

Existing Conditions:



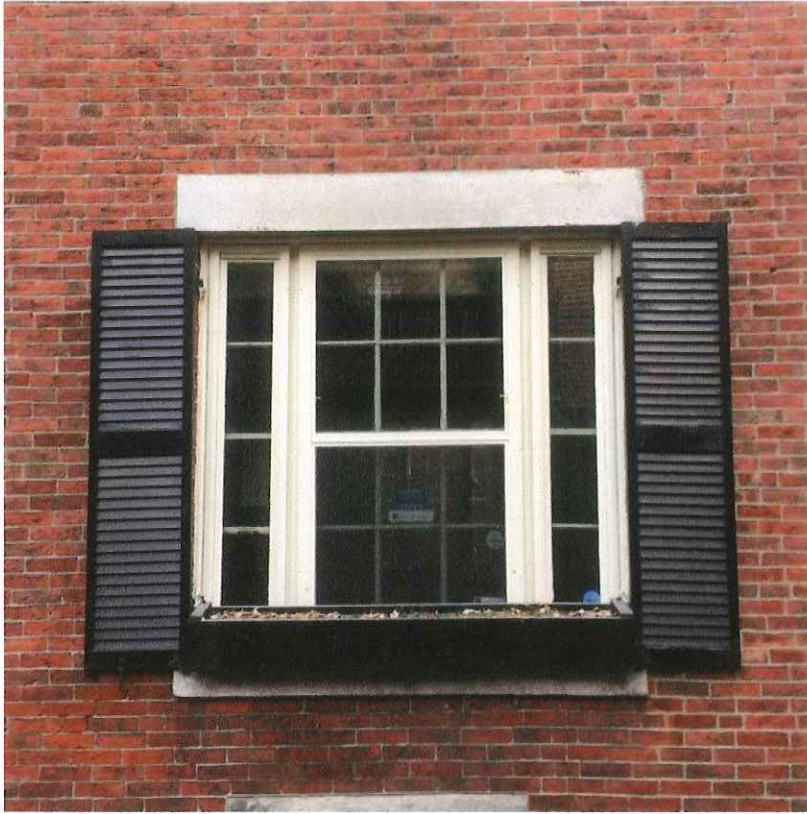
Front façade visible from Acorn Street

7 Acorn facade
within yellow
outline

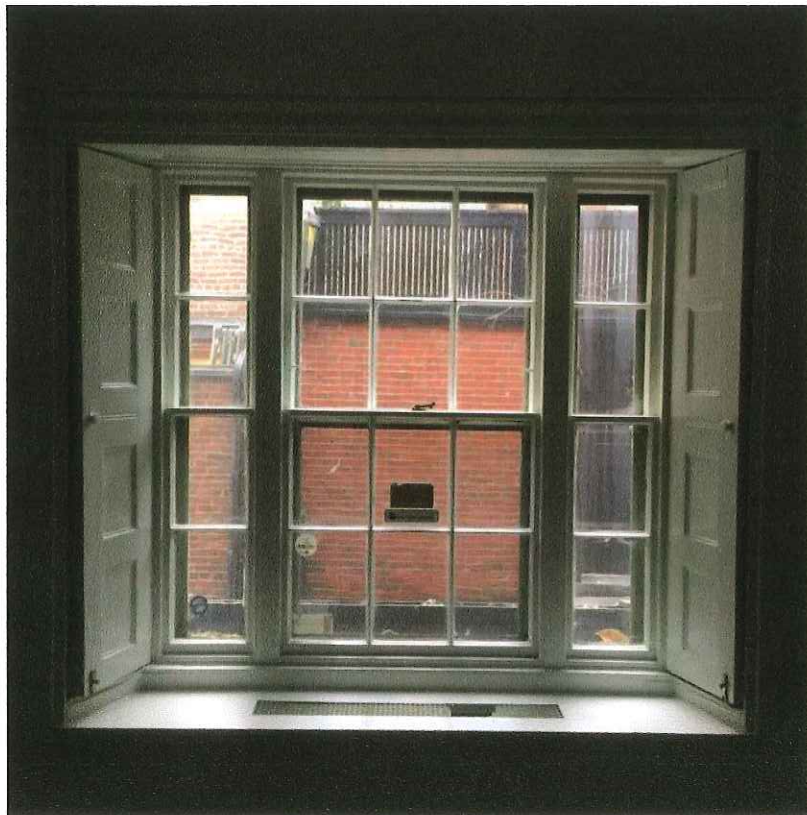
Rear façade visible from W. Cedar Street



Portion of rear
façade visible
from W. Cedar
Street



Typical window from exterior

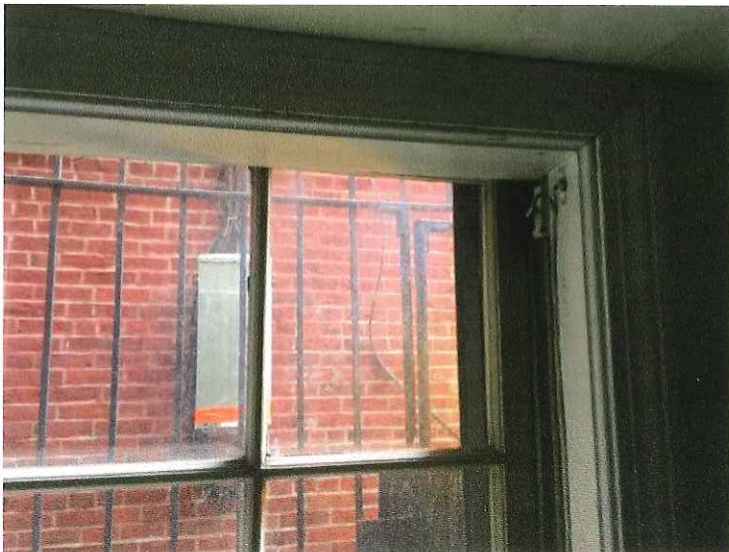


Typical window from interior



Existing frames are out of square,
making windows inoperable and
difficult to repair

Rotting sills and deteriorated jambs.
Lead paint peeling and flaking



Existing frames are out of square,
making windows inoperable and
difficult to repair

