

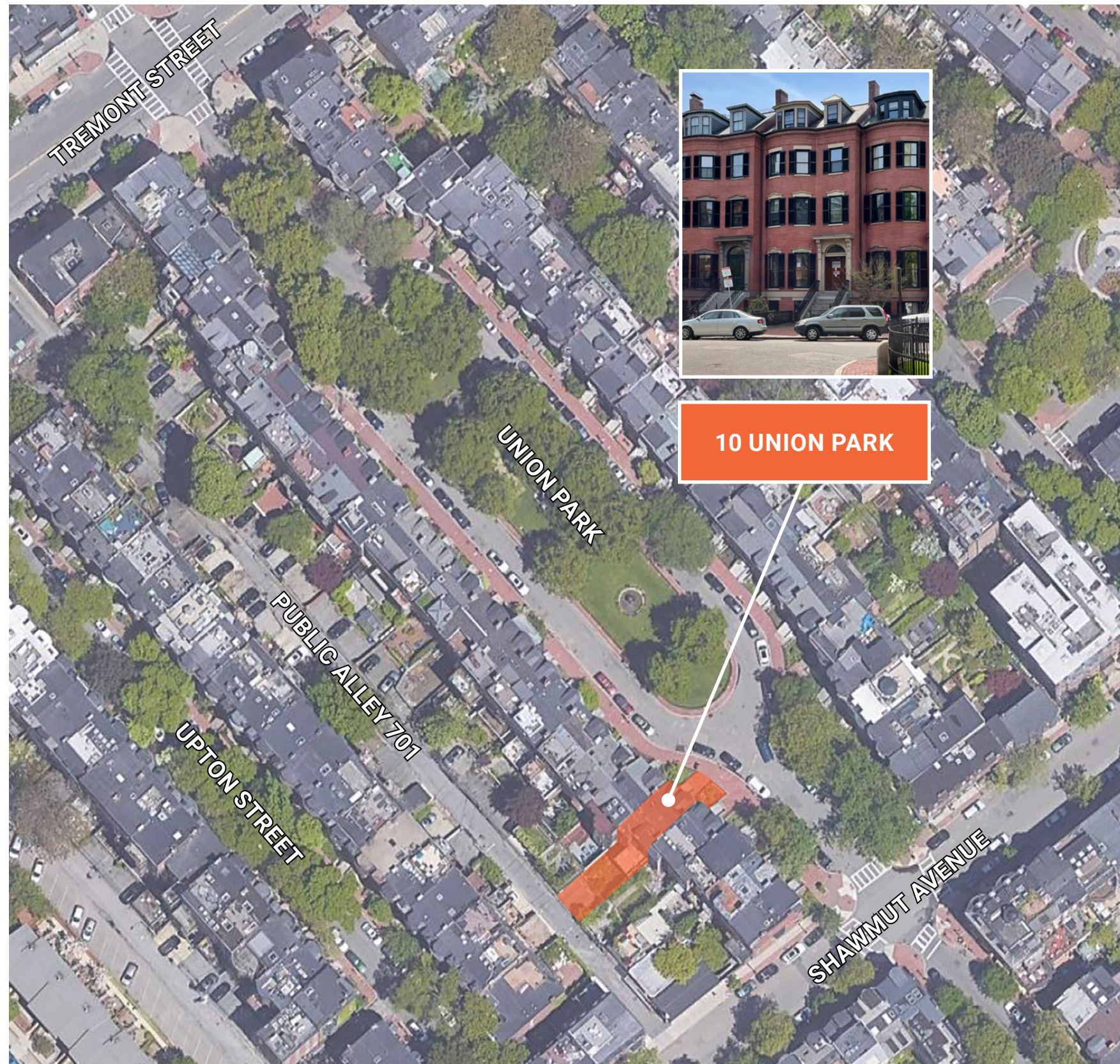
SOUTH END LANDMARKS DISTRICT COMMISSION PRESENTATION | 9.6.2022 HEARING
10 UNION PARK

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HACIN + ASSOCIATES
500 HARRISON AVE. STUDIO 4F
BOSTON MA 02118
P 617.426.0077
WWW.HACIN.COM @HACINASSOCIATES

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LOCUS PLAN



PROJECT INFO

- Building Permit: ALT1223041
- Parcel ID: 0306946000
- Address: 10 UNION PARK BOSTON MA 02118
- Property Type: Single Family Residential
- Year Built: Approx. 1850

