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# NEW ENGLAND WINDOW WORKS

Restoration & Preservation

9 Boyd Street Watertown, MA 02472

617-216-4195 [www.newwindowworks.com](http://www.newwindowworks.com)

MA CSL # CS-113756 MA HIC # 192618

Beacon Hill Architectural Commission

RE: 35 Pinckney Street, Unit 3

Boston, MA 02114

December 19<sup>th</sup>, 2021

Dear Commissioners,

This letter is to attest that I have performed an evaluation of the existing windows in Unit 3 at 35 Pinckney Street in Boston, MA at the request of the owner, Thomas Piemonte, and that in my professional opinion, all of those under consideration are good candidates for replacement.

In addition to serious exterior degradation around the openings, the sash themselves are in very poor condition and their restoration would require a very lengthy and labor-intensive process. While the 3<sup>rd</sup> floor windows are suspect as to whether they are original to the building, the 4<sup>th</sup> floor windows most certainly are not. They are replacements made to match the profiles of the 3<sup>rd</sup> floor windows and are poorly constructed examples as well.

I have been informed that the replacement windows specified in the schedule are Mahogany true divided-light sash. The installation of new windows will give the project team the opportunity to insulate unused weight-pockets and air-seal around the openings prior to installation which should greatly increase the energy efficiency of the building.

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

With regards,

Jeremy Kindall

New England Window Works



Examples of existing degradation at Brick/Wood meeting points



Examples of typical existing degradation at sash exterior



Example of existing degradation at 3<sup>rd</sup> floor sash



Example of 4<sup>th</sup> floor replacement window sash



Front side of building (Pinckney Street) looking up at 3rd & 4th Floors with 2nd floor (not our unit) in bottom of picture.



Additional frame of reference for front side of building. Window details are not easily noticeable from street with tree branches blocking view.



Window #1. 3rd Floor. East Side. Facing Pinckney Street.  
Sashes do not meet.



Window #2. 3rd Floor. West Side. Facing Pinckney Street.  
Exterior window rotting, poor integrity.



Window #2.  
Exterior rail rotting, held together with screw.



Window #2  
Exterior Rot.



Window #2  
Exterior Window Rot with screw for temporary support.



Window #3. 3rd Floor. West Side. Back side of building.  
Rails do not meet. Unable to lock.



Window #3  
Rails do not meet. Unable to lock.



Window #4. 3rd Floor. East Side. Back side of building.  
Deterioration of lower sash.

