

TO: Beacon Hill Architectural Commission
Environment Department, City Hall, Room 805
Boston, MA
nicholas.armata@boston.gov
617-635-3850

FROM: Allison Curran
Owner, 48 Beacon Street, U10F
Boston, MA 02108
allisoncurransdesign@gmail.com
617-645-5277

DATE: November 19, 2023

RE: Design review (landmarks/districts) application
In consideration for December 21, 2023 hearing

What is being proposed:

Addition of (3) new windows, 48 Beacon Street, U10F., 39" x 63.5"

Where proposed changes are on the building:

(2) windows @ west elevation
(1) window @ east elevation

How the work will be performed:

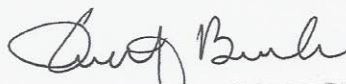
Scott Fumicello, historical mason/artisan, with decades of experience working in Beacon Hill, will perform the work. Staging will be required and owner would receive permission from owner(s) of abutting buildings. A lintel to support the extra weight above each window frame will be installed. Bricks will be removed in the area of the new windows and re-set back in the right format to give the needed window opening. Using a masonry saw, a rough opening would be cut and the windows and trim would be set. Mr. Fumicello would mirror the existing limestone headers and sills, in historic fashion.

Materials proposed by Grand Banks/JB Sash

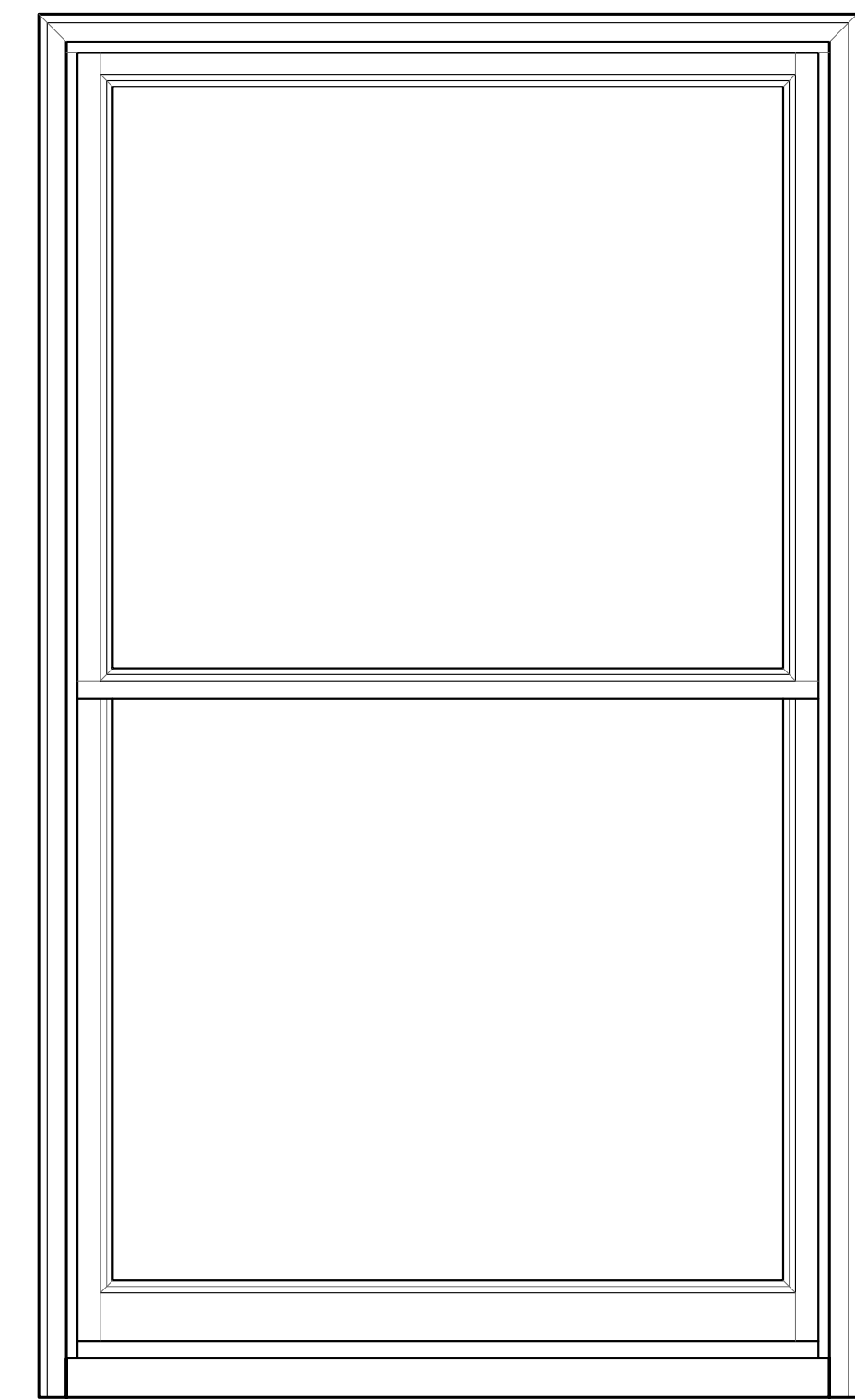
New Construction DH: Based on SO. of 39" x 63 1/2"
tempered IG clear, 2 1/4" mahogany sash, Concealed balance,
5/4 x 2" flat casing (flush with face of sill) , Historic Sill with
special bevel, Primed, all mahogany, no screens, Unlacquered
Brass locks

