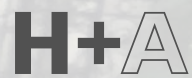


BACK BAY ARCHITECTURAL COMMISSION HEARING
PROVISO REVIEW
APRIL 13, 2022

397-399 COMMONWEALTH AVE



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

What we heard...

Openings feel like windows are missing; too much sky visible through them.

Additional height is helpful, but expression does not feel right - consider alternatives.

Landscape plans need to be reviewed in more detail in a subsequent meeting.

Addition height should approximate the window sill of the adjacent building's top floor.



March Meeting - Marlborough Street Concept

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Proposed Design Marlborough Street

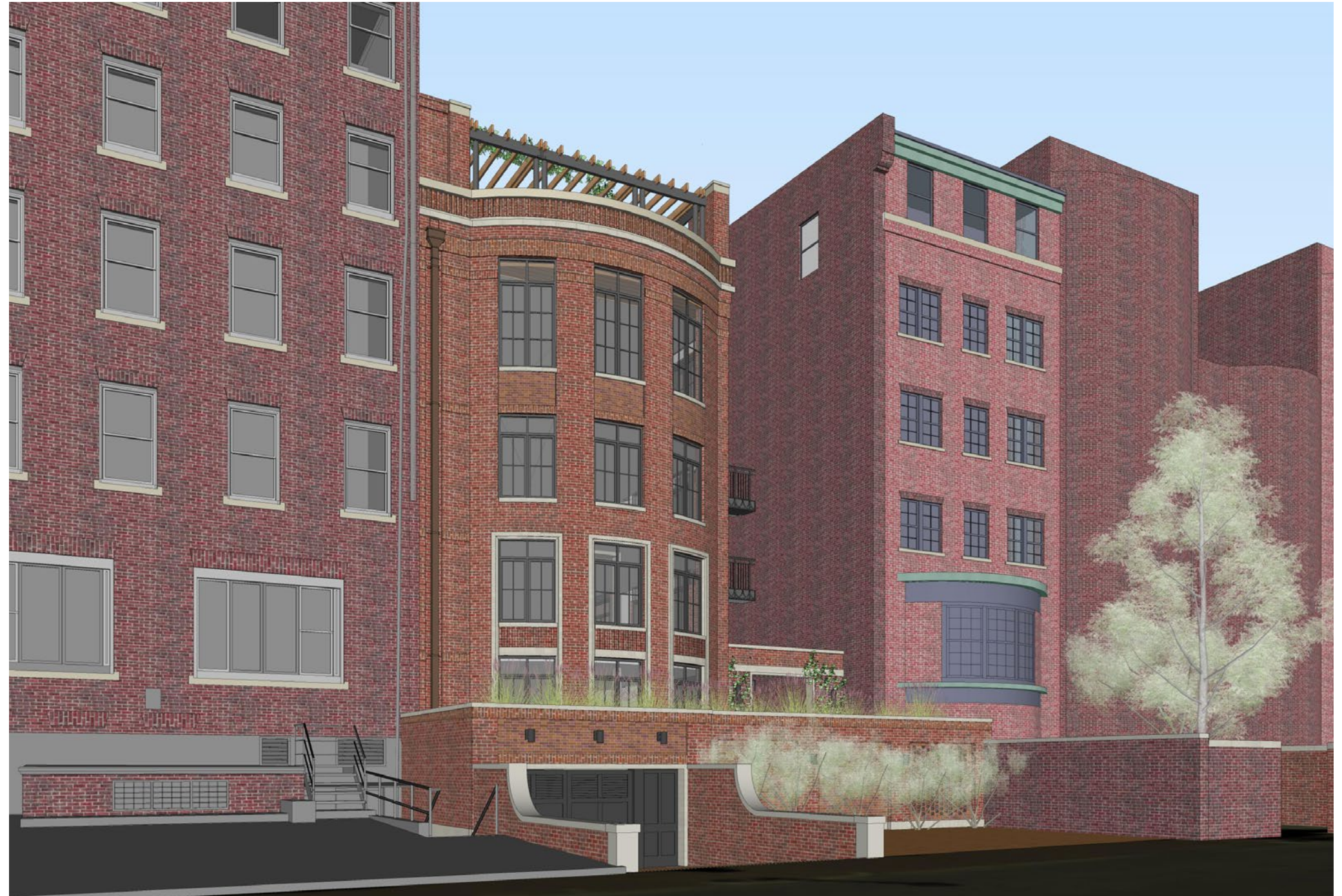
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Trellis precedent
(84 Beacon)