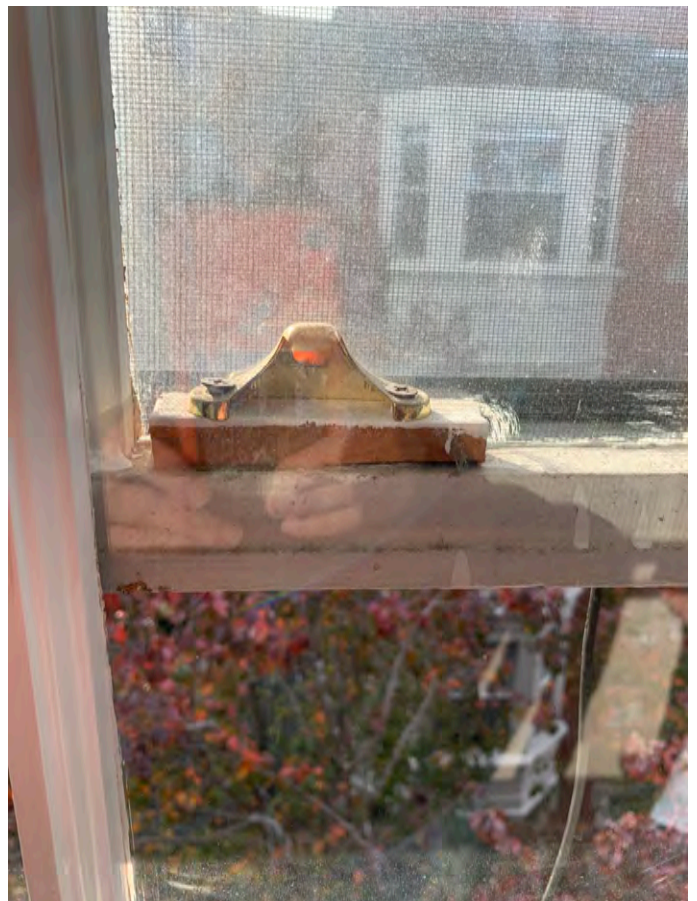


Window #4  
Top Rail and Head jamb maligned, not square,  
sash previously modified, windows not original.





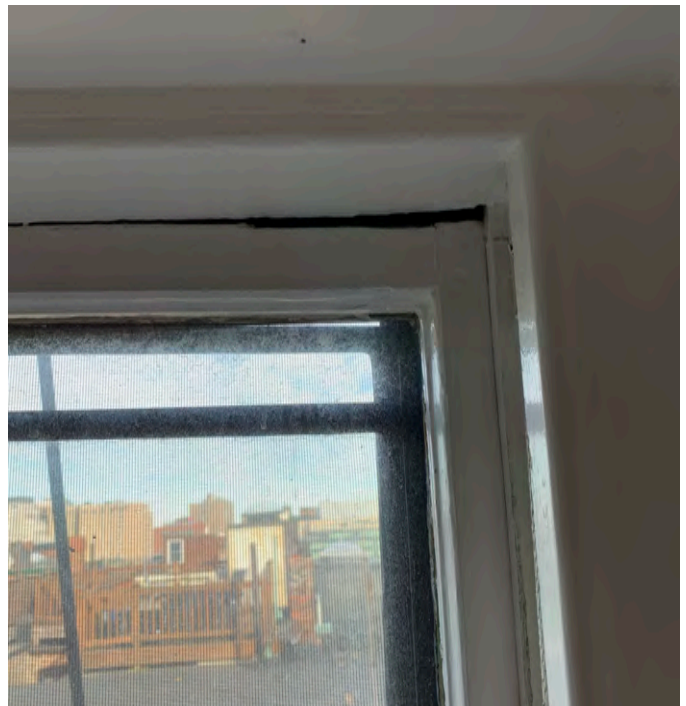
Window #5. 4th Floor. East Side. Facing Pinckney Street.  
Top and bottom rails do not meet. Unable to lock window.



Window #6. 4th Floor. West Side. Facing Pinckney Street.  
Adaptation of lock in effort to compensate for poor alignment. Still not functional.



Window #7. 4th Floor. West Side. Back side of Building.  
Jamb is not square, rails will not fit into head jamb.



