

BACK BAY ARCHITECTURAL COMMISSION  
11 MAY, 2022

**THE AYER MANSION**  
**395 COMMONWEALTH AVE**



**HACIN + ASSOCIATES**  
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2014 Photo from [backbayhouses.org](http://backbayhouses.org)

**Constructed in 1899-1900** on a vacant lot by architect Alfred J. Manning with designer Louis Comfort Tiffany for Frederick Ayer and his wife Ellen Barrows (Banning) Ayer. They Ayers lived in the mansion until their deaths in 1918.

**1923** Acquired by the the E. A. Abbott Company and converted to offices.

**1939** foreclosure by Brookline Savings Bank after continued use as medical offices by several owners.

**1958** acquired along with 397 Commonwealth by Hearthstone Insurance, buildings operated as single building with various offices.

**1964** acquired by the Association for Cultural Interchange for use as a dormitory in conjunction with 397 Commonwealth.

**1966** added to the State Register for Historic Places

**1988** 300 square foot addition to the chapel created extending onto the 397 Commonwealth lot

**2005** designated a National Historic Landmark as one of three surviving examples of residential interiors deisgned by Louis Comfort Tiffany.

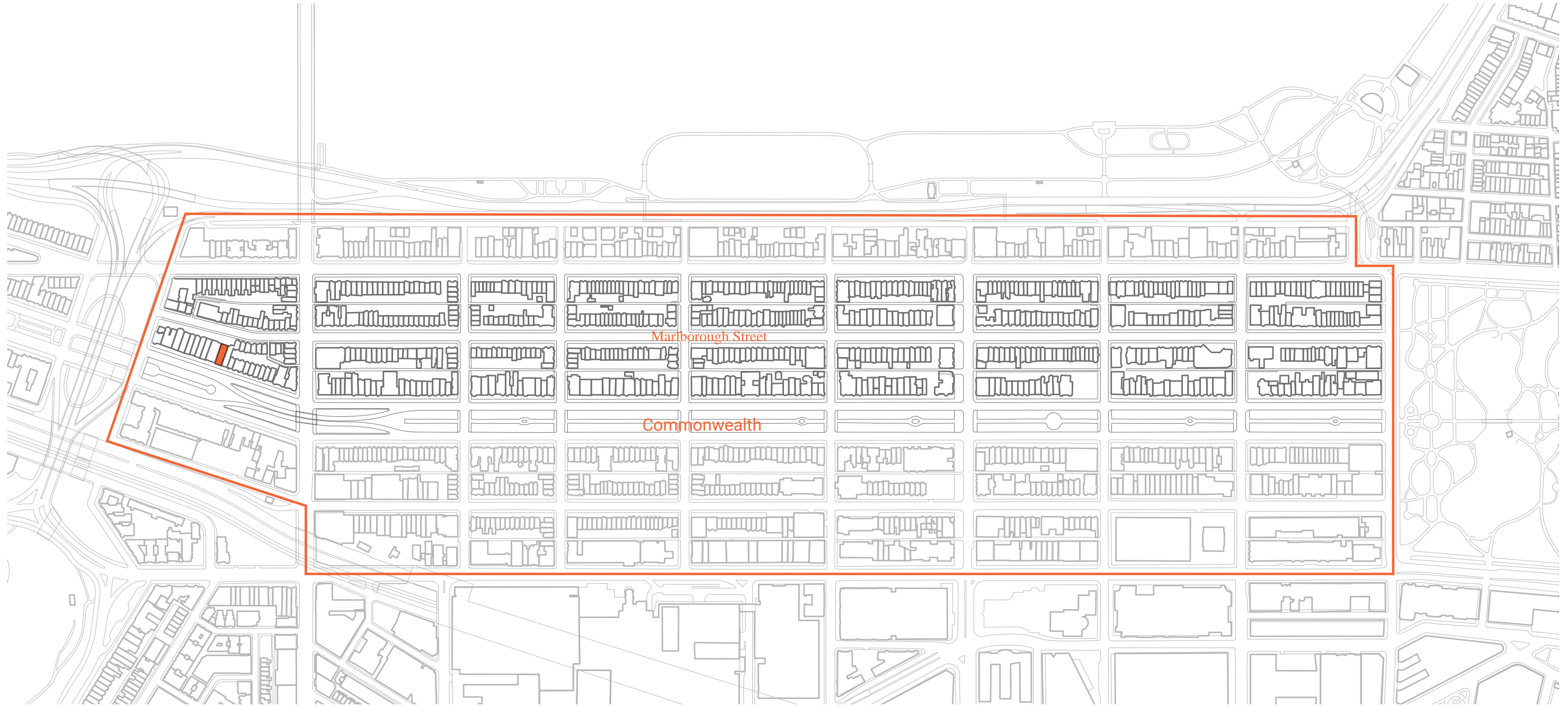
One of only twelve Back Bay addresses to have frontage on both Commonwealth Avenue and Marlborough Street.

## Building History

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Marlborough Street

Commonwealth

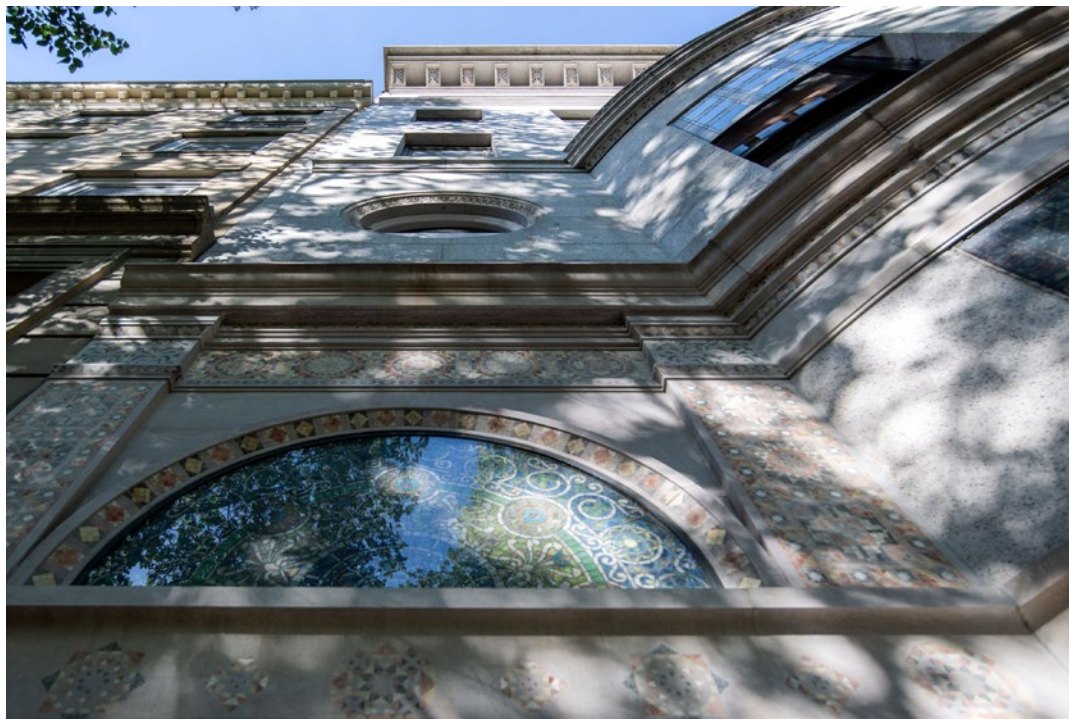
# Back Bay Historic District

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## Existing Conditions – Commonwealth Facade

