

South End Landmark District Commission Hearing

January 4, 2022

APP # 22.0489 SE

76 Chandler Street Rear Window Replacement

(abutting Lawrence Street in rear of building)

Applicant: Daryl Hanna, trustee

Proposed Work:

Remove the non-historic, inconsistently styled wood and vinyl main windows and storm windows on the rear façade on the garden, 1st, 2nd, and 3rd stories, and install Pella Reserve Traditional two-over-two, double-hung aluminum-clad over wood windows with a black painted finish to match the historic. Remove the white non-historic, inconsistently styled rear patio door and storm door, and install Pella Reserve aluminum-clad over wood door and hinged screen with a black painted finish to match the historic.

Total Cost of Project: \$43,692

Existing Conditions: Exterior

Rear of building exterior from Lawrence Street, note garden floor not visible



Garden floor and 1st floor exterior from below grade inside garden, note inconsistent style and configuration, patio door does not fit



Existing Conditions: Interior Garden Floor

Wood replacement with plastic grilles, difficult to function, do not match rest of house or neighborhood style

East Door



East Window



West Window



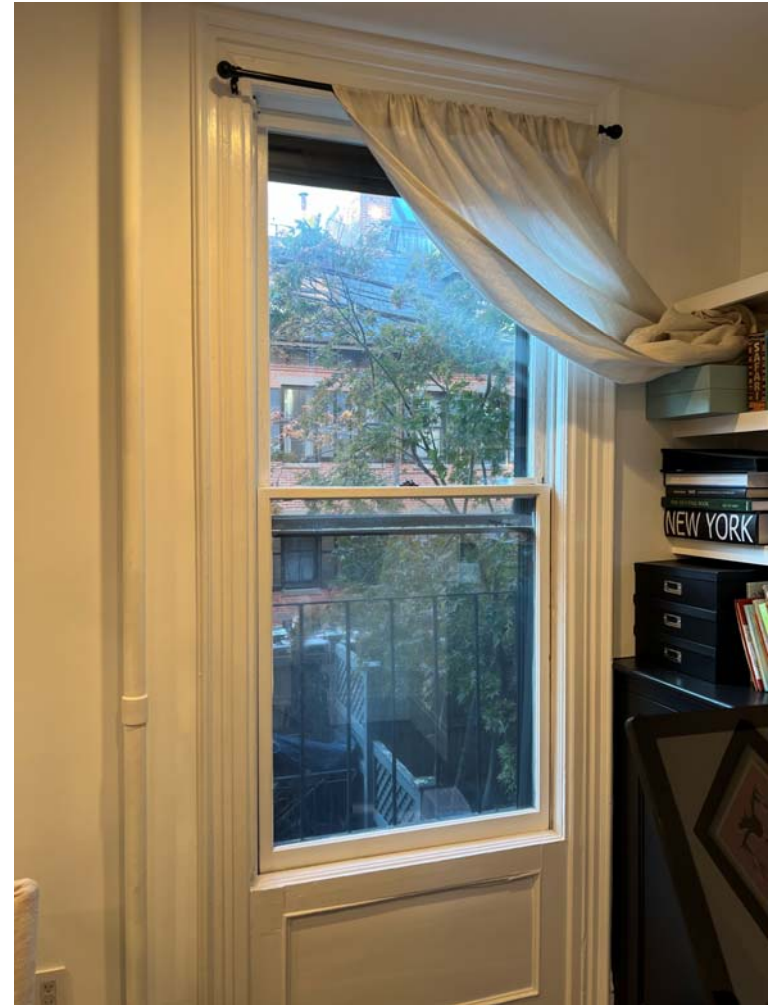
Existing Conditions: Interior 1st Floor

Wood replacement with metal storm, serious issues (ill-fitting, leaks, do not function), not a divided light do not match rest of house or neighborhood

East



West



Existing Conditions: Interior 2nd Floor

Vinyl replacement with metal storm

East



West



Existing Conditions: Interior 3rd Floor

Wood replacement with metal storm, functional issues

East



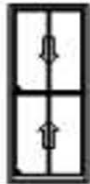
West



Proposed Work

Replace all proposed windows and door with Pella Reserve Aluminum Clad over Wood, matching neighborhood style; Pella to provide materials and install

Windows



PK #
2096

Viewed From Exterior

Pella® Reserve, Traditional, Double Hung, Black

1: Non-Standard Size Double Hung, Equal

General Information: Standard, Luxury, Clad, Pine, 5", 3 11/16"

Exterior Color / Finish: Painted, Seacoast Enduraclad, Black

Interior Color / Finish: Bright White Paint Interior

Sash / Panel: Ogee, Ogee, Standard, No Sash Lugs

Glass: Insulated Dual Tempered Low-E AdvancedComfort Low-E Insulating Glass Argon Non High Altitude STC 5mm/3mm Combination

Hardware Options: Cam-Action Lock, White, No Window Opening Control Device, No Limited Opening Hardware, No Sash Lift, No Integrated Sensor

Screen: Half Screen, Seacoast EnduraClad, Black, Premium, Vivid View®

Performance Information: U-Factor 0.27, SHGC 0.24, VLT 0.45, CPD PEL-N-232-01027-00001, Performance Class CW, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, Year Rated 08|11, Clear Opening Width 30.625, Clear Opening Height 37.562, Clear Opening Area 7.988446, Egress Meets Typical 5.7 sqft (E) (United States Only)

Grille: ILT, No Custom Grille, 7/8", Traditional (2W1H / 2W1H), Ogee, Ogee

Patio Door



PK #
2096

Viewed From Exterior

Pella® Reserve, Contemporary, Inswing Door, Contemporary, , Right, Black

1: 3080 Right Inswing Door

General Information: Standard, Clad, Pine, 5 7/8", 4 9/16", Standard Sill, Black Finish Sill, Black Composite Threshold

Exterior Color / Finish: Painted, Seacoast Enduraclad, Black

Interior Color / Finish: Bright White Paint Interior

Sash / Panel: Square, Square, Standard

Glass: Insulated Dual Tempered Low-E AdvancedComfort Low-E Insulating Glass Argon Non High Altitude STC 5mm/3mm Combination

Hardware Options: Standard, White, Order Handle Set, Multipoint Lock, No Integrated Sensor

Screen: Hinge Screen, Black, Matte Black, InView™

Performance Information: U-Factor 0.25, SHGC 0.21, VLT 0.38, CPD PEL-N-218-07681-00001, Performance Class LC, PG 55, Calculated Positive DP Rating 55, Calculated Negative DP Rating 70, Year Rated 11

Grille: No Grille,