

LAWRENCE COURT CONDOMINIUMS WINDOW REPLACEMENT PROJECT

South End Landmarks Commission
October 4, 2022

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Trustee, Lawrence Court Condominiums



LAWRENCE COURT CONDOMINIUMS

- CORNER OF COLUMBUS AVE AND DARTMOUTH ST.
- ACROSS COLUMBUS AVE FROM TENT CITY
- GATEWAY TO THE SOUTH END
- PRIOR BUILDINGS ON SITE DEMOLISHED IN 1969
- SITE REMAIN EMPTY UNTIL DEVELOPED BY BRA IN 1997
- NEW BOSTON HOUSING ENTERPRISES (DBA: NEW BOSTON VENTURES): DAVID GOLDMAN AND DENNIS KANIN
- 12 UNITS: 4 TOWNHOUSES, 7 DUPLEXES, 1 TRIPLEX
- EACH FLOOR IS APPROXIMATELY 550 SQUARE FEET
- 3 OF 12 UNITS (25%) AFFORDABLE UNITS CONTROLLED BY BRA
- UNDERGROUND PARKING FOR 19 VEHICLES



LAWRENCE COURT CONDOMINIUMS

- ARCHITECT: FINEGOLD AND ALEXANDER
- HISTORIC DESIGN VOCABULARY FROM CUES FROM OTHER PRE-EXISTING BUILDING IN THE SOUTH END
- ONE OF THE LEAST “MODERN” NEW DEVELOPMENTS IN THE SOUTH END, CLEARLY DESIGNED TO COMPLIMENT RATHER THAN CONTRAST WITH THE EXISTING STRUCTURES IN THE NEIGHBORHOOD.





EXISTING WINDOWS



EXISTING WINDOWS

- NORCO BUILDER GRADE WOOD FRAME WINDOWS (C. 1999)
- DOUBLE HUNG
- SIMULATED DIVIDED LIGHT: 2 OVER 2 FOR 32"X60" WINDOWS
- ADDITIONAL EXISTING SIZES WITHOUT DIVIDED LIGHT: 20"X 60" AND 16"X 60"
- MUNTON WITH OGEE PROFILE
- TRIM PAINTED PAINTED TO MATCH
- BENJAMIN MOORE HISTORIC COLOR : NEWBERG GREEN
- WHITE SCREENS

EXISTING WINDOWS

- APPROACHING 25 YEARS
- FAILING SEALS IN GLASS
- VISIBLE GAPS BETWEEN FRAMES AND SASHES
- POORLY INSULATED WITH AIR AND SOOT ENTERING UNITS
- SILLS AND FRAMES CONSTRUCTED ON FINGER JOINTED “ENGINEERED” WOOD THAT HAS FAILED AFTER YEARS OF EXPANSION AND CONTRACTION
- ROTTING SILLS AND FRAMES
- NORCO WAS PURCHASED BY JEDWIN IN 2003 THEN DISSOLVED, CANCELLING AND PRE-EXISTING WARRANTIES.



