

LESLIE POMAROLE, 96 WALTHAM ST, BOSTON, MA 02118

**PROPOSAL FOR REPLACEMENT FOR A TOTAL OF
TWELVE WINDOWS**

**REMOVE AND REPLACE FOUR WOOD WINDOWS
UNDER THE PURVIEW OF THE BOSTON LANDMARKS
COMMISSION WITH WOOD WINDOWS**

WINDOWS HAVE BEEN ASSESSED BY INDEPENDENT
WINDOW RESTORER AS NECESSARY FOR
REPLACEMENT

WINDOWS ARE NOT OPERABLE

SASH AND BALANCE ONLY

TRUE DIVIDED LITE

GRILLE PATTERN TO MATCH EXISTING

EXTERIOR PAINTED TO MATCH EXISTING

**REMOVE AND REPLACE AN ADDITIONAL EIGHT
WINDOWS**

WINDOWS ARE IN THE REAR AND NOT VISIBLE FROM
A PUBLIC WAY AND NOT UNDER PURVIEW OF THE
BOSTON LANDMARKS COMMISSION

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FRONT ELEVATION:

FIRST FLOOR

**TWO 2/2 BOWED WINDOWS TO BE REPLACED WITH
TWO 2/2 BOWED WINDOWS**

GROUND FLOOR

**TWO 2/2 BOWED WINDOWS TO BE REPLACED WITH
TWO 2/2 BOWED WINDOWS**

**REMAINING EIGHT WINDOWS ARE IN THE REAR
AND NOT VISIBLE FROM THE STREET**

LESLIE POMAROLE, 96 WALTHAM ST, BOSTON, MA 02118



EST. 2007

Window restoration
197 Durnell Ave, unit 2, Roslindale MA 02131
(617)593-7050 www.windowguyboston.com
MA HIC #178991

Boston Landmarks Commission
RE: 96 Waltham Street, Unit 1
Boston, MA 02118

March 30th, 2023

Dear Commissioners,

This letter of attestation is for an evaluation of the existing windows in Unit 1 at 96 Waltham Street in Boston, MA. In my professional opinion, all of the windows under consideration are unable to be repaired and should be replaced.

By making a visual assessment of the wood window sashes, I found a lot of degraded wood around the openings and the sash themselves are in very bad shape. Most of the glass is flat and has lots of deep scratches. The front windows have cracked rails and stiles, the joints are not holding together and glazing compound has fallen off causing a lot of energy loss and water damage. There are no storm windows on the front windows.

New divided light double-pane windows by JB Sash will be an improvement for the look and energy efficiency of the building. They will also make it possible that the owner will not have to install storm windows.

Roberto A. Santos
Classic Window Specialist Inc.

LESLIE POMAROLE, 96 WALTHAM ST, BOSTON, MA 02118

NEW ENGLAND WINDOW WORKS

Restoration & Preservation

86 Los Angeles Street Newton, MA 02458

617-216-4195 www.newwindowworks.com

MA HIC # 192618

Boston Landmarks Commission
RE: 96 Waltham Street, Unit 1
Boston, MA 02118

March 28th, 2023

Dear Commissioners,

This letter is to attest that I have performed an evaluation of the existing windows in Unit 1 at 96 Waltham Street in Boston, MA at the request of the owner, Leslie Pomarole, and that in my professional opinion, all those under consideration are unable to be repaired and are good candidates for replacement.

There is extant degradation around the openings and the sash themselves are in very poor condition. Most of the original glass has been replaced with flat glass that is extensively scratched. Four windows on the front façade do not have storm windows, causing a significant amount of energy loss through a wide range of gaps and ill-fitting joints.

I have been informed that the proposed replacement windows are JB Sash single-hung Solid Wood true divided-light sash with Double-Pane glass. The installation of these new windows will provide the opportunity to insulate unused weight-pockets and air-seal around the openings. These windows will negate the need for storm windows by increasing energy efficiency and comfort.

In the interest of aligning with aesthetics as well as bringing the home up to modern standards of efficiency and performance, I strongly endorse the installation of new windows for this dwelling.