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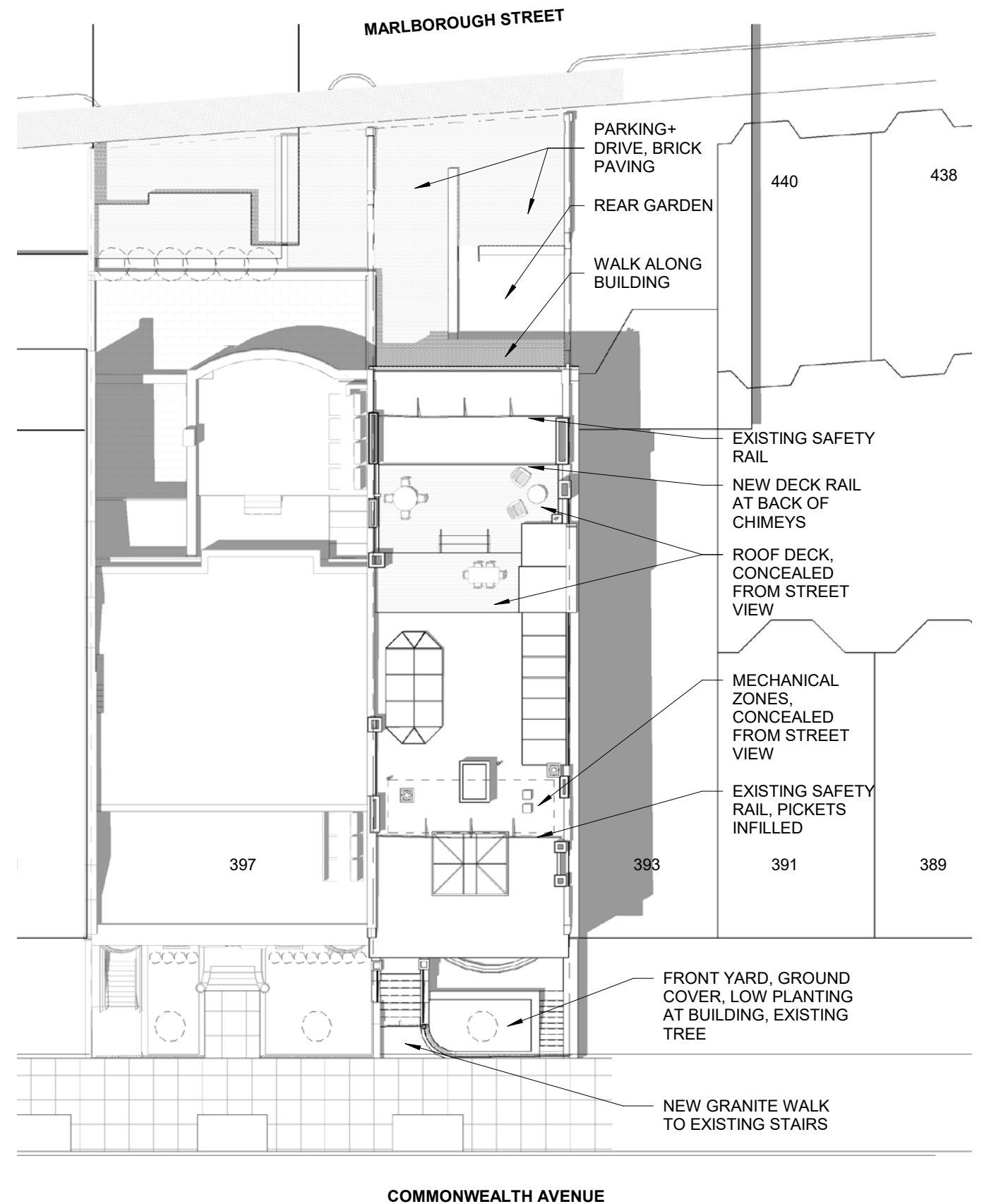


## Existing Conditions – Marlborough Street Facade

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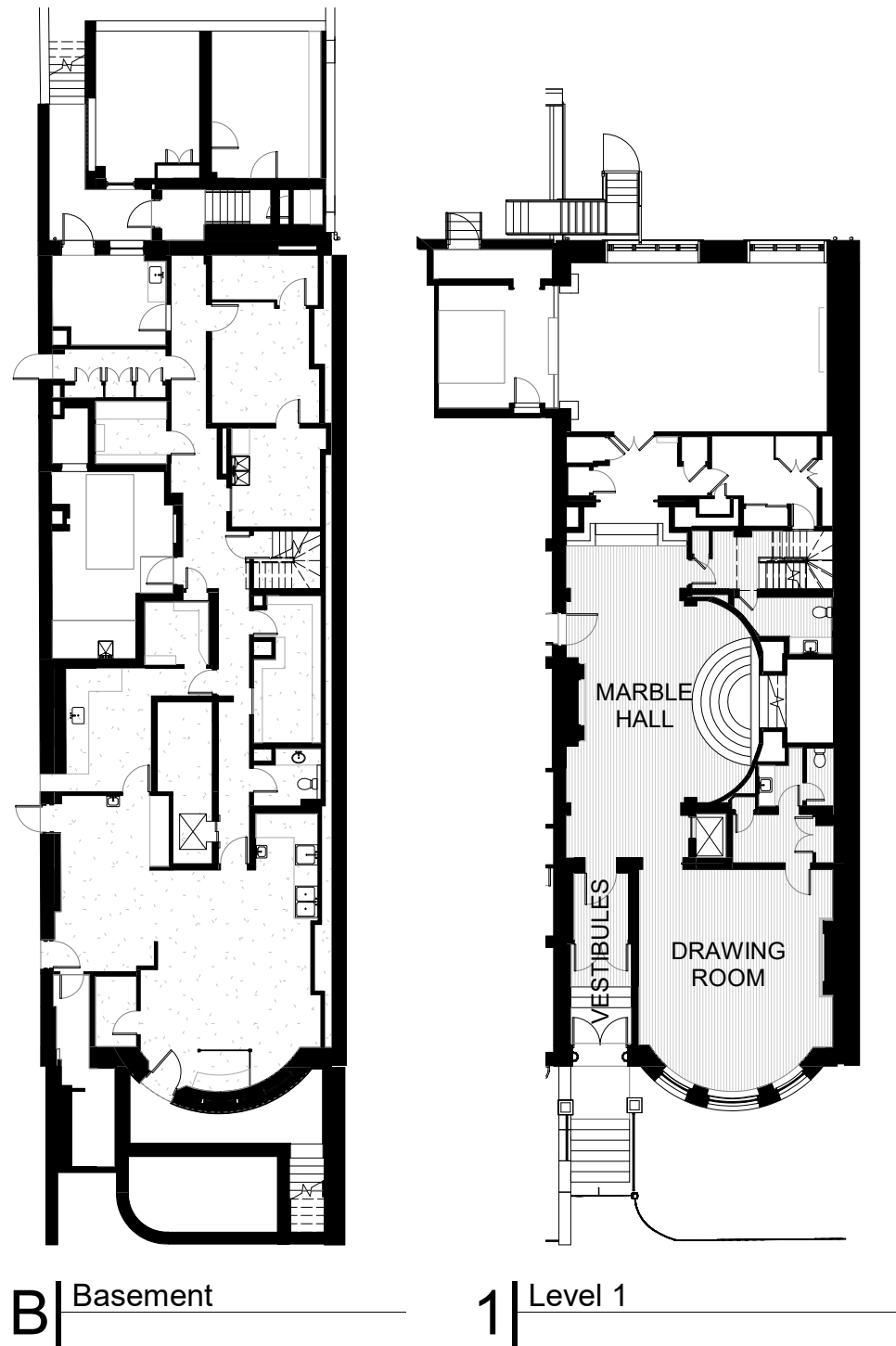
# Site + Roof Plan