NEW WINDOWS

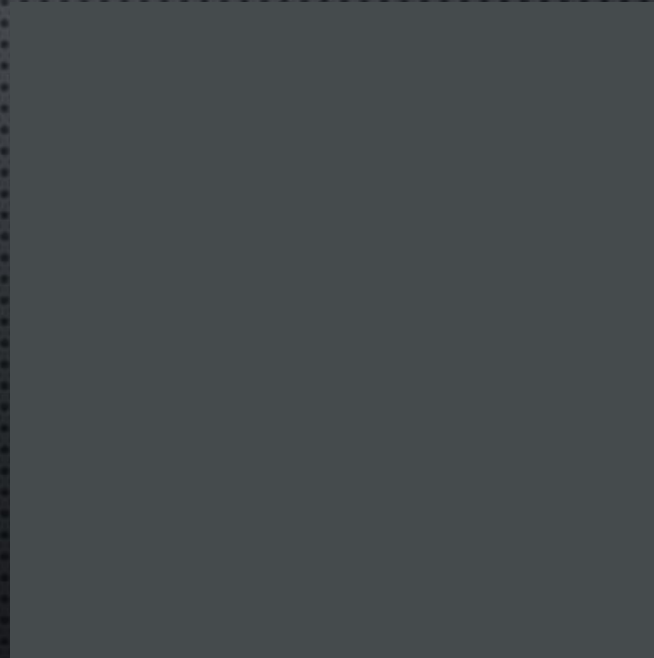
- PELLA LIFESTYLE SERIES: WOOD FRAME WITH ALUMINUM CLAD EXTERIOR.
- DOUBLE HUNG WITH SIMULATED DIVIDED LIGHT: 2 OVER 2 FOR 32"x60" WINDOWS
- ADDITIONAL EXISTING SIZES: 20"x 60" AND 16"x 60"
- MUNTON WITH OGEE PROFILE
- TRIM: SIMILAR TO EXISTING PROFILE IN PVC PAINTED TO MATCH
- PELLA COLOR : IRON ORE
- MATCHING IRON ORE SCREENS

COLORS:

Ben Moore Newberg Green



Pella Iron Ore



PELLA LIFESTYLE SERIES: DOUBLE HUNG WINDOWS



- PELLA LIFESTYLE SERIES: WOOD FRAME WITH ALUMINUM CLAD.
- DOUBLE HUNG WITH SIMULATED DIVIDED LIGHT WITH INTERNAL SPACERS
- 2 OVER 2 FOR 32"X60" WINDOWS
- ADDITIONAL EXISTING SIZES: 20"X 60" AND 16"X 60"
- MUNTION WITH OGEE PROFILE
- ADVANCED LOW E INSULATED GLASS
- MATCHING IRON ORE SCREEN



Lifestyle Series Double-Hung

Detailed Product Description

Frame

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are clear pine.
- Exterior surfaces are clad with aluminum.
- Components are assembled with screws, staples and concealed corner locks.
- Overall frame depth is 5" (127 mm) for a wall depth of 3-11/16" (94mm).
- Jamb liner shall be high-impact polyvinyl chloride backed by continuous hard-tempered aluminum springs.
- Optional factory applied jamb extensions are available.
- Optional factory installed fold-out installation fins with flexible fin corners.
- Optional factory-applied EnduraClad® exterior trim.

Sash

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are clear pine.
- Exterior surfaces are clad with aluminum, lap-jointed and sealed.
- Corners mortised and tenoned, glued and secured with metal fasteners.
- Sash thickness is 1-5/8" (41 mm).
- Sashes tilt for easy cleaning.

Weatherstripping

- Foam with 3 mm skin at head and bottom rail. Thermal-plastic elastomer bulb with slip-coating set into upper sash for tight contact at check rail.
- Secondary polyvinyl chloride leaf-type weatherstrip on bottom sash at sill.
- Jamb liner to seal against sides of sash.

Glazing System

- Quality float glass complying with ASTM C 1036.
- High altitude glazing available.
- Silicone groove-glazed 11/16" [obscure] dual-seal insulating glass [[annealed] [tempered]] [[Advanced Low-E] [SunDefense™ Low-E] [AdvancedComfort] [NaturalSun Low-E] with argon]].

Exterior

- Exterior aluminum surfaces are finished with EnduraClad® protective finish, in a multi-step, baked-on finish.
- Color is [White] [Tan] [Putty] [Brown] [Poplar White] [Portobello] [Hartford Green] [Morning Sky Gray] [Brick Red] [Black].

Interior

- [Unfinished, ready for site finishing] [factory primed with one coat acrylic latex] [factory prefinished [White] [Linen] [Bright White] [stain₁]].

