

BHAC APPLICATION | 2021.08.19

# 144 CHARLES STREET

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- BUILDING CONDITION
- DEVELOPMENT CONCEPT + FLOOR PLANS
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## PROJECT DOCUMENTATION CONTENTS

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# KEY TAKEAWAYS

FROM 07/23/2021 SUBCOMMITTEE HEARING COMMENTS

- Replace existing granite veneer with concrete at all storefront bases (Charles Street facade)
- Provide broom-finished concrete at passage drive aisle
- Show detail of clerestory with interior exhaust louvers over existing passage garage door
- Restore historic Edison lamp at passage (Passage north facade)
- Maintain existing sconces at Savenor's (north facade)
- Maintain existing gooseneck lighting above Savenor's (Charles Street facade)
- Consider alternate for building entry signage (Charles Street facade)
- Remove proposed sconces at building and garage entry (Charles Street facade)
- Consider alternate option to address neighbor's privacy concerns at Level 4 roof deck (west facade)
- Remove green screen system and allow for natural ivy growth (west facade)
- Provide mock-ups of rooftop mechanical enclosures and privacy screens for review

## WHAT WE HEARD

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# SITE HISTORY



Historic Beacon Hill  
aerial photographs



## SITE HISTORY

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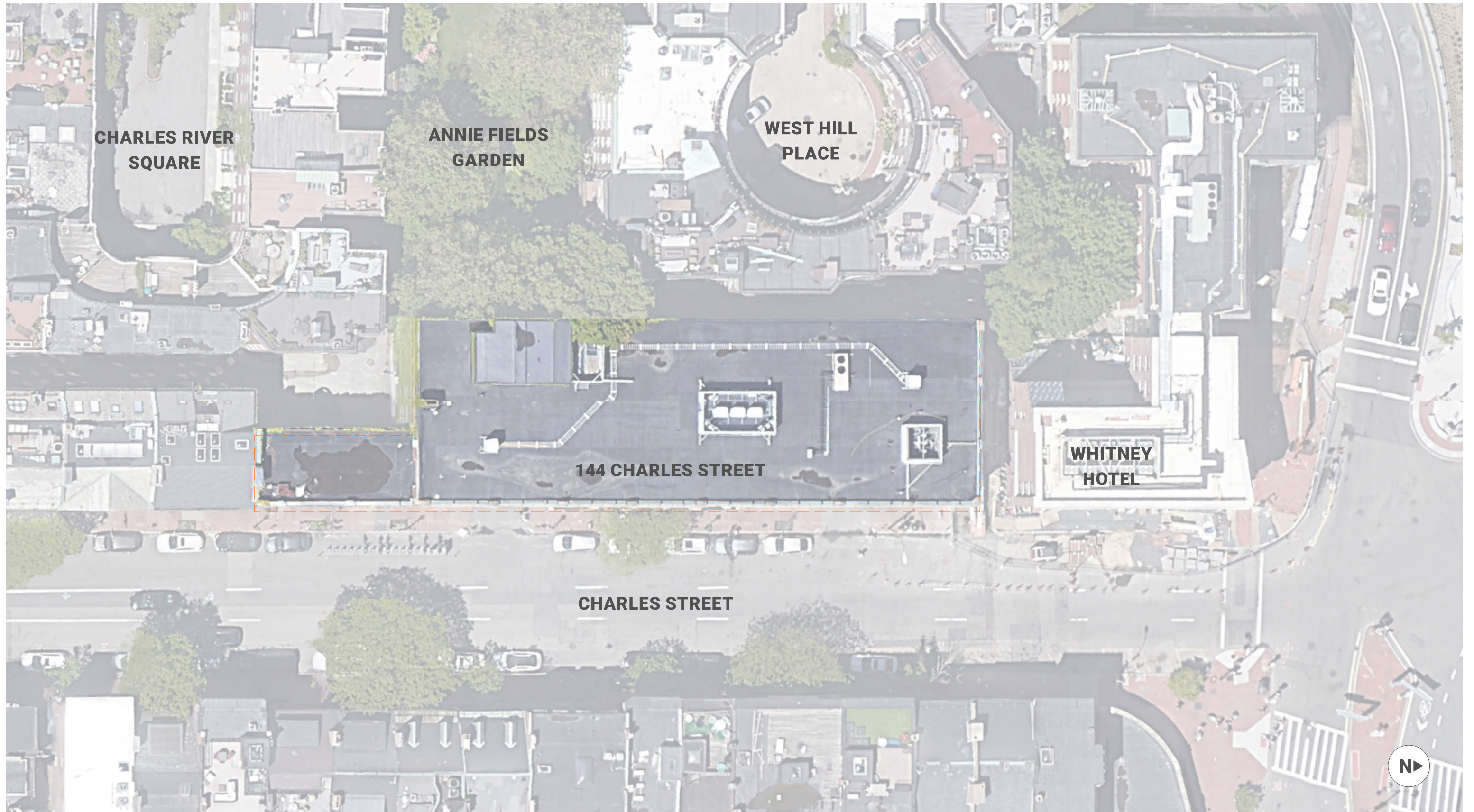
Historic garage photographs circa 1965, showing 144 Charles Street's previous use as a car showroom.

## SITE HISTORY

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# SITE CONTEXT



**SITE PLAN**

**SITE CONTEXT**

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View looking north from Charles Street and Revere Street



View looking northwest from Charles Street and Revere Street

**SITE CONTEXT**

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View from Charles Street towards parking entry



View through garage passage to West Hill Place



View at garage passage looking south down Charles Street

**SITE CONTEXT**

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View looking south from Charles Street and Cambridge Street



View from the Whitney Hotel service court

**SITE CONTEXT**

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View looking east from  
Storrow Drive (winter)



View looking east from  
Storrow Drive (spring)

## SITE CONTEXT

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View from Revere Street  
looking north



View from private alley (not  
visible from Revere Street)

## SITE CONTEXT

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# BUILDING CONDITION

## EXTERIOR CONDITIONS

- DETERIORATION OF CONCRETE BEAMS
- FRACTURING AND EFFLORESCENCE AT CAST STONE PIER CAPS AND CORNICE
- CRACKING IN BRICK PIERS, SPANDRELS AND SILLS
- DEFICIENT MORTAR JOINTS
- CRACKED GRANITE TILE BASES
- DETERIORATED WOOD STOREFRONT FRAMING, WINDOWS + ENTRY DOORS



## BUILDING CONDITION

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# DEVELOPMENT CONCEPT + FLOOR PLANS





## DEVELOPMENT CONCEPT:

The Project will include a **CHANGE OF USE**, with office space on the upper two floors replacing the existing parking. Renovations include an office lobby and expanded retail on the ground floor and two roof decks serving office users. All new program is within the existing building envelope.

**EXTERIOR IMPROVEMENTS** will include code required repairs, facade restoration, window repairs and replacement as needed, signage, and lighting, as well as upgrades to the covered passage and to the roofscape.

**SITE AREA = 12,077 SF**

### EXISTING PROGRAM

- RETAIL [5,334 SF]
- PARKING [41,157 SF, 191 SPOTS]

### PROPOSED PROGRAM

- RETAIL [6,525 SF]
- PARKING [13,286 SF, 59 SPOTS]
- OFFICE [21,318 SF]

## DEVELOPMENT CONCEPT

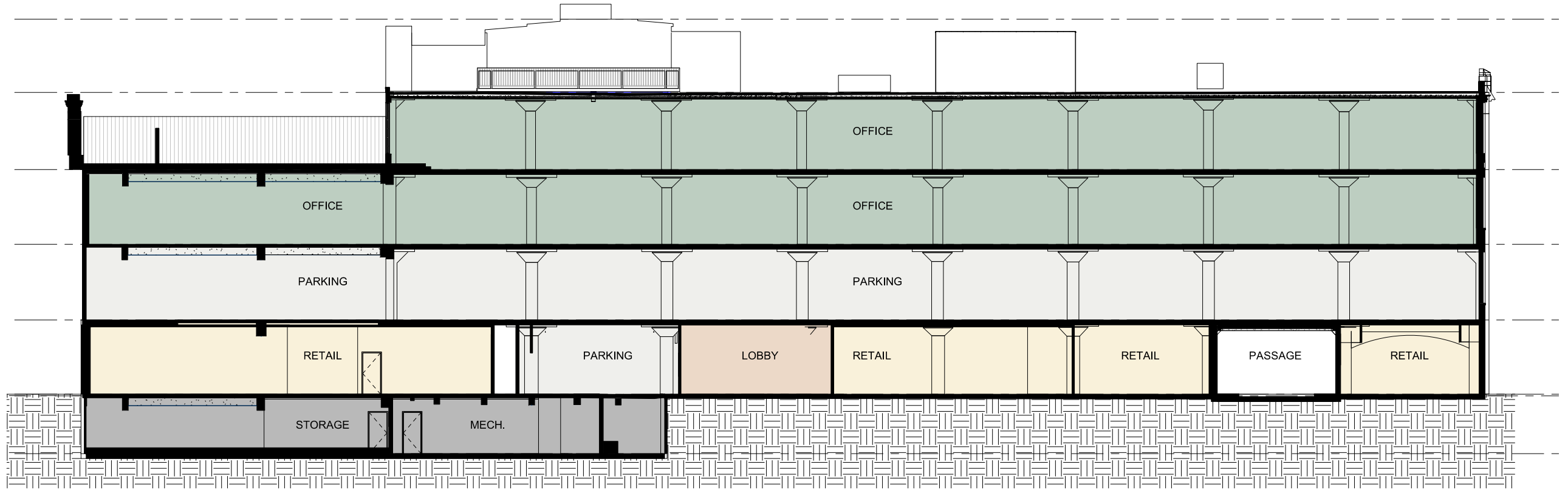
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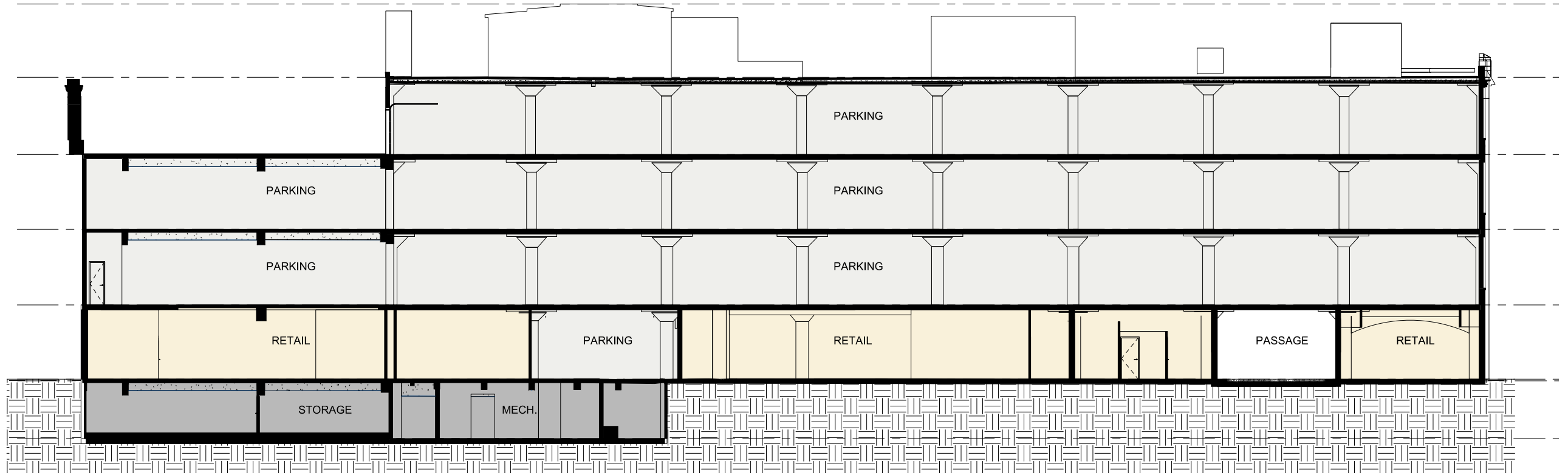
- RETAIL
- PARKING
- CIRCULATION
- LOBBY
- STORAGE