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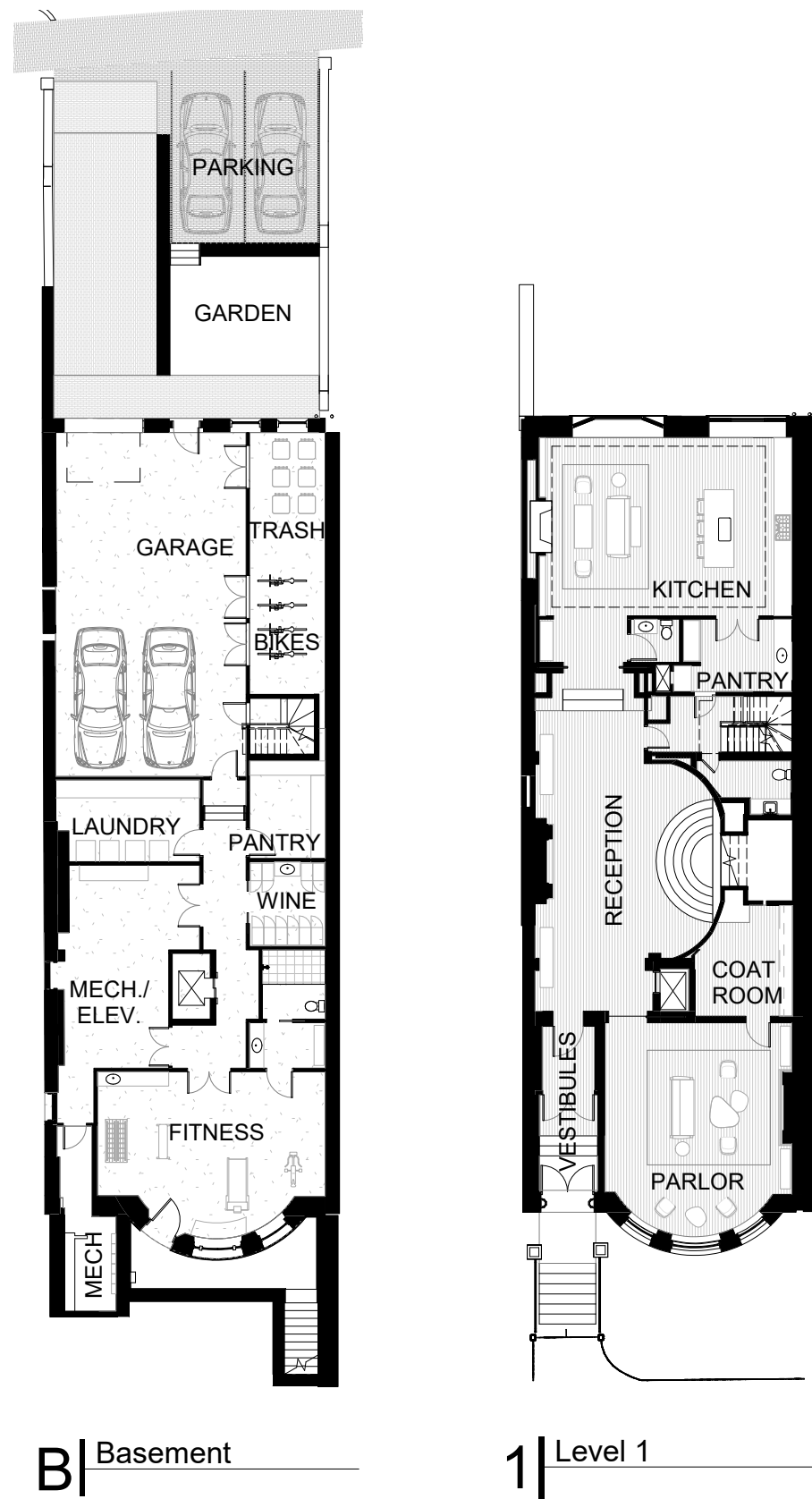
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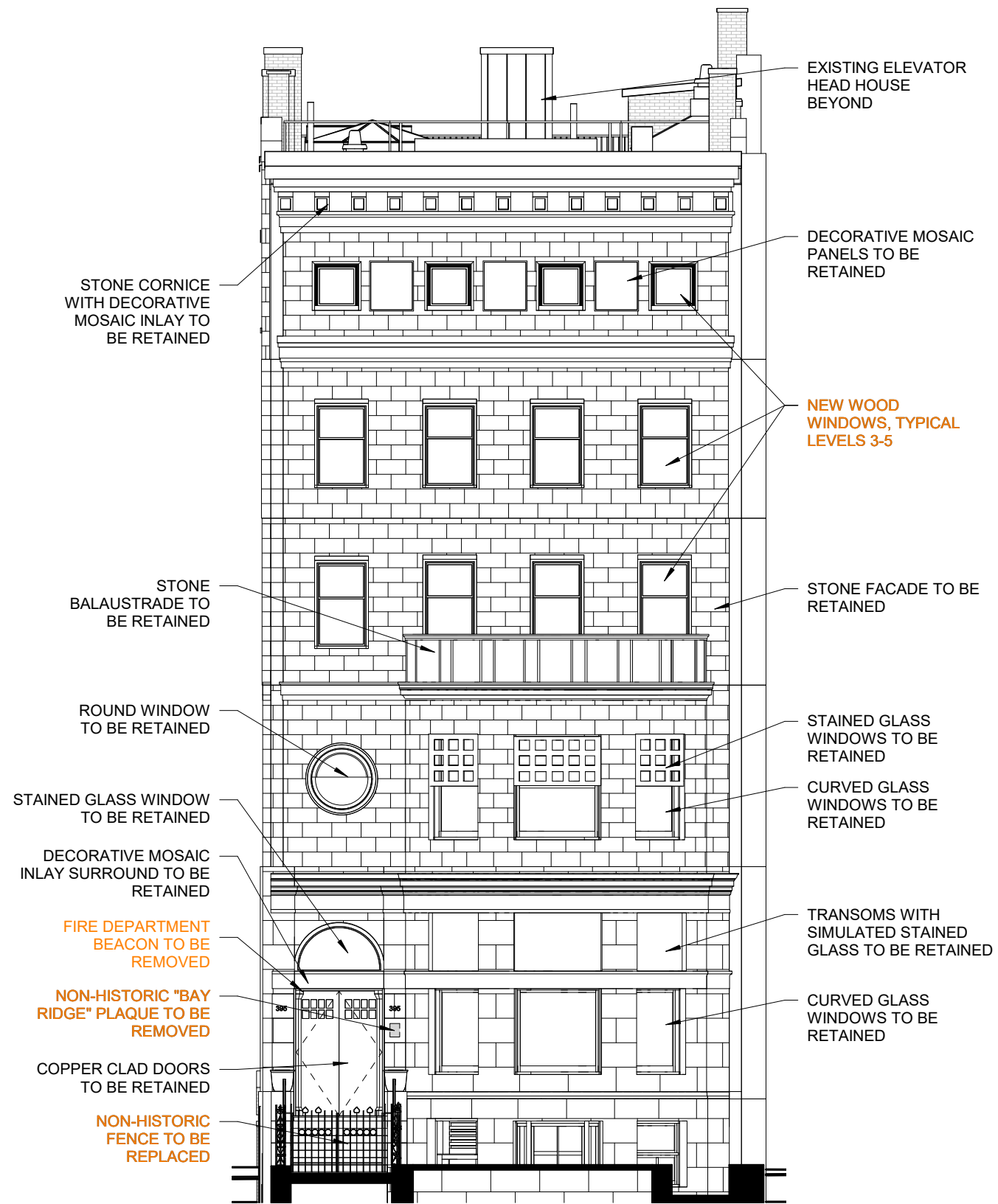




