

Application for Certificate of Appropriateness

Proposed Retail Façade Alterations to

10 Newbury Street

Boston, MA

For

A. Lange & Söhne

September 21, 2021



Considerations:

- Project Description
- Zoning Applicability
- Existing Site Plans
- Existing and Proposed Plans
- Existing Conditions Photographs
- Proposed Renderings
- Proposed Elevation and Section
- Details
- Rear Elevation

Project Description

We propose to perform exterior work at 10 Newbury Street, a rowhouse built in 1871. The proposed scope of work includes replacing the left hexagonal storefront bay infill and installing a projecting bay featuring a rectangular footprint with a black granite base, large display windows with a new glass door and transom above, all with a black painted metal finish, and a metal sign panel with a black painted finish and halo-illuminated stainless steel lettering reading A. Lange & Söhne above the display window. Work includes a facade-roof mounted flag pole, at an angle similar to other flag poles along Newbury Street. There will be no work at the rear facade.

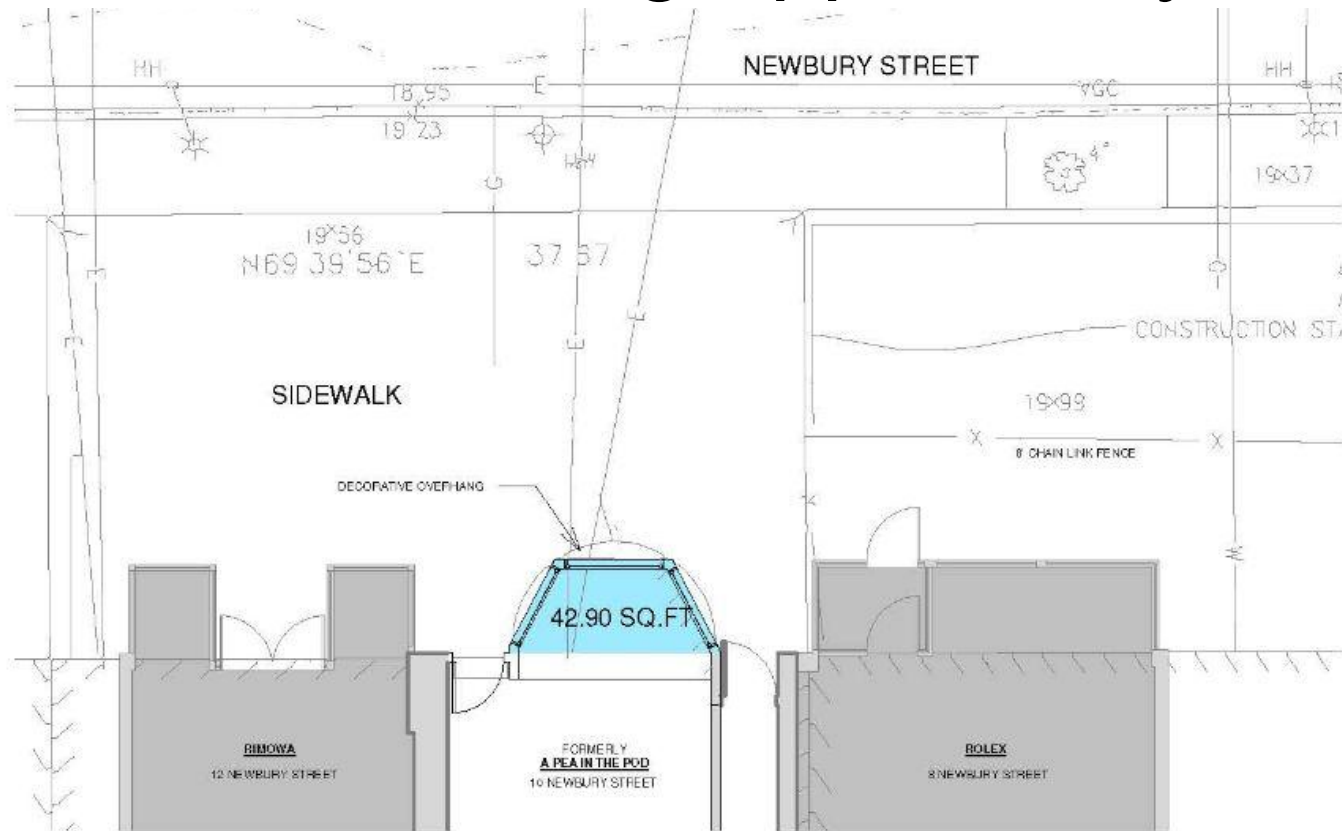
Zoning Applicability

We contacted Tom White, Plans Examiner and Zoning Enforcement with Boston ISD, and presented the proposed project. Tom's 8-26-21 email to Brad Black at Design Farm stated a need for an updated plot plan by a land surveyor for the building permit. A new plot plan has been contracted and is underway.

And Tom also stated:

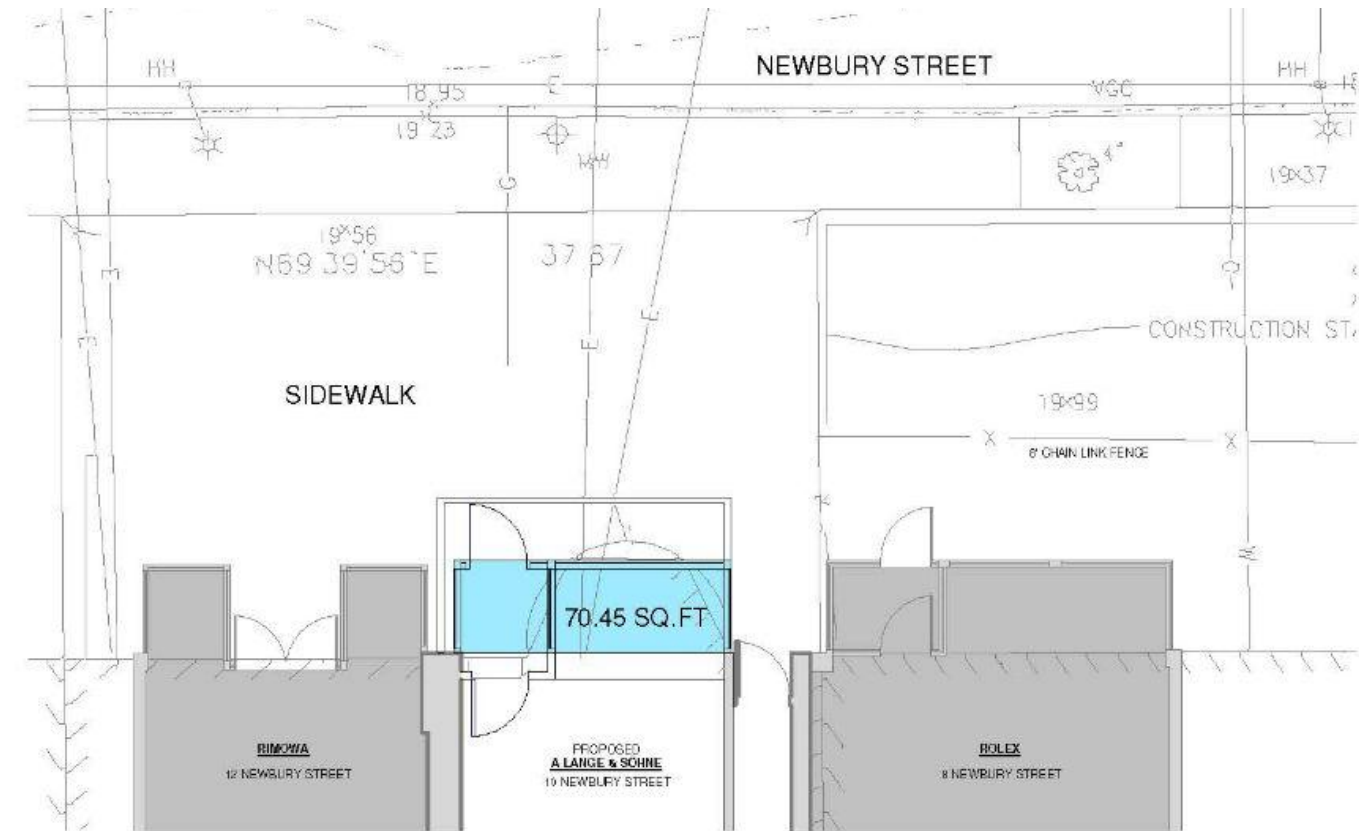
“10 Newbury Street is located within the Groundwater Conservation Overlay District which has an applicability regulation (Article 32 - 4) limiting the additional square footage of the new Storefront to under 50 sq ft. If you are below this requirement your Project would be by right.”

