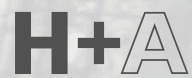


BACK BAY ARCHITECTURAL COMMISSION ADVISORY
8 DECEMBER, 2021

397-399 COMMONWEALTH AVE



HACIN + ASSOCIATES
500 HARRISON AVE. STUDIO 4F
BOSTON MA 02118
P 617.426.0077
WWW.HACIN.COM @HACINASSOCIATES



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.

Secondary address to the rear of 446 Marlborough.

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

Building History

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Existing Conditions – Commonwealth Facade

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Existing Conditions – Marlborough Street Facades

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1



2



3



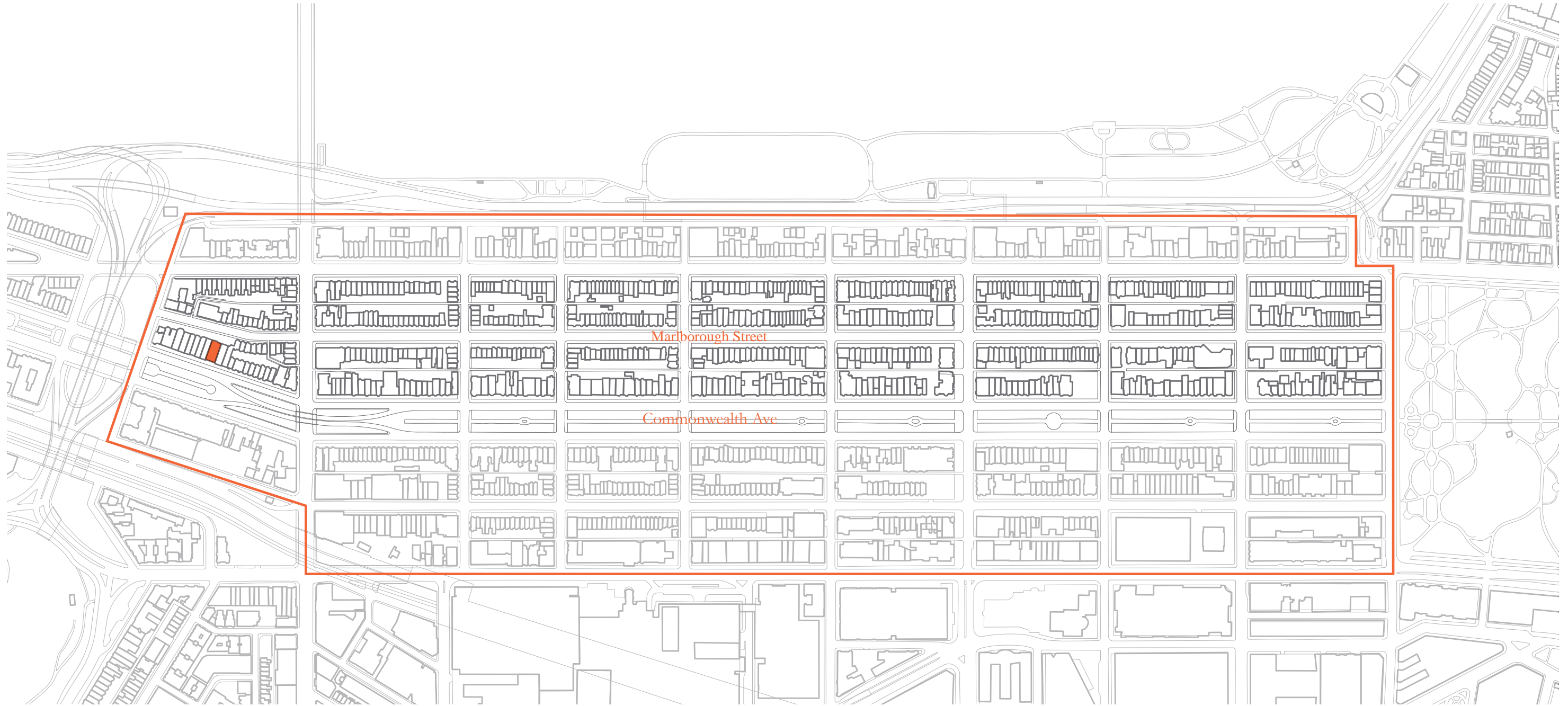
4

Site Photos

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Back Bay Historic District

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245-275 Marlborough Street:
Cited by *House of Boston's Back Bay* as an example of a
“sensitive use of material instead of applied ornamentation”
to create a harmonious streetscape.



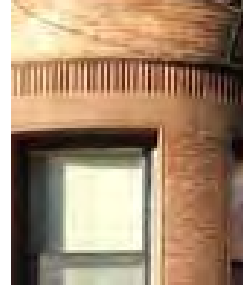
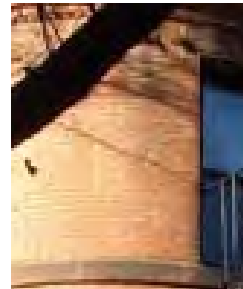
Back Bay Historic District

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Material Studies:
Red brick & typical details along Marlborough Street