Existing Floor Plans



Proposed Floor Plans



# Commonwealth Elevation

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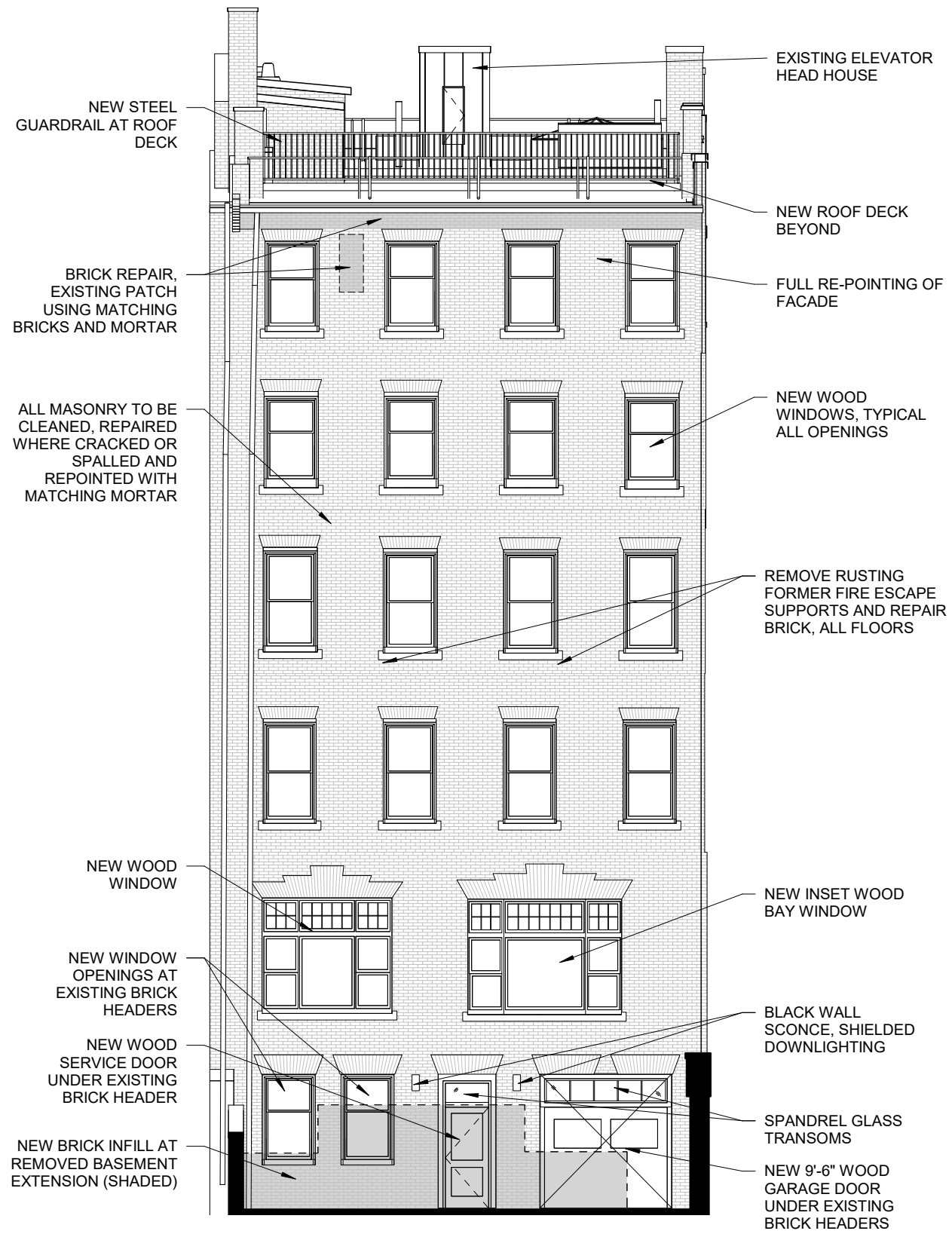
Copper clad entry door, dents cannot be repaired, copper is not punctured



Fire department beacon to be removed



Basement wood door and windows, to be retained and refurbished.