Zoning Applicability



EXIST. SITE PLAN

Existing Storefront

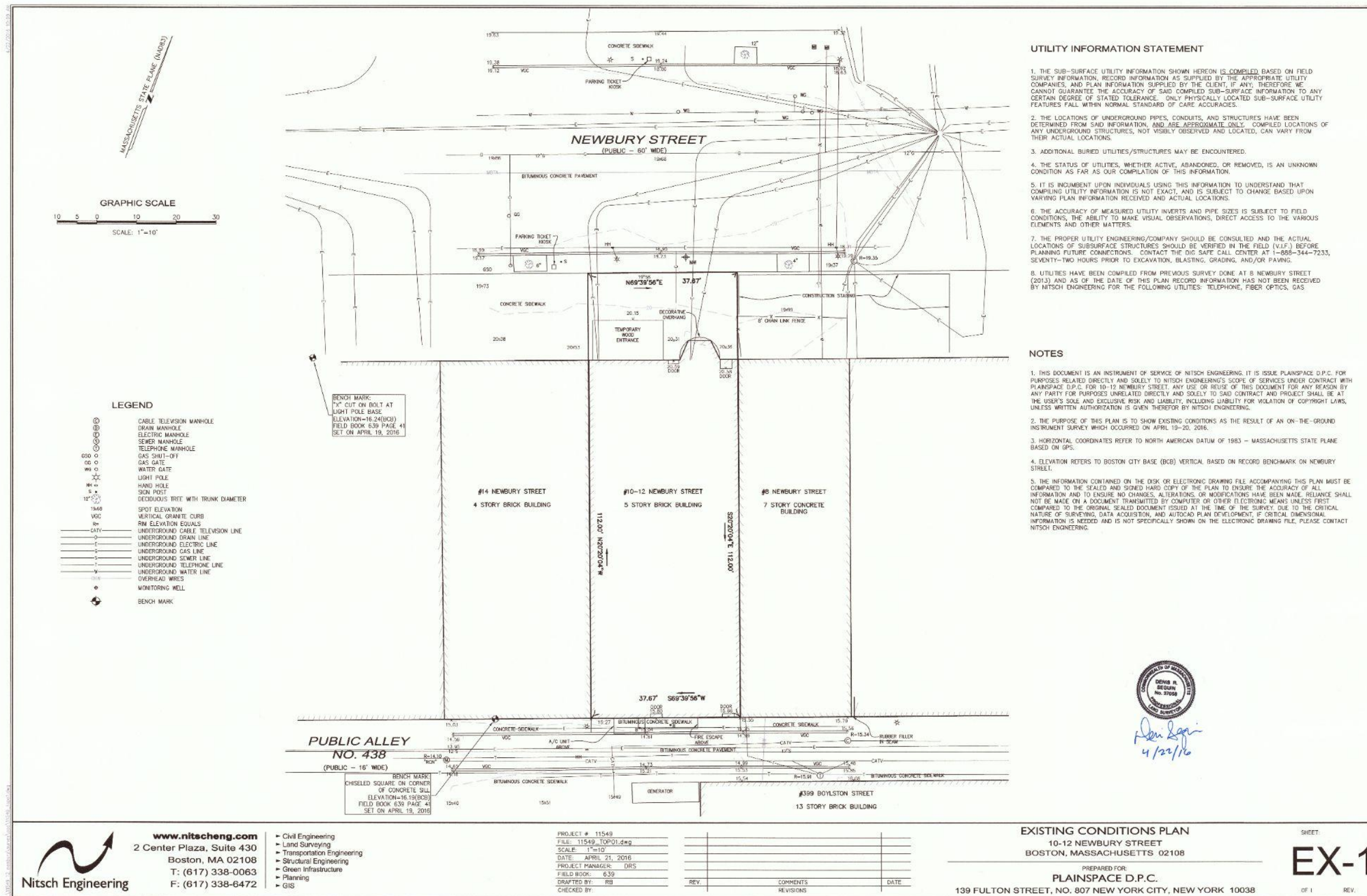


PROPOSED SITE PLAN

Proposed Storefront

Net increase of 25.13 square which is less than 50 square feet..

