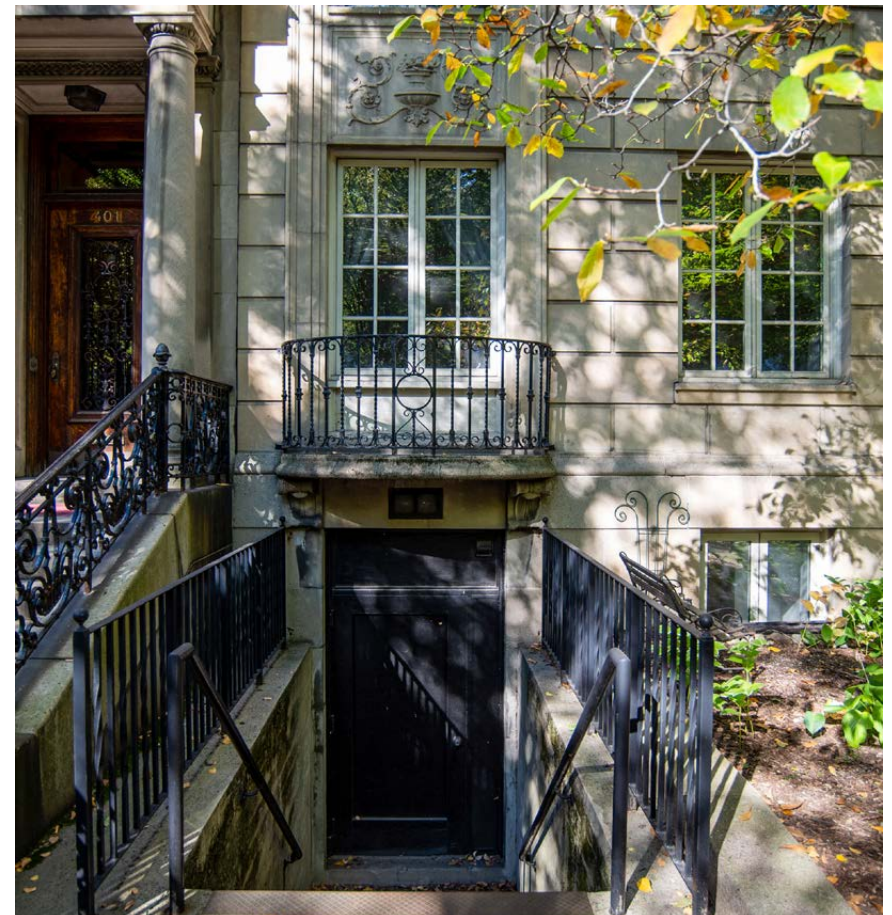


BACK BAY ARCHITECTURAL COMMISSION HEARING
MARCH 9, 2022

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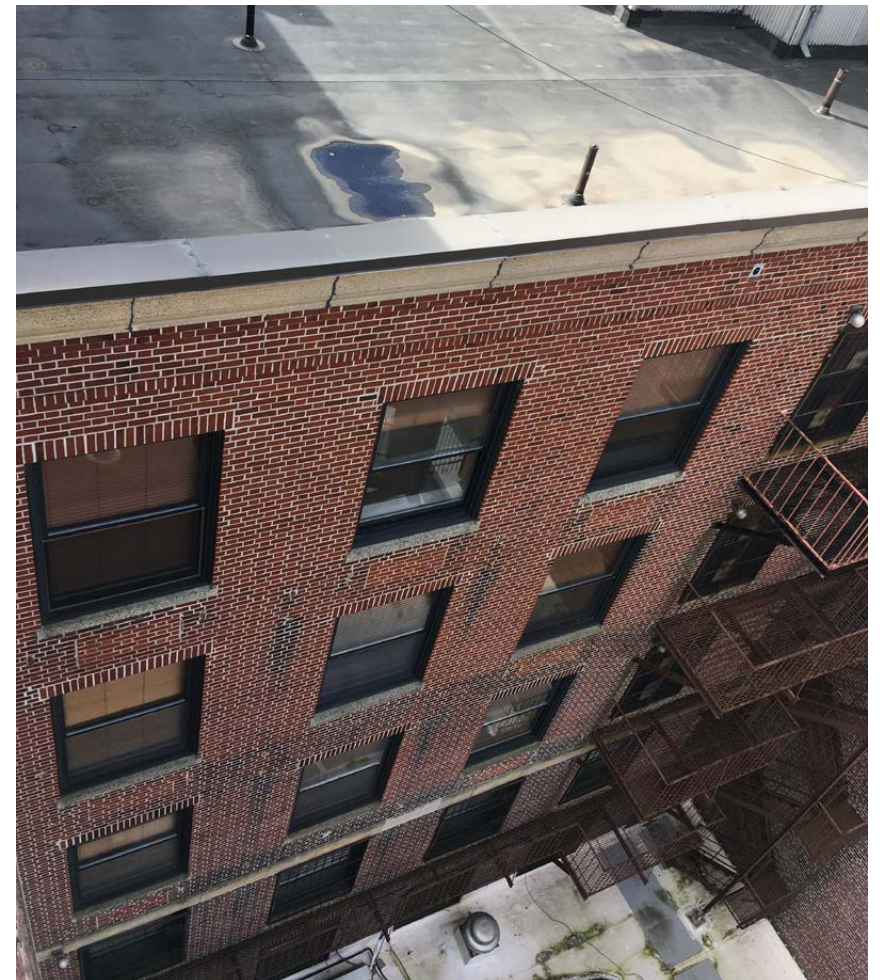


Existing Conditions – Commonwealth Facade

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Existing Conditions – Marlborough Street Facades

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Marlborough Street South Side



Marlborough Street North Side

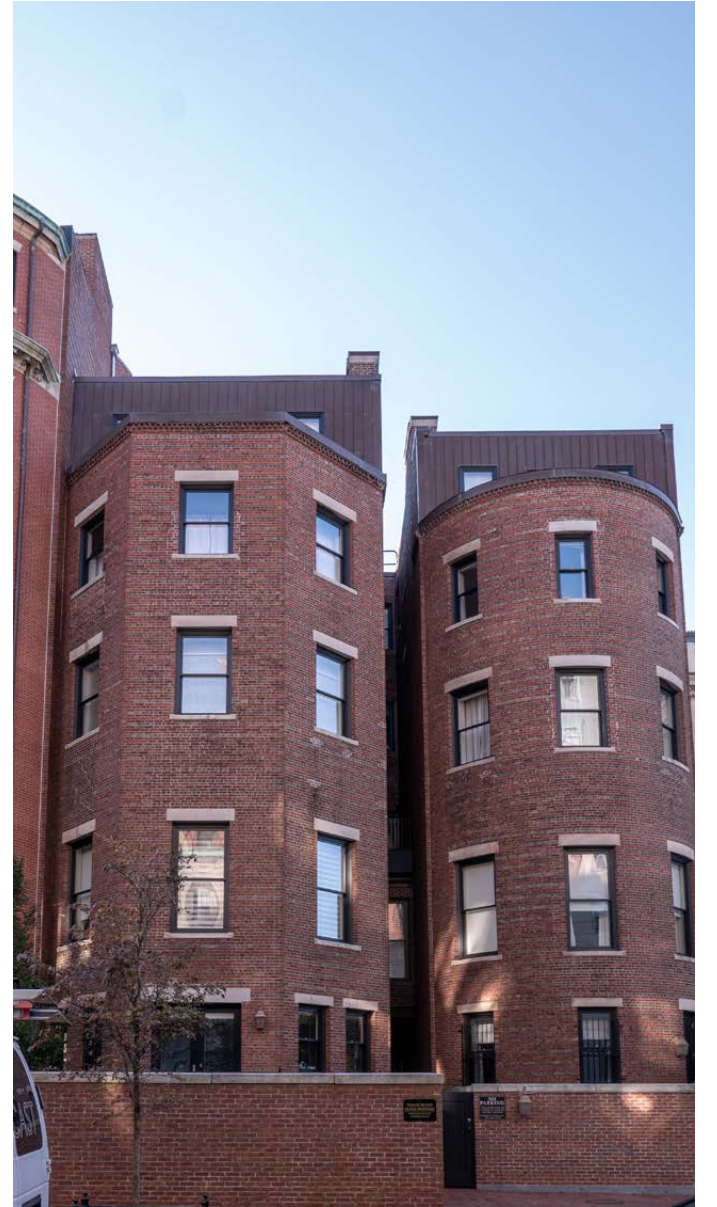
Marlborough Street Block Context Photos

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Typical Adjacent Facades on South Side of Marlborough

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South side of Marlborough from the East towards Charlesgate

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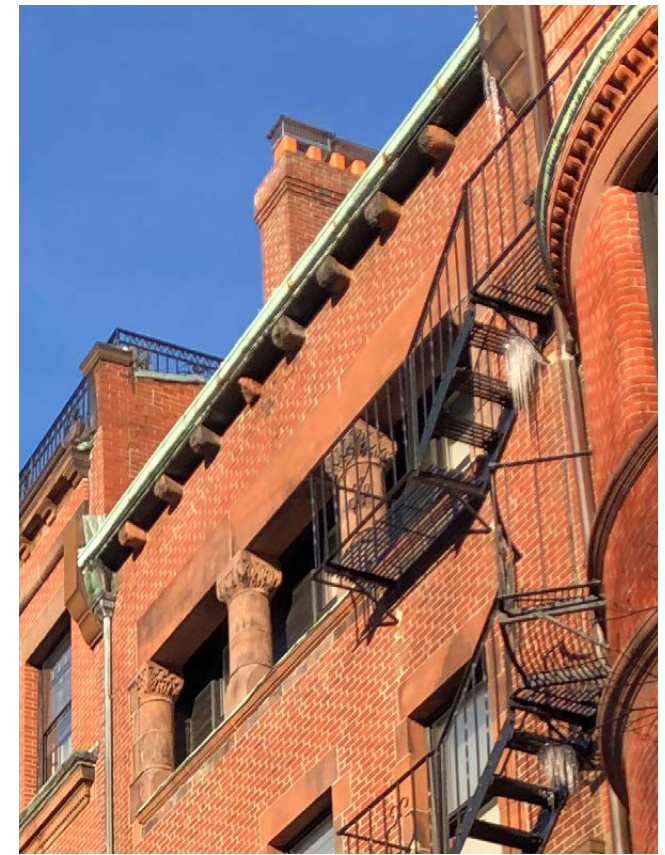


