

139 W Canton Street, Boston, Massachusetts
02118

SELDC - Window Repair & Replacement

This was our first winter owning the building, and once winter started we found that windows were not sealing properly or closing due to:

- rotten sashes
- missing/rotten sills
- warped frames

Even with maxed out radiators, the house was cold.

Our tenant would have been unable to live in the house due to extra extraordinary cold winter, excessive heating bills, and water penetration.

Emergency Action

Owner Purchased and installed Fastest Available Windows of equal size and pattern to existing windows:

- Andersen 100 Series Windows
 - Match Previous Color
 - Match all existing grille patterns
 - Simulated Divided Light without Filler

We preserved original windows that were restorable
(Parlour Level and 2nd floor)

Reasoning:

Historically accurate wood, Simulated Divided Light w/ Filler on back order **2-6 months**.

Old Bostonian: Would need to repair the rotten window frame/sills as well as restoring the windows. Not all windows were serviceable. Backlog for a job this size.

Storm Windows: Missing or unsafe (some fell down). Also delayed backorder.

GRILLES

Choose from the following grille options:



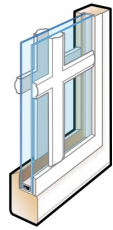
Finelight™ Grilles-
Between-the-Glass



Finelight with
Exterior Grilles



Full Divided
Light



Simulated
Divided Light



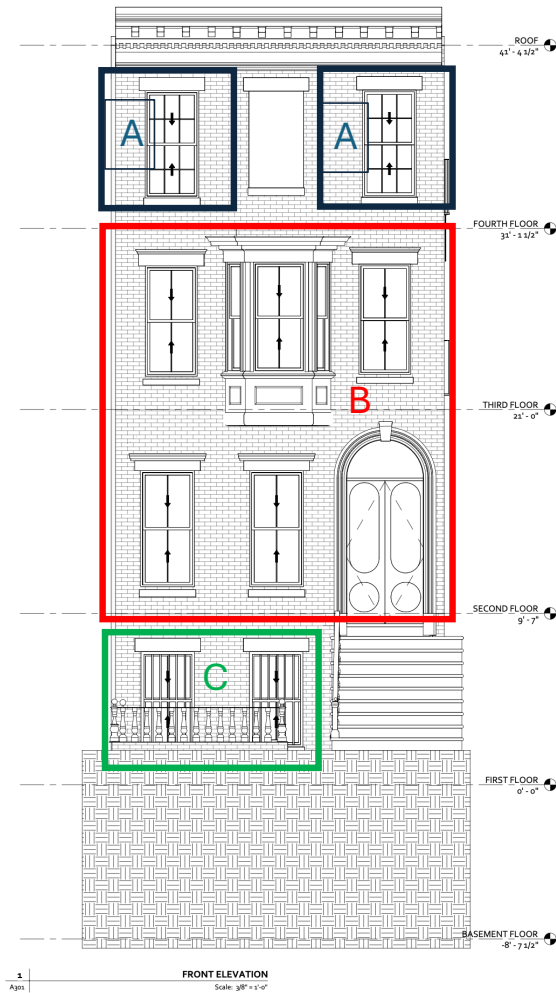
Replaced non-original
6 over windows in kind,
simulated divided lite.

Preserved and
replaced with in kind 2
over 2, , simulated
divided lite.

Non-restorable,
replaced in kind with 2
over 2, , simulated
divided lite.



Window Proposed Action



A Replace non-original 6 over 6 with historically accurate 2 over 2 wood windows, with simulated divided lite with filler. To match the neighborhood.

B Windows to be Restored by Olde Bostonian. New storm windows.

C Remove iron grills. Windows non-restorable. Historically accurate 2 over 2 wood windows, with simulated divided lite with filler



Ultimate Wood Double Hung Window

The Ultimate Wood Double Hung window is ideal for historic projects where a wood exterior is needed to match original architectural details. Offers flexible design options like single hung or stationary sash configurations.