Existing and Proposed Views - Marlborough Street

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Proposed Design 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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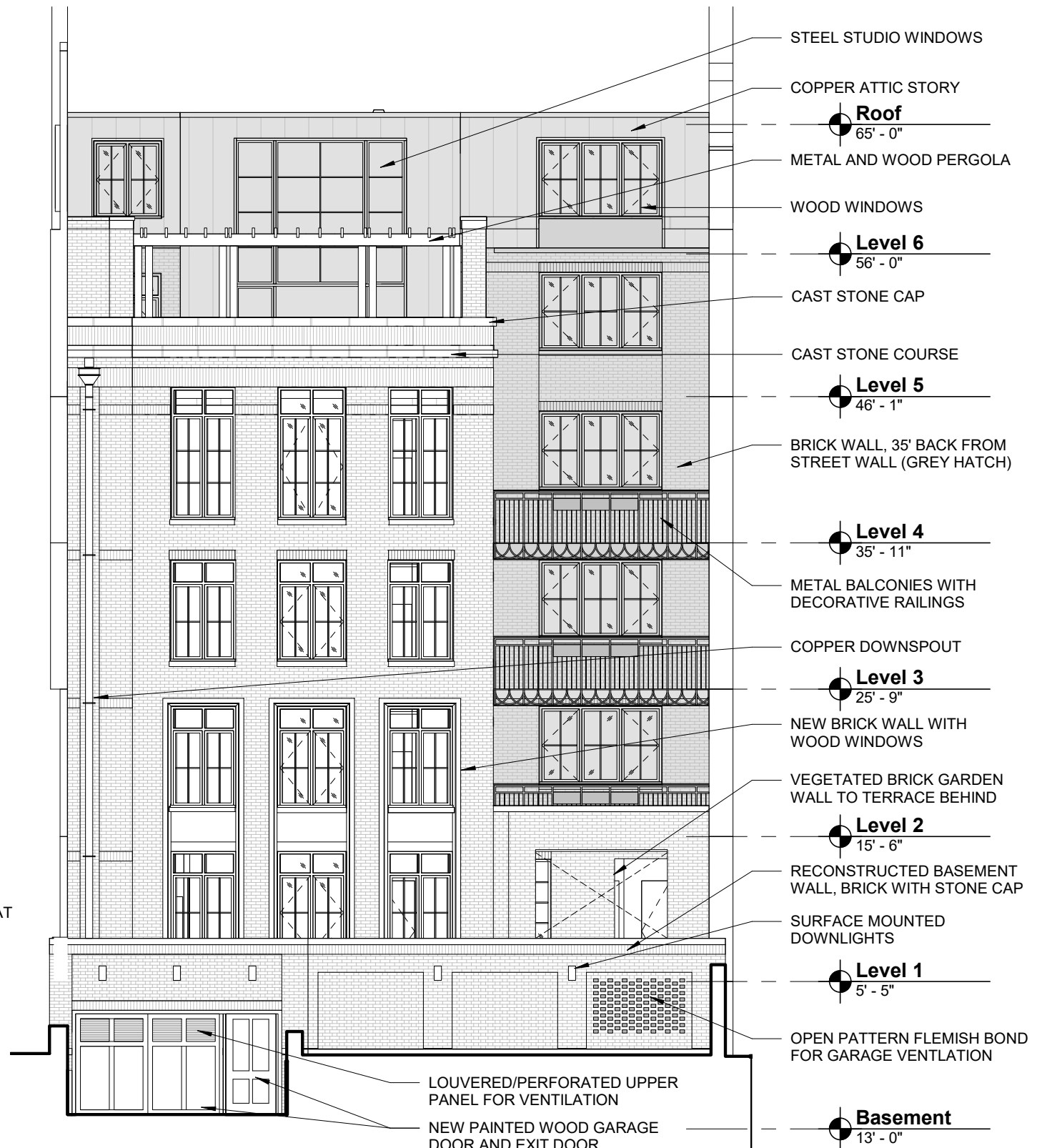
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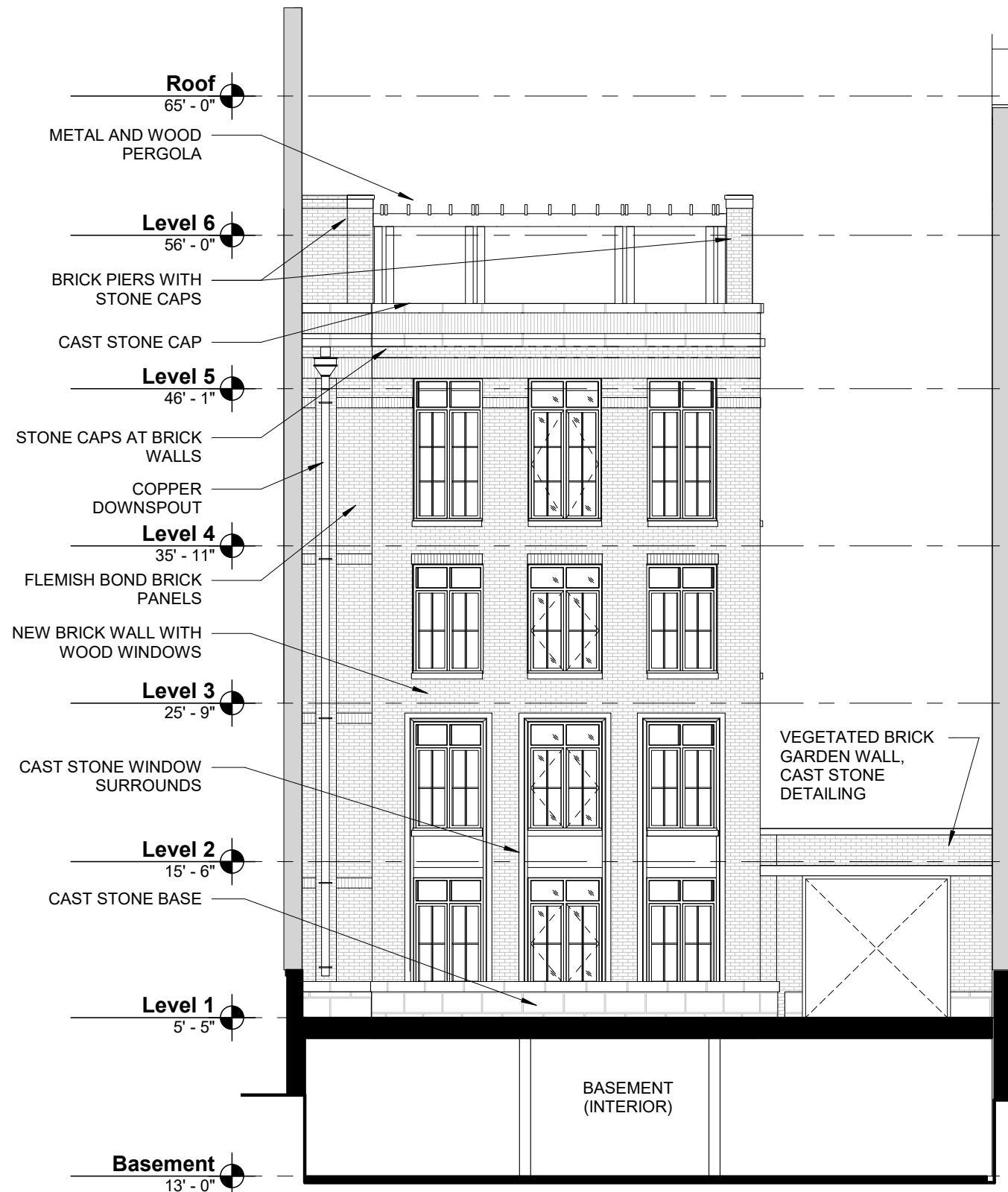