Hardware

- Galvanized block-and-tackle balances are connected to sash with a polyester cord and concealed within the frame.
- Factory installed self-aligning surface-mounted sash lock. Two sash locks on units with frame width 33-1/4" and greater.
- Optional Sash lift furnished for field installation. Two lifts on units with frame width 33-1/4" and greater.
- Finish is [baked enamel [Champagne] [White] [Brown] [Matte Black]] [Satin Brass] [Satin Nickel].
- Champagne locks are standard on unfinished units; White locks are standard on factory prefinished white units.

Optional Products

Grilles

- Simulated-Divided-Light [with optional spacer]
 - 7/8" Grilles permanently bonded to the interior and exterior of glass.
 - Patterns are [Traditional] [Prairie] [Cross] [Top Row] [Custom - Equally Divided].
 - Interior surfaces are [unfinished, ready for site finishing] [factory primed] [pine: factory prefinished [White] [Linen White] [Bright White] [stain₁]]. Exterior grilles to match the exterior cladding color.
 - Available only on units glazed with Low-E insulated glass with argon.
- or -

Grilles-Between-the-Glass²

- Insulating glass contains 3/4" contoured aluminum grilles permanently installed between two panes of glass.
- Patterns are [Traditional] [9-Lite Prairie] [Top Row] [Custom - Equally Divided].
- Interior color is [White] [Ivory] [Tan₃] [Brickstone] [Black] [Putty₃] [Brown₃] [Harvest] [Cordovan].
- Exterior color [matched to the exterior cladding color] [White]⁴.

Screens

- InView™ screens
 - Full-size Vinyl-coated 18/18 mesh fiberglass screen cloth complying with the performance requirements of SMA 1201, set in aluminum frame fitted to outside of window, supplied complete with all necessary hardware.
 - Screen frame finish is baked enamel, color to match window cladding.

Hardware

- Optional factory applied limited opening device available for vent units in steel, nominal 3-3/4" opening.
- Optional window opening control device available for field installation. Device allows window to open less than 4" with normal operation, with a release mechanism that allows the sash to open completely. Complies with ASTM F2090-10.