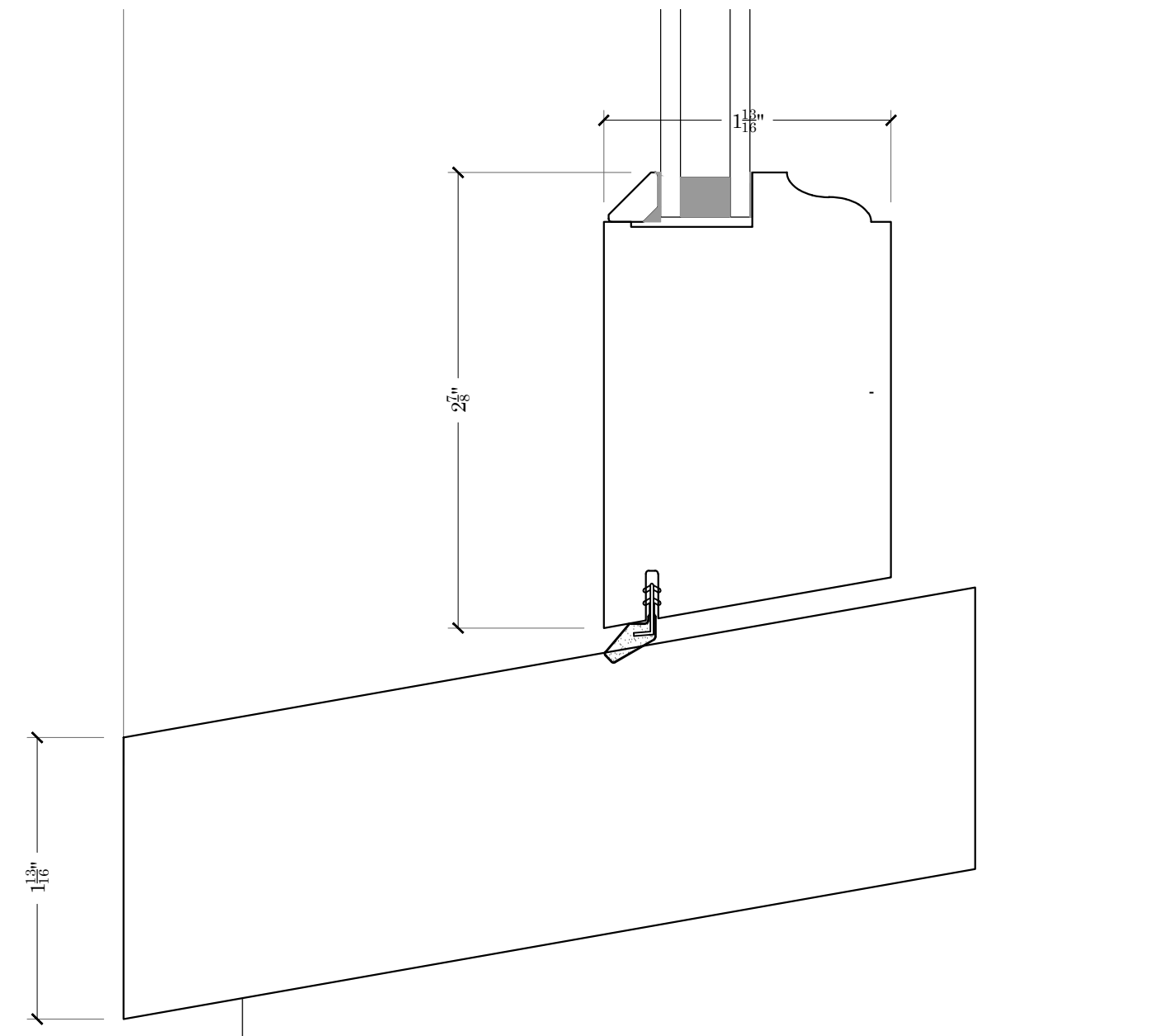
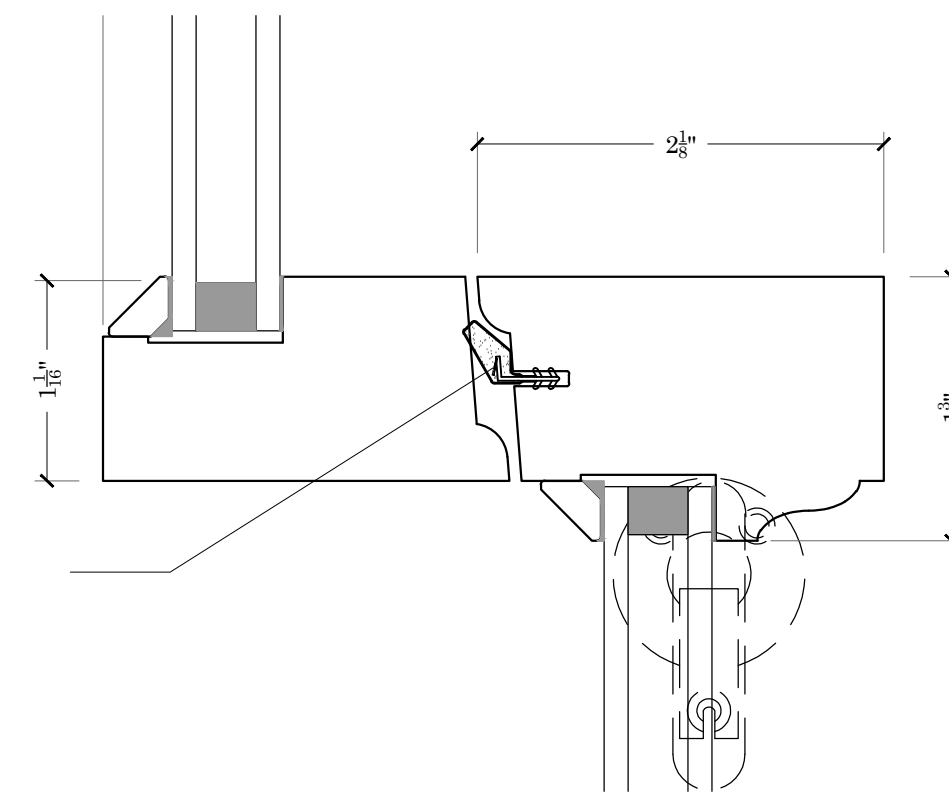
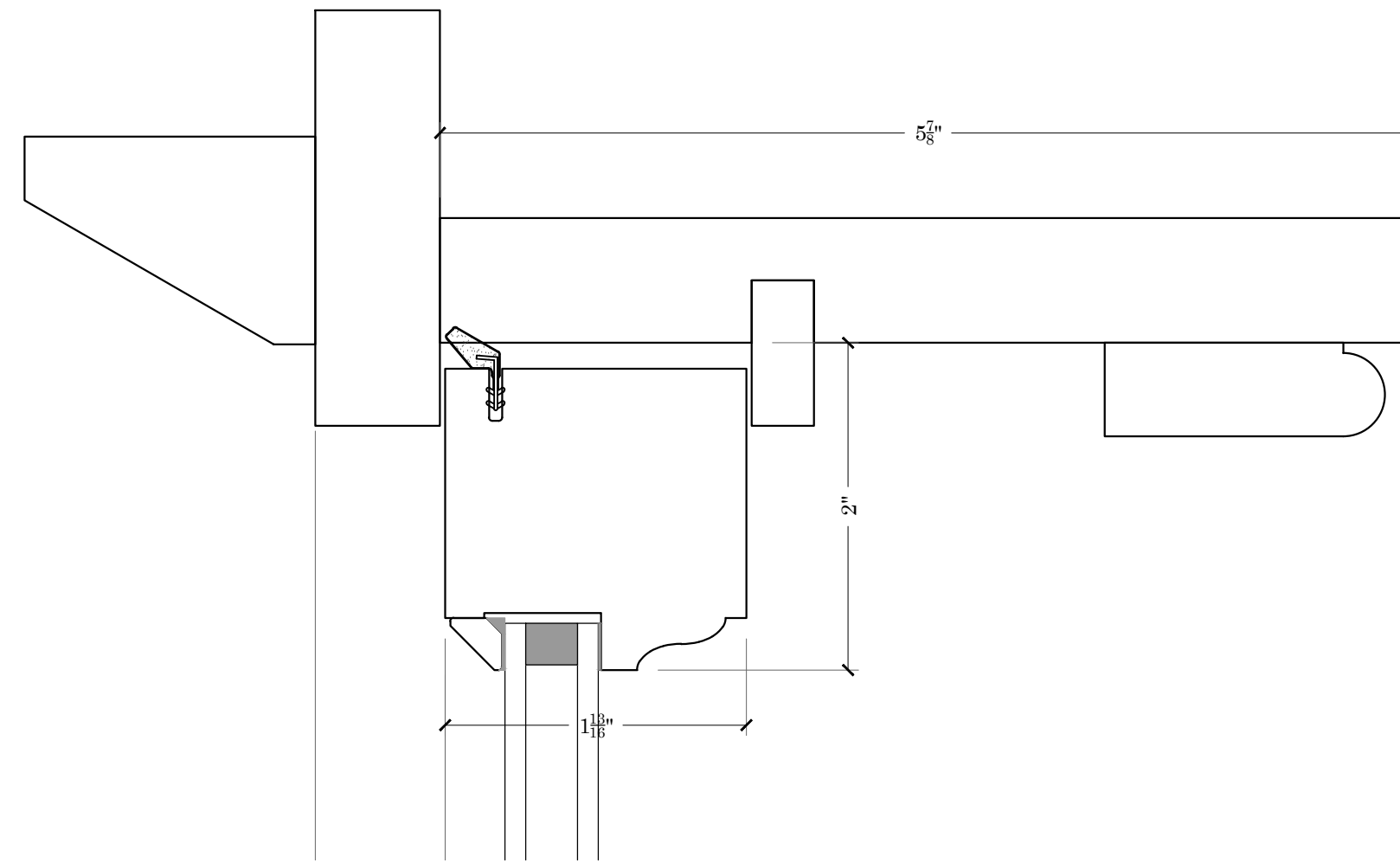
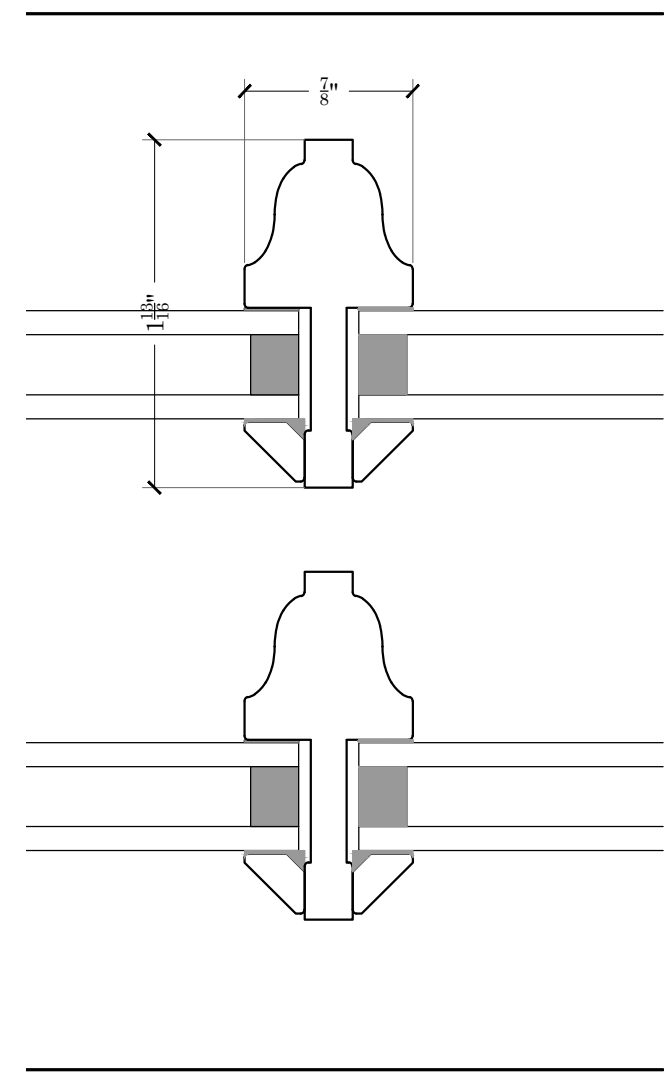