PROJECT SCOPE FOR THIS APPLICATION

- Requesting approval for replacement of 2 existing Parlor Level windows, which were originally intended to be restored per the previously obtained Certificate of Appropriateness.
- Sea-Dar Construction, engaged 2 window restoration specialists--Historic Window & Door Holdings and Olde Bostonian--to repair the existing windows and both determined that they are beyond restoration and should therefore be replaced with new windows.
- Intent is to match the previously approved specifications for historic replica double hung wood windows by Boston Sash.
- New windows to be curved sash, straight glass, double hung windows with historic profiles, 7/8" wide true divided lights, clear glass, and trapezoidal wood brick mold.

PROJECT OVERVIEW

VIEW FROM NORTH



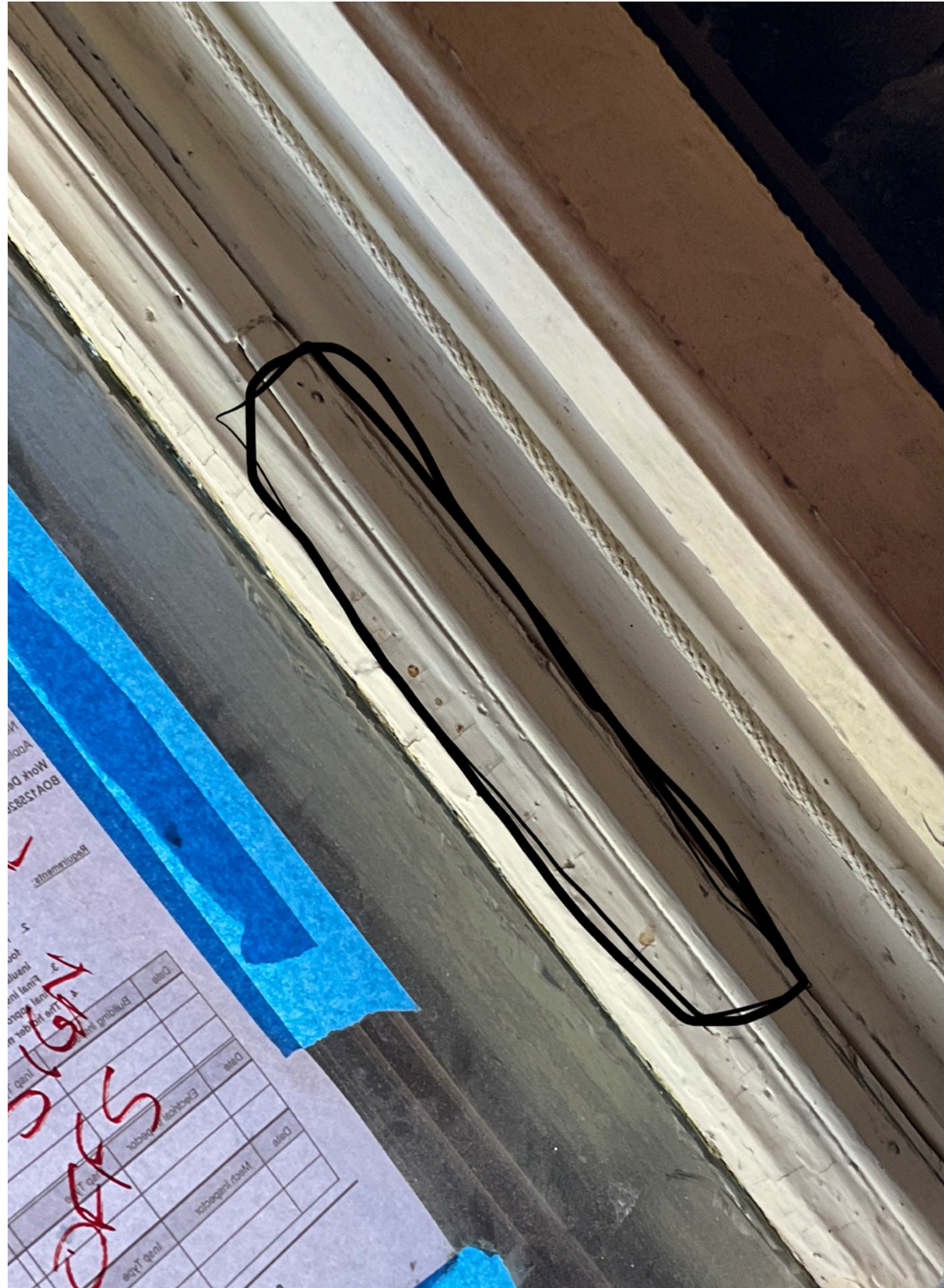
PARLOR WINDOWS WITH EXTERIOR STORMS



EXISTING CONDITIONS - PARLOR WINDOWS

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DETAILS OF INTERIOR WOOD SASH FRAMES



