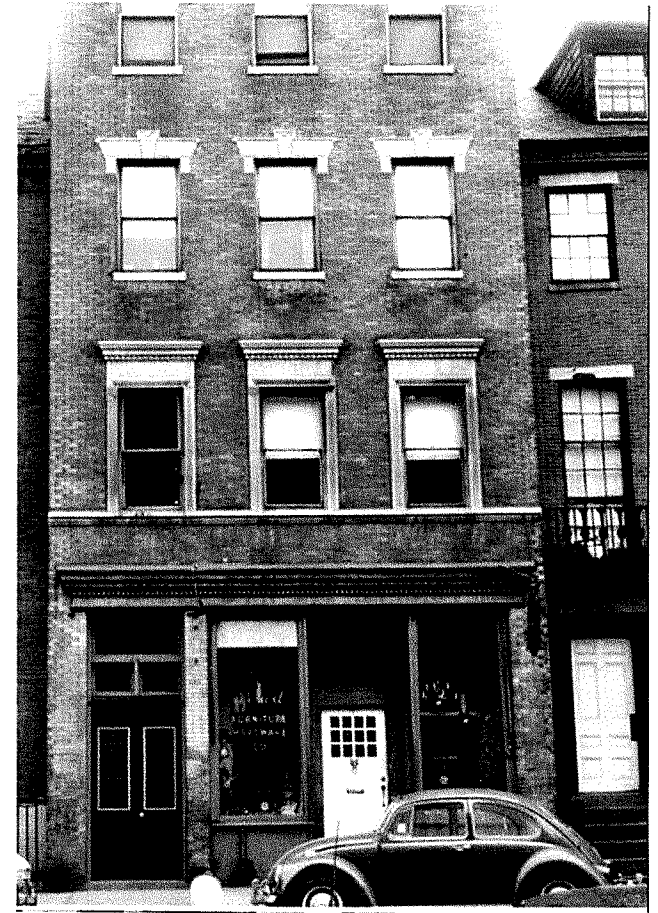


123 Charles St

PRESENTATION TO  
BEACON HILL ARCHITECTURAL COMMISSION

## 123 FRANKLIN ST HISTORY

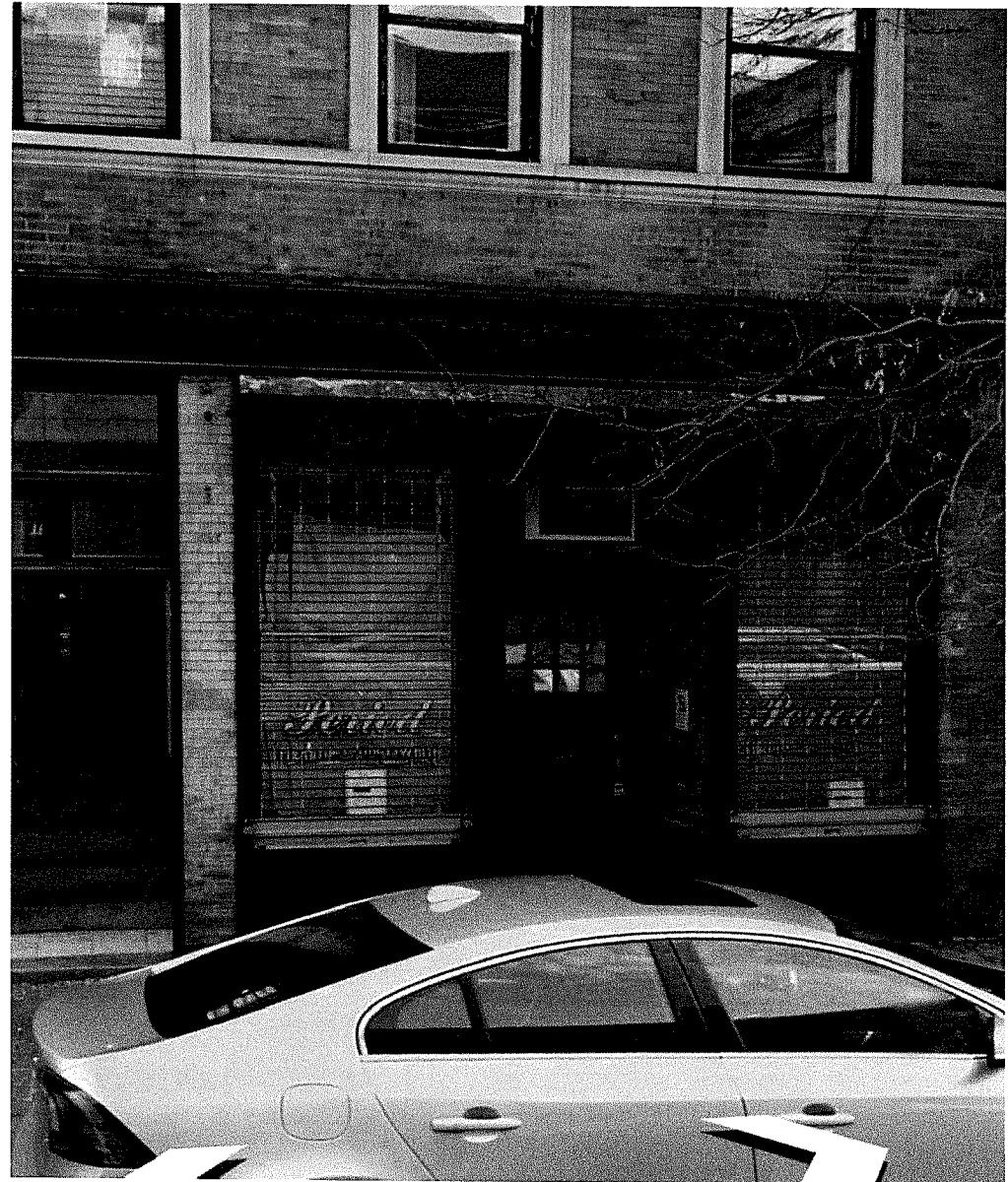
<b>Inventory No:</b>	BOS.14570
<b>Historic Name:</b>	Adams, Paul House
<b>Common Name:</b>	Burnce, Michael - Leavitt, J. W. Building
<b>Address:</b>	123 Charles St
<b>City/Town:</b>	Boston
<b>Village/Neighborhood:</b>	Beacon Hill; North Slope
<b>Local No:</b>	
<b>Year Constructed:</b>	c 1845
<b>Architect(s):</b>	
<b>Architectural Style(s):</b>	Altered beyond recognition; Classical Revival; Greek Revival
<b>Use(s):</b>	Doctor Or Dentist Office; Hardware Store; Multiple Family Dwelling House; Other Commercial; Single Family Dwelling House
<b>Significance:</b>	Architecture; Commerce; Health Medicine
<b>Area(s):</b>	BOS.BE: Beacon Hill Historic District BOS.BY: Beacon Hill Historic District
<b>Designation(s):</b>	Local Historic District (12/02/1955); Nat'l Register District (10/15/1966); Nat'l Historic Landmark (10/15/1966)
<b>Building Materials(s):</b>	Roof: Tar, Built-up Wall: Brick; Galvanized Iron; Limestone; Metal, Undetermined; Stone, Cut Foundation: Stone, Cut



In 1900's - tenement facade was constructed in front of the main elevation of a three-and-one-half-story, red brick, gable-roofed, c. mid-1840s town house.

