AGEM PROPERTY

BBAC SUBMISSION

230-232 NEWBURY ST

BOSTON, MA



EMBARC

NOVEMBER 17, 2026

PROJECT OVERVIEW



PROPOSAL

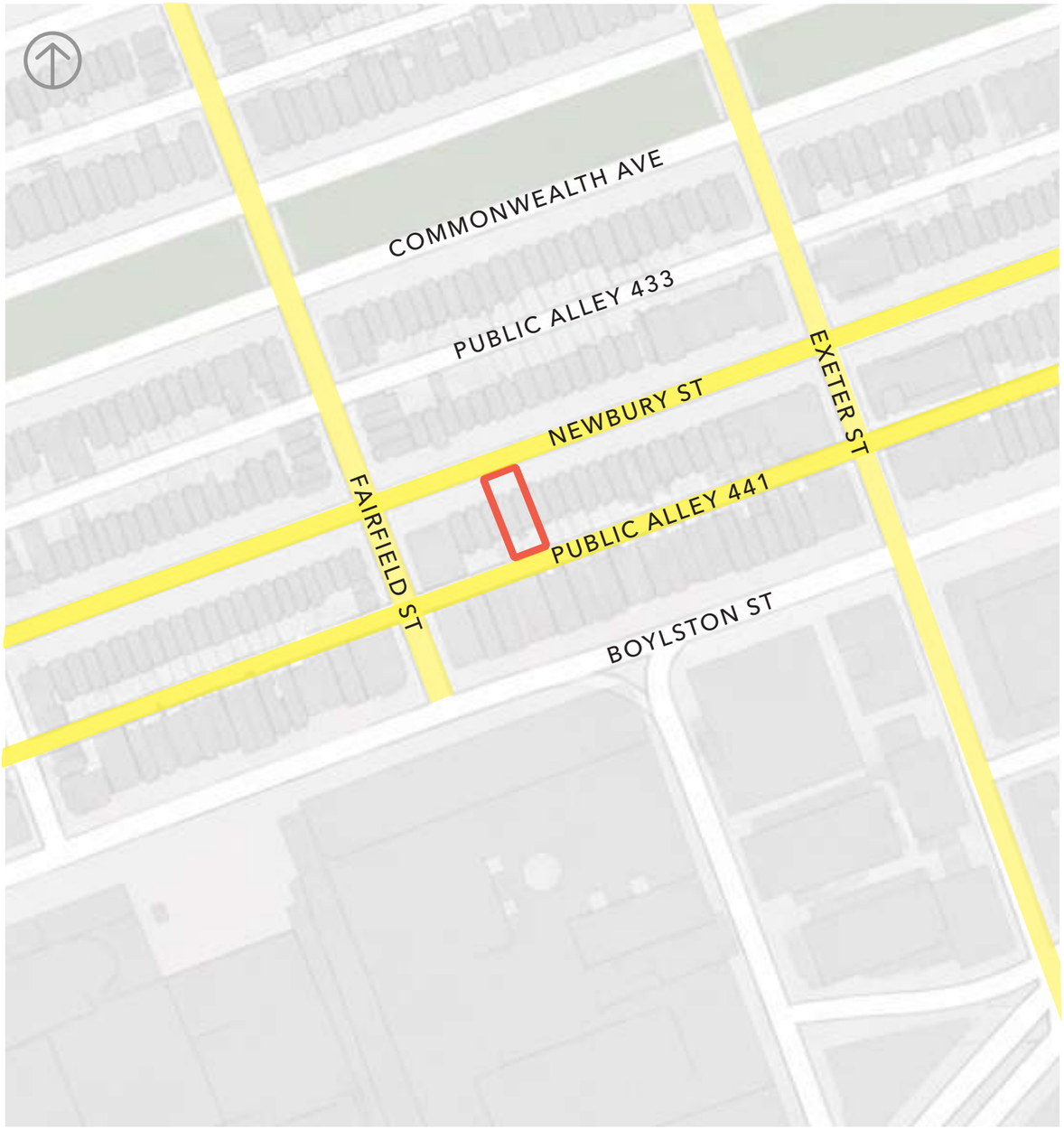
General

