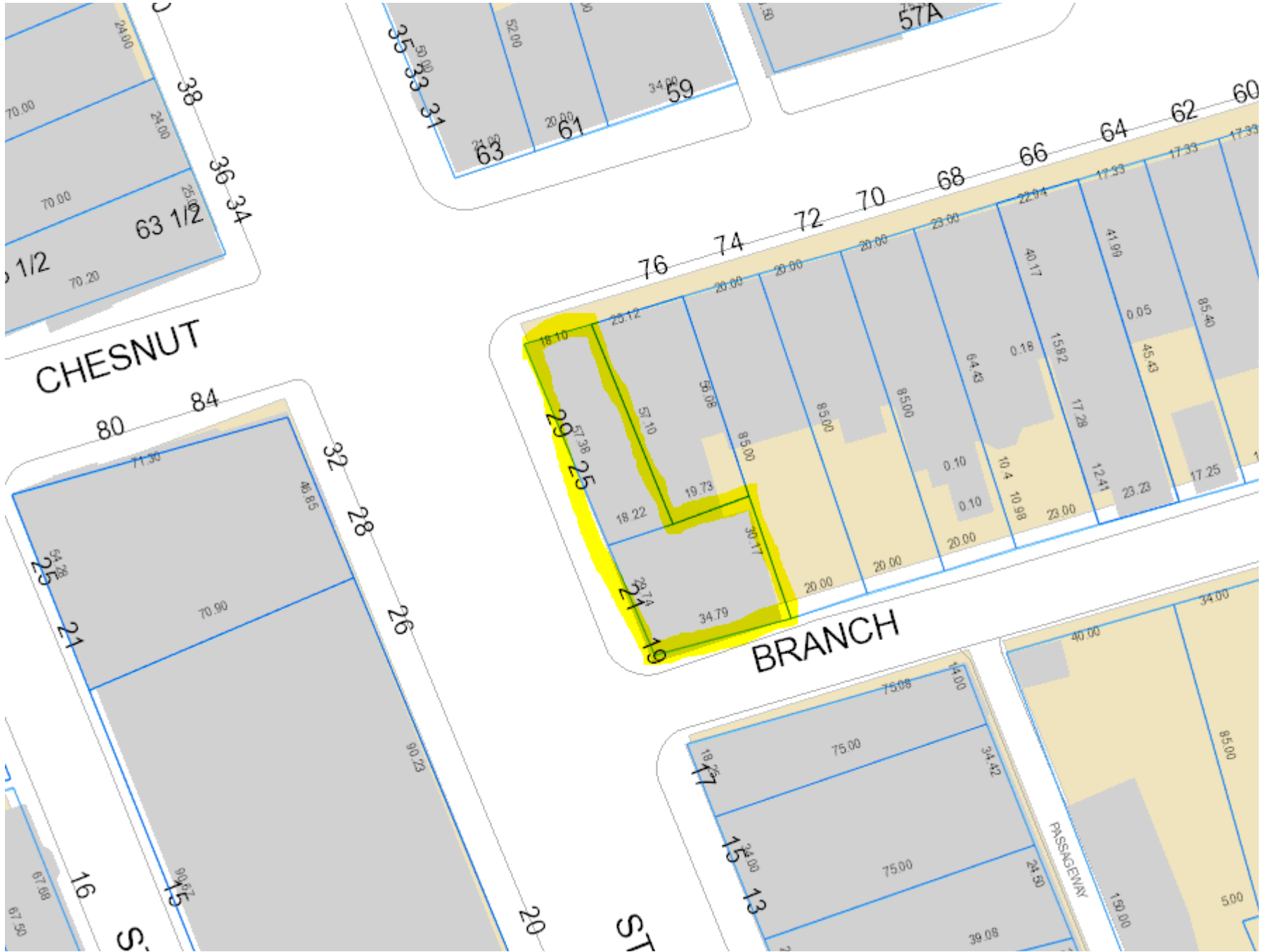


Proposed Façade Renovations

25 Charles Street

Boston, MA 02108

**Historic Photographs
and
Current & Context
Photographs**



CHESNUT

BRANCH

ST

PASSAGEWAY

21

10/31/65



21
10/31/65



21-31 10/31/65





EXISTING



**PREVIOUS
BRANCH STREET OPENINGS**



SILL HEIGHTS ON CHARLES



SILL HEIGHTS ON CHARLES

**Historic Drawings
and
Current Existing Conditions
Drawings**

FLOOR TO CLG. HERE = 11'-3 1/2"

STAIR SOFFIT OVER

FLOOR TO CLG. HERE = 10'-5 1/2"

WALLS & CEILING IN VERY POOR CONDITION

ASPHALT TILE FL. FAIR CONDITION

ASPHALT TILE FLOOR POOR CONDITION (WAVY ALSO)

RADIATORS

LIGHT SOFFIT

HOT PIPE CHASE

8" BRICK

8" BRICK

INSULATED HOT PIPE

DOOR TO SHARAFS #19

AREAWAY

GRANITE PIER

GRANITE THRESHOLD

WOOD

CHARLES ST.

FROM DIMENSIONS TAKEN OCT 16 1957

PLAN

scale 1/4" = 1'-0"