Marlborough Street Materials + Expression

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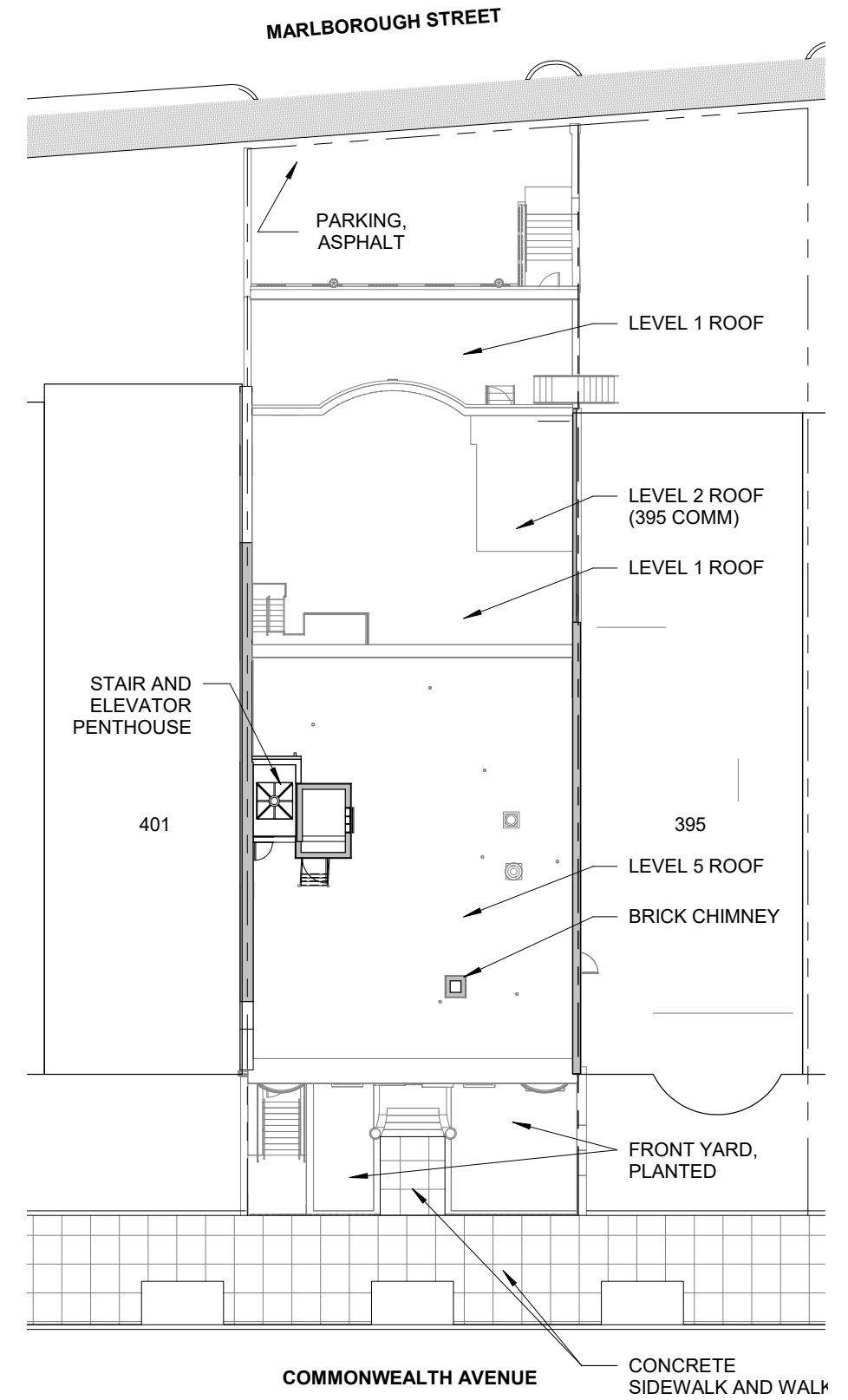
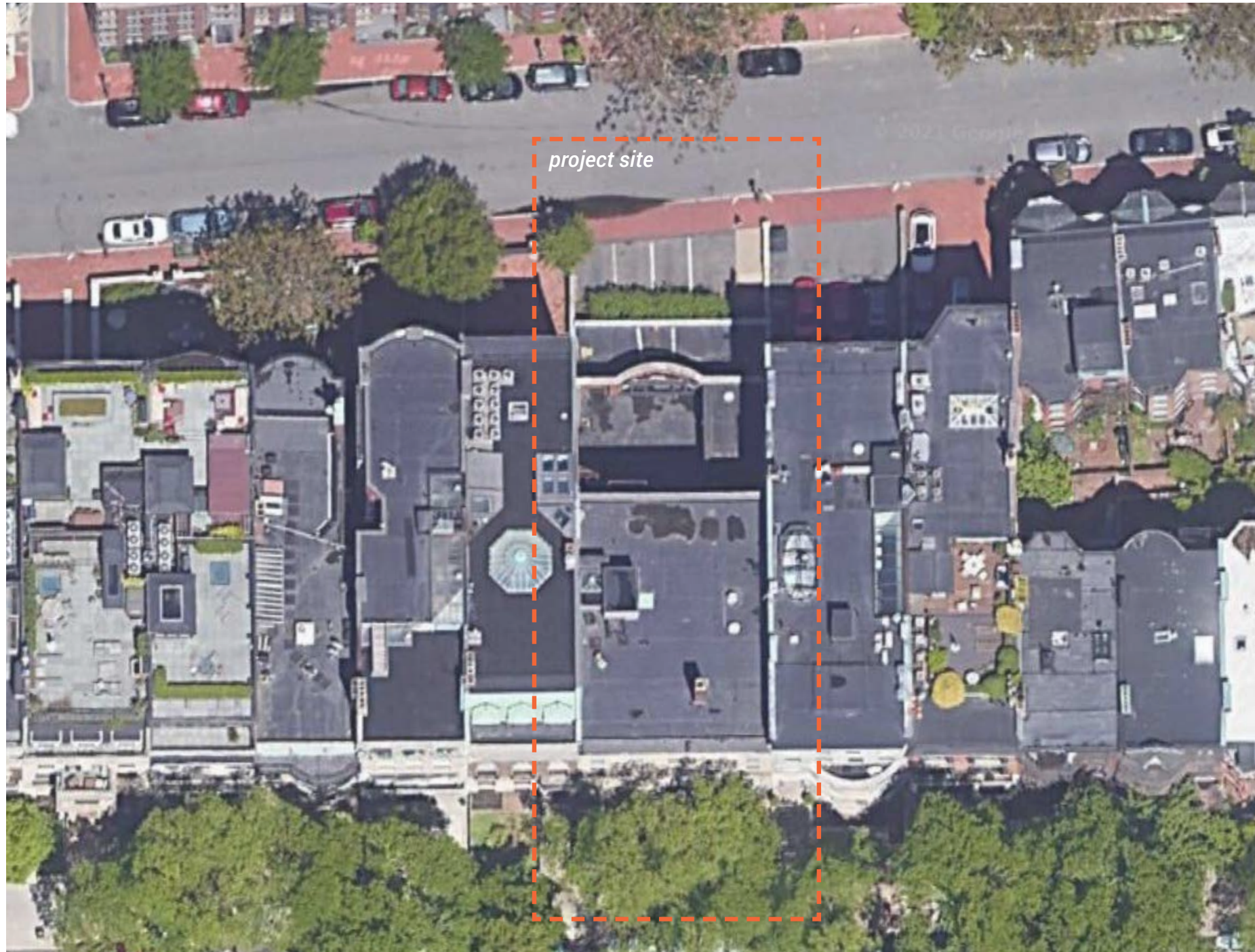


Marlborough Street Materials + Expression

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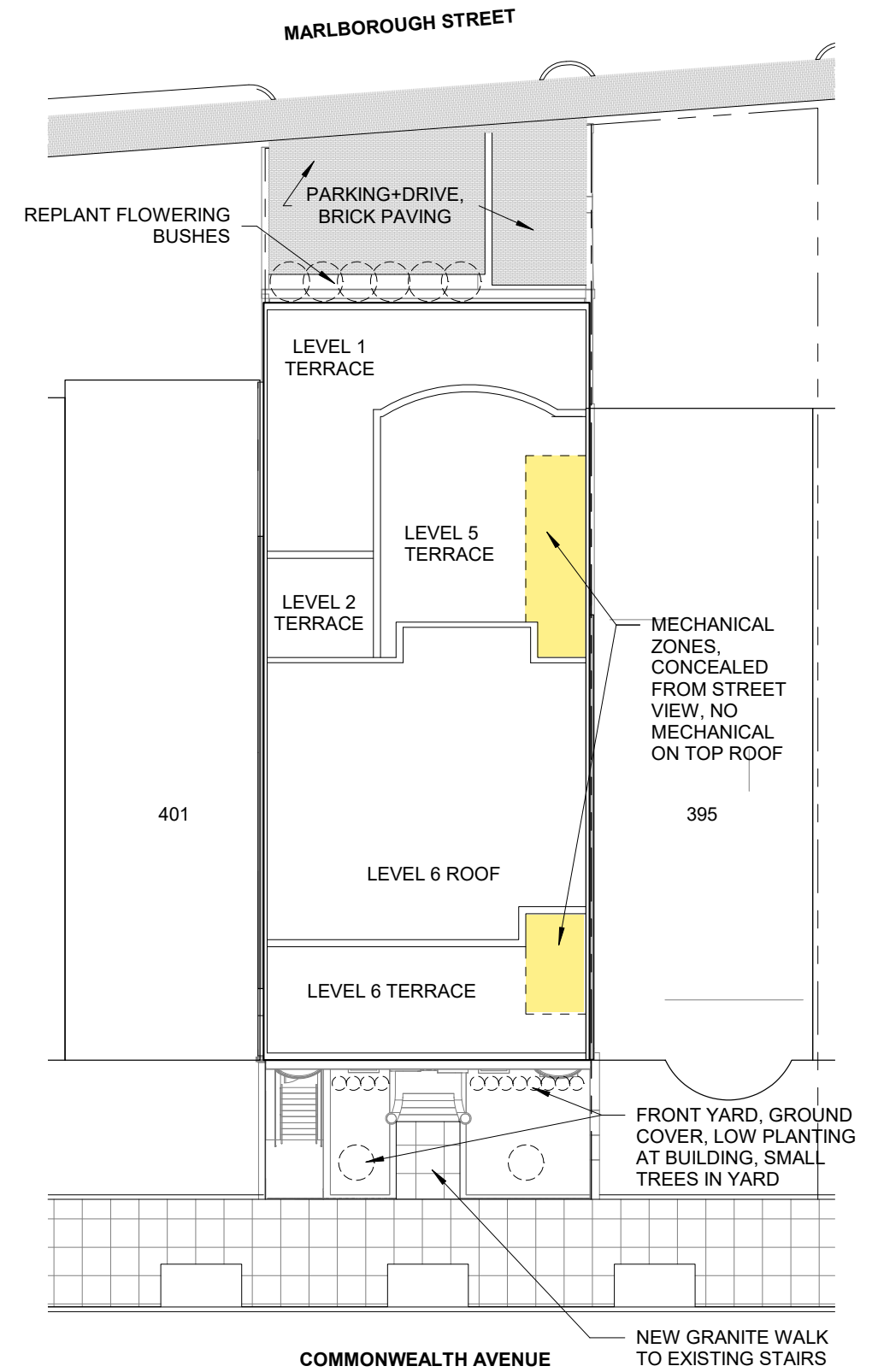
Site + Roof Plan - Existing

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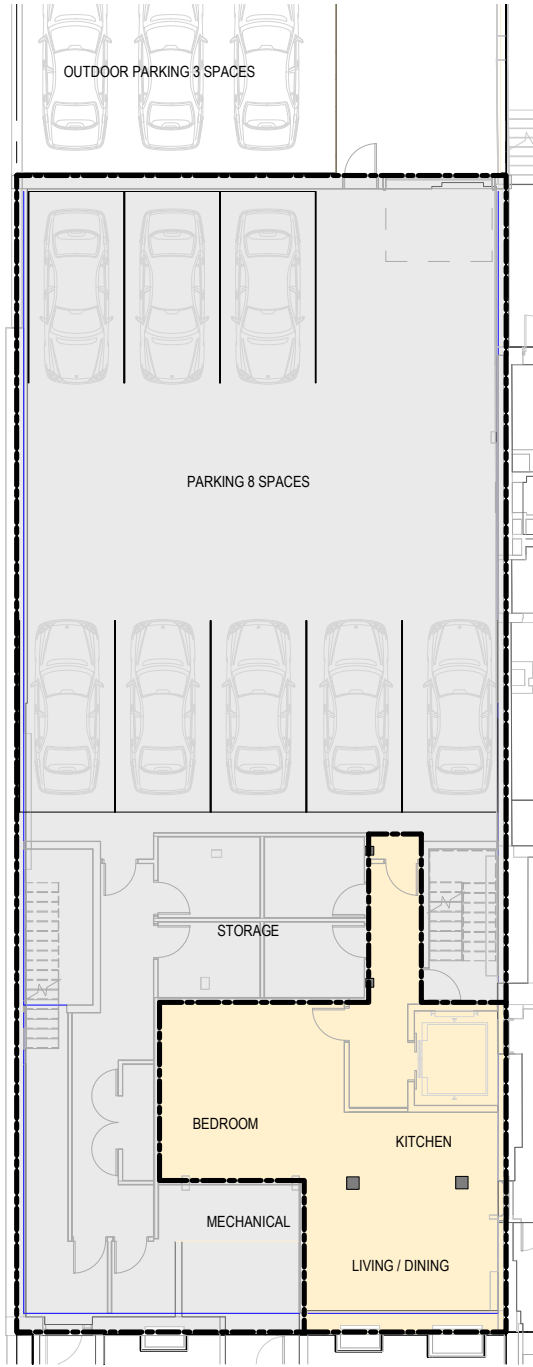
Site + Roof Plan - Proposed

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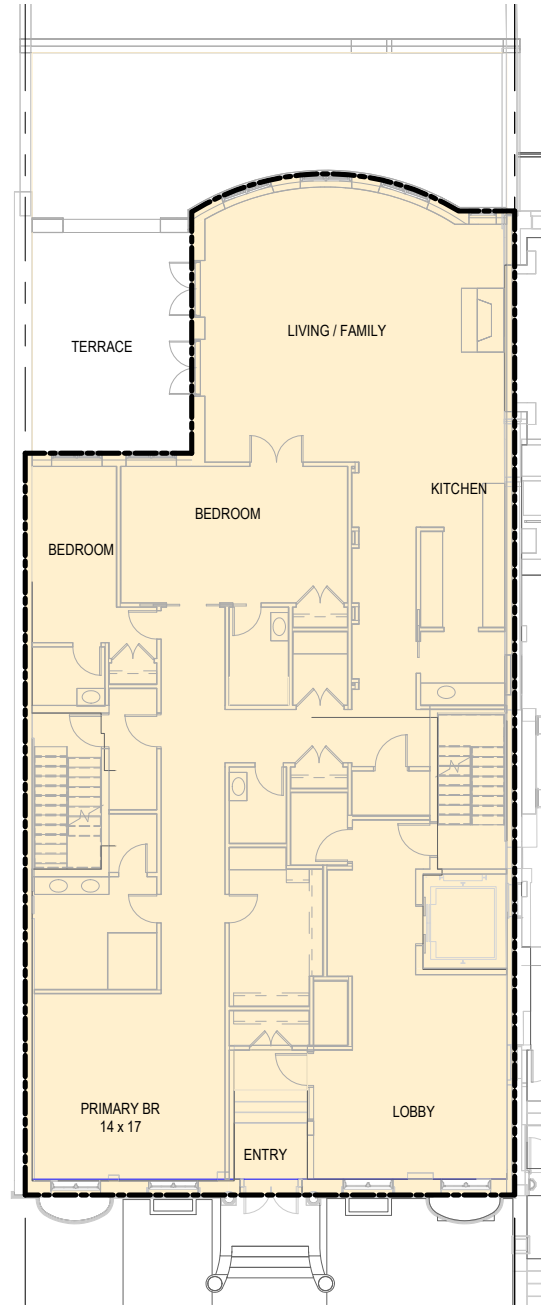
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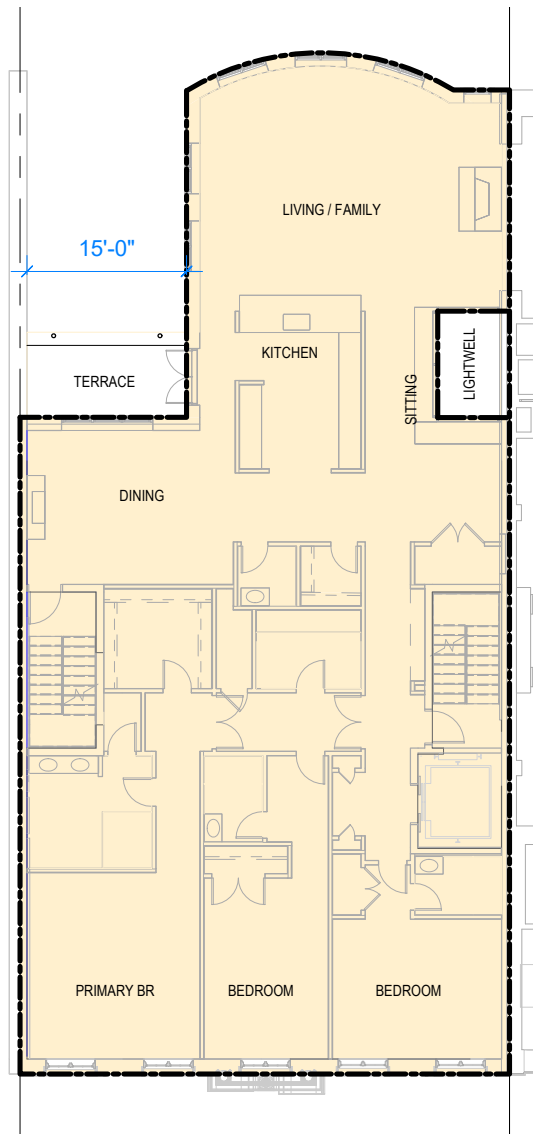