MAR 28 2017

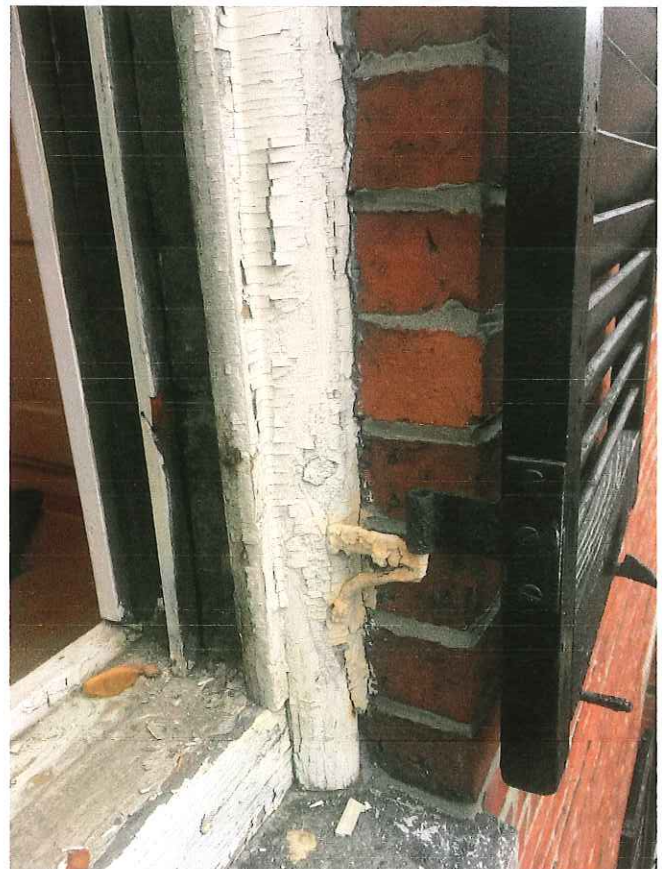
- **FEE:** Per the *Instructions/Fee*, the fee for window replacement and roof decks are \$50. Please submit a new check or money order for \$50 made payable to "City of Boston".

The corrected amount will be submitted with this additional information.

- **SCOPE OF WORK:** Please confirm in writing whether or not the existing storm windows are to be retained...if you are proposing to install insulated windows it is recommended that the exterior storm windows be removed permanently. Also confirm whether or not the existing wood brick molds are to be retained and restored, or replaced in-kind. If they are to be replaced then you will need to make sure that both your existing and proposed window drawings reflect the accurate profile of the historic wood brick mold.

Since we are proposing the replacement windows to have insulated glass, we would be happy to remove the existing storm windows permanently, as requested.

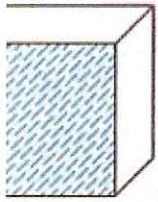
While every effort will be made to reuse the existing wood brick molds, it is likely that they will need to be replaced when the old windows come out. If this is the case, we intend to match the existing brick mold in kind with the same profile. Here is a photo of the existing brick mold and our best guess at the profile. Once we are able to cut out a piece and clean off layers of paint, we will match exactly:



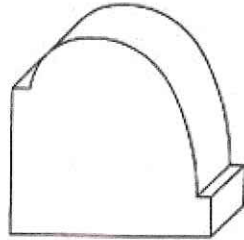
Brick Moulding Profiles

(These profiles are not at actual size at this time.)

7 ALORN - BRICK MOLD FIELD DIMENSIONS

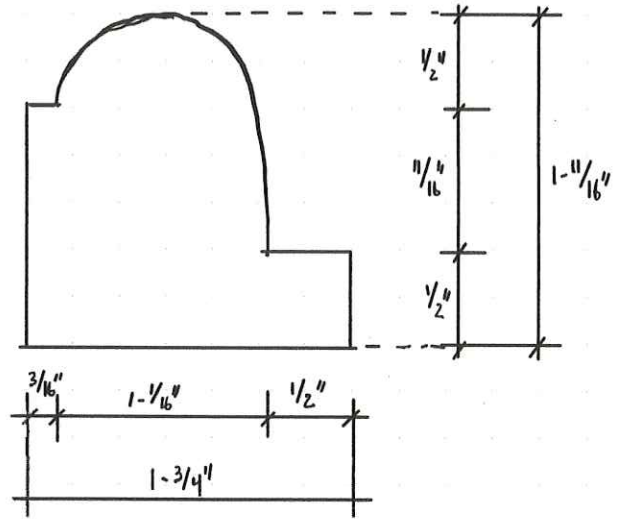


X 2"



1-11/16" X 1-3/4"

BM 20



- **COLOR PHOTOS:** Existing conditions of the roof deck (taken from on the roof), window brick mold/jamb.
 - I've attached a sample photograph in .pdf format for reference of the type of photo I am looking for in regards to the brick mold.





Neighbor's adjoining roof deck. New railing to match this railing style and color



- DRAWINGS: *Need dimensioned roof plan, section and elevation drawings detailing the setbacks from the facades and heights from the finished roof.*

Please see attached drawings

- *From the submitted photographs, it appears that the existing roof deck is made of wood with wood railings. It is recommended that the proposed replacement roof deck have metal railings with a dark finish that have a smaller profile to help reduce the visibility.*

We will replace the wood railing with a metal railing painted black to match the profile and color of the adjoining roof deck (see previous photo)

- *The Commission will be interested in the details of the deck apron/fascia given the level of visibility (hence the need for the elevation and section drawings). If the existing roof deck is right at the edge of the rear facade I'd consider pushing it back a little bit to help break up the massing.*

We would be happy to pull the roof deck in 1' from both roof edges to break up the massing. See attached plan and profile/section

Pull railing back 12" to reduce overall massing from street

Existing Building Face

REPLACE EXISTING RAILING WITH NEW METAL RAILING to match adjoining roof deck (see photo)

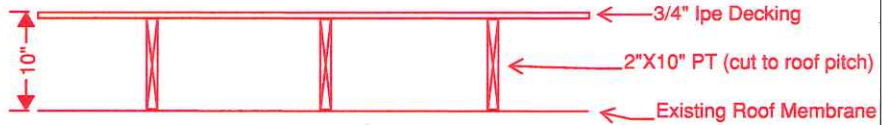
Since these two units were originally one residence, we feel it would be most appropriate to continue the same size apron/fascia (1X6) as the neighboring roof deck to reduce the massing (currently 1X10 fascia) and create a sense of uniformity

12.01

ROOF DECK
REPLACE EXISTING
DECKING W/ MAHOGANY

Neighboring
Roof Deck

Section Through Roof Deck Parallel to Building



CORNER BENCH

REPLACE EXISTING
DOUBLE HUNG

INSTALL WIDER DOOR
2'-10" X 5'-6"

RELOCATE PLUMBING
TO OPPOSITE WALL

3' X 5'-6" SHOWER
LINEN SHELVES
2'-5" POCKET
SHOE TOWER

MASTER BATH
6FT VANITY

DRESSING ROOM
CLG HT. 7'-7"