# Marlborough Elevation

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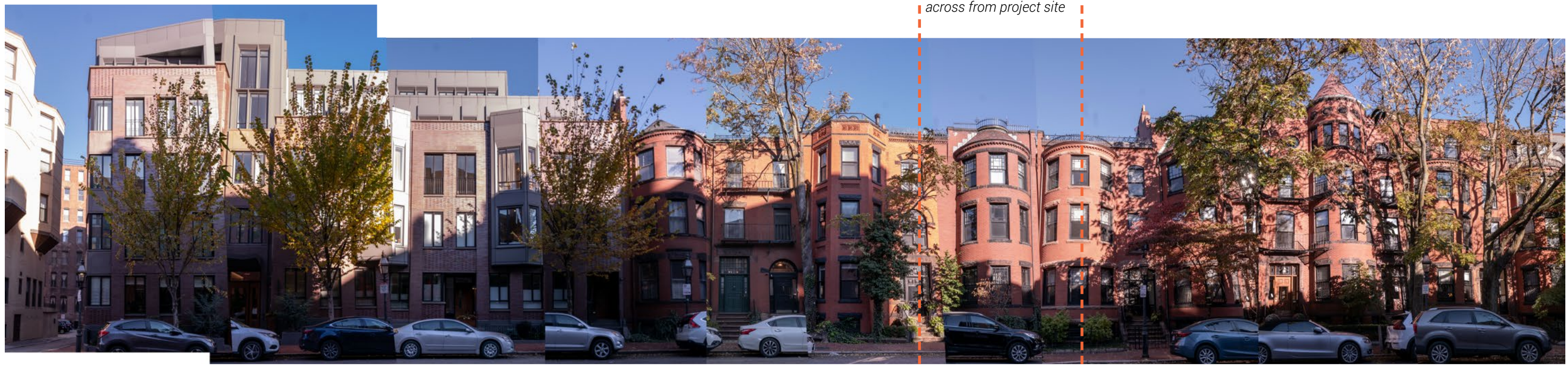
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*project site*



Marlborough Street South Side

*across from project site*



Marlborough Street North Side

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# Marlborough Views

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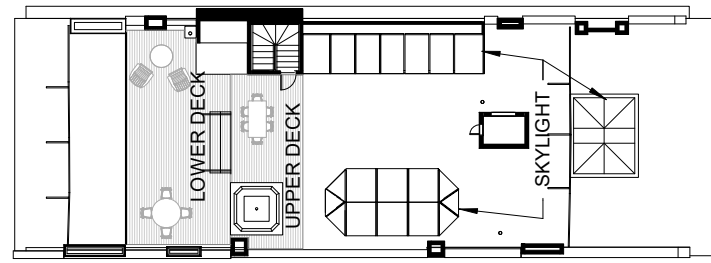
# Marlborough Views

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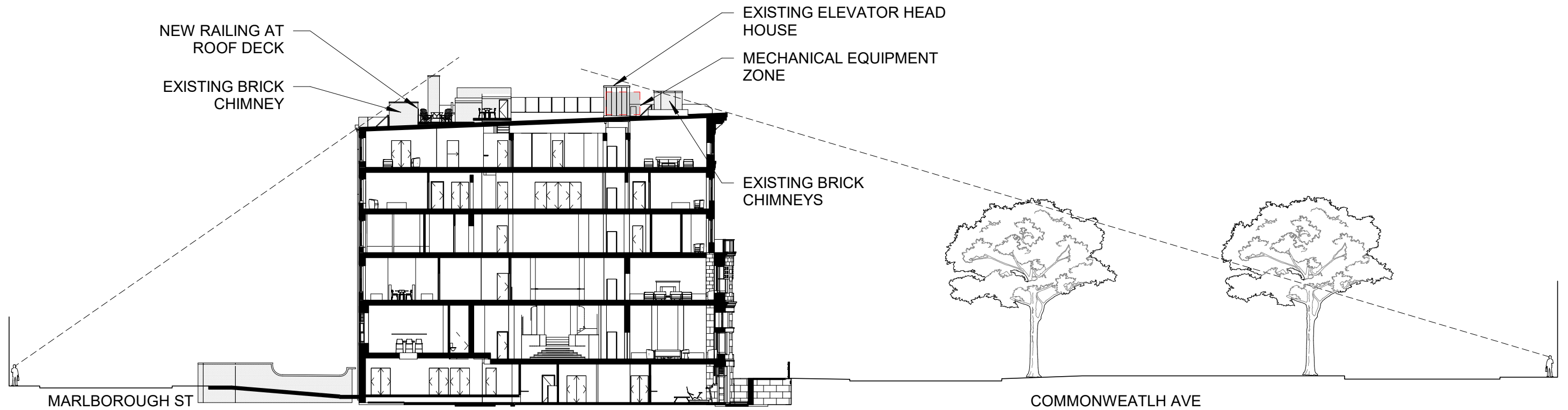




ROOF PLAN



Roof photo and approximate rail location, back edge of chimneys.



# Sightlines From the Street

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Keep Existing Handrails at Main Entrance