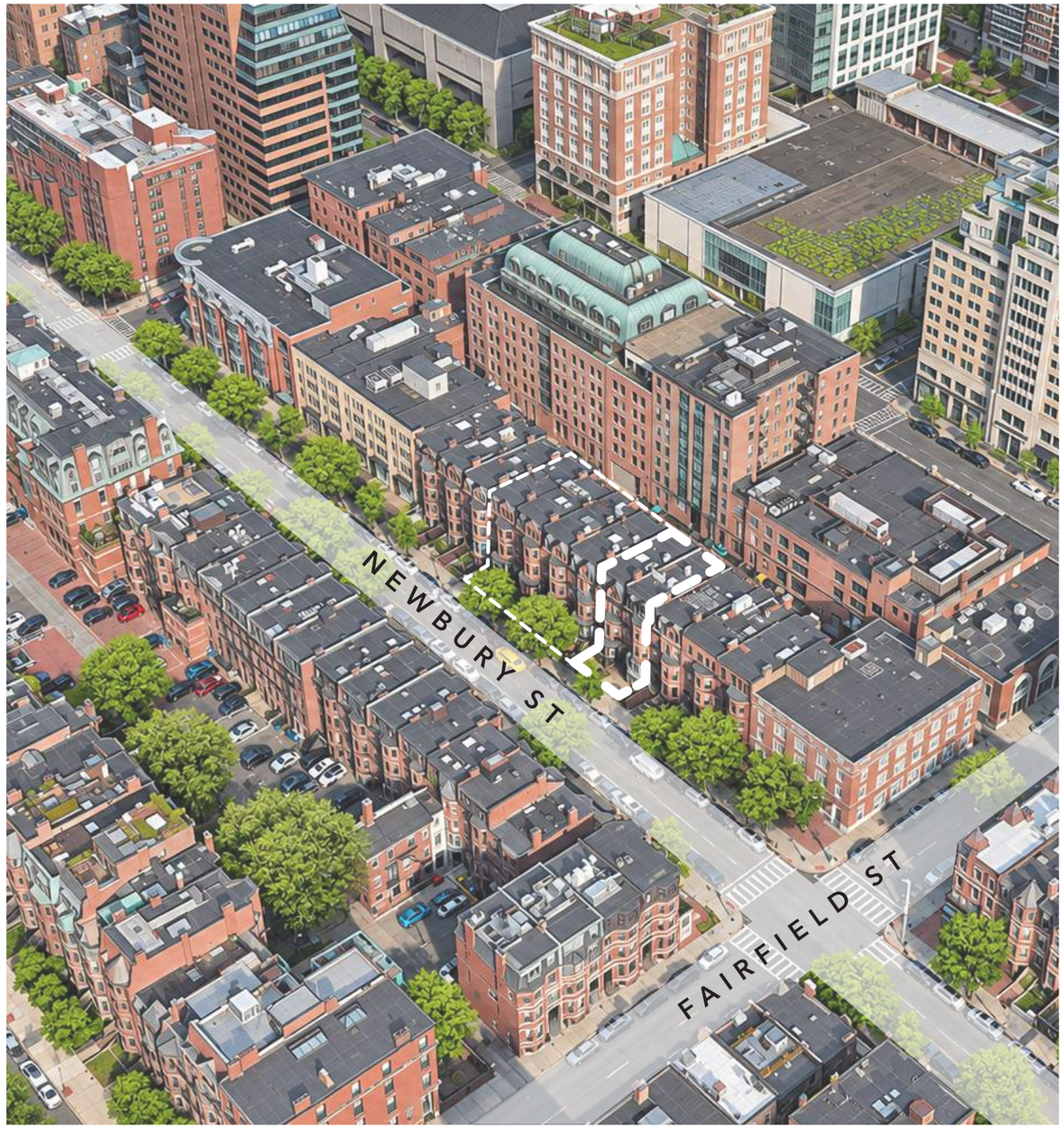
Full Renovation To Allow Accessible Ground Floor Entries. First And Second Floor To Remain Retail; Third And Fourth Floor To Remain Residential Units.