PACKING ISLAND

SMALL DESK

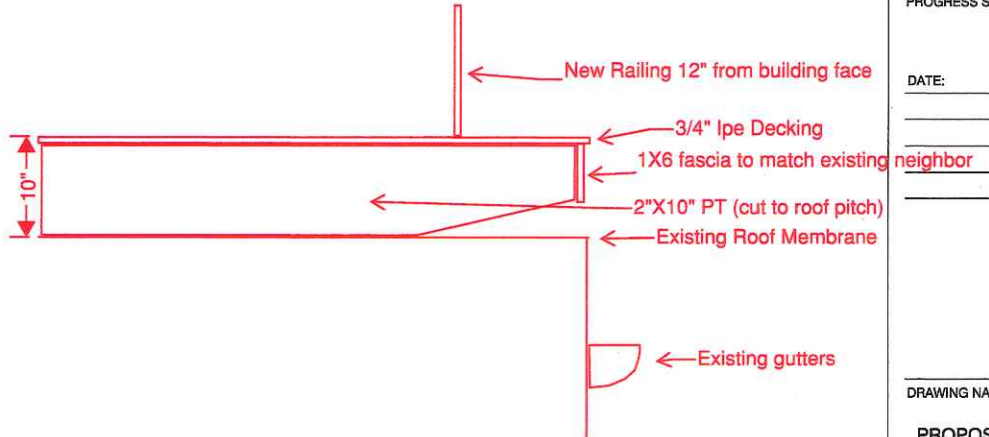
REPLACE EXISTING
DOUBLE HUNG

+8.5'
+9.5'
8'-6"
2'-5" W
DN 14 R
UP 11 R

LEVEL 4 - LEVEL 5
F.T.F 8'-4" 11 RISERS
REPAIR STAIRS
AS NECESSARY

REPLACE EXISTING
DOUBLE HUNG

Section Through Roof Deck Perpendicular to Building



LEVEL 4
SCALE: 1/4" = 1'-0"



146 Front Street, Suite 211
Scituate, MA 02066
781-545-5700

7 ACORN STREET
BEACON HILL
BOSTON MA

PROGRESS SET FOR REVIEW

DATE: MARCH 23, 2017

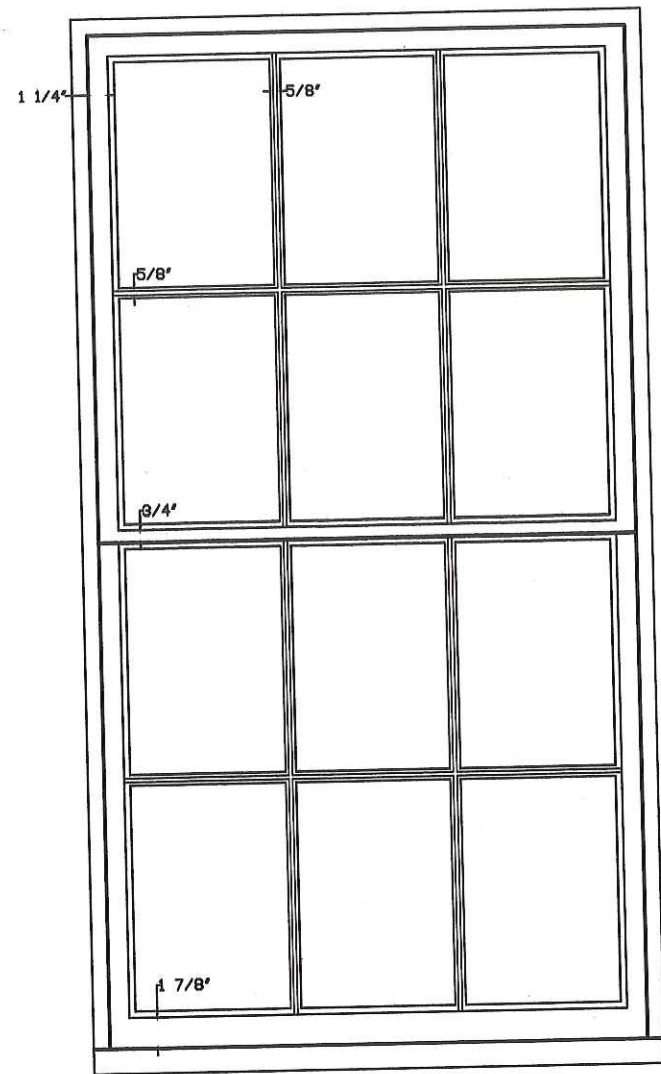
DRAWING NAME:

PROPOSED
FLOOR PLANS

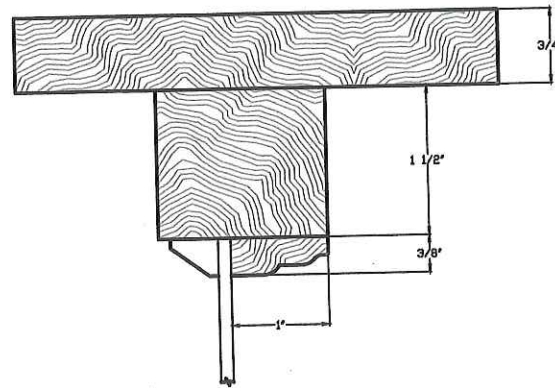
DRAWING NUMBER:

A1-3

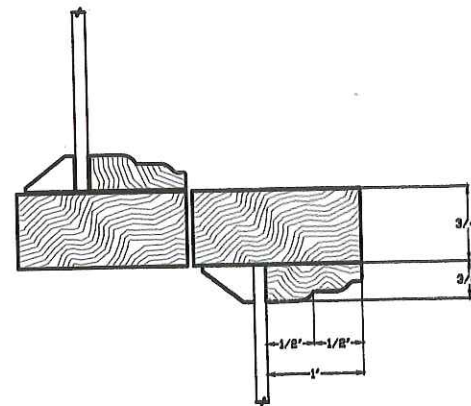
Existing Conditions of Typical Window



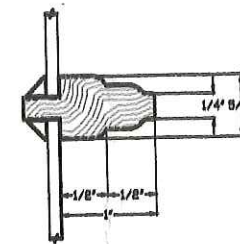
TYPICAL EXISTING DOUBLE HUNG
ELEVATION & SECTION
SCALE: 1" = 1'-0"



