

Historic Window & Door Holdings
12 Forest Road, P.O. Box 138
Alstead, N.H. 03602

2 November 2023

This letter is to certify the existing condition of the two-garden level front elevation windows at 38 Dwight Street, South End, Boston.

Historic Window & Door has done 5 on site visits to analyze the condition of sash at 38 Dwight Street. In the past HWD has restored the formal elevated first floor sash and the second floor sash. These are bowed 2/2, double hung. The condition was good enough that H.W.D. did a complete restoration & installation of the existing sash.

The two bowed 2/2 double hung sash sets on the Garden level front we believe to be beyond reasonable repair in this instance. During my multiple visits to the home with the owner & SELDC staff I have explained why HWD believes these windows to be beyond reasonable repair.

1. The existing glass openings on both windows: 8 in total have no original glass and 3-4 panes currently have plexi glass in the glass openings. There is no refraction, air bubbles, liquid marks or seeding in any of the other panes. That would suggest that the existing glass panes that remain are after 1925 era.
2. There are two 2/2 sets: two top sash & two bottom sash. I have at least 4-5 broken mortise & tenon joints that are broken, soft & not holding together. This will require new milled mahogany sash parts with new mortise & tenon joints to structurally support the window holding together. There are also 2 of 4 7/8" muntins that are broken at this tenon as well out of 4.
3. There is also quite a few spots where the interior sash profile is completely gone & by the look of the mortise & tenon joints that are punchy I would put a solid estimate that HWD would need to replace at least 70% of the total windows with new sash parts etc to properly restore these.

H.W.D. as a general rule would prefer to restore existing older windows when possible but in this case we believe the windows to be a good candidate for replacement "in kind".

The new sash sets would be templated to existing bow & fabricated by hand out of South American Mahogany, mortise & tenon using solid block wood. They would be double hung & true divided lite. The profiles on the muntin & sash rails would be remade "in kind". H.W.D. has knives for the specific muntin (7/8") and sash rails. The new sash would be oil based glazed at the exterior & painted in kind to the existing color. Clear glass will be used & cut by hand at our New Hampshire shop.

The new sash would be installed by HWD and we would remove the exiting aluminum storm windows. The exterior steel window grilles would remain.

Thank you in advance,

Sean P. Cryts, President

Cell#617-335-3238

Email: seanpcryts@gmail.com

JIM ANDERSON



STAINED GLASS

NOV. 2. 2023

Gabriela Amore

SELDC

re: 38 Dwight St.

In my opinion these 2 bsmt. bowed
2 over 2 windows need to be replaced
as they are beyond reasonable repair.

Thank you

Jim Anderson
























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

12327.00\$

ESTIMATED COST OF PROPOSED WORK: _____

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  OWNER* Ivan Jaffe X

*(If building is a condominium or cooperative, the chairman must sign.)

PRINT SEAN CRYTS PRINT Ivan Jaffe X

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.