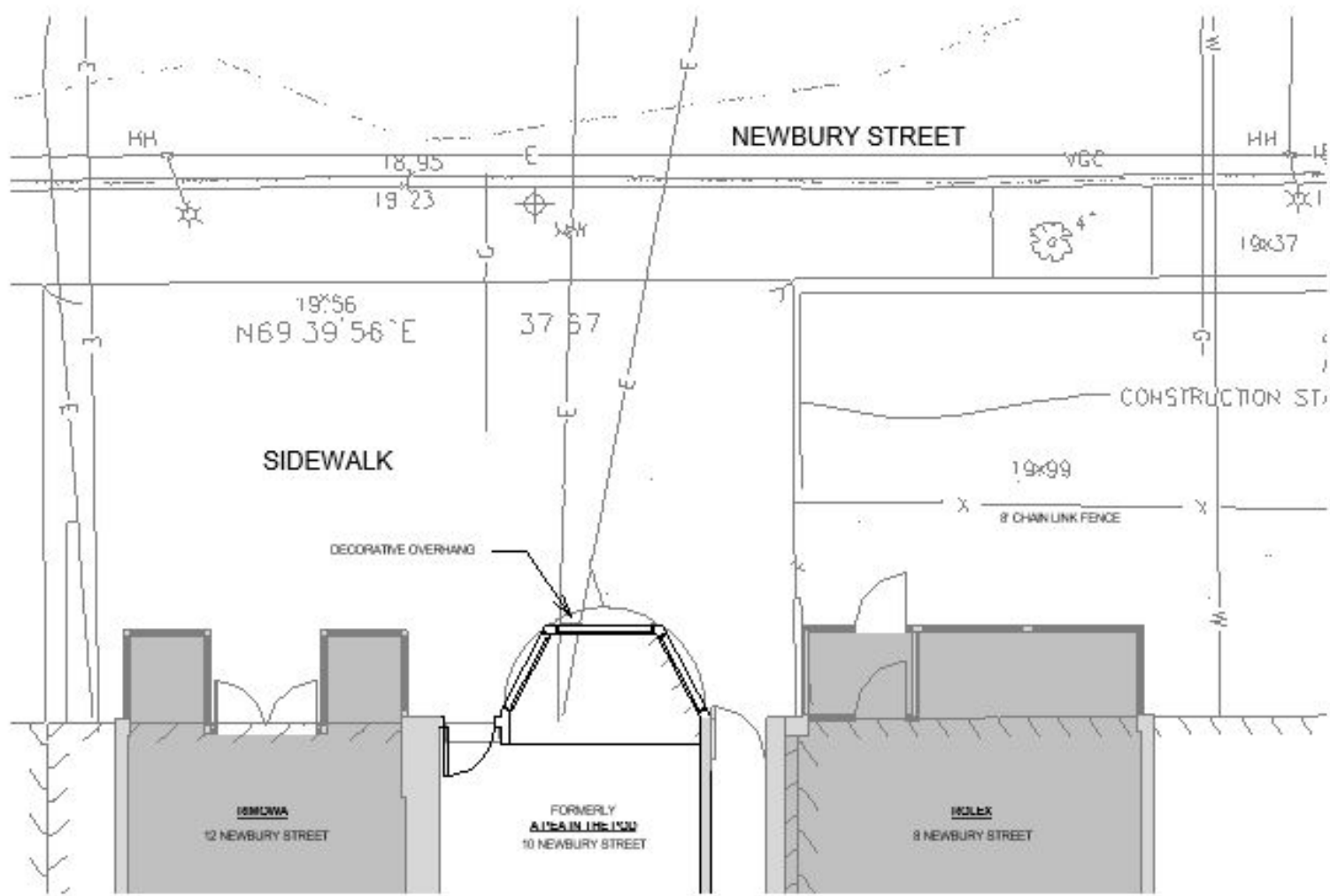
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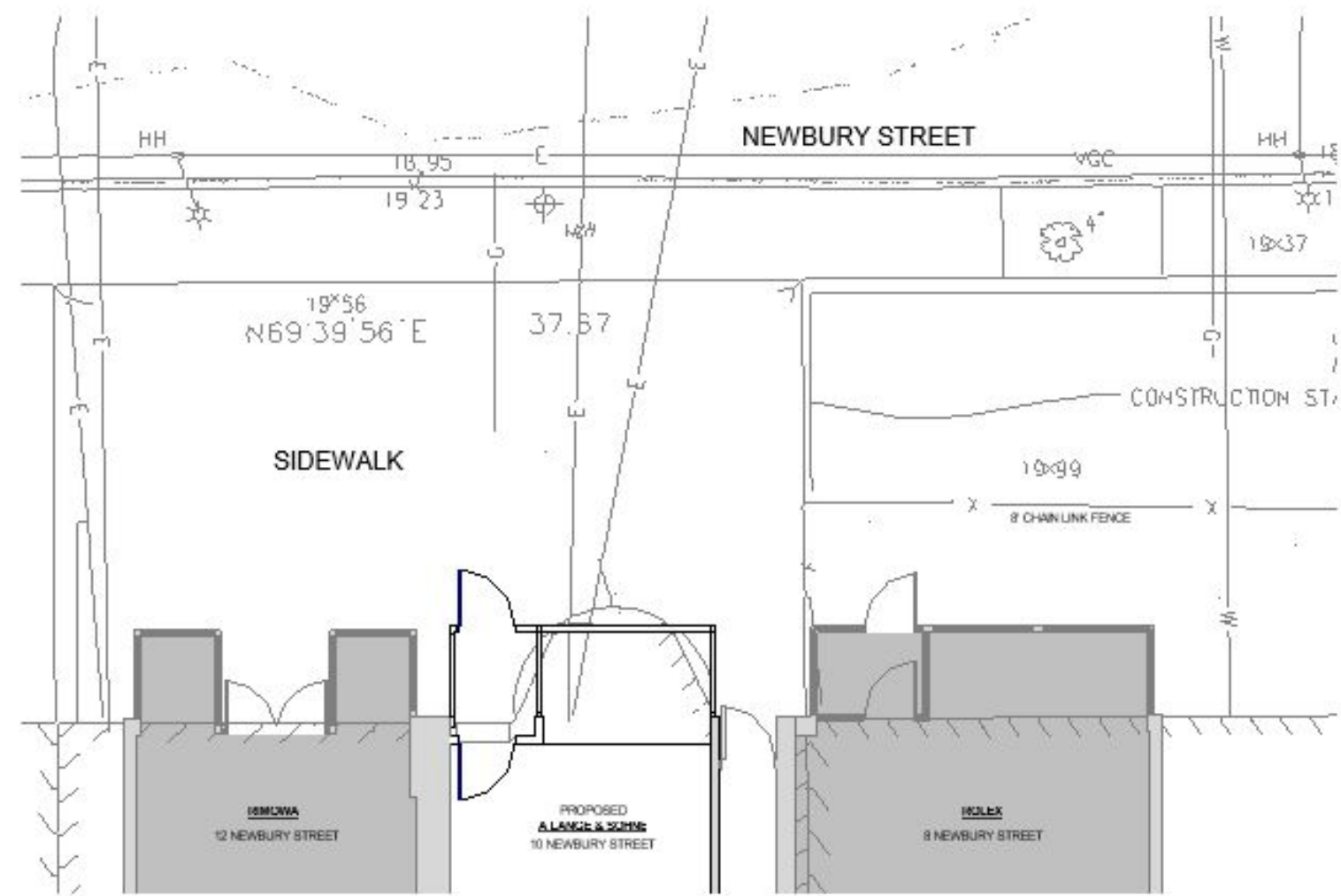
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Existing Conditions Site Plan
 This site plan was prepared in 2016 as part of the
 proposed work at 12 Newbury Street Facade - New Plot Plan underway.





