROPERTY OWNER Alberto Forchielli CONTACT NAME Same  
MAILING ADDRESS 70 Mount Vernon Street, #4A, Boston, MA ZIP 02108  
PHONE 857-277-1935 EMAIL forchielli@gmail.com

ARCHITECT \_\_\_\_\_ CONTACT NAME \_\_\_\_\_  
MAILING ADDRESS \_\_\_\_\_ ZIP \_\_\_\_\_  
PHONE \_\_\_\_\_ EMAIL \_\_\_\_\_

CONTRACTOR JB Sash & Door Company CONTACT NAME Cheryl Carney  
MAILING ADDRESS 280 Second Street, Chelsea, MA ZIP 02150  
PHONE 617-884-8940 x235 EMAIL cherylc@jbsash.com

III. DESCRIPTION OF PROPOSED WORK  
A BRIEF OUTLINE OF THE PROPOSED WORK **MUST BE GIVEN IN THE SPACE PROVIDED BELOW, OR THE APPLICATION WILL NOT BE ACCEPTED.** This description provides the basis for the official notice and subsequent decision, and it must clearly represent the entirety of the project. Additional pages may be attached, if necessary, to provide more detailed information.

Replace 3 front facing 6/6 windows with custom, all wood JB Proper Bostonian, 6/6 windows in kind. Exterior to be painted black to match existing. No change to brick mold.

*Existing windows are ill fitting and drafty. Broken glass and broken cords.*

REQUIRED DOCUMENTATION: Please include all required documentation with this application; review instructions carefully for details.

ESTIMATED COST OF PROPOSED WORK: \$9,335.08

IV. DULY AUTHORIZED SIGNATURES (both required)

The facts set forth above in this application and accompanying documents are a true statement made under penalty of perjury.

\* APPLICANT Alfredo Forchelli \* OWNER \* Theresa A. Smith  
R. L. An White \*(If building is a condominium or cooperative, the chairman must sign.)

\* PRINT Alfredo Forchelli \* PRINT Theresa A. Smith  
R. L. An White President, Hill Court Apt Assoc.

Environment Department personnel cannot be responsible for verifying the authority of the above individuals to sign this application. Misrepresentation of signatory authority may result in the invalidation of the application.

**UNSIGNED OR PARTIALLY SIGNED FORMS WILL BE REJECTED**

**THIS APPLICATION IS NOT COMPLETE WITHOUT SIGNATURES, FEES AND REQUIRED DOCUMENTATION.** The checklist below is for reference only: Please refer to the detailed application instructions for deadlines, fee schedule and required documentation specific to your proposal.

- COMPLETED APPLICATION FORM
- APPLICATION FEE (Check or money order made payable to City of Boston; see fee schedule in Instructions)
- DESCRIPTION OF WORK (A brief description must be included on the front page; additional pages of detailed information may be attached. Applications that only note "see attached" will not be accepted.)
- PHOTOS OF EXISTING CONDITIONS
- DRAWINGS AND SPECIFICATIONS AS REQUIRED (See "documentation requirements" in instructions)

## Cheryl Carney

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**From:** White, Luan <Luan.White@NEMoves.com>  
**Sent:** Thursday, December 14, 2017 11:51 AM  
**To:** Cheryl Carney  
**Subject:** 70 Mt Vernon Street #4A bedroom windows

Cheryl

I have reached out to the contractor as he did a lot of work in the unit and repairing the bedroom windows to make them operational was part of it. Please use this as a statement from me and if John Valentine from Logan Construction has the time before Fridays submission I will send you his statement. There are 3 bedroom windows. One that is totally not functional and cannot open at all. The other two had ropes and locks that were repaired in September and shortly after that they were not functional again. One window dropped when opened and the glass broke. They are old and drafty and not repairable.

--

*Luan D. White, M.A.*

**BROKER, PREMIER ASSOCIATE**

ACA, CNAS, ARM, Notary Public

1375 Beacon Street, Brookline MA

Cell: 617.224.8427

Voicemail/Fax: 617.432.5020

[www.1600BeaconSt.com](http://www.1600BeaconSt.com)

[www.LuanWhiteRealEstate.com](http://www.LuanWhiteRealEstate.com)

**COMMITMENT, PROFESSIONAL & KNOWLEDGABLE**

**\*Wire Fraud is Real\*. Before wiring any money, call the intended recipient at a number you know is valid to confirm the instructions.** Additionally, please note that the sender does not have authority to bind a party to a real estate contract via written or verbal communication.

Alberto Forchelli  
70 Mount Vernon St #4A  
Boston, MA 02108



Alberto Forchielli  
70 Mount Vernon St #4A  
Boston, MA 02108



Alberto Firchielli  
70 Mount Vernon St #4A  
Boston, MA 02108



Alberto Forchielli  
70 Mount Vernon St #4A  
Boston, MA 02108



*Forchelli windows - attempted repair*

**Cheryl Carney**

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**From:** White, Luan <Luan.White@NEMoves.com>  
**Sent:** Sunday, December 17, 2017 2:10 PM  
**To:** Cheryl Carney  
**Subject:** FW: 70 Mt Vernon st Unit 4A Windows

I know it is past the deadline but maybe you want to send to Eric Luan

Hi Ms. Luan White,

This email is to follow up on our phone conversation regarding 70 Mt Vernon St. apt 4A window repairs. As we stated back in June 2, 2017 we could not guarantee any window repair work because in our professional opinion windows needed replacement.

Your customer opted to attempt to make windows operational the best we could. We performed window repairs when we did the renovation work in August 23, 2017.

At the time the windows were sealed shut with paint, ropes on sashes were broken; counterweight missing and window locks were broken and would not align.

We went about replacing the ropes, where they were broken. Furnished and installed the missing counterweight. Replaced missing window glaze throughout as needed. Installed new window locks.

The window locks were installed with shims because top and bottom sashes wouldn't align properly due to age, maybe settling.

In October 12, 2017 we went out a second time to redo locks again, address a cracked window and rope replacement.

It is our opinion that even if we took the window apart and renewed to its original condition, it still does not meet today's code requirements and would continue to be inefficient.

Caulking, installing plastic over drafty windows are not the way to provide for a permanent solution.



Ease of operation because of old technology (ropes, weights, regular glass) cannot be achieved. The amount of hours it would take to bring those windows to a relatively okay condition would be a major undertaking and most likely you would still not be satisfied with the results. Storm windows are not a solution either as they are not as energy efficient as modern windows.

The existing windows are old, the draft and excessive wind your customer complaints about; there is not much we can do about that.

In our professional opinion these windows need to be updated to today's standard. We are of the belief that it is a waste of money and time to continue to pursue temporary repairs on these windows.

Kind regards,

John Valentin  
Logan Construction Co., Inc

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The information in this e-mail and any attachments are for the sole use of the intended recipient and may contain privileged or confidential information. Delivery to other than the intended recipient shall not be deemed to waive any privilege. Any unauthorized use, disclosure, copying or distribution of this message or attachment is strictly prohibited. If you believe that you have received this e-mail in error, please contact the sender immediately and delete the e-mail and all of its attachments.

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