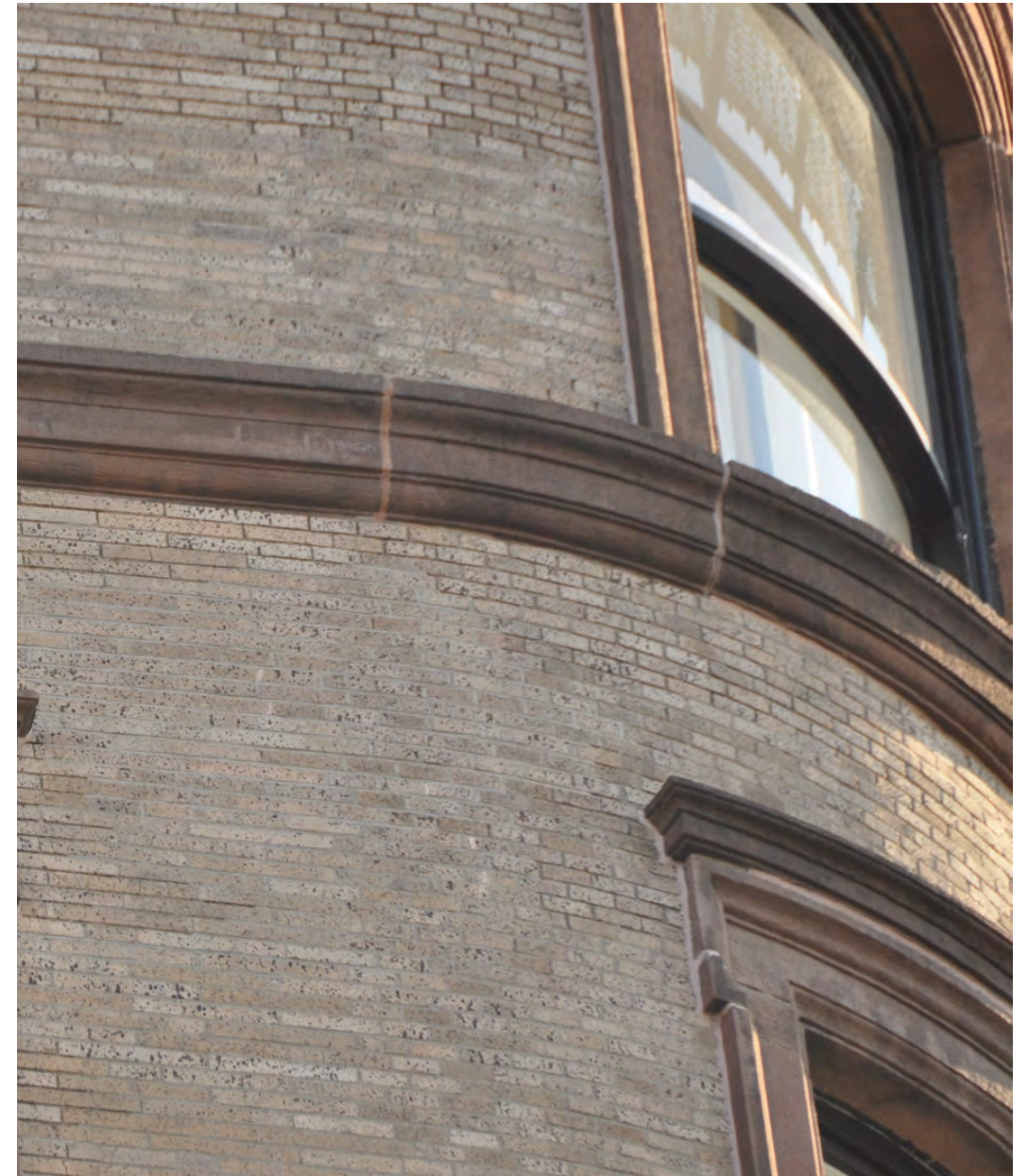
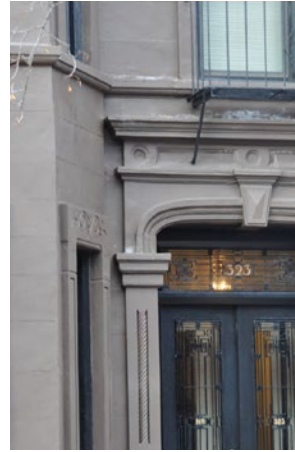
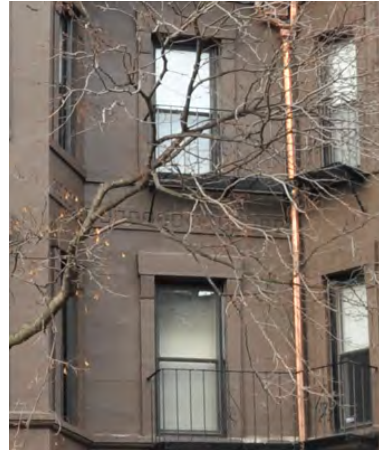
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Material Studies:
Unique materials & details along Marlborough Street

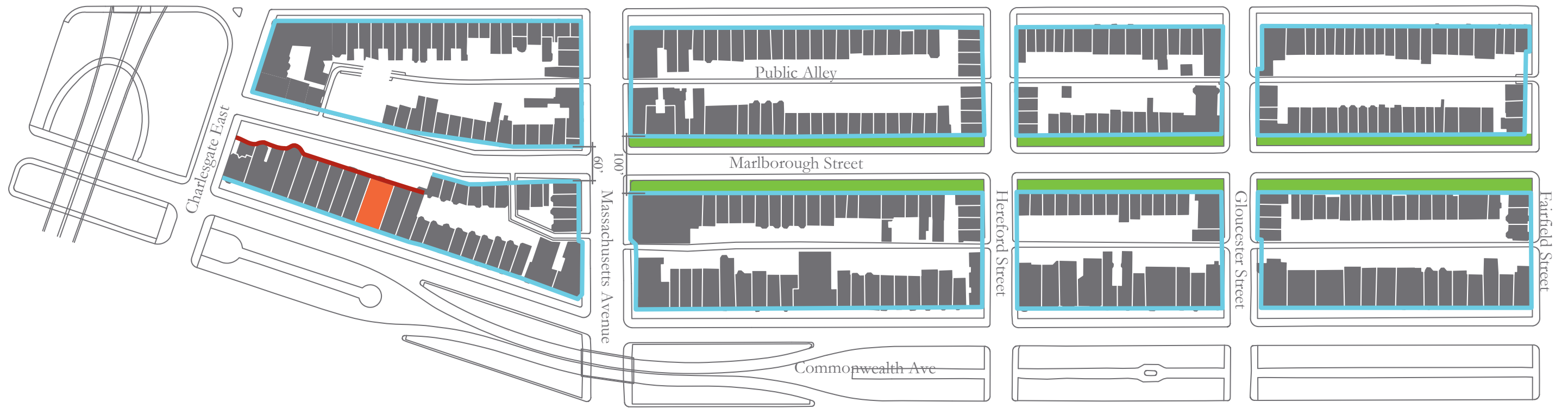


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- Project Site - 397 Commonwealth Avenue
- Typical street block
- Front yard zone
- Double-sided block breaks down

