



# BBAC DESIGN REVIEW HEARING | NOVEMBER 9, 2022

## 226 MARLBOROUGH STREET

UNIT #4 LACKS A CODE-COMPLIANT STAIRCASE TO THE EXISTING ROOF DECK. THE ELEVATOR SHAFT & MECHANICAL EQUIPMENT ARE ACCESSIBLE ONLY THROUGH UNIT #4.

### SCOPE OF WORK

- A. PROVIDE A CODE-COMPLIANT STAIRCASE TO THE ROOF.
- B. REMOVE THE EXISTING STAIRCASE HEADHOUSE & SKYLIGHT.
- C. PROVIDE A LOWER "3-WALL SKYBOX" SKYLIGHT FOR ROOF DECK ACCESS.
- D. PROVIDE NEW CODE COMPLIANT DECK RAILINGS.
- E. REPLACE THE LEAKING "BUBBLE" SKYLIGHT WITH A FLAT, WALKABLE SKYLIGHT.
- F. PROVIDE A MECHANICAL ENCLOSURE AROUND THE EXISTING COOLING CONDENSERS.

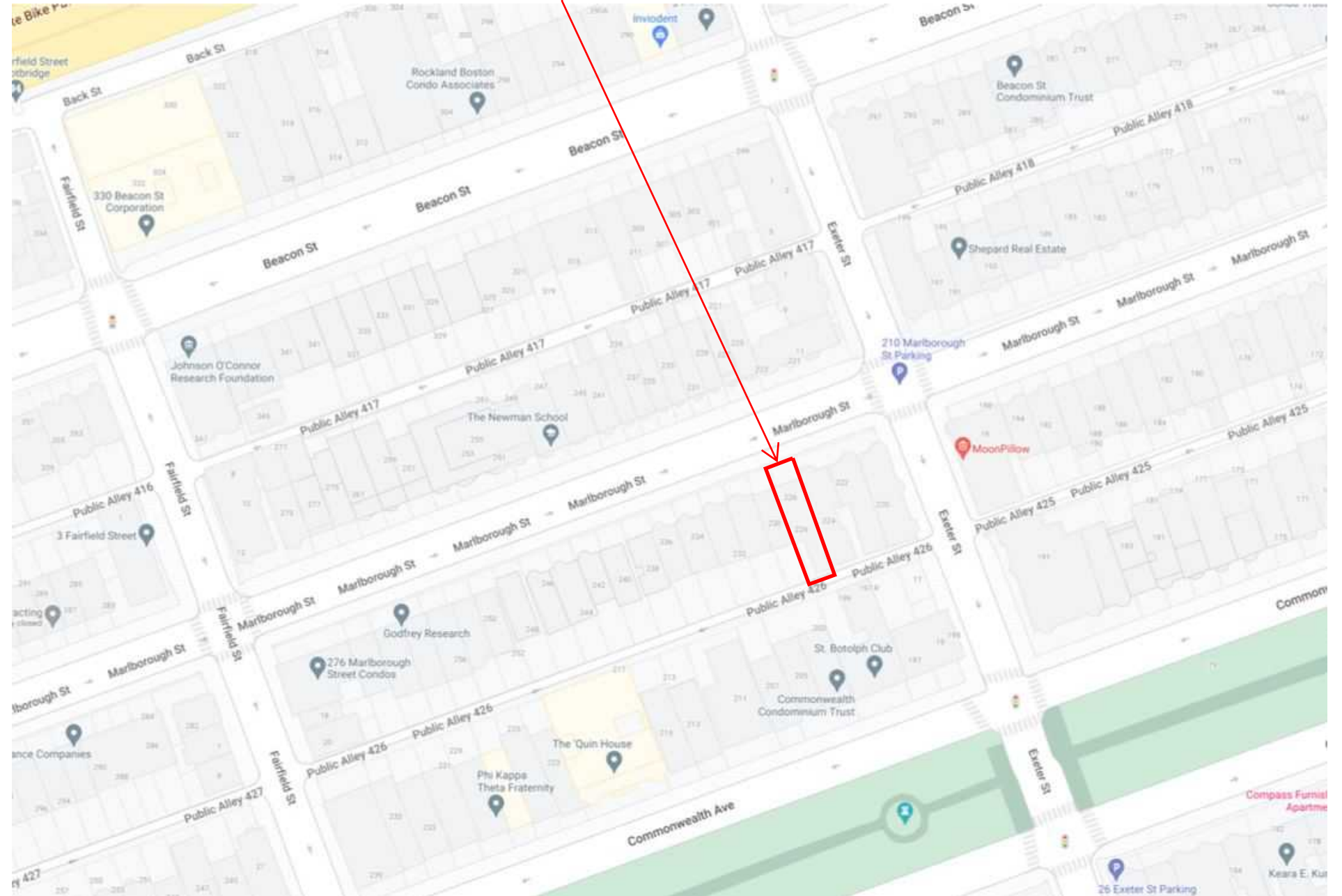
DGS/a ARCHITECTURE + DESIGN  
120 Bellevue Street  
West Roxbury, MA 02132  
617-216-7643  
[www.dgsarchitecture.com](http://www.dgsarchitecture.com)