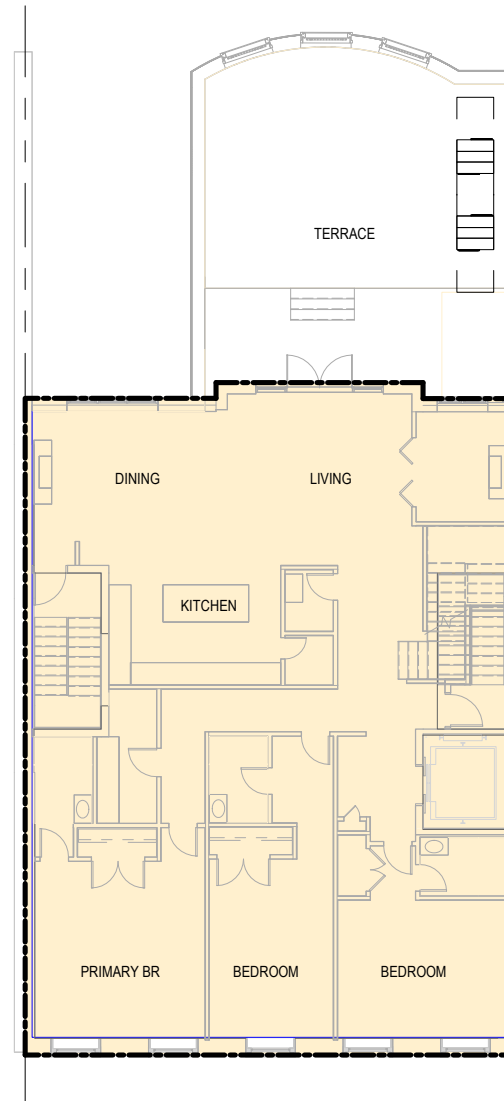
B | Basement
1/16" = 1'-0"



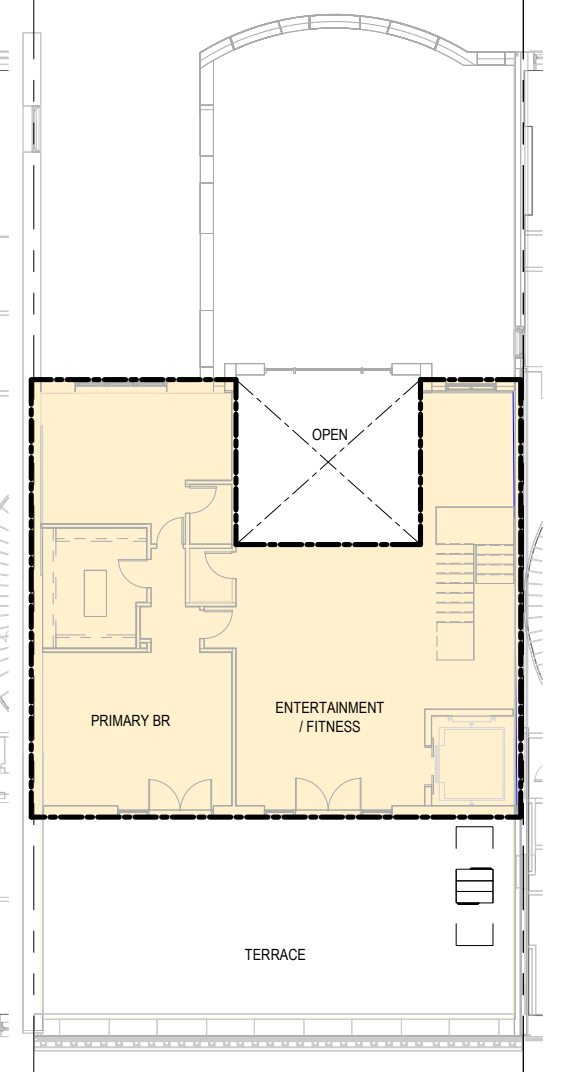
1 | Level 1
1/16" = 1'-0"



2 | Level 2-4 (Typical Unit)
1/16" = 1'-0"



5 | Level 5 (Penthouse Lower)
1/16" = 1'-0"



6 | Level 6 (Penthouse Upper)
1/16" = 1'-0"

Proposed Floor Plans

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Marlborough Street South Side



Marlborough Street North Side

Marlborough Street Block Context Photos

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Marlborough Street South Side



across from project site

Marlborough Street North Side

Proposed Design

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What we heard...

This is a background building, goal should be a quiet facade with nice details including windows

Bowfront articulation makes sense in this context

Height feels too low for infilling the block, consider tall parapet

Windows are important, should consider inspiration from neighboring buildings

Studio window at recessed facade feels prominent

Landscape should receive attention



December 8 BBAC Advisory

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Proposed Design Marlborough Street

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Existing and Proposed Views - Marlborough Street

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Existing and Proposed Views - Marlborough Street

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Proposed Views - Marlborough Street

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Marlborough Street looking East



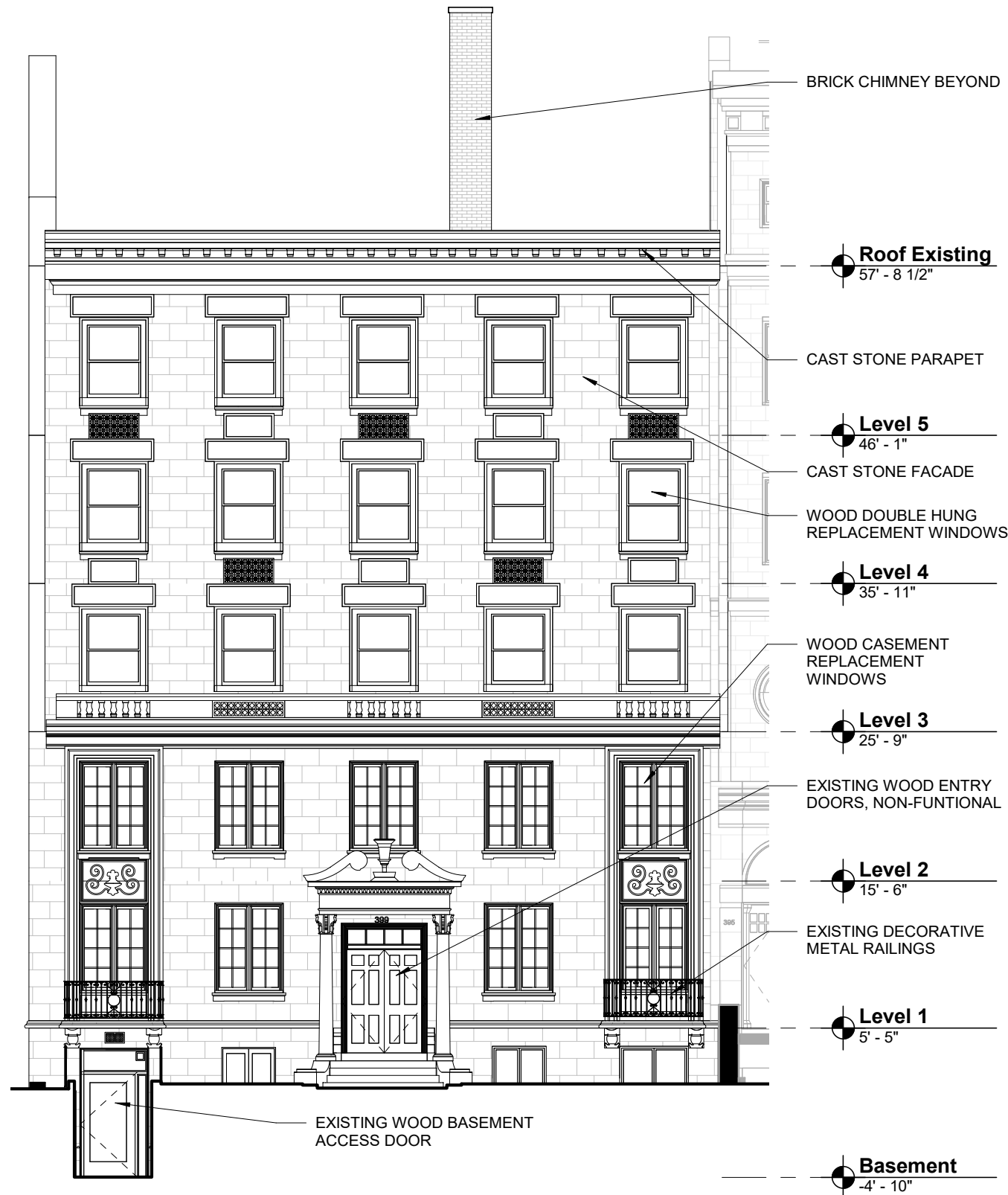
Marlborough Street looking West

Proposed Views

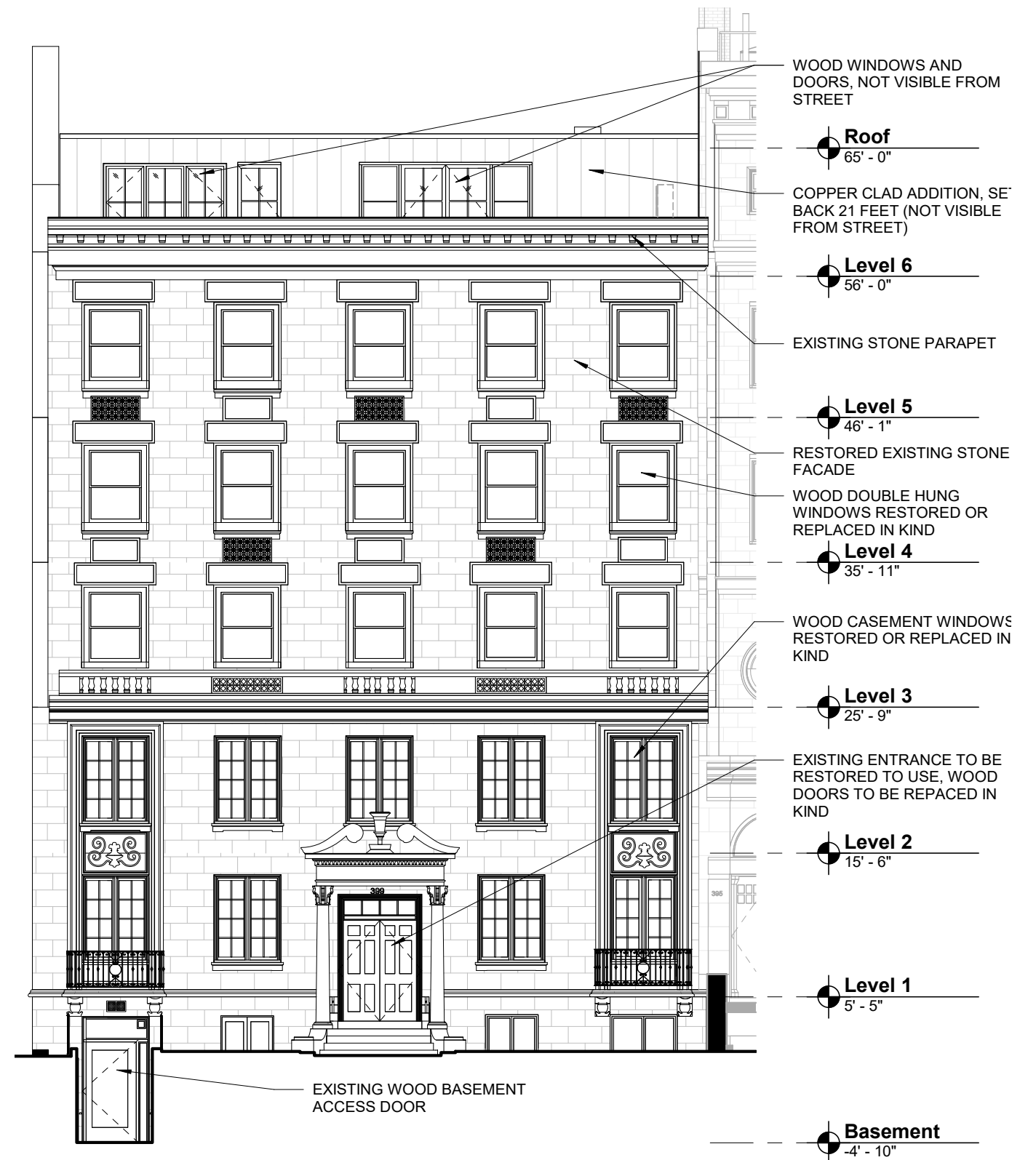
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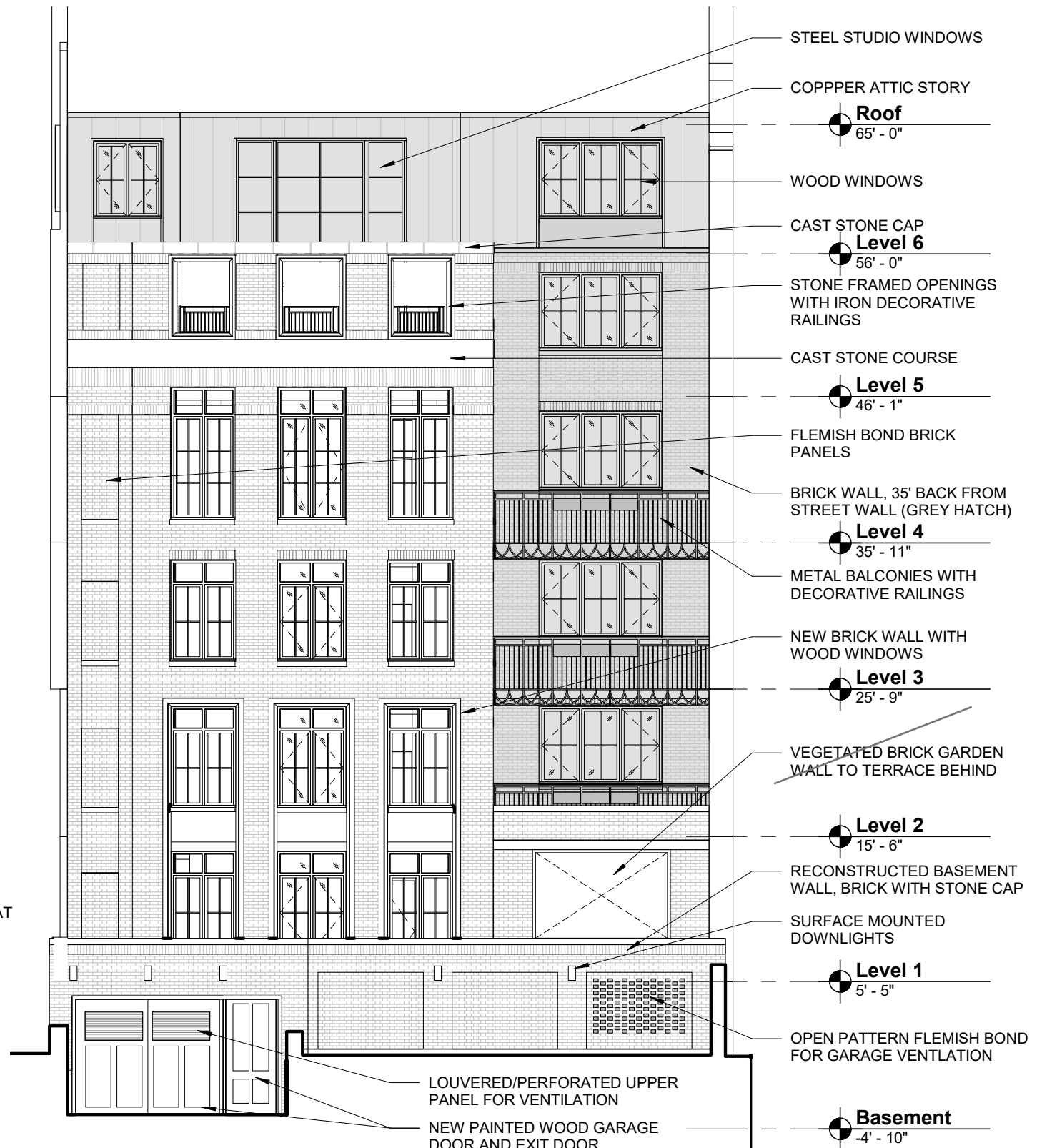
Commonwealth Existing Elevation



