

276 278 Newbury Street



14 April 2021

276 278 Newbury Street AV, LLC

Margolis+Fishman

ARCHITECTS & PLANNERS



1 APPROVED REAR ELEVATION



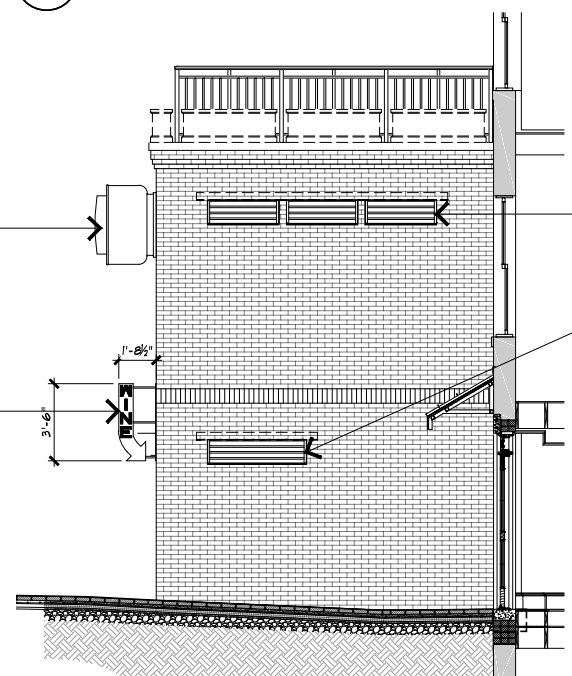
2 PROPOSED REAR ELEVATION

EXHAUST VENT BEYOND
 PRE-FINISHED TO MATCH
 BRICK COLOR

VENTILATION LOUVERS

PLANTER BOXES

RESTAURANT SIGNAGE



3 PROPOSED EAST ELEVATION AT REAR

EXHAUST VENT BEYOND
