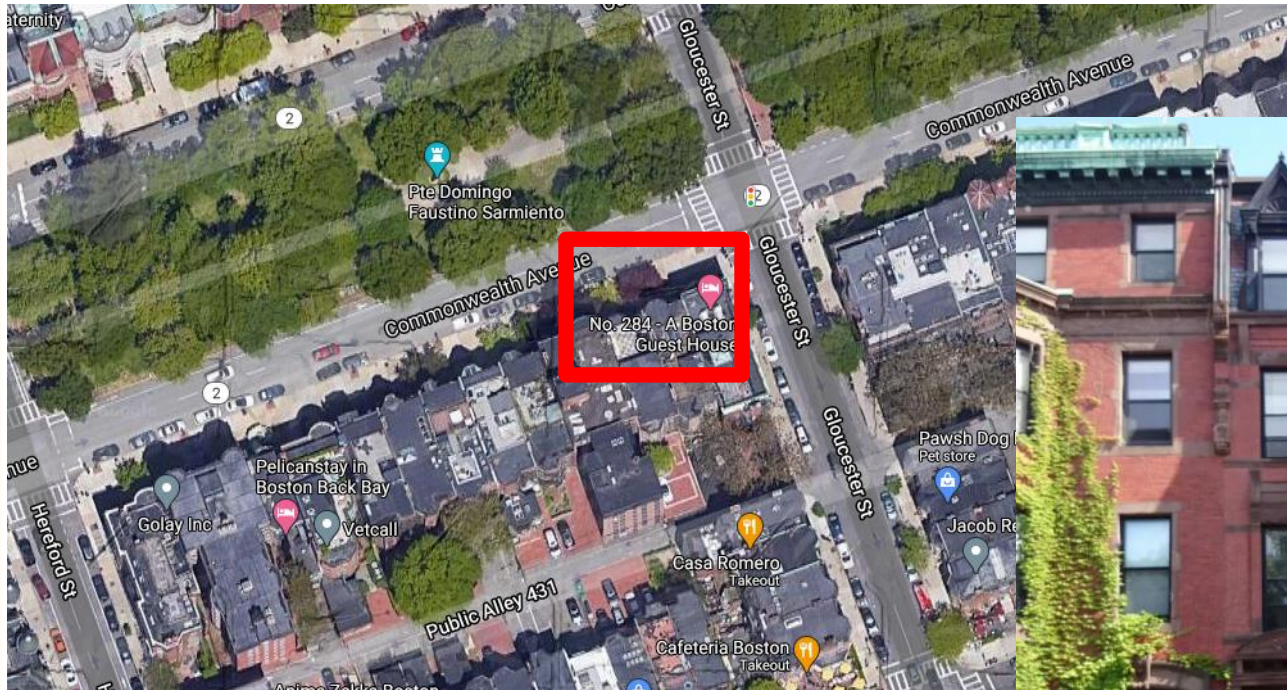


286 Commonwealth Avenue



Mark Bombara
Interior Designer
Back Bay Architectural Commission Review
September 23, 2020

286 Historical Context

- ❑ The rear addition on 286 Commonwealth Ave has been designed with the prolific lens of famed Boston architect Samuel D. Kelley. Key design elements have been studied and carefully captured to ensure the vision of Mr. Kelley will continue for decades and centuries to come.
- ❑ 286 Commonwealth was designed by architect Samuel D. Kelly and built ca. 1880 for building contractor William Seavey Rand, one of two contiguous houses (286-288 Commonwealth) he built for the Boylston National Bank of Boston, owner of the land, for speculative sale.
- ❑ Samuel Kelley was educated at the Friends School in Providence. After apprenticing in Boston, he became one of the most prolific architects of homes in the Back Bay. In his Houses of Boston's Back Bay, Bainbridge Bunting lists over 150 houses designed by Kelley, starting in 1878, one third of which were in the Bay State Road area. He frequently worked in tandem with speculative builders, including William Rand, George Wheatland, and Chadwick and Stillings.

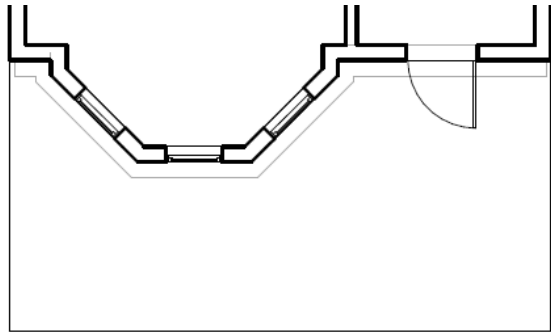
Back Bay Architectural Commission Objective

- To ensure the exterior work is complied with the guidelines with Back Bay Architectural Commission (BBAC) including appropriate maintenance and restoration in the Back Bay Residential District
- To review all exterior changes to buildings within the district
- To promote the economic, cultural, educational and general welfare of the public through high standards of design throughout the Back Bay and through the preservation of the residential portion of the Back Bay area in the City of Boston
- To safeguard the heritage of the City of Boston by preventing the despoliation of a district in that city which reflects important elements of its cultural, social, economic and political history
- To stabilize and strengthen residential property values
- To foster civic beauty
- To strengthen the economy of the Commonwealth and the City of Boston