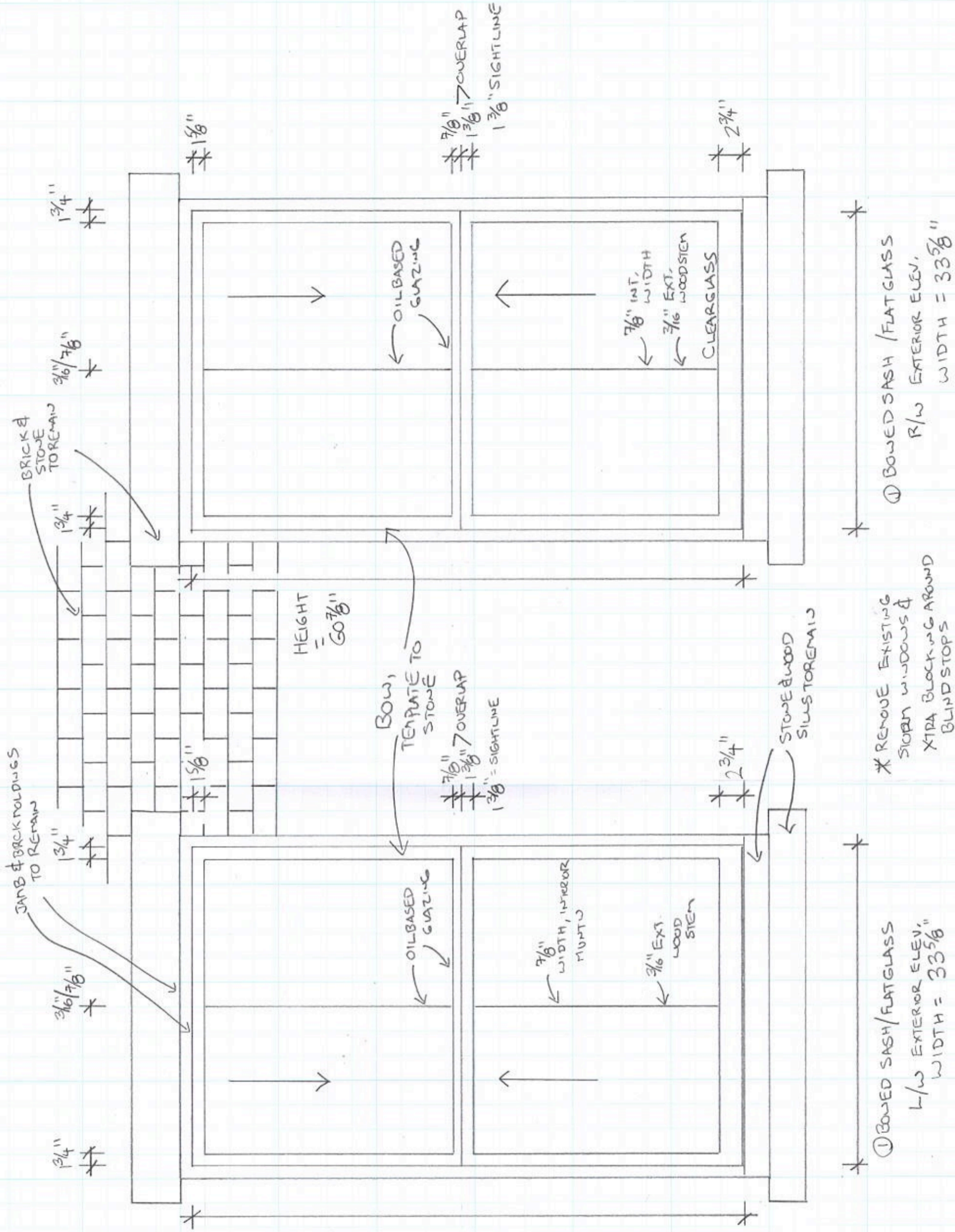
- COMPLETED APPLICATION FORM
- APPLICATION FEE (Check or money order made payable to City of Boston; see fee schedule in Instructions)
- DESCRIPTION OF WORK (A brief description must be included on the front page; additional pages of detailed information may be attached. **Applications that only note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

For more information, visit the website at: www.cityofboston.gov/landmarks

Or contact us at (617-635-3850) or at 20 City Hall Avenue Floor 3, Boston, MA 02108-4301 (By Appointment Only)

2 NEW MAHOGANY, MORTISED & TENON, SOLID BLOCK WOOD, DOUBLE HUNG SASHSETS, TRUE DIVIDED LIGHT & PAINTED CUSTOM BEIGE

COLOR AT EXTERIOR TO MATCH EXISTING
HEIGHT = 60 3/4"



① BOWED SASH / FLAT GLASS
R/W EXTERIOR ELEV.
WIDTH = 33 5/8"

* REMOVE EXISTING STONE WINDOWS & EXTRA BLOCKING AROUND BLINDSTOPS

① BOWED SASH / FLAT GLASS
L/W EXTERIOR ELEV.
WIDTH = 33 5/8"