 Material

Wood Exterior and Interior

 Exterior Finish

3 Wood Options + Custom

 Interior Finish

6 Wood Options + Custom | 2 Paint Options + Prime | 6 Stain Options + Clear Coat

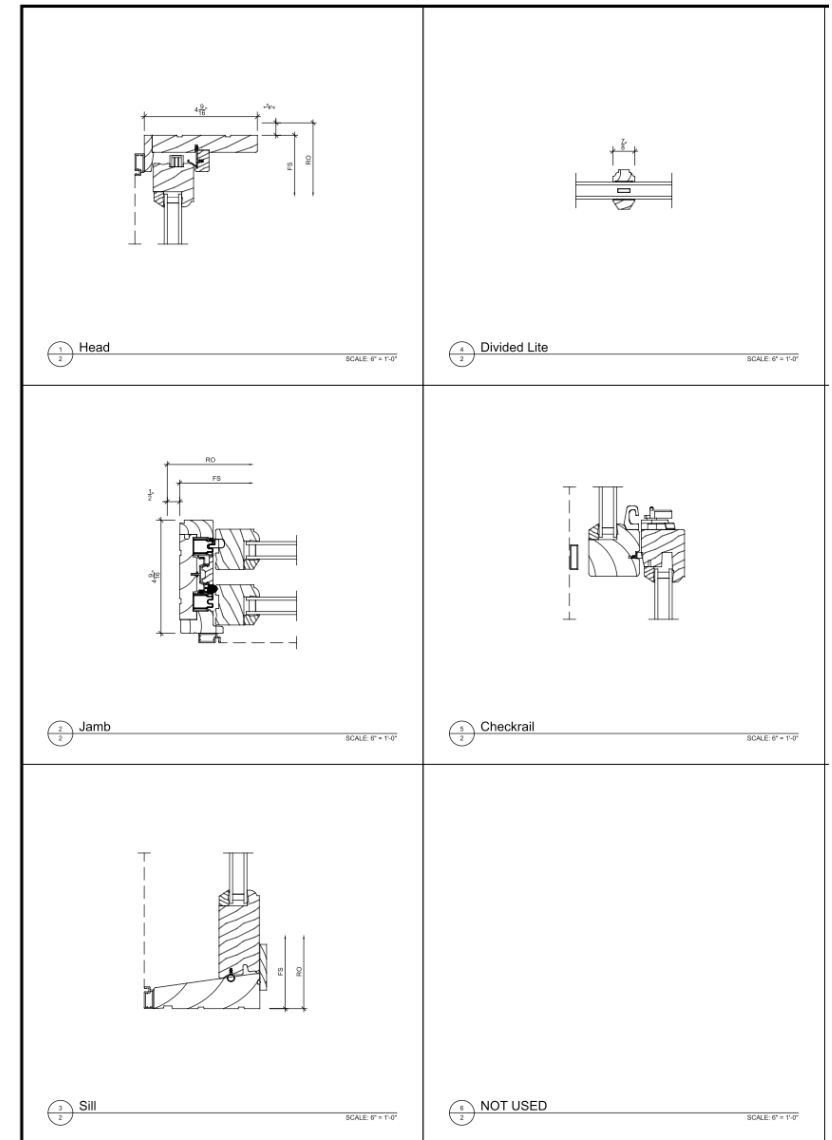
 Sizing

Fits Openings up to 4' Wide by 8' High

Brand and make approved my Landmarks Commission in other projects (eg. 21 Wellington St, Boston, Ma 02118)

1. All proposed windows shall be wood 2 over 2 double hung windows.
2. All proposed windows shall be thermally insulated.
3. All proposed windows shall be simulated divided lite with filler.
4. Muntin dimensions shall have a raised trapezoidal profile.

<https://www.marvin.com/products/windows/double-hung/ultimate-wood-double-hung-window>



B



City of Boston
Landmarks Division
Boston, MA
RE: 139 West Canton Street LLC
Boston, Massachusetts

March 6, 2025

To Whom it May Concern,

We were asked by Pedro Ojeda of 139 West Canton Street LLC to conduct an assessment of windows at 139 West Canton Street in the South End neighborhood of Boston. After conducting our assessment, it is our professional opinion that windows on the parlor level and level above can be restored. Windows on the garden level should not be restored. The window sashes and window frames need more than 50% in new material and would therefore not make it financially viable. It is in our professional opinion that these windows are rebuilt completely with “like in kind” new windows.

Additionally, the windows on the 4th floor should be replaced with “like in kind” new windows due to their inaccuracies. The two windows on either side are a different mullion profile (6 over 6 installed in the 1960’s) than the original 2 over 2 style windows and the center windows was closed in with bricks therefore there is nothing there to restore.

If you have any questions regarding our assessment, you can call me directly.

Respectfully Yours,

Anthony Greenwood
Olde Bostonian
Mobile: 617-594-2967

C



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