KEY PLAN



PROPOSED SECTION



EXISTING SECTION

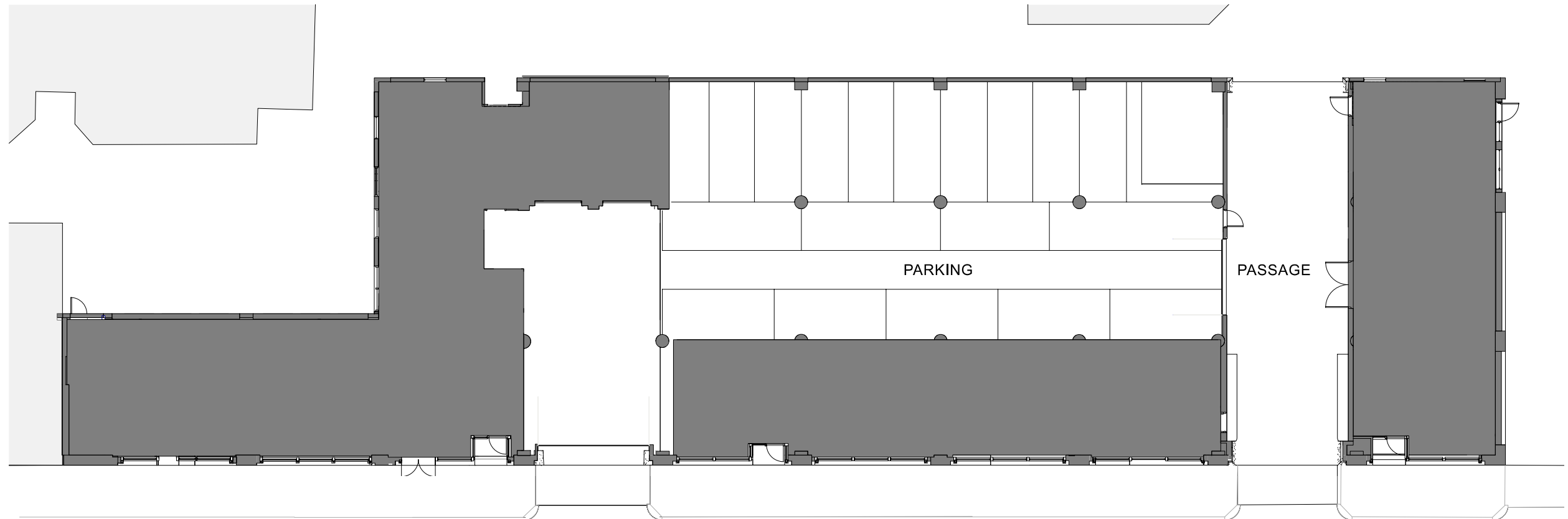
**CHANGE OF USE**

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■ PROGRAM  
□ PARKING



PROPOSED FIRST FLOOR PLAN



EXISTING FIRST FLOOR PLAN

**EXISTING + PROPOSED FLOOR PLANS**

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# BUILDING ELEVATIONS

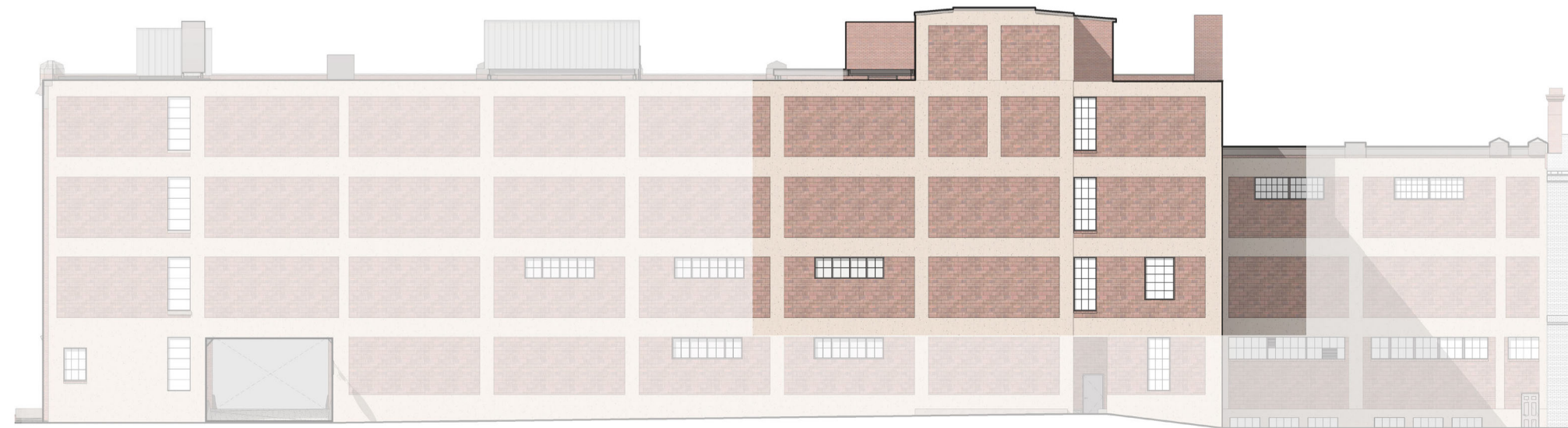
VISIBLE FROM PUBLIC WAY  
 NOT VISIBLE FROM PUBLIC WAY



**CHARLES STREET ELEVATION**



**NORTH ELEVATION**



**WEST ELEVATION (FACING WEST HILL PLACE, ANNIE FIELDS GARDEN, AND CHARLES RIVER SQUARE)**



**SOUTH ELEVATION**

**EXISTING BUILDING ELEVATIONS**

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VISIBLE FROM PUBLIC WAY  
 NOT VISIBLE FROM PUBLIC WAY



**CHARLES STREET ELEVATION**



**NORTH ELEVATION**



**WEST ELEVATION (FACING WEST HILL PLACE, ANNIE FIELDS GARDEN, AND CHARLES RIVER SQUARE)**



**SOUTH ELEVATION**

**PROPOSED BUILDING ELEVATIONS**

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# PROPOSED EXTERIOR SCOPE

## PROPOSED EXTERIOR SCOPE:

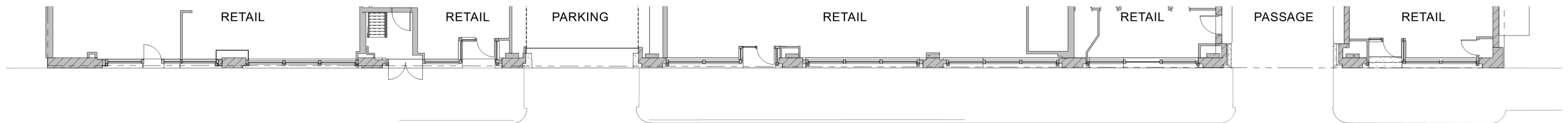
- CONCRETE + MASONRY REPAIRS
- STOREFRONT REPAIRS + MODIFIED ENTRANCES
- WINDOW REPAIRS + REPLACEMENT (AS NEEDED)
- MECHANICAL ENCLOSURES + PRIVACY SCREEN
- PASSAGE IMPROVEMENTS
- ARCHITECTURAL DETAILS + MATERIALS



VISIBLE FROM PUBLIC WAY  
 NOT VISIBLE FROM PUBLIC WAY



**EXISTING CHARLES STREET ELEVATION**



**EXISTING FIRST FLOOR PLAN AT ENTRANCES**

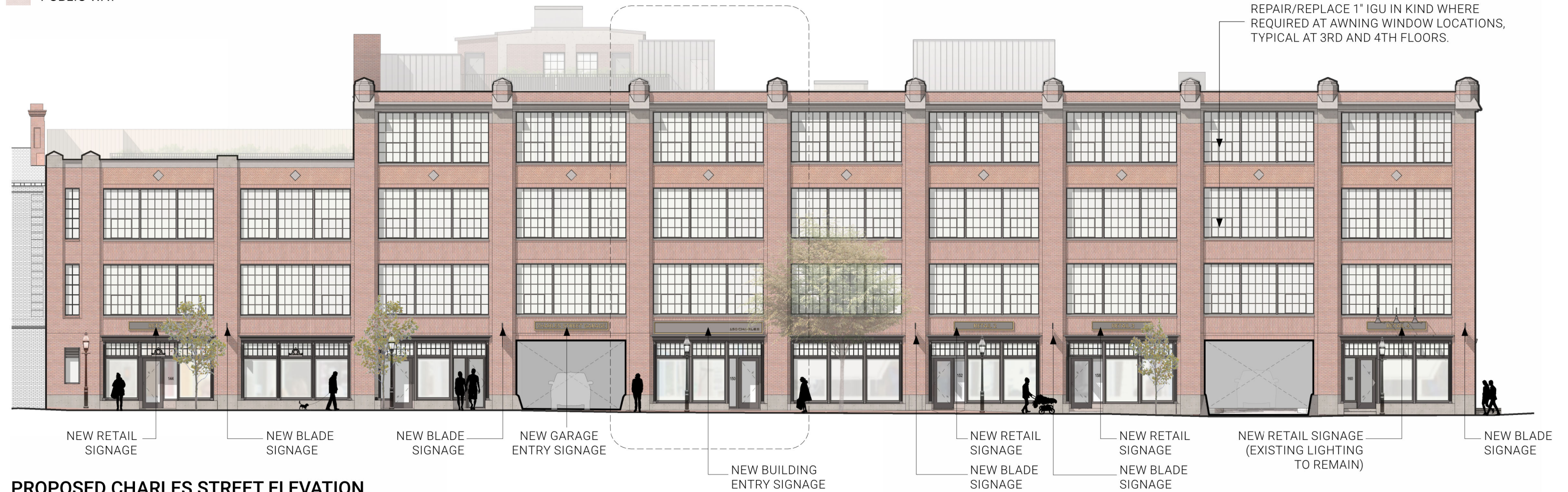
**CHARLES STREET FAÇADE**

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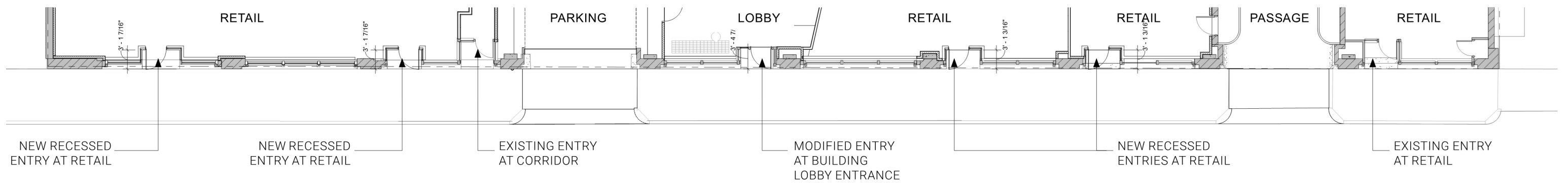
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VISIBLE FROM PUBLIC WAY