EXIST. SITE PLAN

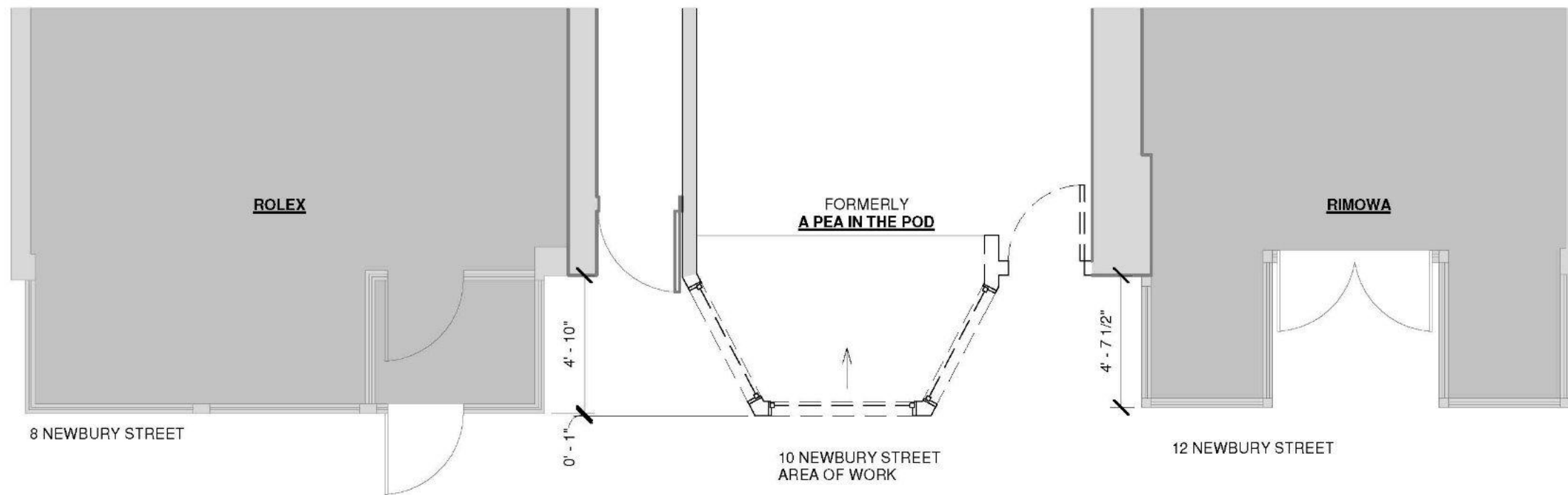


PROPOSED SITE PLAN

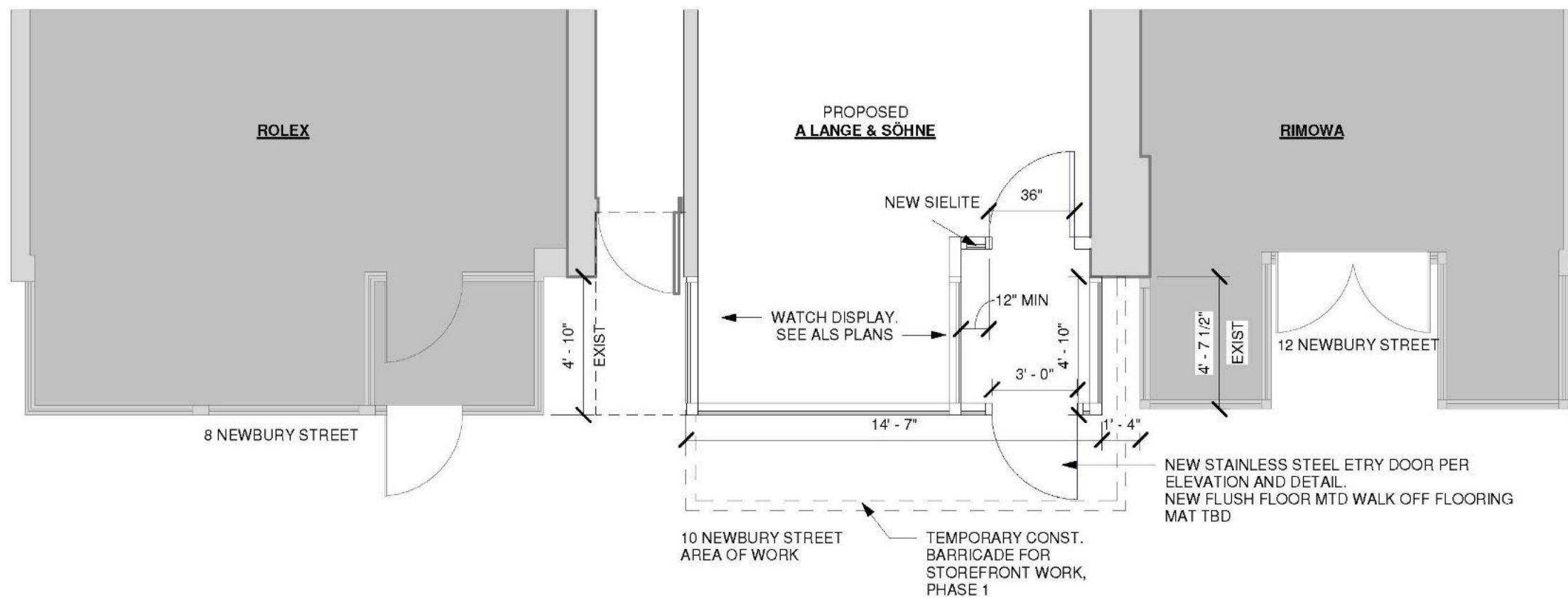
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Enlarged Site Plans
 Existing and proposed superimposed onto 2016 Site Plans