Marlborough Street Analysis

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Marlborough Street South Side



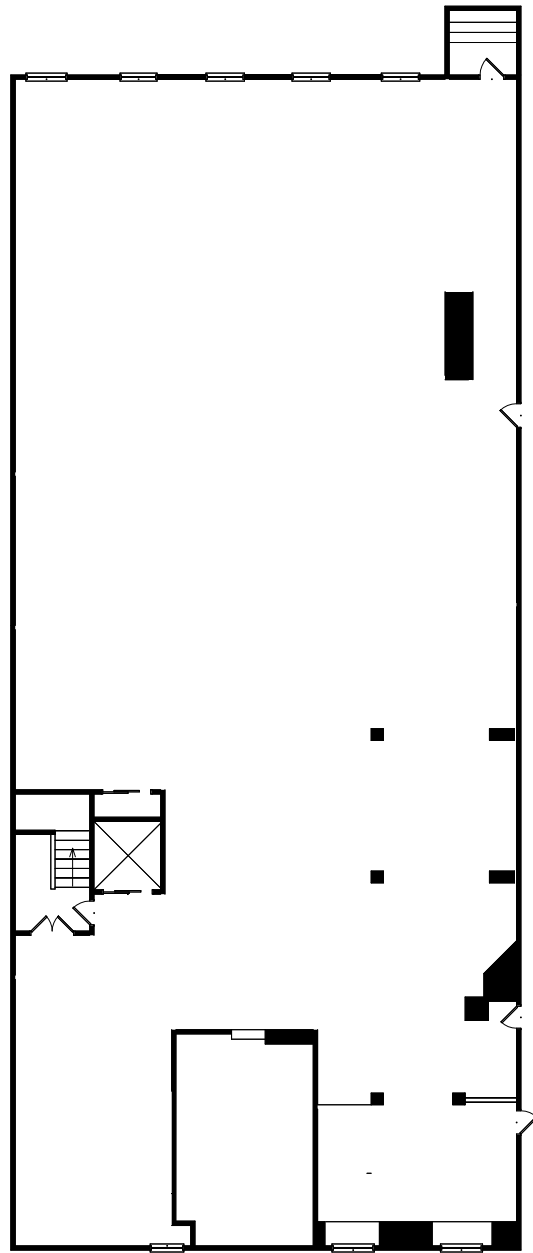
Marlborough Street North Side

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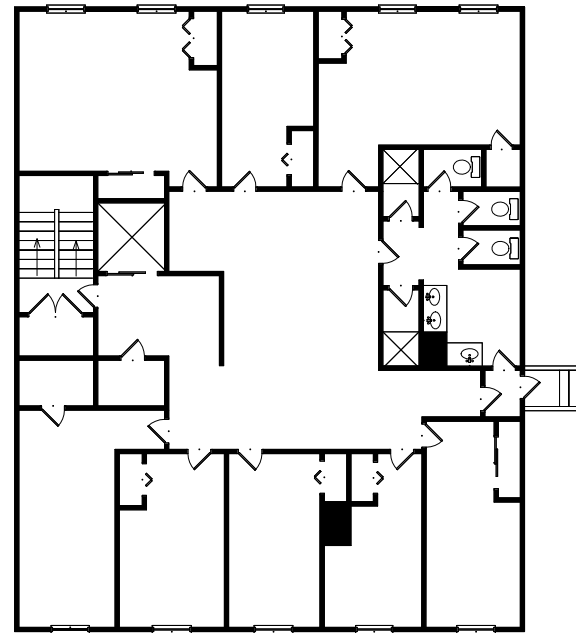
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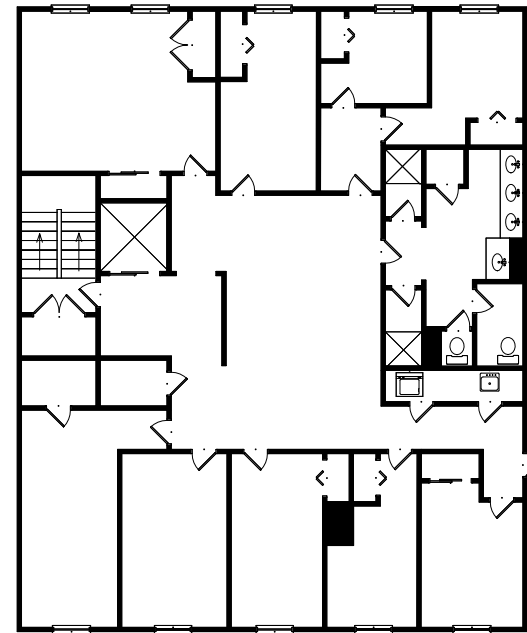