NOT VISIBLE FROM PUBLIC WAY



### PROPOSED CHARLES STREET ELEVATION



### PROPOSED FIRST FLOOR PLAN AT ENTRANCES

## CHARLES STREET FAÇADE

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## CHARLES STREET FAÇADE

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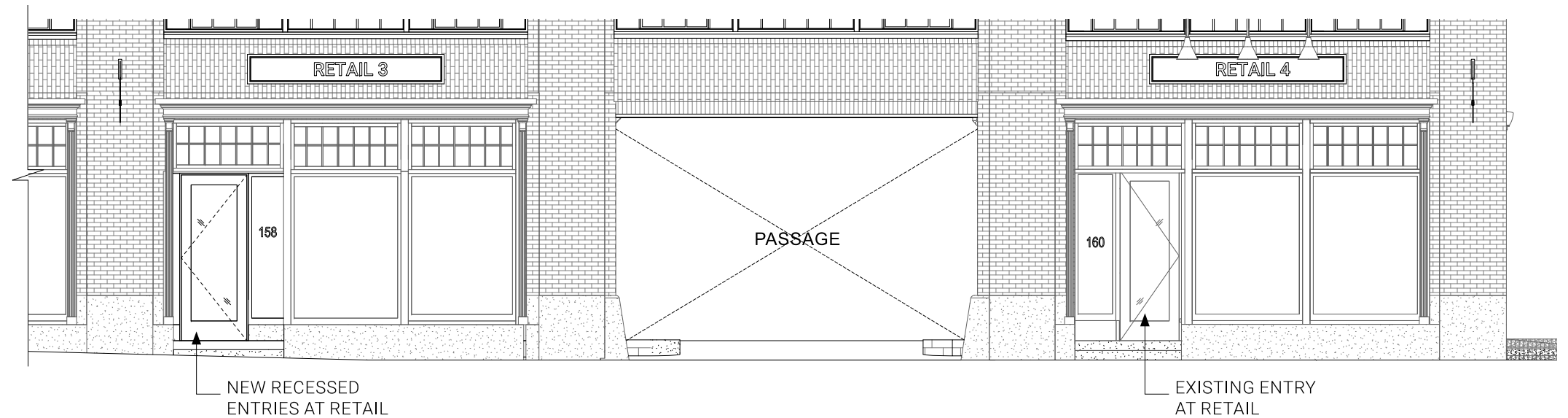
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**CHARLES STREET STOREFRONT ELEVATION - LEFT**



**CHARLES STREET STOREFRONT ELEVATION - MIDDLE**

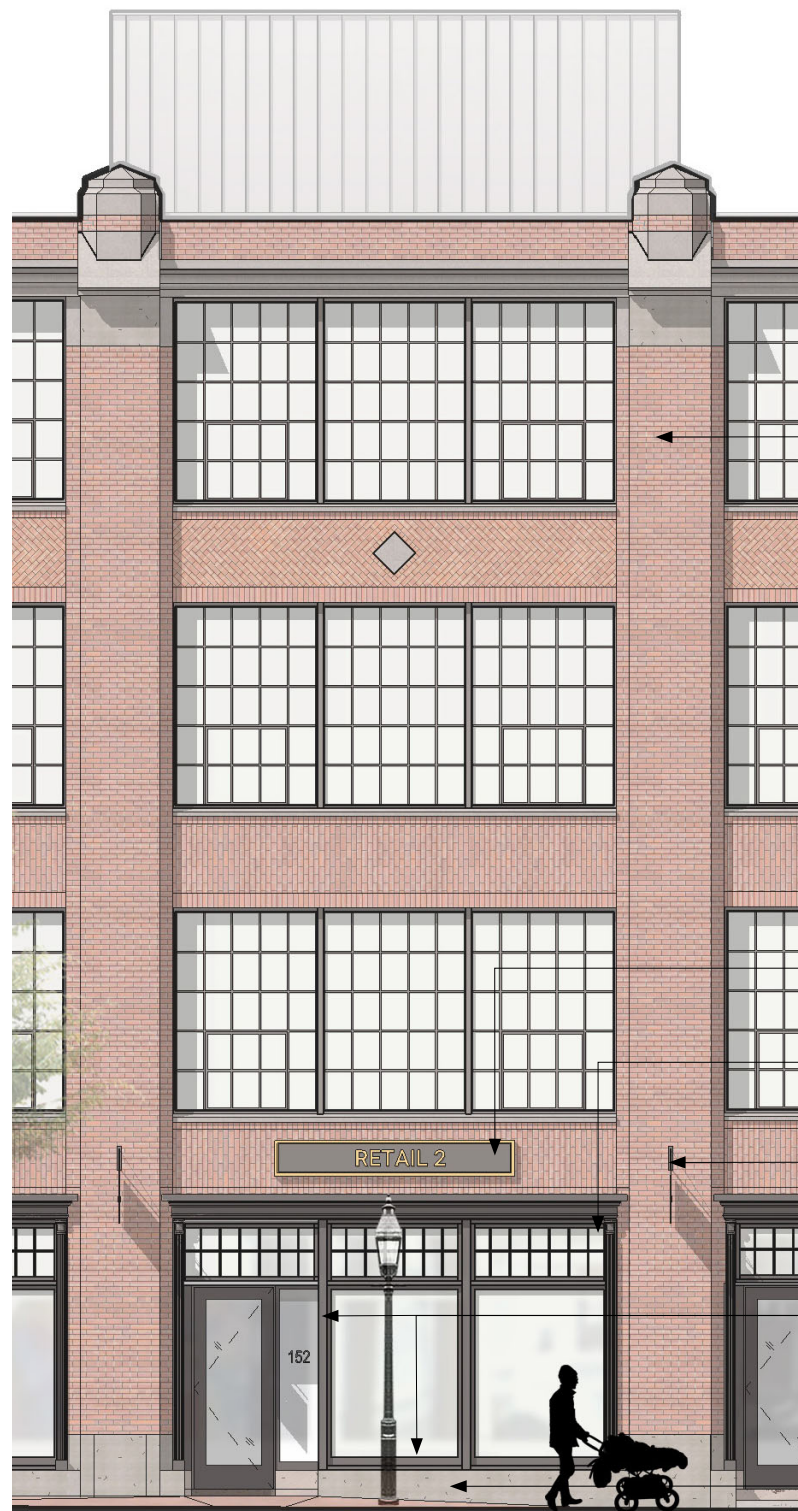


**CHARLES STREET STOREFRONT ELEVATION - RIGHT**

**CHARLES STREET FAÇADE**

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MASONRY RESTORATION REPAIRS (TYPICAL EACH ELEVATION)

NEW SIGNAGE AT RETAIL ENTRY

REMOVE EXISTING AWNINGS, TYPICAL ALL STOREFRONTS

NEW BLADE SIGNAGE

REPAIR OF SELECT DETERIORATED WOOD STOREFRONT FRAMING, WINDOWS + ENTRY DOORS. PAINT WOOD STOREFRONT WINDOWS + ENTRANCES BLACK.

GRANITE TILE STOREFRONT BASES TO BE REPLACED WITH CONCRETE FINISH



EXISTING VIEW OF RETAIL STOREFRONT



PROPOSED VIEW OF TYPICAL RETAIL STOREFRONT



Existing retail wall signage precedent

SIGNAGE INTENDED TO MATCH EXISTING SAVENOR'S RETAIL WALL SIGNAGE IN MATERIAL, COLOR AND STYLE.

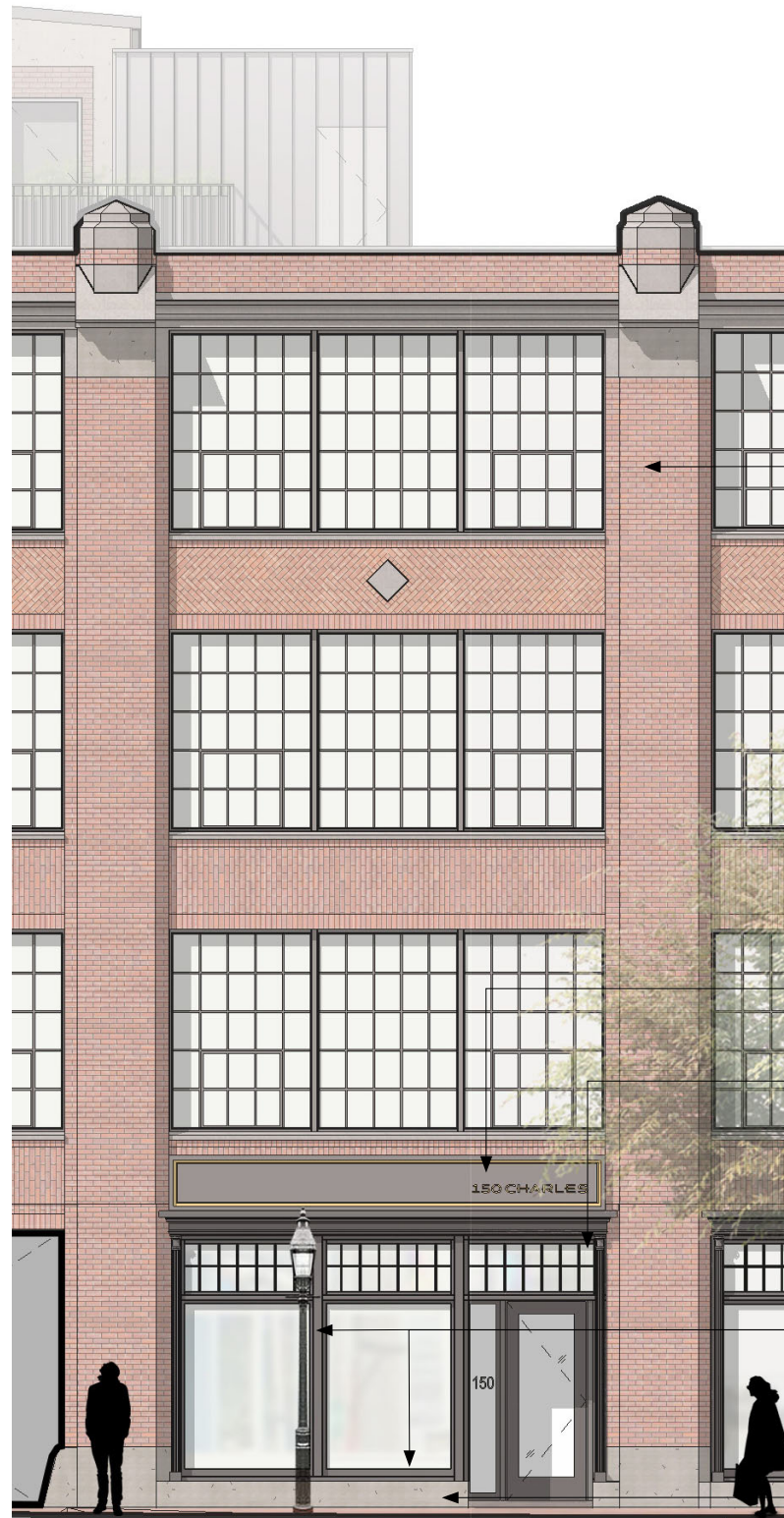
- PAINTED WOOD WALL SIGN FACE WITH CONCEALED FASTENERS TO MASONRY MORTAR JOINTS
- RAISED GOLD LETTERING TO MATCH BUILDING BRANDING
- OVERALL SIZE/PROPORTIONS TO BE STANDARD ACROSS CHARLES STREET FACADE
- LOGO AND LETTERING BY TENANT

CHARLES STREET ENLARGED ELEVATION

CHARLES STREET FAÇADE

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MASONRY RESTORATION REPAIRS (TYPICAL EACH ELEVATION)

NEW ENTRY SIGNAGE AT BUILDING LOBBY ENTRANCE

REMOVE EXISTING AWNINGS, TYPICAL ALL STOREFRONTS

REPAIR OF SELECT DETERIORATED WOOD STOREFRONT FRAMING, WINDOWS + ENTRY DOORS. PAINT WOOD STOREFRONT WINDOWS + ENTRANCES BLACK.

