

Boston Landmark Commission,

July 12, 2022

Our application is for new windows at Corey Garden Condominiums, The building is over 50 years old, 28 units and in desperate need of windows. The heat loss is extreme taxing the boiler system which caused it to shut off 3 times last winter. Staying warm is a challenge for all, and concerning for our senior residents. The current windows are: single pane, have gaps, and hinges are not airtight. Additionally aging and warping has created gaps with the screens allowing for excessive amounts of dirt and dust to enter the home. In addition to lack of efficiency, there is also sound quality. Conversations outside can be heard as if they were in your room. Corey road also continues to become a main route (especially as recent condominiums by Whole Foods develop) increasing general traffic noise. Considering these issues along with the **cost of fuel** we are asking for any needed leniency to meet historical, environmental and efficiency as you consider the application that would allow us to move forward.

I am including designs we have explored with Anderson Windows that we would like to install.

Finally, I am including an approval for windows similar to ours but on Strathmore. This may assist with your review.

Thank you in advance for your consideration

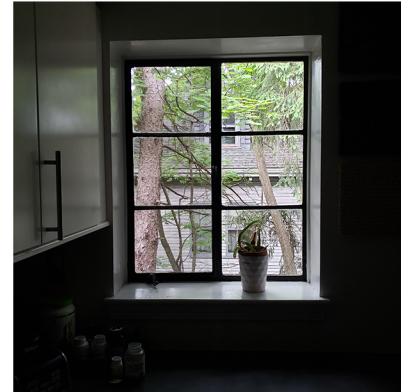
Ruth Rieffanaugh
518-312-3124

**one side of
bedroom corner window
and bathroom**



**Front of 63 Corey Rd.
This show one side of
bedroom corner window
and bathroom**

corner view bedroom



Bedroom

Living room

**Kitchen &
Bathroom**



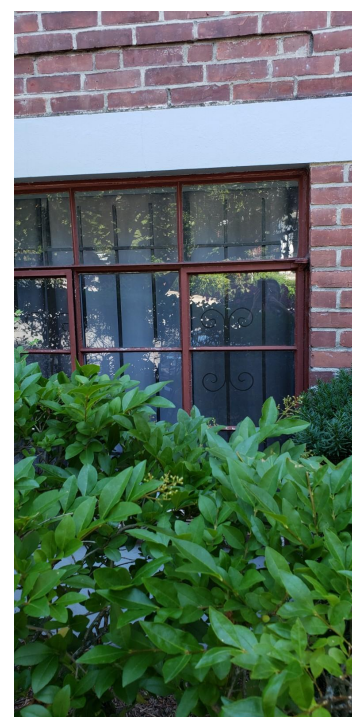
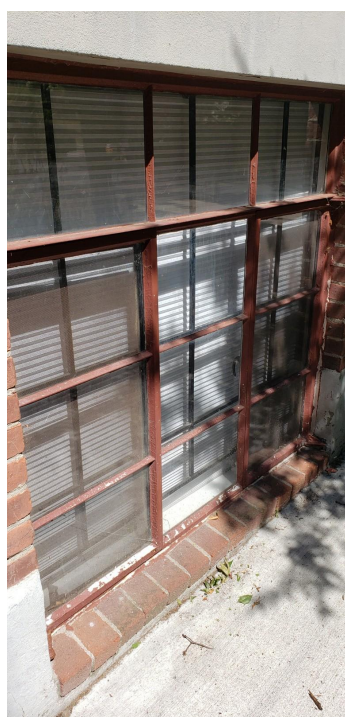
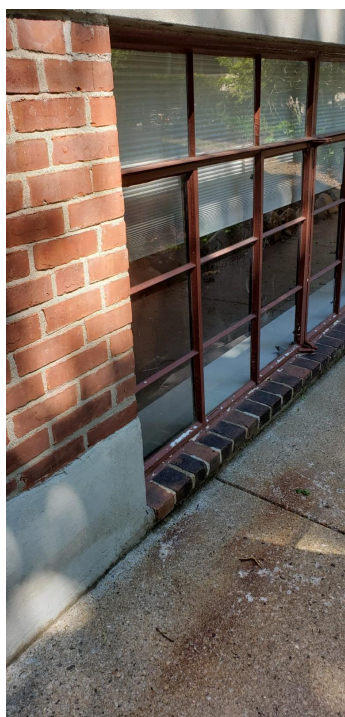
Front view of Corey Gardens, corner of Evans and Corey Road