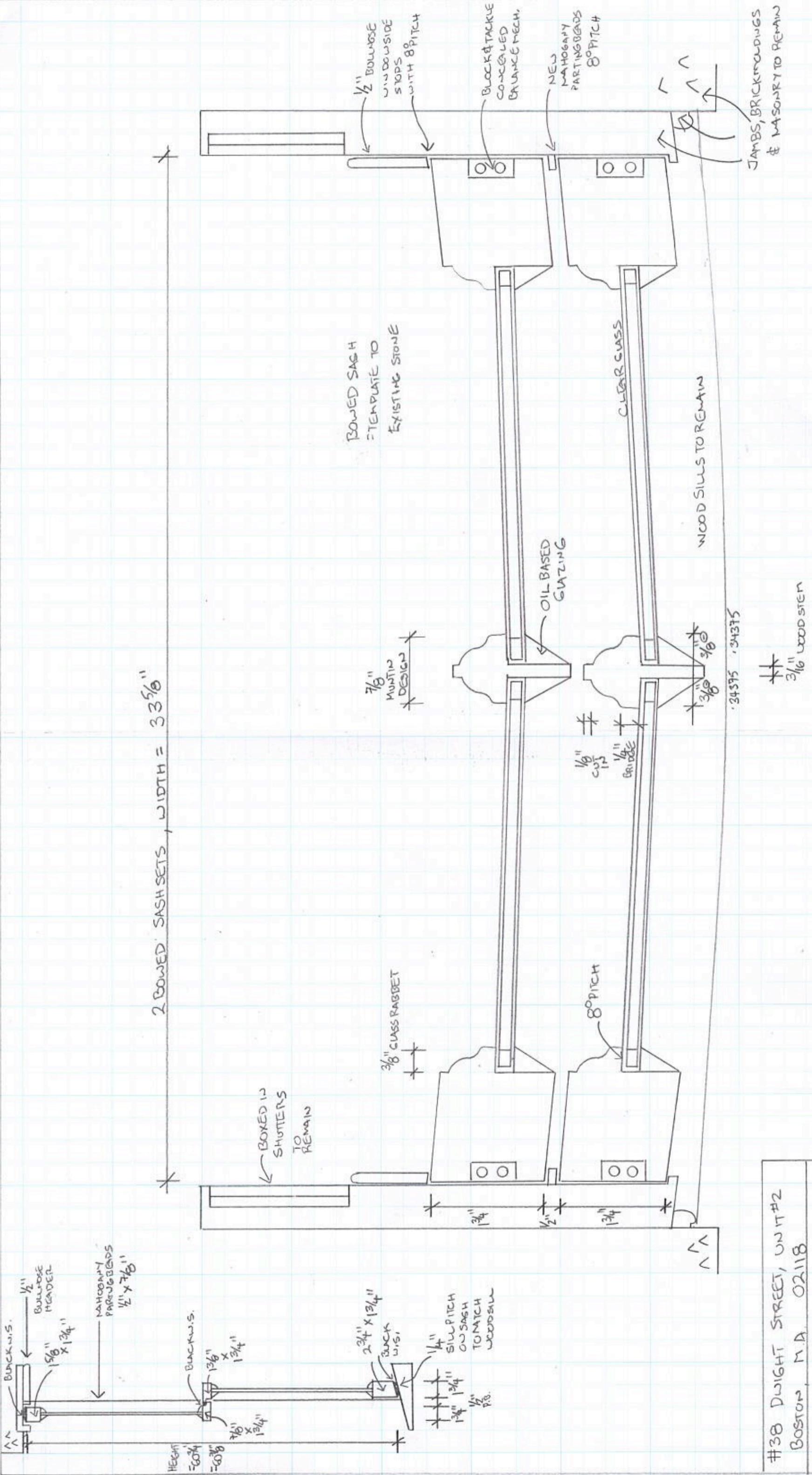
Historic Window & Door Holdings
12 Forest Road, Junction 123&123A
P.O. Box 138
Alstead, N.H. 03602-0138