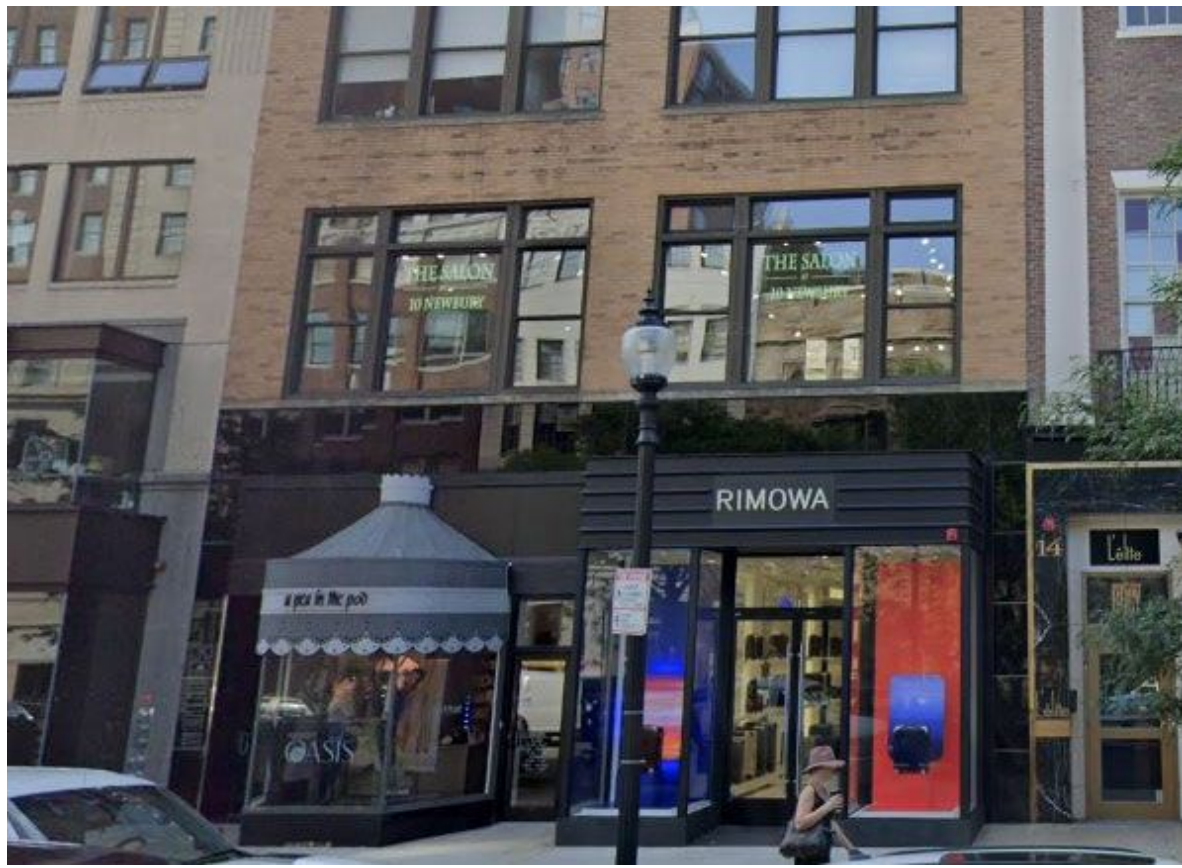


Existing Storefront plan depicting proposed demolition



Proposed Storefront Plan

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Existing Conditions Photographs



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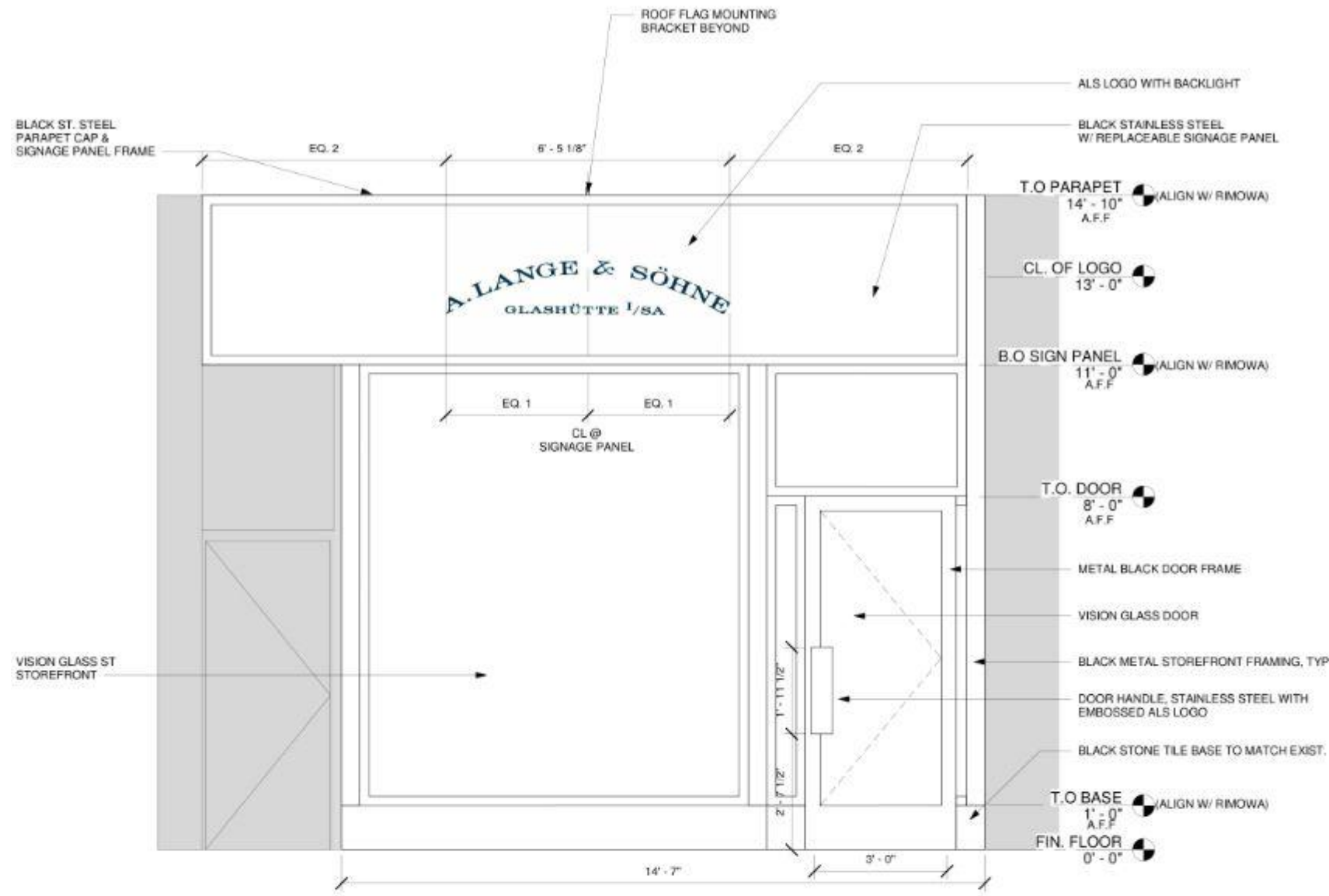
Existing Streetscape Photos