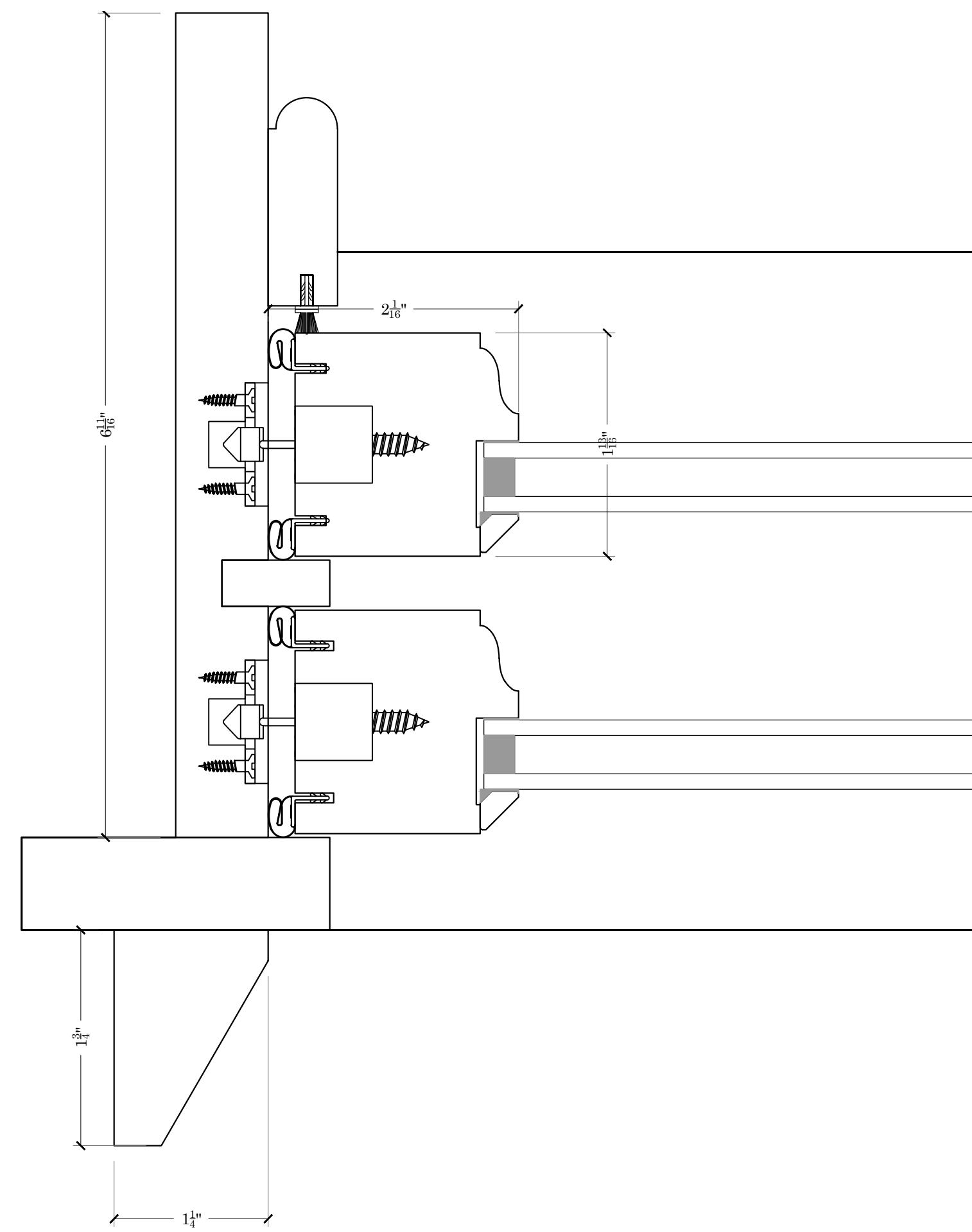
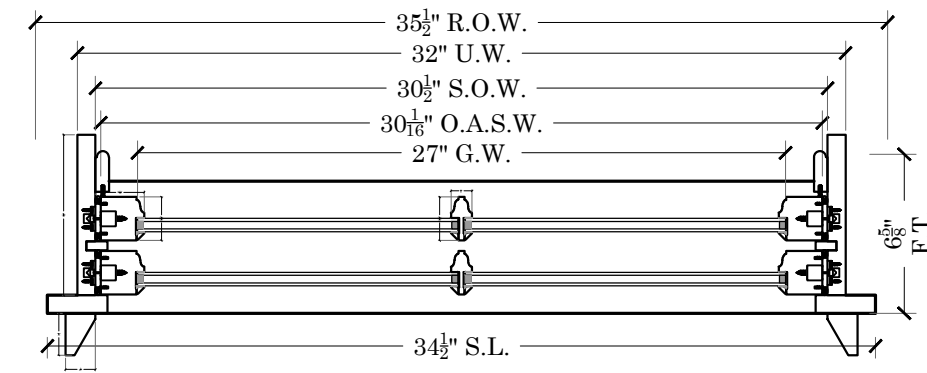
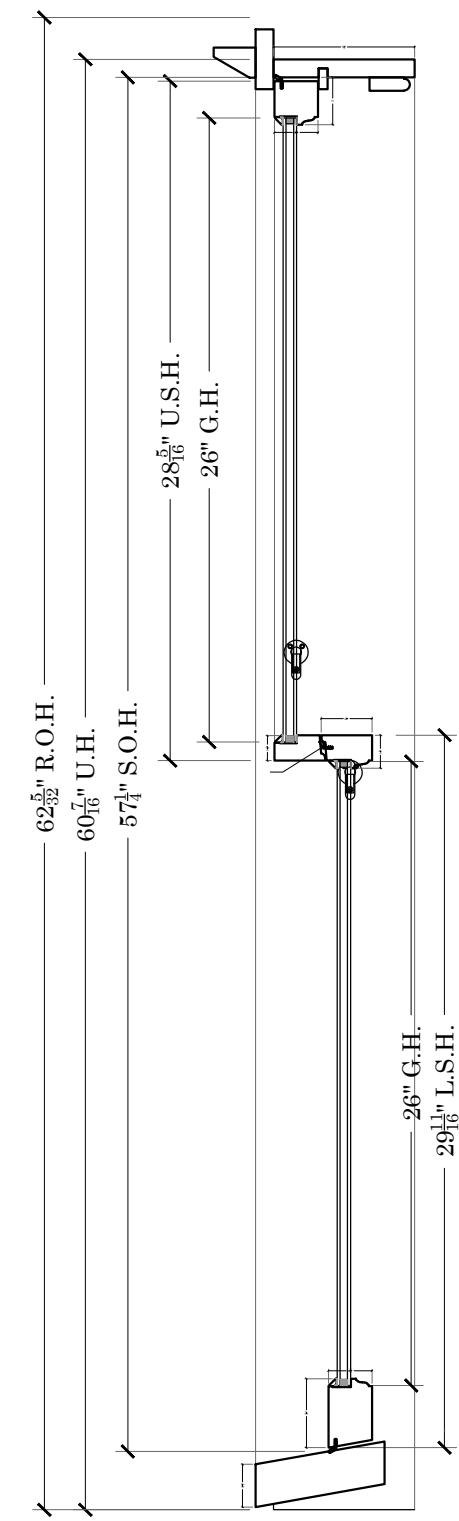
