

155-159 CHARLES STREET / LANDMARKS REVIEW

EGERIA GROUP
FEBRUARY 2026

Feedback from BHAC March 25:

- Unique and bold is desirable
- Reflect aesthetic and principles of its time
- Respond to proportions from classic vocabulary
- Be evocative of Beacon Hill - relate, don't copy

Feedback from Community:

- Discussion about new construction building being reflective of its time and referential to historic architecture
- Discussion about materiality with general preference towards brick
- Concerns over large overhang - resulted in reducing scale of building above and removing 6th story

Design Team - Project Goals:

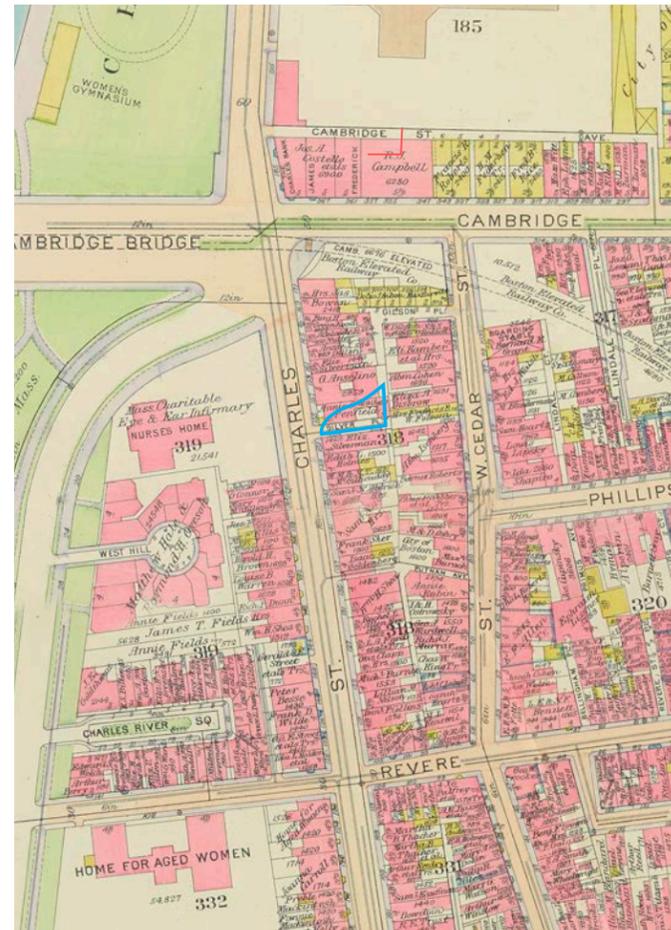
- Cohesive building concept, reflecting contemporary design that references and responds to historic fabric of district
- Façade approach on Charles St and Cambridge St to reinforce varying edge conditions