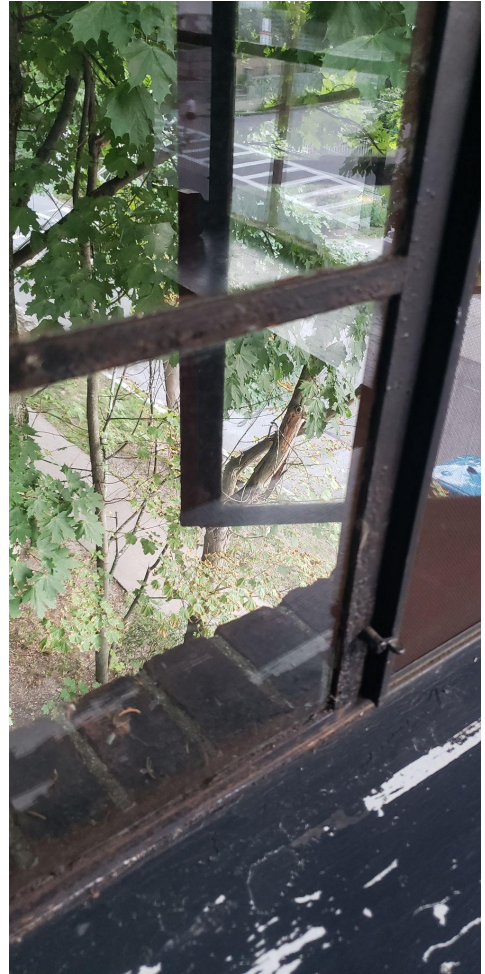


Front view of 63 Corey Road



Above random exterior windows - **Below** exterior ground level w additional safety bars - non protective glass





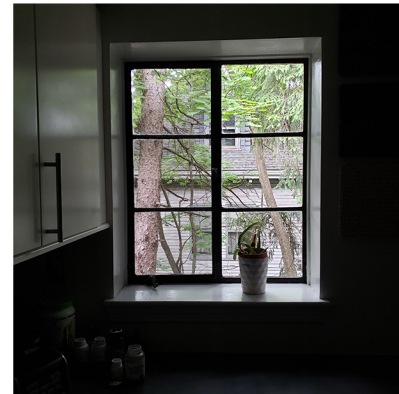
Interior window - some have gaps where bugs enter, some missing cranks to open, general wear & tear

**one side of
bedroom corner window
and bathroom**



**Front of 63 Corey Rd.
This show one side of
bedroom corner window
and bathroom**

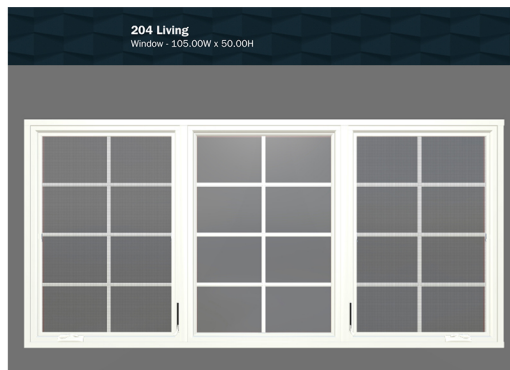
corner view bedroom



Bedroom

Living room

**Kitchen &
Bathroom**



1 to 2 Family

1 to 4 Family

Multi Family

Commercial

Mixed Use

Other

Section 4- Legal Occupancy

22 apts doc#105/1949

Section 5- Description of Work

Complete Demolition

Accessory Building

Prep Demolition

Special Event

Repair(s)

Other

Brief Description of Proposed Work:

(other explain:)

Replace windows total of 138

Section 6- Estimated Cost

Item	Estimated Cost (Dollars)	Official Use Only	
1. Building	2 6 7 4 6 7	(a) Building Permit Fee Multiplier:	\$ 1 0
2. Electrical	0		
3. Plumbing	0	(b) Estimated total Cost of Construction From (6)	\$ 2 6 7 4 6 7
4. Fire Protection	0		
5. Mechanical	0	Building Permit Fee(\$10.00 for each 1000) plus a \$7.00 primary fee.	\$ 2 6 7 7
6. TOTAL (1 through 5)	2 6 7 4 6 7		

Section 7a- Agent Authorization

I S a n d S C o n d o m i n i u m s

J o h n F . S a n t u c c i

Authorized by this building permit application.