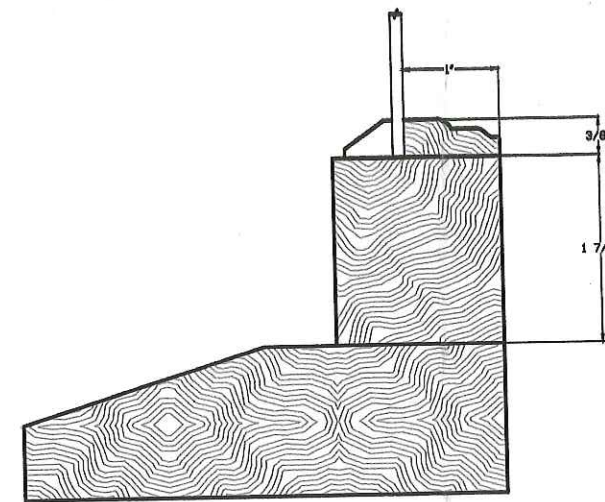
TOP RAIL DETAIL
SCALE: 6" = 1'-0"



CHECK RAIL DETAIL
SCALE: 6" = 1'-0"



TYPICAL MUNTIN DETAIL
SCALE: 6" = 1'-0"



SILL & BOTTOM RAIL DETAIL
SCALE: 6" = 1'-0"



146 Front Street, Suite 211
Scituate, MA 02066
781-545-5700

7 ACORN STREET
BEACON HILL
BOSTON MA

BEACON HILL ARCHITECTURAL
COMMISSION APPLICATION

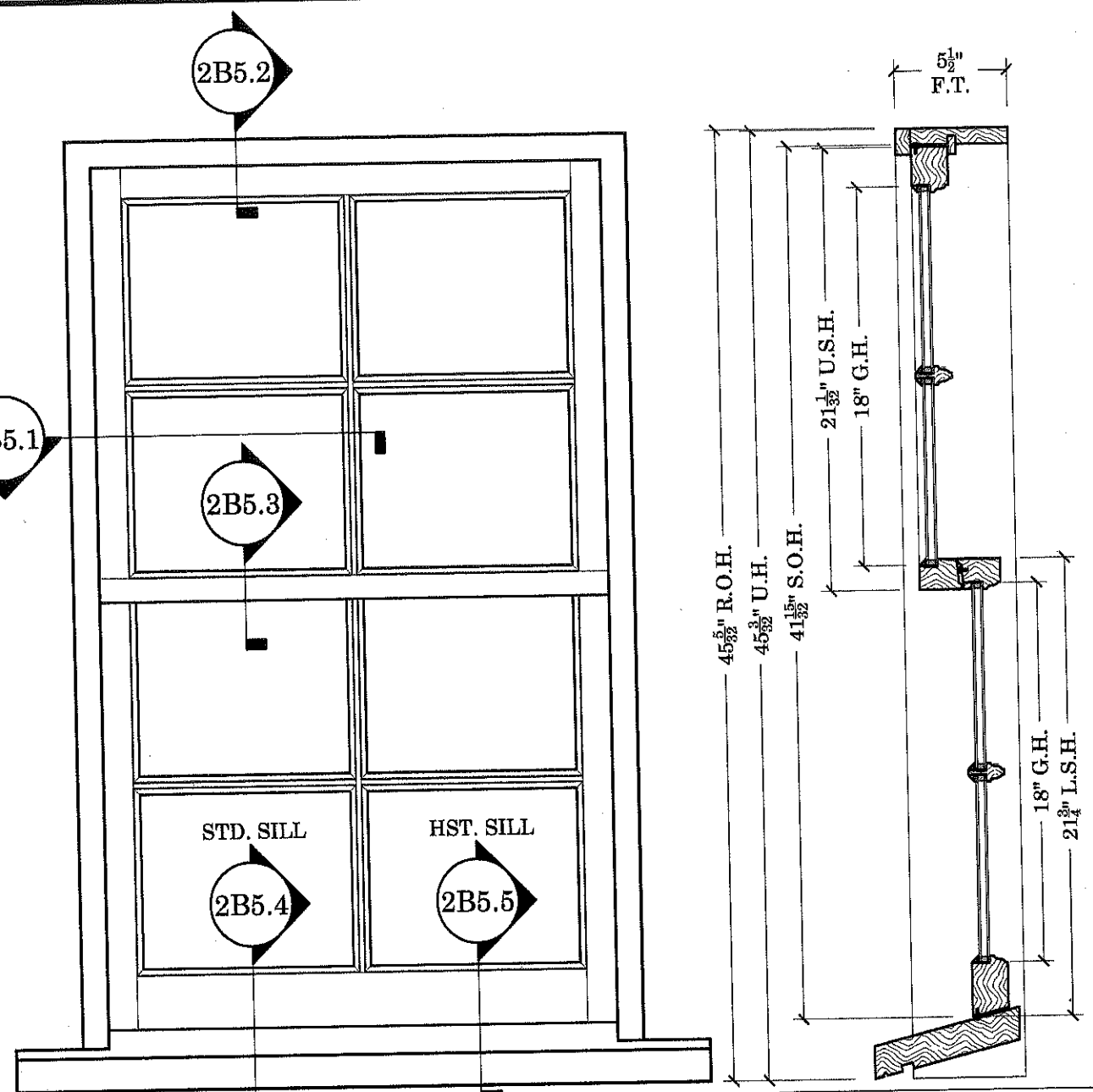
DATE: MARCH 7, 2017

DRAWING NAME:

EXISTING WINDOW
ELEVATION & DETAILS

DRAWING NUMBER:

SK-1



STANDARD
- 5-1/2" UNIT DEPTH
- ANNEALED SINGLE STRENGTH GLASS, INSULATED GLASS UNIT
- UTILE MAHOGANY FRAME & SASH
- STANDARD 1-1/2" THICK WESTERN RED CEDAR SILLS
- PRIMED EXTERIOR/ RAW INTERIOR
- AMESBURY CONCEALED BALANCES
- FULLY WEATHER SEALED
- 7/8" S.D.L. MUNTIN GRILL CONFIGURATIONS