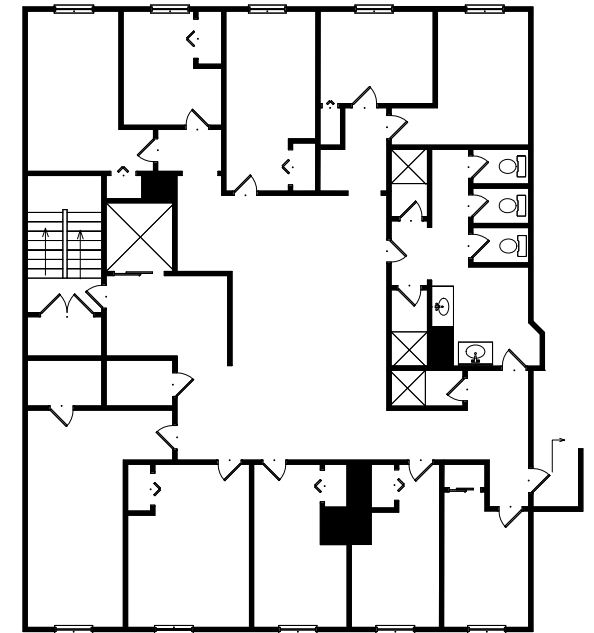
B | BASEMENT EXISTING
1/16" = 1'-0"



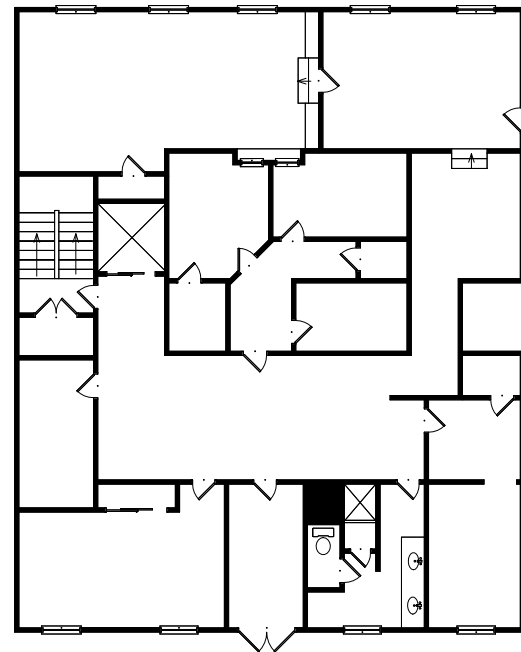
3 | LEVEL 3 EXISTING
1/16" = 1'-0"



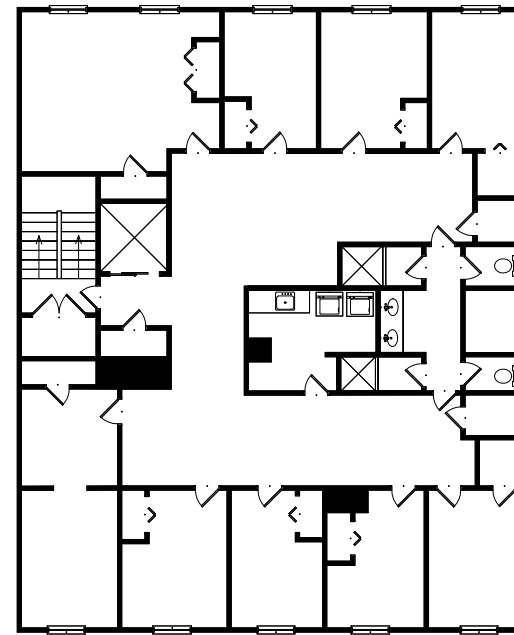
4 | LEVEL 4 EXISTING
1/16" = 1'-0"



5 | LEVEL 5 EXISTING
1/16" = 1'-0"



1 | LEVEL 1 EXISTING
1/16" = 1'-0"



2 | LEVEL 2 EXISTING
1/16" = 1'-0"