Approximate cost: \$66,500.00

Windows: \$4000/per = \$12000
All scaffolding and accessories to stage for 10th floor (including pedestrian walkway): \$35,000
Historical mason @ \$5500/window = \$16,500
General Contracting Supervision: = \$3,000.00

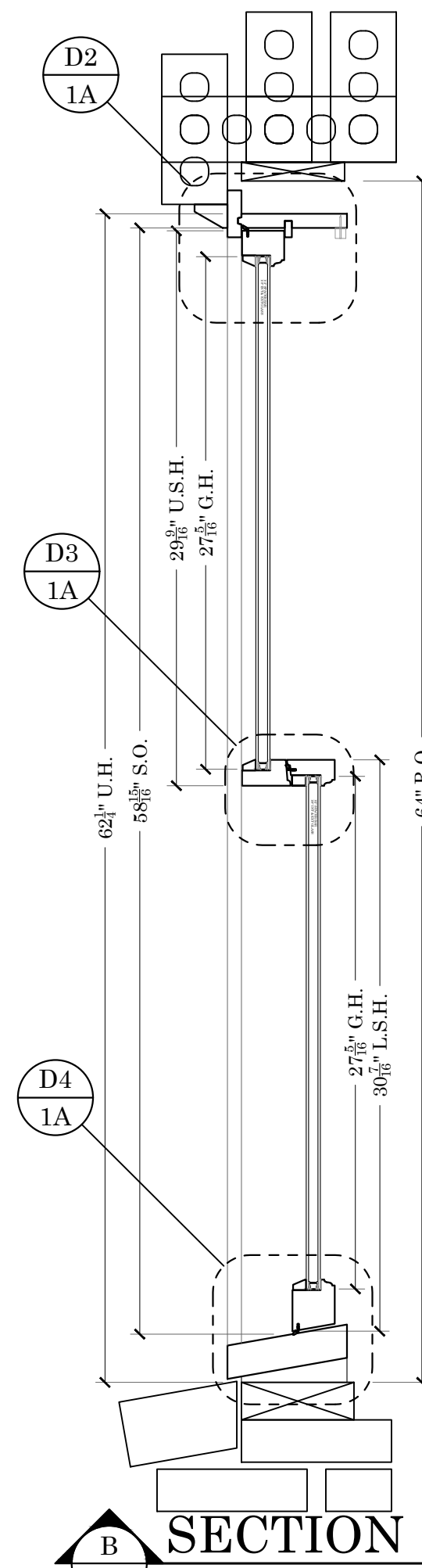
 - TRUSTEE



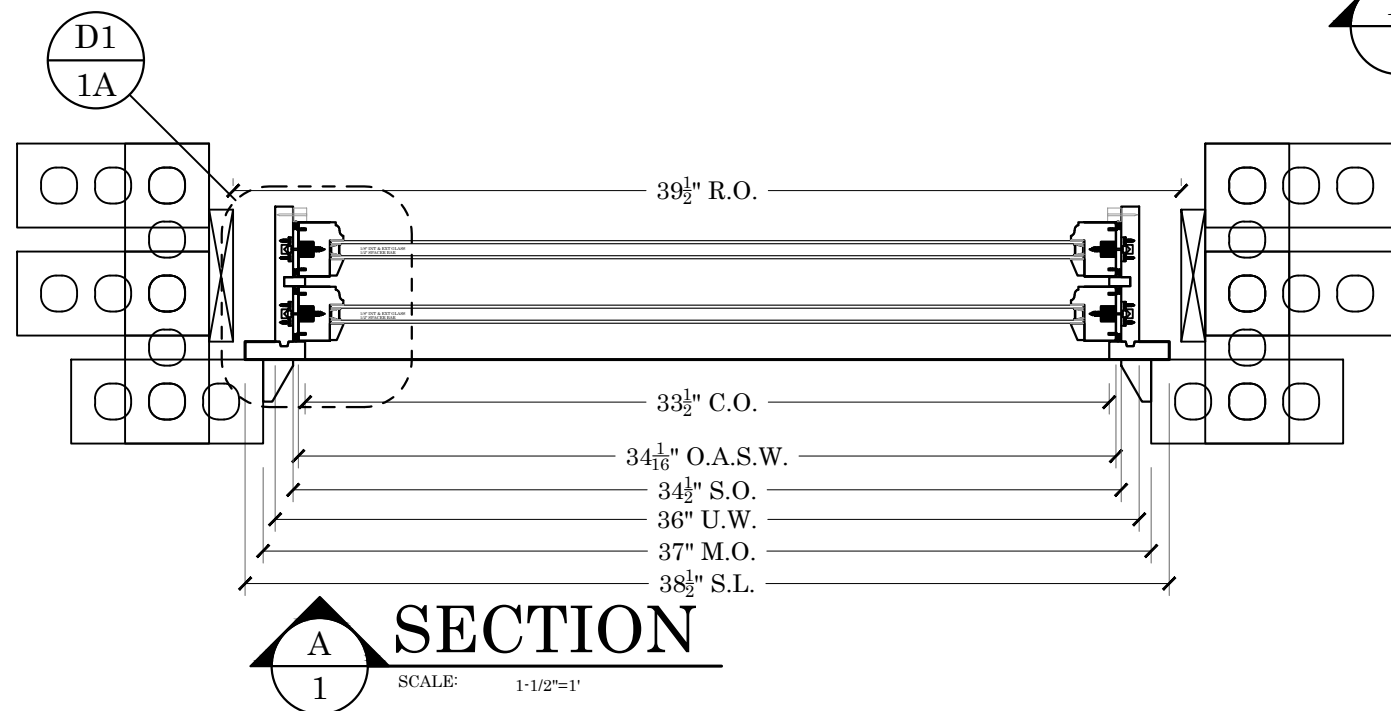


ELEVATION
SCALE: 1/32"=1'

QTY 3 REQUIRED



SECTION B
SCALE: 1/32"=1'



SECTION A
SCALE: 1/32"=1'

GENERAL NOTES

- ALL FINISH & FINISH PREP (BY OTHERS)
- ALL INTERIOR STOPS (BY OTHERS)
- ALL INTERIOR TRIM (BY OTHERS)

GLASS SCHEDULE

UNITS	EXTERIOR	SPACER THICKNESS	INTERIOR	GRID & SPACER COLOR	HEAT TREATMENT
ALL	1/8" CLEAR	1/2"	1/8" CLEAR	BLACK	TEMPERED

MATERIAL AND FINISH SCHEDULE

PART OR ASSEMBLY	MATERIAL	FINISH
FRAME		
SASH	UTILE	(PRIME ONLY) WHITE INTERIOR & EXTERIOR
SILL	UTILE	(PRIME ONLY) WHITE INTERIOR & EXTERIOR
CASING	UTILE	(PRIME ONLY) WHITE
BRICKMOLD	UTILE	(PRIME ONLY) WHITE

SIGN OFF NOTES

- ALL SHOP DRAWINGS MUST BE SIGNED OFF WITHOUT ANY CORRECTIONS FOR PRODUCTION TO BEGIN
- IF YOU REQUIRE CHANGES PLEASE MARKUP DRAWINGS & RESUBMIT TO ENGINEERING@BOSTONSASH.COM