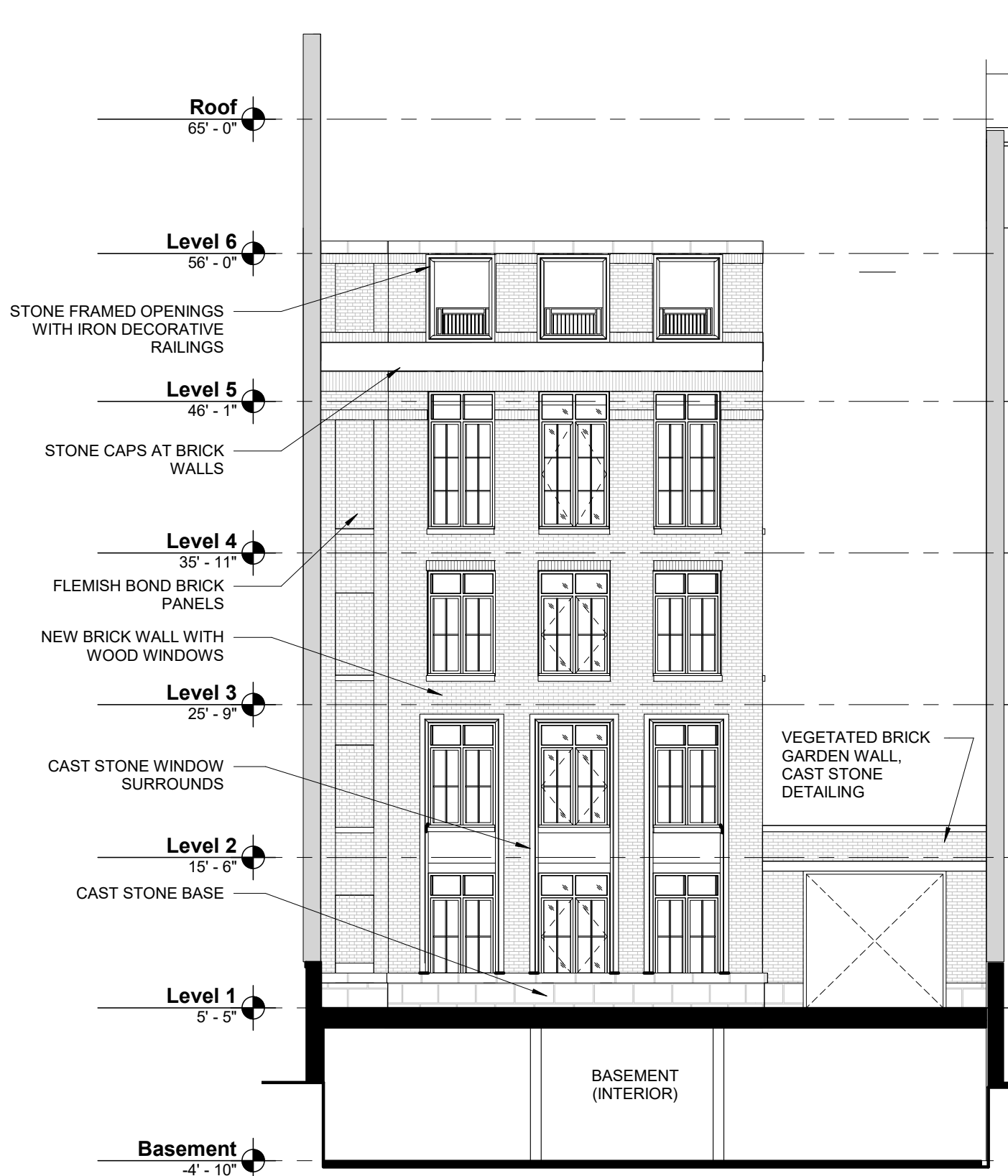
Commonwealth Proposed Elevation



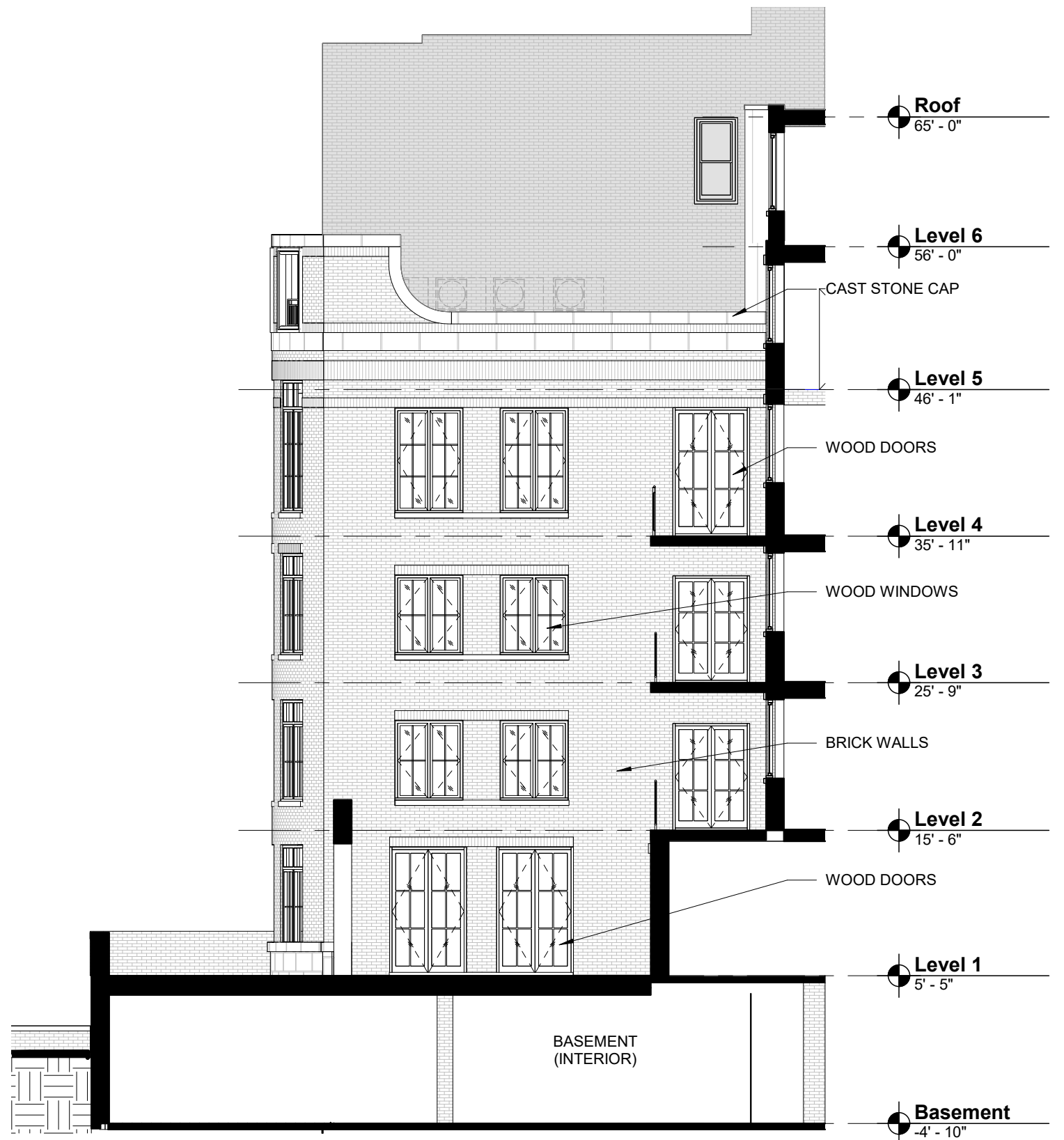
Marlborough Existing Elevation



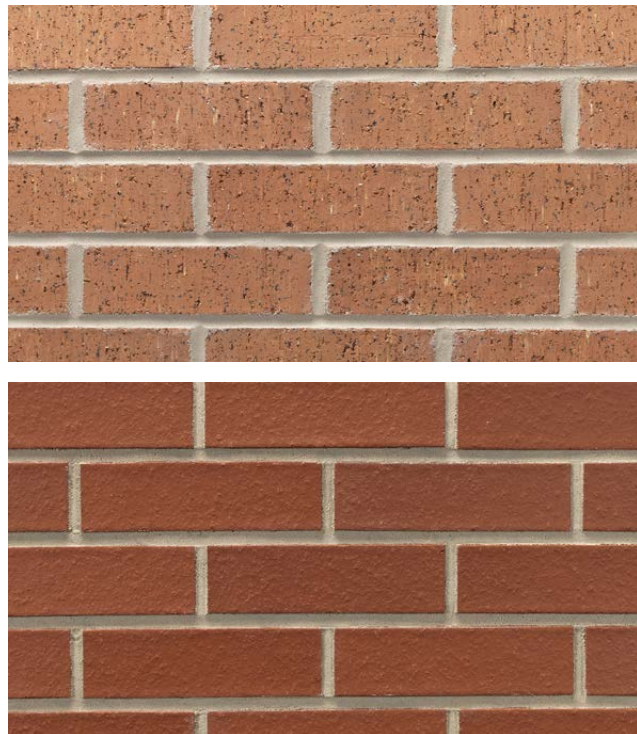
Marlborough Proposed Elevation



Elevation Facing Marlborough



Elevation Facing Light Court



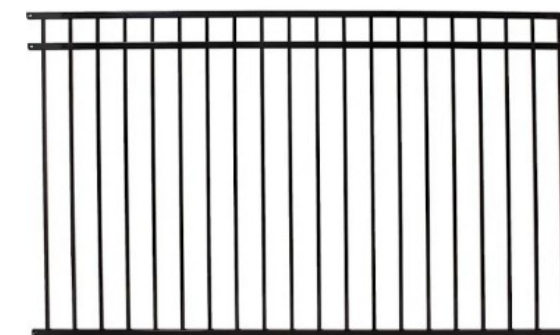