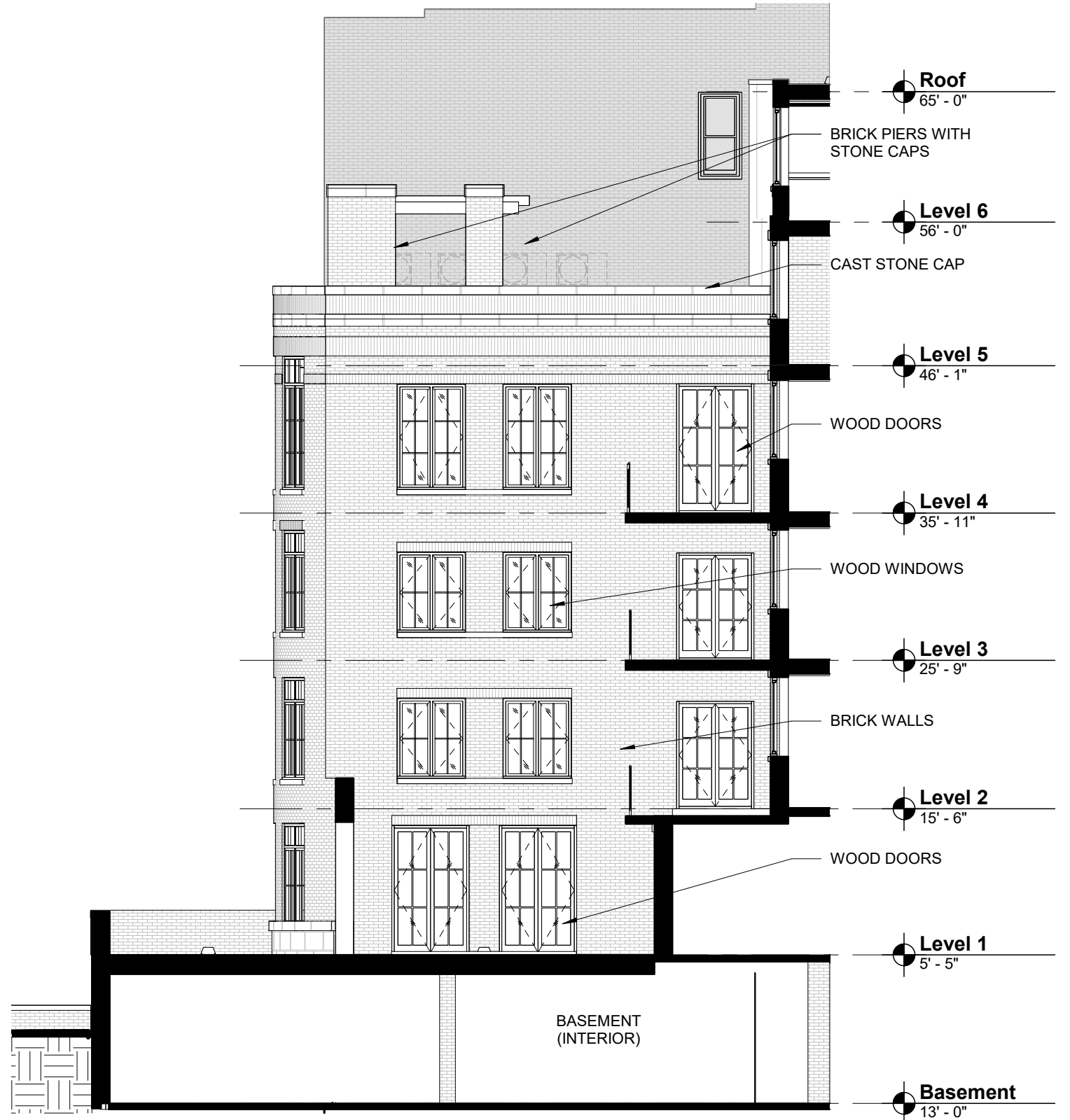
Marlborough Existing Elevation



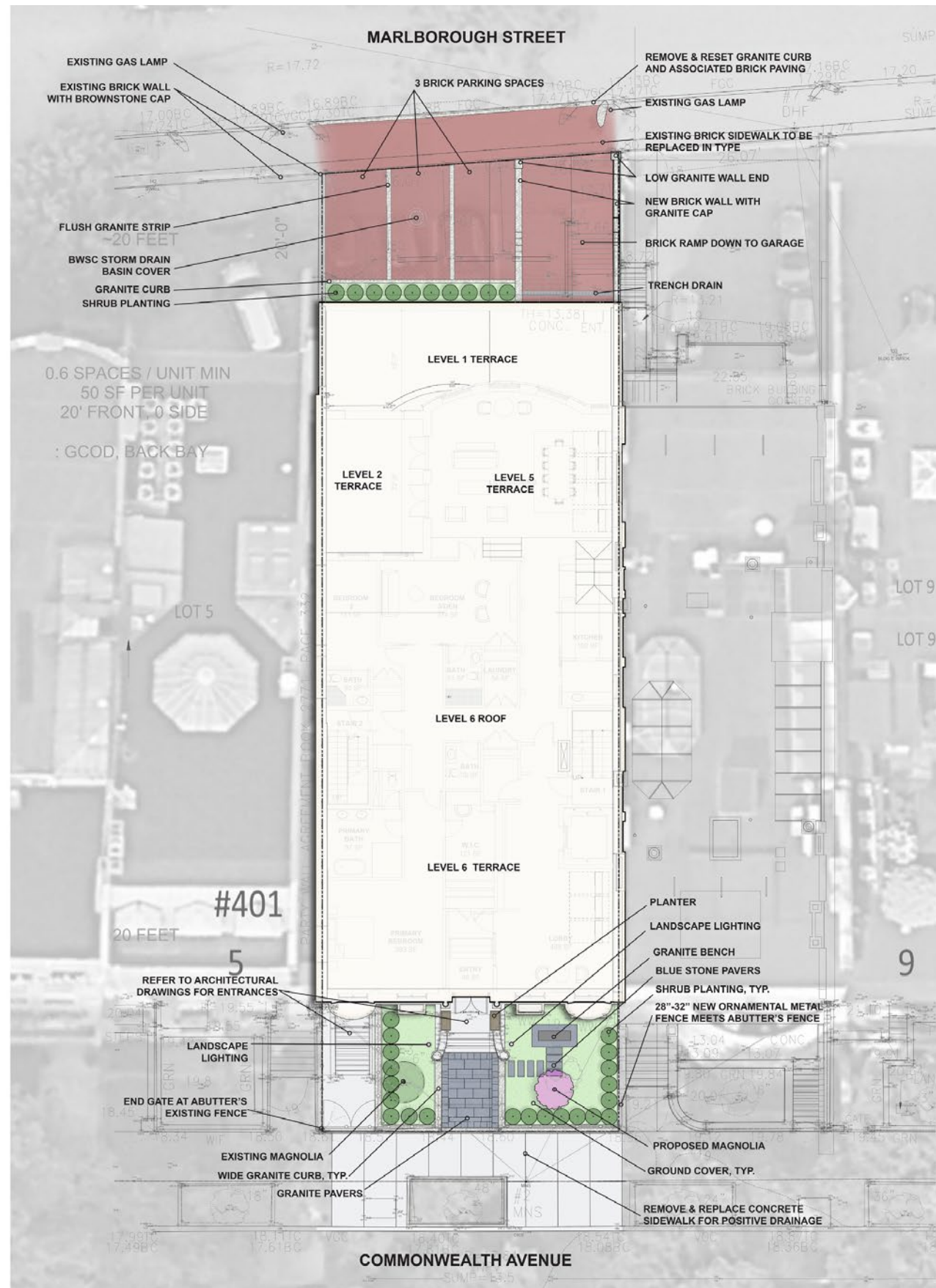
Marlborough Proposed Elevation



Elevation Facing Marlborough



Elevation Facing Light Court



Landscape Concept

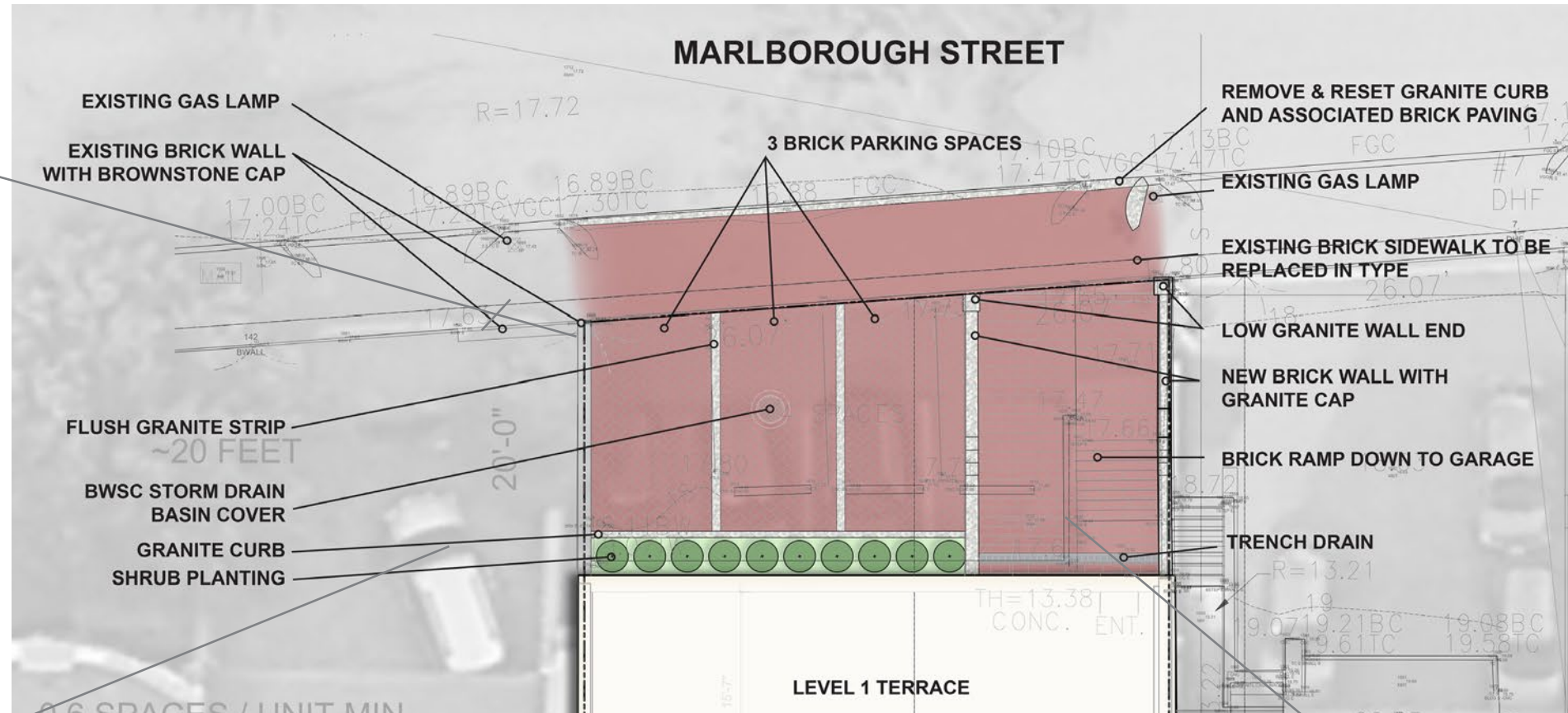