APPROVED FOR MANUFACTURING

DEALER	DATE
CONTRACTOR	DATE
ARCHITECT	DATE

BOSTON
SASH & MILLWORK

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

HARDWARE

3 U.L.B. SASH LOCKS

SUB./REVISION

NO.	DESCRIPTION
1	-
2	-
3	-
4	-
5	-
6	-
7	-

JOB: 48 BEACON STREET
BOSTON, MA

DESCRIPTION: CUSTOM BEACON HILL WINDOW
ELEVATION SECTIONS & NOTES

DEALER: GRAND BANKS
DEALER CONTACT: GARY GIRARD

DRAWN BY: KEITH KUTHAN

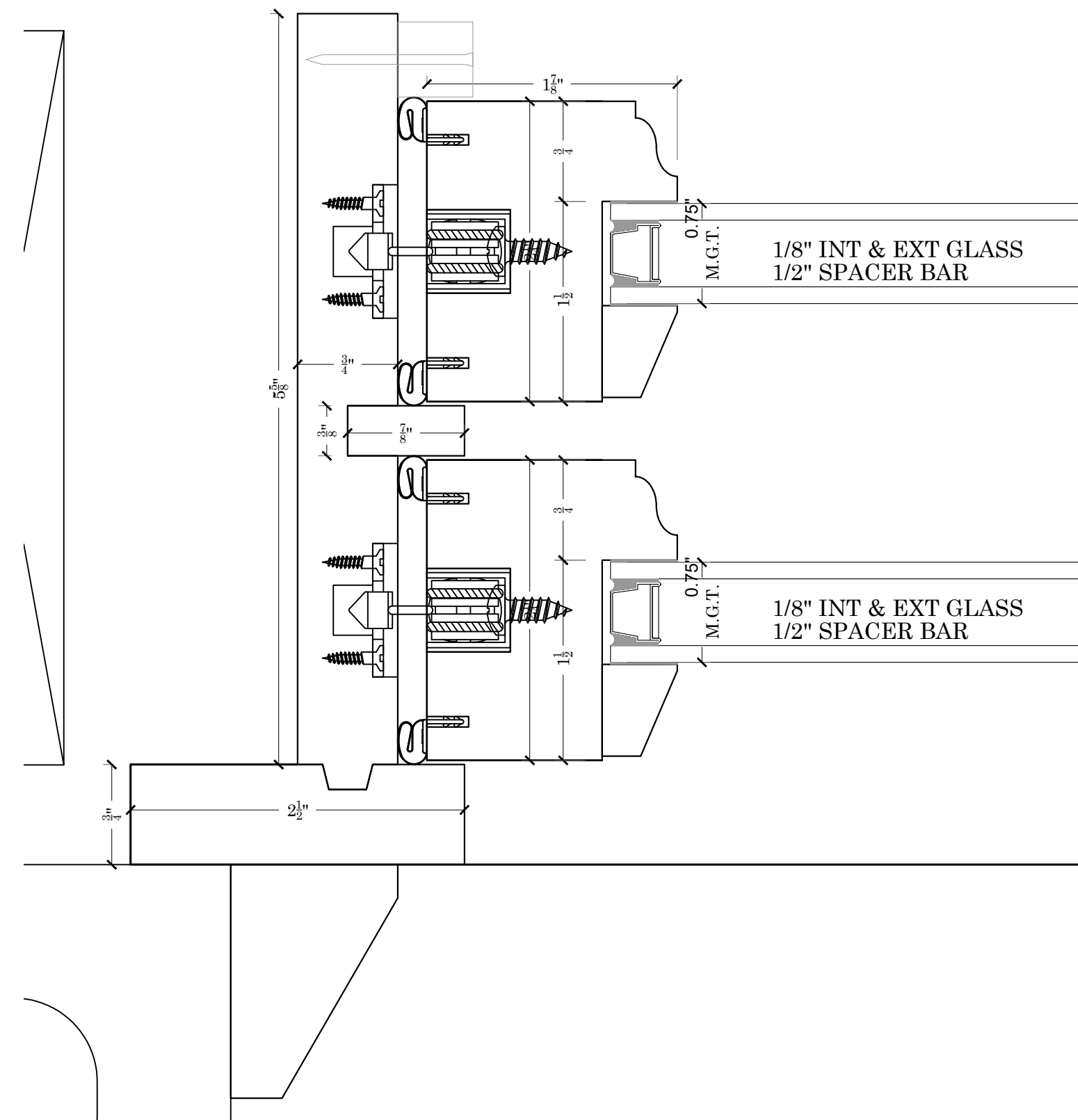
DRAWING NUMBER: 24-515-D1