1874



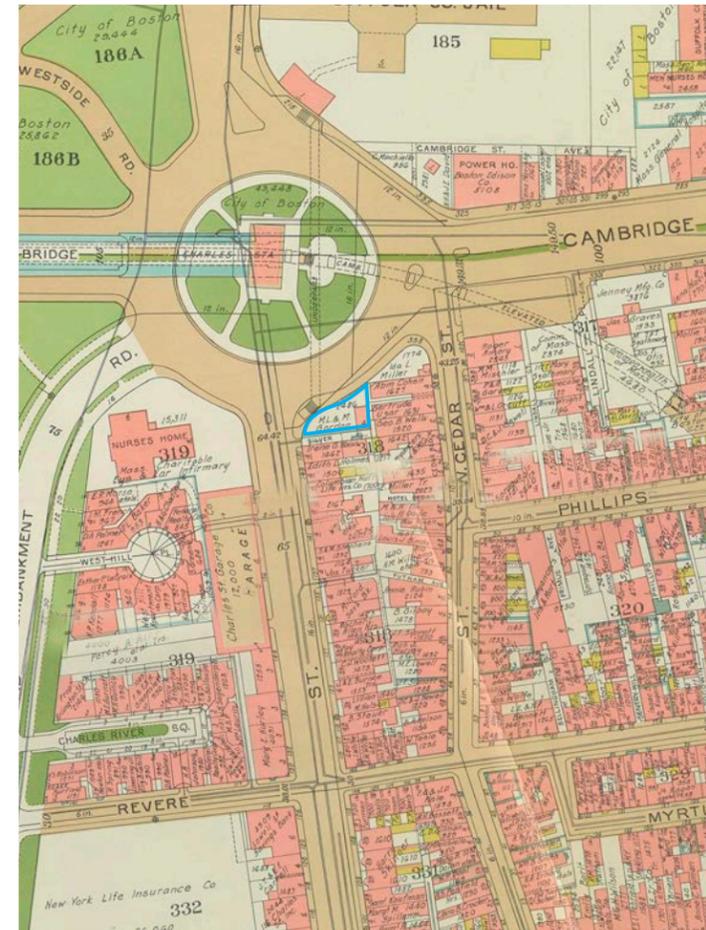
BOSTON HOPKINS ATLAS

1917



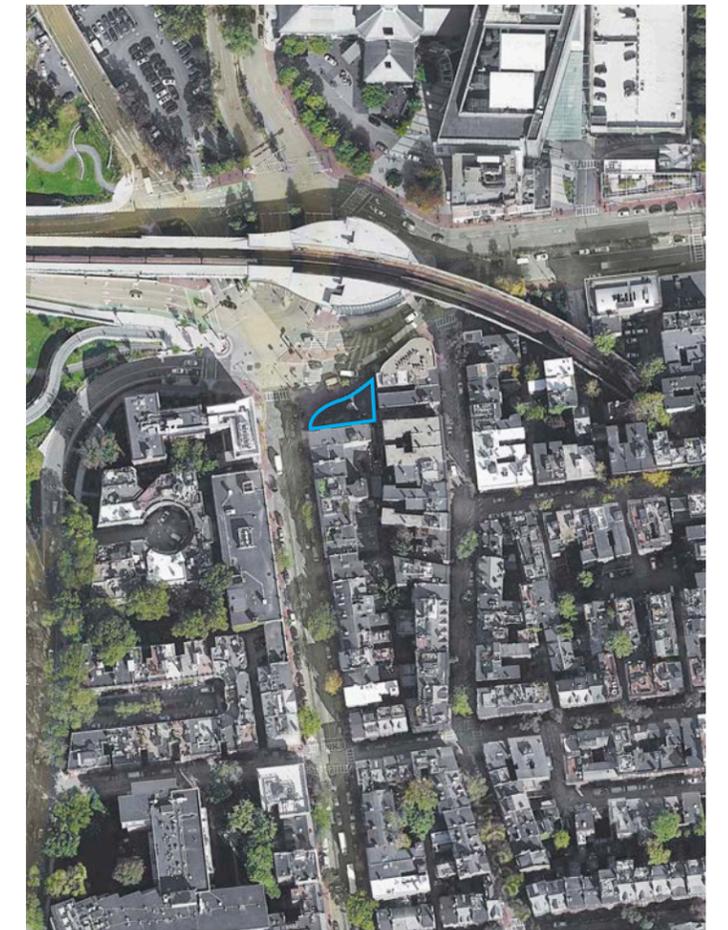
BROMLEY ATLAS

1938



BROMLEY ATLAS

CURRENT



GOOGLE SATELLITE IMAGE



1915 - 1925



1931



1950s



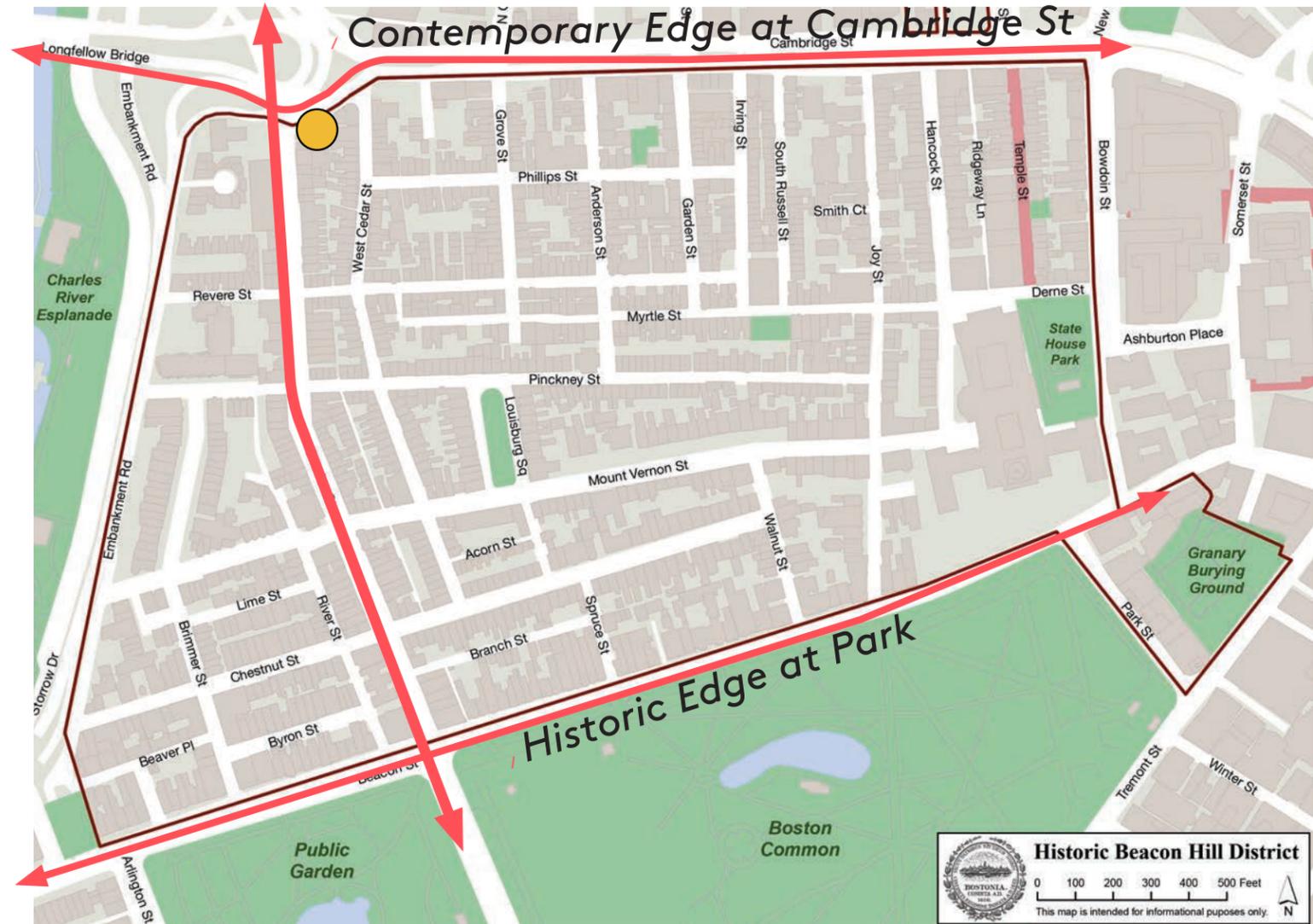
1970s