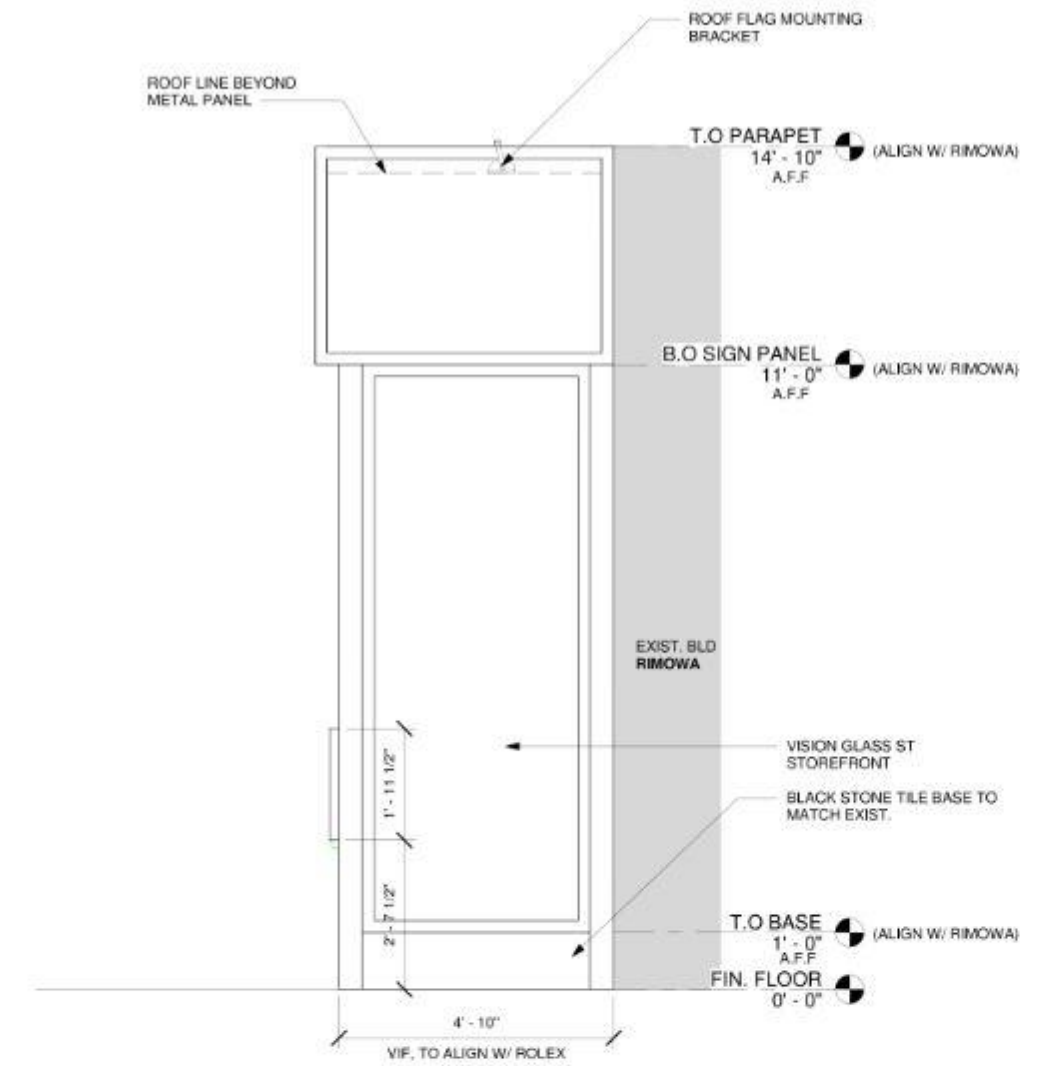
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KAHN
architecture