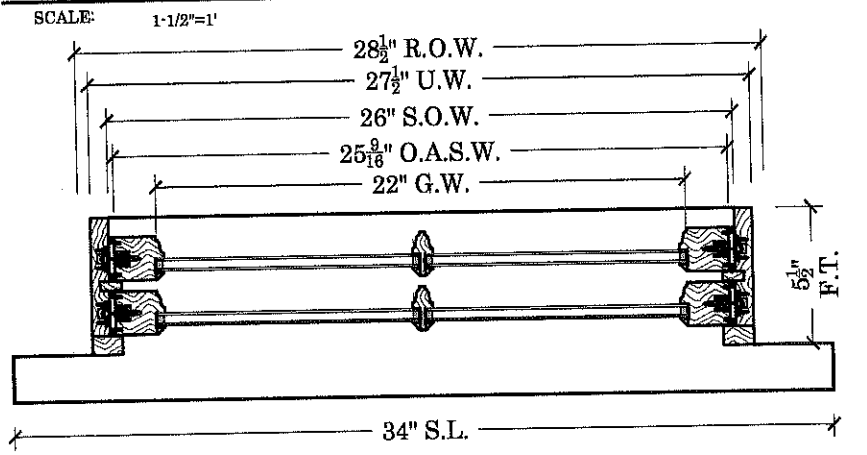
SIZING
- U.W. = G.W.+5-1/2"
- S.O.W.=G.W.+4"
- O.A.S.W.= G.W.+8-9/16"
- D.L.O.W.=G.W.-9/16"
- U.H. = (U.G.H.+L.G.H.)+9-3/32"
- S.O.H.= (U.G.H.+L.G.H.)+5-15/32"
- U.S.H.=U.G.H.+8-1/32"
- L.S.H.=L.G.H.+3-3/4"
-D.L.O.H.=G.H.-9/16"

STD. HARDWARE
- AMESBURY 186 CONCEALED BALANCES

EGRESS INFO.
- MINIMUM UNIT SIZES TO PASS 20"X24" C.O. MA. EGRESS
- SIZES BASED ON STANDARD 3/4" THICK WINDOW STOOL
AND A 1-1/4" MAX HEIGHT SASH LOCK ALLOWANCE
- 24"X20" UNIT DIMENSIONS 26-1/2"W. X 51"H.
- 20"X24" UNIT DIMENSIONS 22-1/2"W. X 59"H

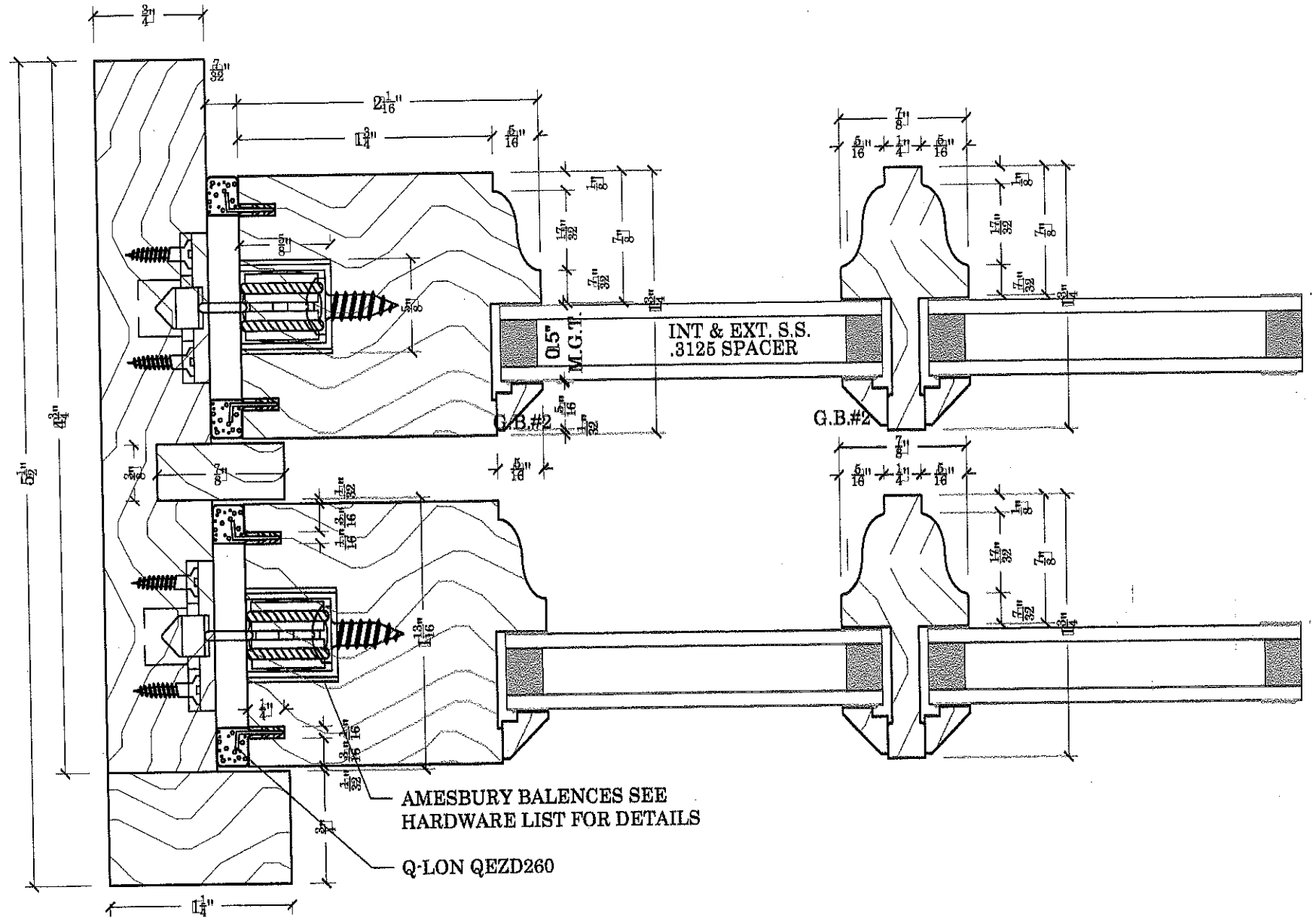
OPTIONAL ITEMS
- 2" PINE OR UTILE MAHOGANY INT.EXTENSION JAMBS
- TEMPERED DOUBLE STRENGTH GLASS UNITS
- ARGON INSULATION GAP
- EXTERIOR LOW E I89
- D.P. RATING GLAZING
- HISTORIC 1-3/4" THICK WESTERN RED CEDAR SILLS
- 5/4"X4" OR 4/4"X5' NOMINAL WESTERN RED CEDAR CASING
- WHITE ROLLED FORM ALUMINUM FULL SCREEN FRAMES
- CHARCOAL FIBERGLASS SCREEN

BEACON HILL D.H. B.B.U.