Gateway between Beacon Hill and Cambridge St/West End

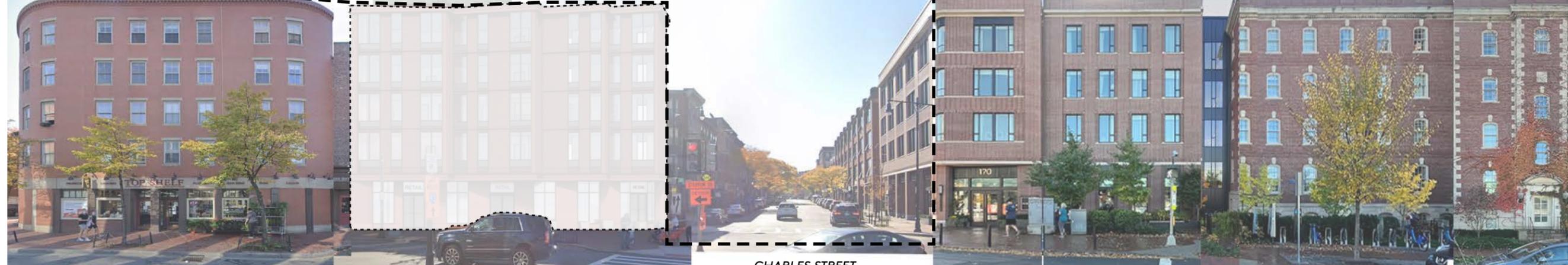


Bold anchoring architecture at neighborhood edge conditions



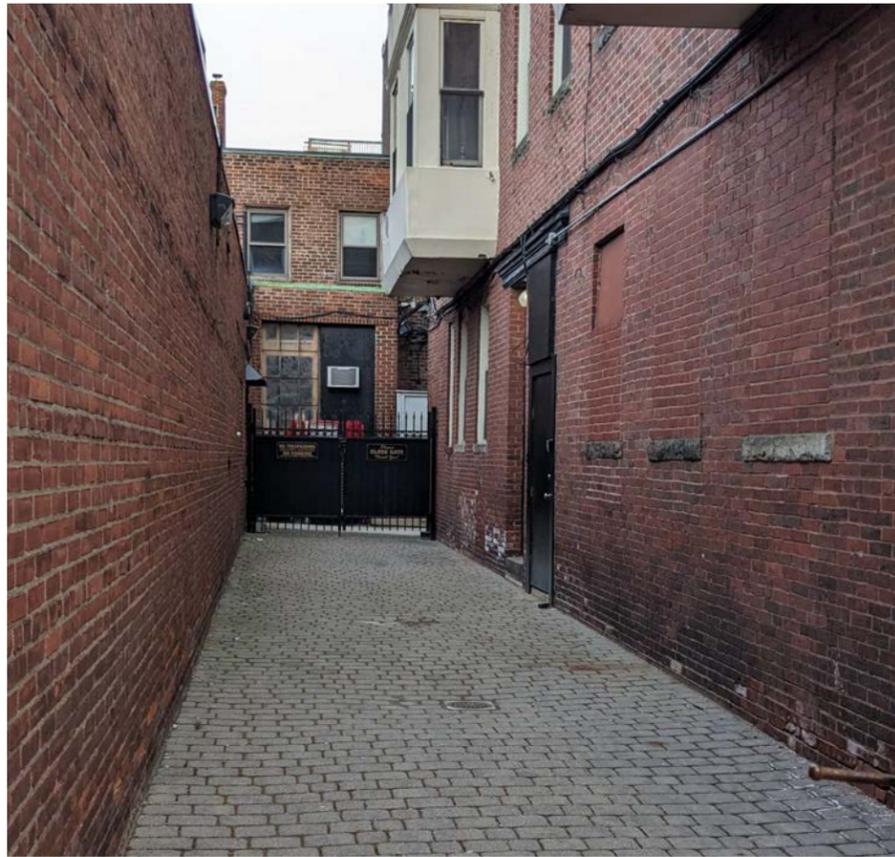
ALLOWABLE ZONING HEIGHT

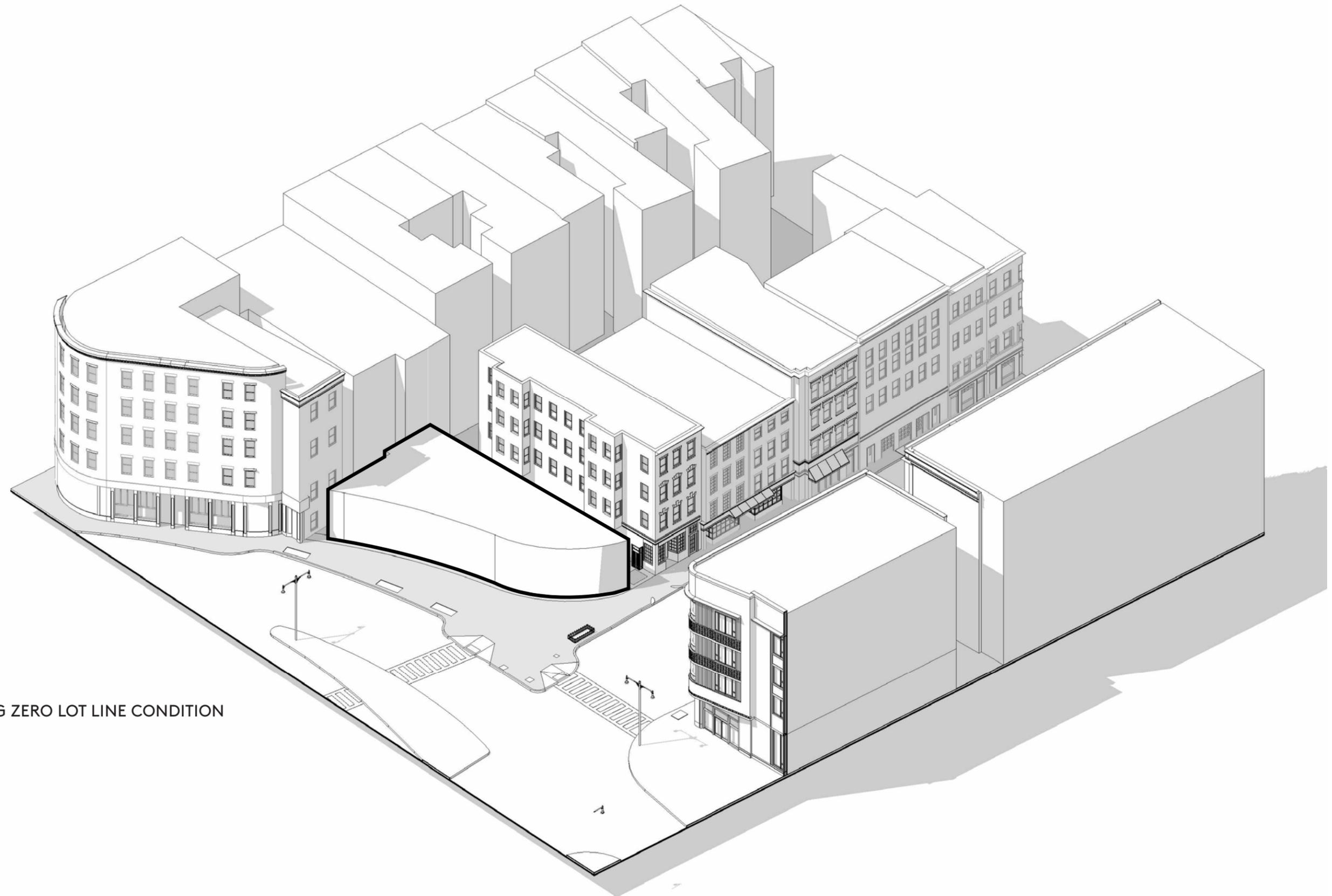
40'



