

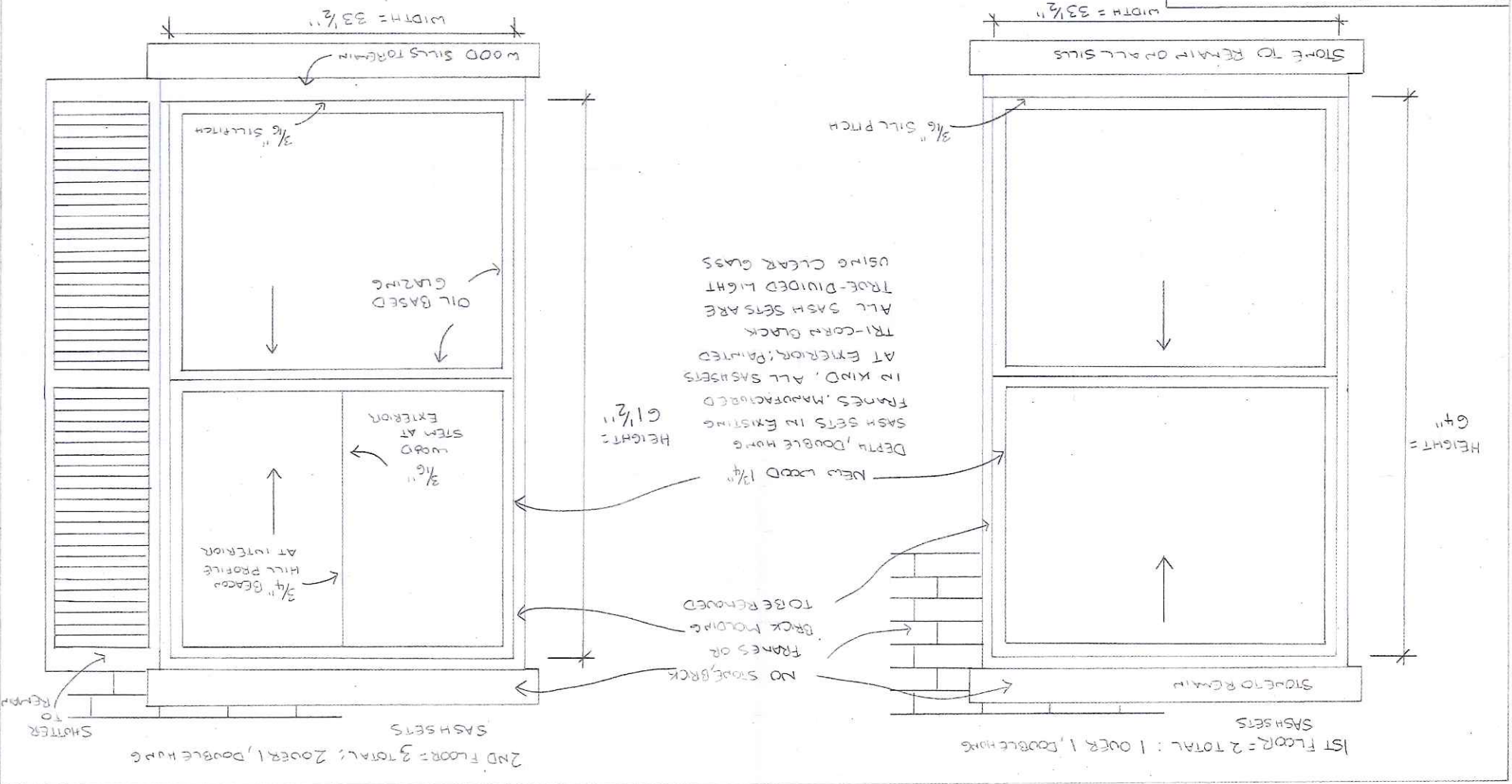




SHEET NO. 1 OF 4
 FRONT VIEW "SASH SETS"
 RESIDENCE OF: ABIGAIL LASH
 BOSTON, M.A. 02114
 # 12 JOY STREET, BEACON HILL

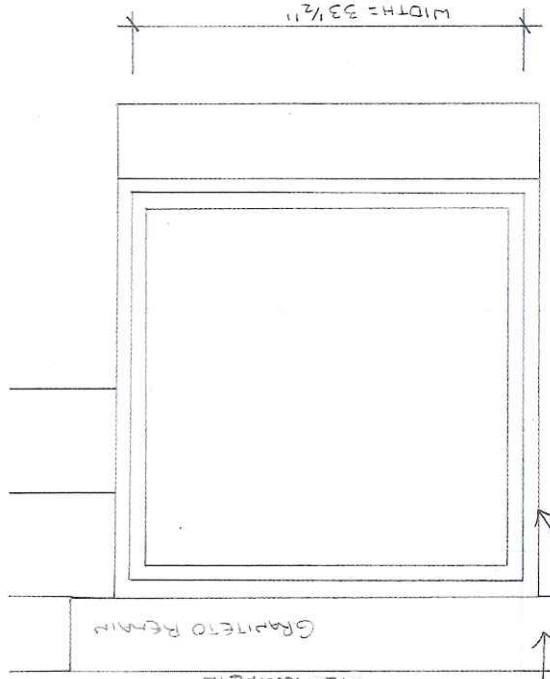
* ALL EXISTING STORM WINDOWS TO BE REMOVED UPON INSTALLATION

Historic Window & Door Holdings
 12 Forest Road, Junction 123&123A
 P.O. Box 138
 Alstead, N.H. 03602-0138



SHEET NO. 2 OF 4
 FRONT VIEW, SASH SETS
 RESIDENCE OF: ABIGAIL LASH
 BOSTON, MA 02114