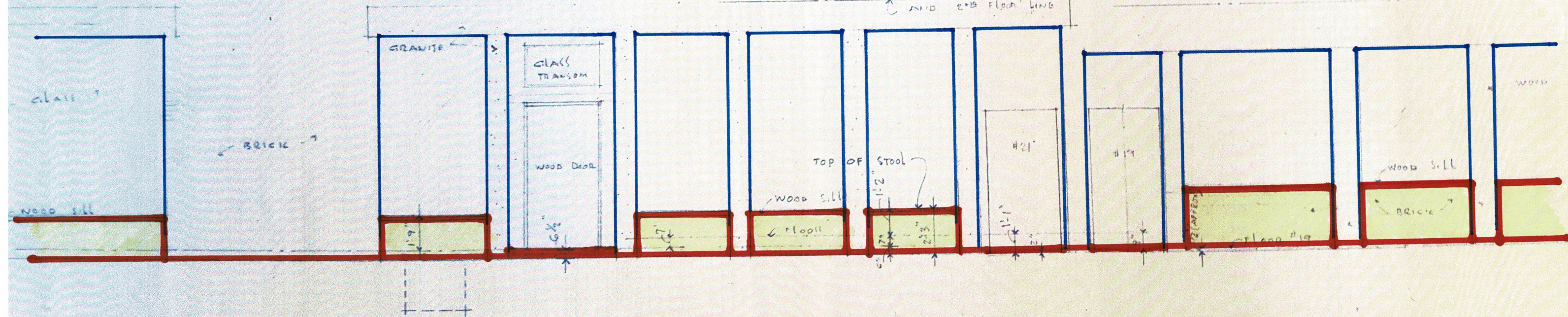
APARTMENTS ABOVE

BOTT OF SILLS

TOP OF GRANITE LINE AND 2ND FLOOR LINE

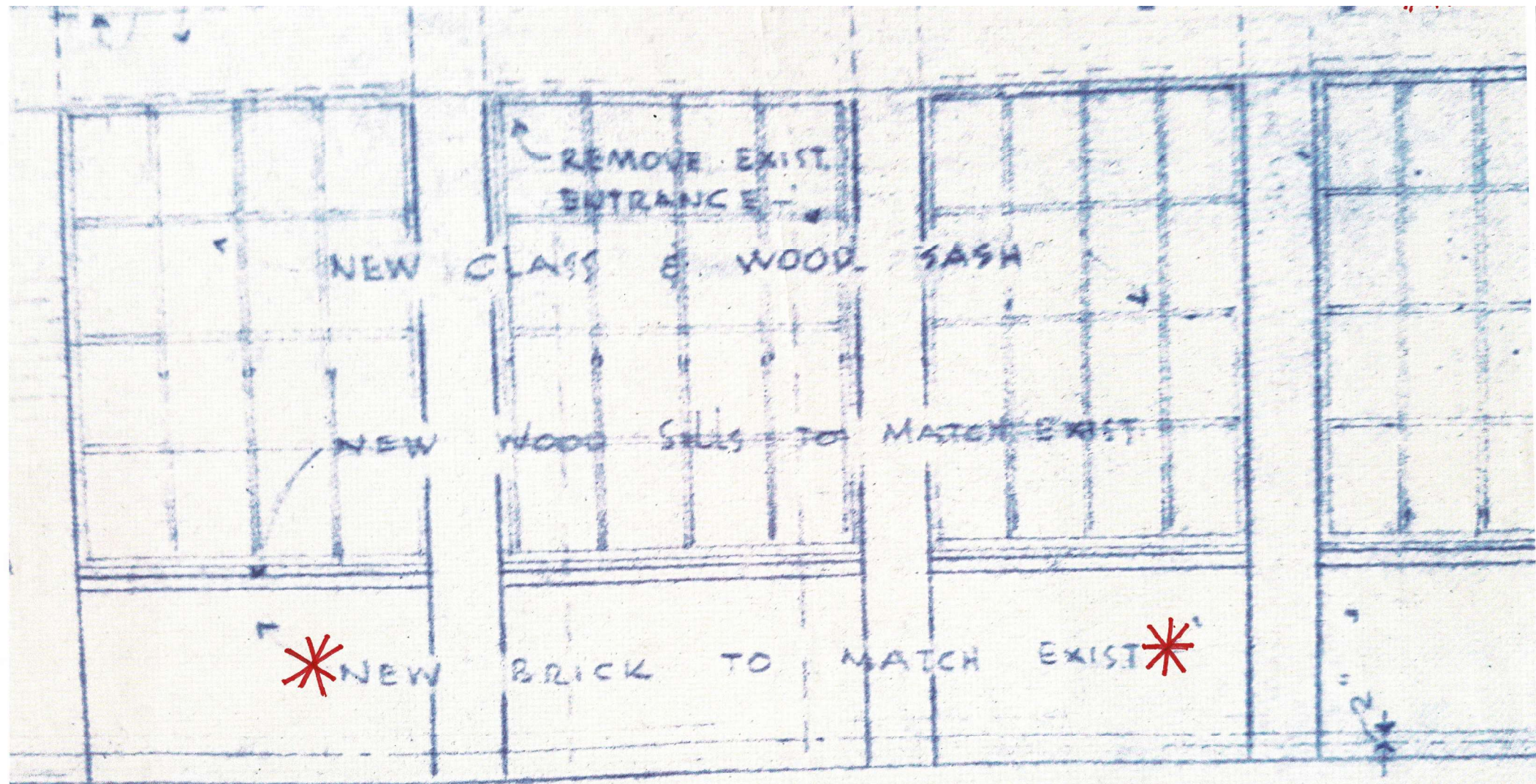
BOTT OF SILLS

2ND FLOOR



ELEVATION

NG CONDITIONS AT NO'S 19, 21 & 23 CHARLES ST. JOB FOR SHA



PREVIOUS NEW FENESTRATION

BOTT OF SILLS

TOP OF GRANITE LINTEL

AND 2ND FLOOR LINE

BOTT OF SILLS

TOP OF STOOL

WOOD SILL

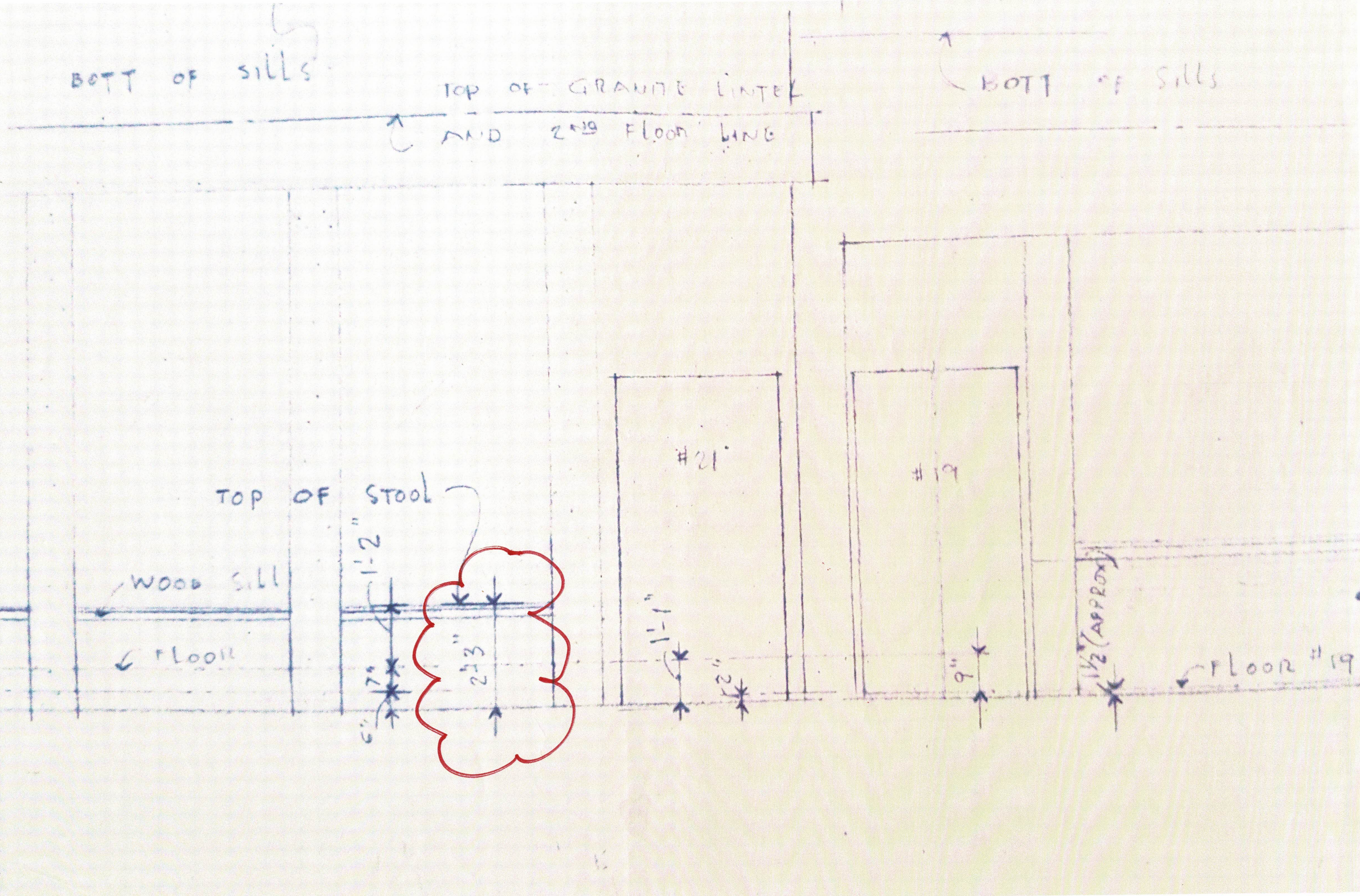
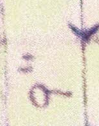
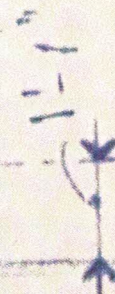
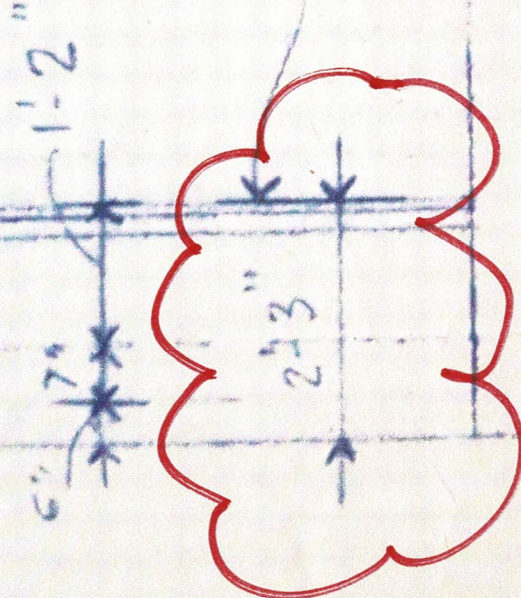
FLOOR