Exterior Scope of Work

- Lower First Floor
- Redesign Front Yard And Modify Exist Entrances For Accessibility
- Redesign 1980’S Storefront Projections
- Window Replacement
- Clean Exterior Masonry

CONTEXT MAP

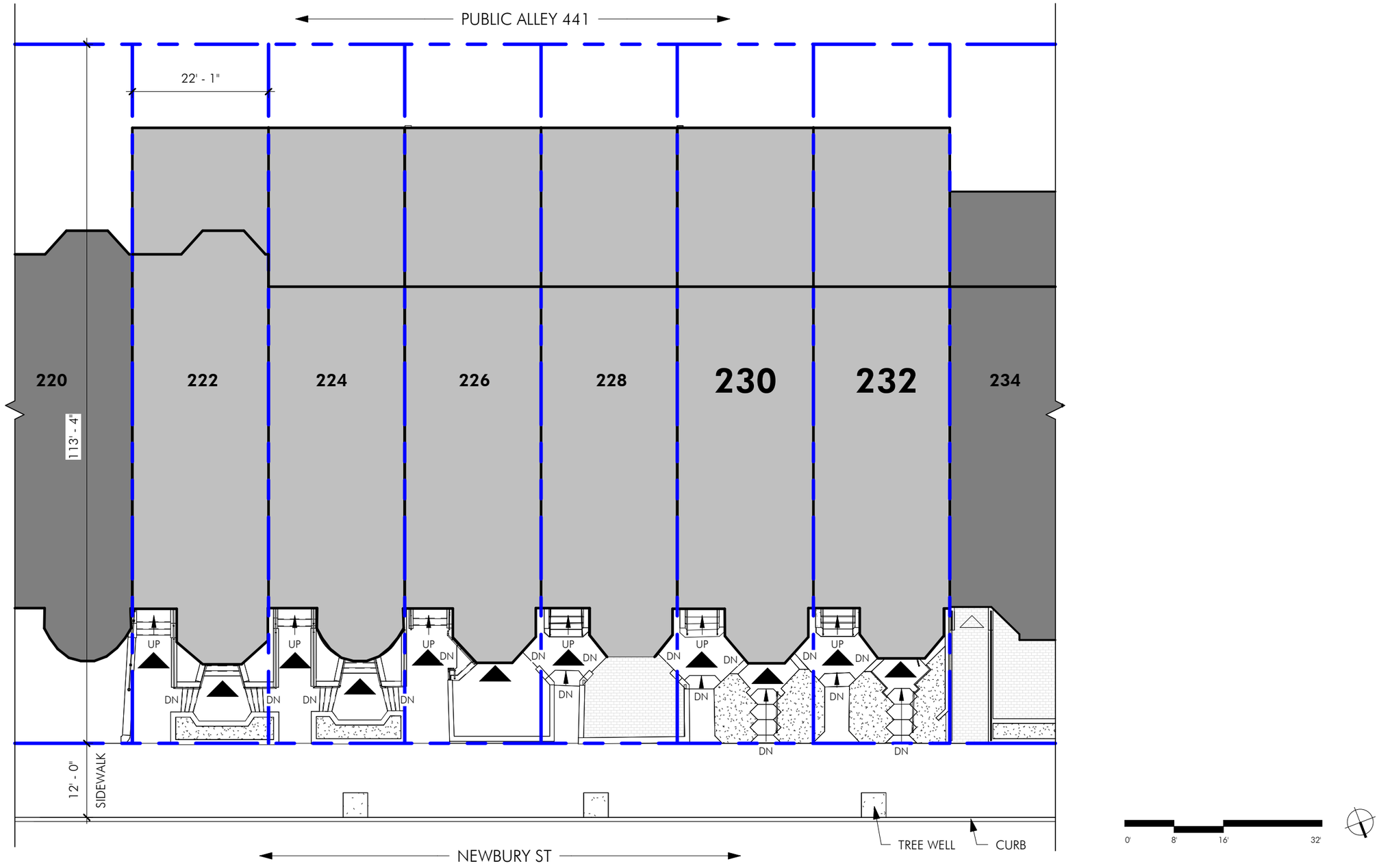