GRANITE TILE STOREFRONT BASES TO BE REPLACED WITH CONCRETE FINISH

**CHARLES STREET ENLARGED ELEVATION**

**CHARLES STREET FAÇADE**

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**EXISTING VIEW OF RETAIL STOREFRONT**



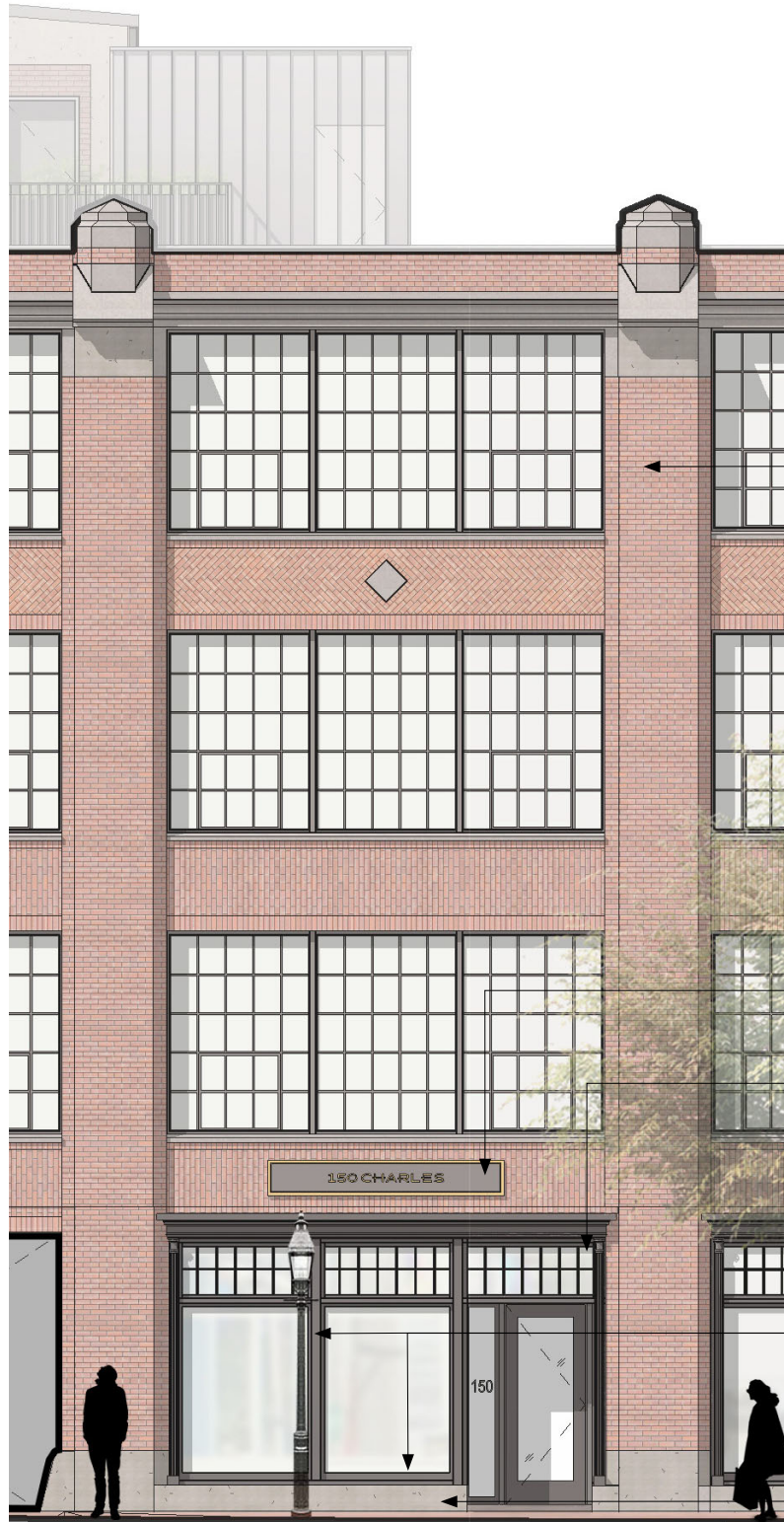
U.S. Post Office signage precedent



**PROPOSED VIEW OF BUILDING LOBBY ENTRANCE**

SIGNAGE INTENDED TO DIFFERENTIATE BUILDING ENTRY FROM ADJACENT RETAIL SPACES. PROPOSED DESIGN EXTENDS THE PAINTED WOOD OF THE CORNICE AND STOREFRONT BELOW, TO MATCH THE AESTHETIC OF THE NEIGHBORING POST OFFICE BUILDING STOREFRONT.

- PAINTED WOOD WALL SIGN FACE WITH CONCEALED FASTENERS TO MASONRY MORTAR JOINTS AND ARTICULATED FRAME
- RAISED GOLD LETTERING TO MATCH BUILDING BRANDING
- WIDTH OF SIGNAGE TO ALIGN WITH WINDOW OPENING ABOVE



MASONRY RESTORATION REPAIRS (TYPICAL EACH ELEVATION)

NEW ENTRY SIGNAGE AT BUILDING LOBBY ENTRANCE

REMOVE EXISTING AWNINGS, TYPICAL ALL STOREFRONTS

REPAIR OF SELECT DETERIORATED WOOD STOREFRONT FRAMING, WINDOWS + ENTRY DOORS. PAINT WOOD STOREFRONT WINDOWS + ENTRANCES BLACK.

GRANITE TILE STOREFRONT BASES TO BE REPLACED WITH CONCRETE FINISH

**CHARLES STREET ENLARGED ELEVATION**

**CHARLES STREET FAÇADE**

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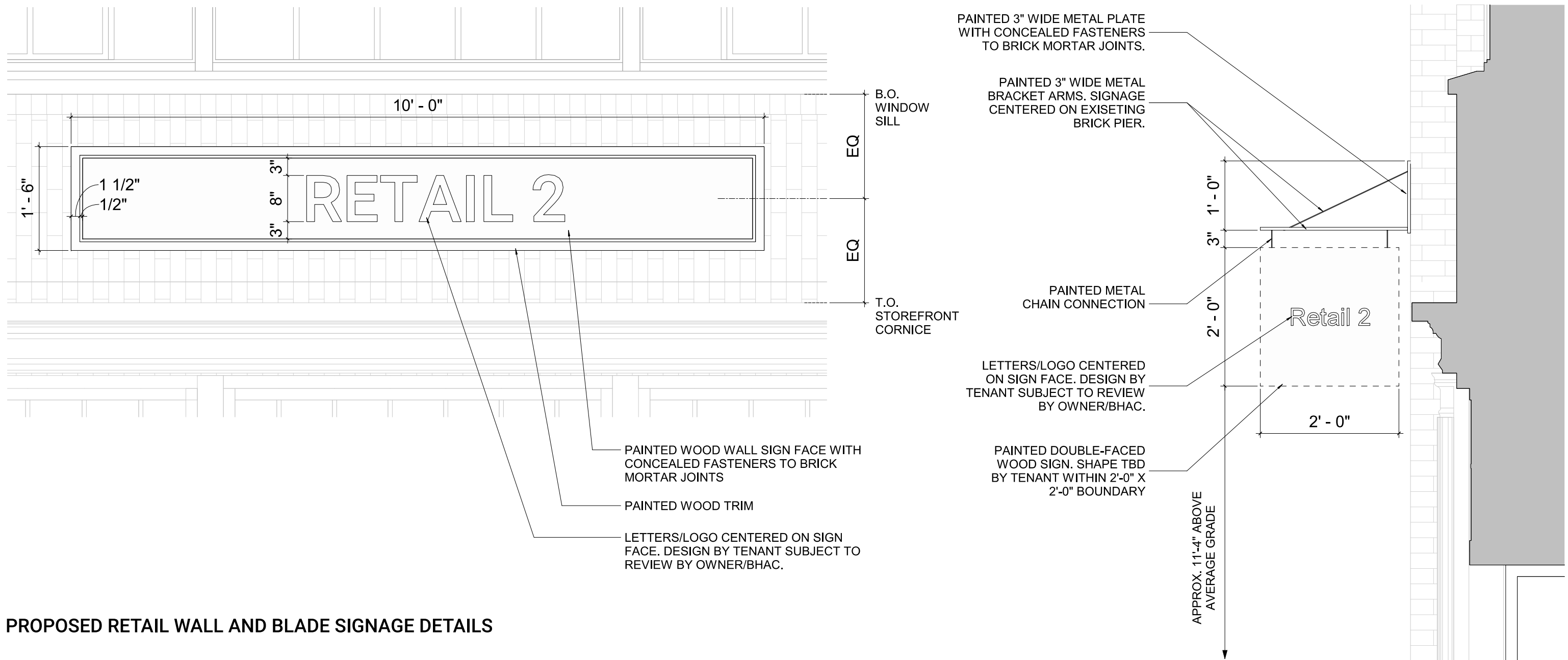
**EXISTING VIEW OF RETAIL STOREFRONT**



**ALTERNATE PROPOSED VIEW OF BUILDING ENTRANCE**

ALTERNATE SIGNAGE INTENDED TO MATCH PROPOSED RETAIL WALL SIGNAGE.

- PAINTED WOOD WALL SIGN FACE WITH CONCEALED FASTENERS TO MASONRY MORTAR JOINTS
- RAISED GOLD LETTERING TO MATCH BUILDING BRANDING



**PROPOSED RETAIL WALL AND BLADE SIGNAGE DETAILS**



**RETAIL WALL SIGNAGE:**

- PAINTED WOOD WALL SIGN FACE WITH CONCEALED FASTENERS TO MASONRY MORTAR JOINTS
- RAISED GOLD LETTERING TO MATCH BUILDING BRANDING
- OVERALL SIZE/PROPORTIONS TO BE STANDARD ACROSS CHARLES STREET FACADE
- LOGO AND LETTERING BY TENANT

Existing retail wall signage precedent



**RETAIL BLADE SIGNAGE:**

- BLACK METAL BRACKETS
- ESTABLISH CONSISTENT MOUNTING HEIGHT ACROSS CHARLES STREET FACADE
- PAINTED BLACK WOOD SIGNAGE FACE
- LOGO AND LETTERING BY TENANT

