



Madeleine's
CANDY SHOP



ICECREAM WINDOW
PROPOSAL

67 APPLETON STREET

contents

01

project
overview

02

vision

03

design
overview

04

existing
conditions

05

contracts

06

contact

Project Overview

Location: 67 Appleton Street, Boston, MA 02116 (Corner of Appleton and Clarendon)

Permit Applicant: Madeleine Brason, Founder & Owner of Madeleine's Candy Shop

Purpose of Application: Window Design Review

Estimated Cost: \$5128.13

Manufacturer and Installer: Boston Glass & Boarding Service

Vision

Since opening at 47 Clarendon Street, Madeleine's Candy Shop has been committed to supporting the community, beauty, and history of the South End. When given the opportunity to expand nextdoor at 67 Appleton, Madeleine knew she needed to give back to the neighborhood by answering their requests for soft-serve icecream.

While Madeleine's is first and foremost a candy shop, the proposed icecream pop-up window will operate out of 67 Appleton Street, on the corner of Clarendon Street. The icecream operation will be simple—one size only, cup or cone, offering two flavors and a twist. Due to limited space, patrons will not be able to enter 67 Appleton and will only be able to purchase icecream at the window.

Hours of operation will be the same as Madeleine's Candy Shop: Closed Monday, 11-9 PM Tuesday through Saturday, and 11-5 PM on Sundays.



Existing candy store

Candy Storage

Soft Serve Window

Design Overview

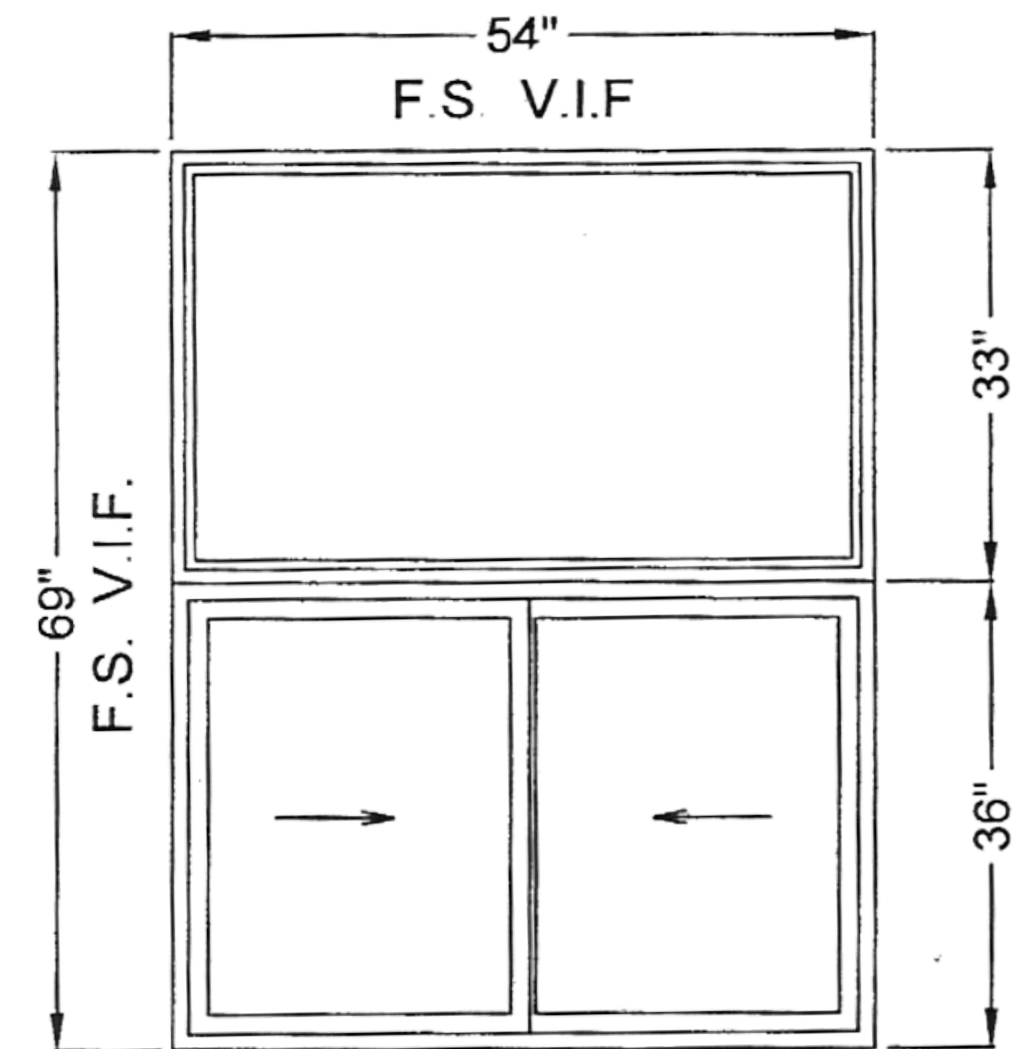
Description: Custom Sliding Takeout Window