Brick Options



Cast Stone



Pre-patinated Copper



Ornamental Metal Rails

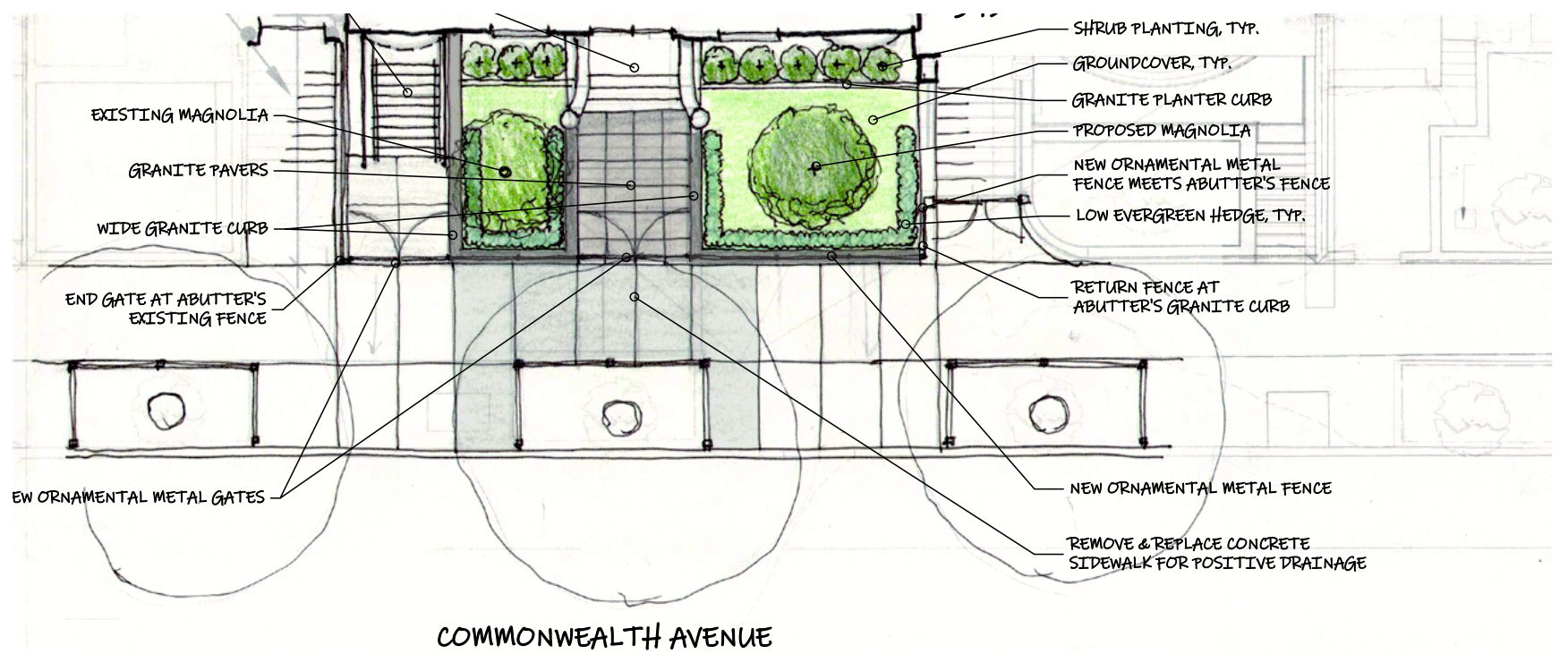
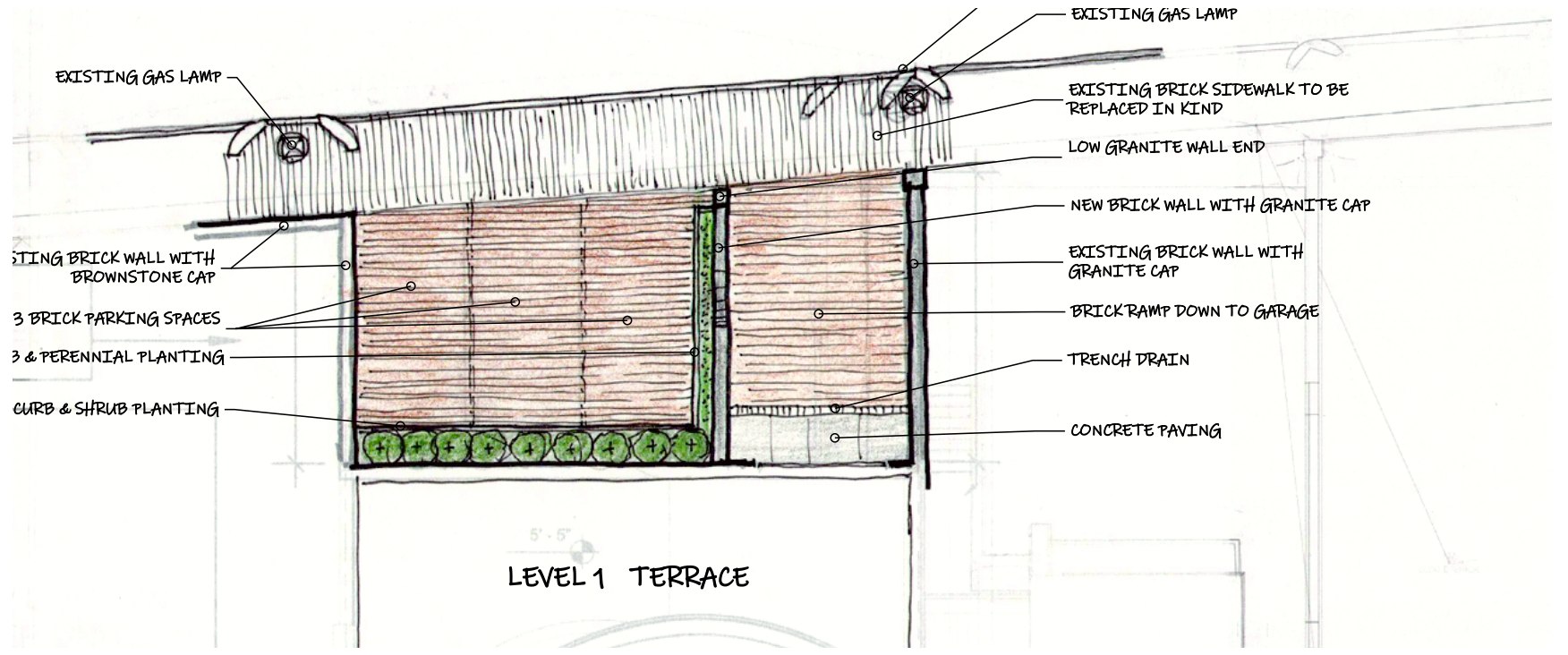
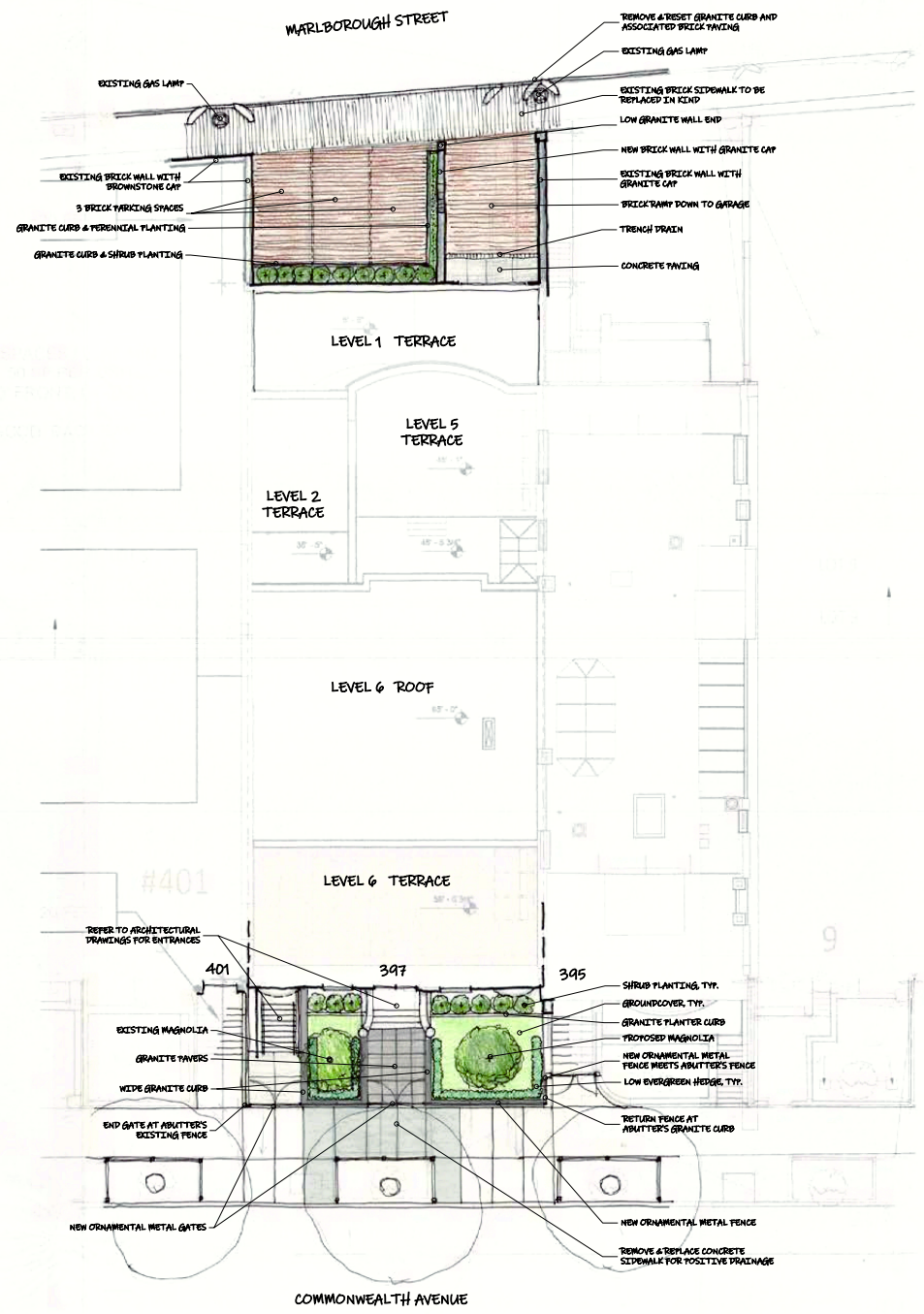
New Construction Materials

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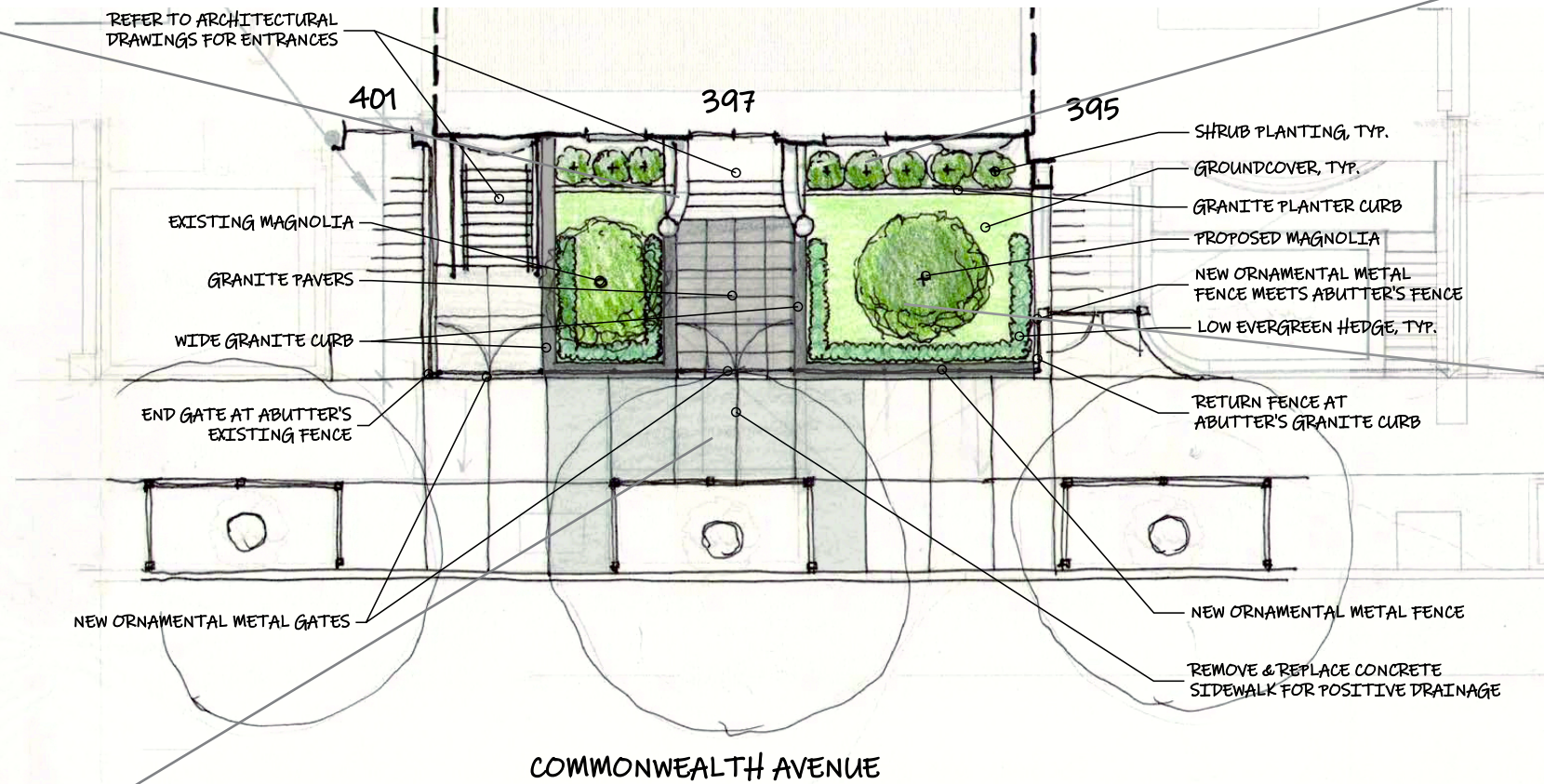
Landscape Concept