JOB	B.S. STANDARDS
	D.H. B.B.U. OPTION 5
DESCRIPTION	ELEVATION, SECTIONS & NOTES
	BEACON HILL PROFILE

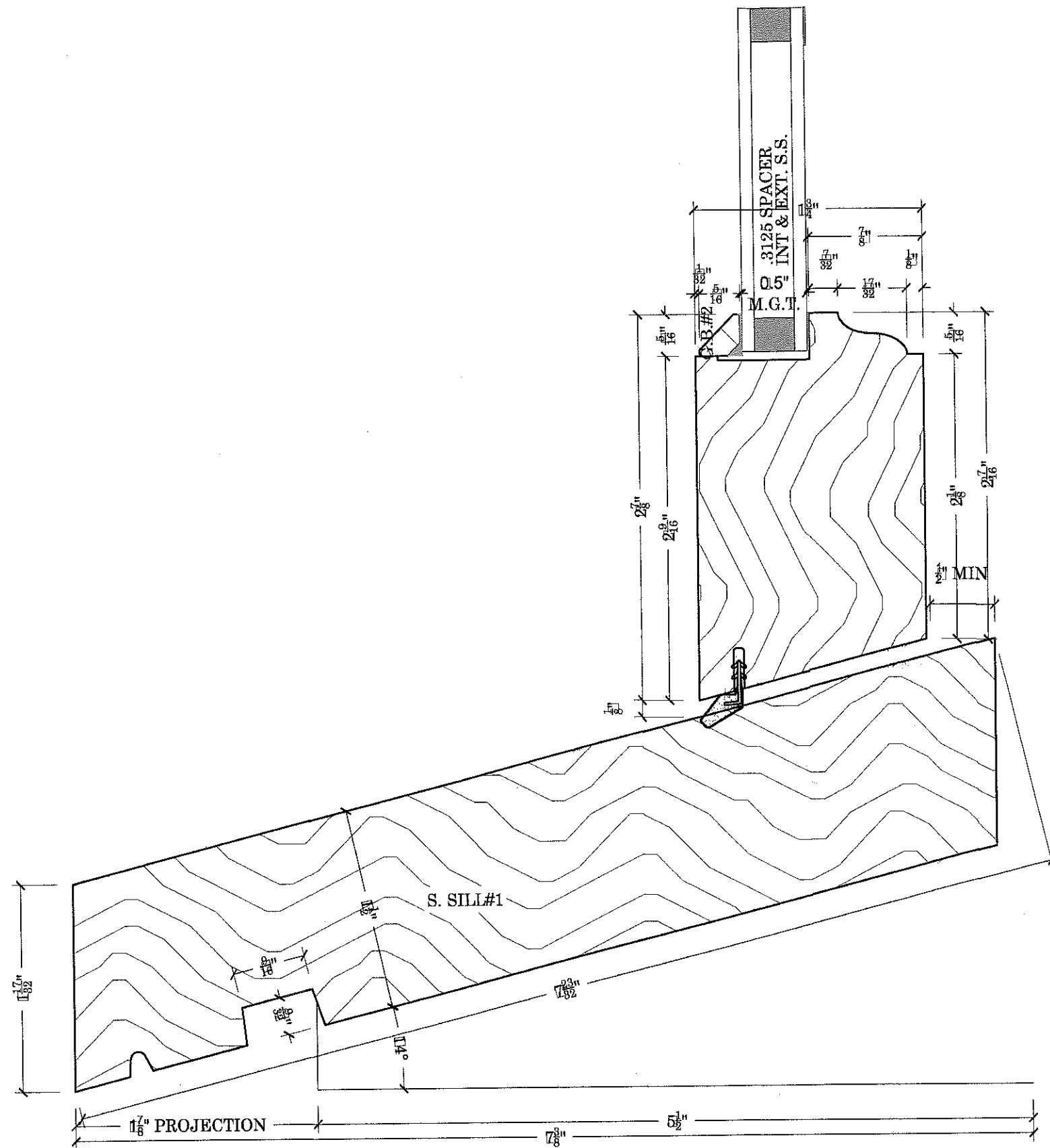
P.O.#	N/A
DEALER	N/A
CONTRACTOR	N/A
ARCHITECT	N/A
PROJECT MANAGER	N/A
DRAWN BY:	KEITH KUTHAN
DATE:	11/11/2015
SCALE:	NOTED
DWG. NO:	SK2B5.0
SHEET:	1 OF 6



SASH & MILLWORK
 687 SPRING STREET
 NORTH DIGHTON, MA. 02764
 PHONE # (508) 880-8808
 FAX # (508) 880-8828
 WWW.BOSTONSASH.COM

B.S. & M. STANDARDS	
CONCEALED BALANCE OPTION 5	PLAN DETAIL
JOB:	DESCRIPTION:
BEACON HILL PROFILE	

P.O.# B.S.S.
DEALER N/A
CONTRACTOR N/A
ARCHITECT N/A
PROJECT MANAGER N/A
DRAWN BY: KEITH KUTHAN
DATE: 11/11/2015
SCALE: F.S.
DWG. NO: <div style="font-size: 24pt; font-weight: bold;">SK2B5.1</div>
SHEET: <div style="font-size: 24pt; font-weight: bold;">2 OF 6</div>