JOB NUMBER: -

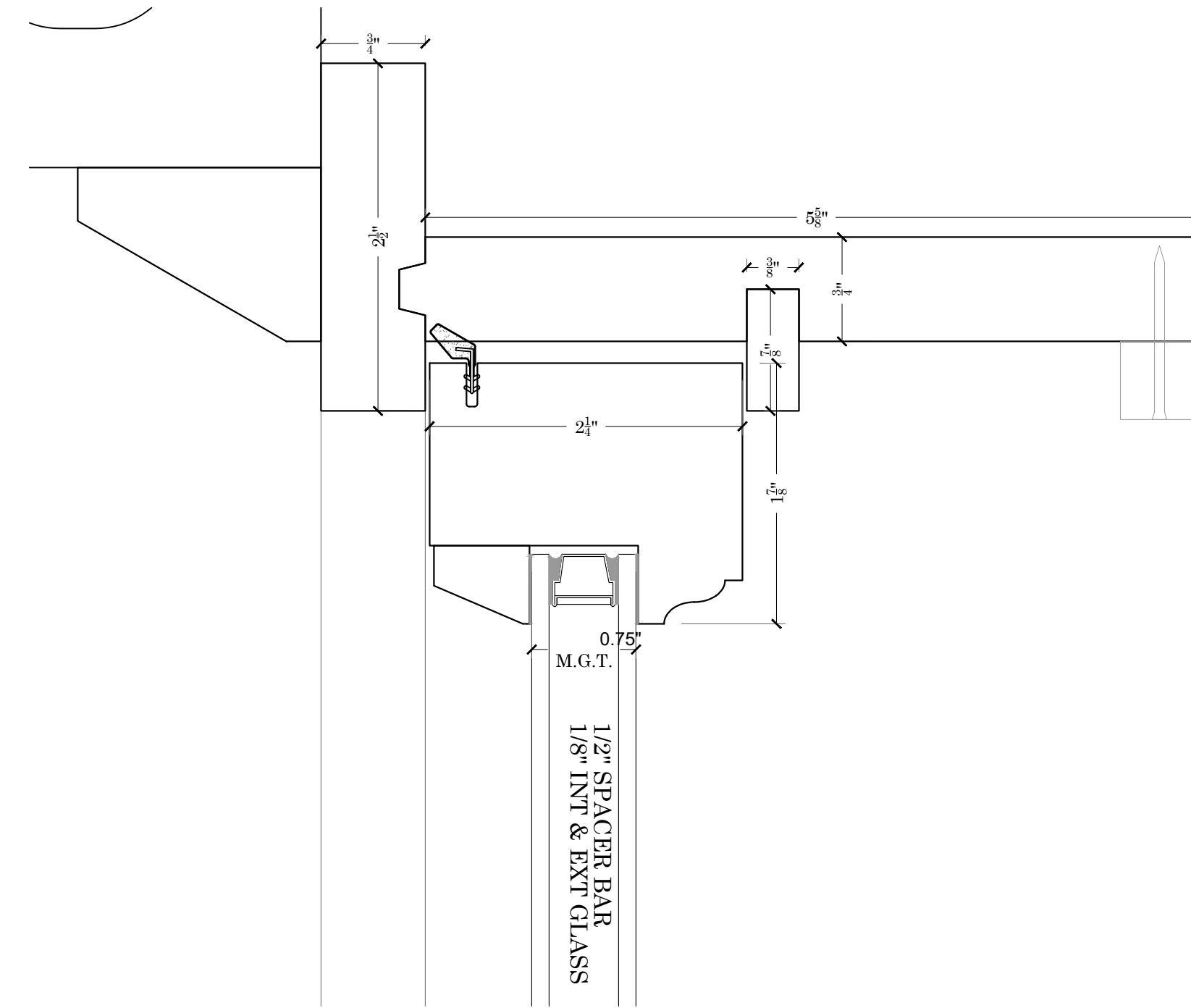
CUSTOMERS P.O. # - DWG. NO. 1

DATE: 1/4/2024

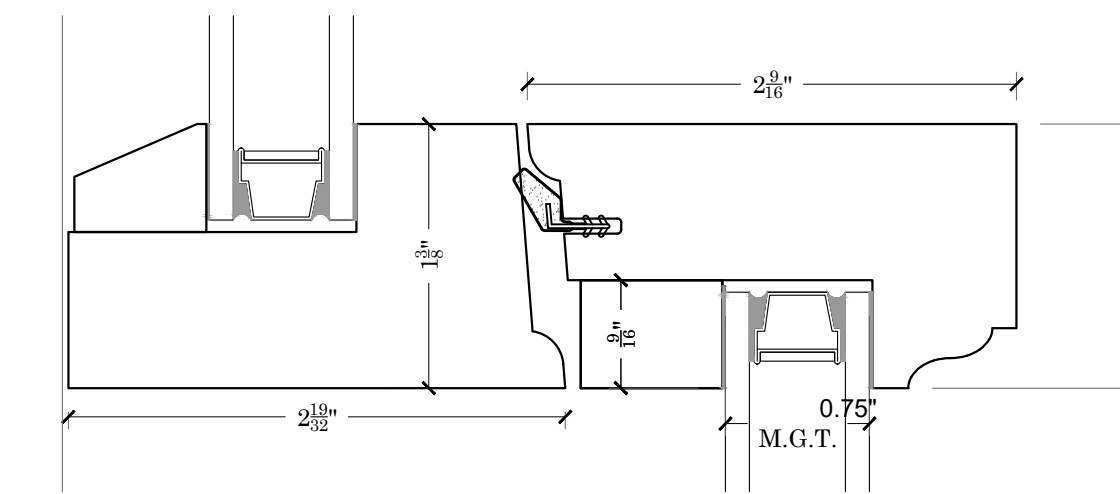
SCALE: NOTED SHEET: 1 OF 2



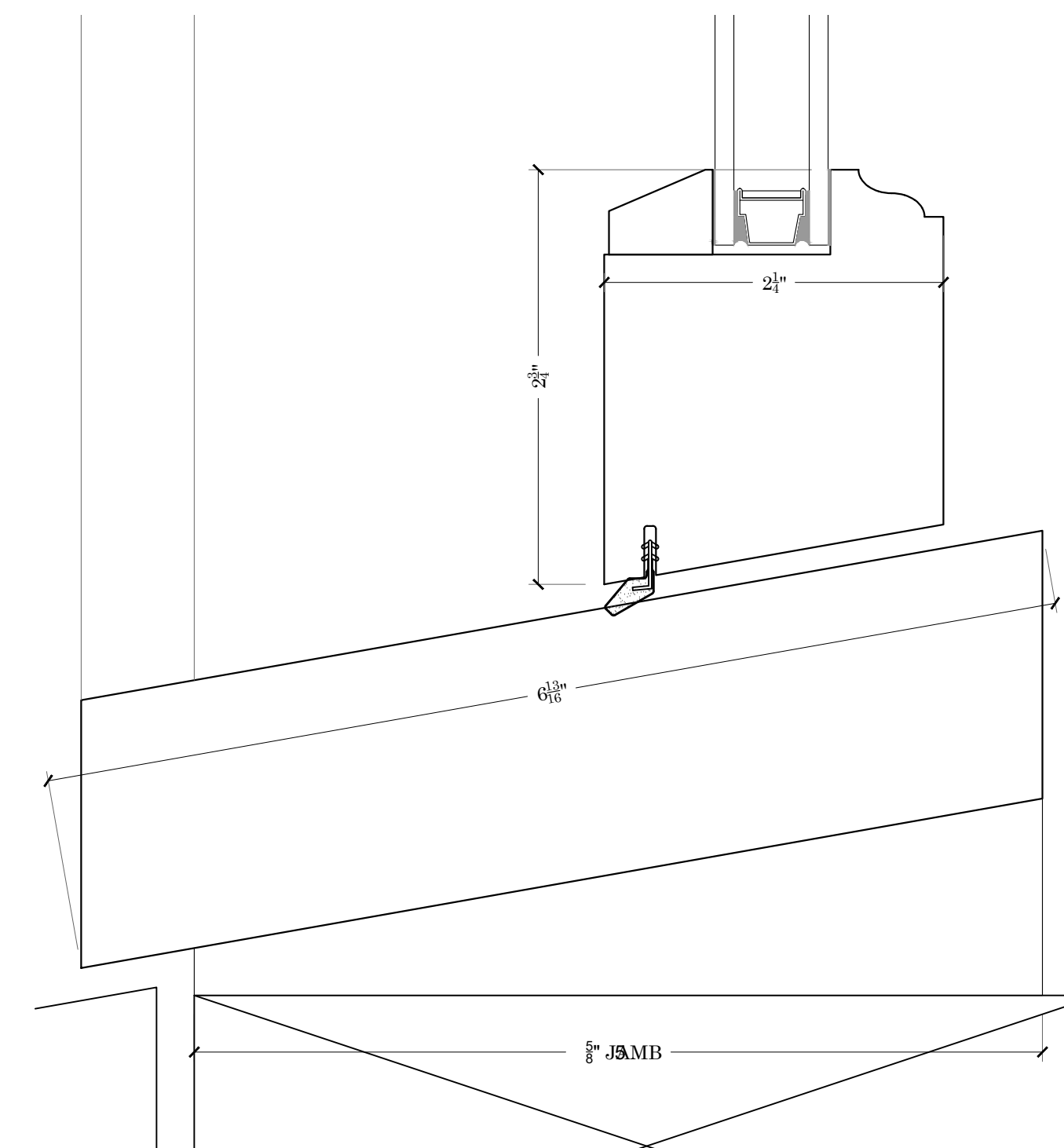
D1
1A
SCALE: F.S.