 # 12 JOY STREET, BEACON HILL

* ALL EXISTING METAL/RUBBER
 STORM WINDOWS TO BE REMOVED
 UPON INSTALLATION

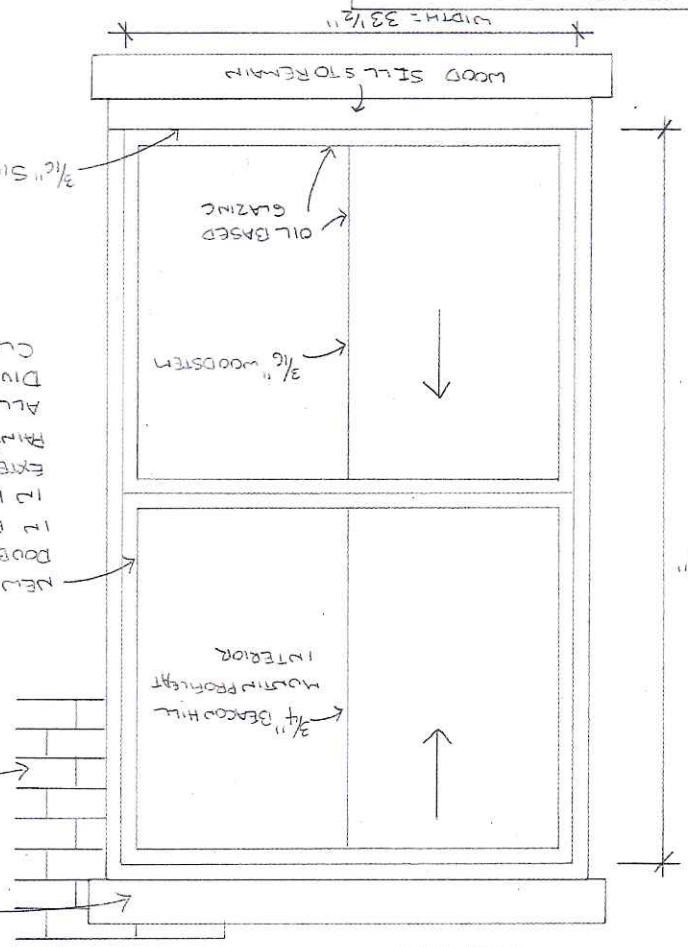


NO FRAMES, BRICK HOLDING, STONE OR BRICK
 TO BE TOUCHED

2 TOTAL: STREET/GARDEN LEVEL; 2 TOTAL SINGLE LIGHT
 WOOD SASH IN EXISTING FRAMES
 OPEN / SIMPLICITY

GRAVEL TO REMAIN

HEIGHT = 33"
 CLEAR GLASS
 DIVIDED LIGHT USING
 ALL SASH ARE; TRU-
 PAINTED. TRI-CORNER BACK
 EXTERIOR TO BE
 IN KIND. ALL SASH
 DOUBLE HUNG SASH SETS
 NEW WOOD 1 3/4" DEPTH