## Previous Demolition

- Removed metal roll up grilles
- Removed air conditioning unit



123 Charles façade before metal grilles' removal last month

EXISTING CONDITIONS – 123 Charles St' facade

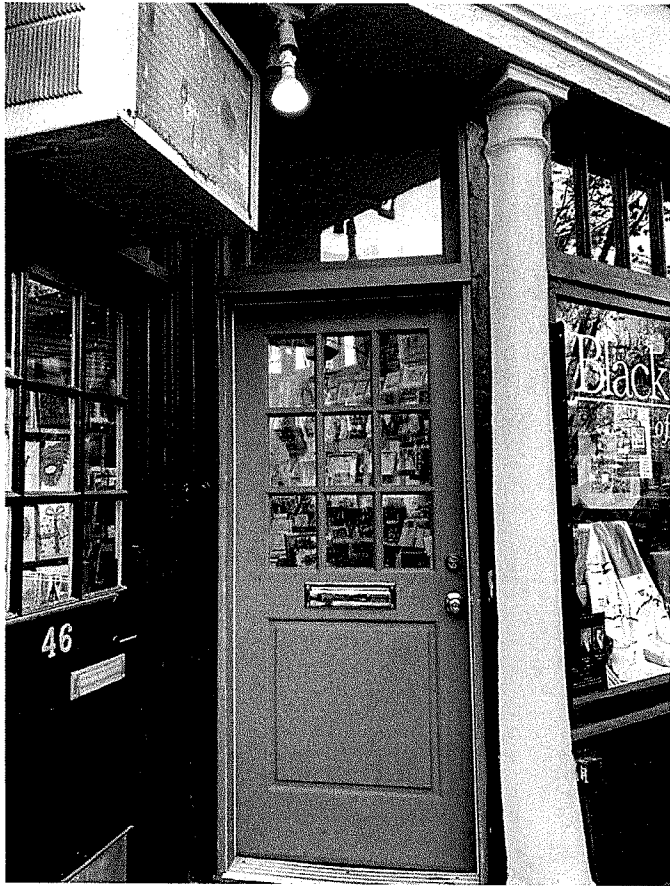




# EXISTING CONDITIONS – 123 Charles St' facade



Examples of existing entry door transoms – Neighborhood  
Around 123 Charles St



## SCOPE OF WORK FOR 123 Charles St' FACADE

### SCOPE:

1 – Transom window-Remove existing ¼" clear plate glass infills and damaged mullions and replace with ¼" single-pane, clear safety glass 32" x 43" to match neighborhood examples.

2 – In-kind repair gaps and scrape damaged exterior wood storefront as needed.

3 – Remove all damaged plywood panels below windows and replace with exterior-grade MDO.

4 – Paint all exterior wood storefront, with exterior-grade paint semi-gloss black.

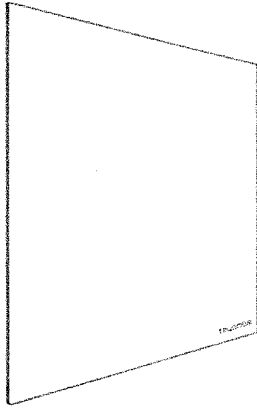
5 – Scrape and Paint existing door with exterior-grade paint semi-gloss black (alt – dark green).

6 – New wrought-iron (bracket) and wooden (signage). Location to match original placement.

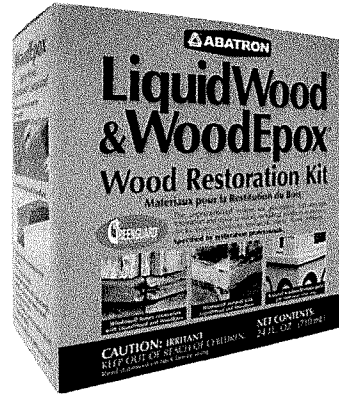


123 Charles' façade – Existing Conditions

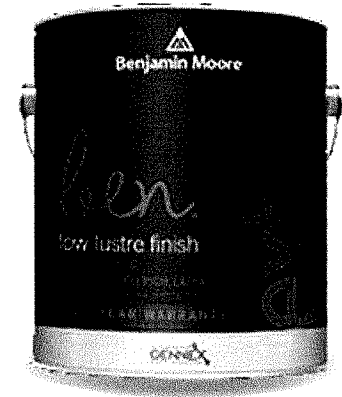
# Materials and Specifications



- 1/4" Clear Tempered – CAT II Impact-Rated (Safety Glass)
- Heat-treated clear safety glass that breaks into small particles
- Glass Approvals: ANSI Z97.1, Class A; and CPSC 16 CFR 1201 Category II.
- by Oasis Specialty Glass

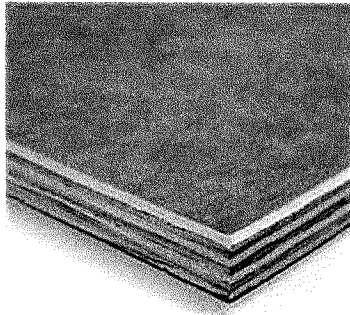


Abatron LiquidWood and WoodEpoxy Wood Restoration Kit  
Item no.1829944 | WRK60R



Benjamin Moore ben Exterior Paint- Low Lustre Low Lustre (542)

- Cleanup: Soap and Water
- Resin Type: 100% Acrylic Latex
- Recommended Use: Exterior
- MPI Rating: 15
- VOC Level: 45.0

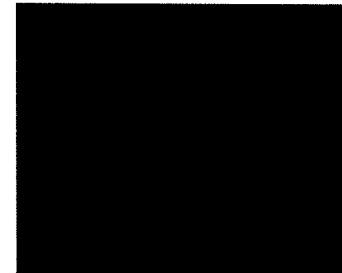


Sanded 3/8 in. x 4 ft. x 8 ft. Douglas Fir 4-ply MDO P1s. It has weather-resistant resin overlay bonded to the wood by heat and pressure.