KEY POINTS FROM ASSESSMENT OF PARLOR WINDOWS BY HISTORIC WINDOW & DOOR HOLDINGS AND OLDE BOSTONIAN:

- MISSING PULLEYS AND SASH CHAINS
- MULTIPLE PANES OF BROKEN GLASS
- TOP SASHES NON-OPERATIONAL
- EXTENSIVE WOOD DAMAGE ON MEETING RAILS
- EXTENSIVE INTERIOR PROFILE DETERIORATION
- WOOD SIDE AND MEETING RAILS HAVE AREAS MISSING
- REPAIRS WOULD RESULT IN ADDITIONAL BROKEN GLASS
- REMAINING GLASS WOULD BE STAINED AND SCRATCHED
- WOOD SASH RAILS HAVE BROKEN MORTISE AND TENON JOINTS
- WOOD SASH RAILS ARE HELD TOGETHER WITH ADDED WOOD

- ***"AFTER CONDUCTING OUR ASSESSMENT, IT IS OUR PROFESSIONAL OPINION THAT THE TWO PARLOR LEVEL WINDOWS ARE BEYOND RESTORATION AND SHOULD THEREFORE BE NEW WINDOWS."***
- OLDE BOSTON

- ***"HISTORIC WINDOW & DOOR BELIEVES THESE FRONT WINDOWS ARE BEYOND REASONABLE REPAIR AND WOULD RECOMMEND NEW MAHOGANY, DOUBLE HUNG SASH SETS."***
- HISTORIC WINDOW & DOOR HOLDINGS