COMMONWEALTH AVE
PUBLIC ALLEY 433
NEWBURY ST
EXETER ST
FAIRFIELD ST
PUBLIC ALLEY 441
BOYLSTON ST


NEWBURY ST
FAIRFIELD ST

AERIAL VIEW



EXISTING SITE PLAN | 222 - 232 NEWBURY ST



EXISTING CONDITIONS PHOTOS

230 NEWBURY ST



232 NEWBURY ST



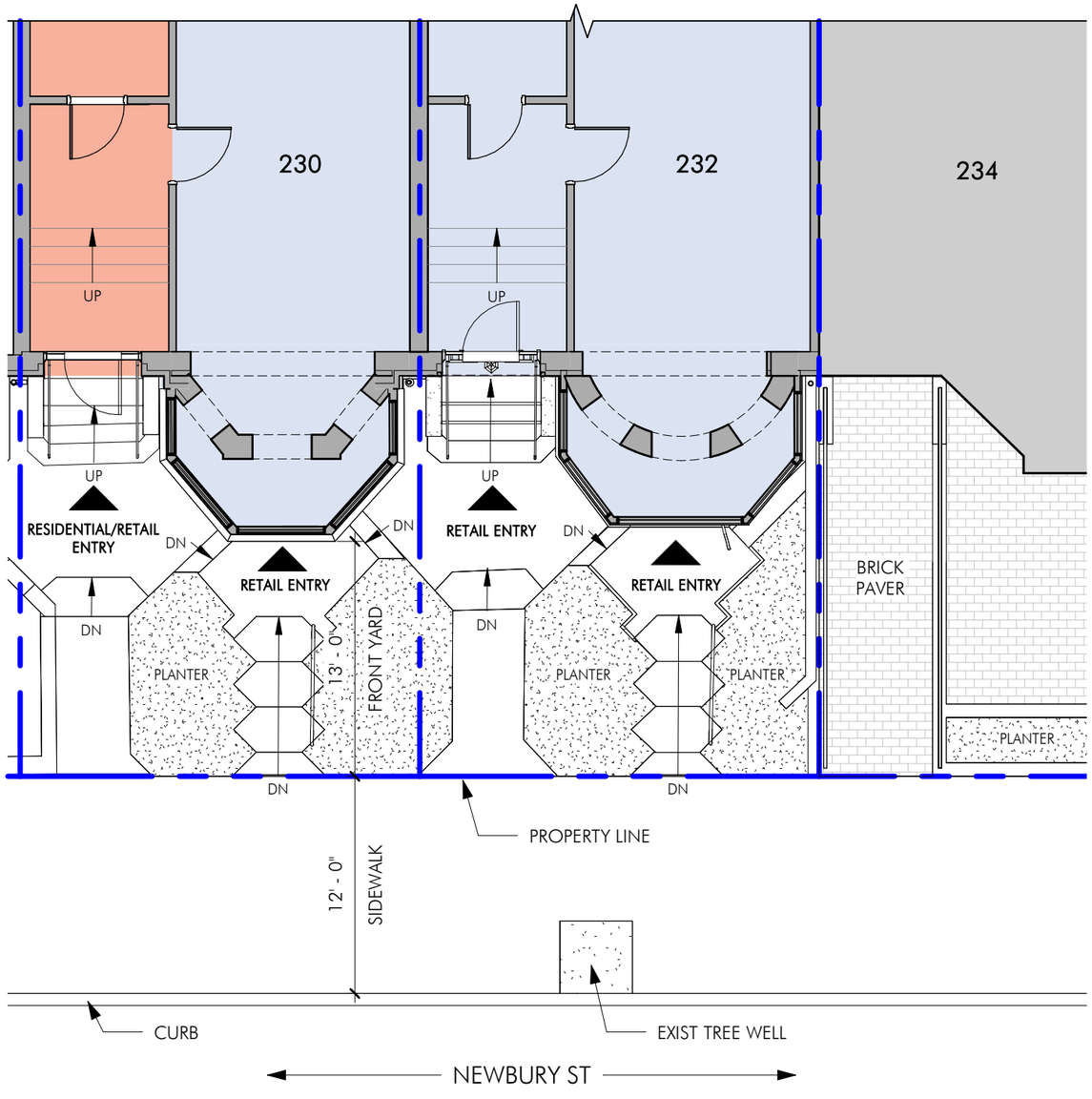




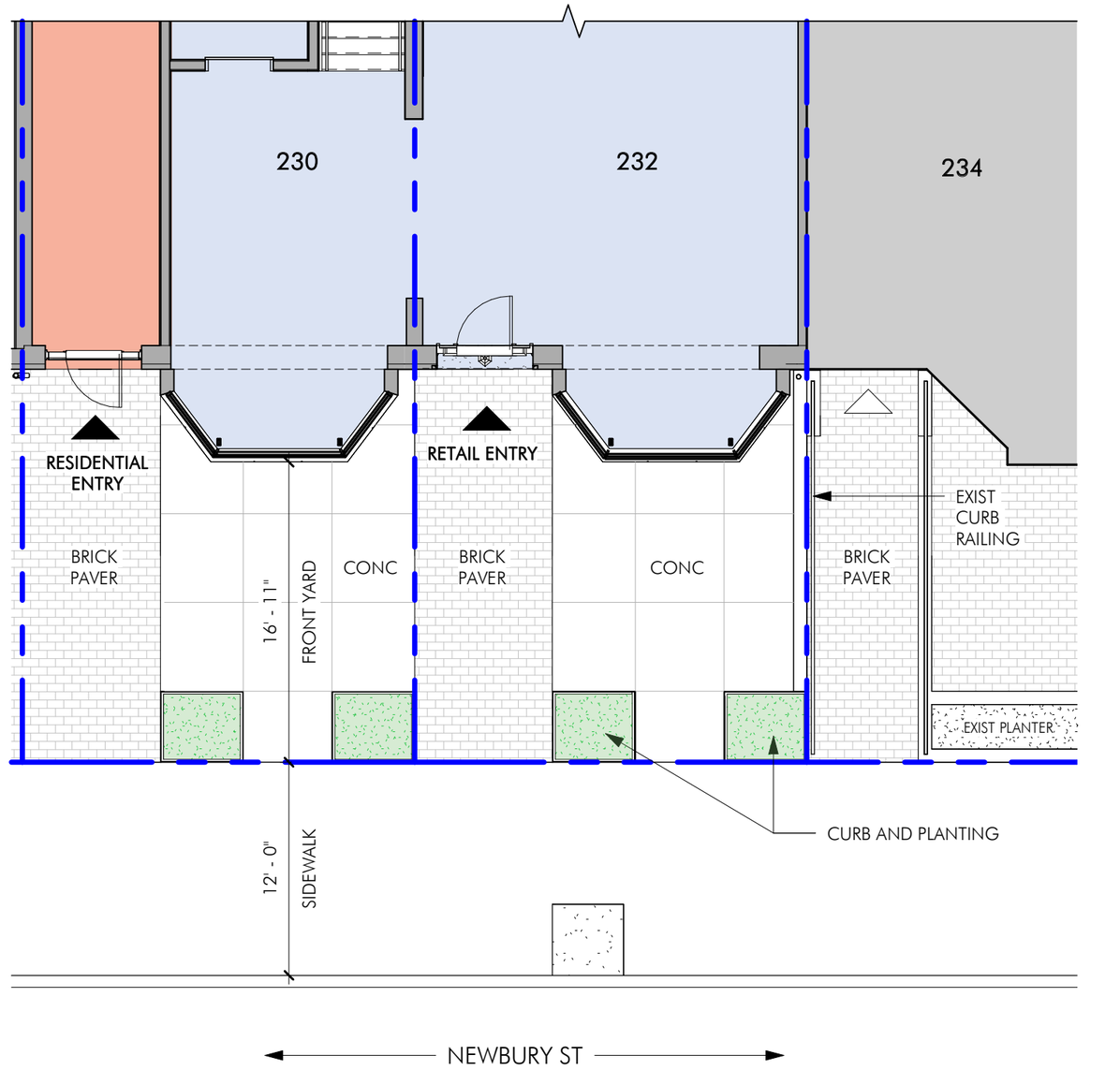


ENLARGED SITE PLAN

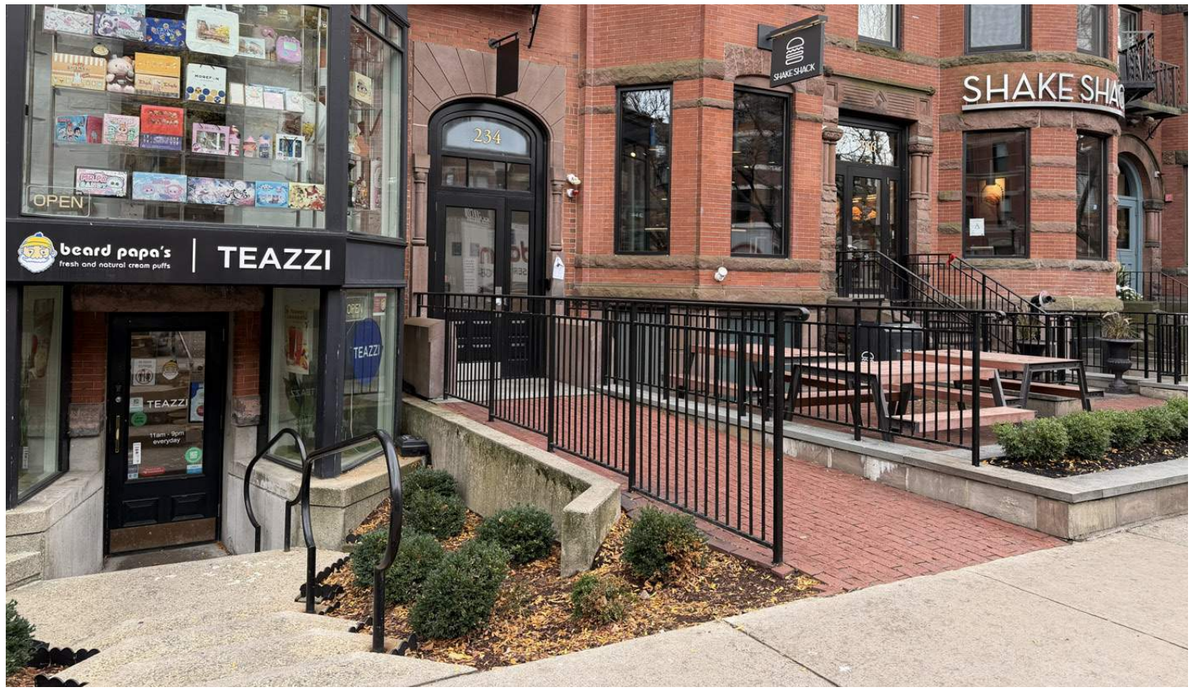
EXISTING



PROPOSED



ACCESSIBLE ENTRY PRECEDENTS



234 NEWBURY ST





115 NEWBURY ST