#21

#19

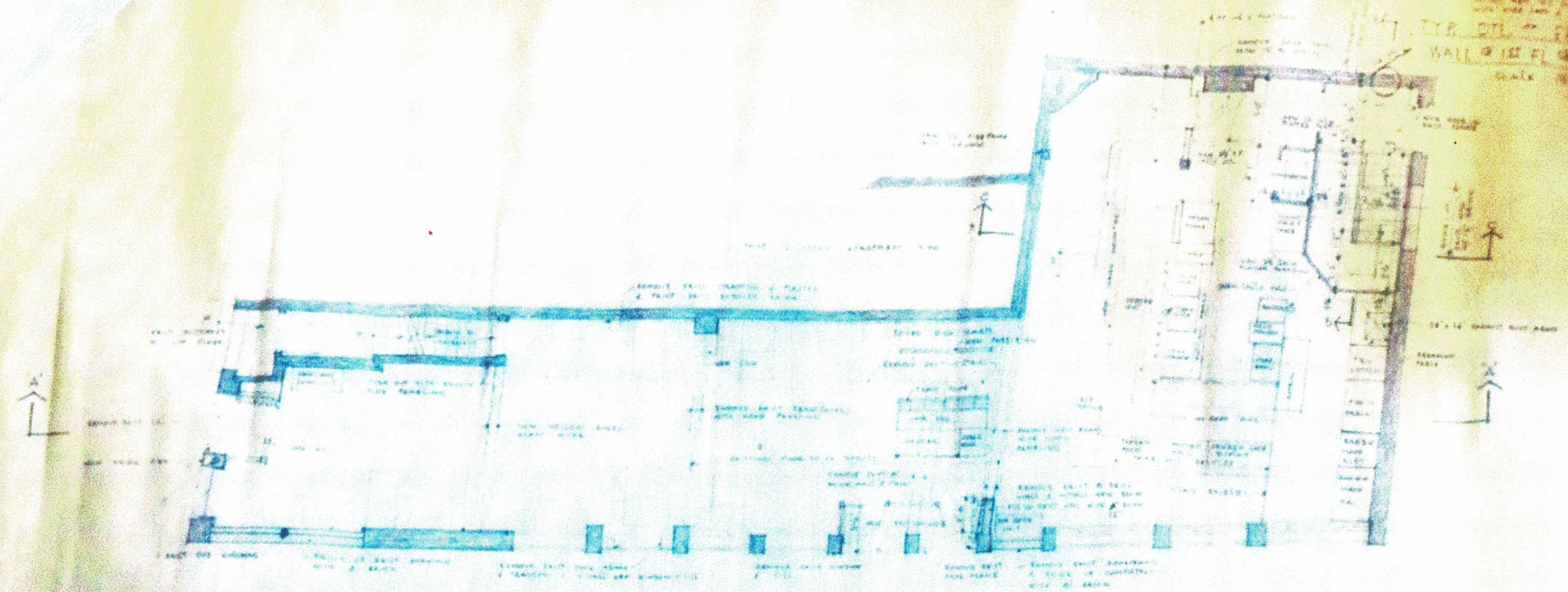
1 1/2" (APPROX)

FLOOR #19



YOUR OWN PROTECTION DO NOT
REMOVE YOUR PROPERTY IDENTIFICATION

TYP. OF EXTERIOR
WALL & IS FL. & STAIRS
SCALE 1/4" = 1'-0"



STREET FLOOR PLAN
SCALE 1/4" = 1'-0"

LEGEND
EXTERIOR WALL TO BE REMOVED
EXTERIOR WALL TO BE REBUILT
EXTERIOR WALL TO BE REBUILT



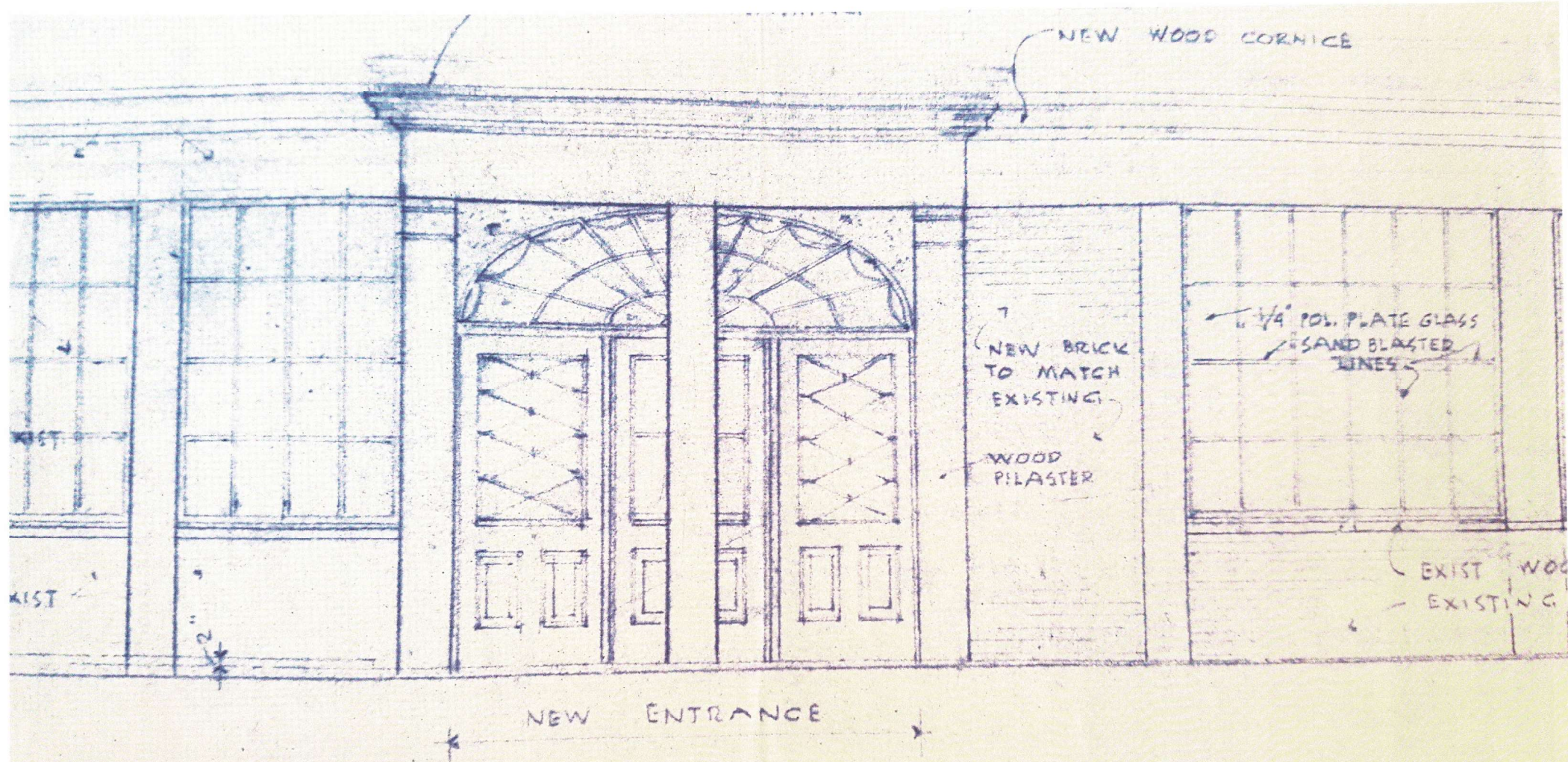
CHESNUT STREET
ELEVATION

CHARLES STREET ELEVATION
SCALE 1/4" = 1'-0"