UNION PARK FAÇADE - EXISTING

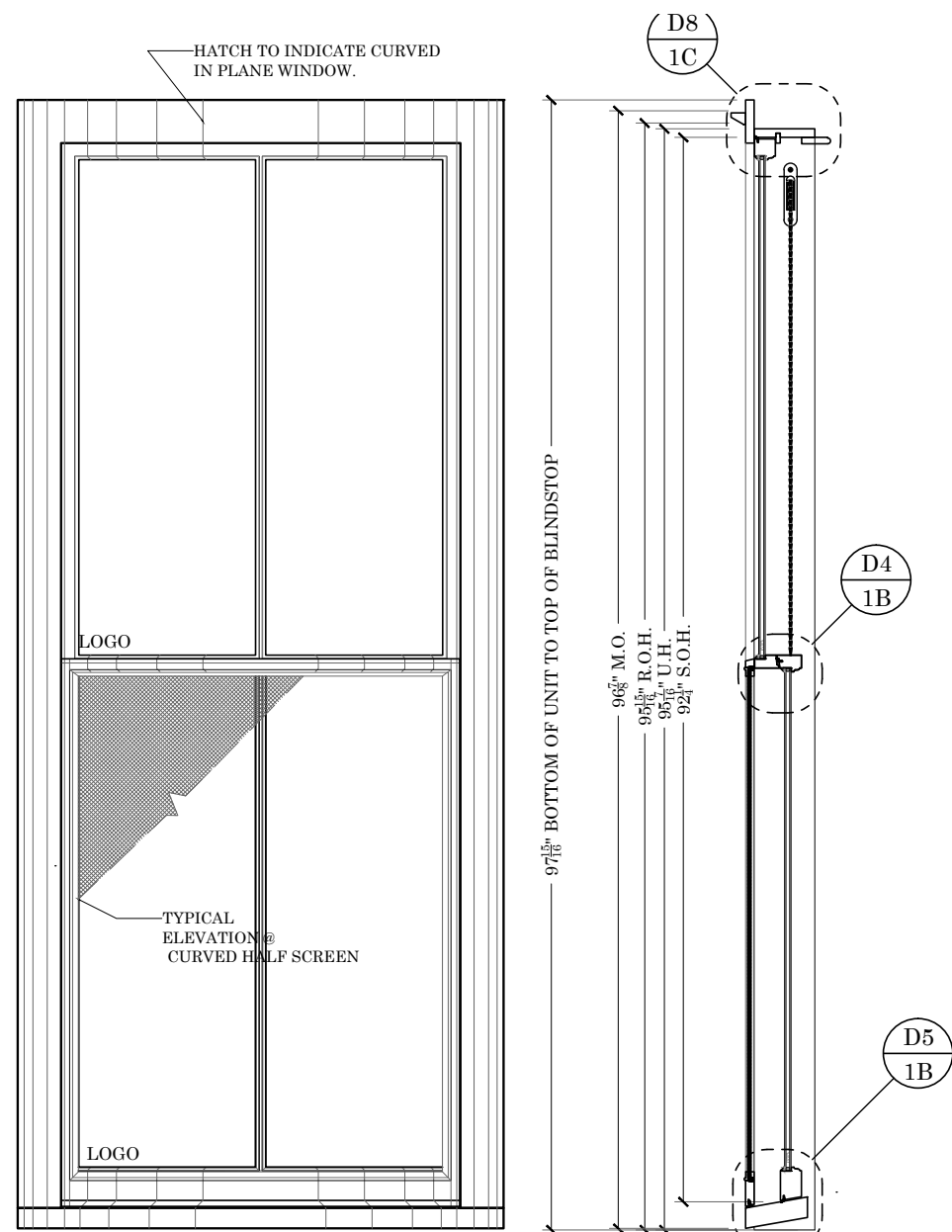


UNION PARK FAÇADE - PROPOSED



**PREVIOUSLY APPROVED:
REPLACE ALL EXISTING WINDOWS, EXCEPT 2
AT PARLOR LEVEL, WITH NEW HISTORICALLY
APPROPRIATE WOOD WINDOWS**

