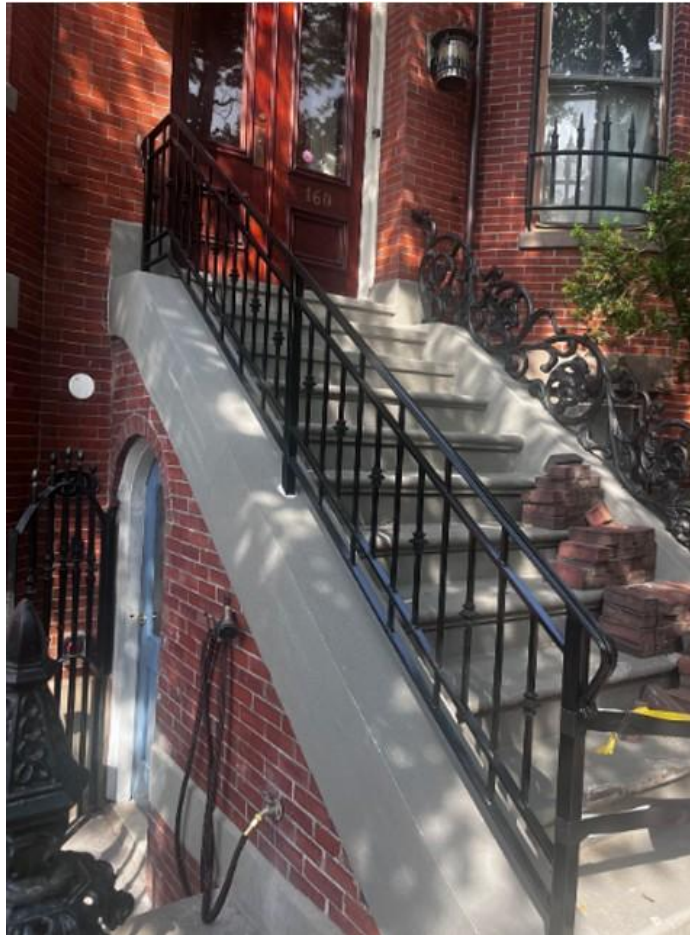


160 West Newton Street

South End Landmark District Commission — Design Review Submission

Violation No. VIO.26.1083



Prepared for submission in connection with a new Design Review application.

1. Notice of Violation

Property: 160 West Newton Street, Boston, MA 02118

Violation: VIO.26.1083 — July 23, 2026

Violation identified by: South End Landmark District Commission

- The notice identifies the issue as an "Unapproved stair rail installation."
- The notice states that exterior alterations resulted in changes to the appearance of the building without prior issuance of a Certificate of Design Approval.
- A new Design Review application is being submitted to document the existing condition and seek approval of the installed railing.