12-20
1000

APPROVED
[Signature]
ARCHITECT

ADDITION & ALTERATION
SHALAY RESTAURANT
12-20
1000



NEW WOOD CORNICE

NEW BRICK TO MATCH EXISTING

WOOD PILASTER

1/4" POL. PLATE GLASS SAND BLASTED LINES

EXIST WOOD
EXISTING

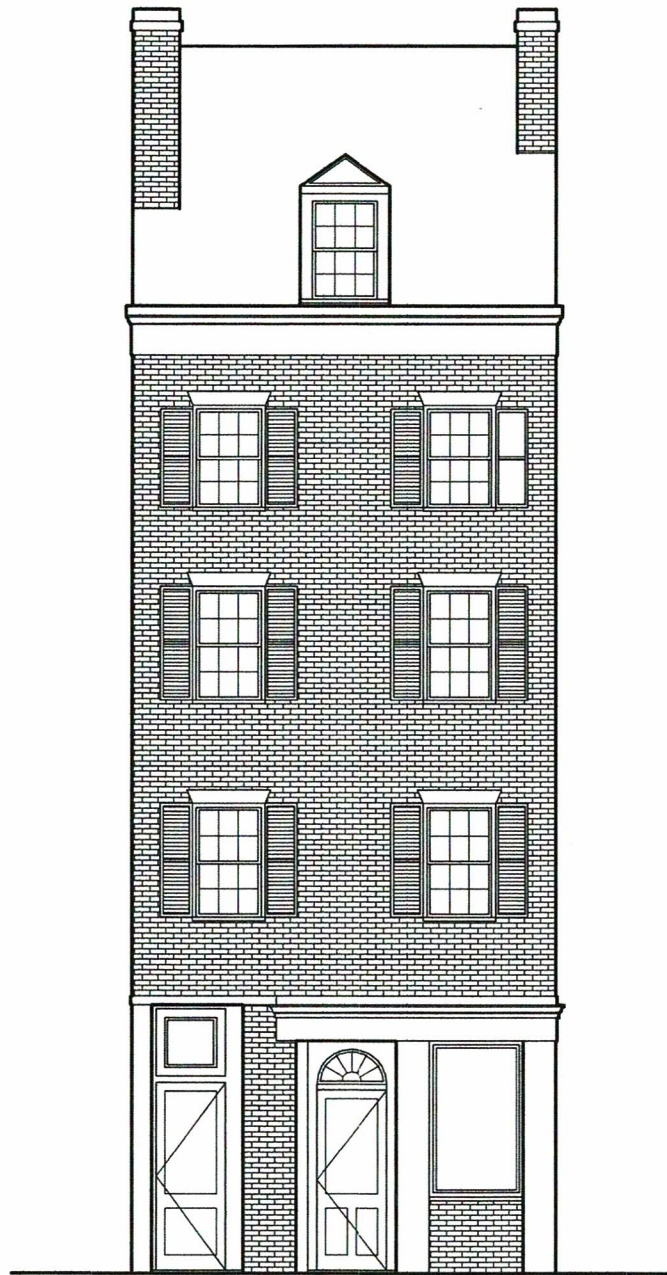
NEW ENTRANCE

PREVIOUS ENTRY

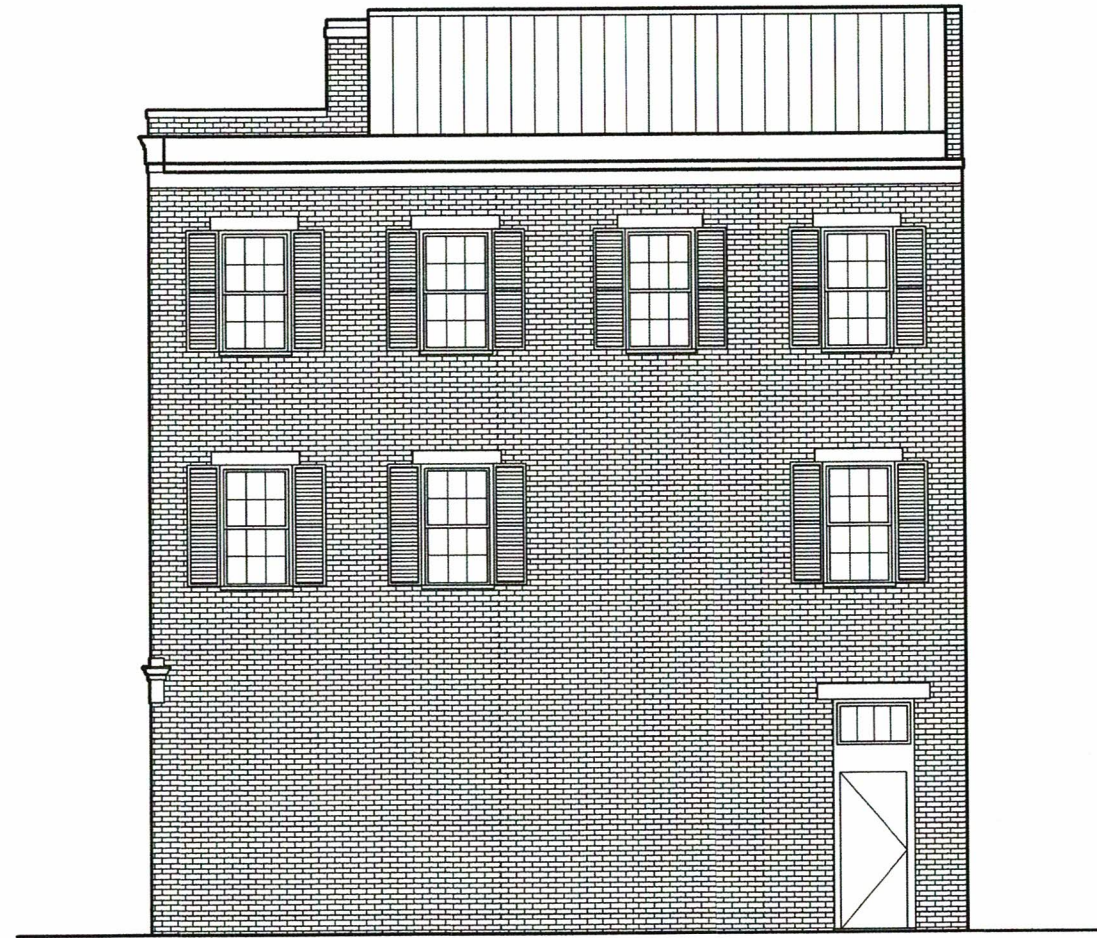


1 EXISTING CHARLES STREET ELEVATION
 SCALE: 1/8" = 1'-0"

A2 Frank McGuire Architects
 Architecture . Planning . Programming
 drawing ELEVATIONS
 project BEACON HILL BISTRO
 scale 1/8" = 1'-0" date SEPT. 18, 2017
 27 Chestnut Street . Boston MA 02108
 tel (o) _____ 617.742.4249
 tel (m) _____ 617.851.8090
 fax _____ 617.227.1761
 email frankmcguirearchitects@comcast.net