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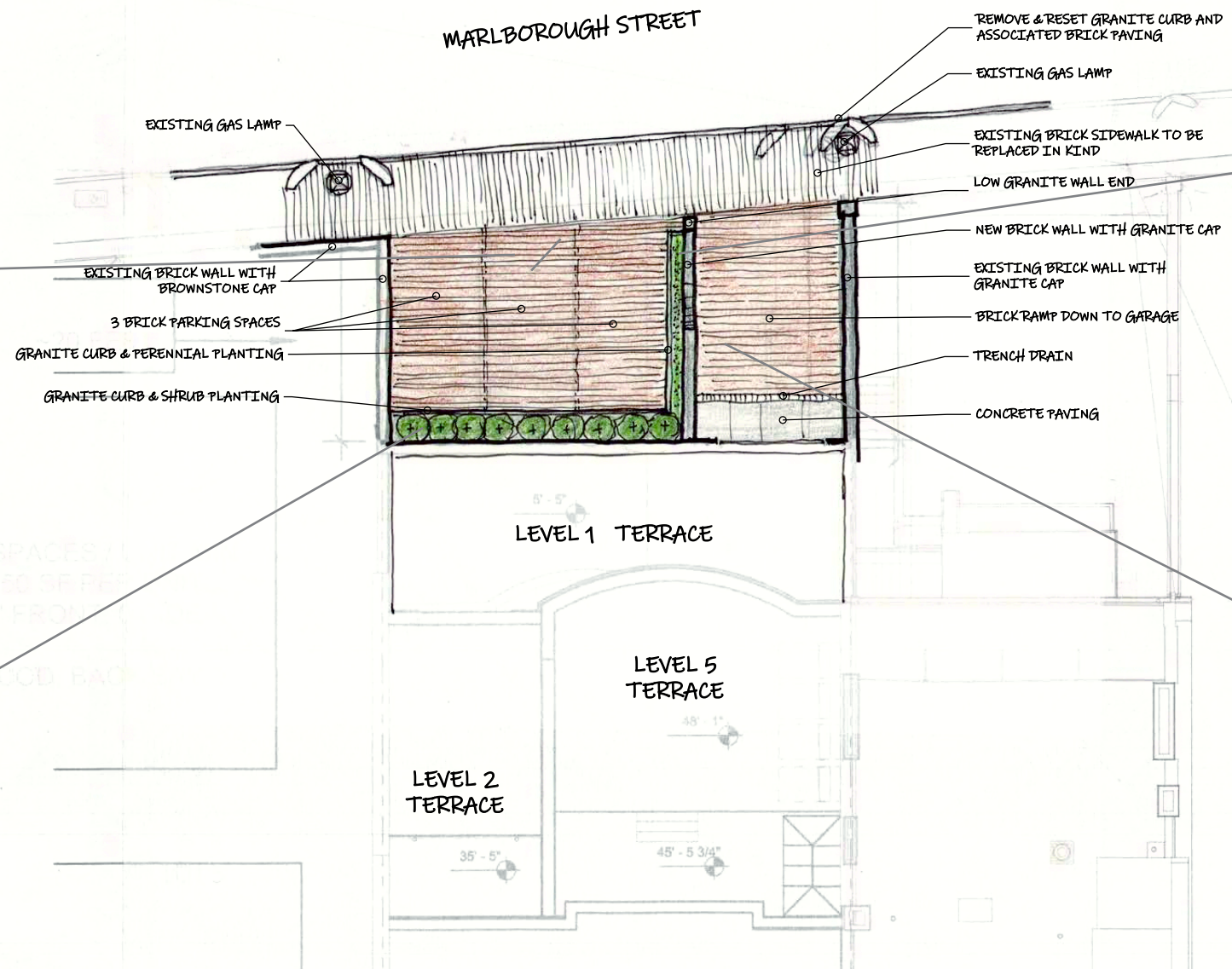
Landscape Concept

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Landscape Concept

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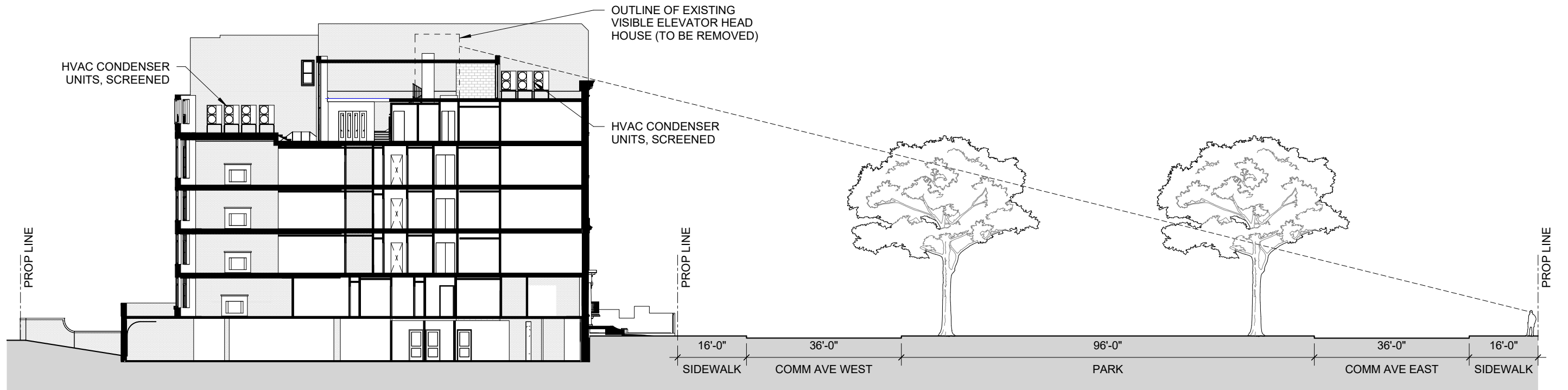
Existing elevator head house, galvanized corrugated and standing seam



Existing visible elevator head house (to be removed)



View across Commonwealth Avenue



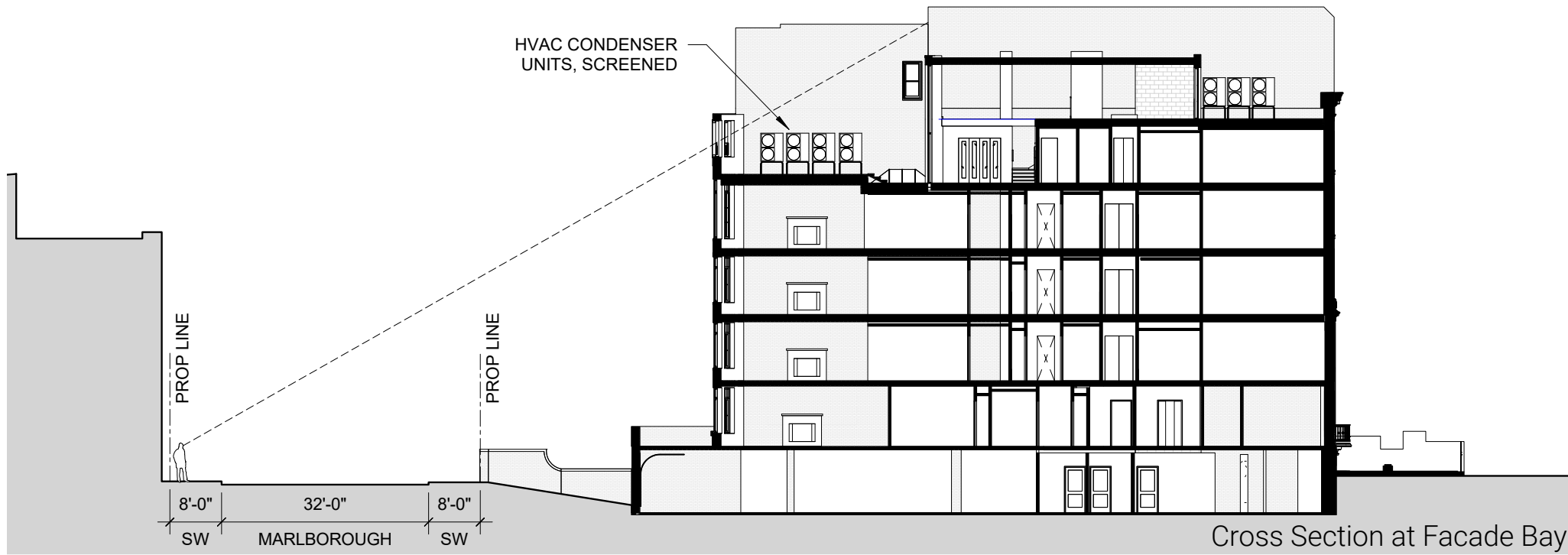
Sight Line Section Analysis

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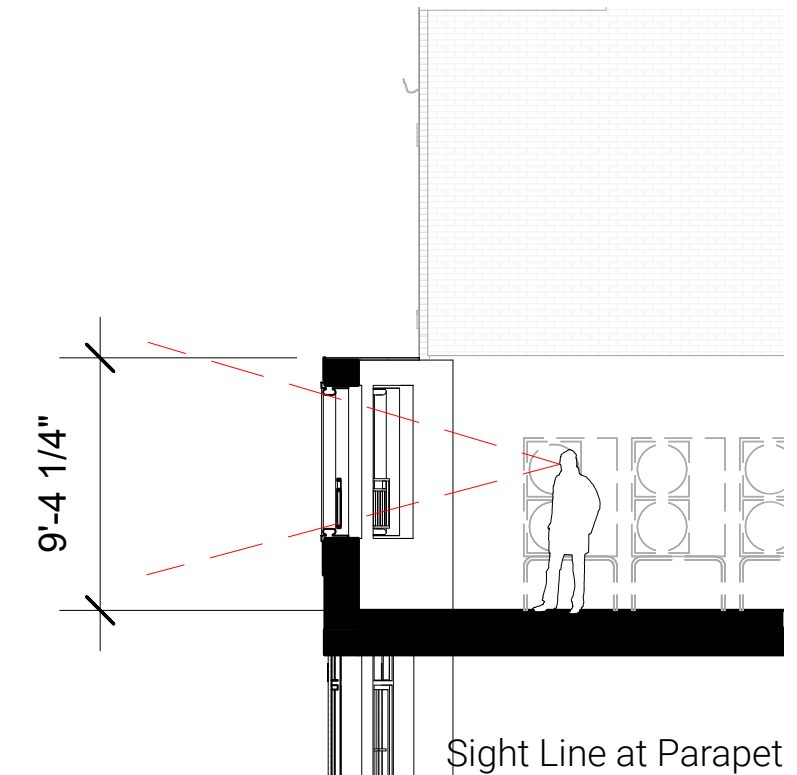
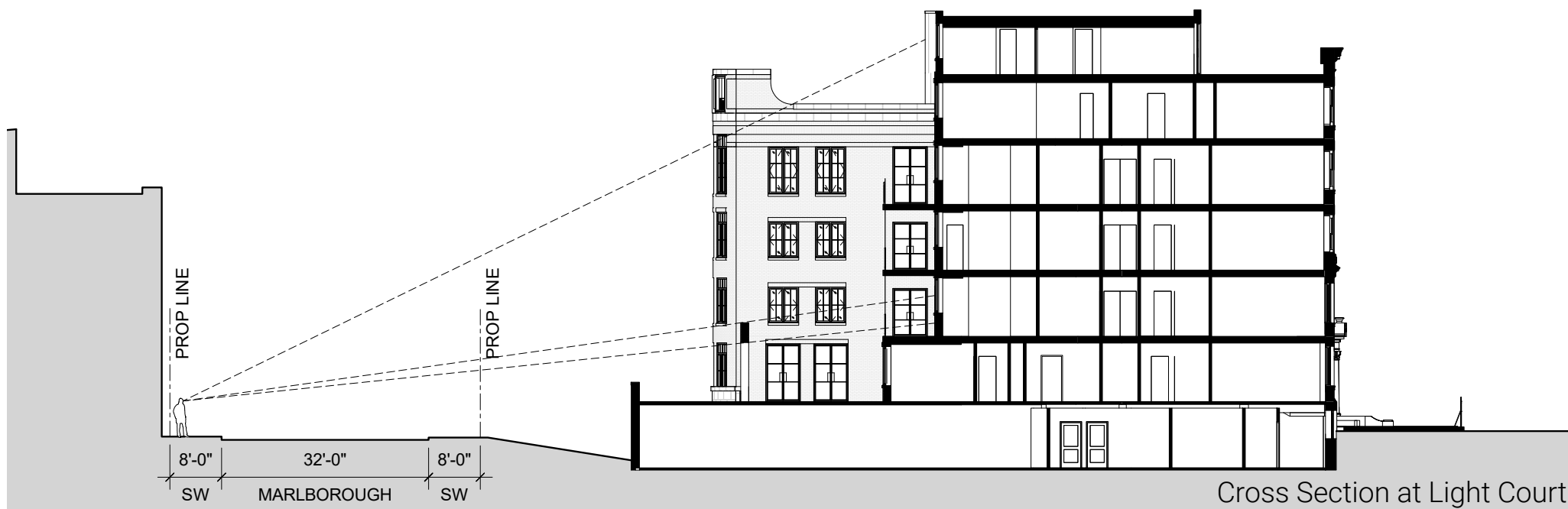
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View across Marlborough Avenue



Sight Line at Parapet

Sight Line Section Analysis

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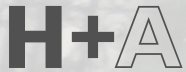
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BACK BAY ARCHITECTURAL COMMISSION
MARCH 9, 2022

THANK YOU



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397 Commonwealth Avenue is a 5 story building constructed in 1924 as a dormitory and was used over time for various purposes. It will be renovated and expanded to the rear and vertically for a 6th story addition. The remodel will conform to the zoning height limit of 65 feet and floor area ratio limit of 3.0

The proposed use will be multifamily condominiums with 6 for-sale units. The basement will include one unit at the front of the building, condominium owner storage spaces, building utilities and parking for up to 8 cars. Level 1 will include the building lobby and one living unit, levels 2-4 will each be full floor units and level 5-6 will be a two story penthouse unit.

The front façade will be restored with wood replacement windows to match the style of the existing replacement windows. The front door, which currently is fixed closed, will be replaced in kind and returned to function as the primary building entrance.

The façade facing Marlborough street will be a new brick and cast stone facade with wood windows and a new garage entrance to the basement level. The 6th floor addition will be set back so it is not visible from Commonwealth Avenue. Its windows will include steel frame studio windows and doors.

Proposed Project Description

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2014 Photo from backbayhouses.org

Constructed in 1924-25 on a vacant lot by the William H. Whitcomb Construction Company for the Moorland Company. The architect may have been Hiram Bertrand Andrews, a civil engineer and expert on reinforced concrete. It operated as a residence for young men.

1934 sold and operated as The Moorland lodging house for men.

1936 acquired license to serve alcoholic beverages.