Existing FAR Area
13,385 SF, FAR 1.93

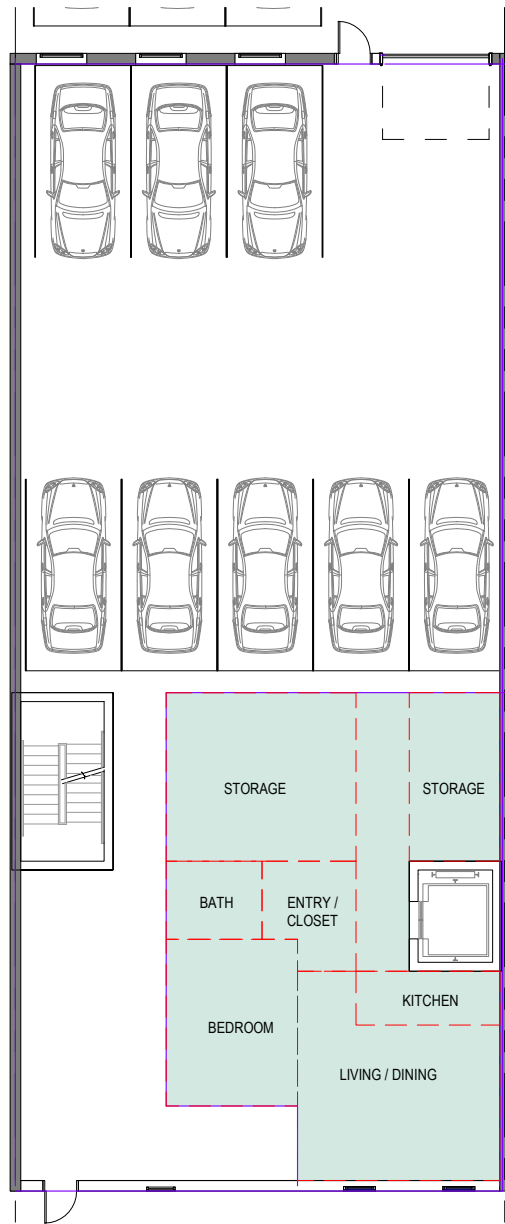
Existing Floor Plans

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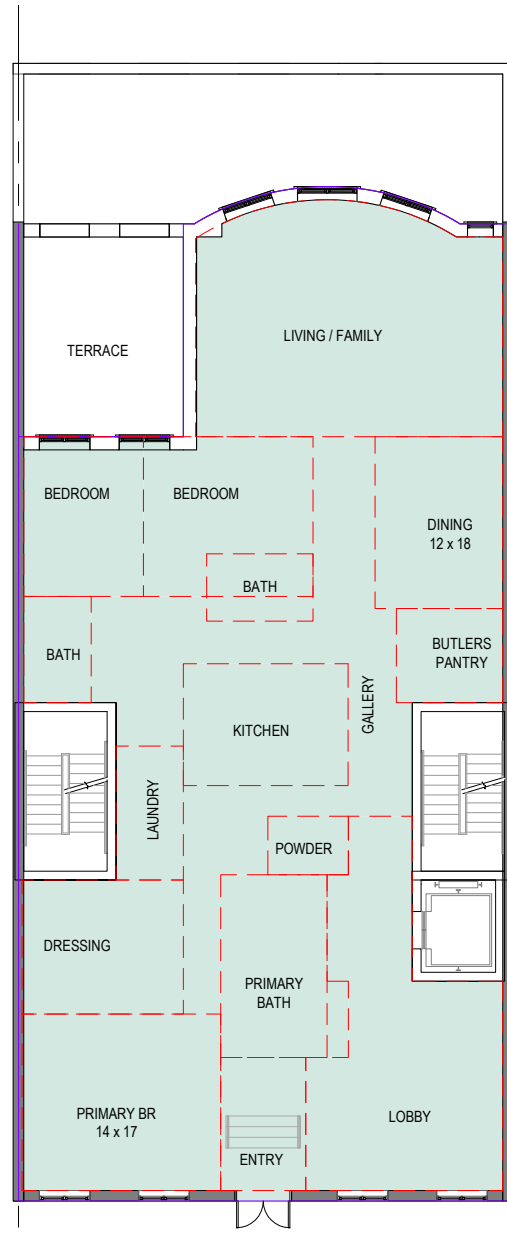
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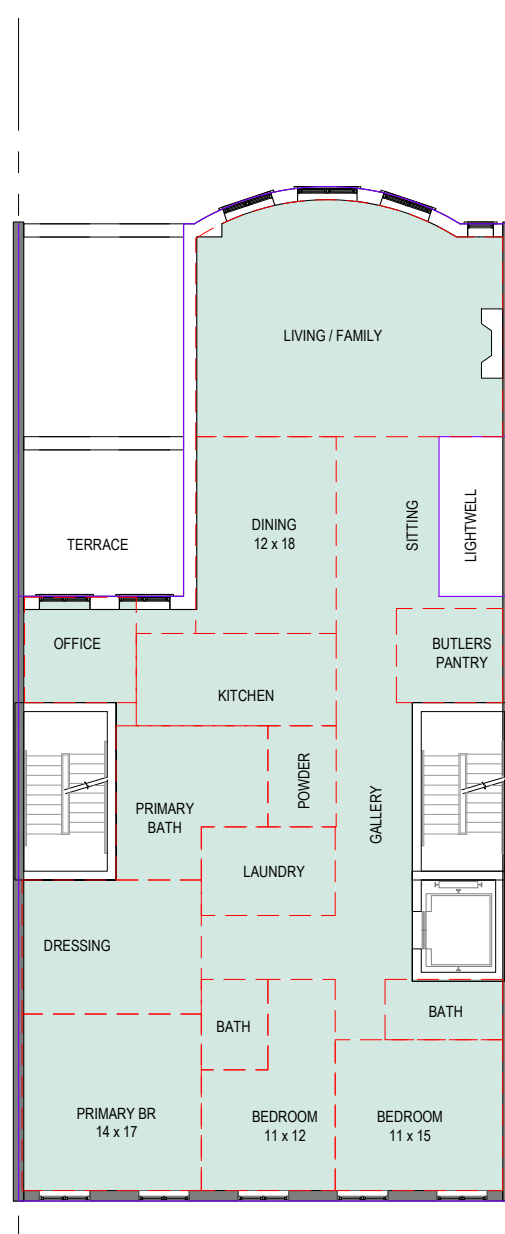




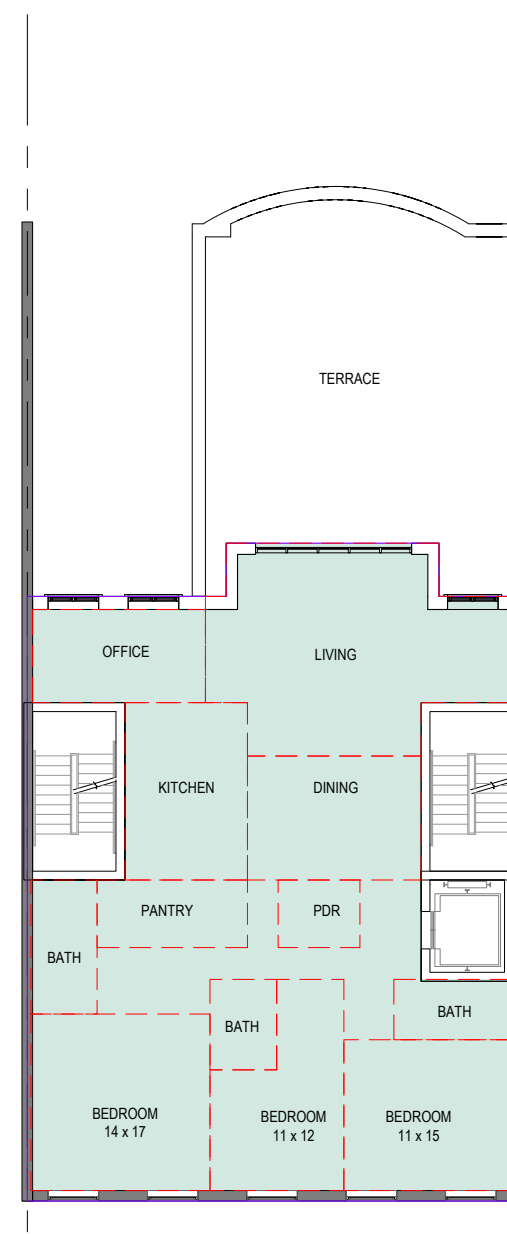
B BASEMENT
1/16" = 1'-0"