2. Existing Stairway at 160 West Newton— Before Installation

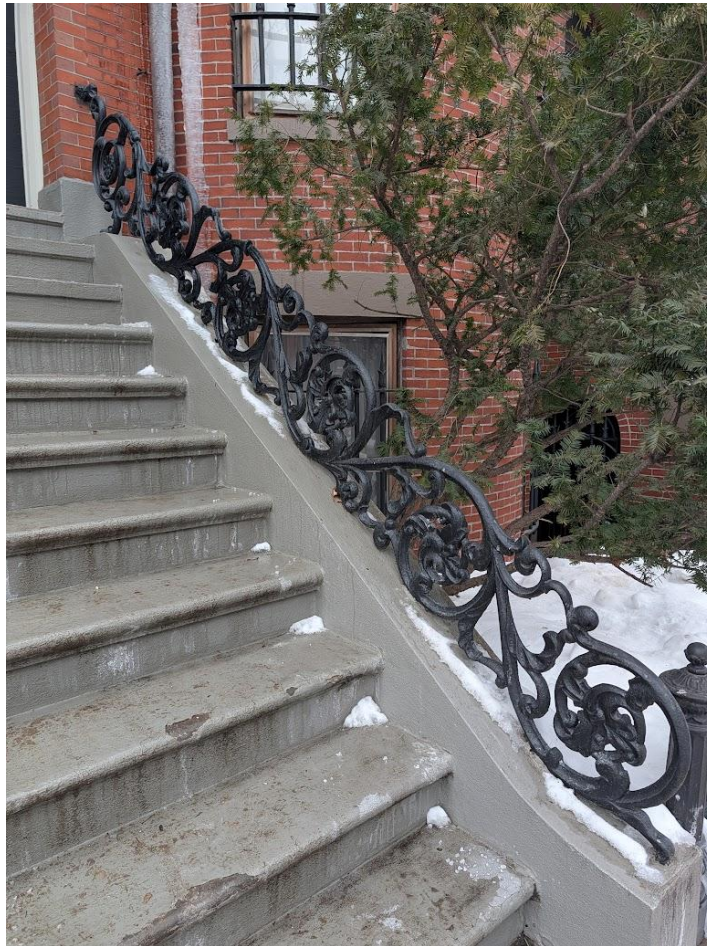


3. Existing Conditions & Design Considerations

- A railing was not present on the left-hand side of the stairway before the work.
- A new railing system was installed on the left-hand side to address the open stair condition.
- The existing railing used as the reference condition is highly intricate and detailed, making an exact reproduction substantially more complicated and costly. Furthermore, its low profile posed a safety concern for the homeowner's mother, who will be staying with them.
- Many neighboring properties have a comparatively simple, basic railing system, which provides a useful visual reference for a restrained design.

4. Existing Railing Context

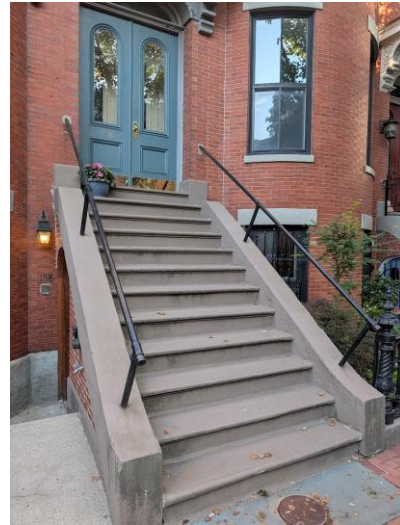
EXISTING INTRICATE RAILING at 160 West Newton



NEIGHBORING SIMPLE RAILINGS



146 West Newton



158 West Newton



158 West Newton



147 West Newton



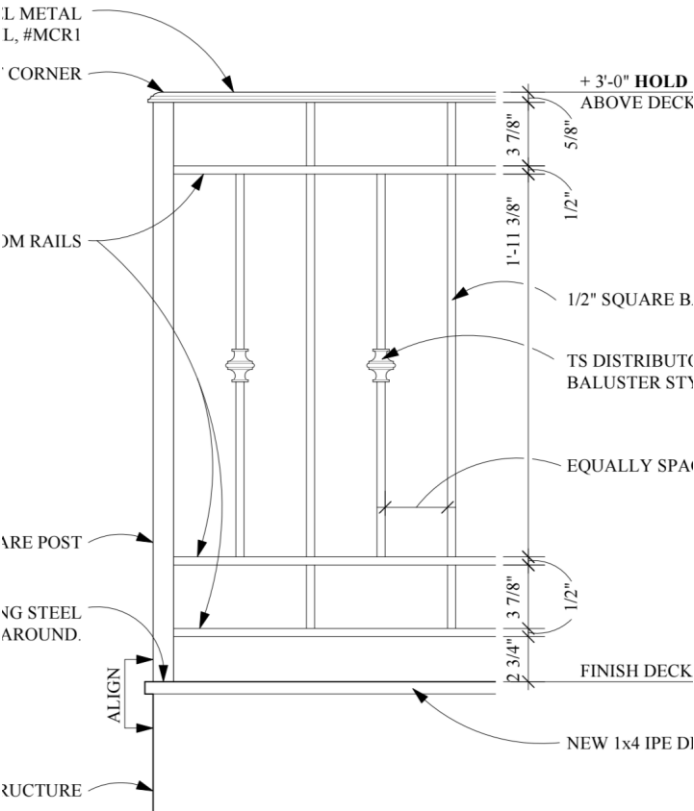
163 West Newton

5. Installed Left-Hand Railing at 160 West Newton



INSTALLED RAILING — DETAIL

TEST ELEVATION



4

RAILING DETAIL

SCALE: 1 1/2" = 1'-0"

6. Design Review — Rationale

- The application is intended to bring the stair railing into the South End Landmark District Commission's review and approval process.
- The railing was added to the previously unrailed left-hand side of the stairway.
- Because the existing reference railing is exceptionally intricate and low relative to the stairs, an exact replication was not practical for this installation.
- The design intent is to provide a compatible, appropriately scaled railing while avoiding unnecessary ornamental detailing.
- The submitted photographs document the original stair condition, surrounding context, and installed railing for Commission review.

7. Submission Information

- Property: 160 West Newton Street, Boston, MA 02118
- Parcel ID: 0402774000
- Violation: VIO.26.1083
- Violation date: July 23, 2026
- Commission: South End Landmark District Commission
- Violation description: Unapproved stair rail installation
- Purpose: New Design Review application for the stair railing installation