1937 conversion to a 51 room hotel. A catering company also operated in the building.

1958 converted to professional offices in combination with 395 Commonwealth as the Heathstone Building for Heathstone Insurance.

1964 converted to a dormitory and cultural center for women after purchase by the Association for Cultural Interchange.

1971 combined with 395 Commonwealth as a single building.

1988 addition to the rear as part of a chapel accessed from 395 Commonwealth.

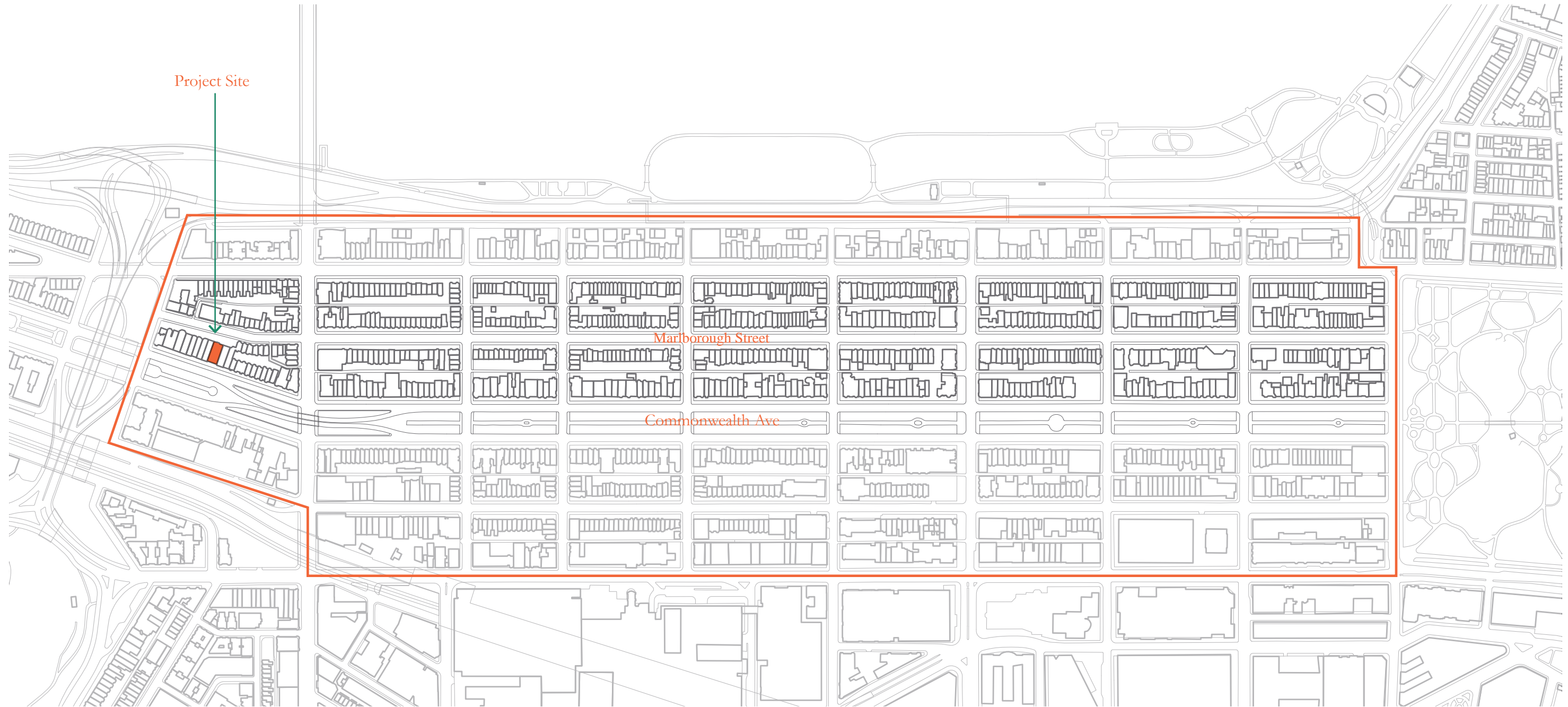
One of only twelve Back Bay addresses to have frontage on both Commonwealth Avenue and Marlborough Street.

Building History

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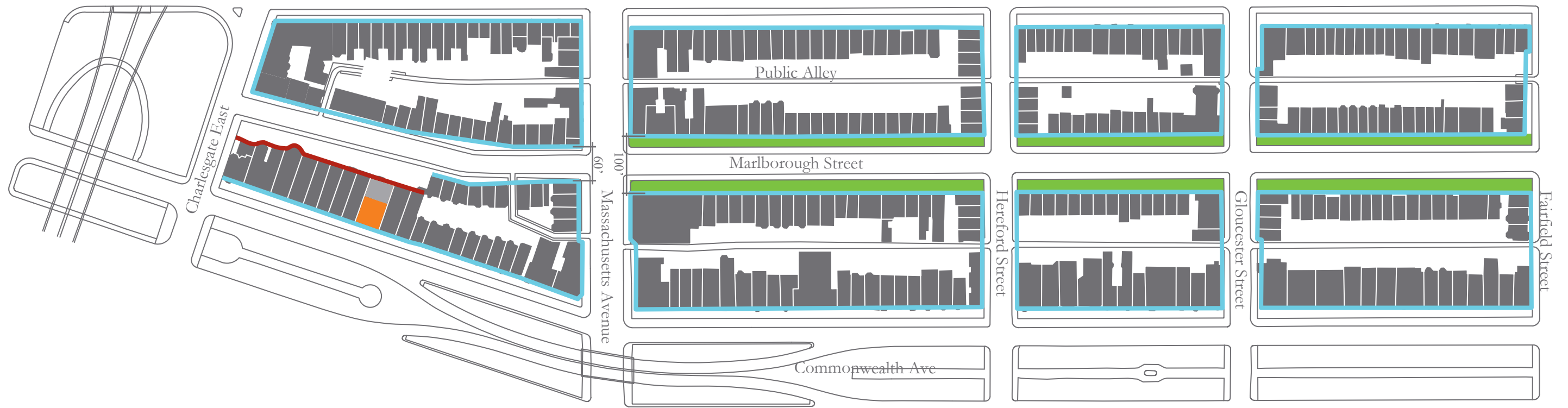
Back Bay Historic District and Block Plan

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- Project Site - 397 Commonwealth Avenue
- Typical street block
- Front yard zone
- Double-sided block breaks down

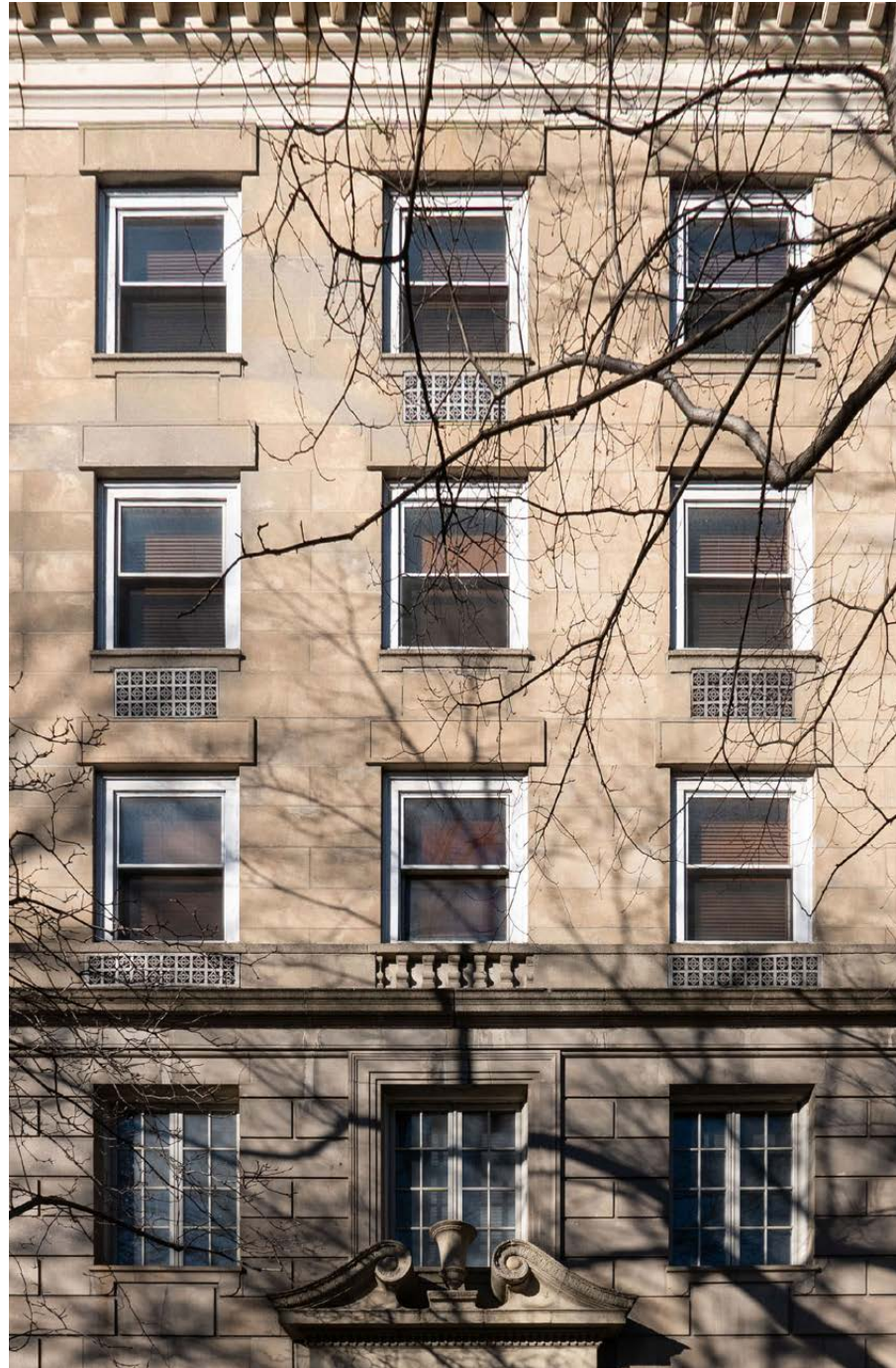
Marlborough Street Analysis and Block Plan

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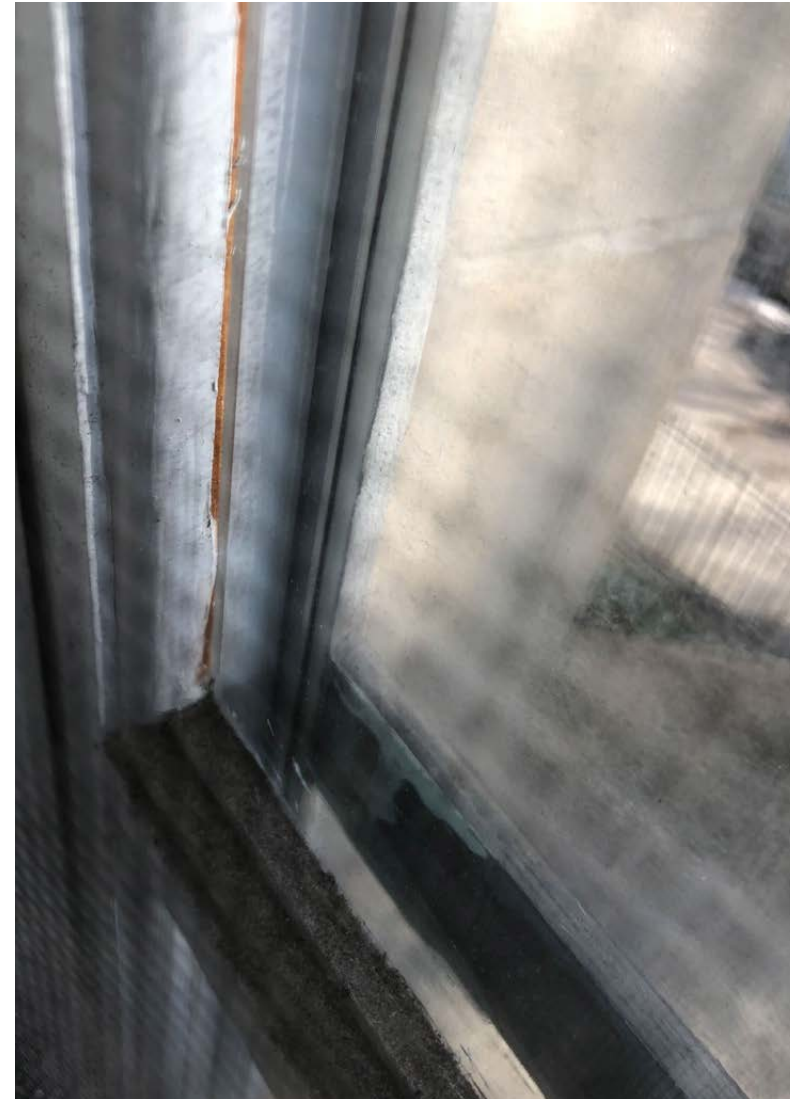