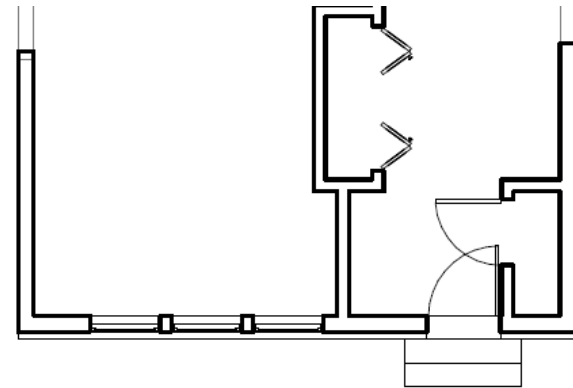
Elevations



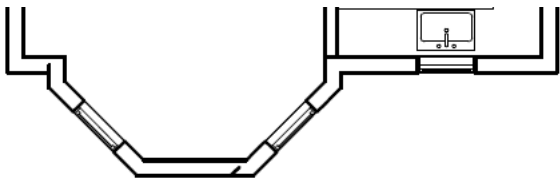
Site and Floor Plan



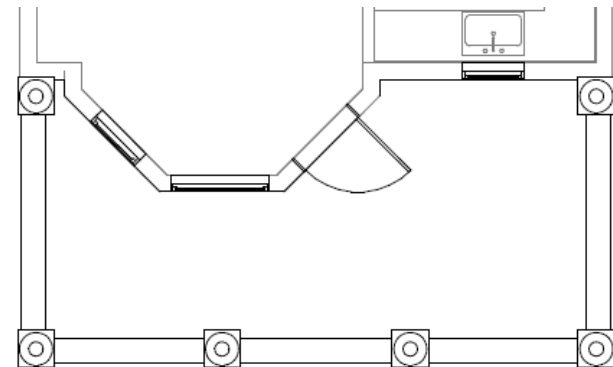
① EXISTING GARDEN LEVEL
1/8" = 1'-0"



② PROPOSED GARDEN LEVEL
1/8" = 1'-0"



① EXISTING LEVEL 1
1/8" = 1'-0"



② PROPOSED LEVEL 1
1/8" = 1'-0"

Existing Property



Local Properties

Example 1



Local Properties

Example 2



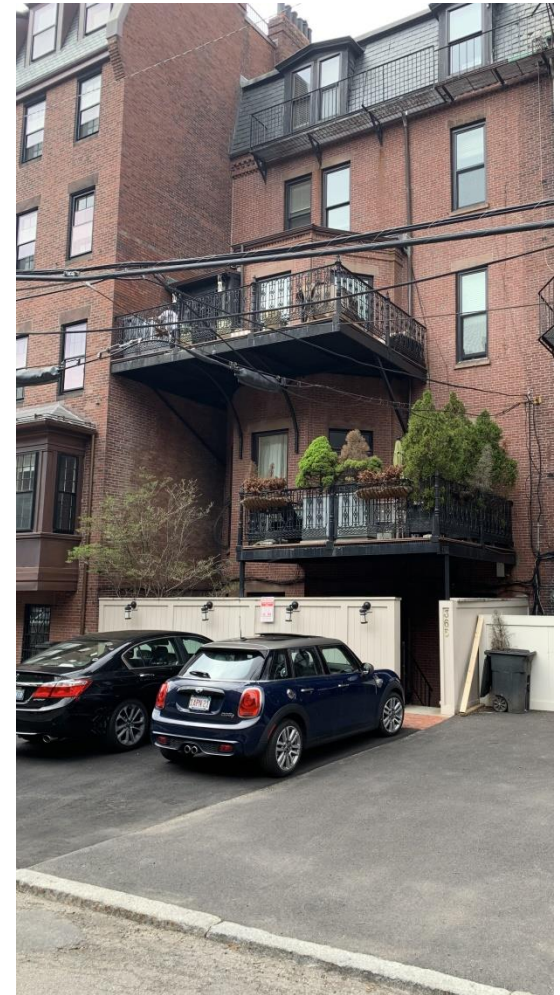
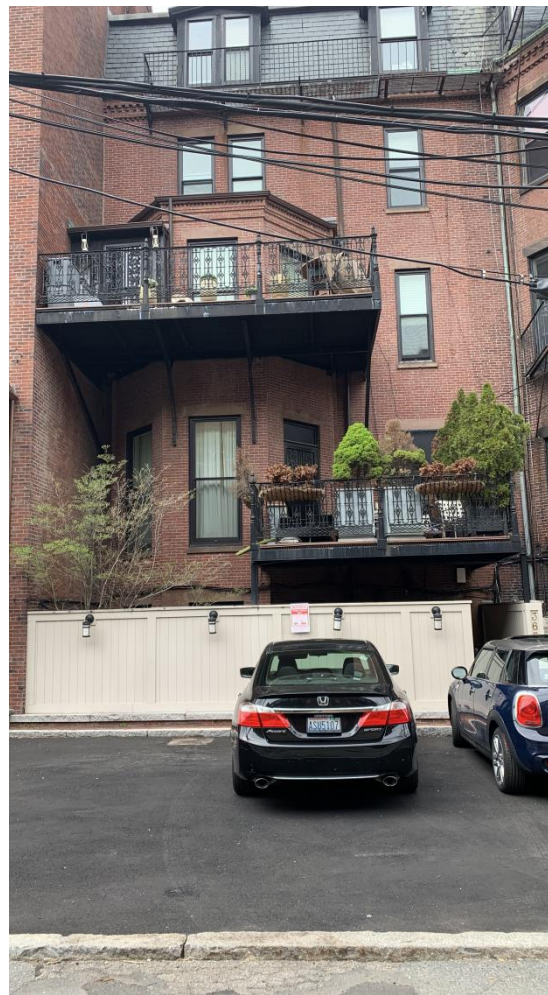
Local Properties

Example 3



Local Properties

Example 4



Local Properties

Example 5