Size: Total Window: 69" H x 54" W. Takeout Window: 36" H x 54" W

Material: Bronze anodized frames with tempered glass and transom fabrication

Installation: Installed by Boston Glass & Boarding into existing opening

Cost: \$5128.13



Mock up

Benefits of Sliding Takeout Window


- Safe and easy to open, close, and lock
- Simple shade closure at night for security
- Improved curb appeal with opened shades during business hours
- Zero obstruction with sidewalk or building structure



Existing Conditions



Contracts

**BOSTON GLASS & BOARDING SERVICE**
Estimates - Commercial - Industrial - Store Fronts - Auto Glass Specialists
1068 DORCHESTER AVENUE DORCHESTER, MA 02125 — (617) 298-5755
24 HOUR EMERGENCY SERVICE
1-866-CAR-GLASS

RS1030
Tel: # 042681019

Quote #**Q D0004477**

Date**05/07/2025**

Cust. #**4623810**

Price Cat**1, CASH**

P.O. #

Sold By**PAT**

Inst'l By

Madeline's Candy
67 Appleton St
Boston, MA 02116

Bus: 716-462-3810

| Qty | Part | Thickness | Description | List | Price | Total |
|-----|-------|-----------|--|---------|---------|---------|
| 1 | GLASS | | Custom take-out window fabricated with bronze anodized frames with tempered glass and transom fabricated | 2850.00 | 2850.00 | 2850.00 |
| 1 | LABOR | | Labor to install into existing opening - 50% deposit is required for fabrication which will take 4-5 weeks | 2100.00 | 2100.00 | 2100.00 |

SPECIAL INSTRUCTIONS

Quote is good for 30 days
All material sold on this invoice is guaranteed to be as specified, and is not safety glazed material unless so marked. It is sold with the understanding that this material will not be glazed in a "hazardous location" as defined by the Consumer Product Safety Commission. All merchandise returned for credit, refund or exchange must be in resaleable condition, authorized for return, accompanied by this receipt, and may be subject to restocking fee. No returns will be authorized for special orders or cut flat glass.

Subtotal

2850.00

Labor

2100.00

Tax

178.13

Total


5128.13

Balance

5128.13

RECEIVED BY:

5/7/25 2:44pm by ADMIN Updated 5/7/25 2:44pm by ADMIN

**CERTIFICATE OF LIABILITY INSURANCE**

DATE (MM/DD/YYYY)
05/07/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Dowling Insurance Agency, Inc.
44 Adams Street
P.O. Box 850962
Braintree MA 02185-0962

CONTACT NAME: Robyn Pepe
PHONE (781) 848-7652
FAX (781) 380-8783
E-MAIL rpepe@dowlingins.com

INSURER(S) AFFORDING COVERAGE
INSURER A: Green Mountain Insurance Co.
INSURER B:
INSURER C:
INSURER D:
INSURER E:
INSURER F:

NAIC #
20680

INSURED
Boston Glass & Boarding Services Inc
1068-1074 Dorchester Ave
Dorchester MA 02125-1459

COVERAGES

CERTIFICATE NUMBER: Renewals WC 2025-26

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

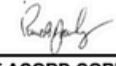
| INSR LTR | TYPE OF INSURANCE | ADD'L INSD | SUBR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS |
|----------|---|------------|----------|---------------|-------------------------|-------------------------|--|
| A | <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER: | | | 20056512 | 02/08/2025 | 02/08/2026 | EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 |
| A | <input type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY | | | 20056512 | 02/08/2025 | 02/08/2026 | COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ |
| A | <input checked="" type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB DED RETENTION \$ 10,000. <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR | | | 20056512 | 02/08/2025 | 02/08/2026 | EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 |
| A | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below | Y/N N | N/A | A106634395 | 05/01/2025 | 05/01/2026 | <input checked="" type="checkbox"/> PER STATUTE <input checked="" type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000 |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

Madeleine's Candy Shop
47 Clarendon Street
Boston, MA 02116

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
AUTHORIZED REPRESENTATIVE


ACORD 25 (2016/03)

The ACORD name and logo are registered marks of ACORD

© 1988-2015 ACORD CORPORATION. All rights reserved.

Contact

| | |
|---------|--|
| E-mail | madeleinescandyshop@gmail.com |
| Website | www.madeleinescandyshop.com |
| Phone | 716-462-3810 |
| Address | 67 Appleton Street, Boston, MA 02116 |

Thank you for your time and review!