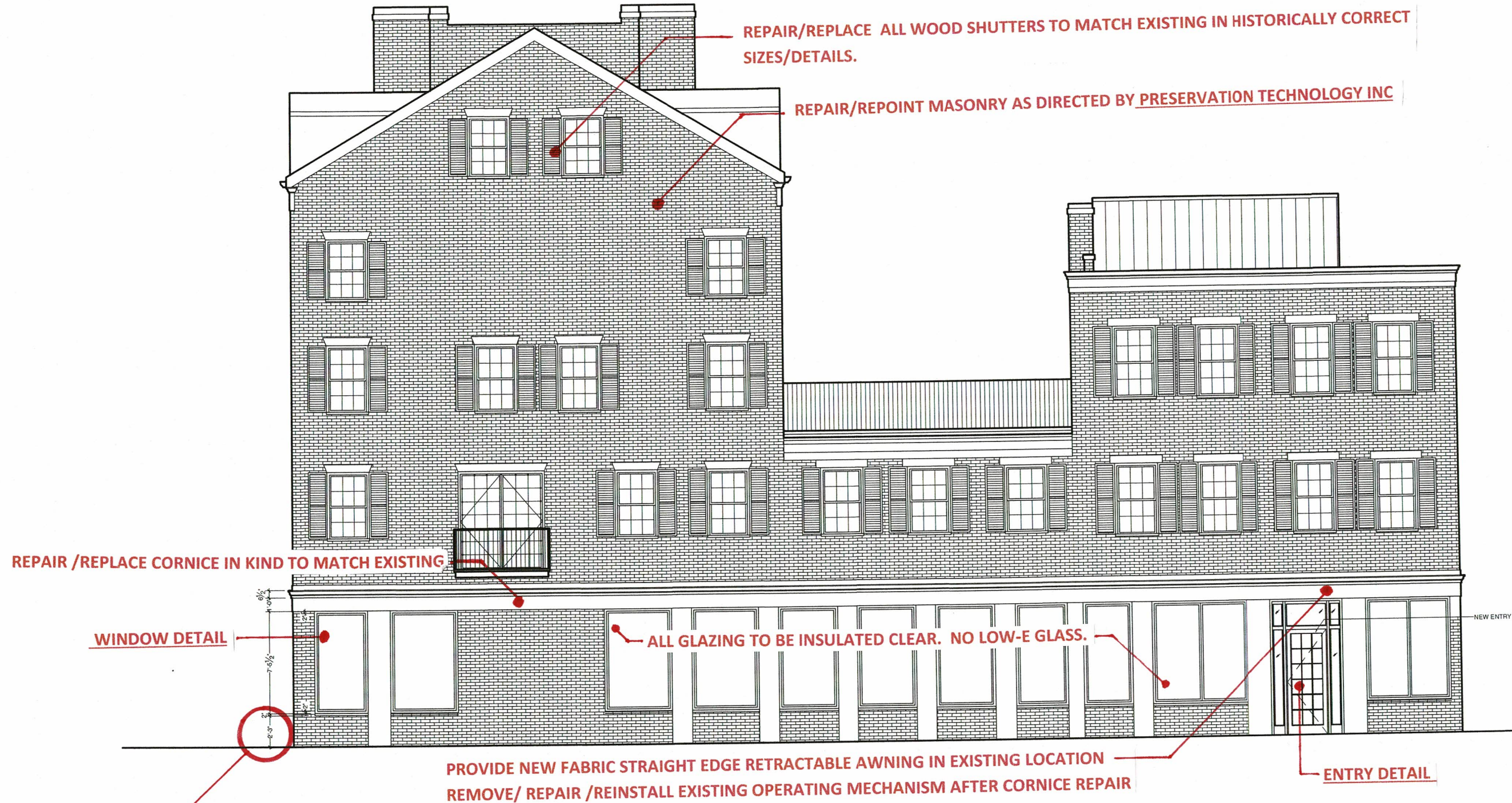
1 EXISTING CHESTNUT STREET ELEVATION
SCALE: 1/8" = 1'-0"



2 EXISTING BRANCH STREET ELEVATION
SCALE: 1/8" = 1'-0"

A3 Frank McGuire Architects
 Architecture . Planning . Programming
 drawing ELEVATIONS
 project BEACON HILL BISTRO
 scale 1/8" = 1'-0" date SEPT. 18, 2017
 27 Chestnut Street Boston MA 02108
 tel (o) 617.742.4249
 tel (m) 617.851.8090
 fax 617.227.1761
 email frankmcguirearchitects@comcast.net

Proposed Design Drawings and Renderings



REPAIR /REPLACE CORNICE IN KIND TO MATCH EXISTING

REPAIR/REPLACE ALL WOOD SHUTTERS TO MATCH EXISTING IN HISTORICALLY CORRECT SIZES/DETAILS.

REPAIR/REPOINT MASONRY AS DIRECTED BY PRESERVATION TECHNOLOGY INC

WINDOW DETAIL

ALL GLAZING TO BE INSULATED CLEAR. NO LOW-E GLASS.

ENTRY DETAIL

PROVIDE NEW FABRIC STRAIGHT EDGE RETRACTABLE AWNING IN EXISTING LOCATION
REMOVE/ REPAIR /REINSTALL EXISTING OPERATING MECHANISM AFTER CORNICE REPAIR

1 PROPOSED CHARLES STREET ELEVATION
SCALE: 1/8" = 1'-0"

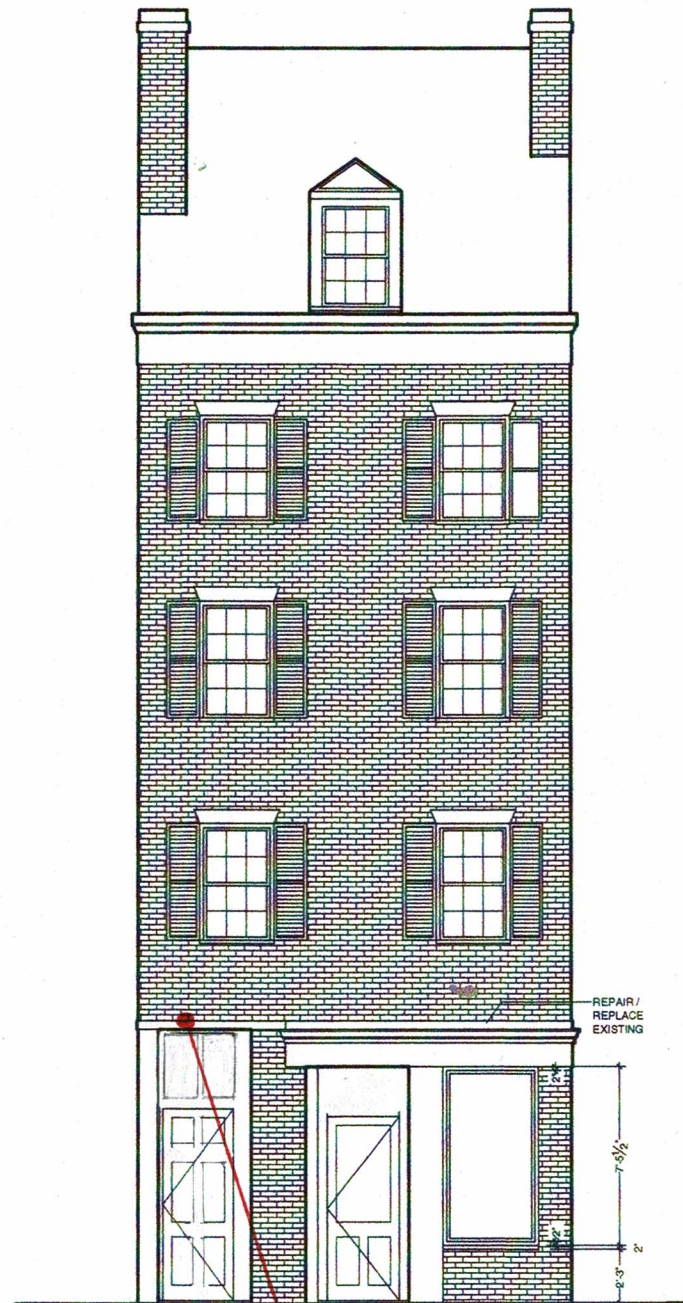
2'-3" SILL HEIGHT ABOVE SIDEWALK GRADE
MATCHES EARLIER DRAWINGS AND PHOTOS
PRESERVES REMAINING ORIGINAL BRICK

