

Supplementary Window Report

Property: 11 Louisburg Sq Boston, MA 02108
Date: 8/14/18



Prepared by Sea-dar Construction for The Beacon Hill Architectural Commission

Executive Summary:

Based upon a thorough onsite investigation it is the professional opinion of Sea-Dar Construction that these windows are beyond restoration and require replacement. Having completed multiple restorations, including the property next door, we employ a set of criteria for windows that can be restored and the current windows have failed to pass our standards. In addition to our review, we have also hired a third party window consultant who came on site to review the conditions and he agreed the windows need to be replaced. The windows have issues with thermal penetration and water intrusion, fitment, movement, and aesthetics. Furthermore, by replacing the windows we would also be able to remove the nonconforming storm windows and better match the neighborhood aesthetic.

The most prevalent issues are water intrusion and the subsequent rot as well as inoperation. Water has damaged the sashes and frames, especially the mortise and tenon joints, as well as ruined the painted finish on many units. There are chips, cracks, and splits on almost every window. Many of the sashes are no longer square, fit incorrectly and do not align with each other or the frames. Fitment issues render units inoperable and the ones that do move require significant force. Many functioning sashes do not close well enough to lock, which we view as a security risk. During a previous renovation, someone retrofitted all of the windows on floors 1-4 with metal brackets and hardware along the frames, these modifications were not done properly and damaged the windows further to the point that they hinder operation. Images showing specific areas are included further in this document.

Both Sea-Dar and the property owner are driven to restore this home to the highest quality standards possible and in kind with the surrounding homes. This building is not currently up to the visual standard that the rest of the neighborhood has set, especially with storm windows installed and even moreso with flat storms over curved sashes. In our attempt to be as compliant as possible, we are using the same window manufacturer and style as neighboring properties and we have opted to use a more historically appropriate 6 over 6 design to match what is existing. The property owner has requested, and is investing significantly more financially, to ensure that the façade is restored to the true historic appearance fitting of Louisburg Square and it is our opinion that in order to fulfill this request new windows are required.



Historic Window & Door Holdings
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5 August 2018

The following information is for my Corporation's recommendation to the Landmarks Commission for all the front sash sets/frames at 11 Louisburg Square, Boston, M.A. 02108. These points are to prove restoration of existing sash is not a possible option given existing conditions.

Sash sets currently have broken mortise & tenon joints and are held together with metal braces. To restore you would need to fabricate new wood rails/glass rabbits/glazing,etc.

Current sash sets have 1970's/1980's spiral balances that do not function. Current windows have not ability to open/operate.

Existing lead paint.

Existing storms are to be removed. In current state they are not working/not historic and not approvable under current rules: 1970's Brasco Aluminum Storms. Current rules are that no storm windows can be placed over bowed windows.

There is a fire escape on floor 2 and would not be accessible for fire egress with current sash functionality.

Weights and chain counter balances are not present & existing weight pockets have been blocked out. NO ability to re-hang weights & chain/rope.

Points for multiple reference: Storm windows/No current usage of windows/beyond reasonable repair,restoration/clear glass/lead paint.

I believe above information to be of help in the upcoming review hearing and if there is any question please feel free to contact me at any time.

Best Regards,

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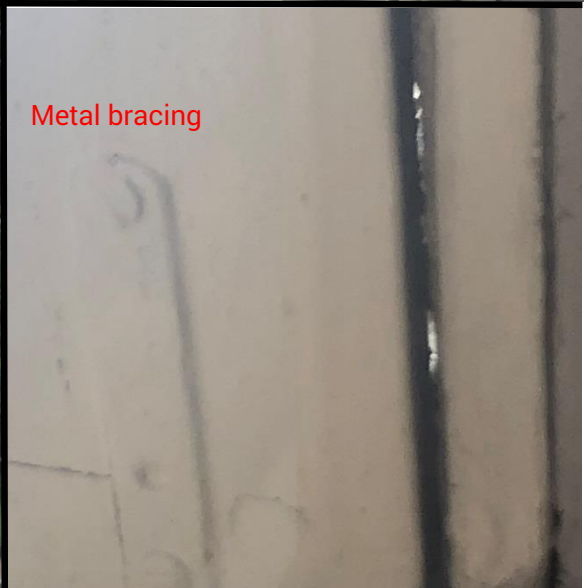
Spiral balance



Spiral Balance



Metal bracing



Metal bracing







Spiral balance

Water infiltration

Spiral balance



Broken mortise and tenon

Broken mortise and tenon