

Supplementary Window Report

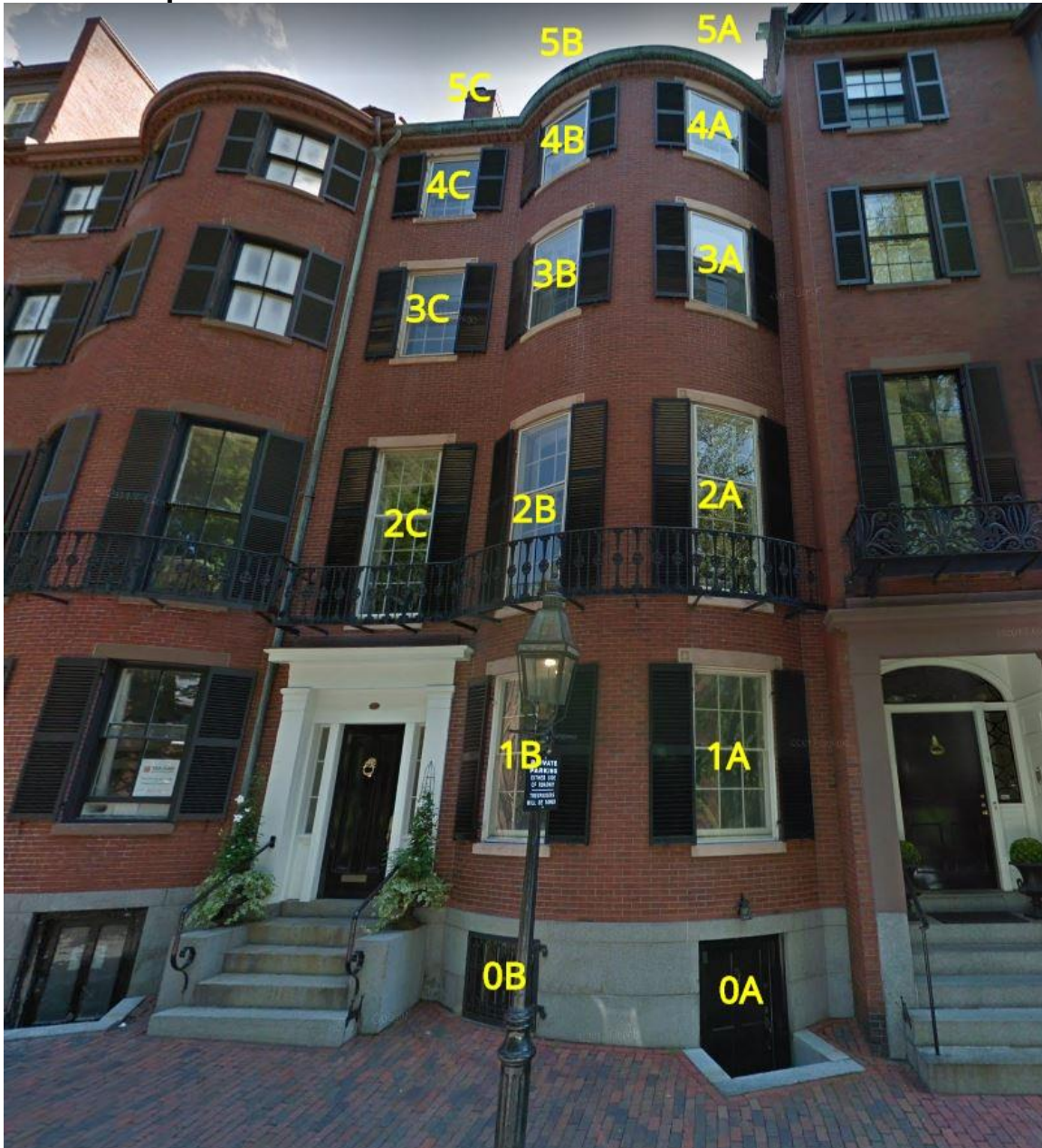
Property: 11 Louisburg Sq Boston, MA 02108

Date: 7/30/18



Prepared by Sea-dar Construction for The Beacon Hill Architectural Commission

Location Map:



The picture above illustrates the notation used to reference window locations throughout this document. Please note the fifth floor windows are not visible, however their approximate locations are still included.