Balsam 567

Alternate door Paint

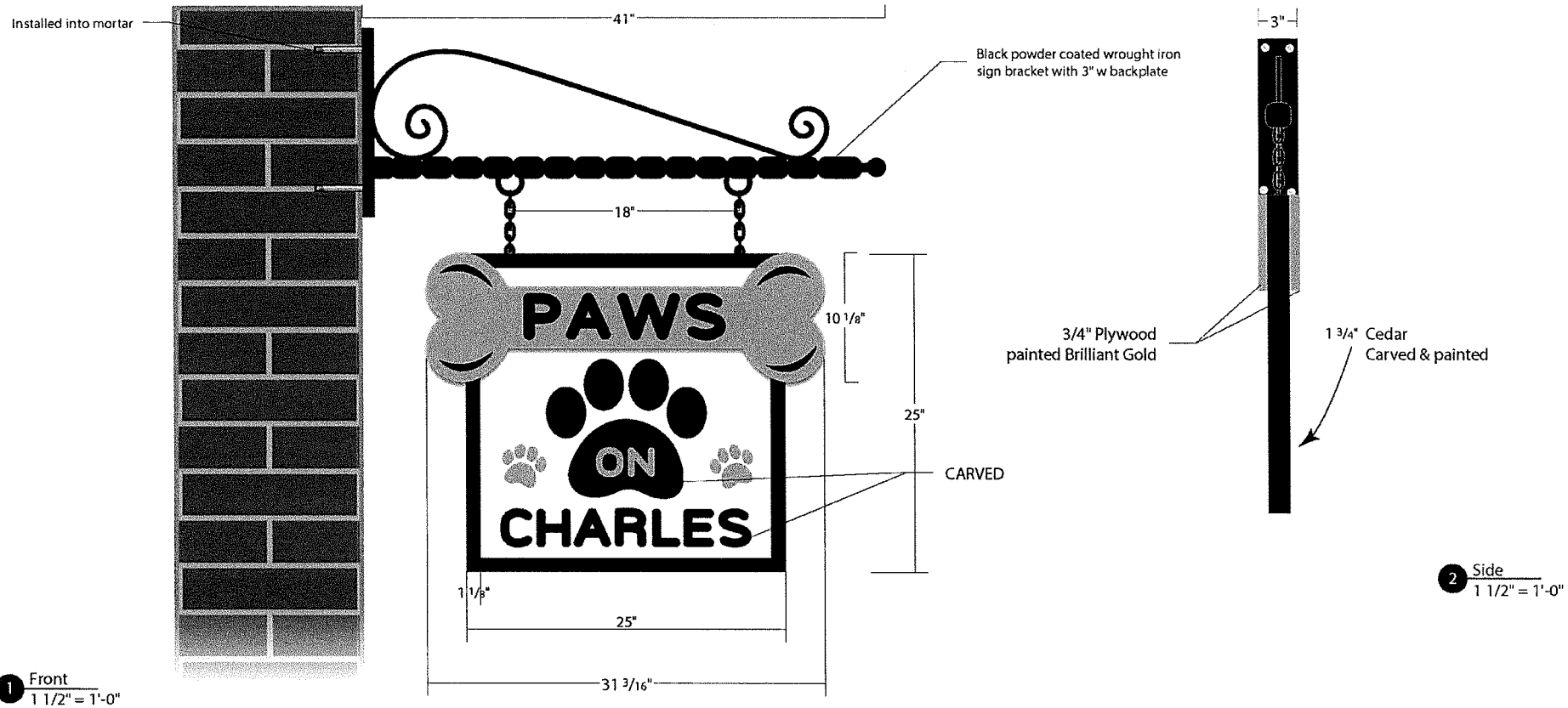


Universal Black 2118-10

Color for all



# 123 Charles St - Signage Shop Drawings



SIGN TYPE **A**

D/F Hanging Sign

PALETTE

**Quantity (1)**

A double-faced hanging sign made of carved 1 3/4" Cedar. Large black 'paw' and 'CHARLES' are carved into sign face. 'Bone' is 3/4" Plywood adhered to sign face. 'PAWS' and crescent moon accents are carved and repeated on opposite side. Sign hangs on black chain from heavy duty scroll bracket installed into mortar.

- PAINT: White
- PAINT: Gloss Black
- PAINT: Brilliant Gold

CLIENT: PAWS ON CHARLES PROJECT / SIGN TYPE: HANGING SIGN DRAWN BY: JG JOB #: 13927-65303 DATE: 5/24/21

**SUNSHINE**  
SIGN

121 Westboro Road  
North Grafton, MA 01536  
P 508.839.5588  
F 508.839.9929  
www.sunshinesign.com

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- Approved for Fabrication
- Approved as Noted
- Revise and Resubmit
- Rejected

Name \_\_\_\_\_  
Signature \_\_\_\_\_