With regards,

Jeremy Kindall

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EIGHT REARING FACING WINDOWS NOT VISIBLE FROM A PUBLIC WAY



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1

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LESLIE POMAROLE, 96 WALTHAM ST, BOSTON, MA 02118



LESLIE POMAROLE, 96 WALTHAM ST, BOSTON, MA 02118



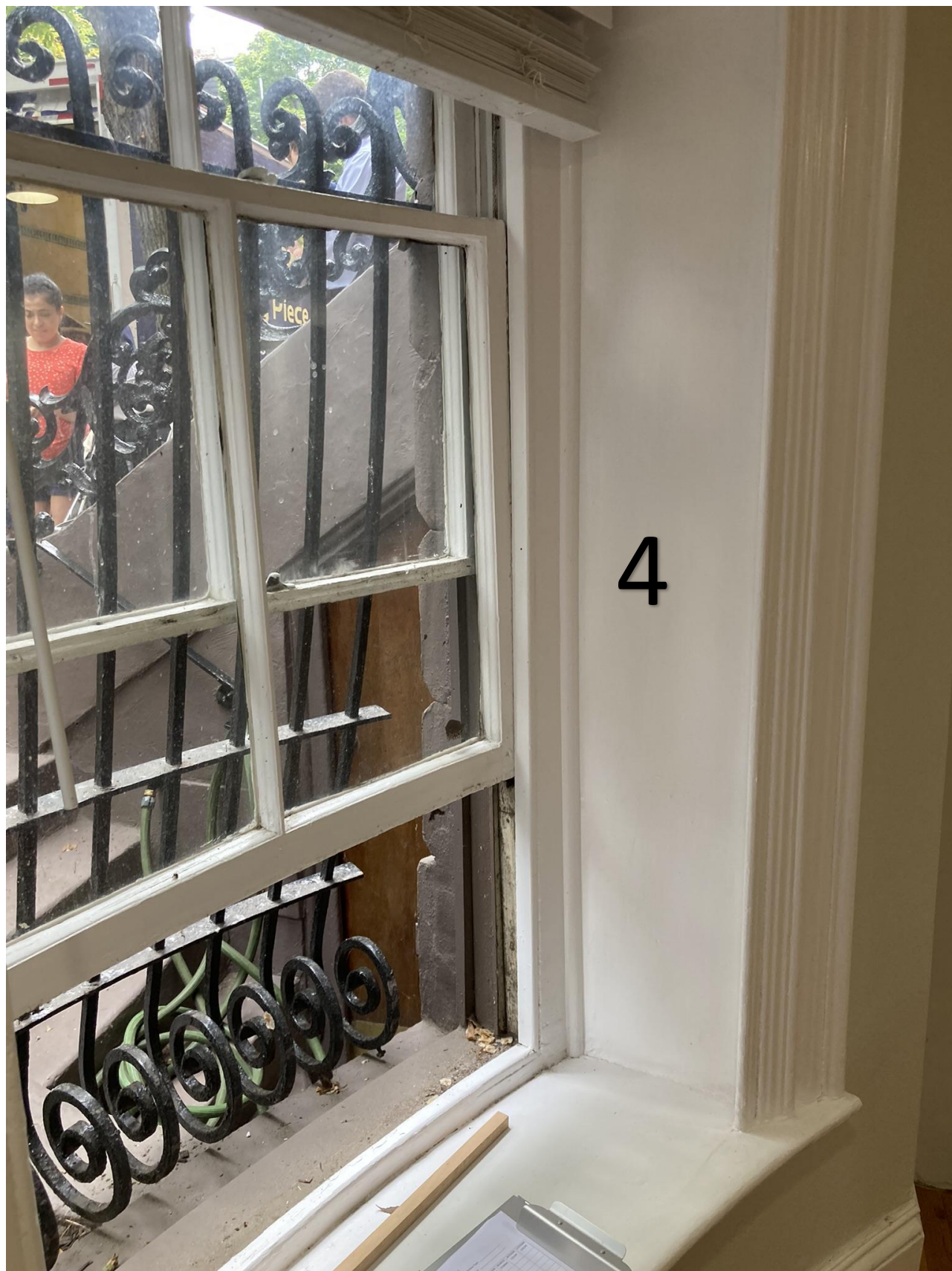