 PRE-FINISHED TO MATCH
 BRICK COLOR

RESTAURANT SIGNAGE

VENTILATION LOUVERS



PLANTER BOXES

RESTAURANT SIGNAGE

VENTS PRE-FINISHED TO
MATCH BRICK COLOR

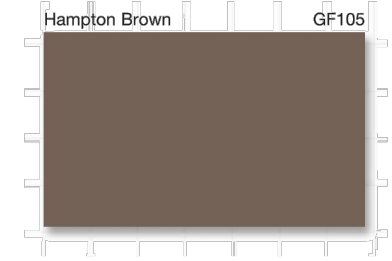


VENT & LOUVERS PRE-FINISHED TO MATCH BRICK COLOR

PLANTER BOXES

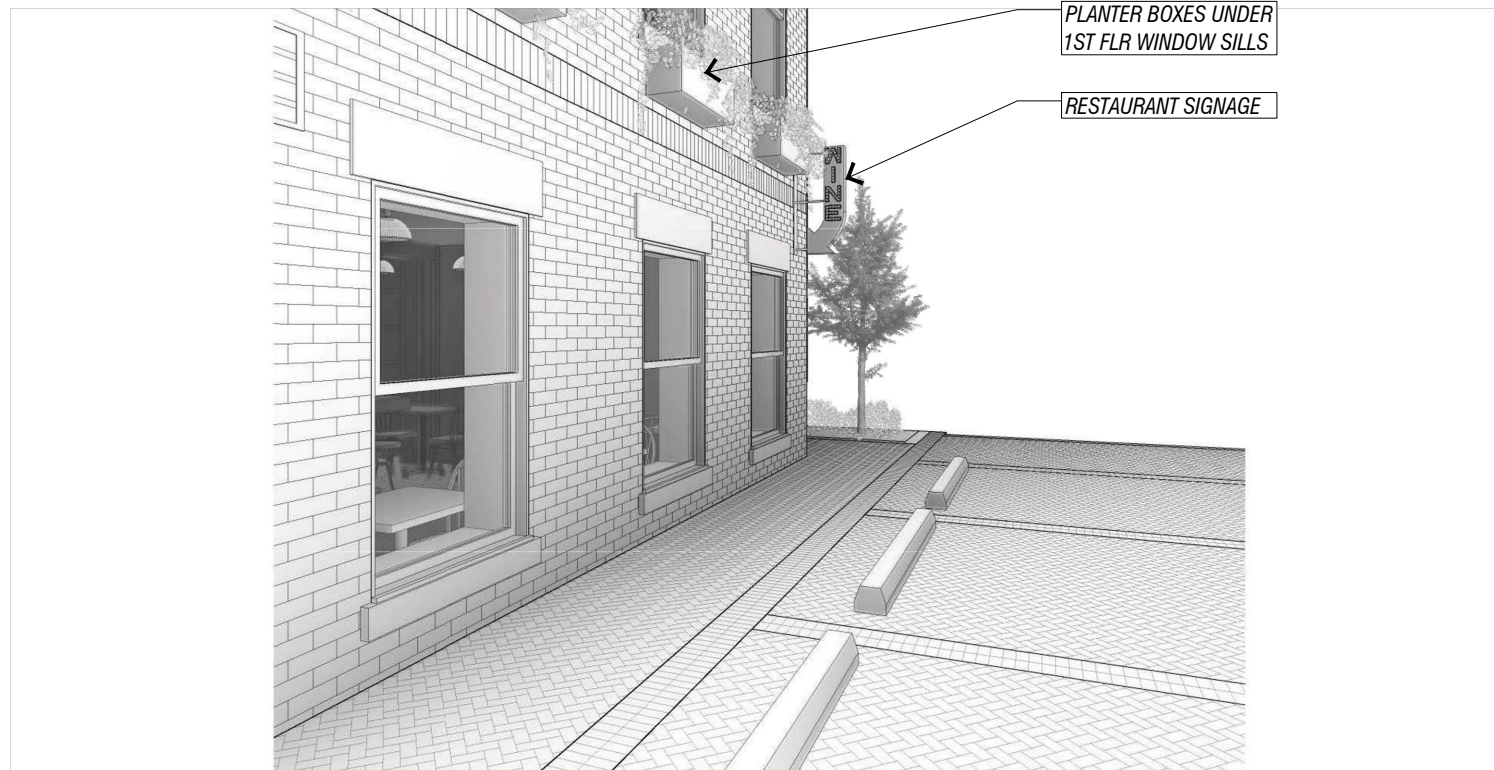
RESTAURANT SIGNAGE

LOUVERS PRE-FINISHED TO MATCH BRICK COLOR