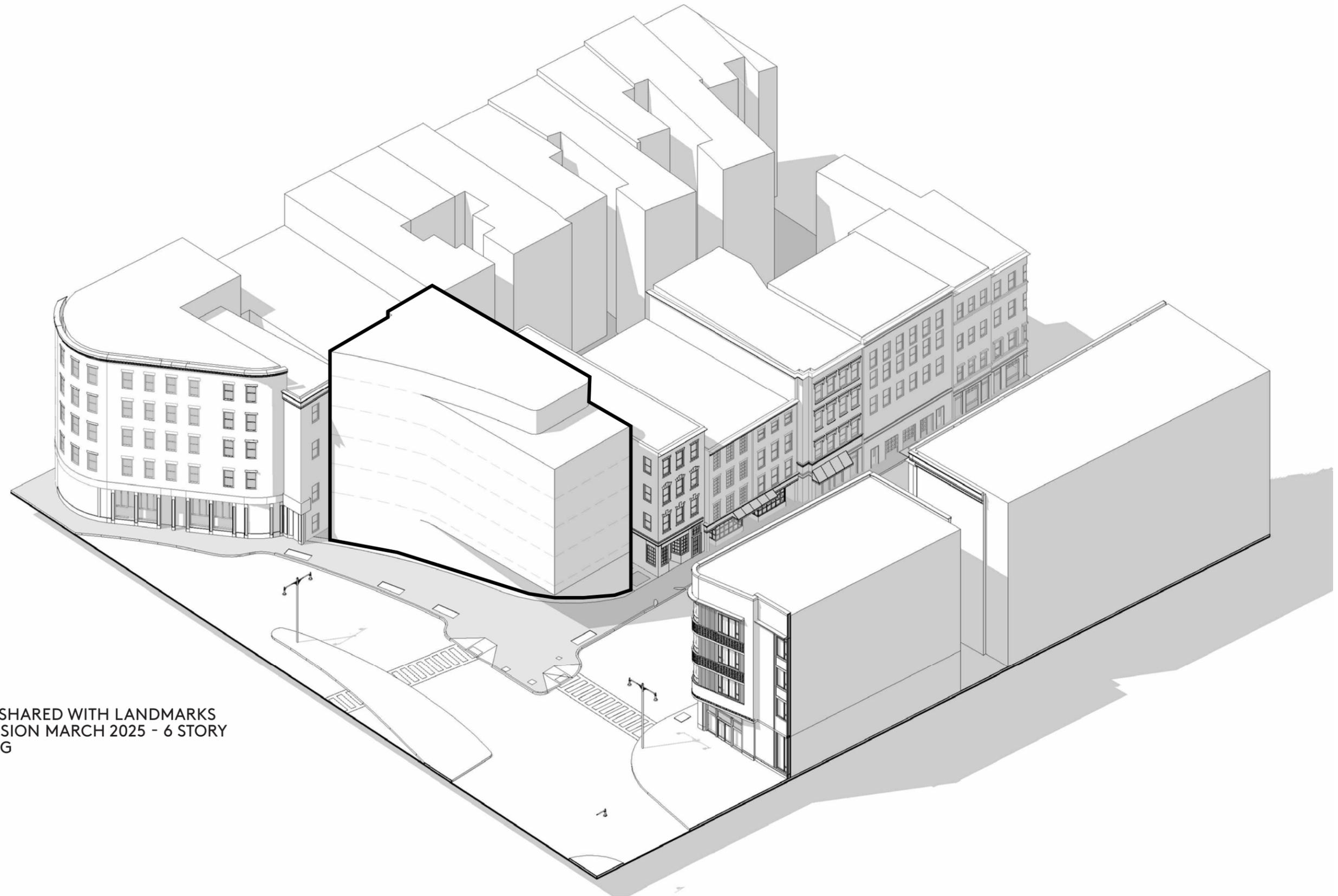
CAMBRIDGE STREET ELEVATION

CHARLES STREET

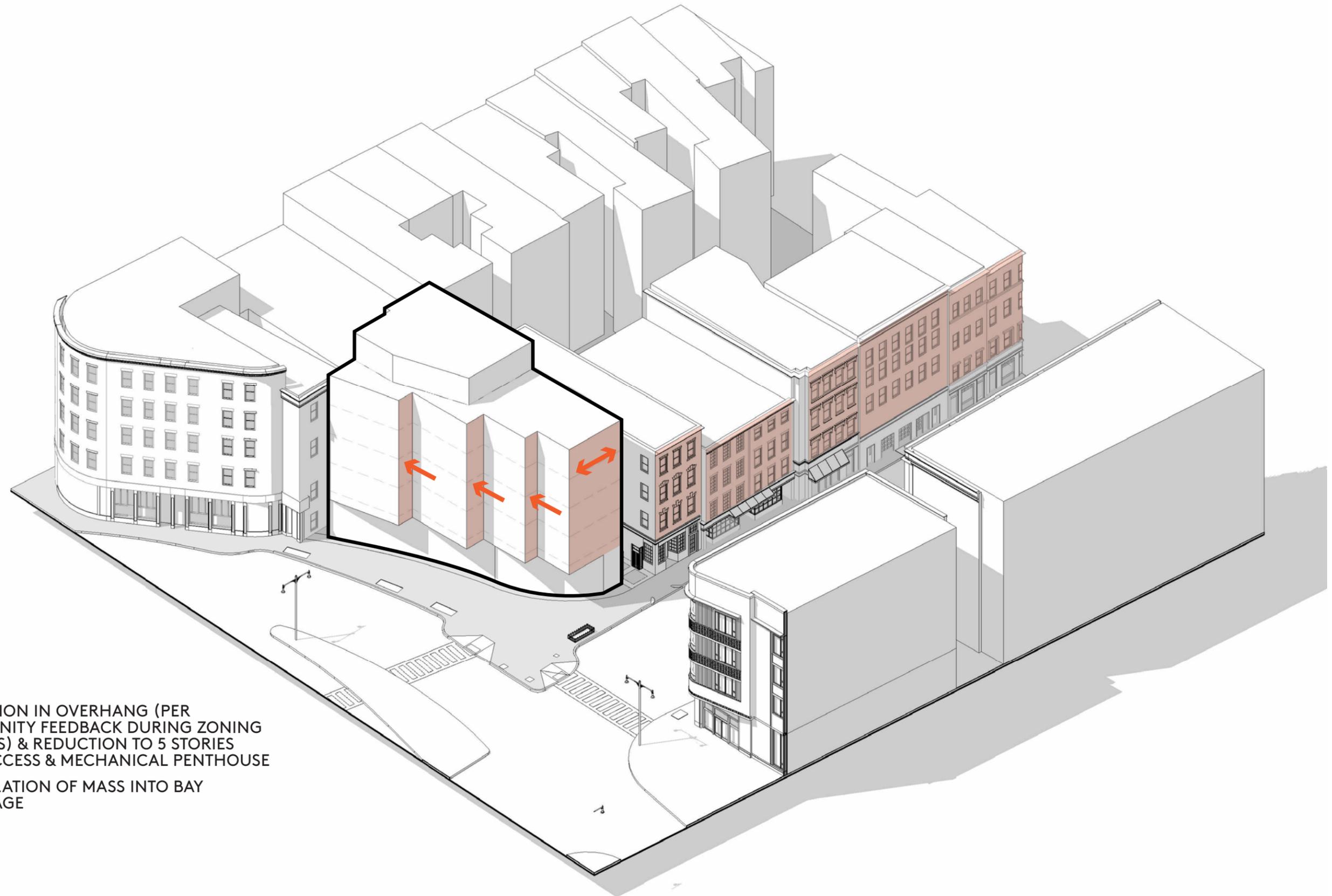




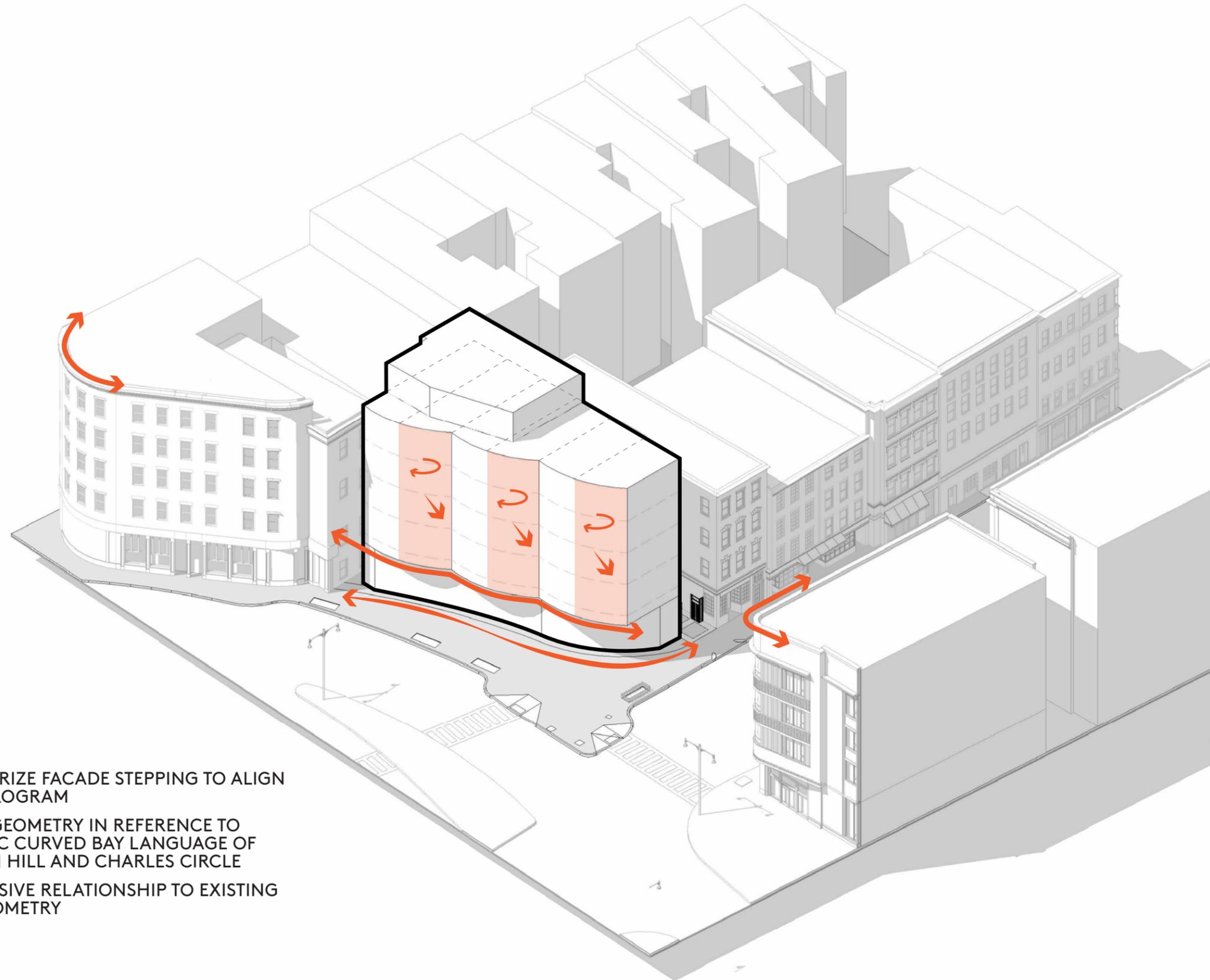
EXISTING ZERO LOT LINE CONDITION



/ DESIGN SHARED WITH LANDMARKS
COMMISSION MARCH 2025 - 6 STORY
BUILDING



- / REDUCTION IN OVERHANG (PER COMMUNITY FEEDBACK DURING ZONING PROCESS) & REDUCTION TO 5 STORIES WITH ACCESS & MECHANICAL PENTHOUSE
- / ARTICULATION OF MASS INTO BAY LANGUAGE