143 NEWBURY ST



83 NEWBURY ST

FRONT YARD DESIGN



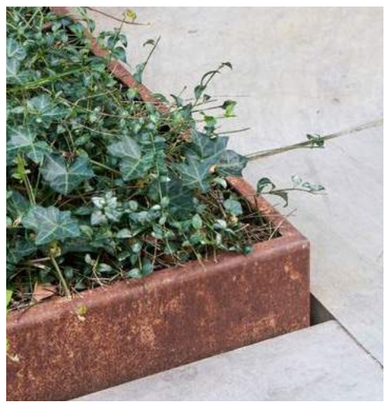
211 NEWBURY ST



207 & 205 NEWBURY ST









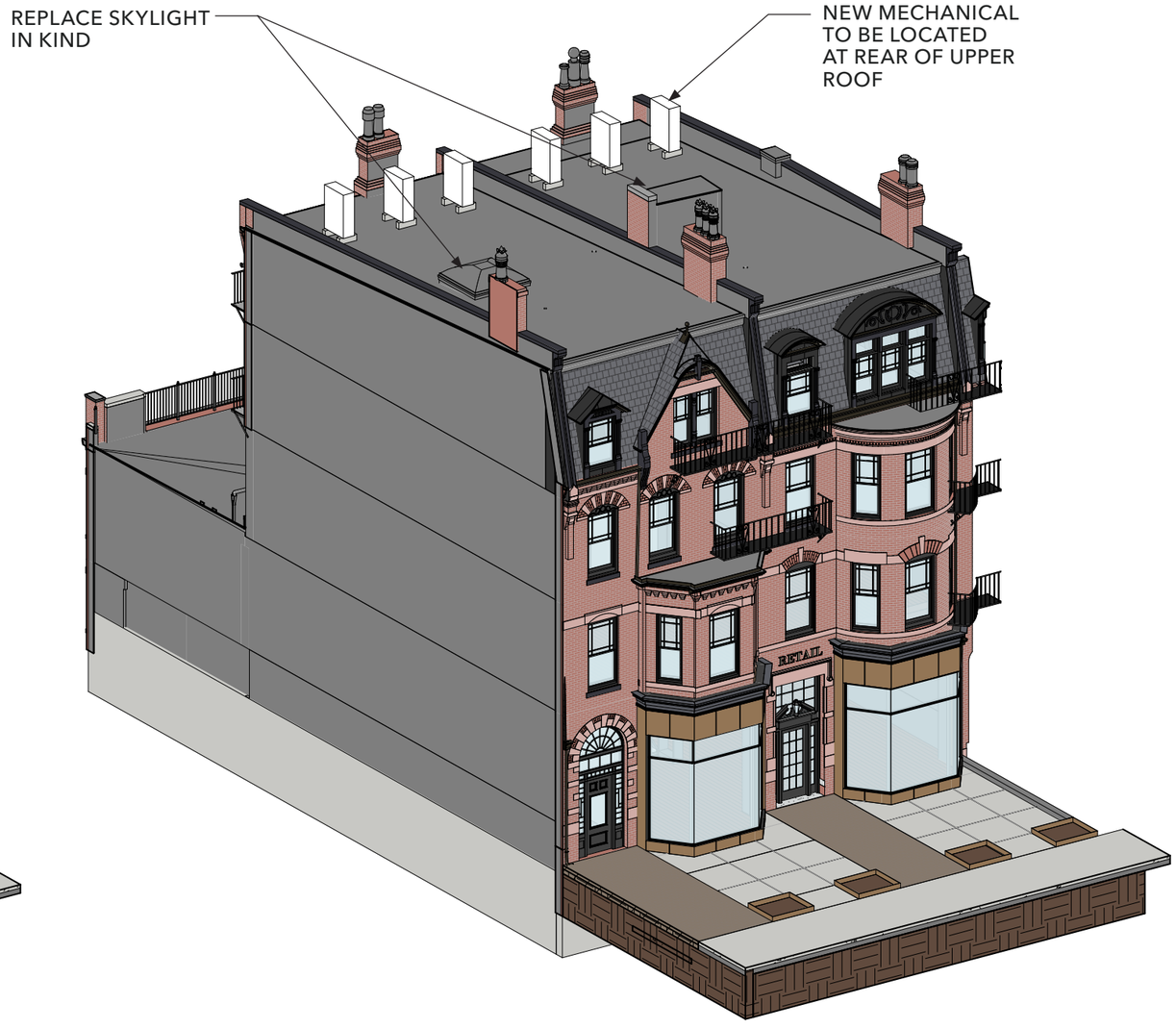


AXONOMETRIC VIEWS

EXISTING



PROPOSED



RENDERED VIEW 1