VENT & LOUVER COLOR

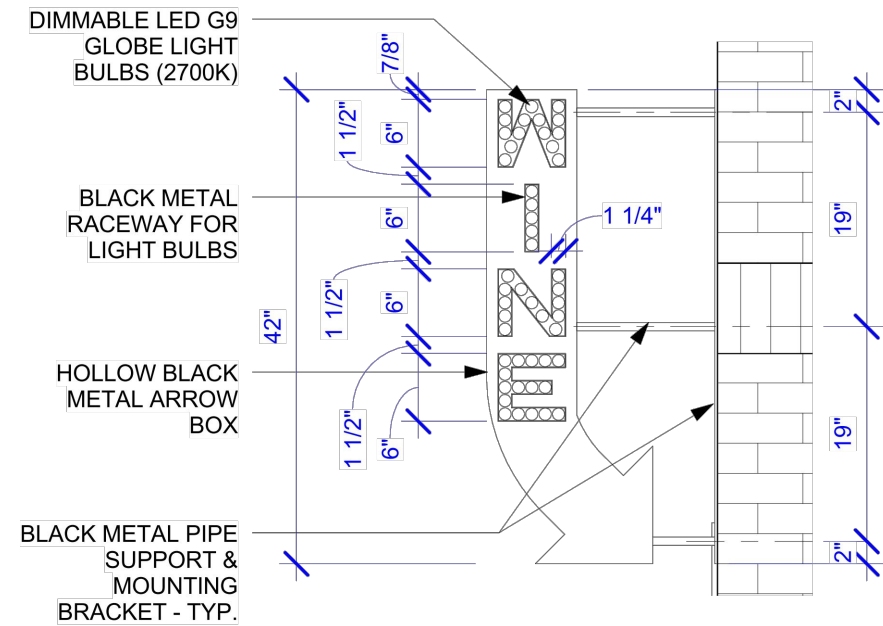
REAR VIEW TOWARDS THE NORTHWEST



PLANTER BOXES UNDER 1ST FLR WINDOW SILLS

RESTAURANT SIGNAGE

REAR VIEW TOWARDS EAST



BLADE SIGN DETAILS



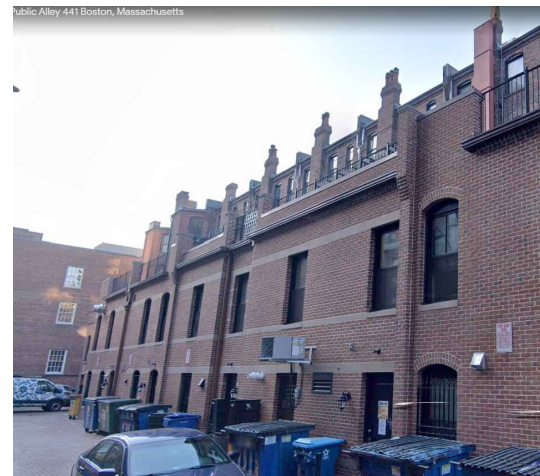
ACROSS FROM 260 NEWBURY



PUBLIC ALLEY 441 - 793 BOYLSTON REAR



250 NEWBURY - REAR



230-234 NEWBURY REAR

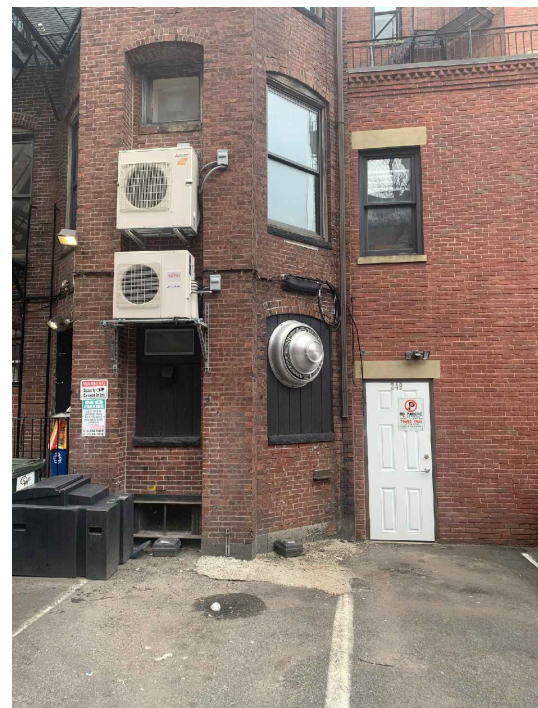