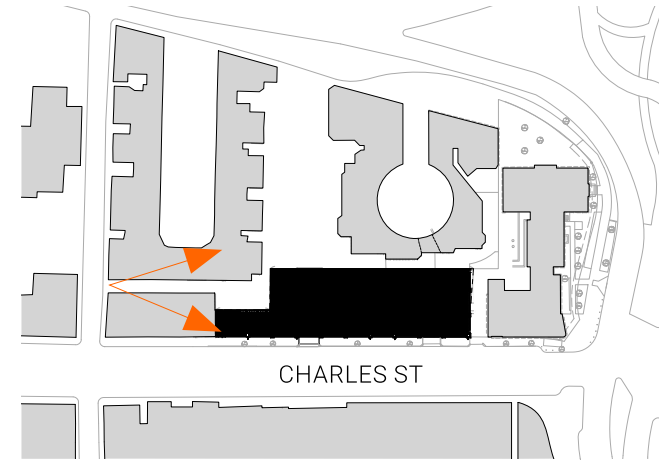
Existing bracket precedent

**SIGNAGE MASTER PLAN**

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# EXISTING CONDITION



EXISTING SOUTH ELEVATION

EXISTING VIEW FROM REVERE STREET

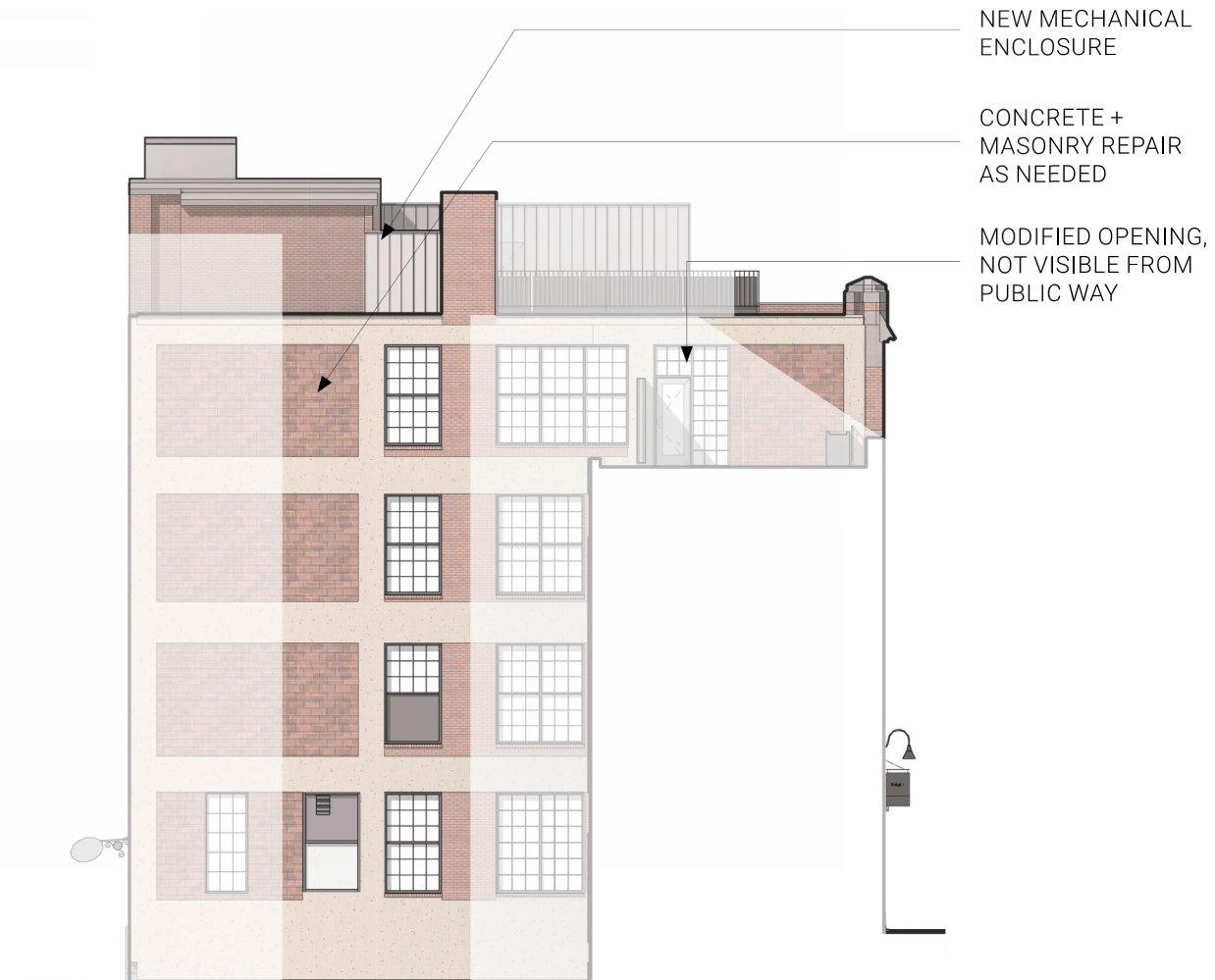
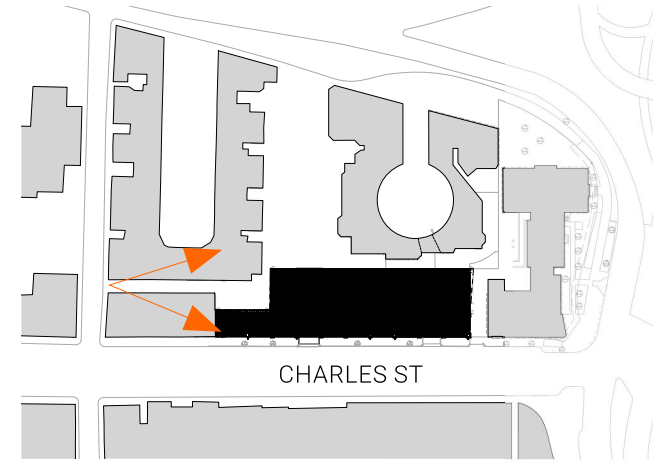
## SOUTH FAÇADE

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## DESIGN INTENT

- MECHANICAL SCREEN REQUESTED BY CHARLES RIVER SQUARE NEIGHBORS FOR PRIVACY
- NEW ROOF ENCLOSURE TO BE NEW STANDING SEAM METAL TO MATCH EXISTING ENCLOSURES
- MODIFIED OPENING TO LEVEL 4 ROOF, NOT VISIBLE FROM PUBLIC WAY

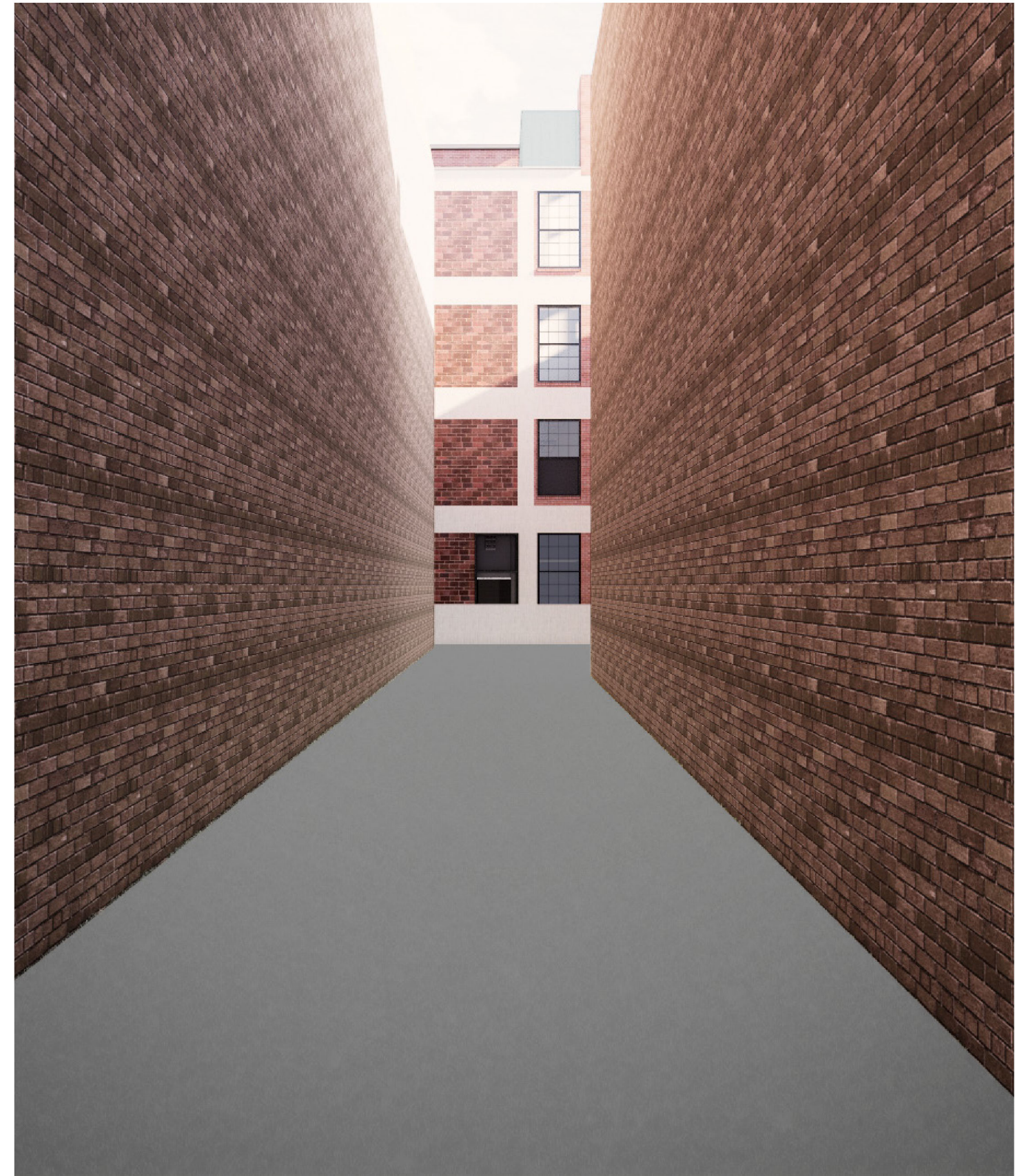


PROPOSED SOUTH ELEVATION

### SOUTH FAÇADE

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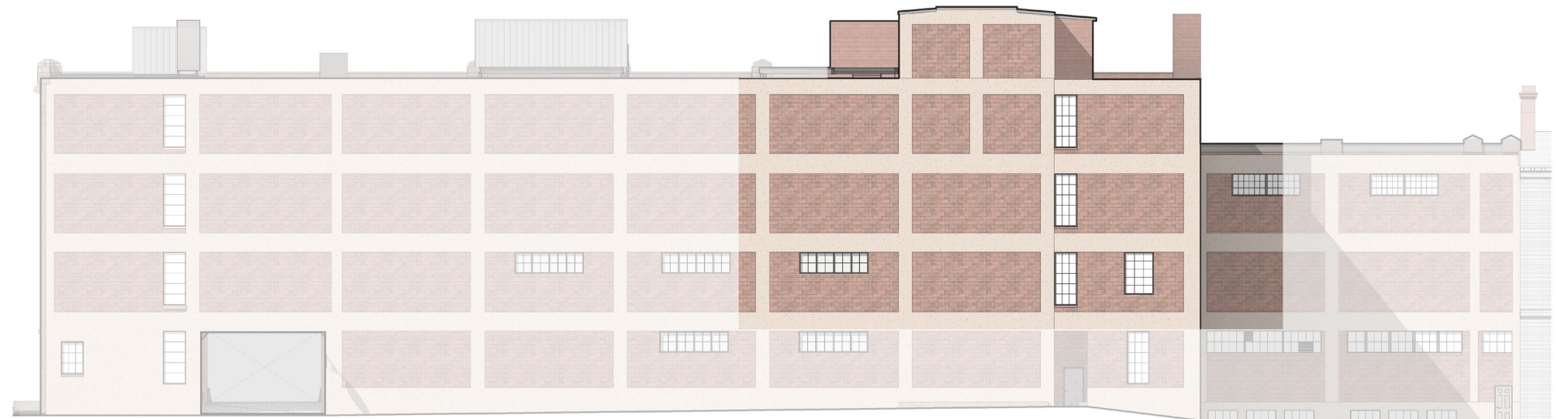
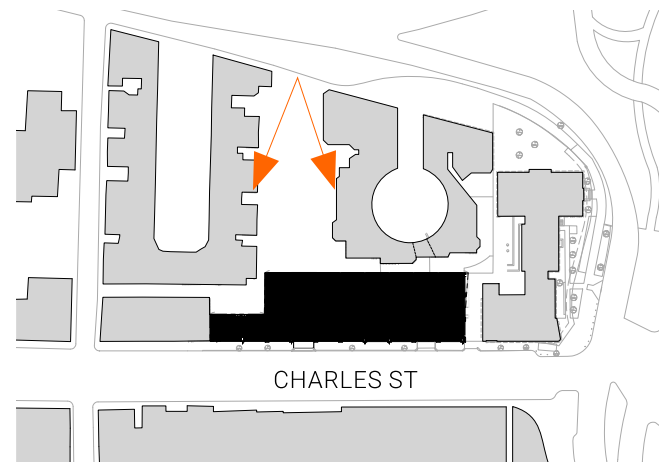