RENDERED VIEW 2



PROPOSED ENLARGED ELEVATION



HISTORY

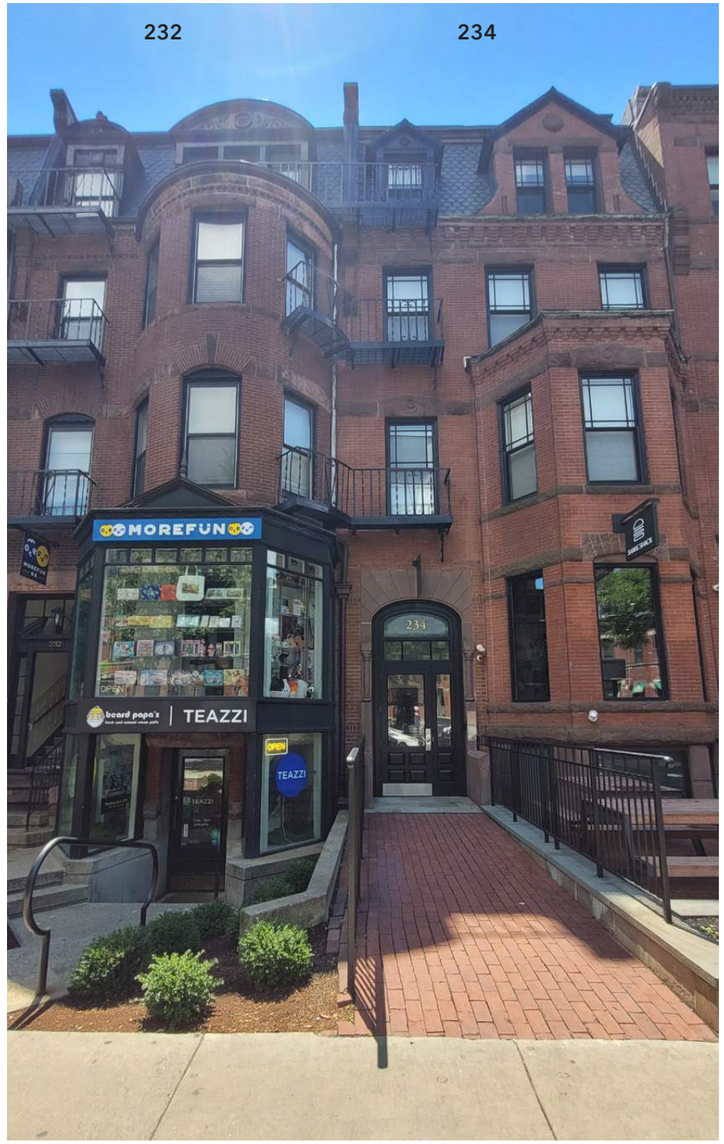
232 NEWBURY ST, CIRCA 1934



232 NEWBURY ST, CIRCA 1935



234 NEWBURY ST, 2026



FRONT ELEVATIONS

EXISTING

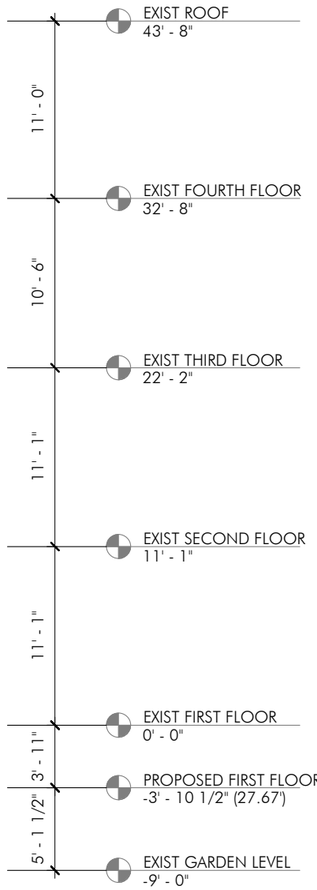


PROPOSED





BLACK HISTORIC REPLICA
WOOD WINDOWS



REAR ELEVATIONS

EXISTING

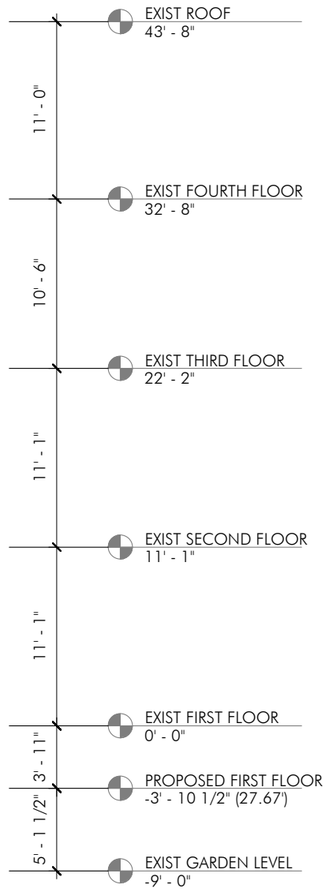


PROPOSED





BLACK HISTORIC REPLICA
WOOD WINDOWS



THANK YOU

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