Executive Summary:

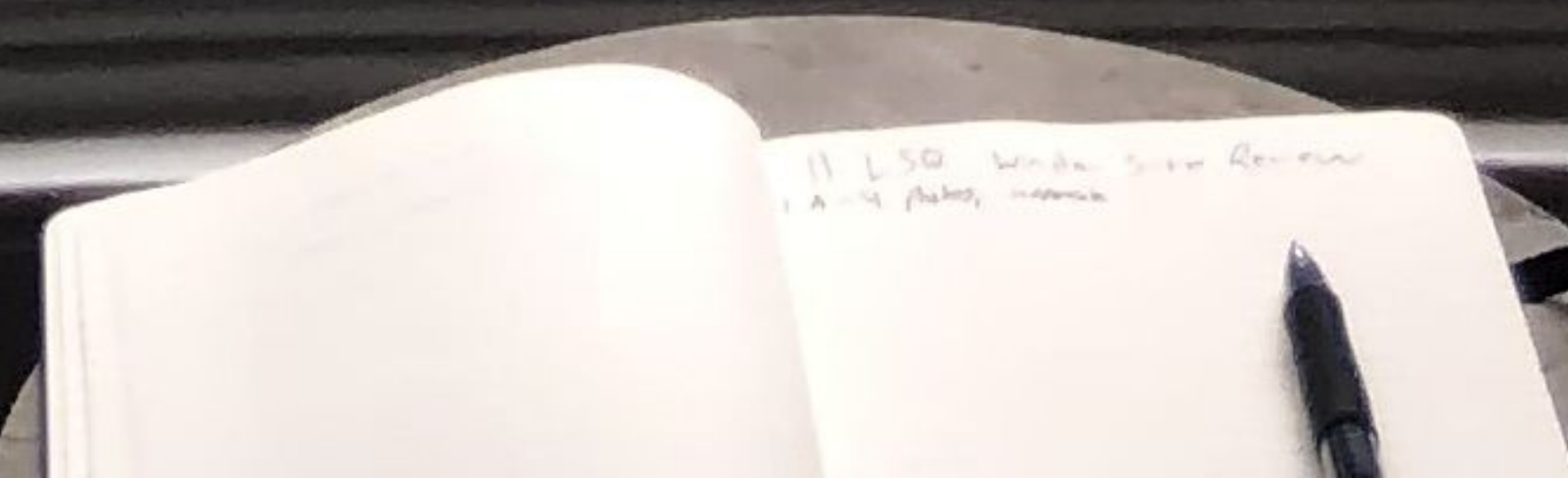
Based upon a thorough onsite investigation it is the professional opinion of Sea-Dar Construction that these windows are beyond restoration and require replacement. Having completed multiple restorations, including the property next door, we employ a set of criteria for windows that can be restored and the current windows have failed to pass our standards. The windows have issues with thermal penetration and water intrusion, fitment, movement, and aesthetics. Furthermore, by replacing the windows we would also be able to remove the nonconforming storm windows and better match the neighborhood aesthetic.

The most prevalent issues are water intrusion and the subsequent rot as well as inoperation. Water has damaged portions of the sashes and frames as well as ruined the painted finish on many units. There are chips, cracks, and splits on almost every window. Many of the sashes no longer fit correctly and do not align with each other or the frames. These fitment issues make units inoperable and the ones that do move require significantly more force than they should. Many of the functioning sashes do not close well enough to lock, which we view as a security risk. During a previous renovation, someone retrofitted all of the windows on floors 1-4 with metal brackets and hardware along the frames, these modifications were not done properly and hinder movement. The methods by which they were installed have caused significant damage to the windows and reduced effectiveness at keeping weather out. Images showing specific areas of issue can be found on the last 8 pages of this packet.

Both Sea-Dar and the property owner are driven to restore this home to the highest quality standards possible and in kind with the surrounding homes. This building is not currently up to the visual standard that the rest of the neighborhood has set, especially with storm windows installed. In our attempt to be as compliant as possible, we are using the same window manufacturer and style as neighboring properties. We have opted to use a 6 over 6 design as it is more historically appropriate and matches what is existing. The property owner has requested, and is investing significantly more financially, to ensure that the façade is restored to the true historic appearance fitting of Louisburg Square and it is our opinion that in order to fulfill this request new windows are required.



Location 1A





Location 2A



Location 2B



Location 2C



Location 3A



Location 3B



Location 3C



Location 4A



Location 4B



Location 4C



Location 5A



Location 5B



Location 5C

