HEIGHT = 56 1/2"
 4th FLOOR = 2 TOTAL; 2002 & 2 DOUBLE HUNG
 SASH SETS

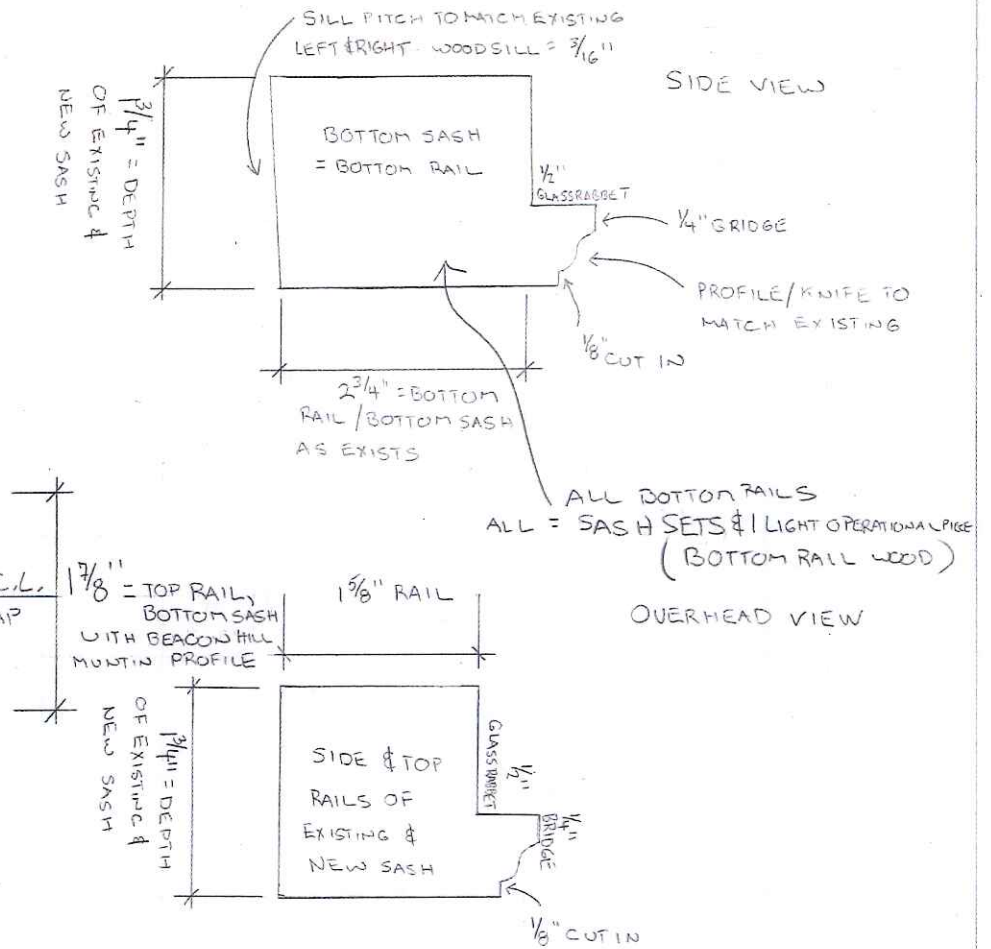
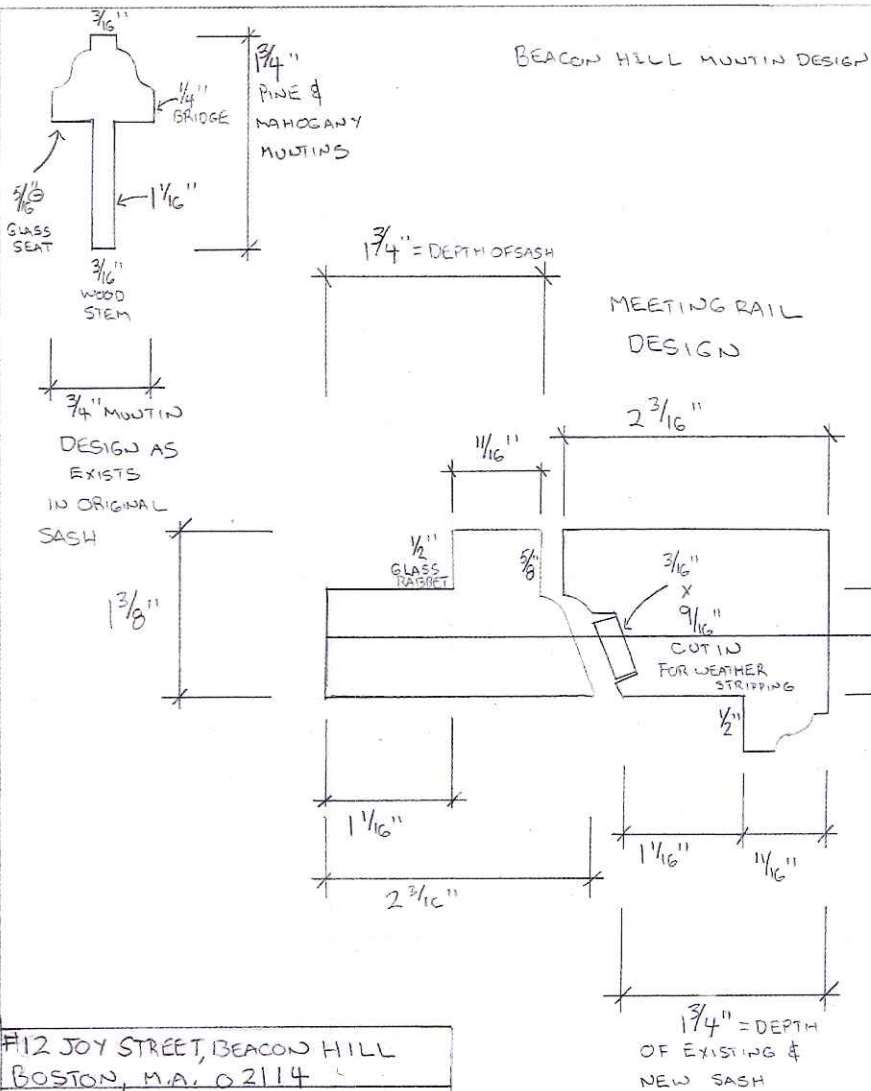
INTERIOR
 MOUNTING PROFILE
 3/4" BEACON HILL