GRAPHICS AND SIGNAGE INCLUDING AWNING FABRIC COLOR TBD FOR FUTURE REVIEW BY
COMMISSION AND BHAC STAFF.

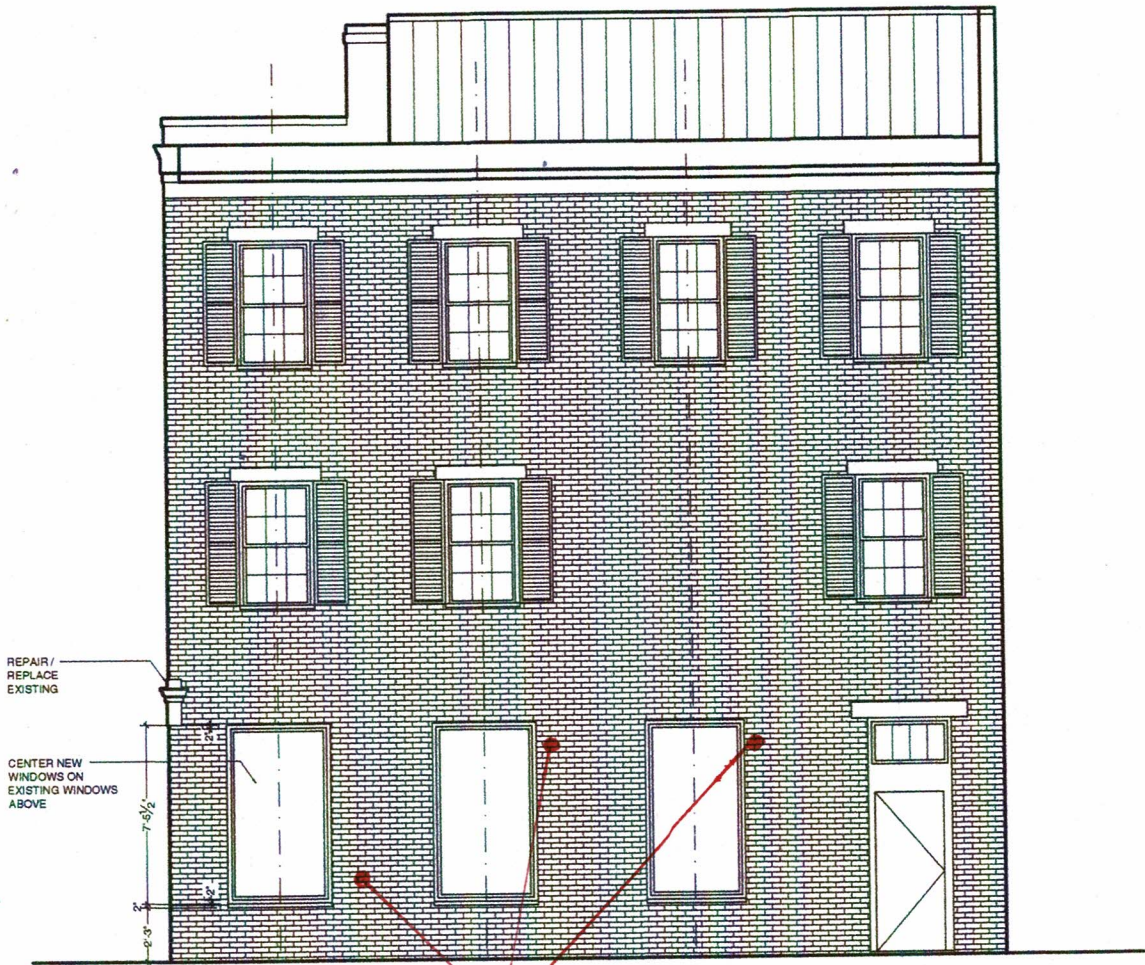
BRANCH AND CHESTNUT STREET FIXED WINDOW DETAILS TO MATCH CHARLES STREET
PROFILES AS SUBMITTED

DOOR HARDWARE TO BE BRASS/BRONZE FINISH COMMERCIAL GRADE ADA COMPLIANT BY
BALDWIN OR EQUAL. FINAL SUBMISSION TO BE REVIEWED BY COMMISSION AND BHAC
STAFF

A2 Frank McGuire Architects
Architecture . Planning . Programming
drawing PROPOSED ELEVATIONS
project 25 CHESTNUT STREET
scale 1/8" = 1'-0" date FEB. 28, 2019
27 Chestnut Street Boston MA 02108
tel (o) 617.742.4249
tel (m) 617.851.8090
fax 617.227.1761
email frankmcguirearchitects@comcast.net



1 PROPOSED CHESTNUT STREET ELEVATION
SCALE: 1/8" = 1'-0"



2 PROPOSED BRANCH STREET ELEVATION
SCALE: 1/8" = 1'-0"

REPAIR/REPLACE DAMAGED LINTEL IN PRESENT LOCATION PER PRESERVATION TECHNOLOGY INC.

MULTIPLE EVIDENCE OF PATCHING/COLD JOINTS/TOOTHED IN NEW BRICK PER PRESERVATION TECHNOLOGY INC. SEE PHOTOS

A3 Frank McGuire Architects
 Architecture . Planning . Programming
 drawing PROPOSED ELEVATIONS
 project 25 CHESTNUT STREET
 scale 1/8" = 1'-0" date FEB. 28, 2019
 27 Chestnut Street Boston MA 02108
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PROPOSED