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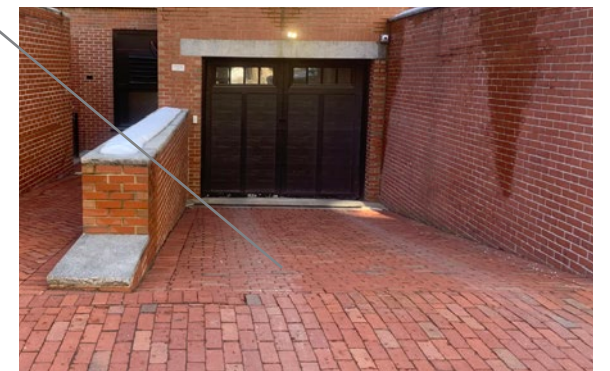
Herringbone Pattern (Brick)



Viburnum Dentatum (Native) Hedge



Running Bond Brick Pattern (Pavers laid on side)



SITE MATERIALS

Landscape Concept

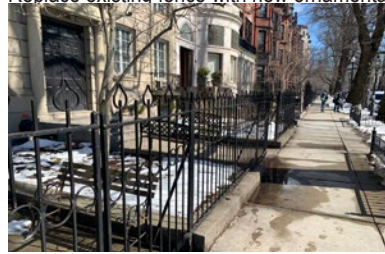
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Replace existing fence with new ornamental fence



Granite Pavers



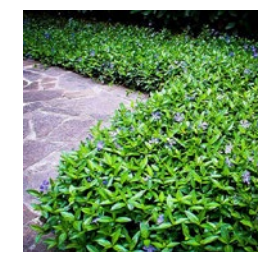
Antique Garden Marble or Granite Bench



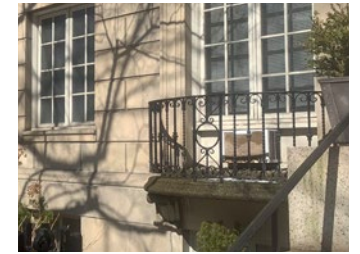
Bluestone Stepping Pavers



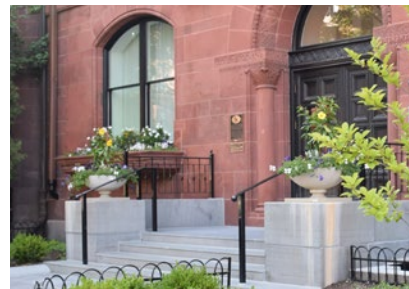
Evergreen Groundcover (Vinca Minor)