Replace Existing Fence with Low Ornamental Fence



Remove Existing Gate at Main Entrance



12-18" Ornamental Metal Fence on Existing Granite Wall



280 Commonwealth Avenue



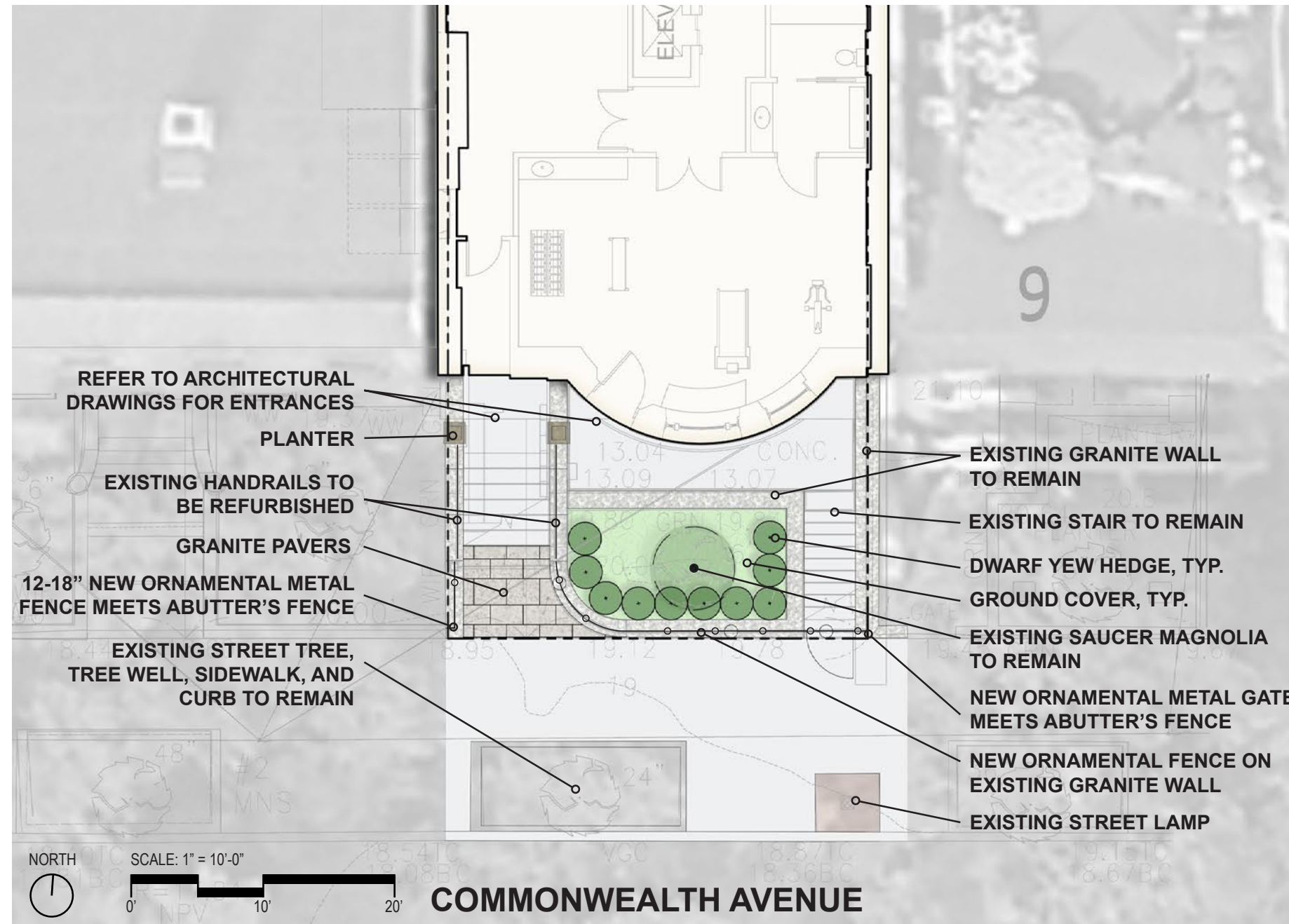
280 Commonwealth Avenue



Garden Planters (Seasonal Display)



Granite Pavers



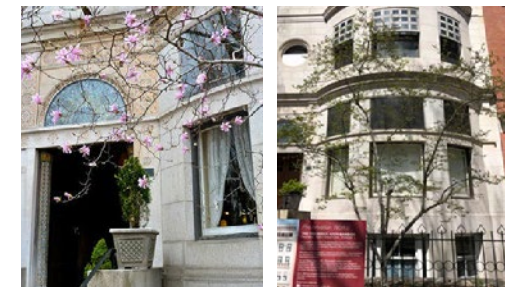
Evergreen Groundcover (Vinca Minor)



Dwarf Yew Hedge (419 Comm. Ave)



Existing Saucer Magnolia to Remain



# SITE MATERIALS

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## Landscape Design - Commonwealth Frontage

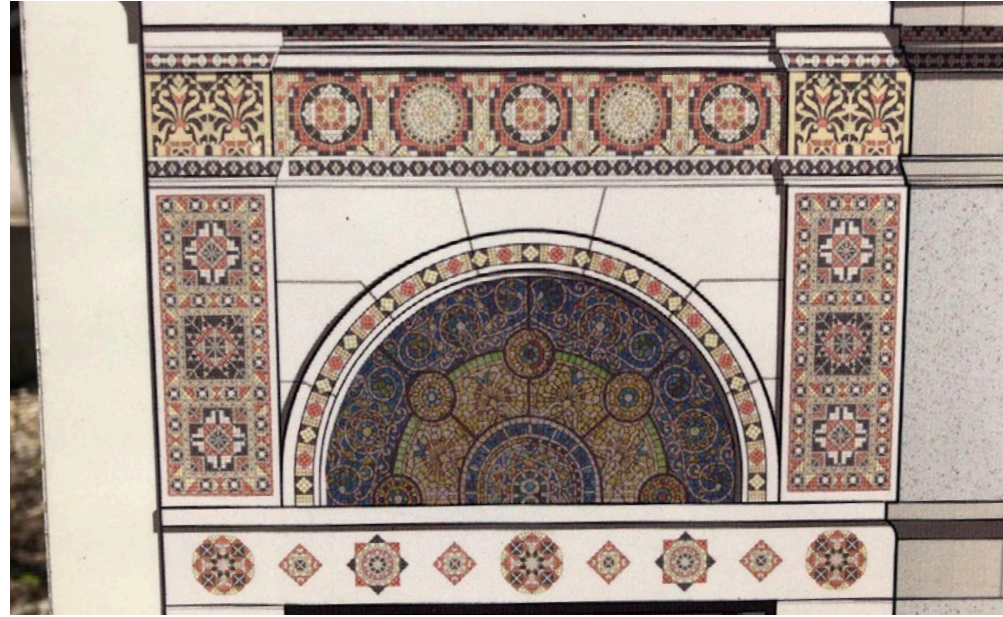
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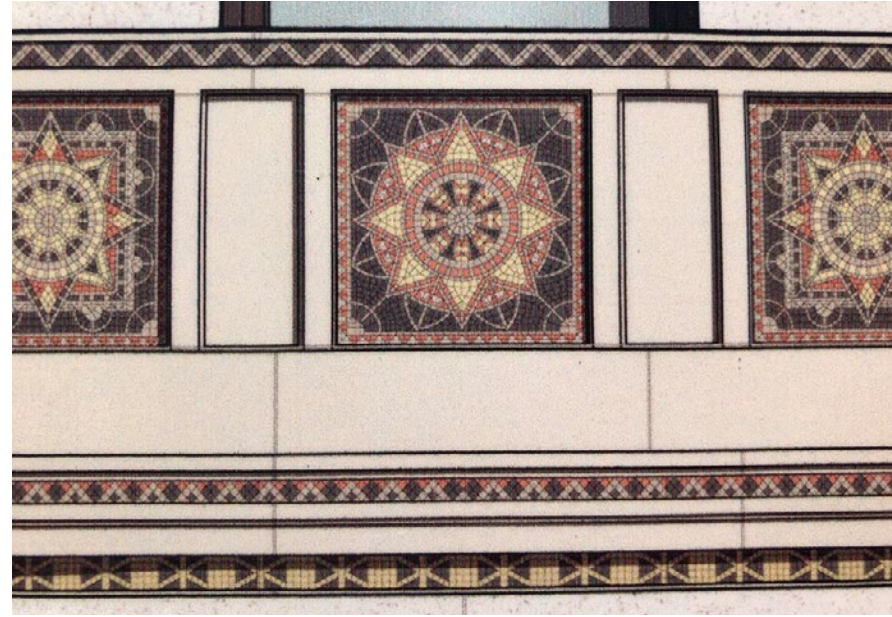
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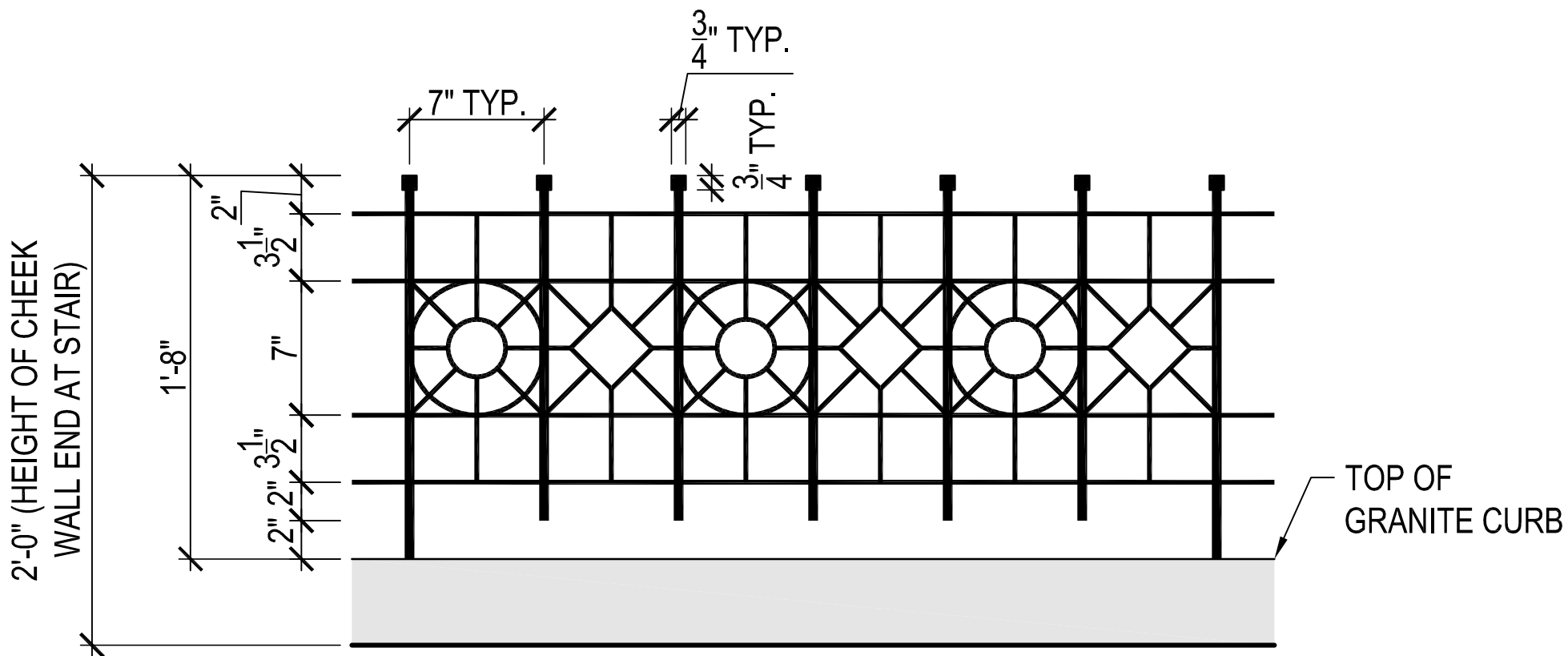
Ayer Mansion Details