- / REGULARIZE FACADE STEPPING TO ALIGN WITH PROGRAM
- / SHAPE GEOMETRY IN REFERENCE TO HISTORIC CURVED BAY LANGUAGE OF BEACON HILL AND CHARLES CIRCLE
- / RESPONSIVE RELATIONSHIP TO EXISTING SITE GEOMETRY



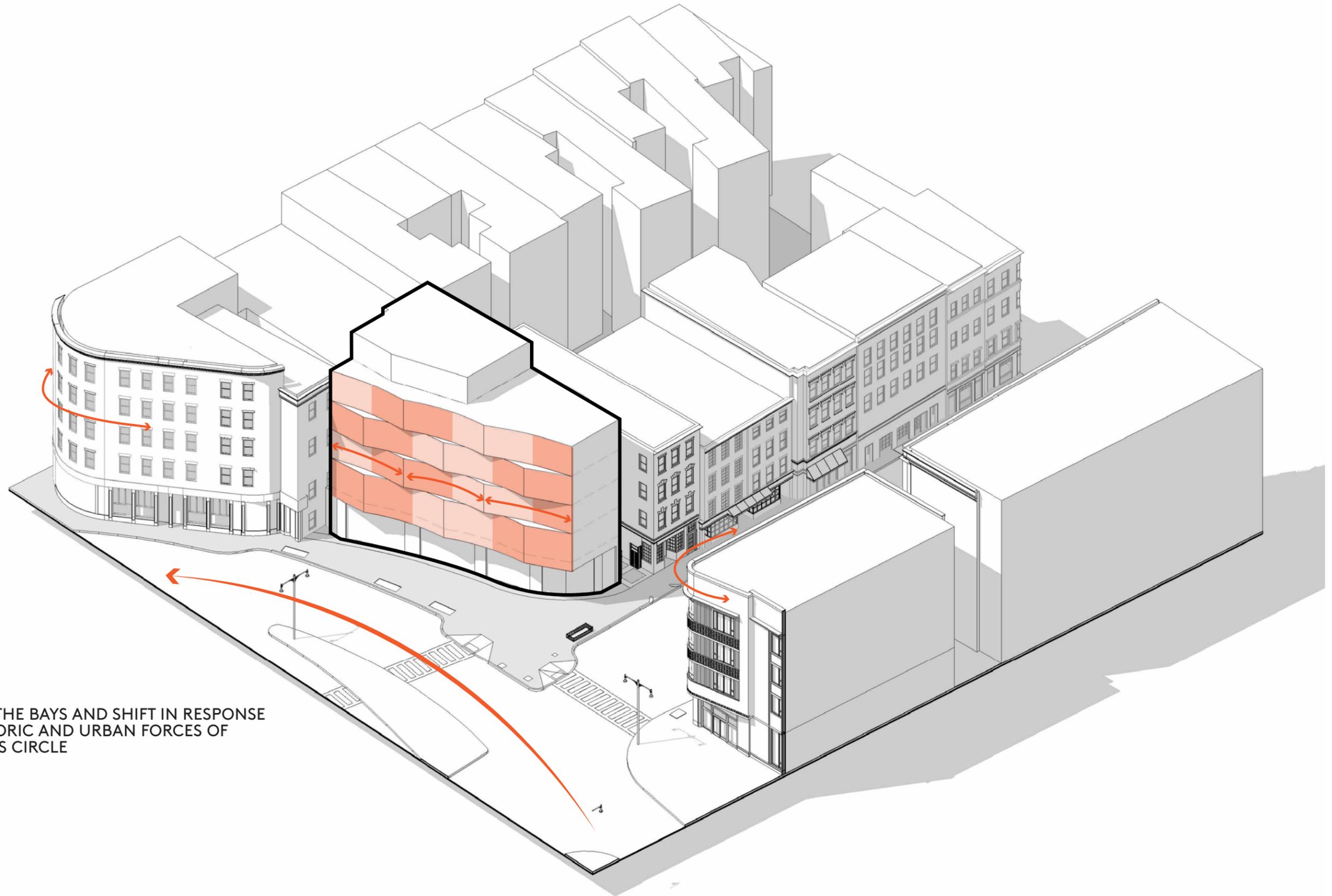