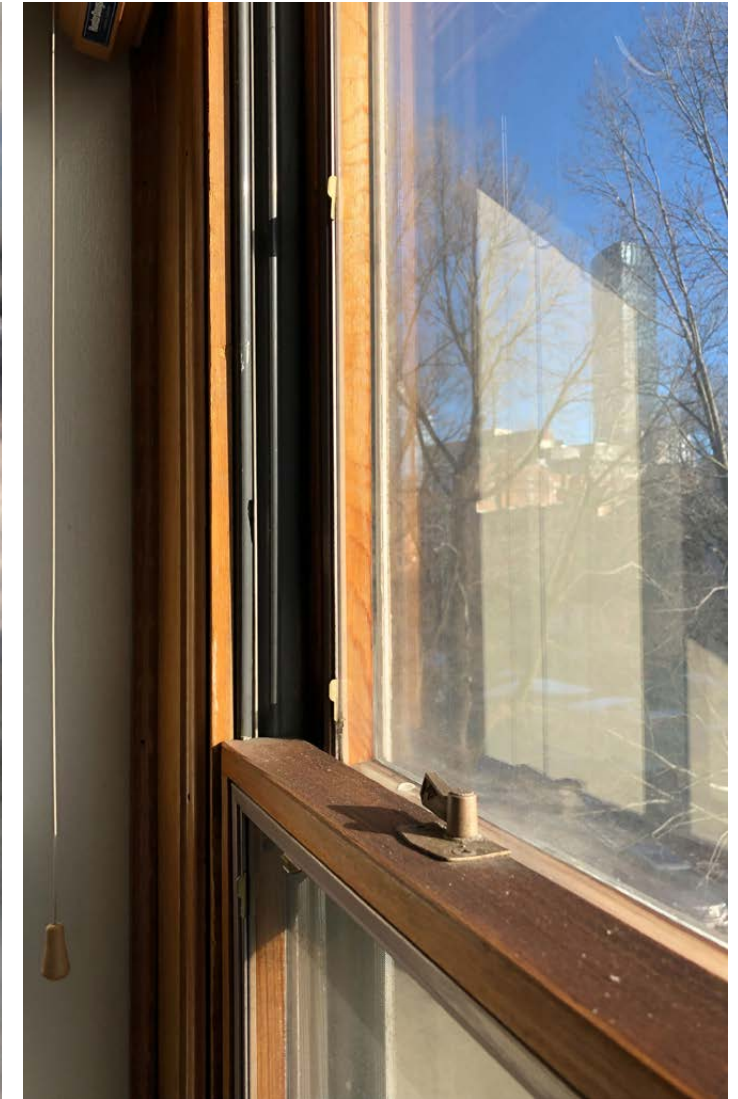
Existing (non-original) casement windows at Level 2, double-hung at Levels 3-5



Existing (non-original) casement windows at Level 1



Existing non-historic wood casements - simulated divided lights, no IGU spacer



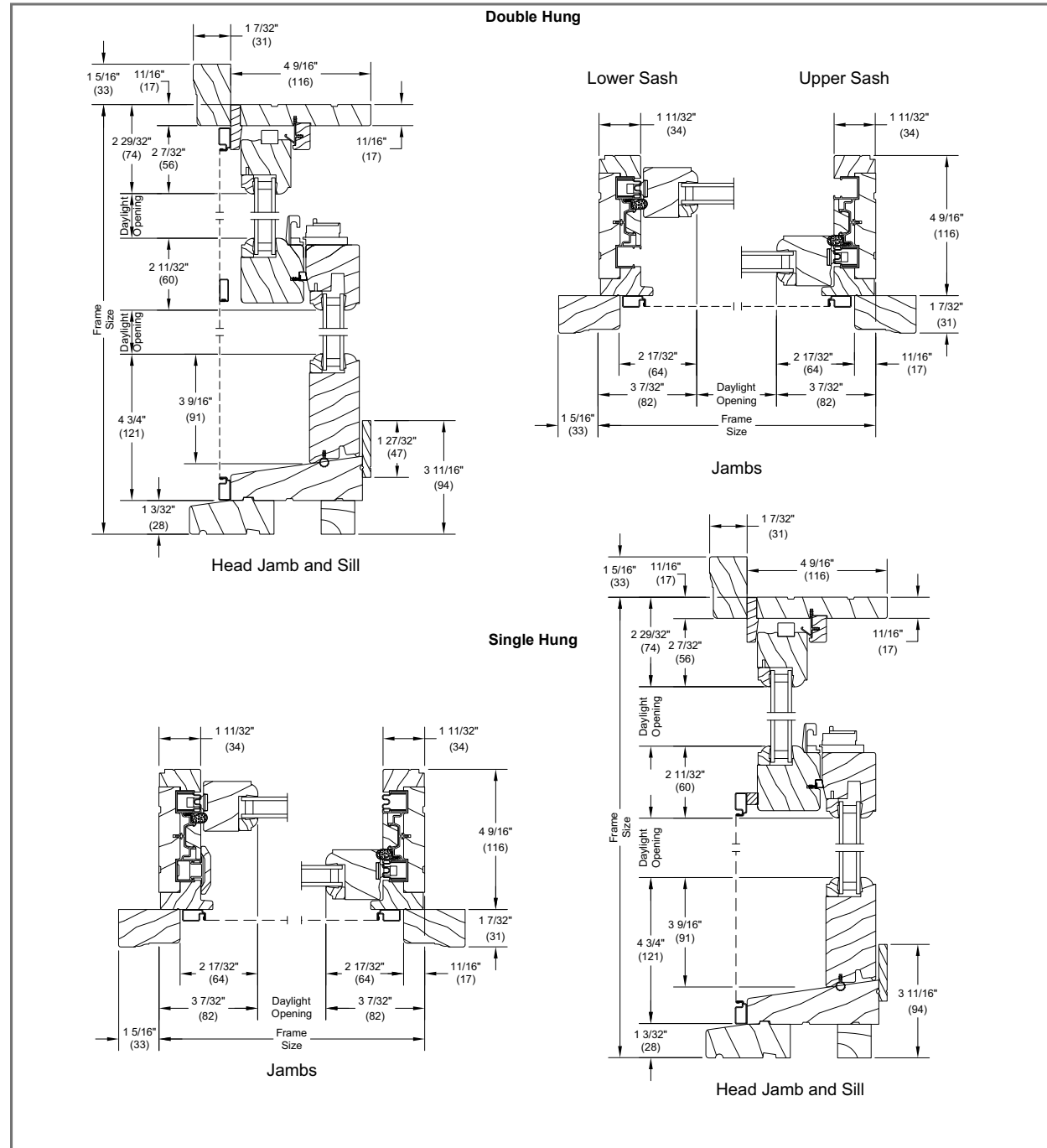
Existing non-historic double hung - Pella wood replacement windows with channel balances

Existing Window Photos

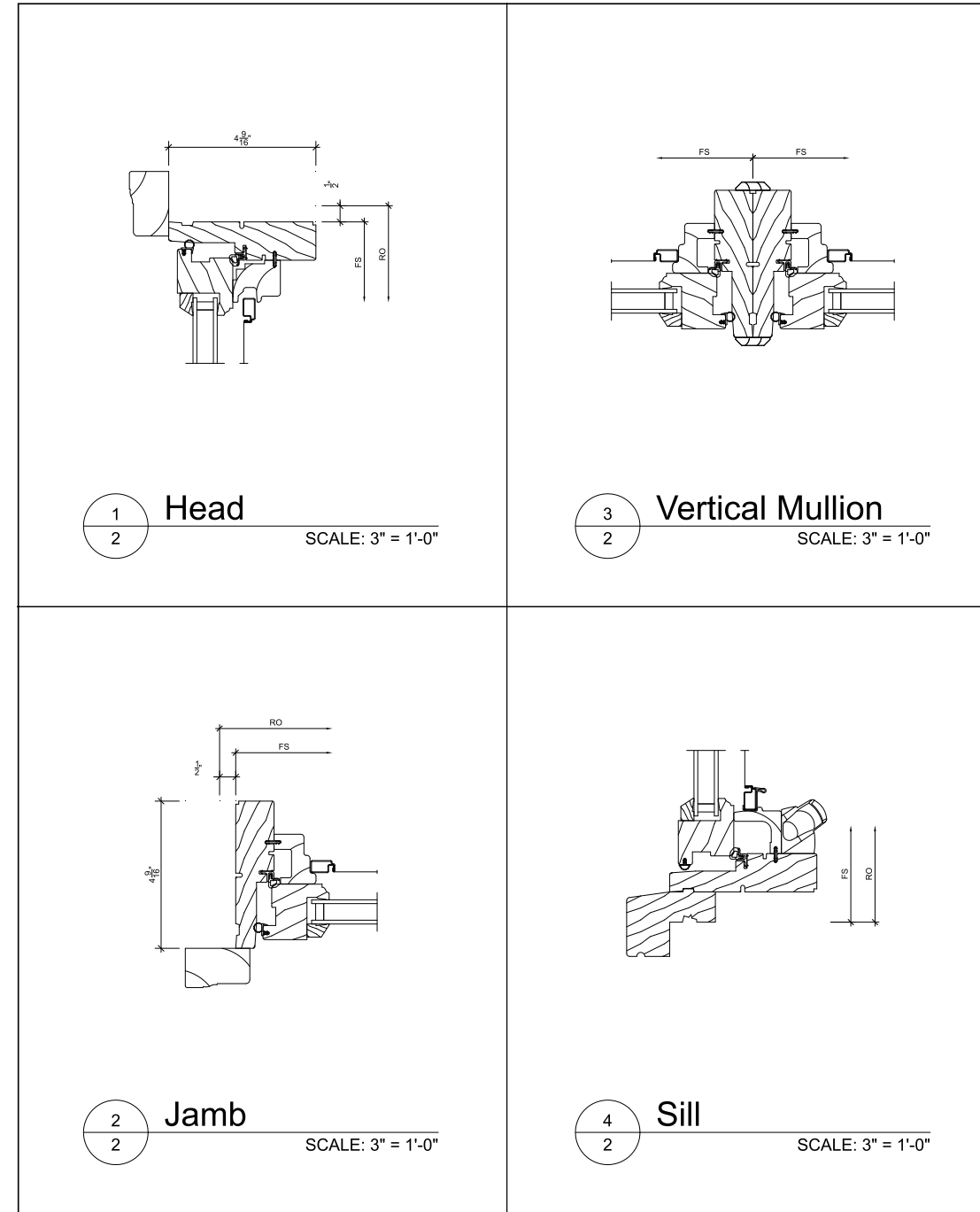
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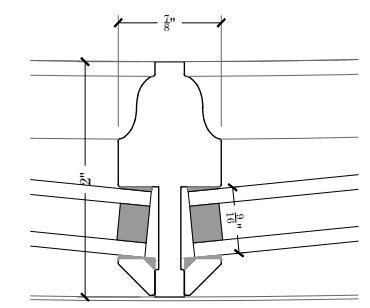
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Double Hung Window - Proposed



Outswing Casement - Proposed



True Divided Lite Muntin

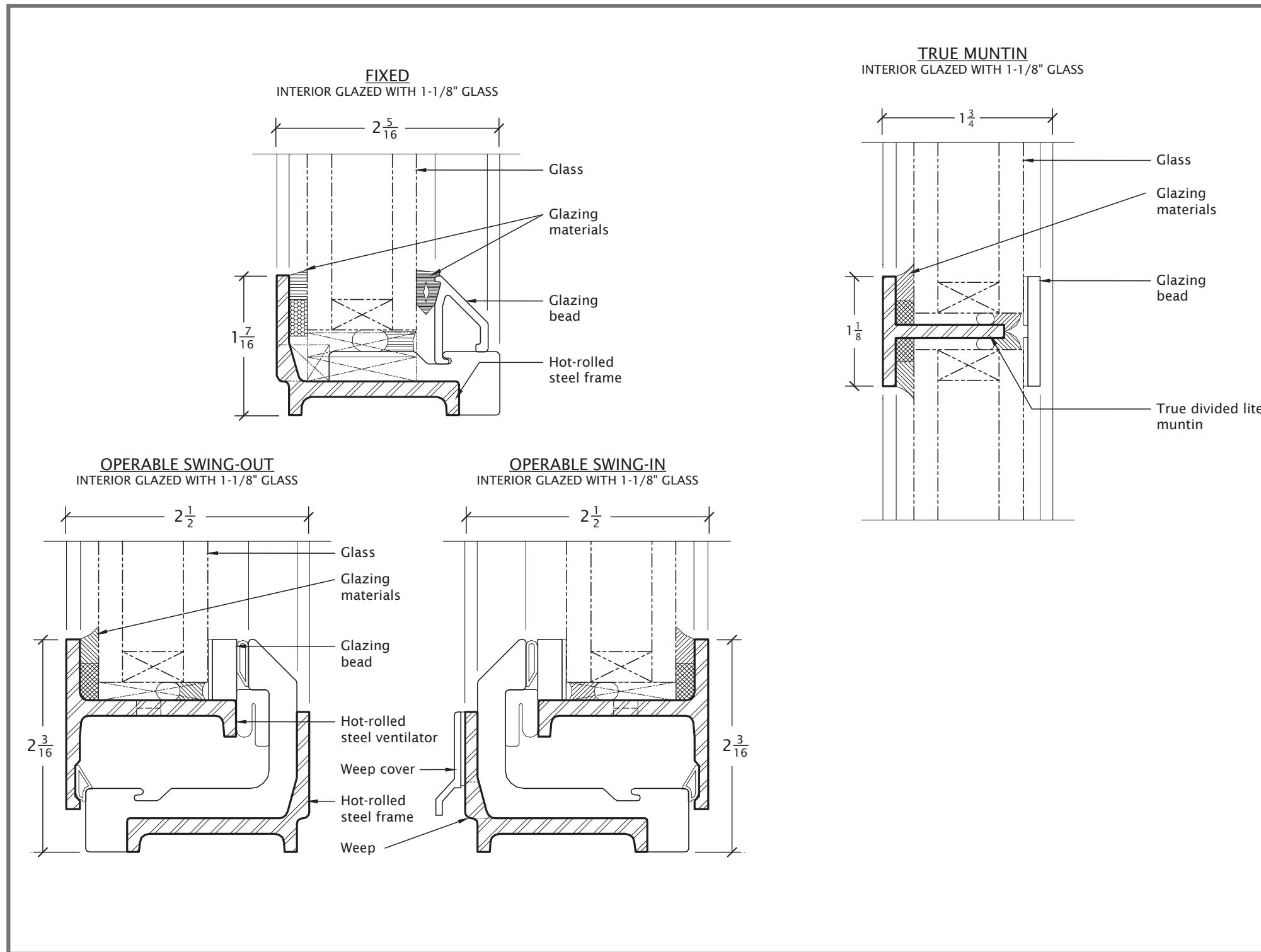
Proposed Replacement Window Details

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Steel Studio Windows (penthouse unit)

Proposed Window Details - Marlborough

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