Existing Balcony Railing



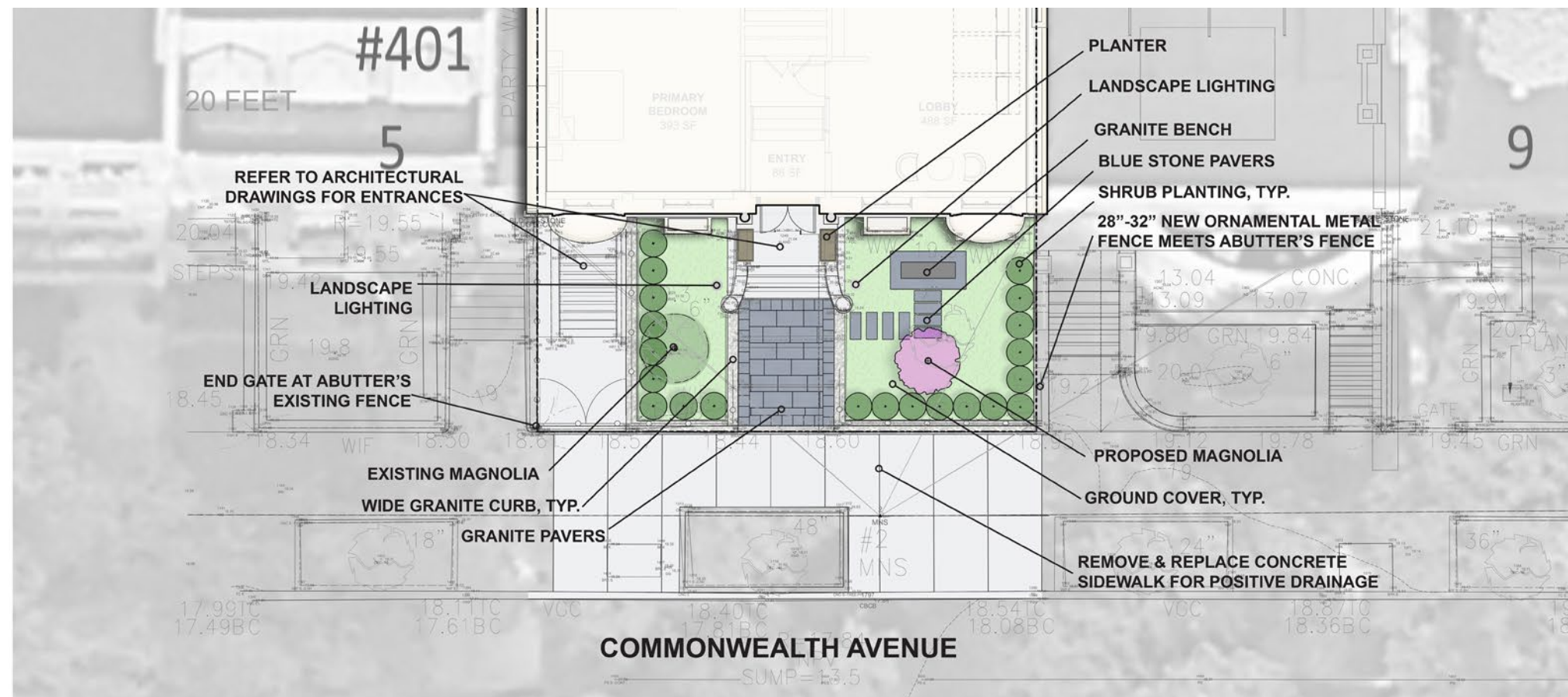
Garden Planters (Seasonal Display)



Low Ambient Landscape Lighting



Replace/Regrade Existing Concrete Sidewalk



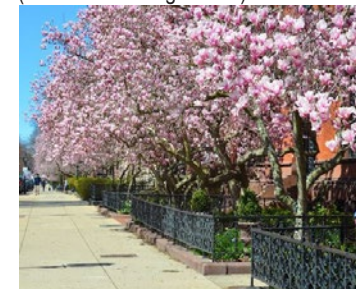
New Cast Iron Fence to match balcony railings (precedent below)



Evergreen Low Boxwood Hedge



New Magnolia Tree (To match existing on left)



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SITE MATERIALS

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THANK YOU



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