X J F Santucci
Signature of Owner

As owner of the subject property hereby authorize

To act on my behalf, in all matters relative to work

0 7 / 1 8 / 0 7
Date:

Section 7b- Owner Authorization

I _____ As owner/authorized agent hereby declare that the statements and information on the foregoing application are true and accurate to the best of my knowledge and belief.

Signature of Owner/Agent

Date:

Print Name

Official Use Only

Approval Signature

922
Inspector ID

07/18/07
Date:





CITY OF BOSTON

THE ENVIRONMENT DEPARTMENT

Boston City Hall, Room 805 • Boston, MA 02201 • 617/635-3850 • FAX: 617/635-3435

16 JUL 14
25 April 2007

ABERDEEN ARCHITECTURAL CONSERVATION DISTRICT

Kass Litwin
JB Property Solutions
29 Newbury Street
Boston, MA 02116

CERTIFICATE OF APPROPRIATENESS

NOTICE OF DECISION

Application #07.606ACD
69-75-79 STRATHMORE ROAD

Dear Mr. Litwin,

The Aberdeen Architectural Conservation District Commission has reviewed your application to replace 159 steel casement windows at 69-75-79 Strathmore Road. Commission staff has reviewed your most recent submission in support of the application, and has approved the installation of the windows in accordance with the plans and specifications submitted on your behalf by Darryl Culp of Quickvent Windows.

The windows shall be of the Quickvent Series 300 Historical line, and shall be aluminum constructed, with a black paint finish. All measurements were approved as presented in the plans dated June 21 2007, with the following modifications: Low E glass is not an appropriate glazing in a historic district, and only clear class shall be installed. Additionally, a 1/2" spacer is to be used at the transom of each window to create a more accurate sightline. These modifications were confirmed by Mr. Culp via facsimile on July 9, 2007.

Certificates of Appropriateness are valid for two (2) years from date of issue. Statutory reviews by other agencies in conflict with this decision may affect the status of this certificate. The applicant is required to notify the commission of any changes to this proposal, and failure to do so may affect the status of this certificate. When applying for permits, please present this letter at the Inspectional Services Department (1010 Massachusetts Avenue). This letter is *not* a building permit. For questions concerning building permits, please call ISD at 617-635-5300. Please submit photographs of the completed work to confirm compliance with this certificate.

If you have any questions about this certificate, do not hesitate to contact me at 617-635-3850.

Sincerely,

Katherine A. Neuner
Preservation Planner
Aberdeen Architectural Conservation District Commission

cc: Tom Green, Commission Chair
Robert L. Fondren, Architect
D&A Construction, contractors
Darryl Culp, Quickvent Windows

COMMISSION VOTE ON APPLICATION #07.606ACD

Motion by: GREEN Second by: BERADUCCI

AFFIRMATIVE: GREEN, PRANGER, BERADUCCI NEGATIVE: (none)

D. Bryan Glascock, Director

PRINTED ON RECYCLED PAPER

Thomas M. Menino, Mayor

Tel 781-361-1424

Tel 617-361-6346



D & A construction, Corp.

 P.O. Box 114

 Melford, MA 02135

6/21/07 Re: Window Replacement
 65, 75, 79 Strathmore Street
 Brookline, Mass.
 M0616r2br138R
 JBP, Jeff

This proposal includes permits, labor, equipment, materials, taxes and insurance to replace 138 existing steel sash window units with new thermo-pane units at the above mentioned location. Work included as outlined below:

\$267,467.00

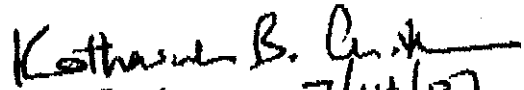
SCOPE:


1. Remove the existing steel sash units and dispose of off site.
2. Furnish and install the necessary blocking on the existing masonry openings to receive the new window units.
3. Furnish and install new thermo pane units manufactured by "Quickvent Windows."
4. Caulk as necessary the exterior of the new window units.
5. Repair as needed the perimeters of the existing window surrounds.
6. Paint two coats of paint all new work.
7. Constant and final clean-up.