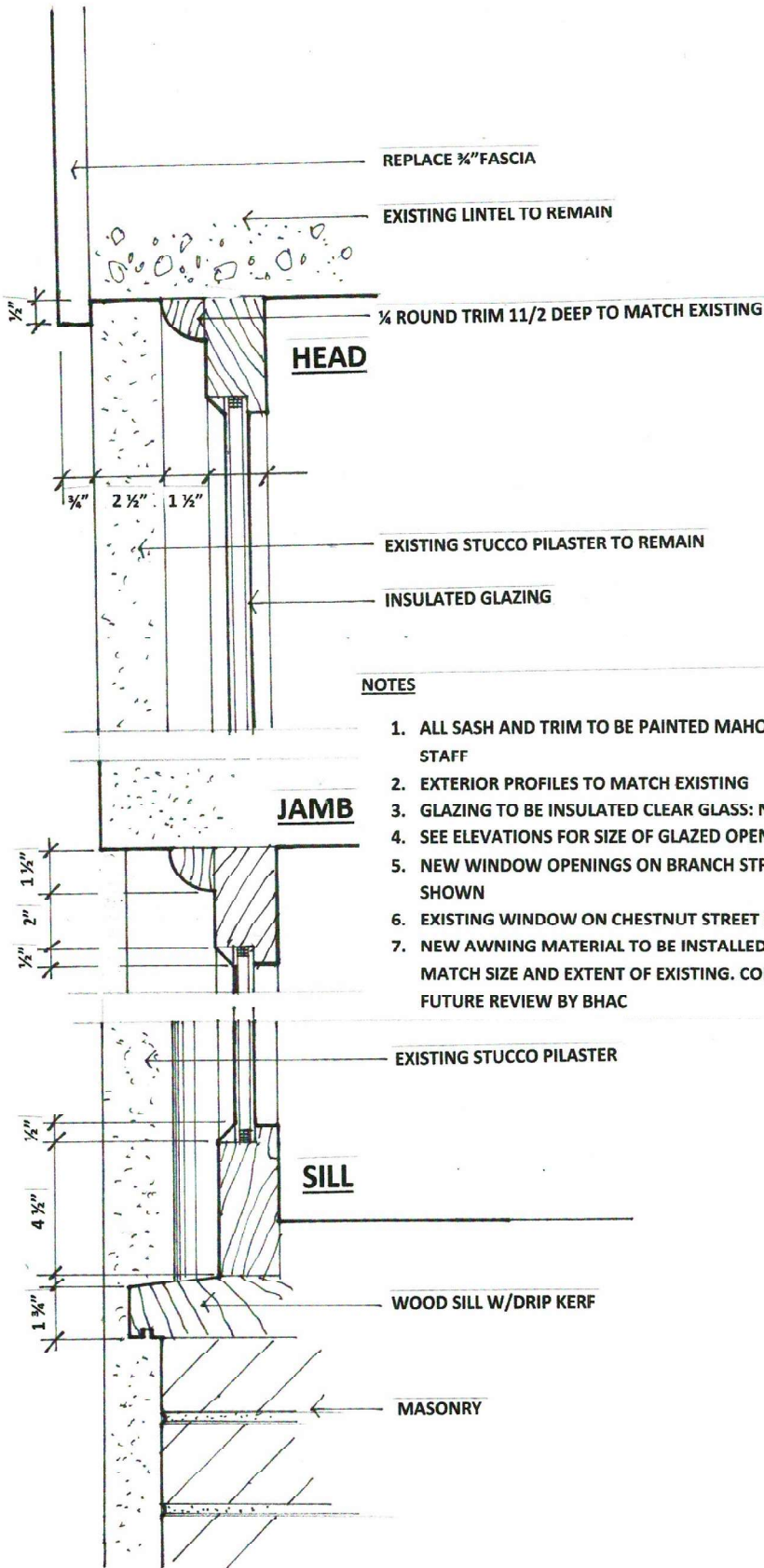
SEE DETAILS FOR ENTRY



Charles Street

alterations

CHARLES STREET CLEANERS
Shirts LAUNDED
Alterations & Repairs



NOTES

1. ALL SASH AND TRIM TO BE PAINTED MAHOGANY. COLOR TBD FOR REVIEW BY BHAC STAFF
2. EXTERIOR PROFILES TO MATCH EXISTING
3. GLAZING TO BE INSULATED CLEAR GLASS: NO LOW-E OR TINTED MATERIAL
4. SEE ELEVATIONS FOR SIZE OF GLAZED OPENINGS
5. NEW WINDOW OPENINGS ON BRANCH STREET ELEVATION TO BE DETAILED AS SHOWN
6. EXISTING WINDOW ON CHESTNUT STREET ELEVATION TO BE REPLACED AS DETAILED
7. NEW AWNING MATERIAL TO BE INSTALLED ON EXISTING BRACKET LOCATIONS TO MATCH SIZE AND EXTENT OF EXISTING. COLOR AND GRAPHICS (IF ANY) TBD FOR FUTURE REVIEW BY BHAC

Frank McGuire Architects

Architecture . Planning . Programming

drawing **WINDOW DETAILS**

project **25 CHARLES STREET**

scale **3"=1'-0"**

date.....