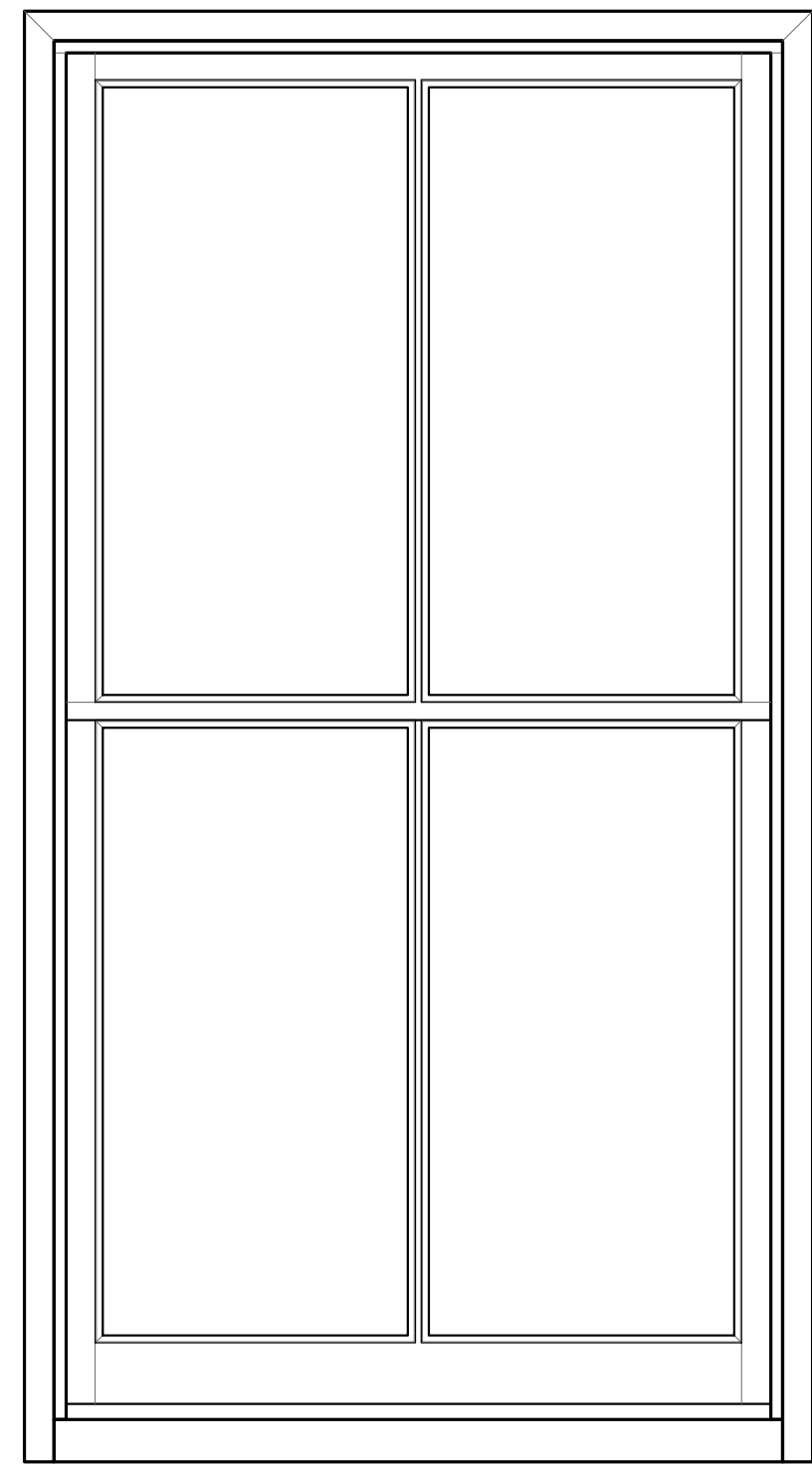
Window #7  
Top rail does not meet jamb.



Window #8. 4th Floor. East Side. Back side of building.  
Lock missing due to interior rot. Poor wood integrity.



Window #8  
Rot and mold



**BOSTON**  
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**HARDWARE**

**SUB./REVISION**

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JOB: 6 OTIS PLACE  
BOSTON, MA

DESCRIPTION: TDH IG DOUBLE HUNG

DEALER: GRAND BANKS  
DEALER CONTACT: STEPHEN BURRELL

DRAWN BY: DKH

P.O.# TBD DWG. NO. 1.0

DATE 5/20/21

SCALE NOTED SHEET OF 1