Ayer Mansion Details



Existing Fence and Gate



Existing Fence and Gate



# Landscape Design - Commonwealth Frontage

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# FENCE CONCEPT

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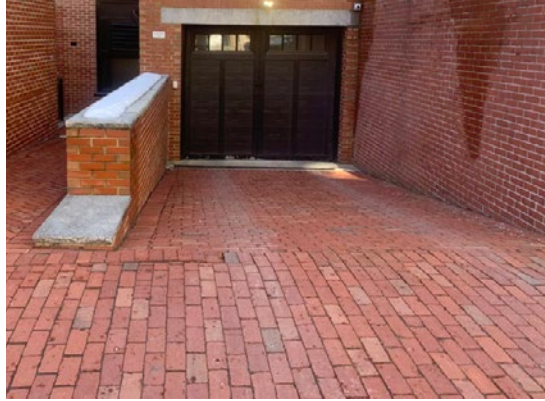


WARNER LARSON  
LANDSCAPE ARCHITECTS

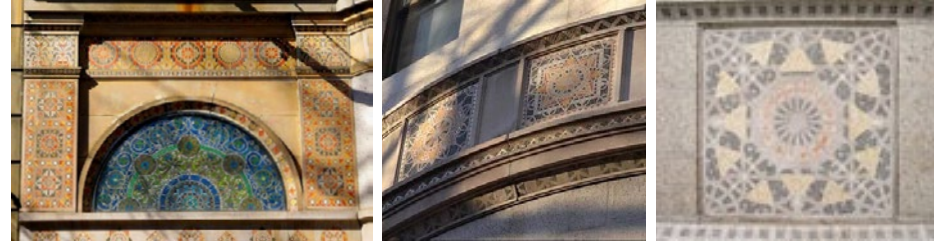




Running Bond Brick Pattern at Garage Entrance  
(Pavers laid on side)