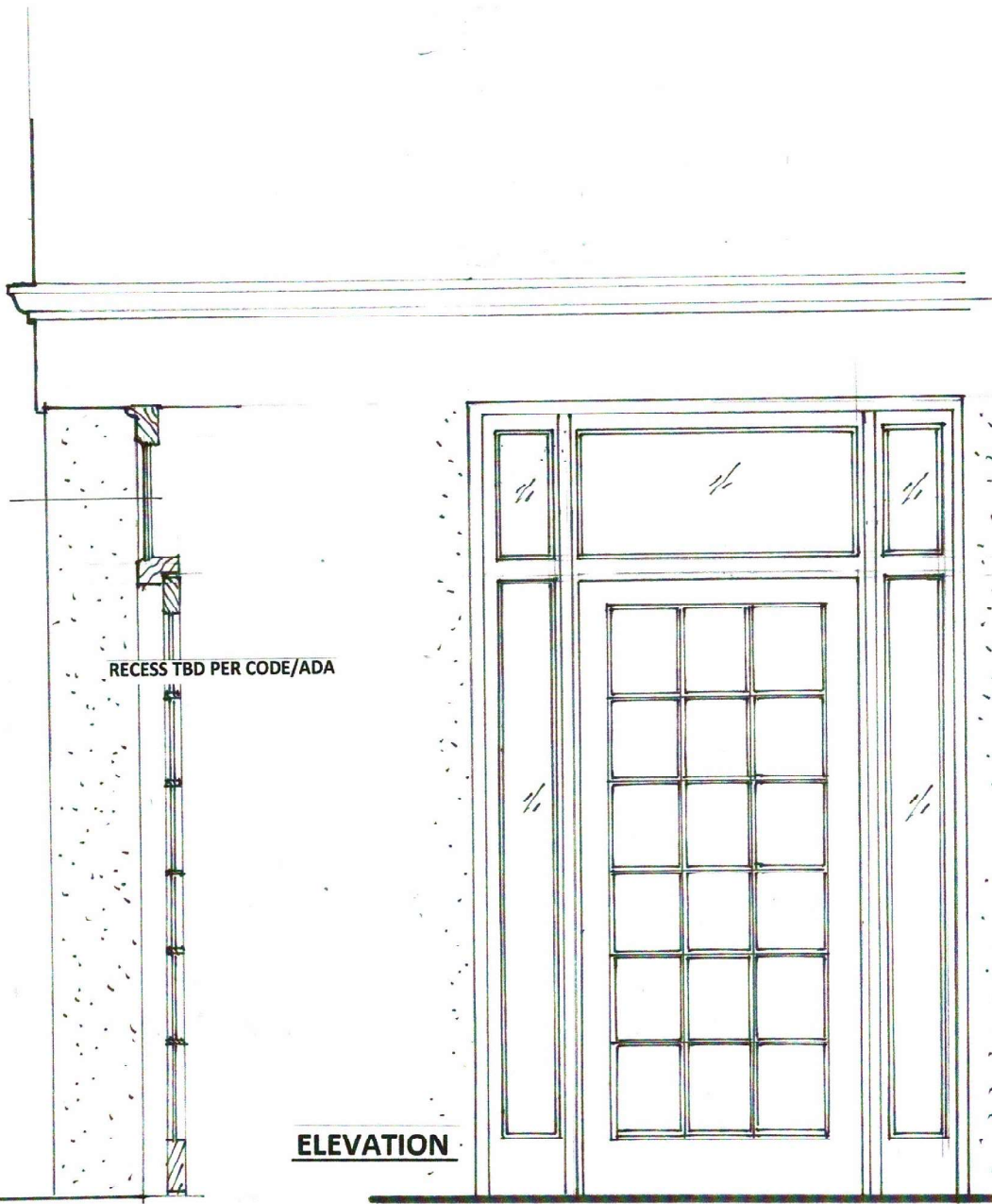
27 Chestnut Street . Boston MA 02108

tel (o).....617.742.4249

tel (m).....617.851.8090

fax.....617.227.1761

email frankmcguirearchitects@comcast.net



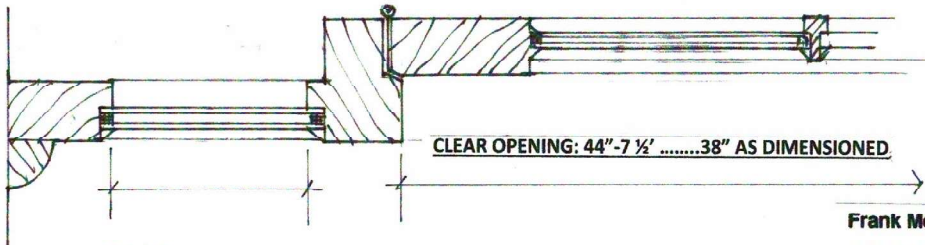
RECESS TBD PER CODE/ADA

ELEVATION

SECTION

TRUE DIVIDED LIGHTS 7/8" SIGHTLINE

3/4" x 1 1/2"



CLEAR OPENING: 44" - 7 1/2" 38" AS DIMENSIONED

DETAIL

3" = 1'-0"

Frank McGuire Architects

Architecture . Planning . Programming

drawing.....

project..... 25 CHARLES STREET

scale... A.S. NOTED date... 1/30/17

27 Chestnut Street . Boston MA 02108

tel (o).....617.742.4249

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fax.....617.227.1761

email.frankmcguirearchitects@comcast.net

Façade Analysis
Performed by
Preservation Technology
Associates, LLC

CHARLES STREET
BRICK PANELS
1-12, STARTING AT
CHESTNUT ST, GOING
SOUTH TO BRANCH
ST

BAY 1

BAY 2

BAY 3

ORIGINAL

MOST RECENT

ONLY CROSSETTE

ALL CROSSETTS

NOT ORIGINAL

NOT
ORIGINAL



BAY 3

ORIGINAL



BAY 4

NOT ORIGINAL



RECENT BASEMENT WINDOW?

BAY 5

NOT ORIGINAL





BIB

BIB

BAY 5

BAY 6

BAY 7

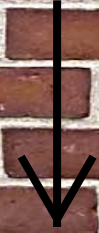
NOT ORIGINAL

ORIGINAL



BAY 7

NEW



3 COURSES ORIGINAL



BAY 8, BAY 9 ARE RECENT

NEW



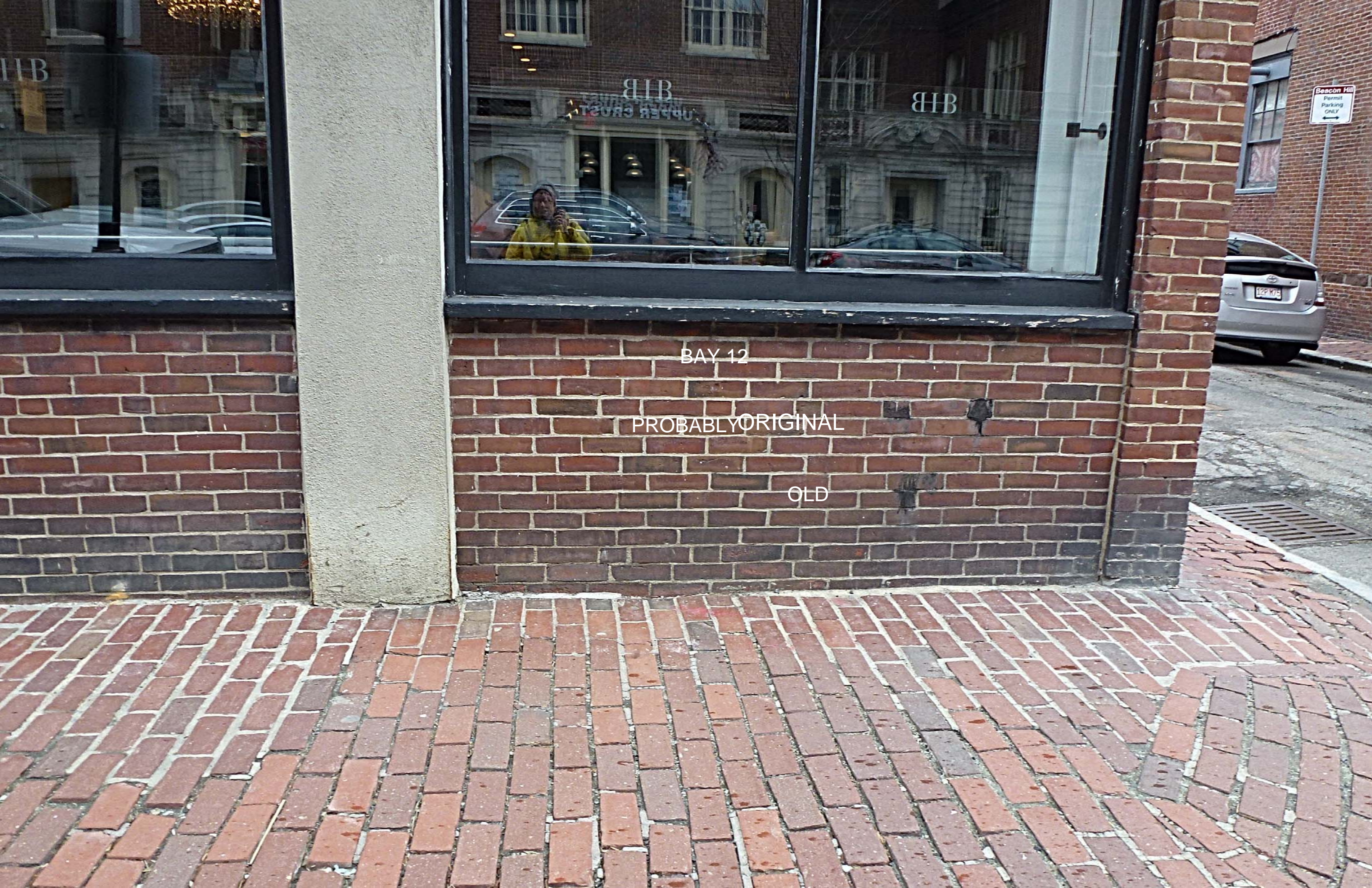
BFD

BAY 10
RECENT



CUT									
CUT	CUT								CROSSETTS
CROSSETT		CUT		BAY 11					GREEN
H		H		H				H	H
CUT									
	CUT								
CUT									
		CUT							
CUT									
CUT									
CUT	H							H	H
CUT									

ALL OLD



BAY 12

PROBABLY ORIGINAL

OLD

Beacon Hill
Permit
Parking
ONLY

CROSETTS

STRETCHER

H= header course
C= ripped / horizontally cut brick
crosetts = brick with vertical markings
hearts = brick with darker edge

The current analysis is not able to clearly identify either opening locations or original brick at the first level

crosset/green

CUT COURSE

ALL STRETCHER

BEACON HILL HOTEL & BISTRO

HEARTS

7 COURSES BETWEEN HEADERS

REUSE OF OLDER BRICK?

9 COURSES BETWEEN H

8 courses

ALL H

5 courses

5 courses

9 courses

5 courses

5 course

NEW

6C

25 CHARLES STREET
BRANCH ST ELEVATION

J. Selwyn
PRESERVATION TECHNOLOGY ASSOCIATES, LLC
2/26/19