3/16" WOODSTEN

OIL BASED
 GLAZING

3/16" SILL PITCH

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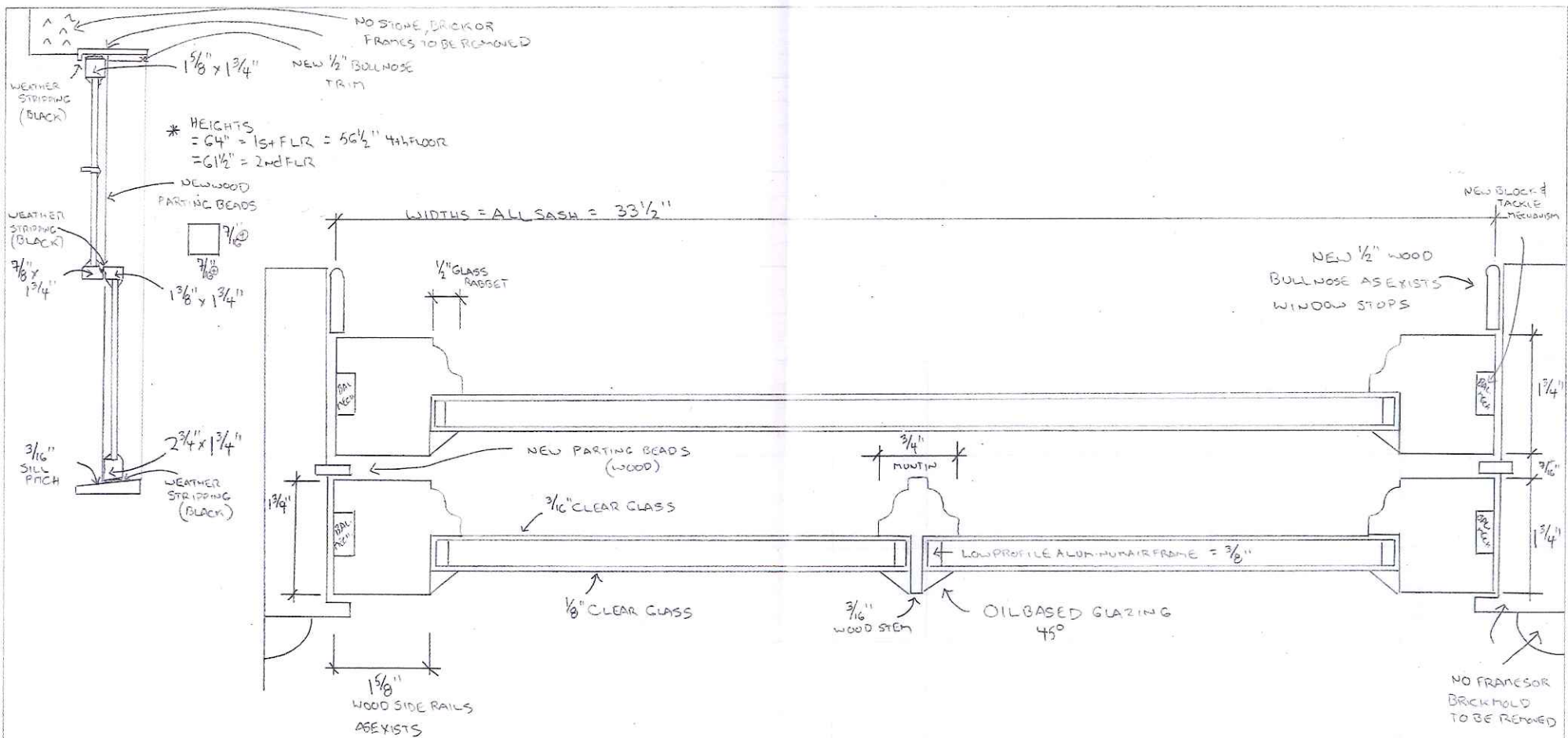
#12 JOY STREET, BEACON HILL
BOSTON, M.A. 02114