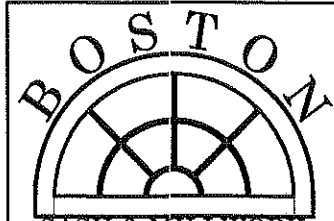
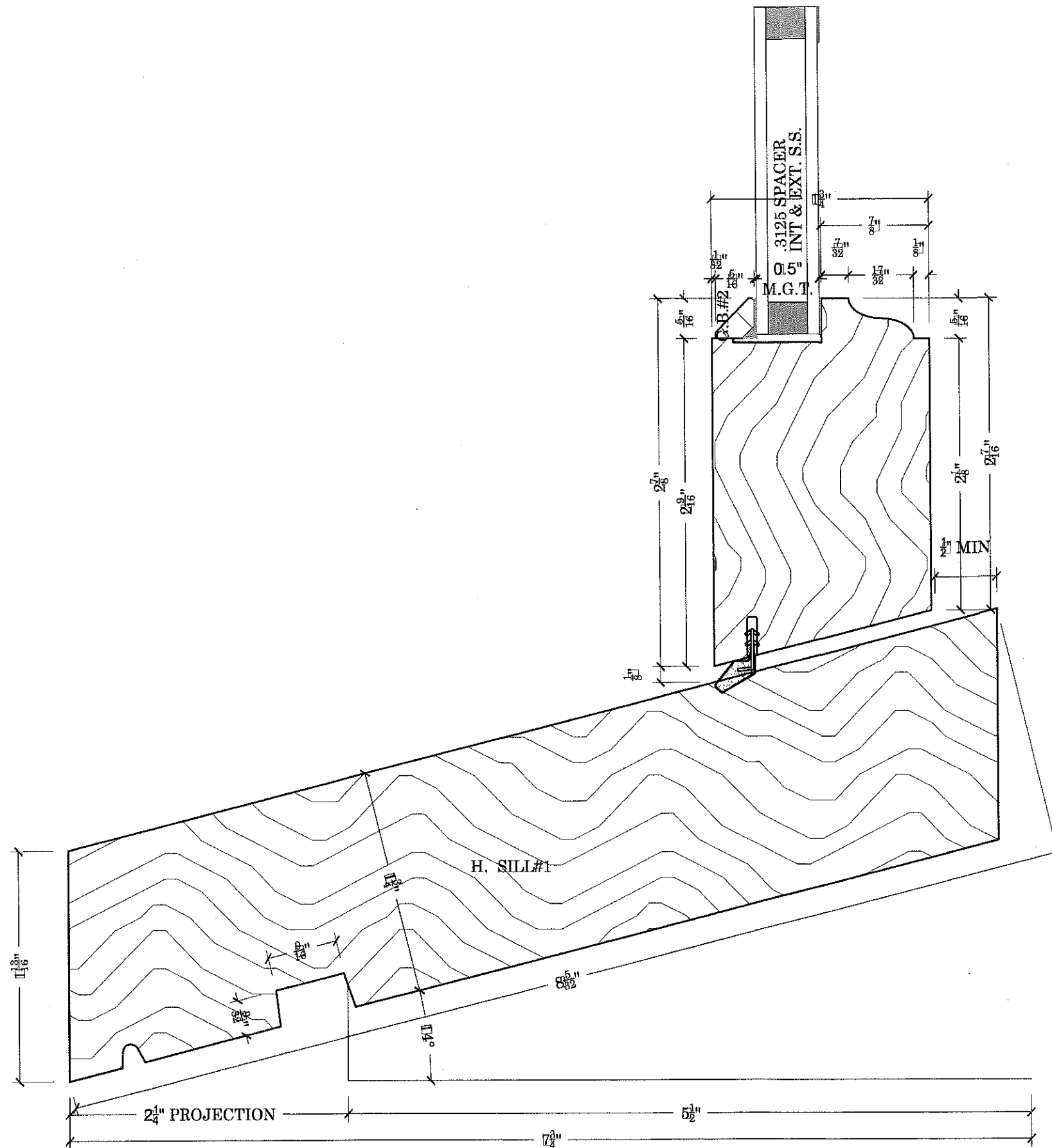
SASH & MILLWORK
 667 SPRING STREET
 NORTH DIGHTON, MA. 02764
 PHONE # (508) 880-8808
 FAX # (508) 880-8828
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JOB: B.S. & M. STANDARDS	DESCRIPTION: CONCEALED BALANCE OPTION 5 STANDARD 1-1/2" SILL DETAIL BEACON HILL PROFILE
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P.O.# B.S.S.
DEALER N/A
CONTRACTOR N/A
ARCHITECT N/A
PROJECT MANAGER N/A
DRAWN BY: KEITH KUTHAN
DATE: 9/23/16
SCALE: F.S.
DWG. NO: SK2B5.4
SHEET: 5 OF 6

PLOT DATE:
11/11/2015

FILE LOCATION:



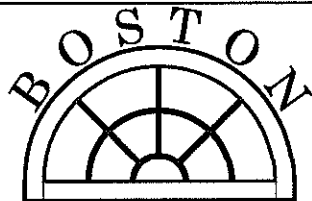
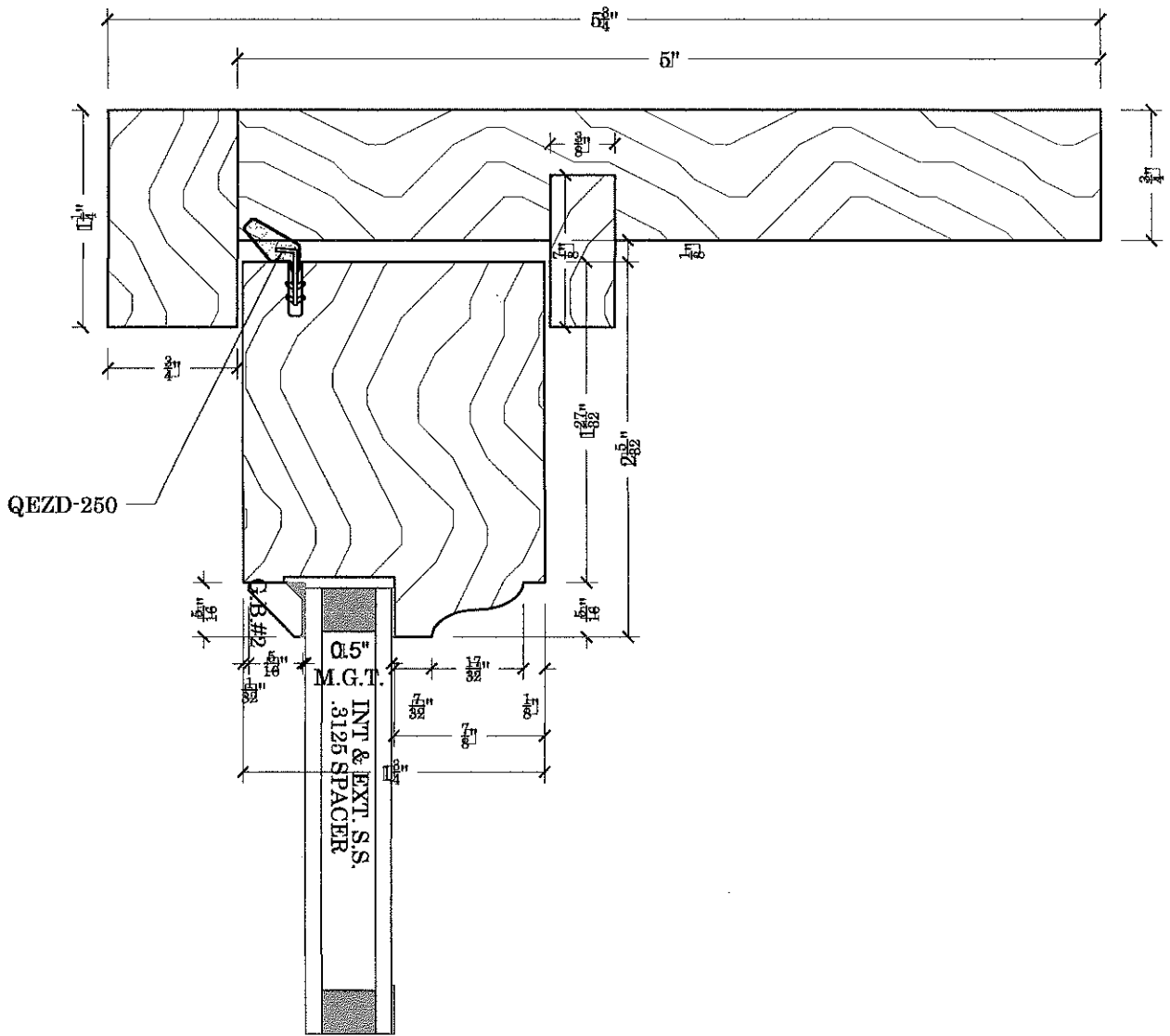
SASH & MILLWORK
 667 SPRING STREET
 NORTH DIGHTON, MA. 02764
 PHONE # (508) 880-8808
 FAX # (508) 880-8828
 WWW.BOSTONSASH.COM