264 266 NEWBURY REAR

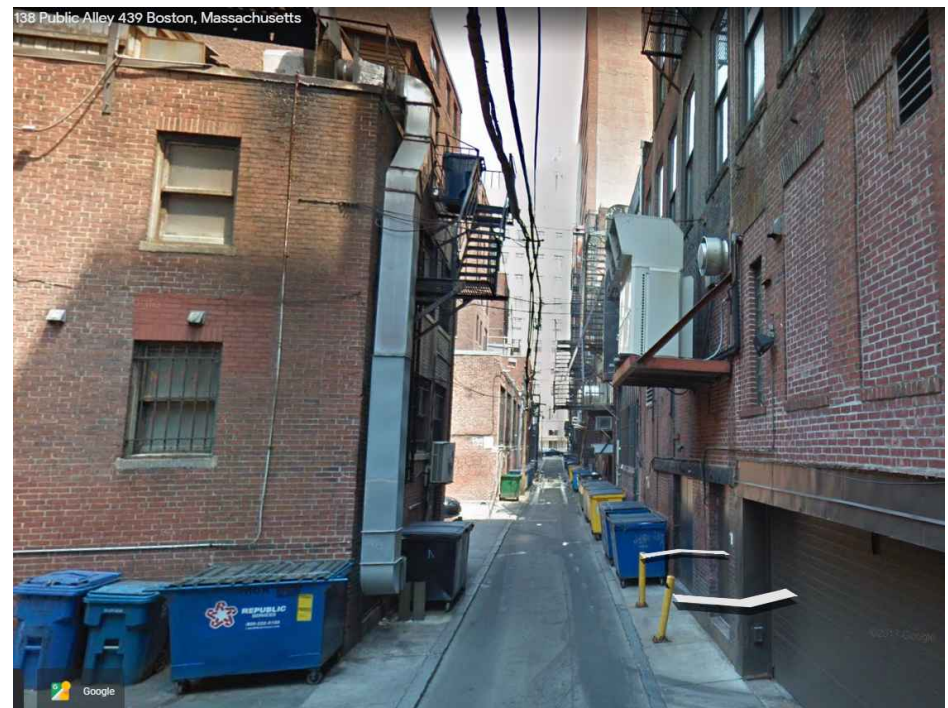
276 278 NEWBURY STREET
 RENOVATIONS
 276-278 NEWBURY STREET BOSTON, MA 02116

OWNER
276 278 Newbury Street AV, LLC
 31 St. James Avenue
 Boston, Massachusetts 02116

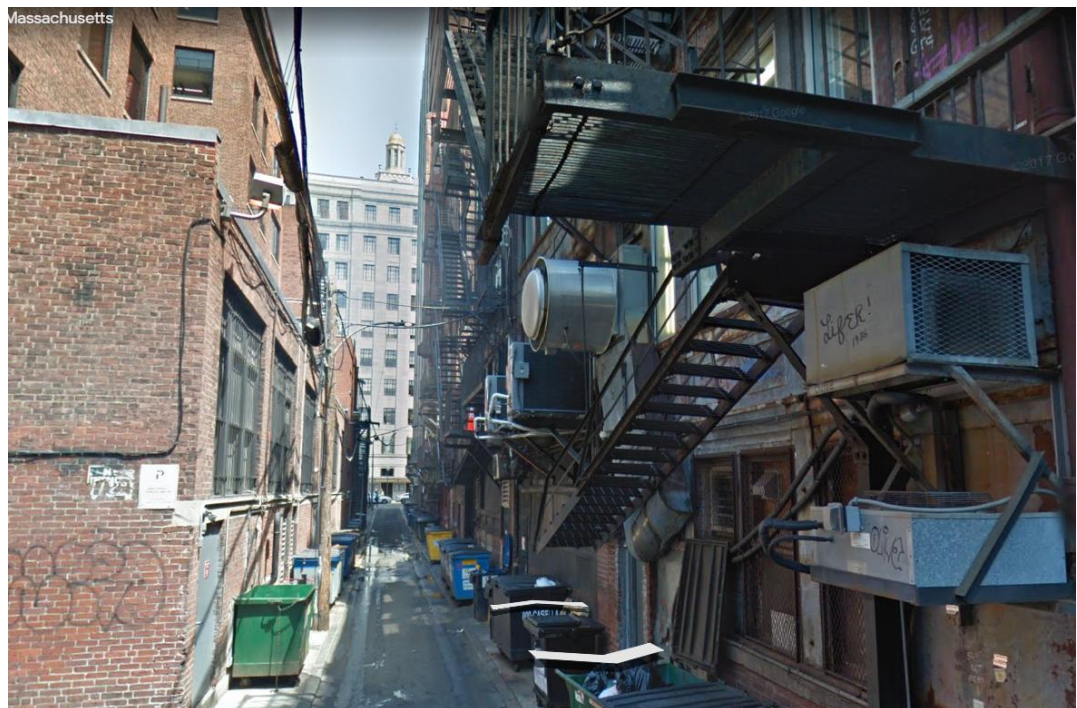
RETAIL TENANT
PROPOSED ITALIAN FARE RESTAURANT
 278 Newbury Street
 Boston, Massachusetts 02116