Ayer Mansion Mosaic Details



Plant Materials - Hicks Yew



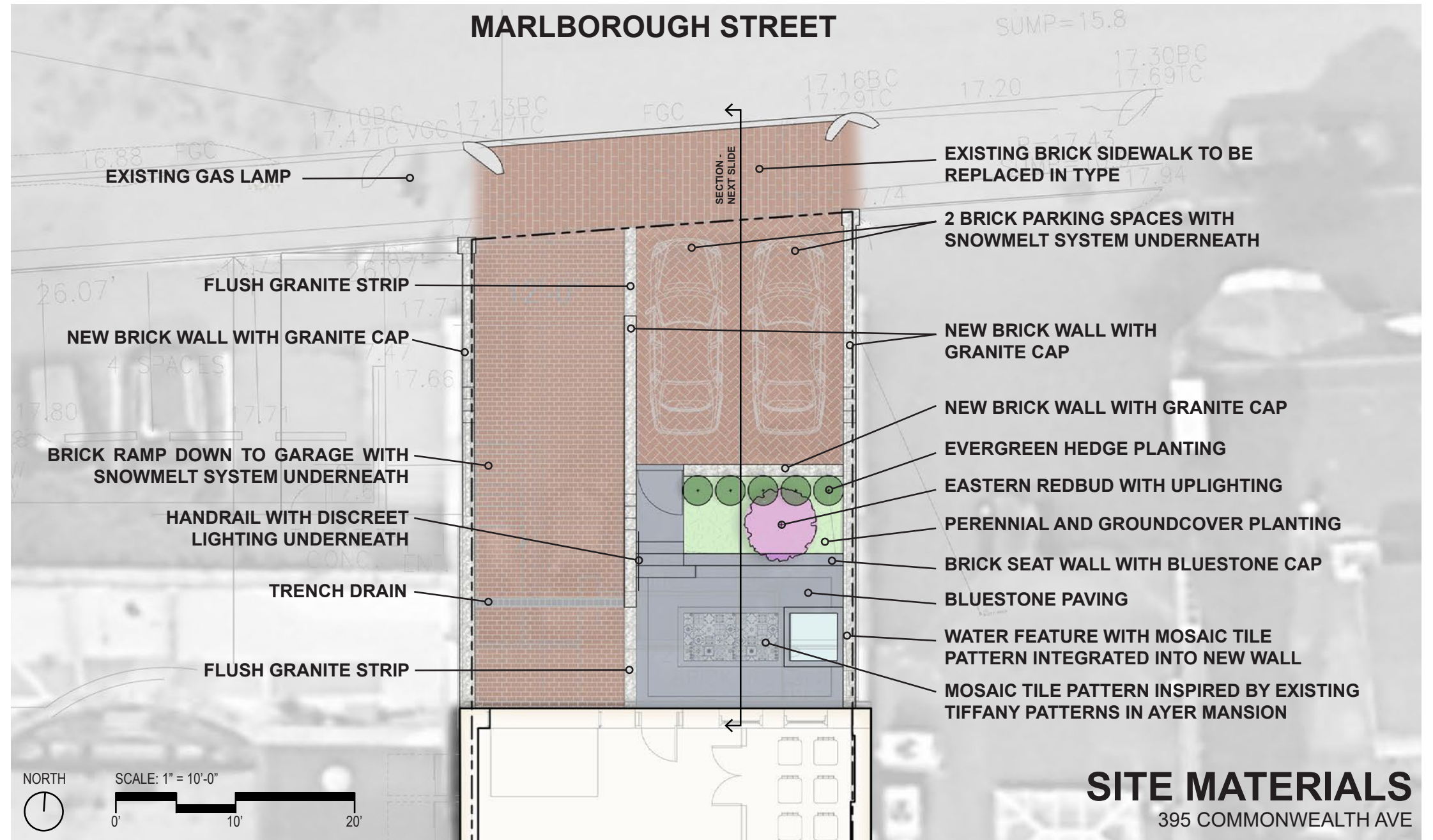
Plant Materials - Ground Cover Kaleidoscope to Compliment Mosaic Tile Pattern



Parking Brick Herringbone Pattern (Brick)



Water Feature Integrated Into Wall



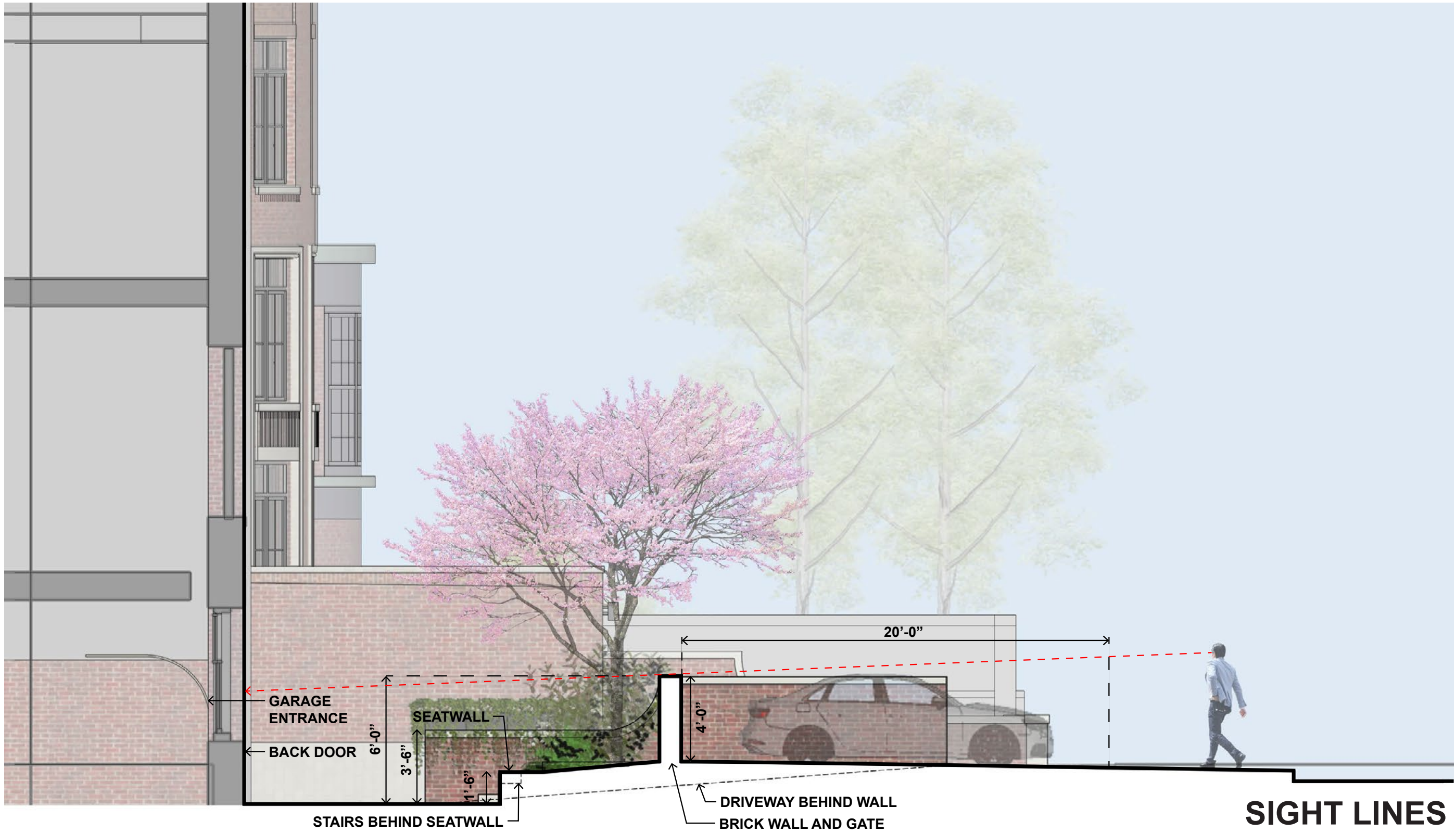
# Landscape Design - Marlborough Frontage

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## Landscape Design - Marlborough Frontage (Section)

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View from door



View from bay upstairs



View from along street



View from parking

# Landscape Design - Marlborough Perspective Views

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**THANK YOU**



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