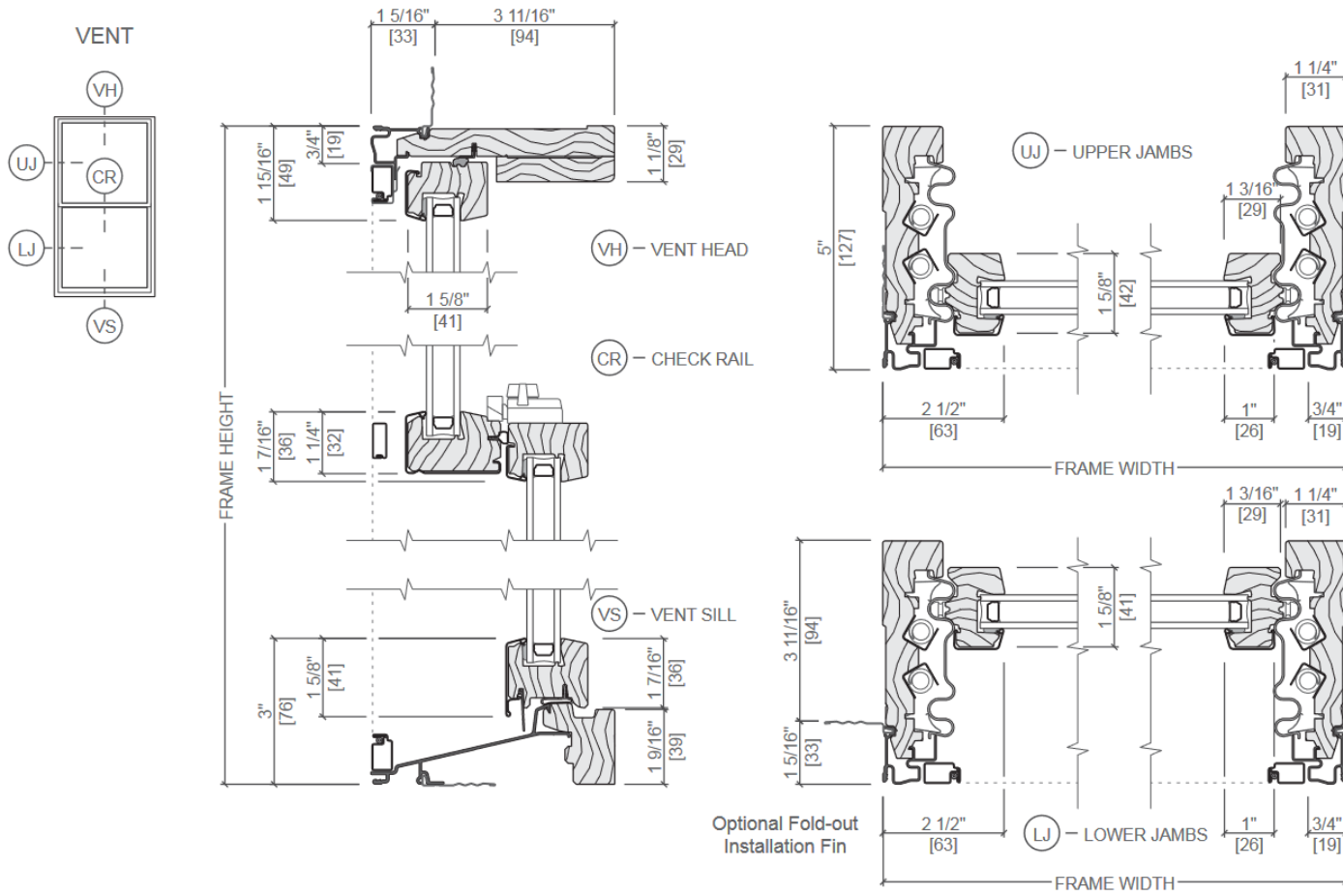
Sensors

- Optional factory installed integrated security sensors available in vent units.

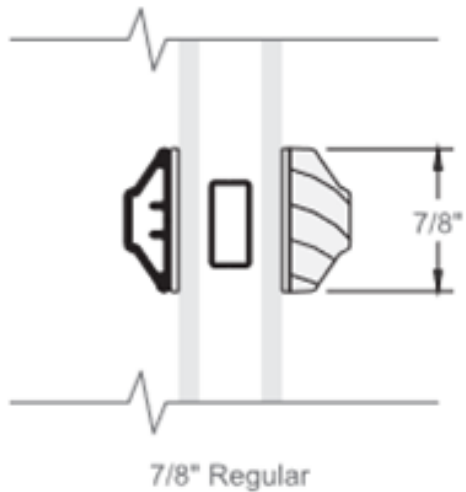


Lifestyle Series Double-Hung

Unit Sections



Simulated-Divided-Light Grilles with optional spacer



PROJECT SCOPE AND PLAN

- REPLACE AS MANY WINDOWS AS POSSIBLE (APPROXIMATELY 200)
- REPLACE ROTTING TRIM WITH NEW PVC TRIM TO MATCH EXISTING PROFILE IN PELLA IRON ORE
- PAINT EXISTING WOODEN BAYS TO MATCH COLOR
- WINDOWS WOULD BE REPLACED BEGINNING IN FEBRUARY 2023 - SEPTEMBER 2023
- VOLUNTARY GROUP PURCHASE WITH FIXED BULK ORDER PRICING
- THE ASSOCIATION'S MANAGEMENT COMPANY WILL ASSIST OUR AFFORDABLE UNIT OWNERS TO SECURING FINANCING AS WE DID IN 2021 FOR OUR RECENT ROOF REPLACEMENT PROJECT.