#38 DWIGHT STREET, UNIT #2
BOSTON, M.A. 02118

RESIDENCE OF: SHARON HOWARD

2 TOTAL: 3/2, DOUBLE HUNG BOWED SASHSETS / FLAT GLASS"

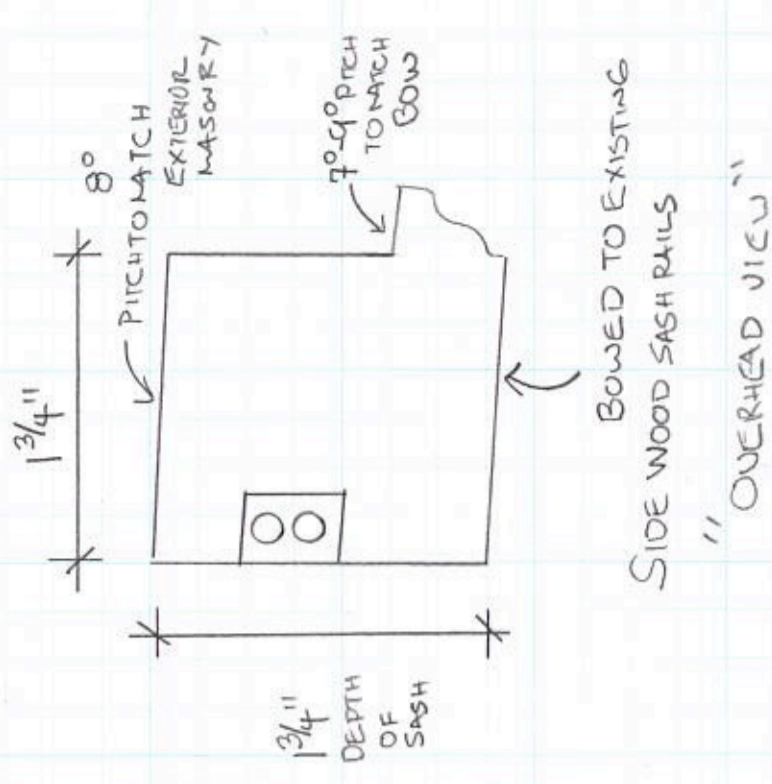
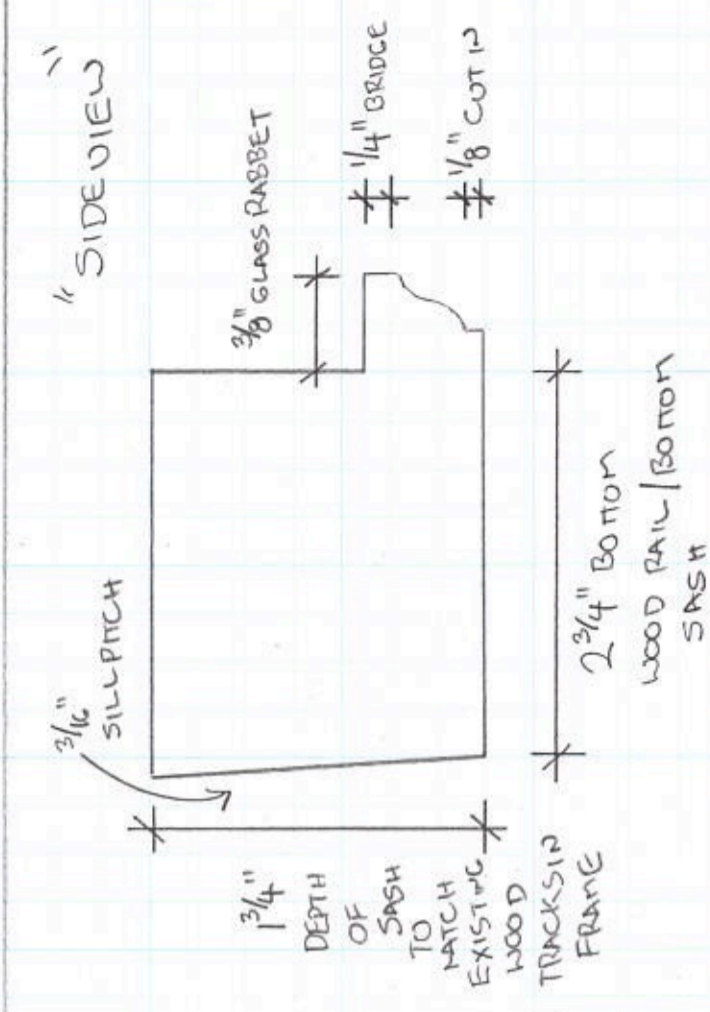
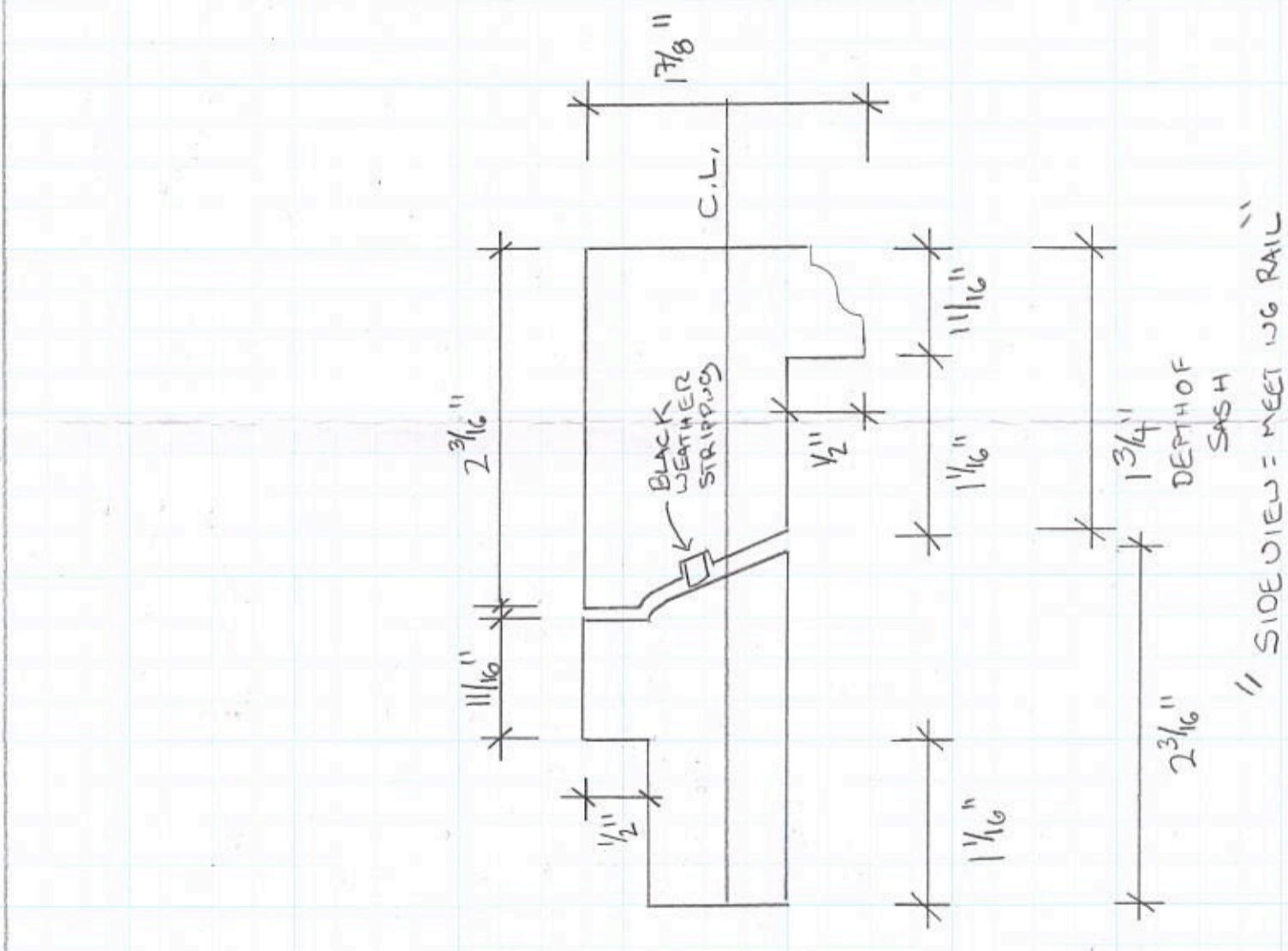
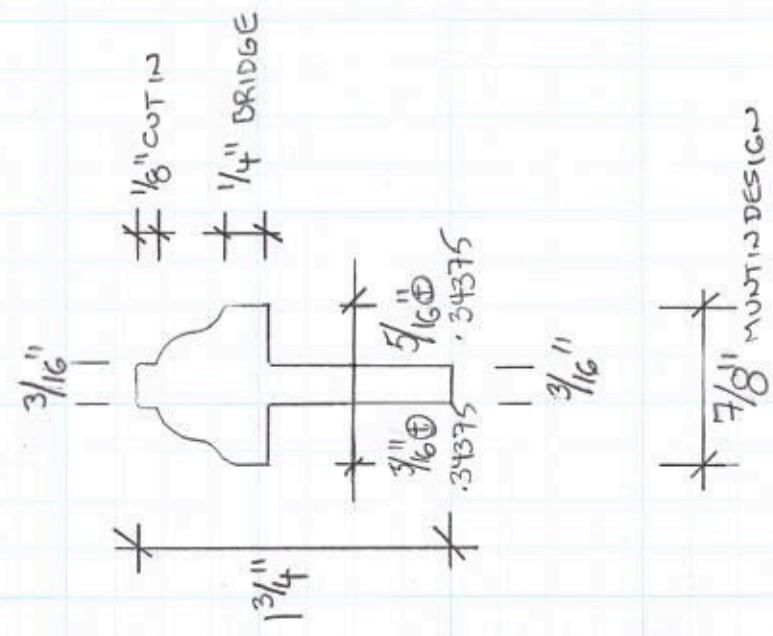