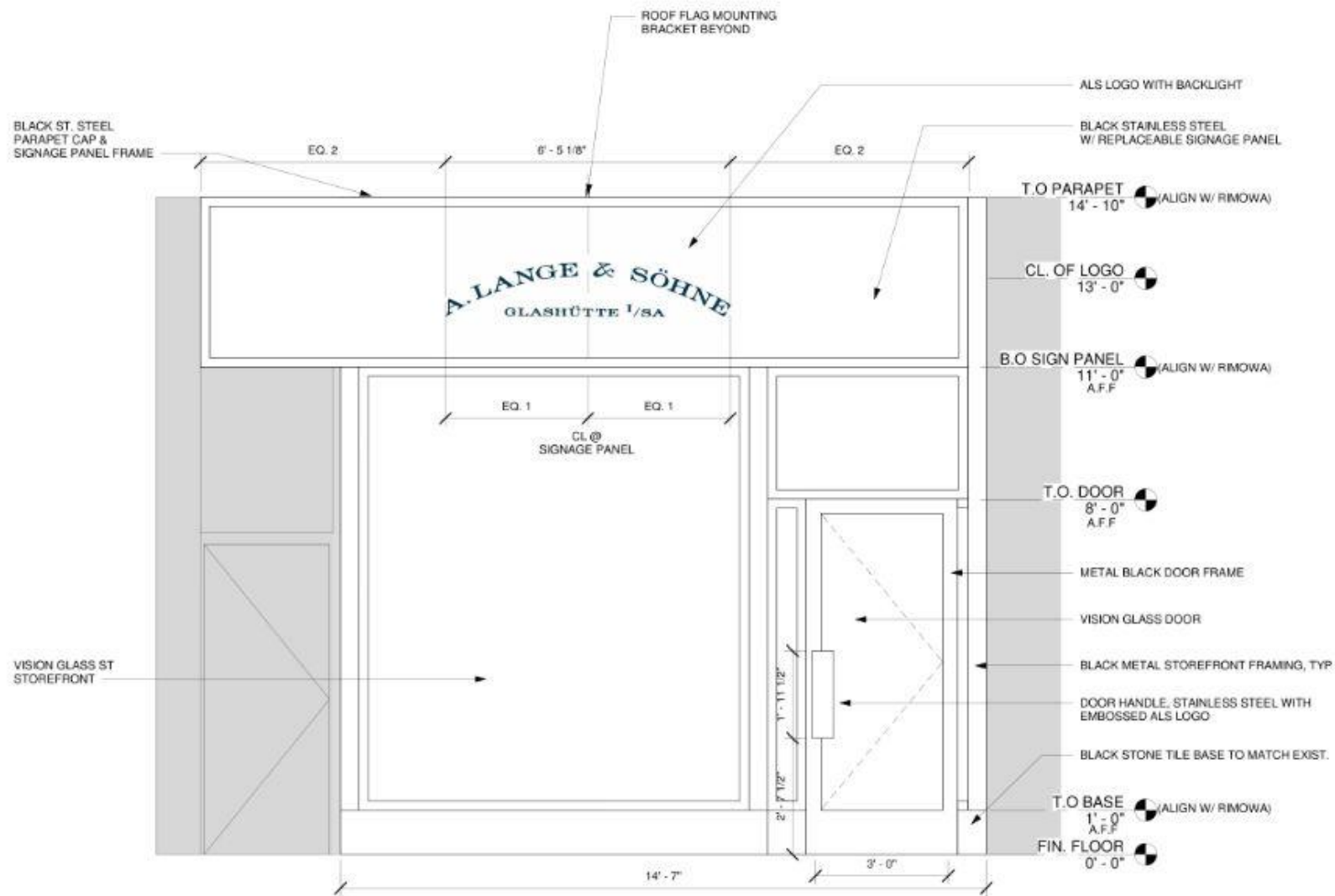


Proposed Front Elevation

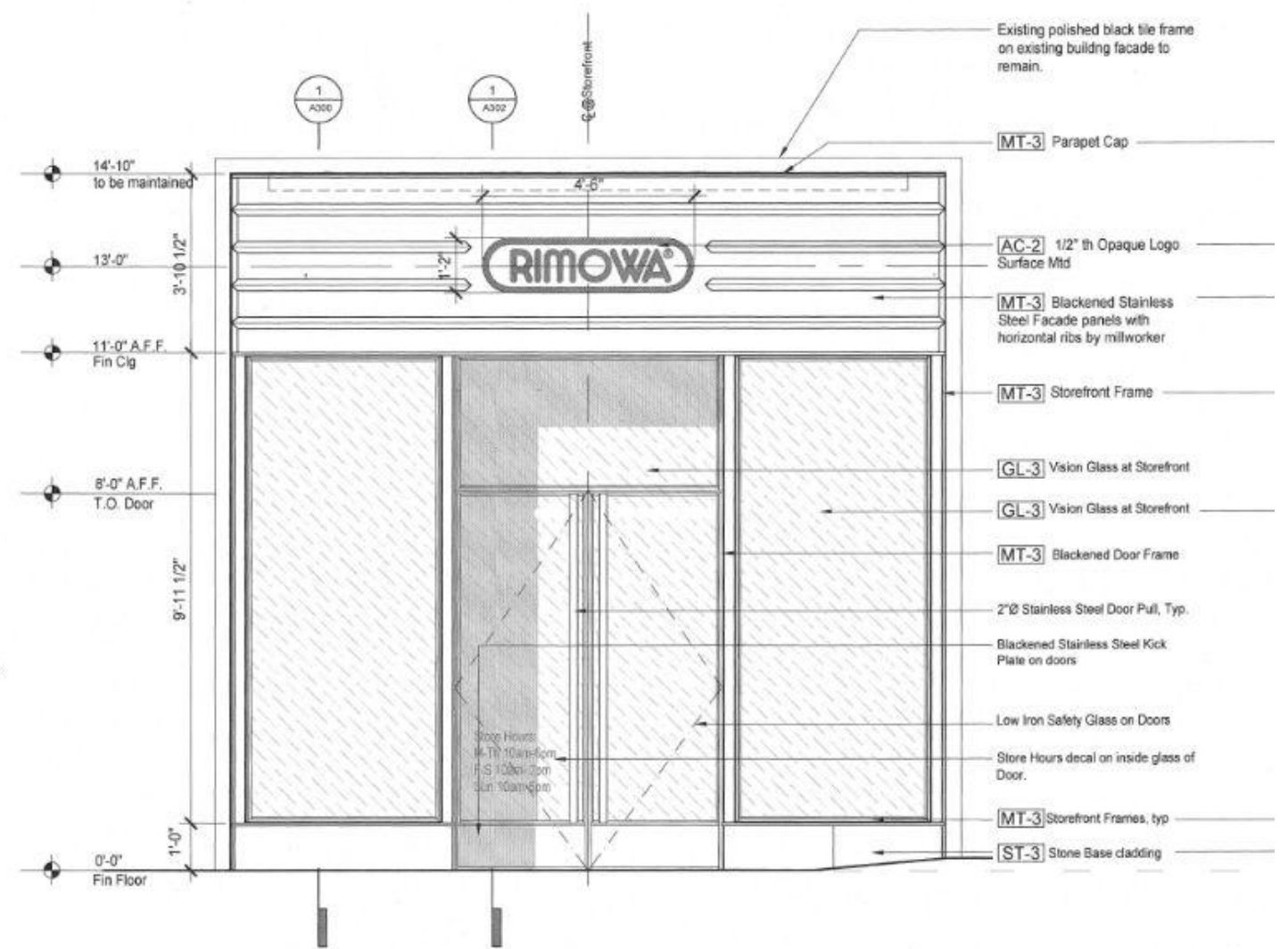


Proposed Side Elevation

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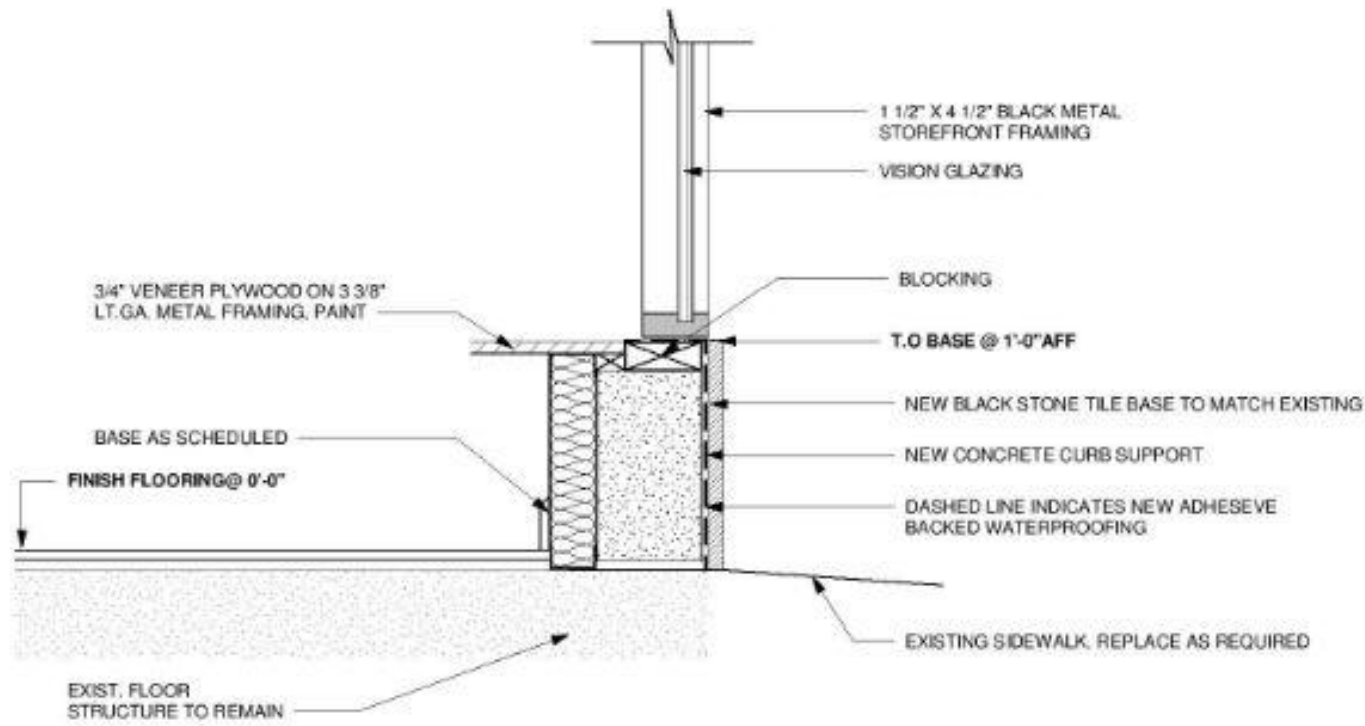


