



**City of Boston
Planning Department**

Planning Department Design Review Provisos

120 Readville St, Hyde Park

ERT #1776166, Neighborhood Design Review

01.28.2026

General

1. All changes to the exterior and/or site plans shall be submitted to the Planning Department for review and approval.
2. All building improvements shall be completed *prior to issuance of occupancy permit by ISD* unless prior approval is granted by the Planning Department.
3. All site improvements, including but not limited to hardscape and plantings, must be completed *prior to issuance of occupancy permit by ISD* unless prior approval is granted by the Planning Department for a delay in completing the site improvements.

Landscape/Street/Site

4. All new trees shall have a minimum caliper of 3-inch caliper.
5. Existing trees on the parcel shall be prioritized for preservation when considering lot coverage and building footprint. Mature, healthy and native trees of 6" caliper and above are particularly significant and should be protected to the greatest extent possible. Where impacts are unavoidable and trees must be removed, trees shall be mitigated as specified in the following:
 - a. Tree replacement shall be based on 1:1 ratio, based on caliper size of removed trees.
 - b. Replacement trees are to be planted in landscaped areas within the project site, or off-site in the near vicinity (in open pits or other available areas in the general location of the project), with approval by the City.
 - c. The Proponent shall be responsible for installation of trees, and maintenance of newly planted trees for at least 24 months after the date of Final Inspection, or issuance of a Certificate of Occupancy.
6. Existing street trees within the public right of way are to be protected and retained. Building, building protrusions, and construction shall not negatively impact the existing street tree, critical root zone, nor impede the healthy growth of the tree's canopy.
 - a. Where impacts are unavoidable and public street trees must be removed, the proponent must apply for tree removal approval from the City's Tree Warden and provide mitigation as specified by the Parks and Recreation Department.

7. Fences shall be of high-quality material; wood or metal is preferred. Chain link fencing is not preferred, especially in front yards; if chain-link is used, it must be vinyl-coated chain link in combination with landscaping. Fences shall not be higher than 6'-0" without ZBA approval. Fences of 6'-0" height are only allowed for rear yards. Front yard fences should not be taller than 42" (3'-6").

Building

8. Siding: No vinyl or aluminum siding will be allowed. Clapboards shall be wood or fiber-cement. Shingles shall be wood or fiber-cement. All trim (corner boards, door/window casings, soffit/fascia trim, skirt boards, frieze boards, etc.) shall be wood or fiber cement with a painted finish.
9. Dormers: Shed dormers should have a slope ratio of 3.5 to 12 minimum. They shall be held from the sides of the roof 3'-0" and from the edge of the roof (in the direction the dormer faces) 1'-6" or the minimum dimension is necessary to allow a visible portion of roof to pass in front of the dormer.

Mechanical

10. The final location of the HVAC compressors, gas meters, electric meters, generators, switchgear, and transformers shall be adequately screened from public view and will not be allowed in the front yard.
11. All mechanical vents shall be through the roof or rear wall and shall not be visible from the public street. Vents located on elevations that do not directly face a public way should be composed on the facade so as to minimize their appearance.



01/28/2026

ERT#1776166

approved with attached
provisosFRONT ELEVATION
SCALE: 3/16"=1'-0"RIGHT SIDE ELEVATION
SCALE: 3/16"=1'-0"

New Duplex
120 Readville Street
Hyde Park, MA

Project Number: 25.0158
Date: 07.18.2025
Revisions:
0 BPO DRAWINGS 08/23
1 PERMIT 09/11
DRAWINGS 2025

Scale: 3/16"=1'-0"

FRONT AND RIGHT SIDE ELEVATIONS

A-1



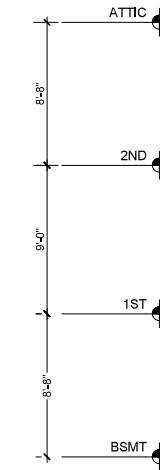
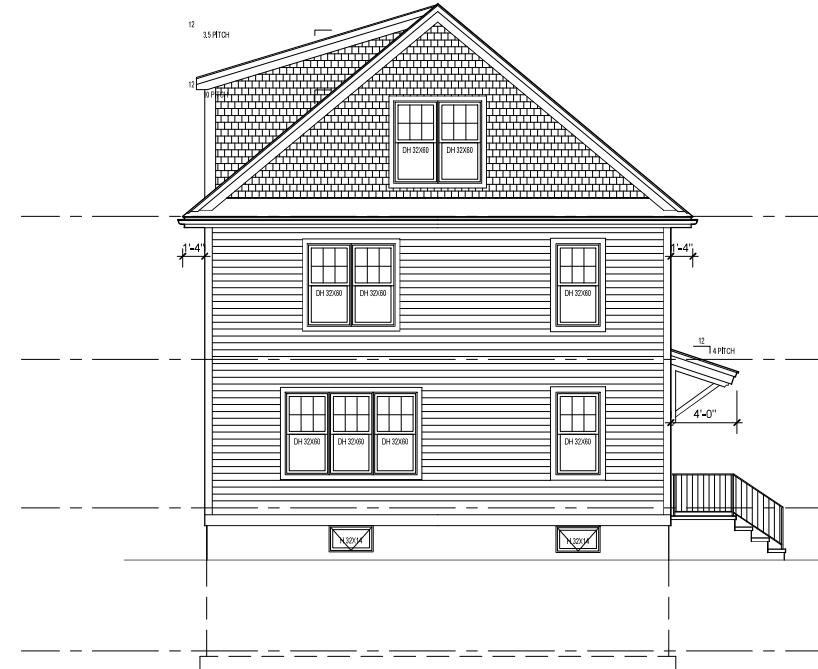
APPROVED
DESIGN REVIEW
BOSTON REDEVELOPMENT AUTHORITY
SIGNATURE *Seth Donato*

01/28/2026

ERT#1776166

approved with attached
provisos

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REAR ELEVATION
SCALE: 3/16"=1'-0"



LEFT SIDE ELEVATION
SCALE: 3/16"=1'-0"

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REAR
AND
RIGHT
SIDE ELEVATIONS

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