

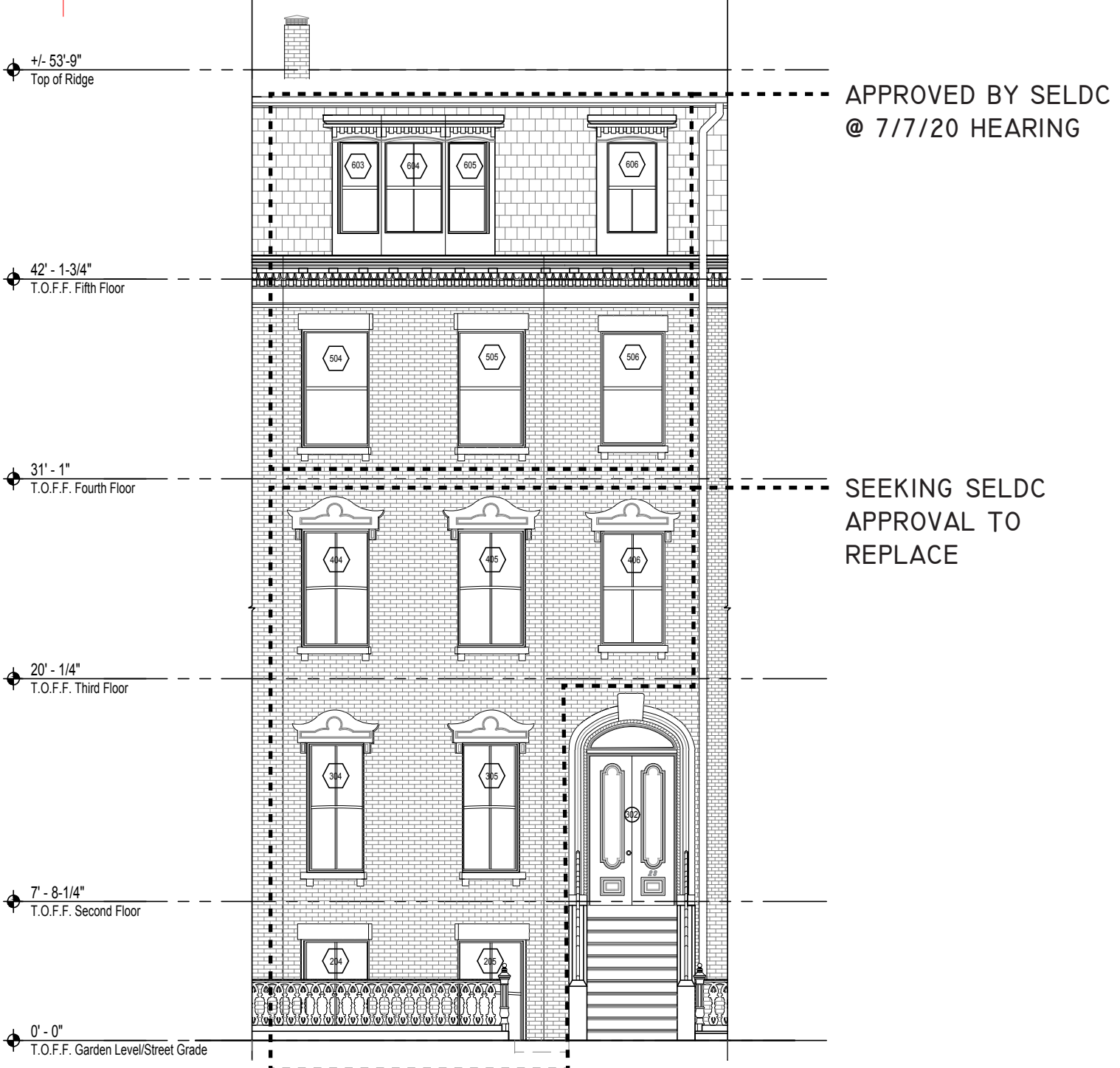
23 UPTON STREET RESTORATION

12-10-20

PREPARED FOR SOUTH END LANDMARK DISTRICT COMMISSION



WINDOW REPLACEMENT





EXTERIOR OF WINDOW



INTERIOR OF WINDOW



INTERIOR JAMB



LOWER SASH/SILL

WINDOW 204 (ORIGINAL)



EXTERIOR OF WINDOW



INTERIOR OF WINDOW



EXTERIOR MUNTIN/SASH



LOWER SASH/SILL



MEETING RAIL

WINDOW 205 (ORIGINAL)