PROPOSED VIEW FROM REVERE STREET

# EXISTING CONDITION



EXISTING VIEW FROM STORROW DRIVE



EXISTING WEST ELEVATION (FACING WEST HILL PLACE, ANNIE FIELDS GARDEN, AND CHARLES RIVER SQUARE)

## WEST FAÇADE

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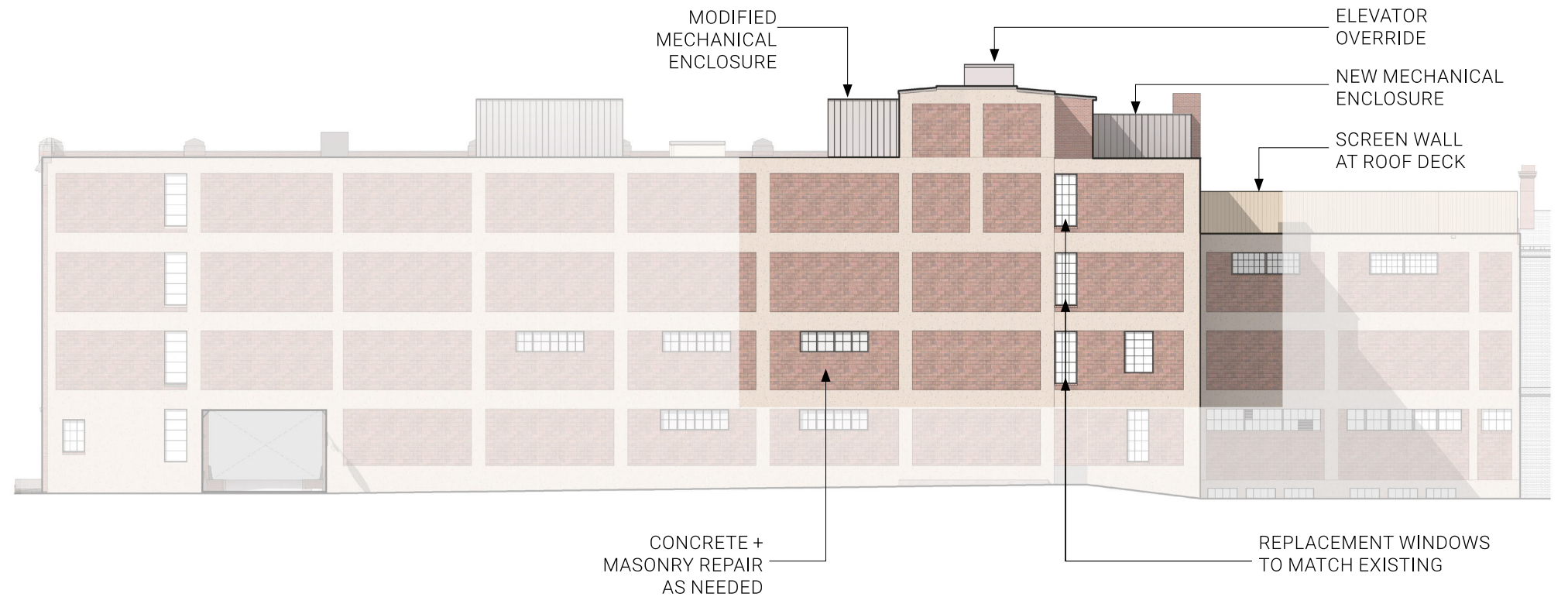
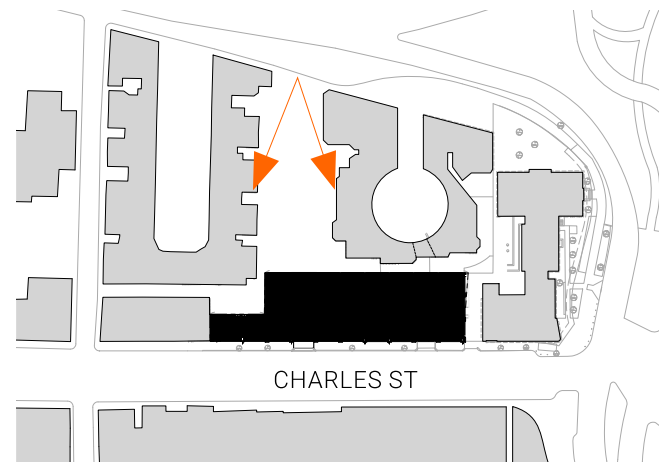
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## DESIGN INTENT

- REPLACEMENT WINDOWS WHERE NEEDED TO IMPROVE BUILDING PERFORMANCE
- REPLACEMENT OF FAUX BRICK MECHANICAL ENCLOSURE. ALL ROOF ENCLOSURES TO BE NEW STANDING SEAM METAL TO MATCH TYPICAL EXISTING ENCLOSURES
- ROOF DECK SCREEN WALL REQUESTED BY CHARLES RIVER SQUARE NEIGHBORS FOR PRIVACY



PROPOSED VIEW FROM STORROW DRIVE (TREES NOT SHOWN FOR CLARITY)



PROPOSED WEST ELEVATION (FACING WEST HILL PLACE, ANNIE FIELDS GARDEN, AND CHARLES RIVER SQUARE)

## WEST FAÇADE

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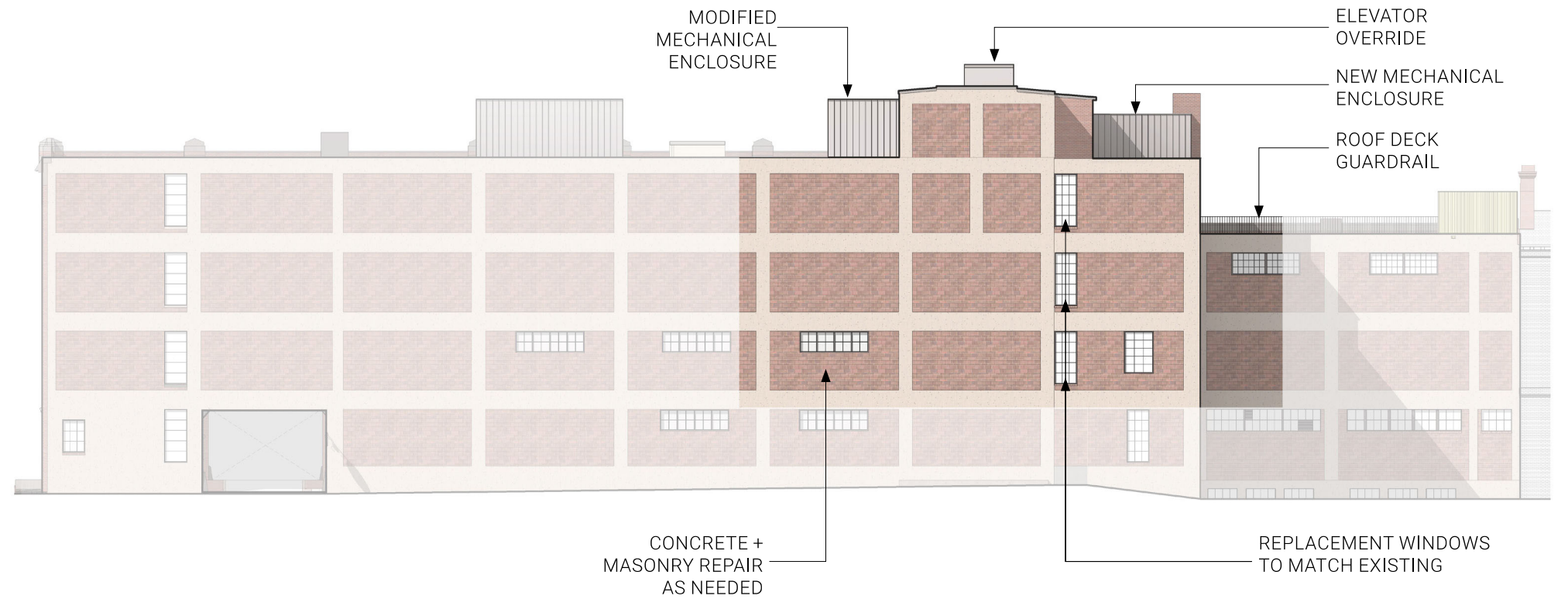
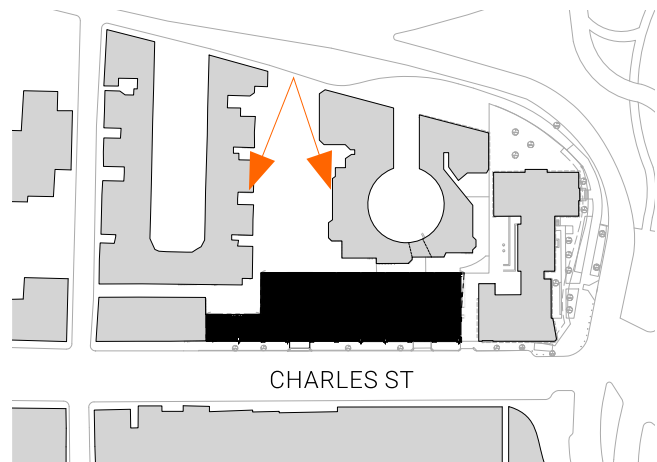
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## DESIGN ALTERNATE

- GUARDRAIL AT WEST EDGE OF LEVEL 4 ROOF TO SUPPORT ROOF DECK OCCUPANCY IN LIEU OF WOOD SCREEN WALL REQUESTED BY ABUTTERS



PROPOSED VIEW FROM STORROW DRIVE (TREES NOT SHOWN FOR CLARITY)

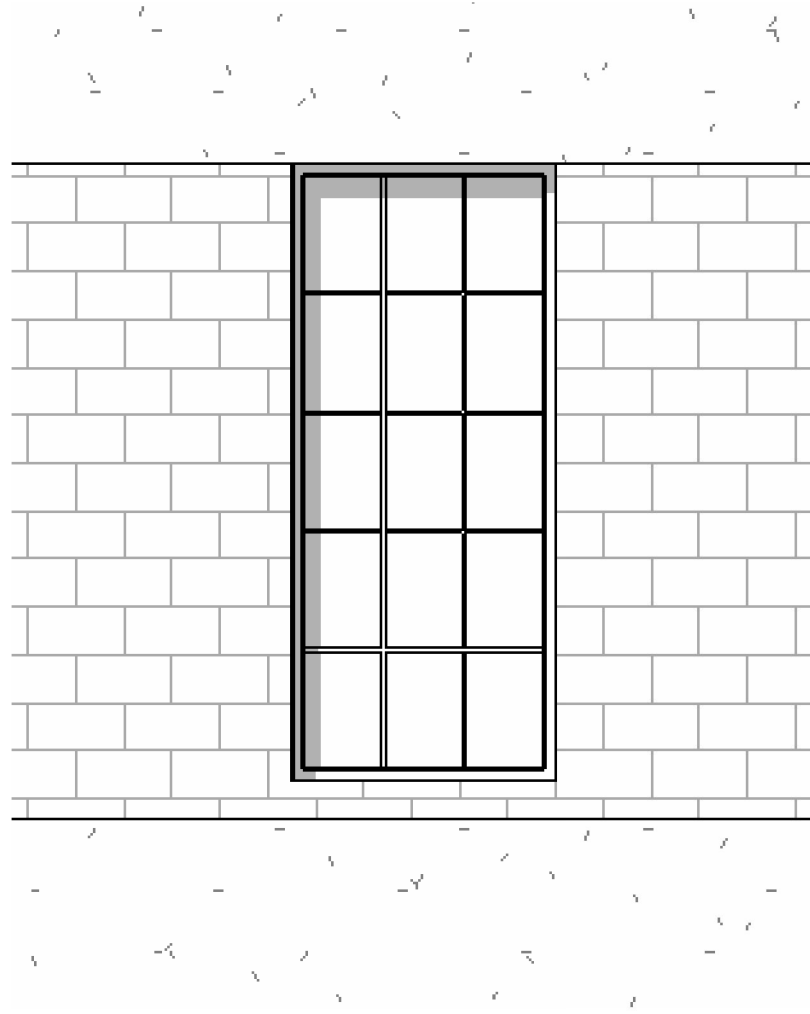


PROPOSED WEST ELEVATION (FACING WEST HILL PLACE, ANNIE FIELDS GARDEN, AND CHARLES RIVER SQUARE)