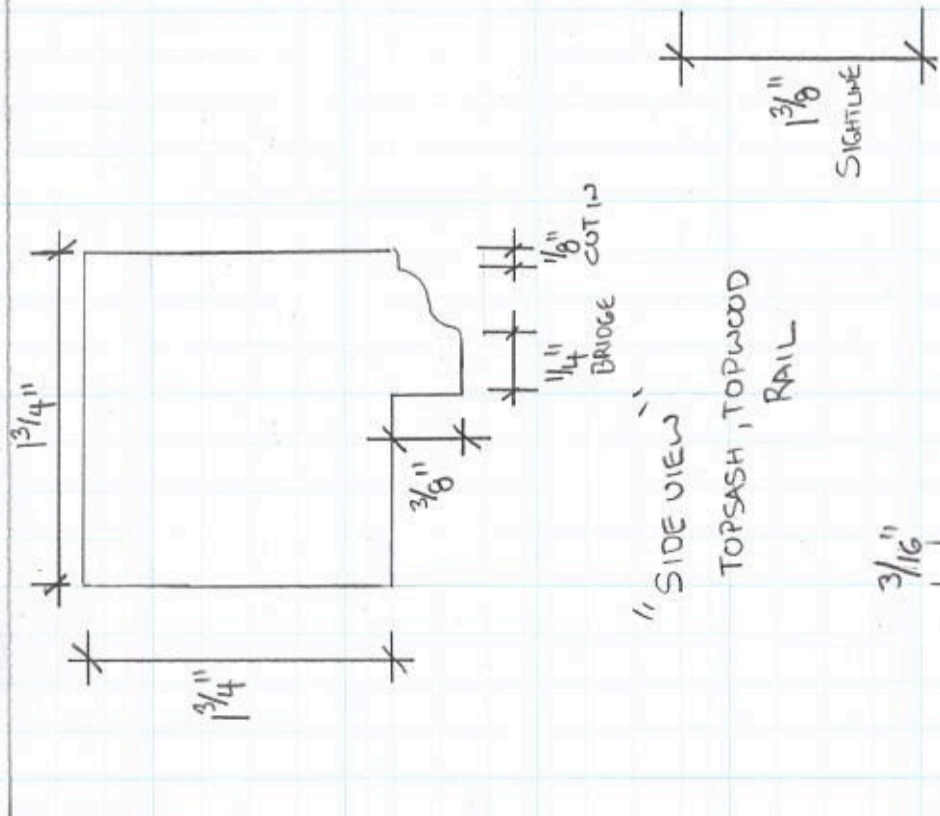
SHEET NO. 1 OF 3.



2 NEW MAHOAGANY, MORTISE & TENON CONSTRUCTION / PECEDED SOLID BLOCK WOOD, TDL, DOUBLE HUNG SASH SETS PAINTED CUSTOM BEIGE AT EXTERIOR

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 12 Forest Road, Junction 123&123A
 P.O. Box 138
 Airstead, N.H. 03602-0138

#38 DWIGHT STREET, UNIT #2 BOSTON, M.A. 02118
2 TOTAL = 2/2, PH, TDL, BOWED SASH
OVERHEAD & SIDEVIEW
SHEET NO. 2 OF 3.



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38 DWIGHT STREET, UNIT #2
BOSTON, MA, 02118
RESIDENCE OF: SHARON HOWARD
CUT AWAY | SASH WOOD PARTS
SHEET NO. 3 OF 3.