247 NEWBURY - REAR



PUBLIC ALLEY 439



PUBLIC ALLEY 439



270 NEWBURY - REAR



266 NEWBURY - REAR



VIEW DIRECTLY ACROSS FROM 276 278 NEWBURY



VIEW DIRECTLY ACROSS FROM 276 278 NEWBURY

**276 278 NEWBURY STREET
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 Boston, Massachusetts 02116

Drawing:
**ADJACENT CONTEXT PHOTOS IN
 ALLEY**



**CITY OF BOSTON
THE ENVIRONMENT DEPARTMENT**

Boston City Hall, Room 709 • Boston, MA 02201 • 617/635-3850 • FAX: 617/635-3435

May 25, 2016

BACK BAY ARCHITECTURAL COMMISSION

Dave Coughlin
c/o Talanian Realty Co., Inc.
157 Newbury Street, 9th Floor
Boston, MA 02116

CERTIFICATE OF APPROPRIATENESS

NOTICE OF DECISION
Application #: 16.1228 BB
Property: 226 Newbury Street

Dear Mr. Coughlin:

At the April 13, 2016 public hearing, the Back Bay Architectural Commission (BBAC) reviewed your application for a Certificate of Appropriateness to perform exterior work at 226 Newbury Street (William S. Rand House), a rowhouse designed by Samuel Dudley Kelley and built in 1884. The proposed scope of work included installing one metal kitchen exhaust flue at the rear façade painted to match the underlying masonry, as shown in the presentation dated issued March 21, 2016.

The Commission voted to approve your application, citing that the installation of a metal exhaust flue on the rear façade is reversible and that the proposed work is in keeping with the utilitarian nature of these alley facing façades; and that the painted finish will match the underlying masonry and will help it to recede from sight.

This determination is based on documentation presented at the hearing. Statutory reviews by other agencies in conflict with this decision may affect the status of this certificate, which is valid for one (1) year from its date of issue. The applicant is required to inform the BBAC of any project changes, and failure to do so may affect the status of this certificate. Please bring a copy of this certificate with you when filing for permits from the Inspectional Services Department (1010 Massachusetts Avenue). Photographs of the completed project should be submitted in hard copy format to confirm compliance with the terms of this certificate.

Sincerely,

Liisa Schwab
Preservation Planner
Back Bay Architectural Commission

cc: Josephine Oliviero Megwa

RECORD OF VOTE ON APPLICATION 16.1228 BB

MOTION by: Connor; SECOND by: Moss
AFFIRMATIVE: Christiansen, Connor, CooperKing, Eisen, Moss, Stevens
NEGATIVE: Casendino



**PROPOSED VIEW OF PIATTINI VENT DUCT
TO BE PAINTED BRICK COLOR
(Benjamin Moore Paint Color/Name: HC- 50 /Brick)**

PIATTINI RESTAURANT • 226 NEWBURY STREET, BOSTON, MA 02116

3/21/2016

ARCHITECT
Margolis + Fishman
ARCHITECTS & PLANNERS
675 Massachusetts Avenue
Cambridge, MA 02139
617 492 0200 TEL
547 2501 FAX

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**PROPOSED ITALIAN FARE
RESTAURANT**

278 Newbury Street
Boston, Massachusetts 02116

Drawing:
**PREVIOUSLY APPROVED BY THE
BOARD**

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R E N O V A T I O N S
276-278 NEWBURY STREET BOSTON, MA 02116

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230-234 NEWBURY REAR - BBAC APPROVED EXHAUST FAN (MAY 2019)

Drawing:
PREVIOUSLY APPROVED BY THE BOARD