**DGS/a**

DANIEL G. STEGER ARCHITECTURE

Submission Date - Oct. 19, 2022  
Hearing Date - Nov. 9, 2022

226 MARLBOROUGH STREET



# LOCUS

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226 MARLBOROUGH STREET | FRONT ELEVATION



226 MARLBOROUGH STREET | ALLEY ELEVATION

226 MARLBOROUGH STREET  
TOP OF EXISTING RAILING @  
STAIR HEADHOUSE

SIDE ELEVATION & PARTY  
WALL OF 224  
MARLBOROUGH STREET

PARAPET & PARTY WALL  
BETWEEN 226 & 230  
MARLBOROUGH STREET

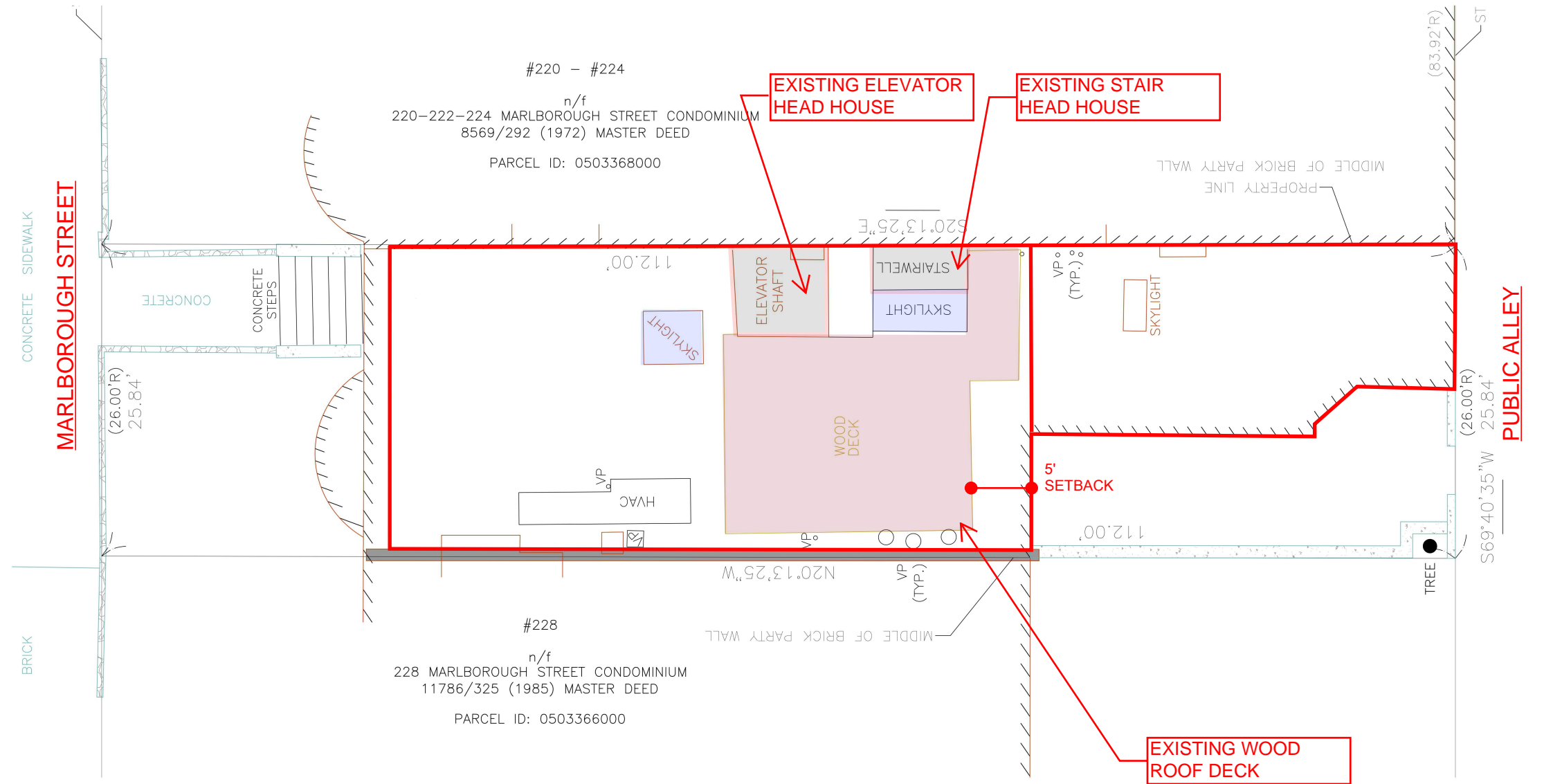
# EXISTING IMAGES & SITE LINES

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226 MARLBOROUGH STREET | ROOF ELEVATIONS