B.S. & M. STANDARDS CONCEALED BALANCE OPTION 5	DESCRIPTION: HISTORIC 1-3/4" SILL DETAIL BEACON HILL PROFILE
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P.O.# B.S.S.
DEALER N/A
CONTRACTOR N/A
ARCHITECT N/A
PROJECT MANAGER N/A
DRAWN BY: KEITH KUTHAN
DATE: 9/23/16
SCALE: F.S.
DWG. NO: SK2B5.5
SHEET: 6 OF 6

PLOT DATE:
11/11/2015

FILE LOCATION:



SASH & MILLWORK
 667 SPRING STREET
 NORTH DIGHTON, MA. 02764
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 FAX # (508) 880-8828
 WWW.BOSTONSASH.COM

JOB:

B.S. & M. STANDARDS
CONCEALED BALANCE OPTION 5

DESCRIPTION:

HEAD DETAIL
BEACON HILL PROFILE

DRAWN BY:

KEITH KUTHAN

JOB NO:

B.S.S.

DWG. NO:

SK2B5.2

DATE:

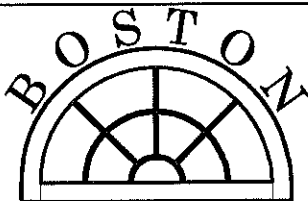
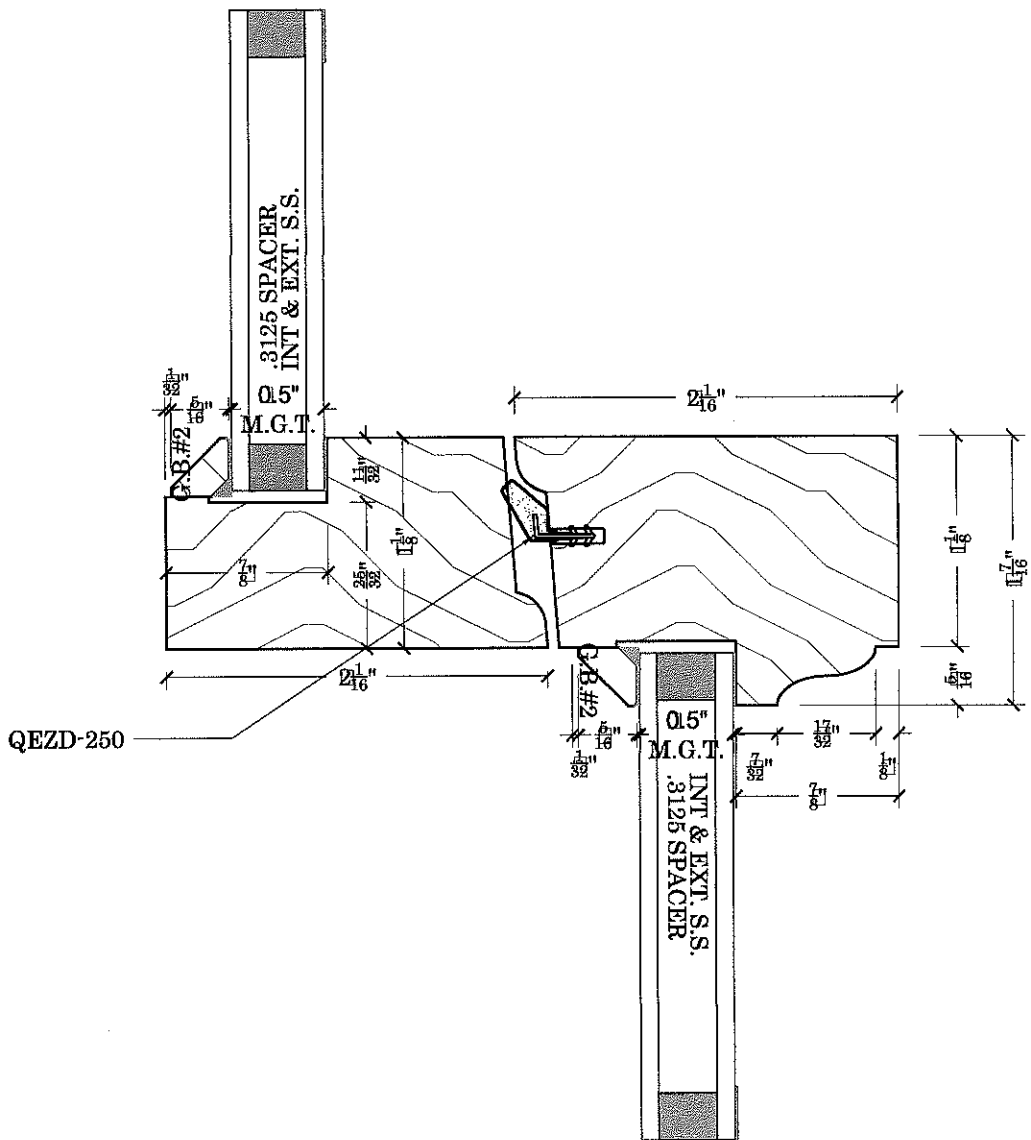
9/23/16

SCALE:

F.S.

SHEET:

3 OF 6



SASH & MILLWORK
 687 SPRING STREET
 NORTH DIGHTON, MA. 02764
 PHONE # (508) 880-8808
 FAX # (508) 880-8828
 WWW.BOSTONSASH.COM

JOB:

**B.S. & M. STANDARDS
 CONCEALED BALANCE OPTION 5**

DESCRIPTION:

**CHECK RAIL DETAIL
 BEACON HILL PROFILE**

DRAWN BY:

KEITH KUTHAN

JOB NO:

B.S.S.

DWG. NO:

SK2B5.3

DATE:

2/21/17

SCALE:

F.S.

SHEET:

4 OF 6