D2
1A
SCALE: F.S.



D3
1A
SCALE: F.S.



D4
1A
SCALE: F.S.

PLOT DATE:

BOSTON
SASH & MILLWORK

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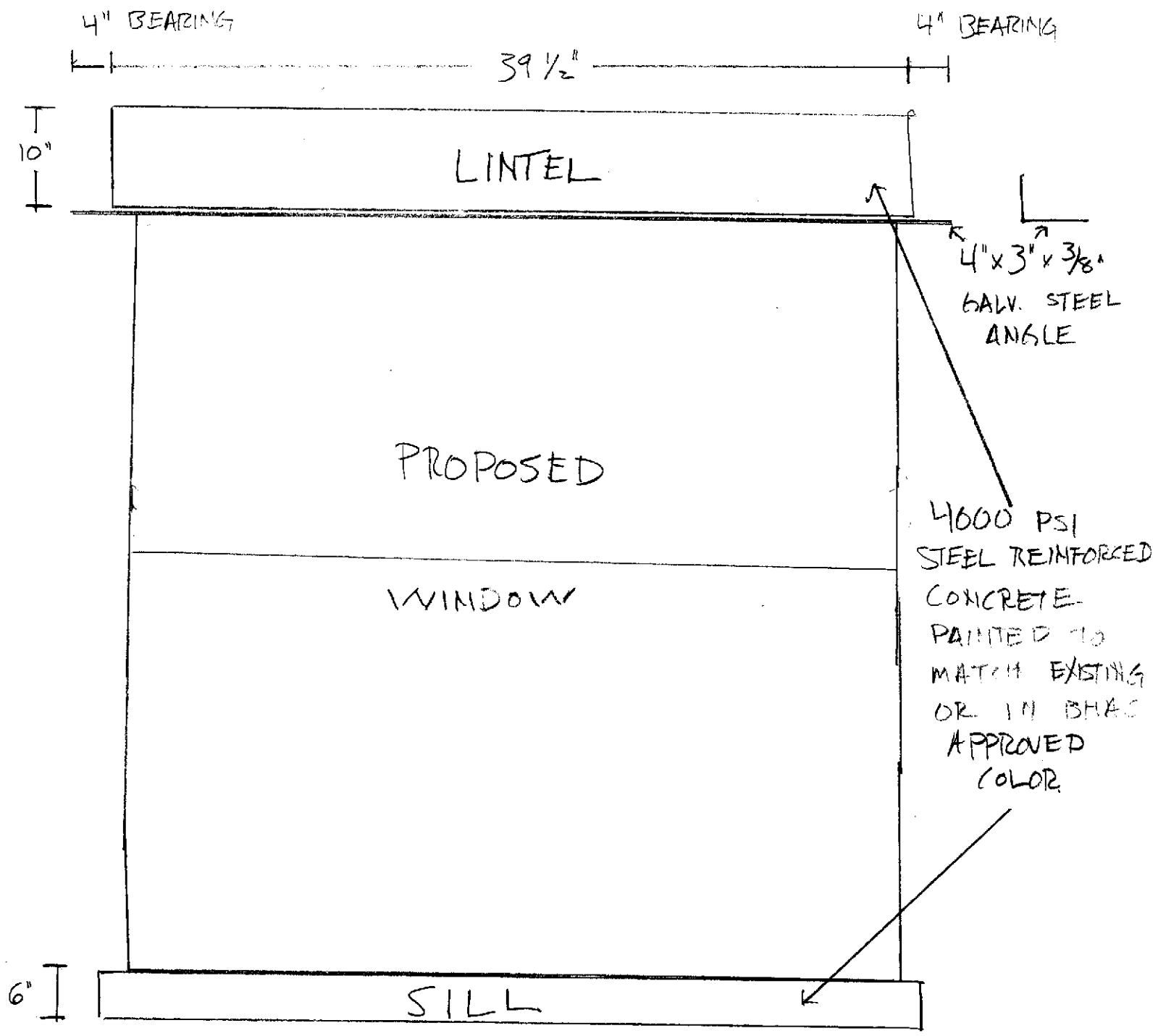
HARDWARE