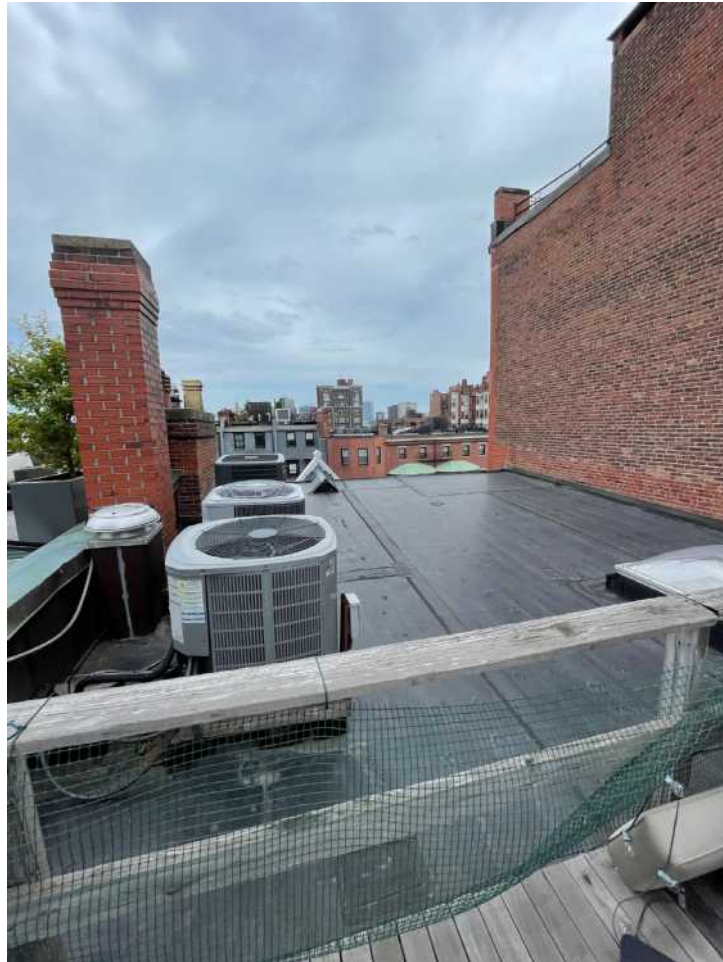


226 MARLBOROUGH STREET | EXISTING ROOF SURVEY PLAN

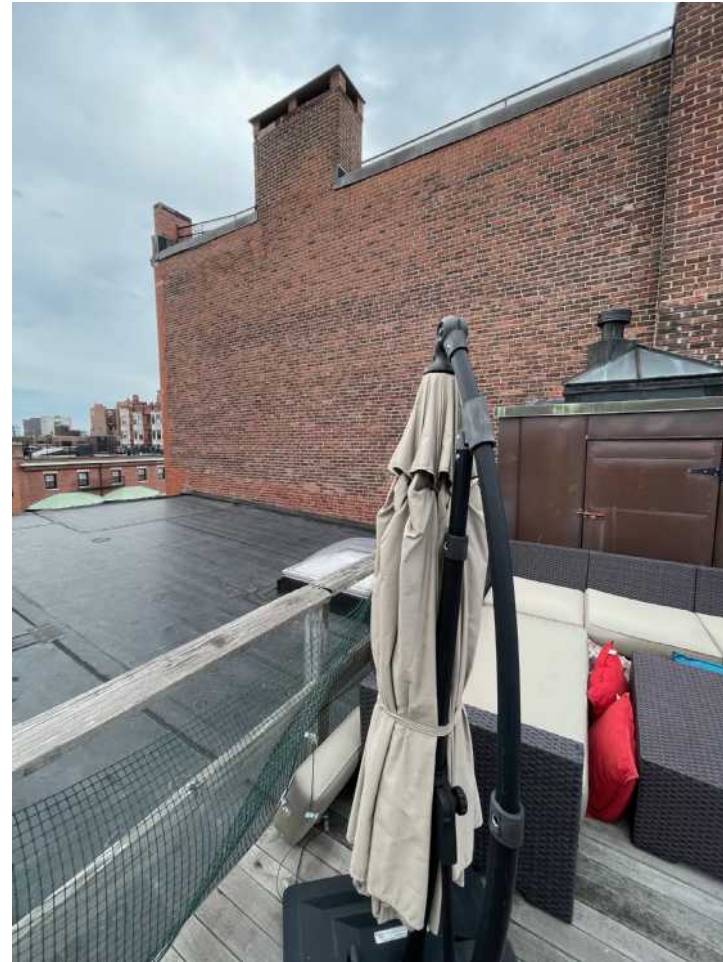
# EXISTING ROOF PLAN

