

BACK BAY ARCHITECTURAL DISTRICT

Design Review Application

348 Marlborough Street

Apartment 1

Boston, MA 02115

June 2026

EXECUTIVE SUMMARY

348 MARLBOROUGH ST., APARTMENT 1, BOSTON, MA 02115 APPLICATION FOR CERTIFICATE OF APPROPRIATENESS INSTALLATION OF EXTERIOR AIR CONDITIONING CONDENSER UNIT

Project Overview

The applicant respectfully requests approval for the installation of one (1) residential air conditioning condenser unit **within a private, fenced rear courtyard** at the above-referenced property. The courtyard is **owned exclusively by the applicant and is fully enclosed by a solid fence, rendering the equipment entirely invisible from the abutting alley and all public ways.**

Existing Conditions

The property is a residential condominium unit within a four-unit building in the Back Bay Architectural District. The rear courtyard is a private outdoor space exclusive to the applicant's unit, **enclosed on all sides by solid fencing.** No portion of the courtyard or its contents is visible from any public way, including the abutting alley.

Proposed Work

A single residential air conditioning condenser will be ground-mounted within the private rear courtyard. Refrigerant line sets and associated electrical connections are run underground within the courtyard and routed through the rear exterior wall of the building via a single small-diameter penetration to connect to the existing interior air handling unit. **No alterations have been made to the building facade, roof, or any street-facing or publicly visible elevation.** No structural modifications are required.

Visual Impact

The installation has no impact on the visual character of the Back Bay Architectural District. The condenser unit is ground-mounted within a fully enclosed private courtyard and is not visible from any public way, including the abutting alley. The single wall penetration for the line set is located on the rear elevation and is similarly not visible from any public way.

Conclusion

Given the entirely concealed nature of this installation and its complete absence of visual impact on the district, the applicant respectfully requests the Commission's approval. The applicant is committed to full compliance with the Commission's guidelines and welcomes any questions or additional information the Commission may require.

FLOOR PLANS

I certify that this plan shows the unit designation of the unit being conveyed (Unit 1 located at 348 Marlborough Street, Boston Massachusetts) and of immediately adjoining units, and fully and accurately depicts the layout of the unit, its location, dimensions, approximate area, main entrance and the immediate common area to which it has access, as built.

Date_____Signed_____

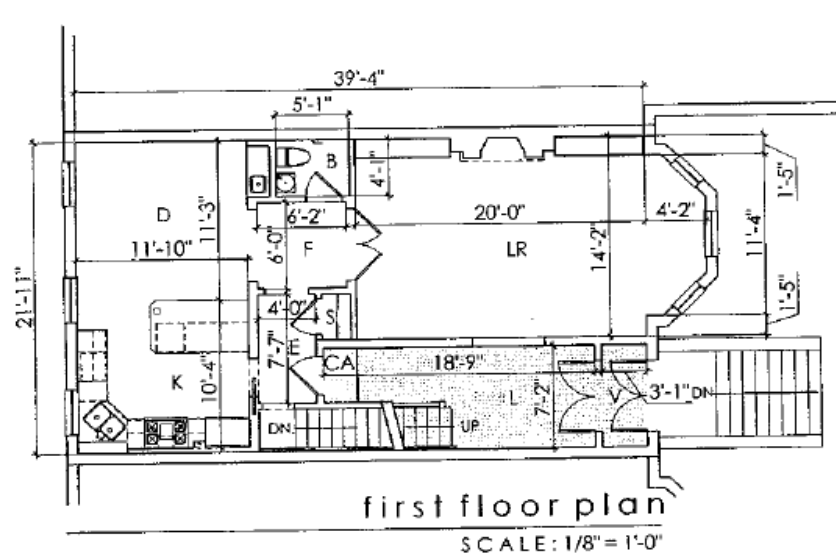
I hereby certify that this plan has been prepared in accordance with the rules and regulations of the Registers of Deeds of the Commonwealth of Massachusetts.

Date _____ Signed _____

LEGEND

VESTIBULE	- V
LOBBY	- L
ENTRY	- E
FOYER	- F
LIVING ROOM	- LR
KITCHEN	- K
DINING	- D
STORAGE	- S
BEDROOM	- BR
BATH	- B
MECHANICAL	- UM
COMM. MECH 1	- CM1
COMM. MECH 2	- CM2
COMM. AREA A	- CA

UNIT 1	S.F.
first floor	775
ground floor	890
total	1665

[illegible]

Fraas Residence
348 Marlborough Street Unit One
BOSTON, MASSACHUSETTS

SHEET 1012
UNIT 1
FIRST FLOOR
AS BUILT

SCALE: AS NOTED

SHEET NO.

AB-1

FLOOR PLANS

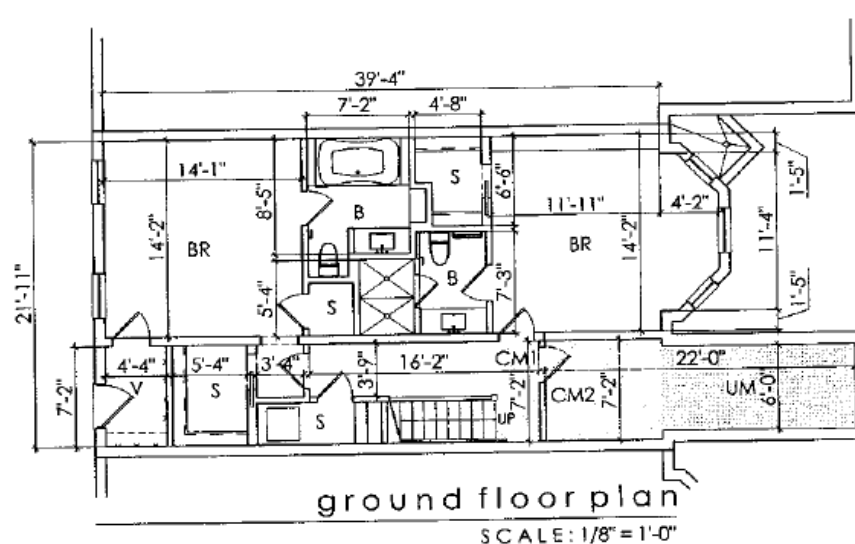
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KITCHEN	- K
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STORAGE	- S
BEDROOM	- BR
BATH	- B
MECHANICAL	- UM
COMM. MECH 1	- CM1
COMM. MECH 2	- CM2
COMM. AREA A	- CA



DATE	FEBRUARY 16, 2010
DRAWN	L.S.
CHECKED	D.F.R.
PROJECT	CH20

R-G-O	
PARTNERSHIP	
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Three village-level and community studies in 1973-75 revealed the growing role of local government in community development when they discovered a fractured power base and the need for the same across what marked as the 100- and 200-acre sites. In parallel, the development of community-level organizations was being done through village-level and community-level studies of 1975-1976.

44-38861-1000
FRAAS Residence
348 Marlborough street Unit One
BOSTON, MASSACHUSETTS

UNIT 1
GROUND FLOR
AS BUILT

SCALE: AS NOTED

WEEK 10

AB-2

EXISTING CONDITIONS



*not yet functional. Equipment ordered due to long lead times and impending record heat.