3 U.L.B. SASH LOCKS

SUB./REVISION

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JOB: 48 BEACON STREET BOSTON, MA	
DESCRIPTION: CUSTOM BEACON HILL WINDOW DETAILS	
DEALER: GRAND BANKS	
DEALER CONTACT: GARY GIRARD	
DRAWN BY: KEITH KUTHAN	
DRAWING NUMBER: 24-515-D1	
JOB NUMBER: -	
CUSTOMERS P.O. # -	DWG. NO. 1A
DATE 1/4/2024	SHEET 2 OF 2
SCALE NOTED	



LINTEL & SILL CONSTRUCTION

Late 1800's (looking up Beacon) - No stories 5 through 12



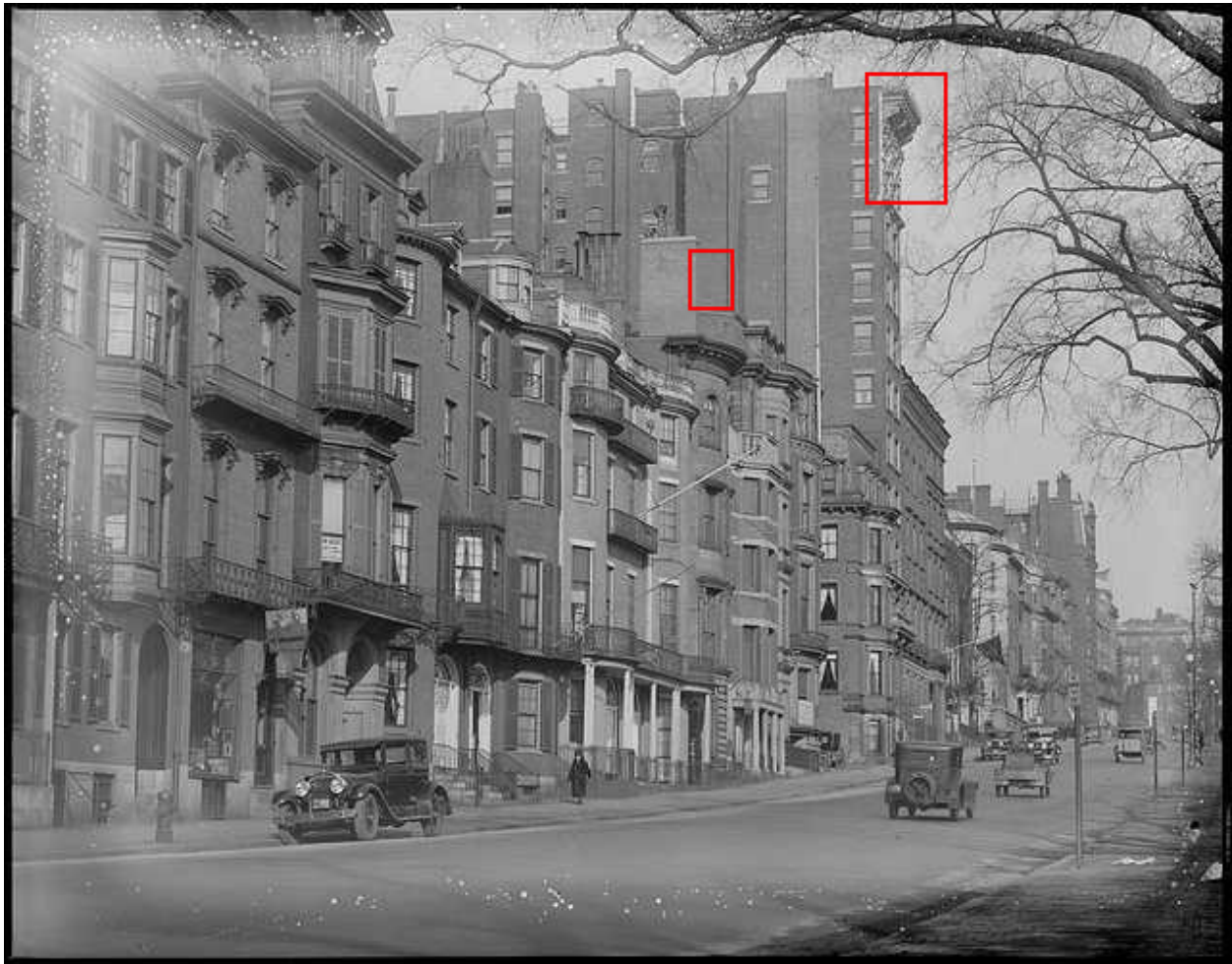
The original facade of 48 Beacon next to it now



1920s (note the decorative facade on top two levels)



Today (note new window in rear on Floor 8 and facade that doesn't exist now at the top)



My building today and other tall buildings in Beacon Hill