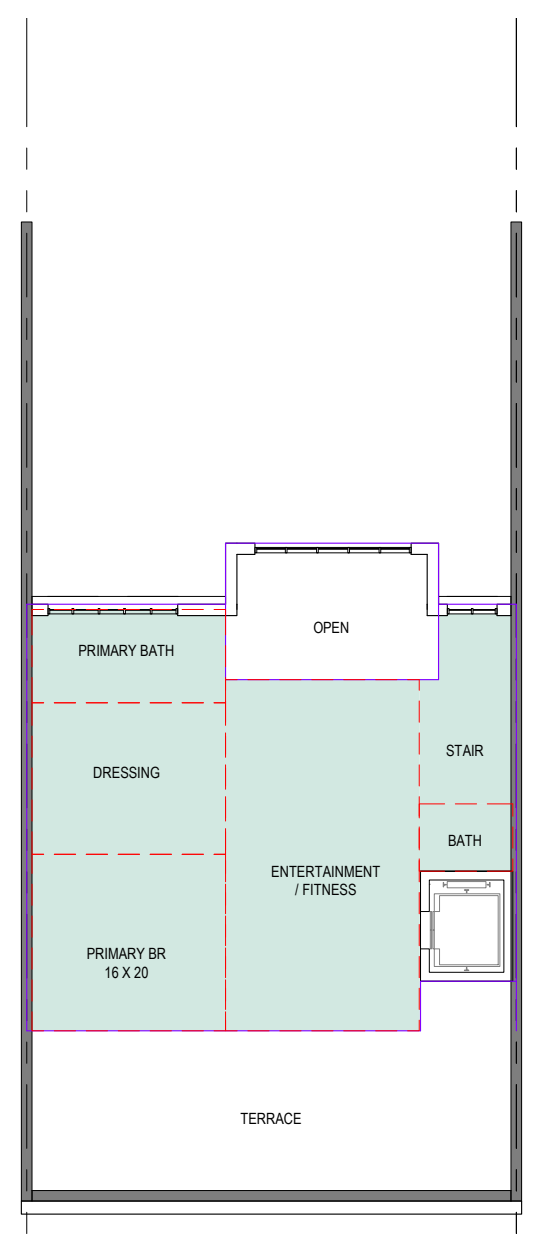
1 LEVEL 1
1/16" = 1'-0"



2 LEVEL 2-4
1/16" = 1'-0"



5 LEVEL 5
1/16" = 1'-0"



6 LEVEL 6
1/16" = 1'-0"

Proposed Floor Plans

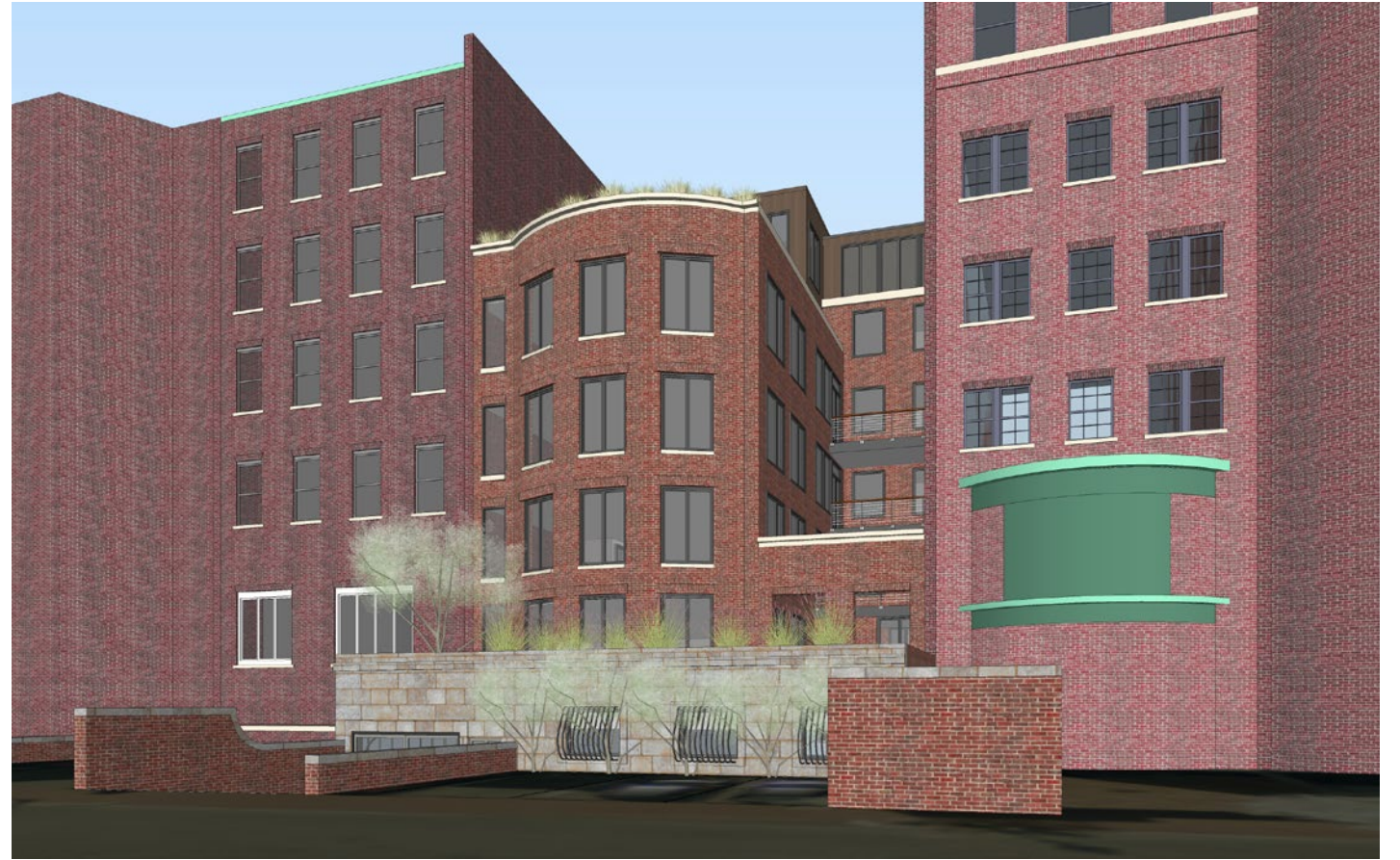
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Proposed FAR Area
20,750 SF, FAR 3.00