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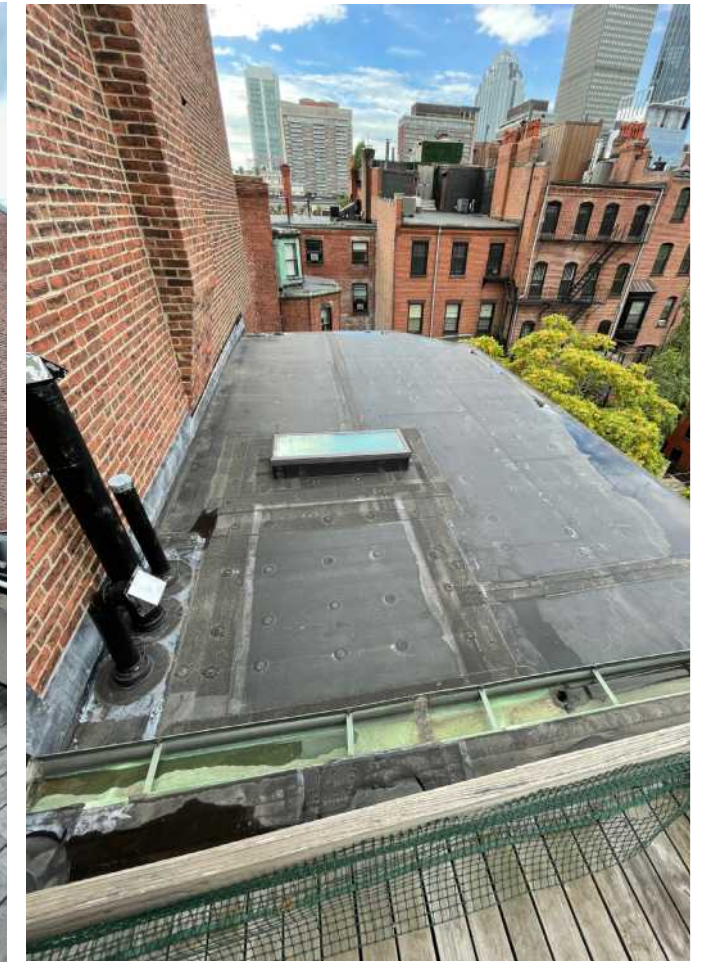
LOOKING NORTH TO MARLBOROUGH STREET  
UTILITY CONDENSERS & "BUBBLE" SKYLIGHT