## WEST FAÇADE

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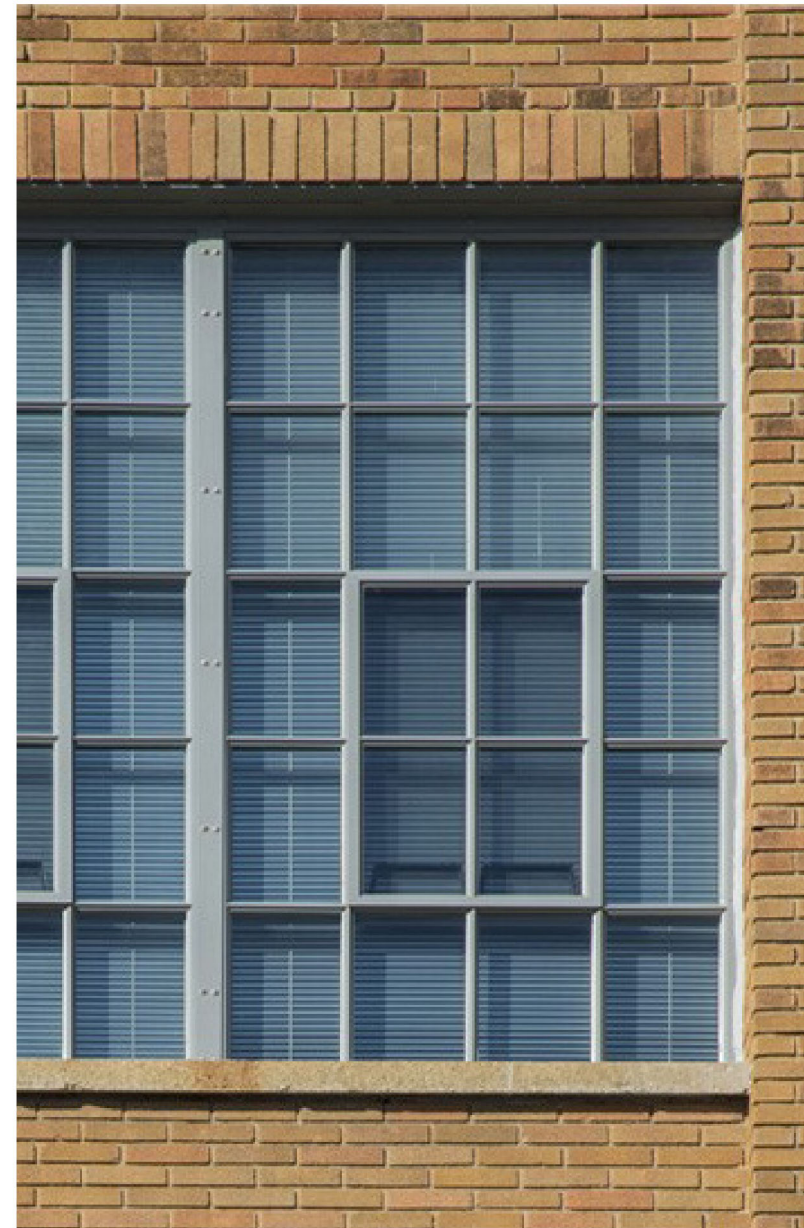
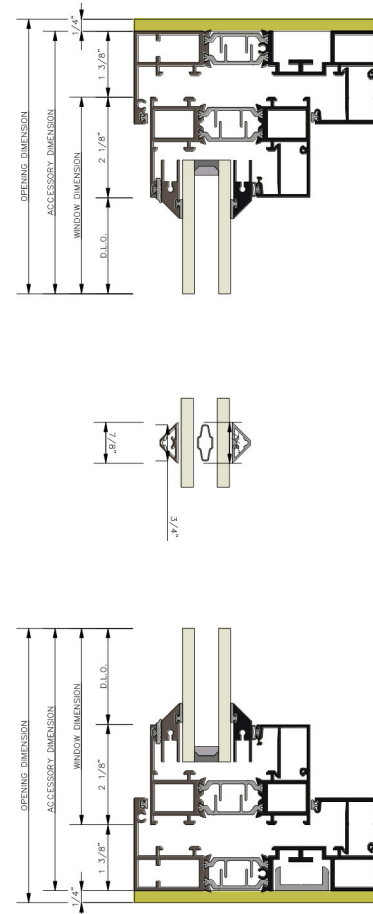
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**TYPICAL REPLACEMENT WINDOW**

**DETAILS FOR REPLACEMENT WINDOWS  
(WHERE NEEDED):**

- STEEL REPLICA ALUMINUM WINDOWS
- DOUBLE PANE INSULATED GLAZING
- SIMULATED DIVIDED LITES W/ HISTORIC REPLICA TRAPEZOIDAL FRAME AND MUNTIN PROFILES
- INTERIOR + EXTERIOR MUNTINS W/ SPACERS BETWEEN GLAZING



Precedent for typical replacement product

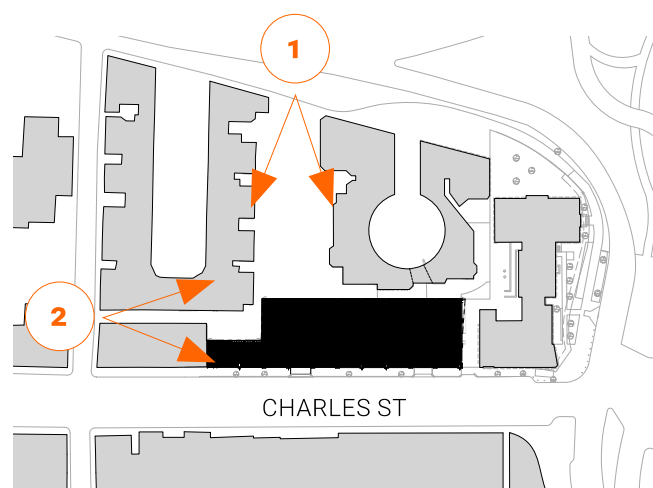
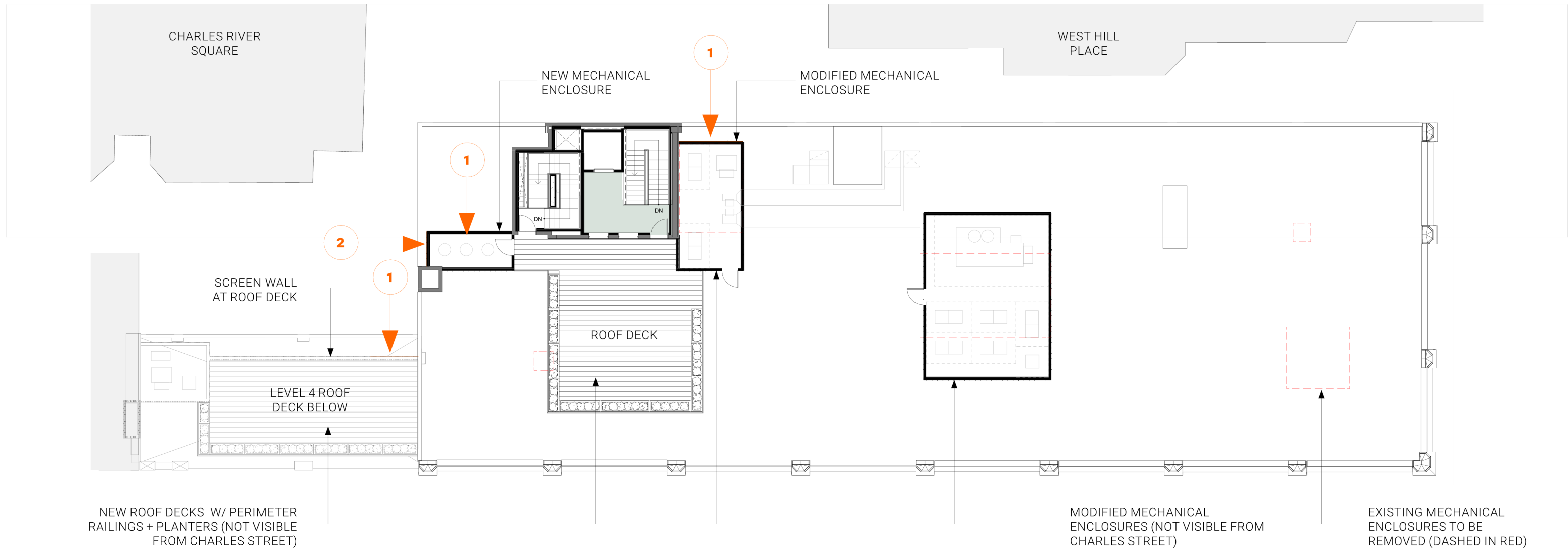


Typical irreparable damaged steel window to be replaced

**WINDOW REPLACEMENTS**

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### DESIGN INTENT

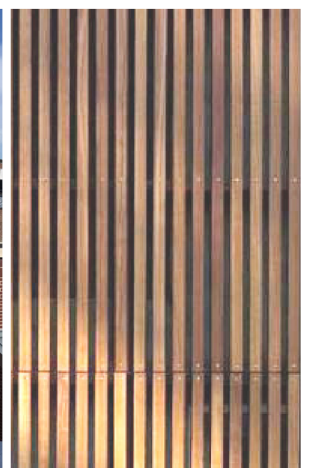
- REPLACEMENT OF FAUX BRICK MECHANICAL ENCLOSURE. ALL ROOF ENCLOSURES TO BE NEW STANDING SEAM METAL TO MATCH TYPICAL EXISTING ENCLOSURES
- MAINTAIN VIEW CORRIDORS FROM WEST HILL PLACE
- ROOF DECK SCREEN WALL REQUESTED BY CHARLES RIVER SQUARE NEIGHBOR FOR PRIVACY



Existing faux brick to be replaced



Whitney Hotel vertical standing seam metal clad roof mechanical screen precedents