NOTES:

8. Includes blade screens on all windows (to be confirmed before ordering windows) (A.C.S.)
1. This price will be honored for four days.
2. Price includes credit for no Low E and the added header on the units as required by the Aberdeen Committee.
3. Work will commence within fourteen days from the date this proposal is accepted.
4. Price assumes that permitting, because of the location, could take three to six weeks.
5. This price assumes that the new window units shall be casements.
6. This price includes a visit to the site by the window manufacturer's representative to insure that the windows are sized properly, Casement type AC units fit and the units will work in this application. Price includes removal and reinstallation of all existing AC units. (C.S.)
7. The four small basement window units are not included in this proposal.
8. Payment is net within 7 days of the invoice date. Interest shall be charged for any unpaid balances from the moment they are overdue.
9. Work will be requisitioned as follows. The first requisition will be at the end of the first week on site when the units are measured with the manufacturer's representative. Each subsequent requisition shall be every second week for the amount of work done at that time.
10. Price is based on the work being awarded early enough in the year to allow for a six to eight week permitting process.

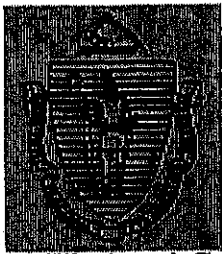
John F. Santucci CPE


 Kathleen B. Smith
 Trustee 7/14/07


 Anne Silber
 Trustee 7/14/07

1 of 1





The Commonwealth of Massachusetts
 Department of Industrial Accidents
 Office of Investigations
 600 Washington Street
 Boston, MA 02111
 www.mass.gov/dia

Workers' Compensation Insurance Affidavit: Builders/Contractors/Electricians/Plumbers

Applicant Information

Please Print Legibly

Name (Business/Organization/Individual): _____

Address: _____

City/State/Zip: _____ Phone #: _____

Are you an employer? Check the appropriate box:

- 1. I am an employer with 10 employees (full and/or part-time).*
- 2. I am a sole proprietor or partnership and have no employees working for me in any capacity. [No workers' comp. insurance required.]
- 3. I am a homeowner doing all work myself. [No workers' comp. insurance required.] †
- 4. I am a general contractor and I have hired the sub-contractors listed on the attached sheet. These sub-contractors have employees and have workers' comp. insurance. ‡
- 5. We are a corporation and its officers have exercised their right of exemption per MGL c. 152, §1(4), and we have no employees. [No workers' comp. insurance required.]

Type of project (required):

- 6. New construction
- 7. Remodeling
- 8. Demolition
- 9. Building addition
- 10. Electrical repairs or additions
- 11. Plumbing repairs or additions
- 12. Roof repairs
- 13. Other _____

*Any applicant that checks box #1 must also fill out the section below showing their workers' compensation policy information.

† Homeowners who submit this affidavit indicating they are doing all work and then hire outside contractors must submit a new affidavit indicating such.

‡ Contractors that check this box must attached an additional sheet showing the name of the sub-contractors and state whether or not those entities have employees. If the sub-contractors have employees, they must provide their workers' comp. policy number.

I am an employer that is providing workers' compensation insurance for my employees. Below is the policy and job site information.

Insurance Company Name: Associated Employers In Co.

Policy # or Self-ins. Lic. #: 5000259012006 Expiration Date: 10/13/07

Job Site Address: 69 Stretmore Rd City/State/Zip: 02138

Attach a copy of the workers' compensation policy declaration page (showing the policy number and expiration date).

Failure to secure coverage as required under Section 25A of MGL c. 152 can lead to the imposition of criminal penalties of a fine up to \$1,500.00 and/or one-year imprisonment, as well as civil penalties in the form of a STOP WORK ORDER and a fine of up to \$250.00 a day against the violator. Be advised that a copy of this statement may be forwarded to the Office of Investigations of the DIA for insurance coverage verification.

I do hereby certify under the pains and penalties of perjury that the information provided above is true and correct.

Signature: John J. Satriani Date: 7/18/07

Phone #: _____

Official use only. Do not write in this area, to be completed by city or town official.

City or Town: Boston Permit/License # _____

Issuing Authority (circle one):
 1. Board of Health 2. Building Department 3. City/Town Clerk 4. Electrical Inspector 5. Plumbing Inspector
 6. Other _____

Contact Person: Jim Kennedy Phone #: _____