LOOKING NORTHEAST TO 224 MARLBOROUGH STREET  
"BUBBLE" SKYLIGHT & ELEVATOR SHAFT



LOOKING EAST TO 224 MARLBOROUGH STREET  
ELEVATOR SHAFT & STAIRCASE HEAD HOUSE



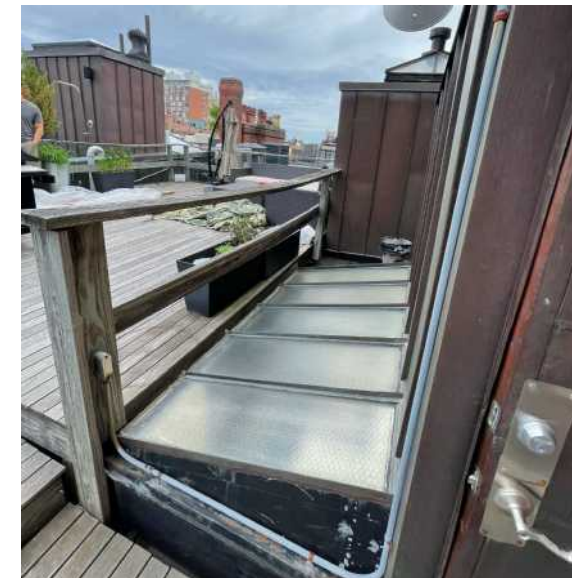
LOOKING SOUTH TO PUBLIC ALLEY  
NON-OCCUPIED ROOF



LOOKING WEST  
5' DECK SETBACK



LOOKING NORTH WEST  
SKYLIGHT &  
ELEVATOR SHAFT



LOOKING NORTH WEST  
SKYLIGHT & STAIR HEAD HOUSE  
ENTRY DOOR

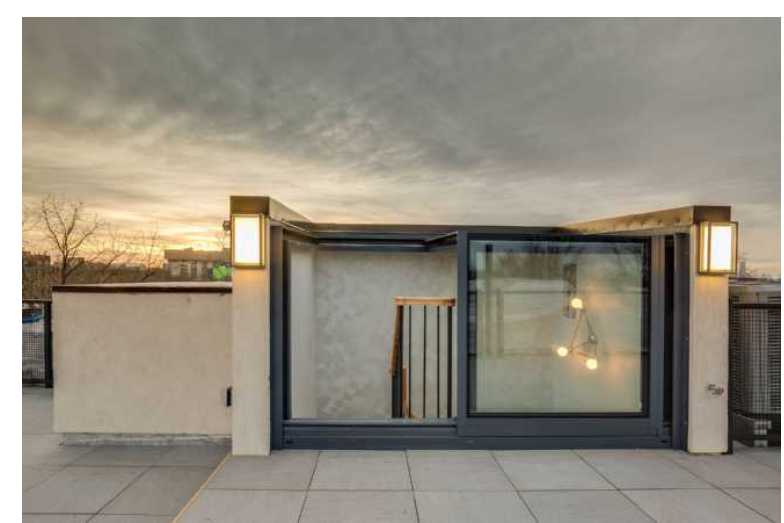
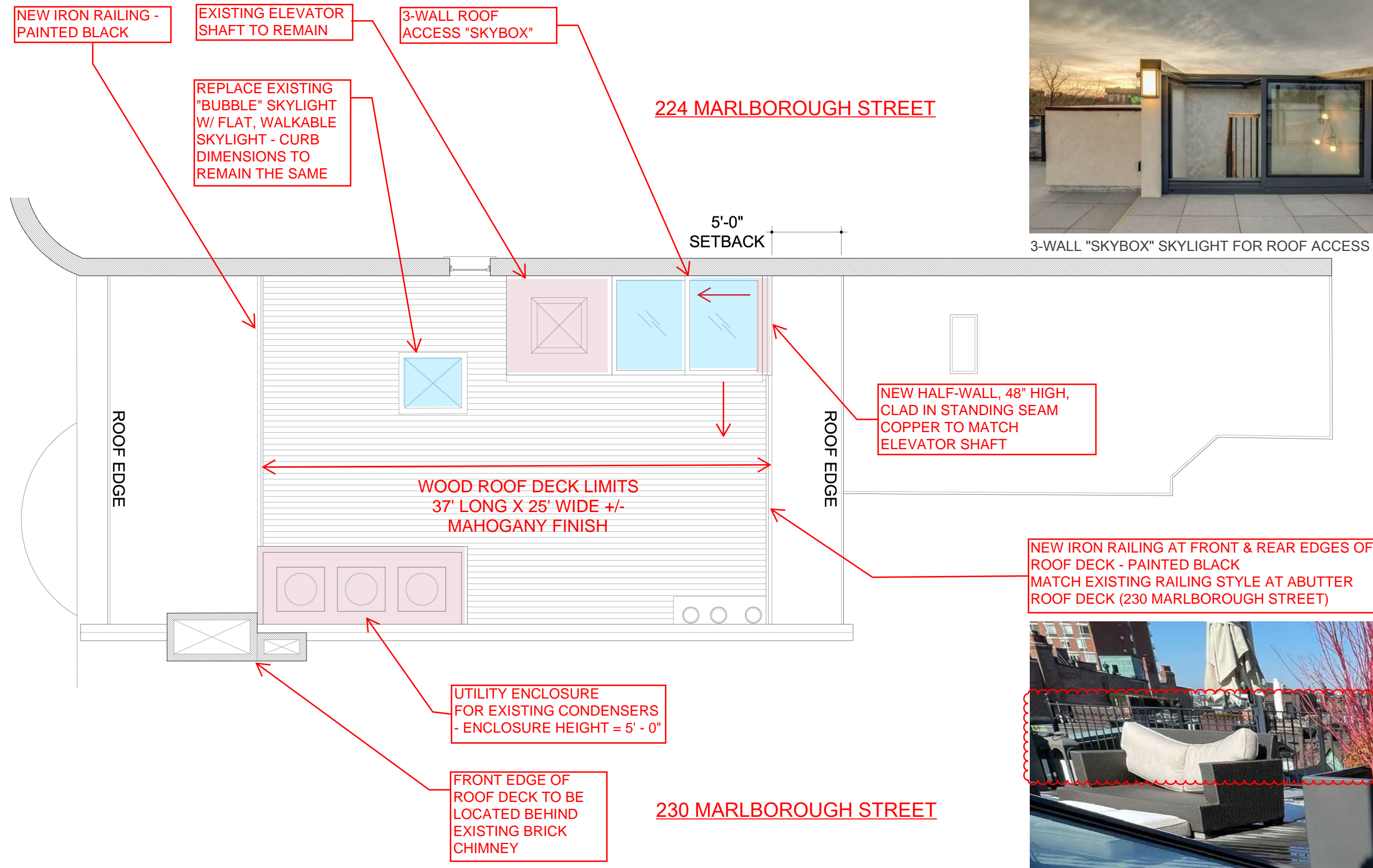
# EXISTING ROOF IMAGES

