

HISTORIC REPLACEMENT OF WOOD SASH

552 Mass Avenue, Boston

The South End Historical Society (private group, not gov't) seeks to replace existing replacement window sash and replacement balances with new double glazed wood sash matching to the dimensions and profiles of the original windows. Original windows, not to be replaced, are located at the round bay of the first and second floor. Replacement sash must be reviewed and meet all requirements of the South End Historic District Commission.

Attached find a preliminary survey of the windows that require replacement. Note: 6 original windows in the round bay and the windows at the front elevation second floor bay window shall be retained.

All dimension provided are approximate and must be verified by the Contractor. Contractor shall have full responsibility for the measurement and the fitting of the windows.

Provide shop drawings and dimensions for all sash.

Coordinate with Owner to obtain all necessary city and South End Historic District permits. Building permit shall be paid by the owners.

Provide certificates of insurance to the Owner with South End Historical Society and Preservation Technology Associates, LLC as additionally insured.

Provide separate pricing for 1) pine sash and for 2) mahogany sash.

Scope:

1. Remove and discard all sash to be replaced.
2. Ensure water and weathertightness of opening during all phases of the work.
3. Provide new sash and corresponding balance system. All new sash shall match the dimensions, divisions, details, profiles and site lines of the historic units.
4. New sash shall be single hung.
5. Provide insulating glass with bronze spacer bars
6. Provide white jamb liners.
7. Provide white locks and lifts.
8. Prime and 2 coat finish all sash prior to installation. Touch-up as required after installation. All interiors shall be white and exteriors shall be Essex Green.
9. Install new sash and balance systems.
10. Check all windows for fit and operation.
11. Clean-up interior and exterior of work areas.

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552 Massachusetts Avenue, Boston South End Historical Society Window Conditions

This short report provides an overview of conditions observed by Dr. Judith E. Selwyn of Preservation Technology as part of an engagement related to various restoration elements at the above referenced site. The windows were inspected from the interior on March 28,29, 2019. It was difficult or not possible to get close or open some of the windows due to: plastic covering on the windows, tenant materials near the windows and/or the condition of the windows. However observation was more than sufficient to confirm that the existing windows, with the exception of 2 windows on each floor in the curved part of the front facade and already replaced windows in the bay, should not and cannot be restored and should be replaced with new double glazed wood sash meeting South End Landmark District requirements. The following conditions prevent restoration of the sash:

1. All other windows, except those noted above, have been fitted with double glazing.
2. Replacement operating mechanisms have been inserted into the window jambs replacing the original weights and pulleys. It is not know if the weights and pulleys are still present under the applied vinyl channels.
3. The replacement operating mechanisms do not work because they are cheap and poorly designed and because they cannot accommodate the sashes made much heavier by the double glazing. If one of the very heavy sash is lifted, it is not held in place and can slam down and cause injury.
4. The sashes have been cut to make them narrower because they must sit in the new operating channels that create a narrower opening for the sash as they overlay the original jambs.
5. Most of the windows lack parting beads that separate the upper and lower sash. Most of the windows do not have interior stops.
6. Due to 4. and 5. The sashes are loose and can swing in and out in many cases.
7. In some locations there is a gap between the sash and the side jamb because the sashes have been cut down.
8. Per 6. the upper and lower sash are not held together and in some cases a hand can be inserted between them.
9. Some of the double lights have failed.
10. Some of the muntins holding the glass on the outside have broken away - the new glass is too thick to fit into the old glazing rabbet.
11. In at least one instance the bottom rail of the upper sash has broken off due to the weight of the new glass.
12. Most of the wood window sill are badly decayed.