Before + After Views

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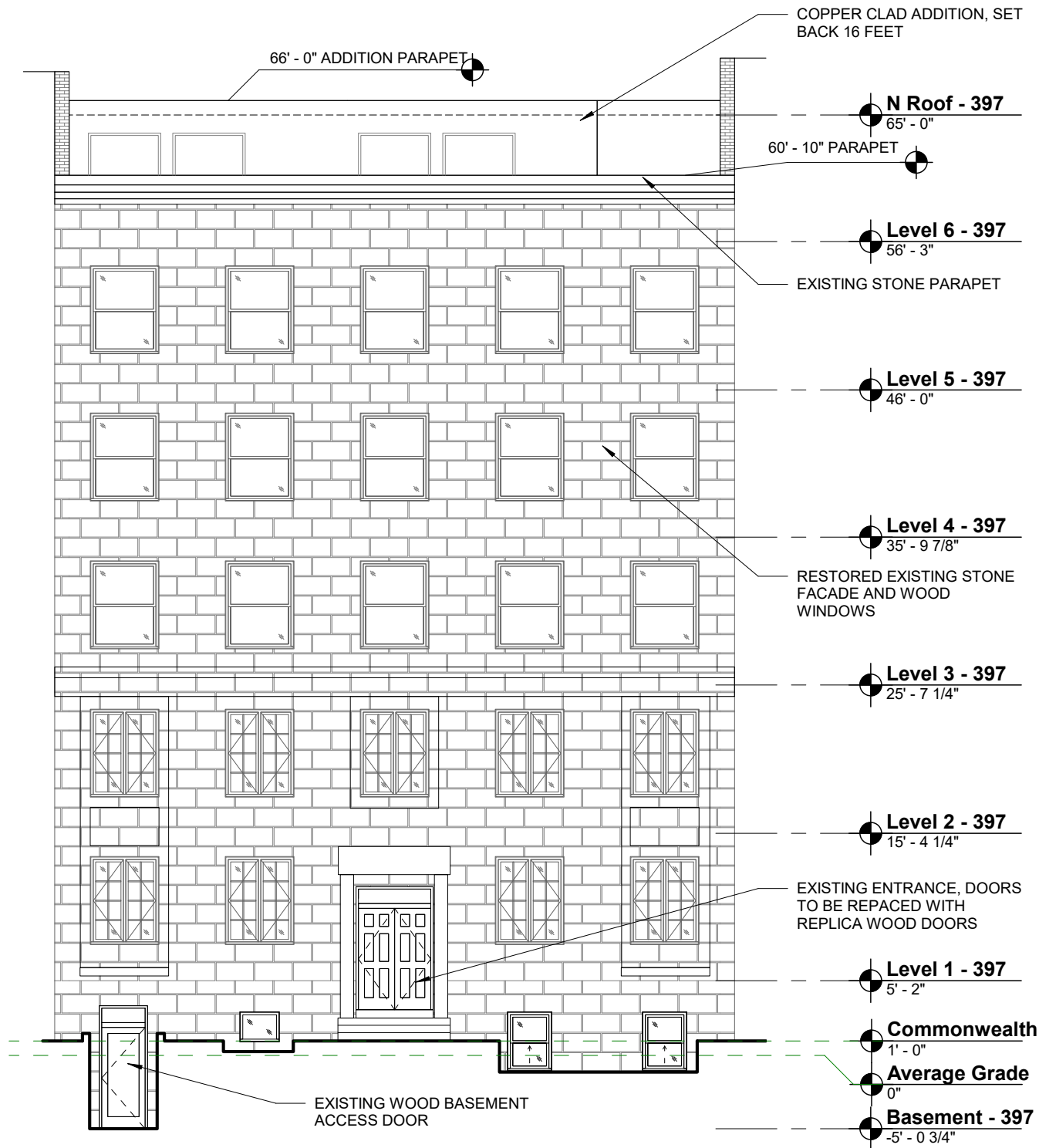