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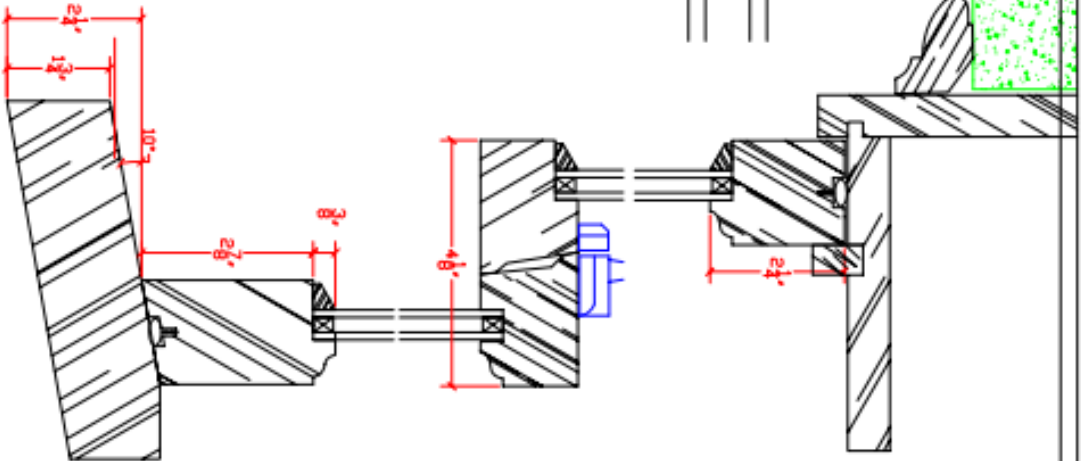
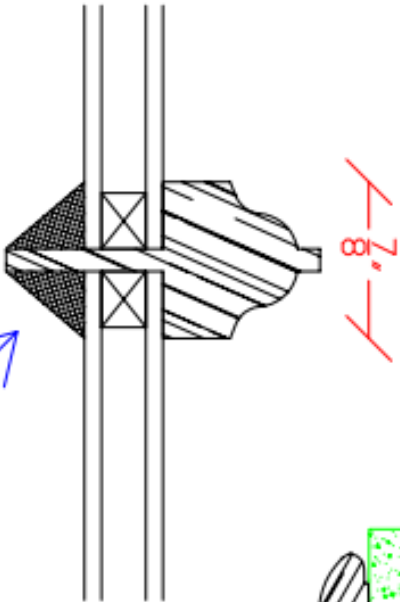
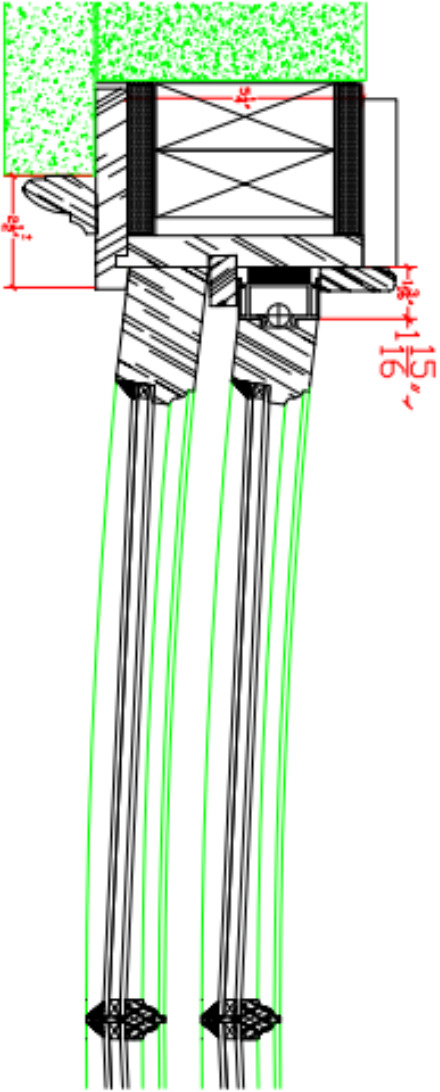
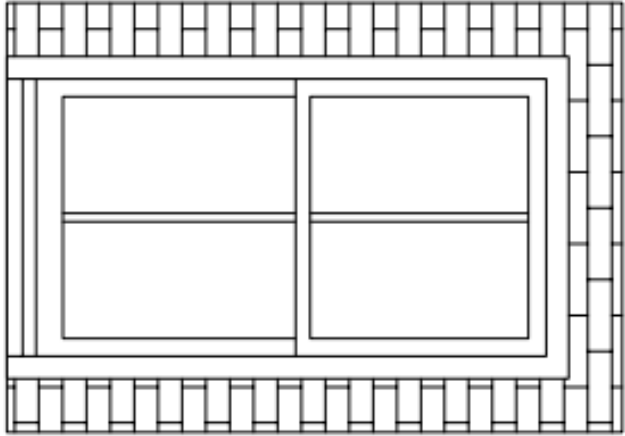
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JB S/H PROPER-BOSTONIAN BOWED REPLACEMENT WINDOW -2/2 LAYOUT	
DATE:	APPROVED BY:
01/28/13	R.L.B.
	SCALE
J.B. SASH & DOOR CO., INC. CHELSEA, MA	