18-20 LOUISBURG SQ



83 MT VERNON ST



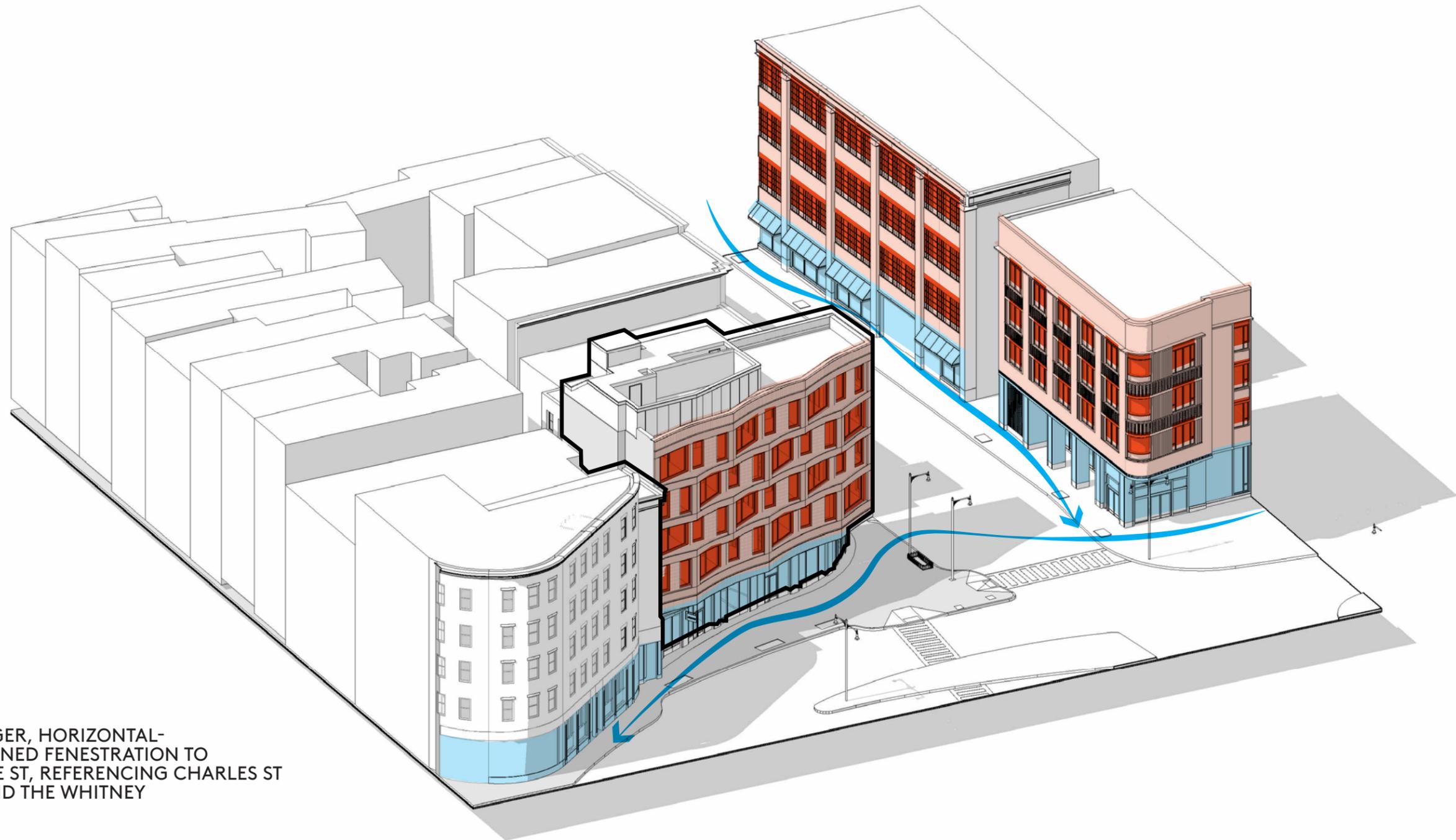
34^{1/2} BEACON ST



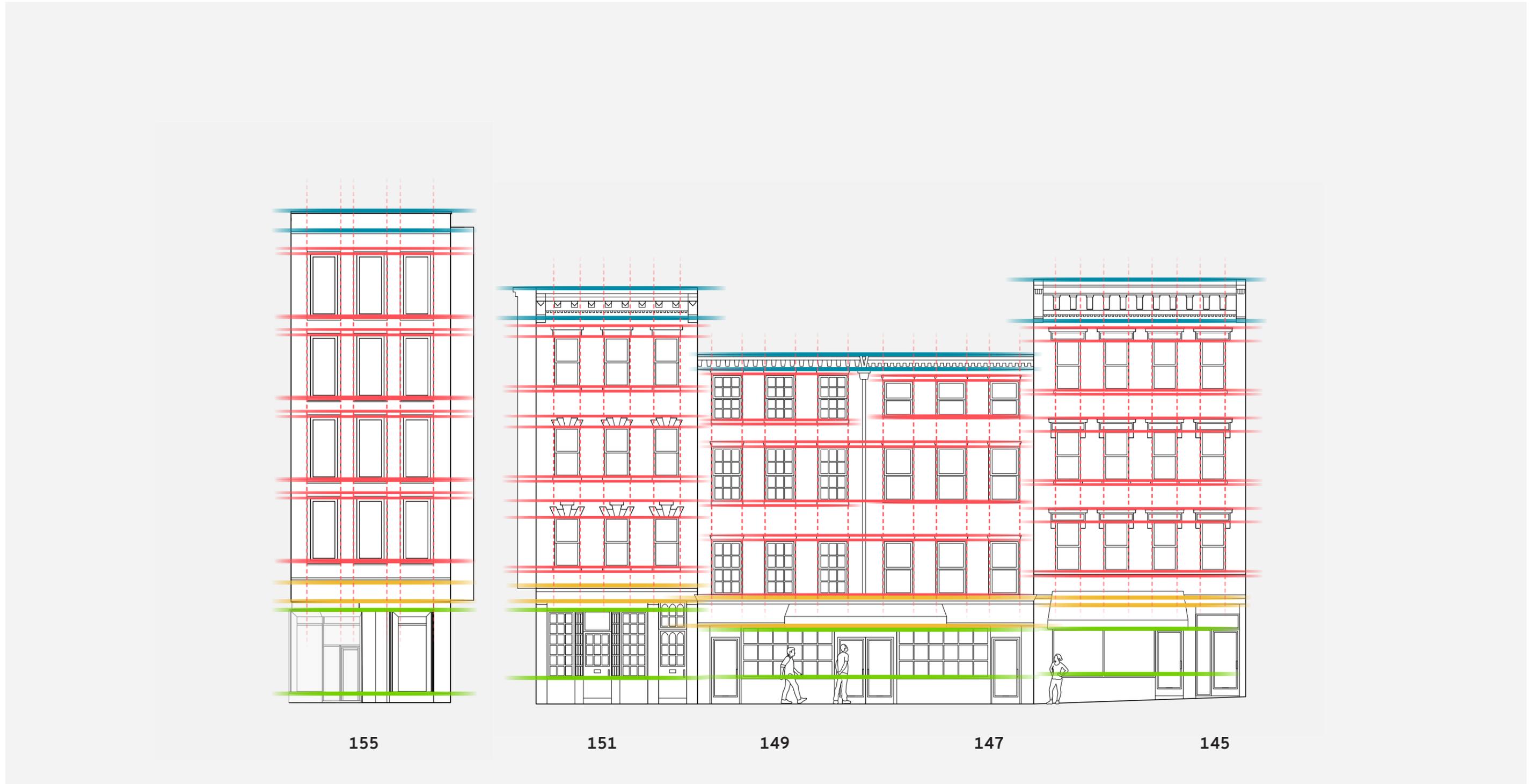
INVERT THE BAYS AND SHIFT IN RESPONSE TO HISTORIC AND URBAN FORCES OF CHARLES CIRCLE