Before + After Views

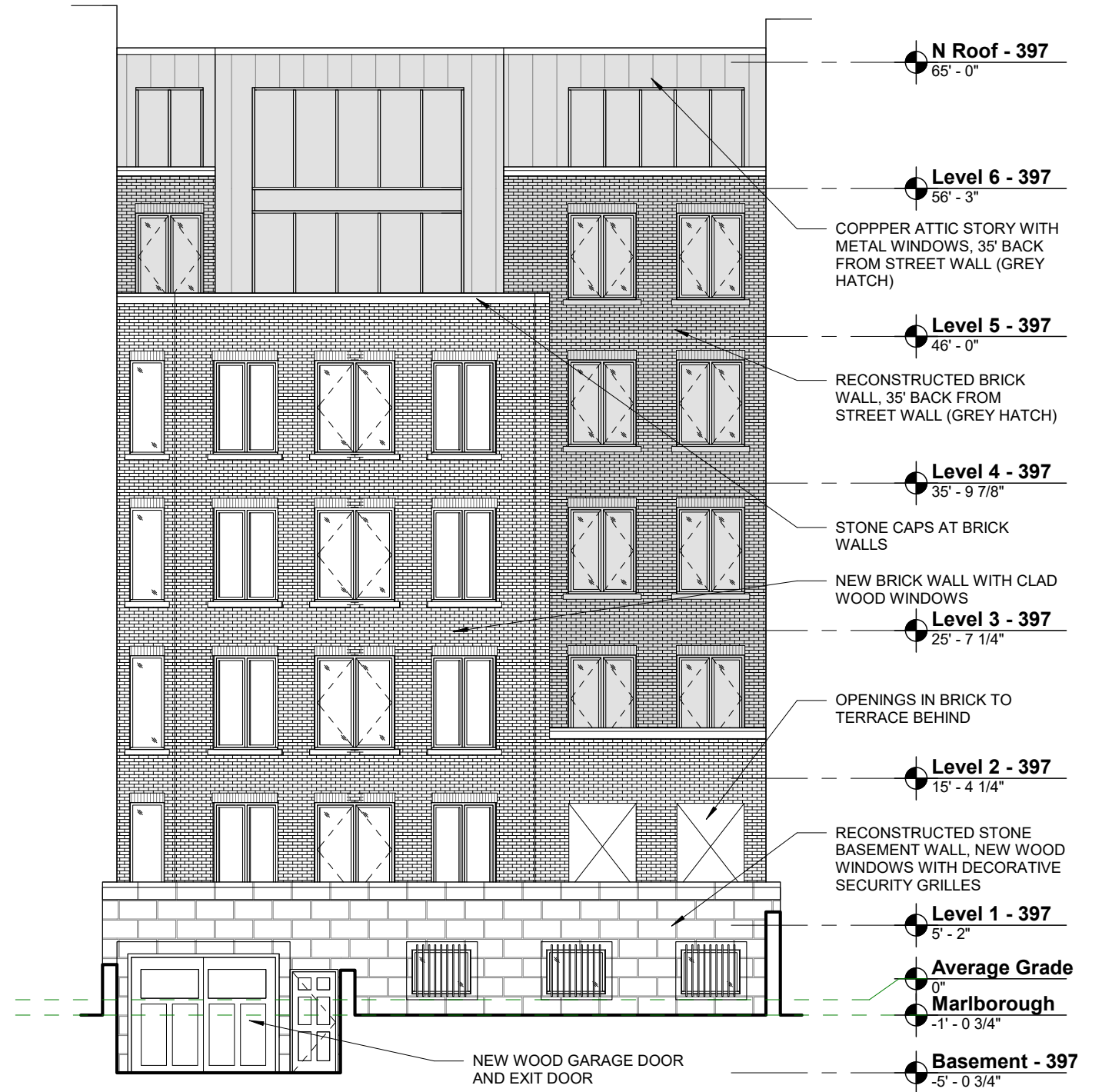
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Commonwealth (North) Elevation



Marlborough (South) Elevation

Proposed Elevations

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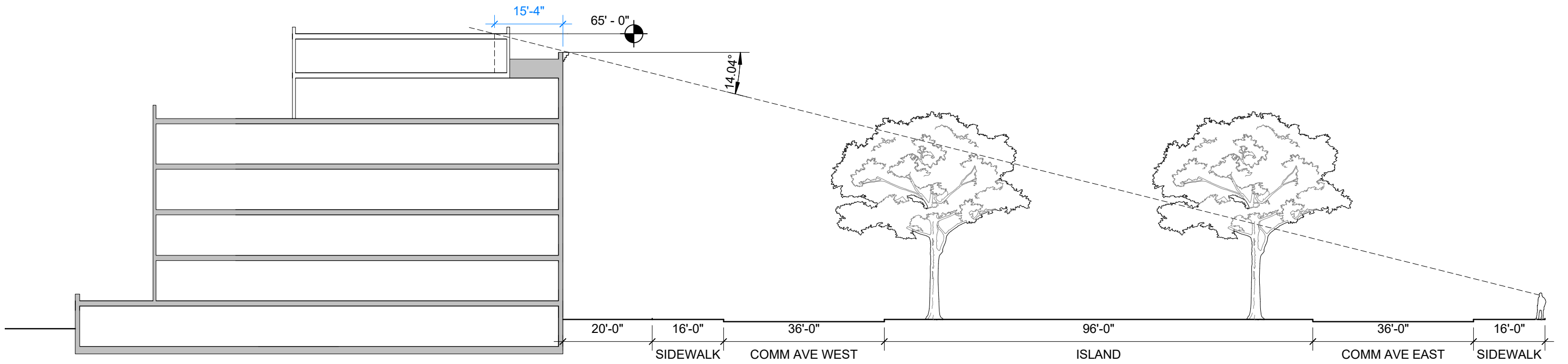
Site + Roof Plan

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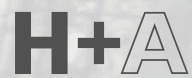
Addition Visibility across Commonwealth Avenue

3/64" = 1'-0"



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THANK YOU



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