SIDE VIEW OF ALL MILLED SASH PARTS

SASH PARTS / CUT AWAY

SHEET NO 3 OF 3

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#1 JOY STREET, BEACON HILL
 BOSTON, M.A. 02114

OVER HEAD VIEW & SIDE VIEW

CUT AWAY OF BUILD

SHEET NO. 4 OF 4

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GARDEN LEVEL = 2 / 1 LIGHT PIECES
 1st FLR = 2 / 1 OVER 1'S
 2nd FLR = 3 / 2 OVER 1'S
 3RD FLR = 3 / 2 OVER 1'S
 4th FLR = 3 / 2 OVER 2'S

13 TOTAL SASH SETS

* ALL EXISTING STORM WINDOWS
 REMOVED

* ALL NEW WOOD SASH PAINTED
 TRI-CORN BLACK AT EXTERIOR

Historic Window & Door Holdings
12 Forest Road
Alstead, N.H. 03602

16 September 2019

The following letter is my Corporation's recommendation to obtain approval from The Beacon Hill Landmarks Commission for all sash sets in existing frames at 12 Joy Street, Boston, M.A. 02114

For new custom manufactured & installed sash sets, glass & mill work:

Existing windows at street level are non-original jambliners and are 1 light: Replace in kind. Current windows have a 3/4" muntin. New wood sash sets will have a 3/4" original Beacon Hill muntin design(profile) at interior. Exterior will be true divided light, 3/16" wood stem & oil based glazed at all daylight openings and painted in kind.

The front 4th, 3rd, 2nd & 1st Floor are non-operational, rotten wood, stained glass, no existing correct weights for counter balance, interior sash profile is almost gone, lead paint, asbestos caulking & beyond reasonable repair. All these sash will be replaced with double hung, true-divided light, true track, wood custom sash sets in existing frames.

The front 4th floor are currently 2 over 2 lights. The 3rd Floor & 2nd floor are 2 over 1 lights. The 1st floor are 1 over 1 lights.

All new manufactured sash sets will be painted Tri-Corn Black (oil) at exterior: 3 coats in kind as exists now.

All existing broken black aluminum storm windows will be removed.

New wood parting beads will be fabricated for all sash sets.

New as would have been original 1/2" bull nose trim at interior: Headers/side stops.

All glass wood sash will be clear, no logos. Options for original period correct glass have been discussed.

Sash wood rails will be made to an original Beacon Hill spec:
Top rail/top sash: 1 5/8". Bottom rail/top sash: 7/8"
Top rail/bottom sash: 1 3/8". Bottom rail/bottom sash: 2 3/4"
All side wood rails on top & bottom sash: 1 5/8"

All new sash to be true divided light & wood.

Original frames/brick mold will remain.

All glass on project will be clear, no logos.(no tint)

All exterior glass openings will be oil based putty glazed and painted in kind:
Tri-Corn Black(oil).

All muntin design will be in kind: 3/4" profile.

I believe the above information to be reasons to replace the existing sash.

Sean P. Cryts
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