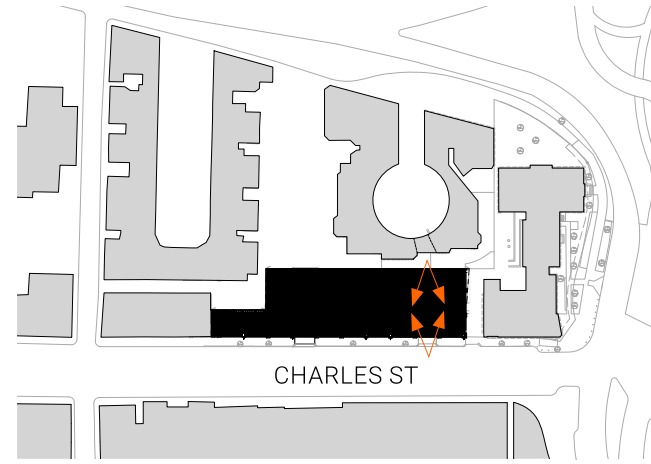
Wood slat privacy screen precedent

### ROOF

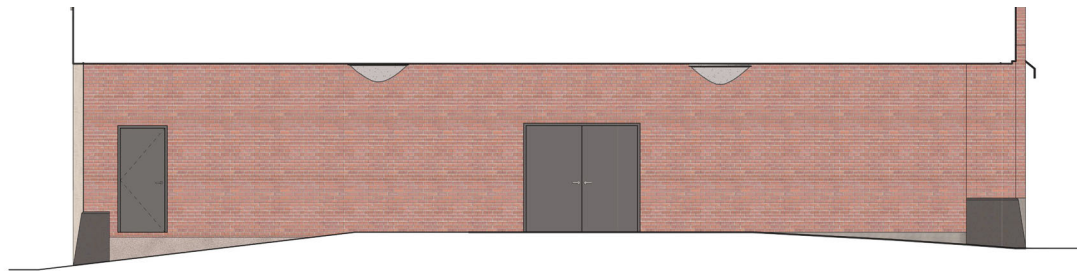
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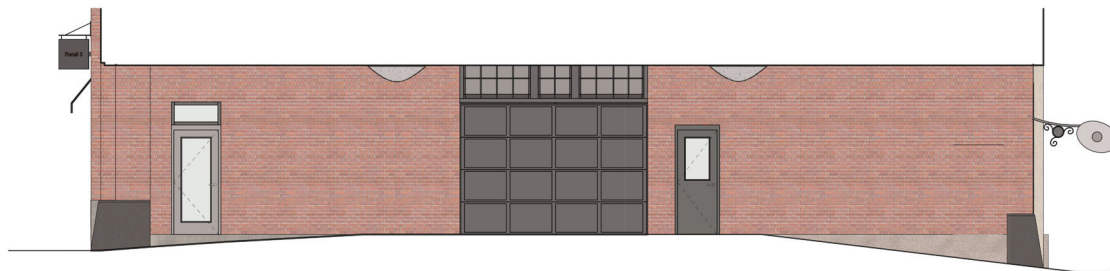
# EXISTING CONDITION



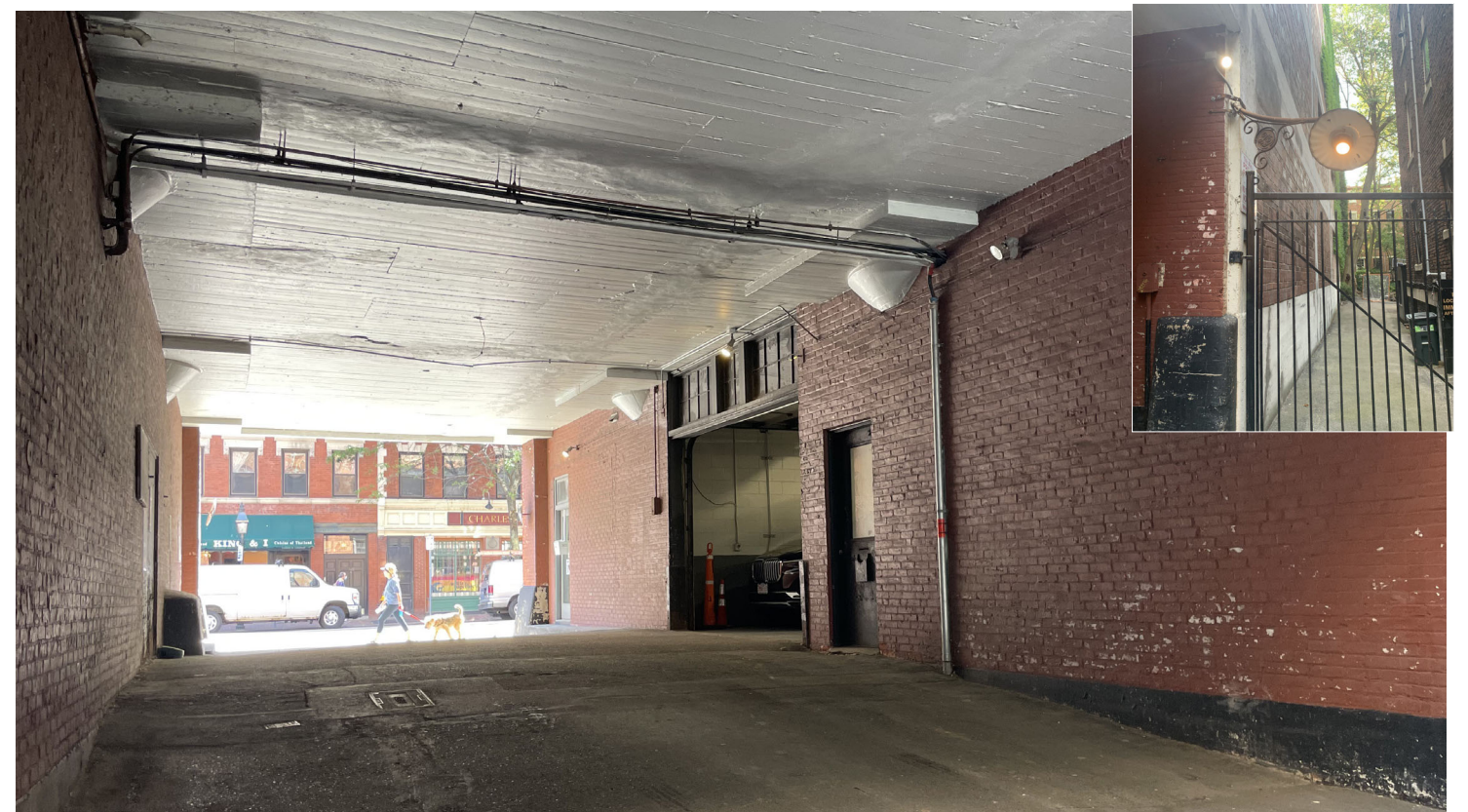
EXISTING VIEW LOOKING WEST



EXISTING SOUTH ELEVATION



EXISTING NORTH ELEVATION

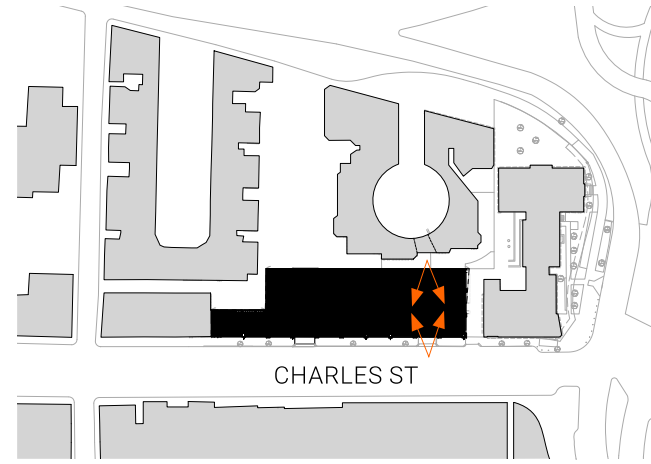


EXISTING VIEW LOOKING EAST

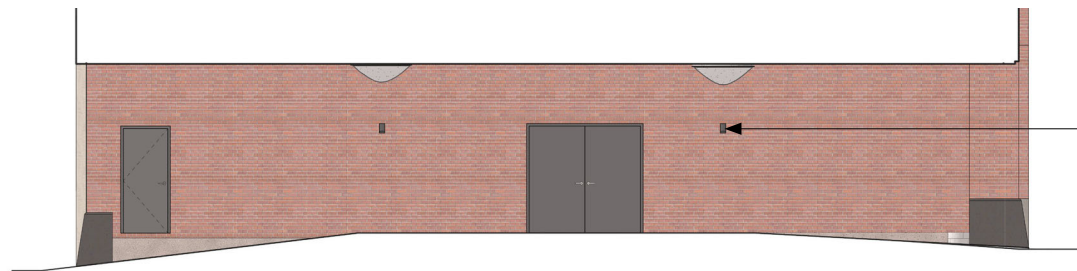


## DESIGN INTENT

- RESURFACING AT SERVICE DRIVE WITH BROOM-FINISHED CONCRETE PAVING. TONE TO MATCH EPOXY CONCRETE AT PARKING ENTRY.
- ADDED EGRESS DOOR AND LOUVERS TO ACCOMODATE CHANGE OF USE
- BRICK WALKWAYS FOR PEDESTRIANS WITHIN PASSAGE
- CONTINUITY OF CHARLES STREET BRICK SIDEWALK GIVEN REDUCED VEHICULAR TRAFFIC
- IMPROVED CEILING SURFACE WITH DIRECT-APPLIED EXTERIOR FINISH STUCCO AND LIGHTING



PROPOSED VIEW LOOKING WEST



PROPOSED SOUTH ELEVATION

NEW SCNCE  
DOWNLIGHT, TYP. (4)  
LOCATIONS

NEW LOUVERED TRANSOM  
FOR RETAIL 2+3 BATHROOM  
EXHAUST + TRANSFORMER  
ROOM EXHAUST

NEW TRANSFORMER  
ROOM EGRESS DOOR WITH  
LOUVERED TRANSOM FOR  
TRANSFORMER ROOM INTAKE

EXISTING EDISON LAMP  
TO BE RESTORED

NEW TRANSFORMER ROOM  
EGRESS DOOR IN EXISTING  
OPENING

PROPOSED NORTH ELEVATION



PROPOSED VIEW LOOKING EAST

## PASSAGE

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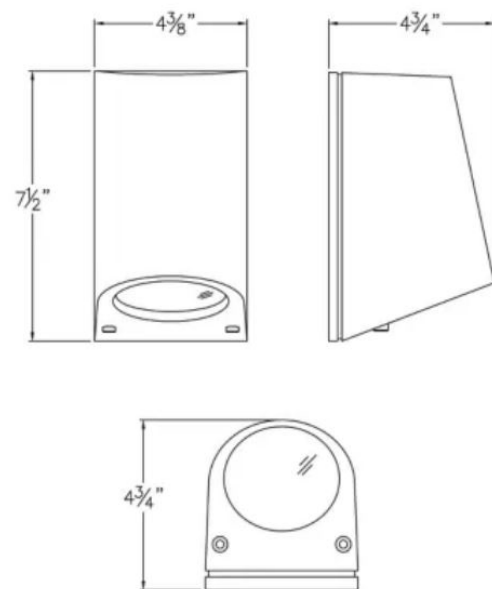
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**PROPOSED PASSAGE LIGHTING**

**EXTERIOR PASSAGE SCONCE:**

- BEGA DIRECTIONAL WALL FIXTURE
- GRAPHITE ALUMINUM FINISH
- 3000K LED
- 15W
- 7'-4" HEIGHT (ALIGNED WITH T.O. EGRESS DOORS)



**EXISTING DIVIDED CLERESTORY WINDOW**



**PROPOSED CLERESTORY WINDOW WITH LOUVER INSTALLATION BEHIND**

**PASSAGE LIGHTING + LOUVER DETAIL**

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**THANK YOU**