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3-WALL "SKYBOX" SKYLIGHT FOR ROOF ACCESS



# PROPOSED ROOF DECK PLAN

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**DGS/a**

DANIEL G. STEGER ARCHITECTURE

REQUIRED DOCUMENTATION: Please include all required documentation with this application; review instructions carefully for details.

ESTIMATED COST OF PROPOSED WORK: \$300,000 -

IV. DULY AUTHORIZED SIGNATURES (both required)

The facts set forth above in this application and accompanying documents are a true statement made under penalty of perjury.

APPLICANT Daniel G. Steger AIA OWNER\* David Gechijian  
 10/19/22 \*(If building is a condominium or cooperative, the chairman must sign.)  
 PRINT DANIEL G. STEGER AIA PRINT David Gechijian (Trustee)

Environment Department personnel cannot be responsible for verifying the authority of the above individuals to sign this application. Misrepresentation of signatory authority may result in the invalidation of the application.

**UNSIGNED OR PARTIALLY SIGNED FORMS WILL BE REJECTED**

**THIS APPLICATION IS NOT COMPLETE WITHOUT SIGNATURES, FEES AND REQUIRED DOCUMENTATION.** The checklist below is for reference only: Please refer to the detailed application instructions for deadlines, fee schedule and required documentation specific to your proposal.

- COMPLETED APPLICATION FORM
- APPLICATION FEE (Check or money order made payable to City of Boston; see fee schedule in Instructions) \$50 - DESIGN CHANGES
- DESCRIPTION OF WORK (A brief description must be included on the front page; additional pages of detailed information may be attached. **Applications that only note "see attached" will not be accepted.**)
- PHOTOS OF EXISTING CONDITIONS
- DRAWINGS AND SPECIFICATIONS AS REQUIRED (See "documentation requirements" in instructions)

For more information, visit the website at: [www.cityofboston.gov/landmarks](http://www.cityofboston.gov/landmarks)

Or contact the Environment Department at (617-635-3850) or at Boston City Hall, Room 709, Boston, MA 02201