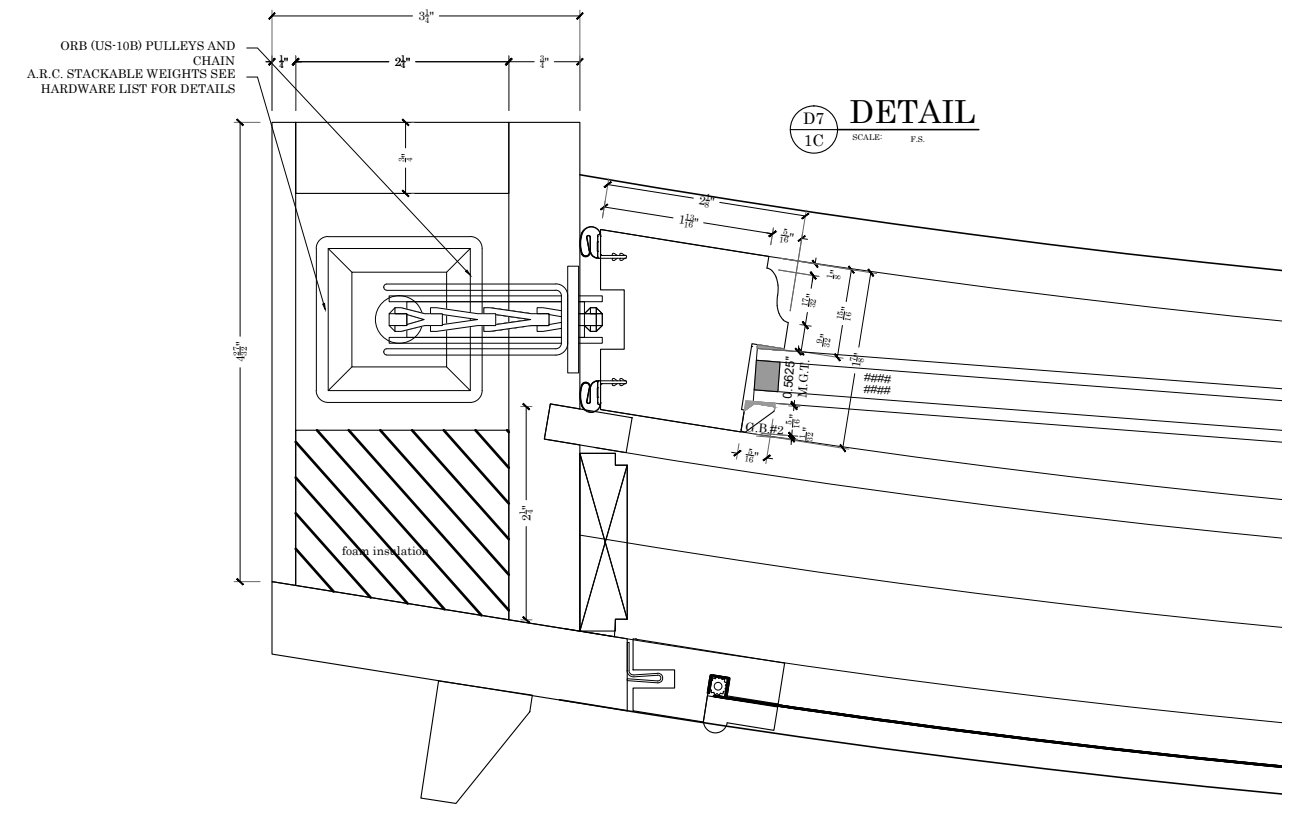
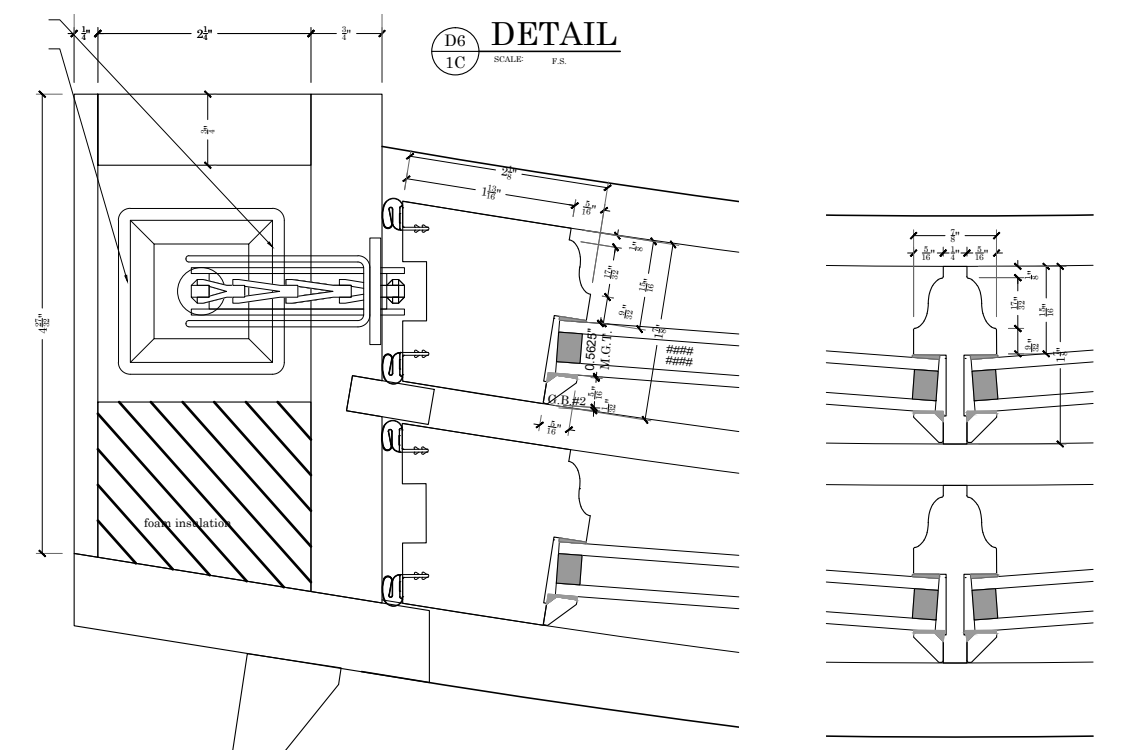
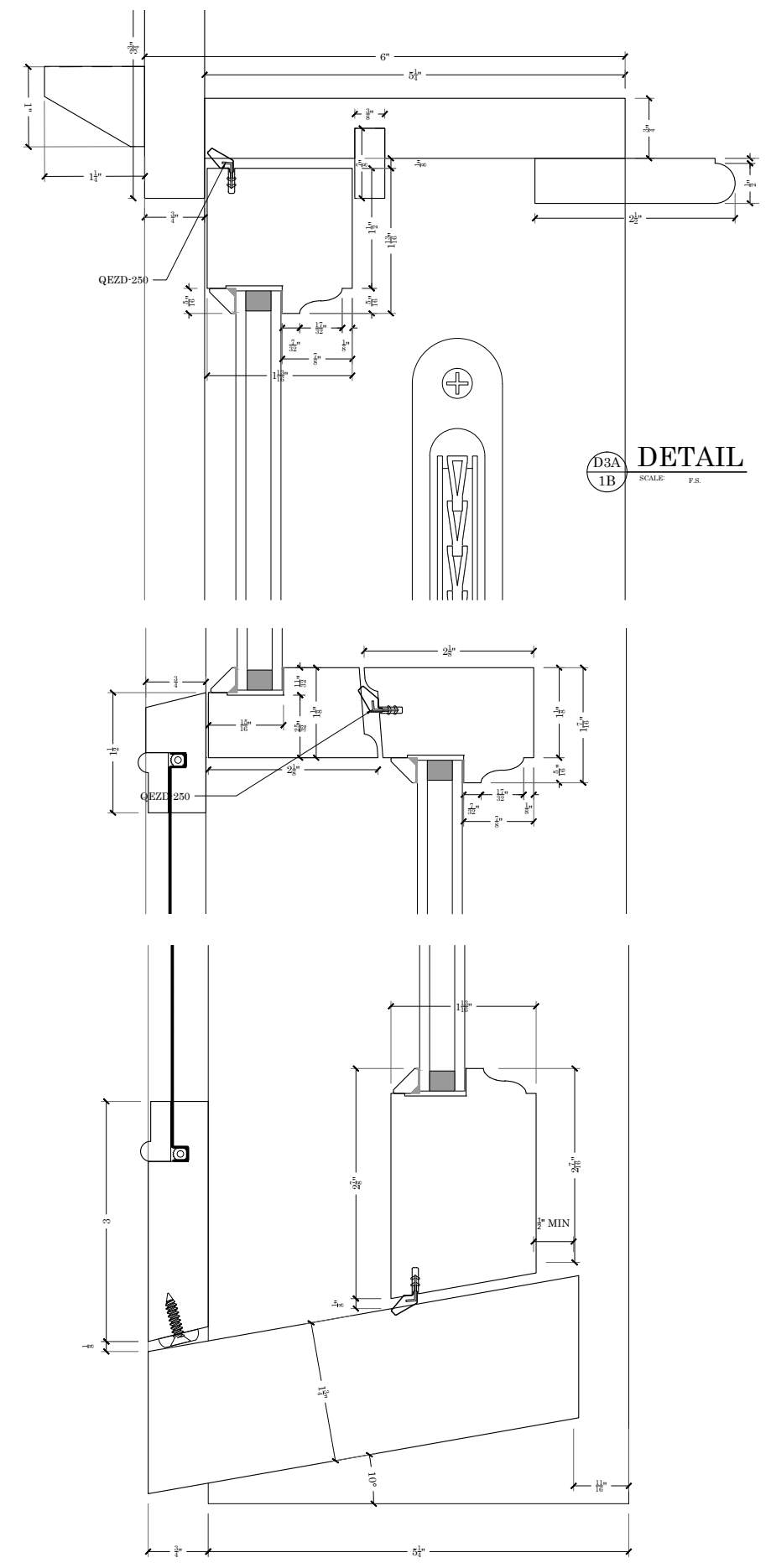
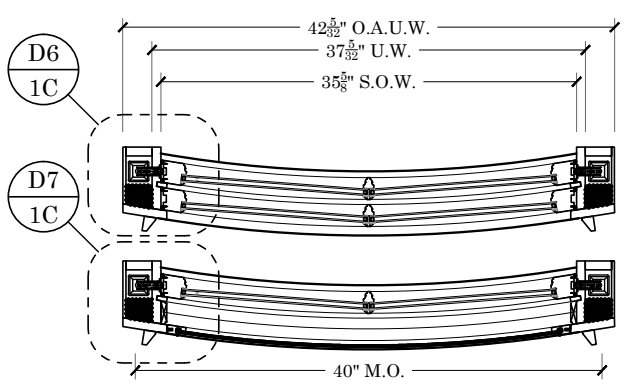
**CURRENT APPLICATION:
REPLACE 2 ORIGINAL PARLOR LEVEL WINDOWS,
DETERMINED TO BE BEYOND REPAIR, WITH NEW
HISTORICALLY APPROPRIATE WOOD WINDOWS**



UNIT #202, 203

QTY 2 REQ

TEMPERED GLASS



PROPOSED BOSTON SASH REPLACEMENT WINDOWS

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THANK YOU