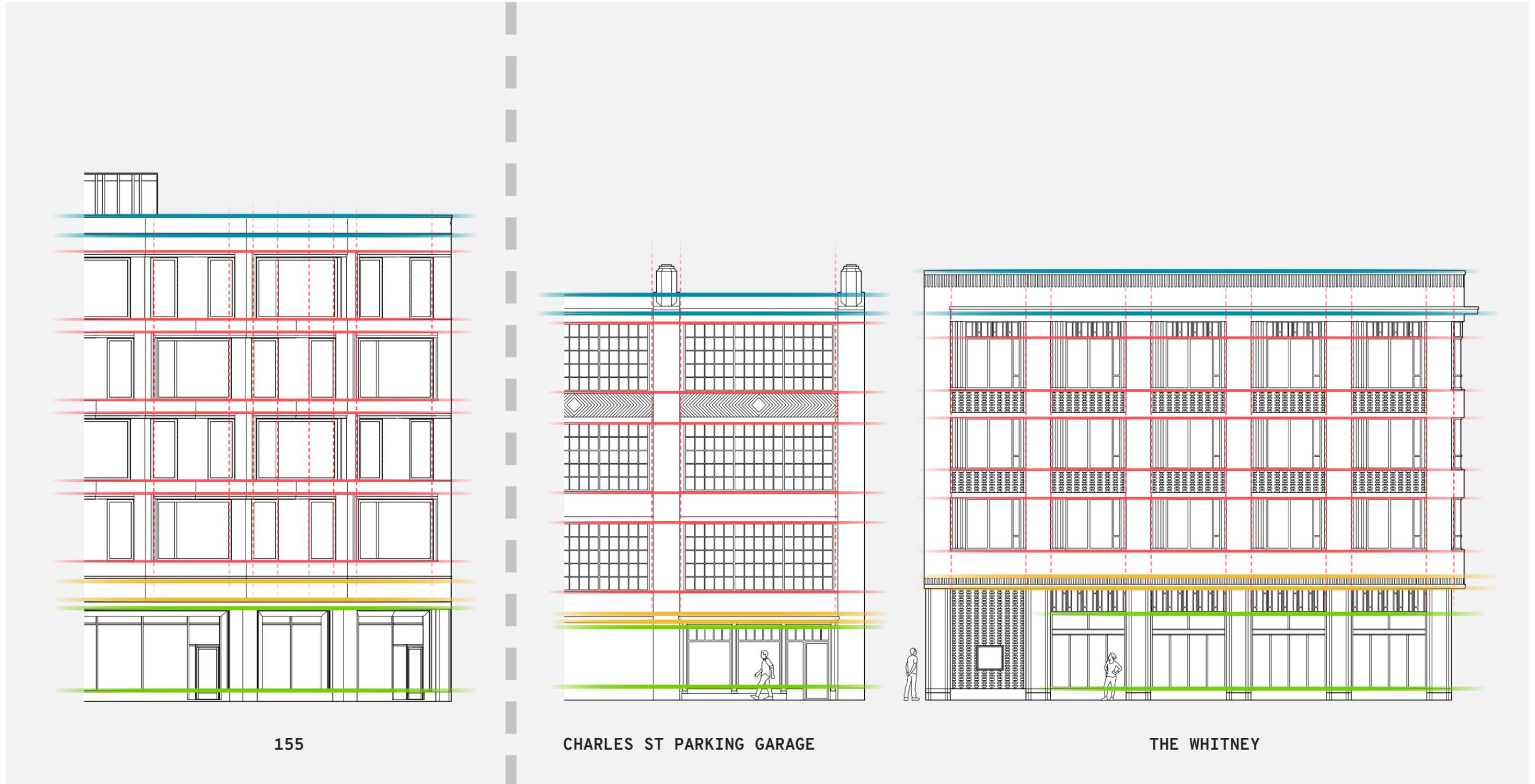
/ CARRY CONTEXTUAL, HISTORIC-SCALED WINDOW OPENINGS ACROSS CHARLES ST FACADE



APPLY LARGER, HORIZONTAL-PROPORTIONED FENESTRATION TO CAMBRIDGE ST, REFERENCING CHARLES ST GARAGE AND THE WHITNEY

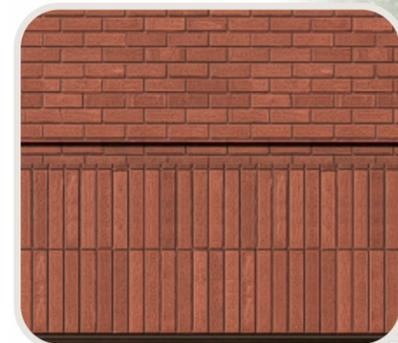


CHARLES STREET EAST ELEVATION

















inset brick matches proportion of windows

metal bay, matches headhouse

brick detailing wraps into alleyway

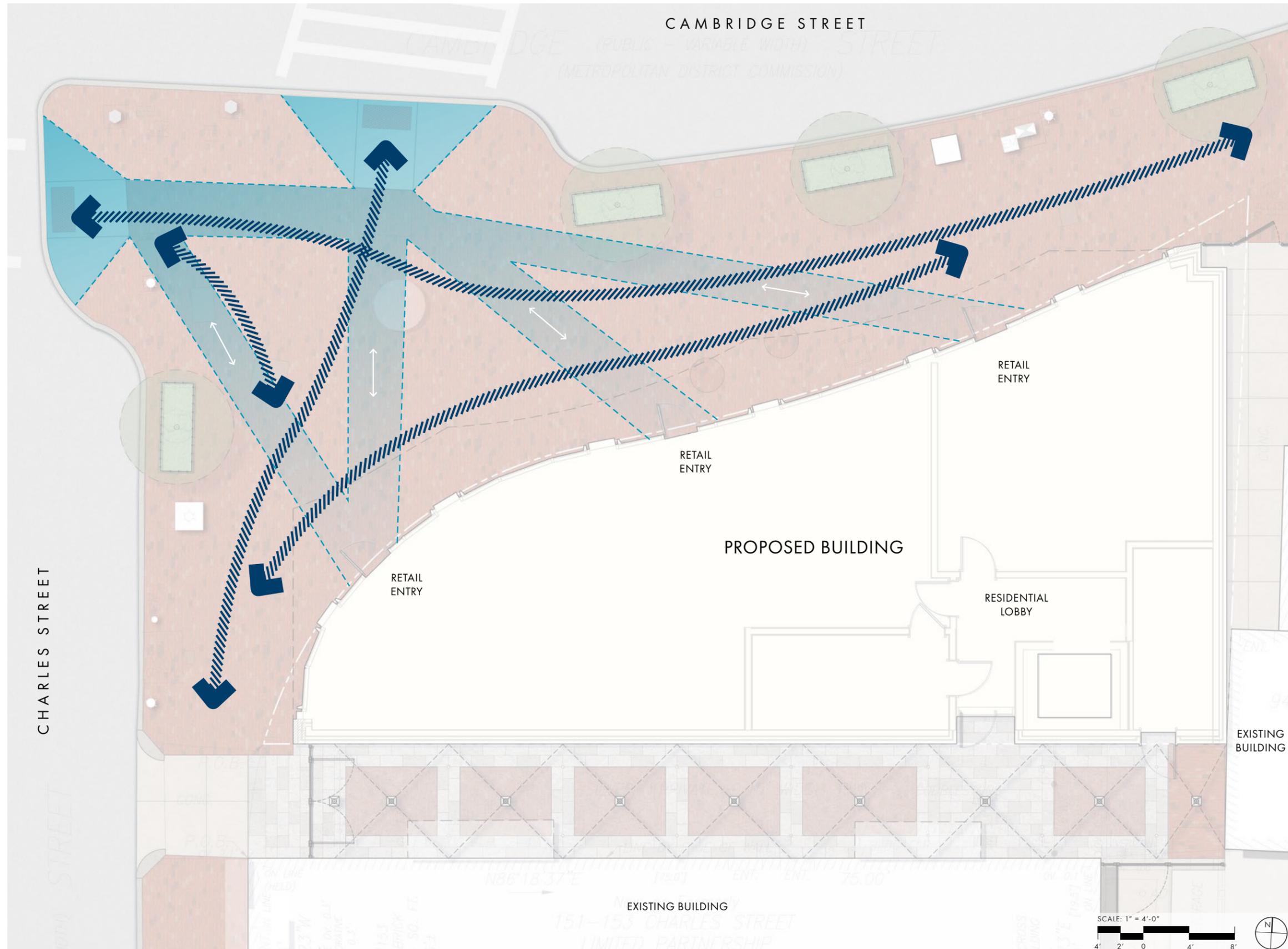
resi entrance

security gate



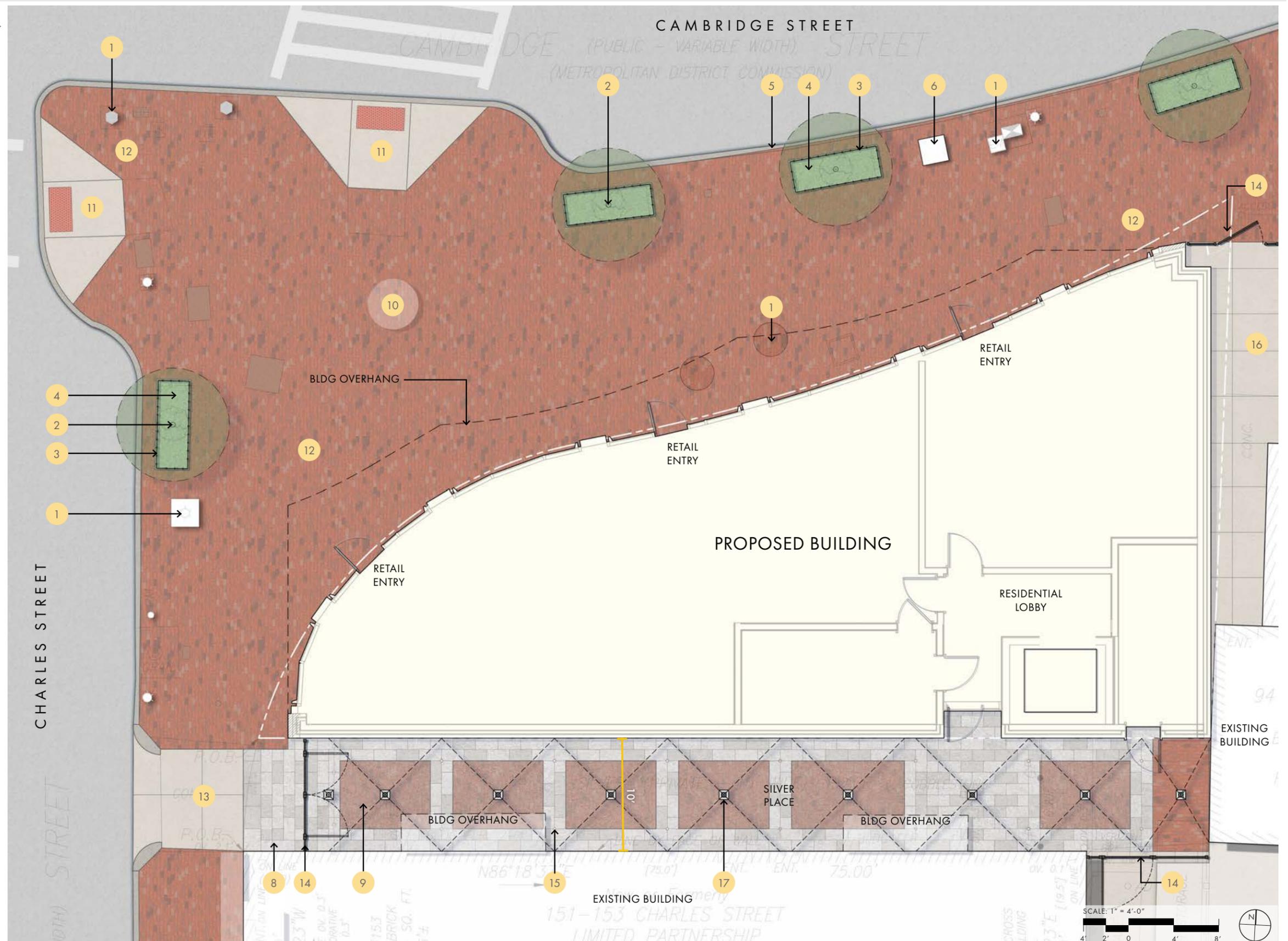
RETAIL MATERIAL PRECEDENTS





LEGEND

- 1 EXISTING UTILITIES TO REMAIN, TYPICAL
- 2 EXISTING DECIDUOUS TREE
- 3 BEACON HILL TREE GUARD, TYPICAL
- 4 GROUNDCOVER PLANTING