ALS_Proposed Front Elevation

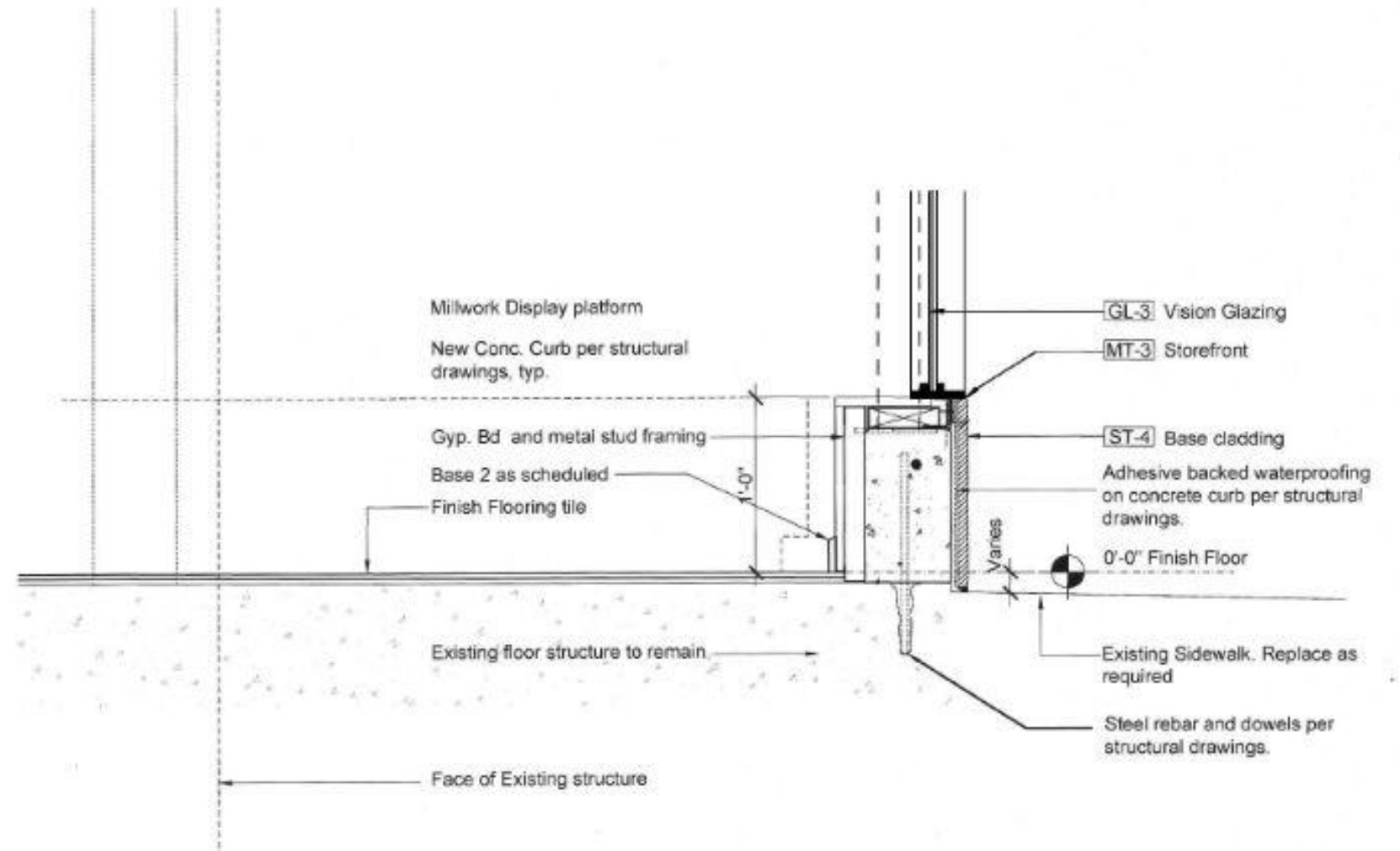


RIMOWA_ Existing Front Elevations

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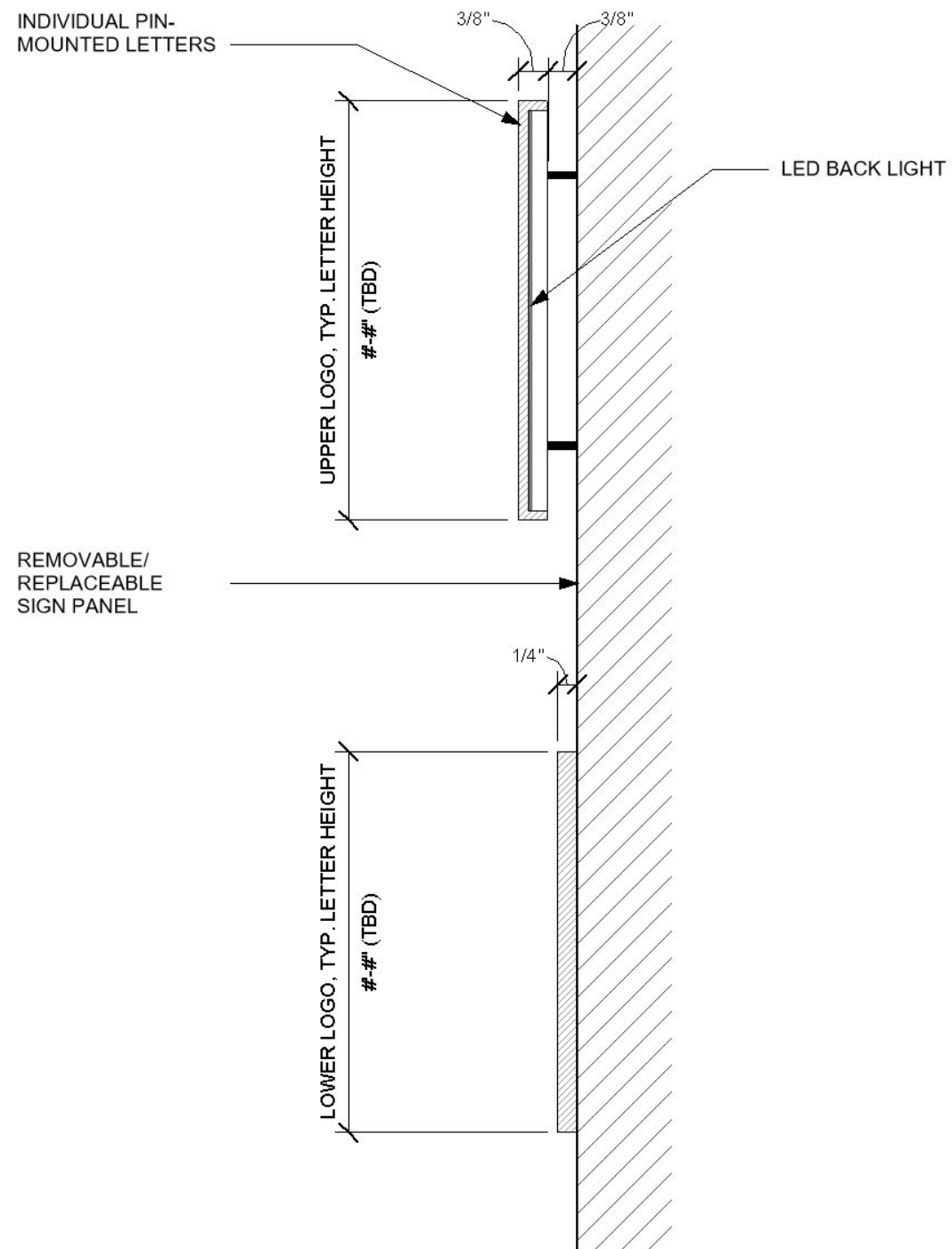


ALS_Proposed Detail @ Base



RIMOWA_ Existing Detail @ Base

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ALS_Proposed Detail @ SIGNAGE

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Rear Facade - No work.