EXTERIOR OF WINDOW



INTERIOR OF WINDOW



JAMB/MEETING RAIL



SASH/SILL



EXTERIOR OF WINDOW



INTERIOR OF WINDOW



MUNTIN/SILL



MEETING RAILS



MEETING RAILS

WINDOW 305 (ORIGINAL)



INTERIOR OF WINDOW



JAMB/MEETING RAILS



JAMB/LOWER RAIL



INTERIOR SILL



LOWER SASH-BOTTOM CORNER

WINDOW 404 (ORIGINAL)



INTERIOR OF WINDOW



JAMB/CORD



PANE-LOWER SASH

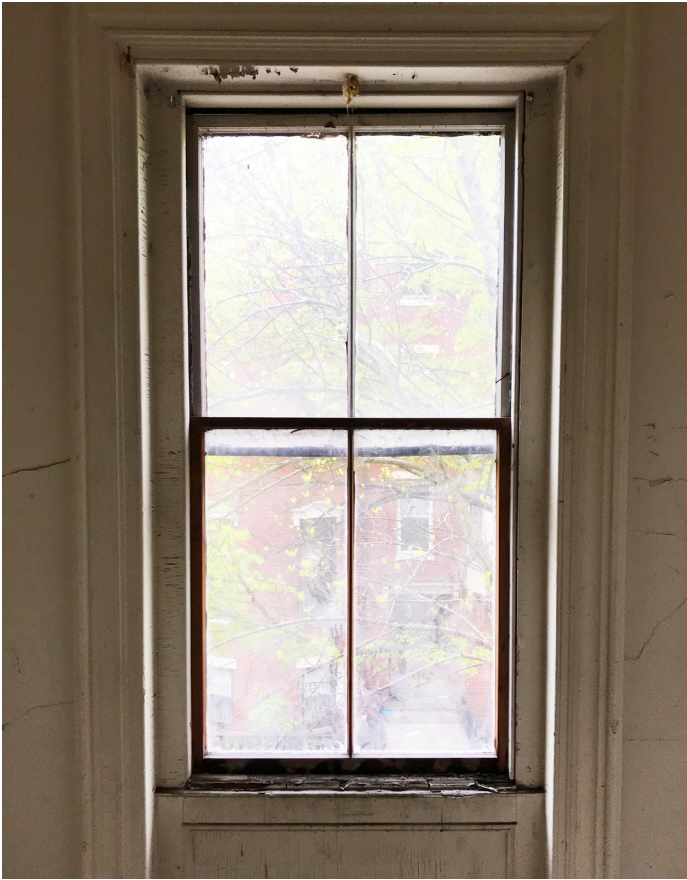


BOTTOM RAIL/SILL



BOTTOM RAIL-TOP SASH

WINDOW 405 (ORIGINAL)



INTERIOR OF WINDOW



LOWER SASH-REPLACEMENT



INTERIOR SILL



UPPER SASH/MUNTIN

WINDOW 406 (REPLACEMENT SASH)

NEW ENGLAND WINDOW WORKS

Restoration & Preservation

9 Boyd Street Watertown, MA 02472

617-216-4195 www.newwindowworks.com

MA CSL # CS-113756 MA HIC # 192618

Boston Landmarks Commission

RE: 23 Upton Street

Boston, MA 02118

October 2nd, 2020

Dear Commissioners,

This letter is to attest that I have performed an evaluation of the windows at 23 Upton Street in Boston and that in my professional opinion, they are prime candidates for replacement. There is extensive damage present at every window, the windows on the third floor are missing entirely and nearly every opening, including jambs, sills and framing are in advance states of disrepair.

In the interest of bringing the building up to modern standards of aesthetics, efficiency and performance, I strongly endorse the installation of new windows for this dwelling.

With regards,

Jeremy Kindall

New England Window Works



Reštauro Group

Window Systems

661 Highland Ave. Suite 103B
Needham, MA 02494

November 20, 2020

Dear Commissioners,

I was asked to inspect the windows on the front of 23 Upton Street to determine whether they could be restored or whether they should be replaced.

Observations:

- 1) Sash are collapsing with glass missing or falling out.
- 2) Sash missing altogether
- 3) Exterior sills collapsing or heavily weathered
- 4) Exterior casing and brickmould damaged or weathered

Based upon my observations, I believe the windows are beyond repair and they have reached the end of their serviceable life.

Regards,

Steve Wicks

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www.restaurogroup.us