- 5 EXISTING GRANITE CURB TO REMAIN
- 6 RELOCATED USPS MAIL DROP
- 7 3' DIAMETER PLANTER, TYPICAL
- 8 GRANITE PAVING
- 9 BRICK PAVING
- 10 REMOVABLE CHRISTMAS TREE STAND
- 11 EXISTING ADA RAMPS/CONC. TO REMAIN
- 12 EX. BRICK PAVERS TO BE RESET AS NECESSARY
- 13 CONCRETE TO REMAIN
- 14 DECORATIVE RESIDENTIAL GATE
- 15 IN-GRADE LIGHTS IN GRANITE, TYPICAL
- 16 CITY OF BOSTON C.I.P. CONCRETE WALK
- 17 SUSPENDED HISTORIC LIGHT FIXTURE





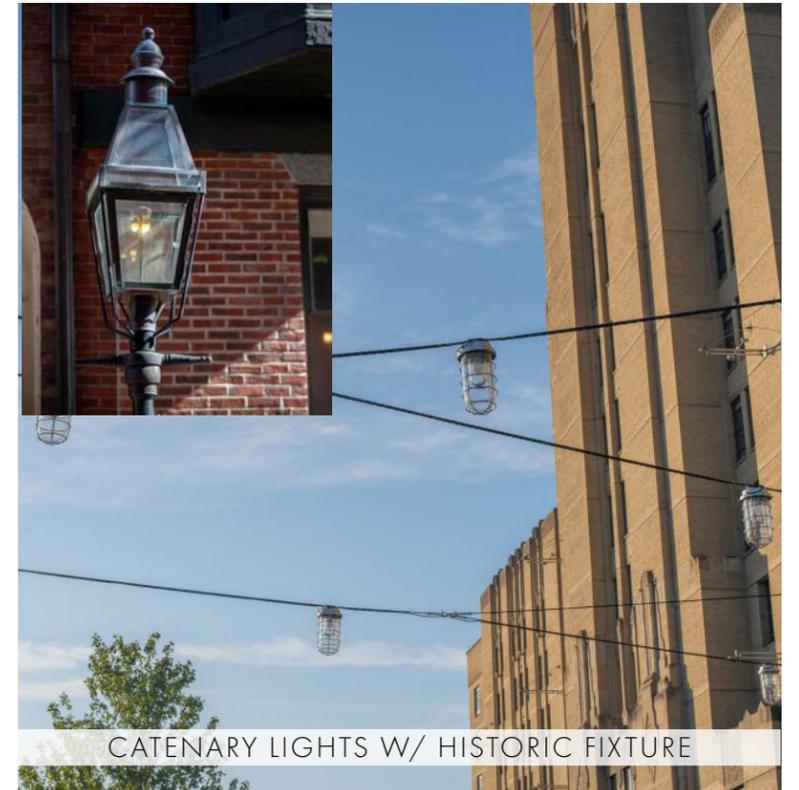
DECORATIVE WROUGHT IRON GATE



FLUSH IN-GRADE LIGHT



DECORATIVE PLANTERS



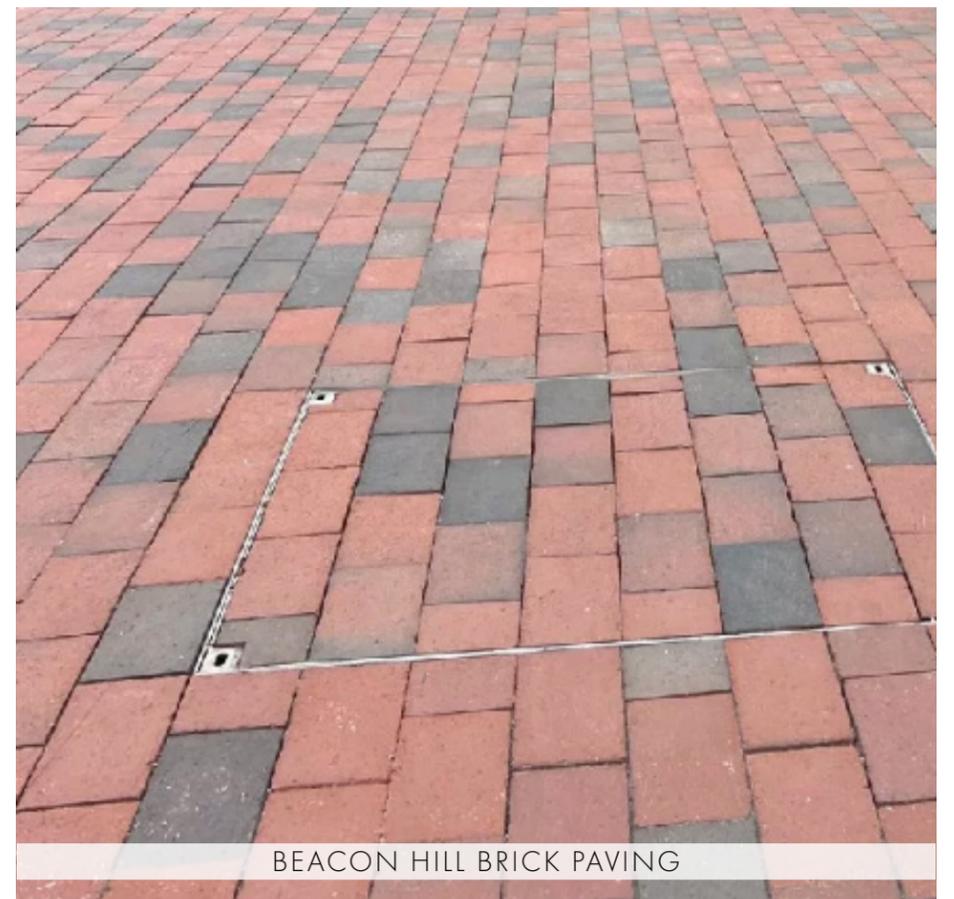
CATENARY LIGHTS W/ HISTORIC FIXTURE



TREE PIT FENCE



GRANITE PAVING



BEACON HILL BRICK PAVING

