

May 31, 2020

Addendum: 1311 Jenifer Street

This Addendum provides additional information in support of the request to replace window sashes on five downstairs windows. I apologize for not providing this information in my initial application.

My two-story residence at 1311 Jenifer St has 8 windows upstairs and 9 windows downstairs.

Upstairs: 3 of the upstairs windows are probably part of the original structure and 6 have been modified or replaced. The sashes on 4 of these windows (2 in the front, 2 in the back) were replaced with Marvin double-hung wood inserts; the external frames and trim are intact. (photos attached).

Downstairs: 5 of the downstairs windows are probably part of the original structure and 3 have been modified or replaced. The three modified/replaced windows were added as part of an addition in the back of the house. I don't know when the addition was done—my reading at the historical society suggests this was some time after 1920. Two of these windows are in good working condition—pulleys and ropes attached and functioning. One of these windows still has pulleys but no ropes.

Thus there are 8 windows remaining in the house that are probably original to the structure or historic (dating to 1910 or earlier). All 8 of these windows are in poor condition: pulleys and cords have been removed and the holes filled in and painted over. In two windows the rope channels have been completely filled in (or sashes may have been replaced) and in two other windows the rope channels appear partially filled in. It is not clear what is the conditions of the sash pockets. The wood in the sash frames is chipped and/or broken in several window and the frames appear warped. All eight windows have had many coats of paint and several are painted shut, difficult to open more than a few inches. One window does not stay open when raised and the frame is cracked.

Gabriel Acton made an assessment of the windows in the house. He estimates it would cost \$600-\$1000 per window to repair and make them operable, with costs in the higher range for the windows that have more damage. Total costs to repair the five downstairs windows would be \$3000-5000. We discussed briefly alternatives to replacing ropes and pulleys (given that all the pulleys have been removed) but noted that (1) alternatives e.g.. spring balances typically require special skills and tools to install and (2) these repairs could cost considerably more.

I am proposing to replace the sashes in 5 of the remaining 8 “original” windows using the same high-quality Marvin wood frame, double-hung inserts as used in the 4 upstairs windows. These inserts would cost \$450-\$550 installed (depending on potential sales/deals available when the

inserts are purchased). Similar to with upstairs windows, we would retain the external frames and trim and just replace the window sashes.

I did in fact assess the cost to repair the remaining original windows—albeit constrained by limiting exposure during the period of Covid-19 (I don't want anyone working inside the house at this point). Repair the windows would cost substantially more than replacing the window sashes, particularly if it becomes necessary to shift to alternatives e.g. spring balances. I am already constrained by my budget to only replace 5 of the remaining (poorly functioning) 8 windows in the house. I hope to have the funds to replace the remaining windows in a few years. Given estimated costs and considering the current value of the house, it is not economically feasible for me to “rehabilitate” (repair) the remaining original windows.

Repairing old windows is either a labor of love (many home owners do it themselves), or requires very deep pockets. I don't have the skills to do the work myself, and my money is limited.

I hope the Landmarks Commission will respond positively to the request to replace the inserts in the five downstairs windows while retaining the external frames.



