

Historic Window & Door Holdings
12 Forest Road
Alstead, N.H. 03602

H.W.D. proposes to replace 3 non-original 18 light doors at 60 Pinckney Street with 3 new mahogany stain grade, painted Tri-Corn Black at exterior 9 over 9 true divided light sash sets.

New sash sets would be using existing frames. New 10/4 mahogany painted black wood sills at all 3 openings. Bottom of existing copper flashing leaks and water infiltration is present. All existing flashing(copper) and exterior facing boards would remain.

Current doors after discussion with client(Curtis Phelps) had been replaced in the 1960's. The dormer is believed to be an add shed dormer to the building in 1927. The residence next door has two smaller dormers that have 6 over 6 light sash present.

Looking at the entire build of 60 Pinckney Street.

1st Floor: 6 over 6 light double hung sash sets: Height: 60 3/8" x 33 1/2" width.
Current glass daylight openings in each pane: Height: 13 1/2" x 10 1/16" width each.

2nd Floor: 6 over 6 light double hung sash sets: Height: 78 1/8" x 33 1/2" width.
Current glass daylight openings in each pane: Height: 16 3/8" x 10 1/16"

3rd Floor: 6 over 6 light double hung sash sets: Height: 65" x 33 1/2" width.
Current glass daylight openings in each pane: Height: 15 1/2" x 10 1/6" width.

4th Floor: 6 over 6 light double hung sash sets: Height: 65 1/16" x 33 1/2" width.
Current glass daylight openings in each pane: Height: 15 1/2" x 10 1/16" width.

Dormers/5th Floor: New 6 over 9 true divide light mahogany oil based glazed double hung sash sets with new mahogany sill painted black.

New 9 over 9 glass daylight openings in each pane: Height: 13 7/8" x 10 1/16" width as proposed in this application. This would come very close in specifications to all other glass openings on front elevation.

NOTE: new 6 over 9's would be: Height: 16 1/2" x 10 1/16" width. Each glass opening.
NOTE: new 6 over 6's would be: Height: 20 11/16" x 10 1/16" width. Each glass opening.

Existing doors:

Glass daylight openings: Height: 11 7/8" x 7 3/8" width.

All new window specifications would match original Beacon Hill sash.

Top wood rail, top sash: 1 5/8"

Side wood rails, top & bottom sash: 1 5/8"

Meeting rail: 1 3/8"

Bottom wood rail: 2 3/4"

Using clear glass, oil based glazed, options for restoration glass at a 50% ratio throughout. Depth of sash would be: 1 3/4" for top & bottom sash as has been done at 15 plus residences on Pinckney Street. Hill side.

All existing storm windows(aluminum) would be removed as they create condensation and fog.

Thank you in advance for considering this application for 60 Pinckney Street.

Sean P. Cryts

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