

155 CHARLES STREET / BEACON HILL

EGERIA GROUP
MARCH 10 , 2025

RODE MDLA



EGERIA

• Introduction

Development team:

Egeria (Kristina)

Architect - RODE (Eric, Ruthie, Alex)

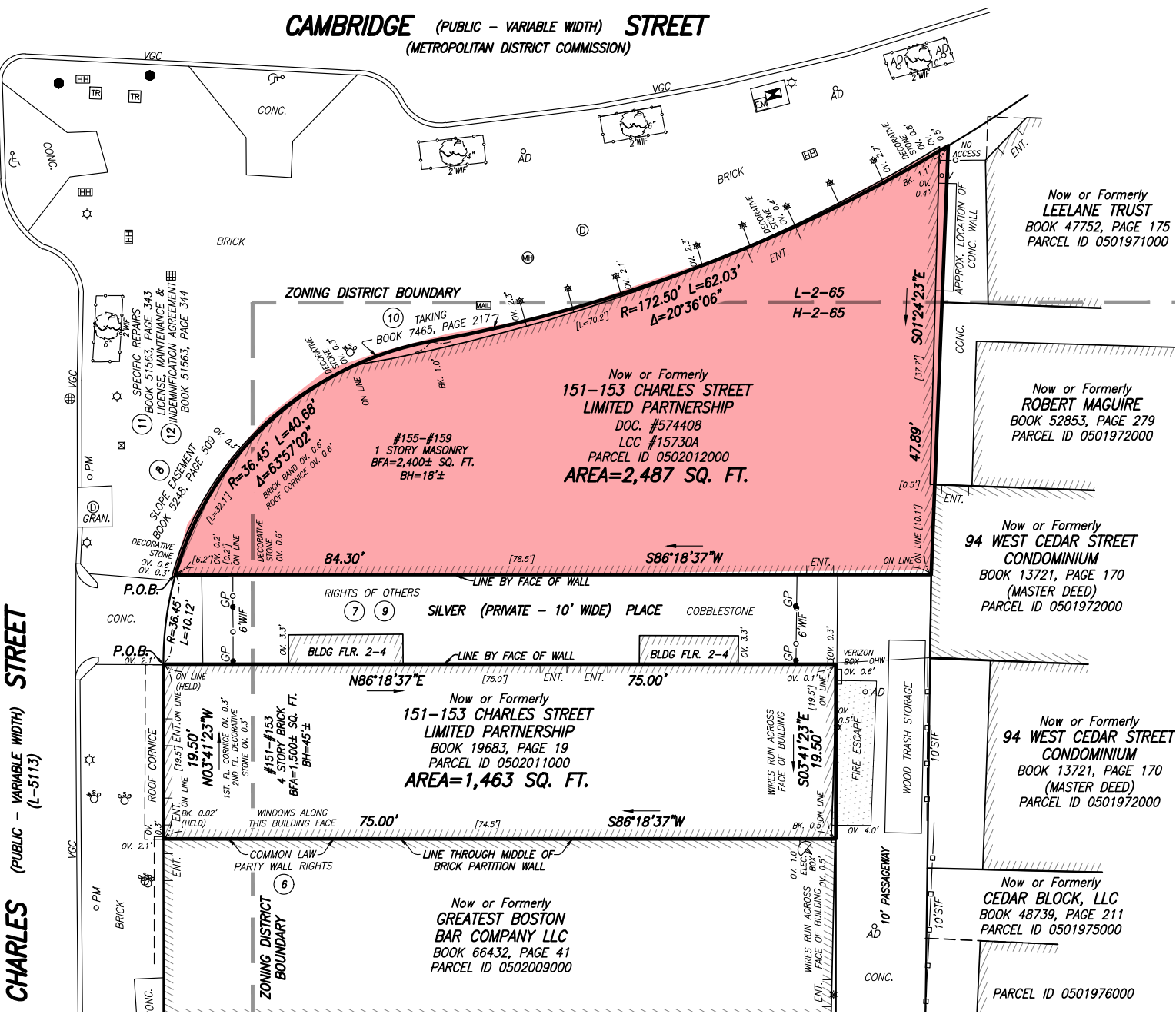
Historic Consultant - William Young

Landscape - MDLA

Legal - MQMH (Joe and Nick)

Project Timeline:

- November 2022 - Community Discussion
- March 2024 - Public Presentation
- July 2024 - Beacon Hill Civic Association
- February 2025 - Landmarks Advisory Review
- March 2025 - Abutter's Meeting
- Future - Beacon Hill Civic Association
- Future - Zoning Board Hearing
- Future - Detail Design Iterations and Review with Landmarks Commission
- Future - Public Improvement Commission



- Opportunity to be a Transformative Project
- Forward Thinking while also speaking to special characteristics of Beacon Hill
- Defining the Missing Edge to both The Circle and Beacon Hill Entry
- Sustainable, Accessible, Quality Design
 - Team is exploring options for Mass Timber construction.
 - Plans to utilize Passive House design and standards
 - Use of natural and timeless materials
- Enhance Ground Floor Experience While Maintaining Neighborhood Amenities

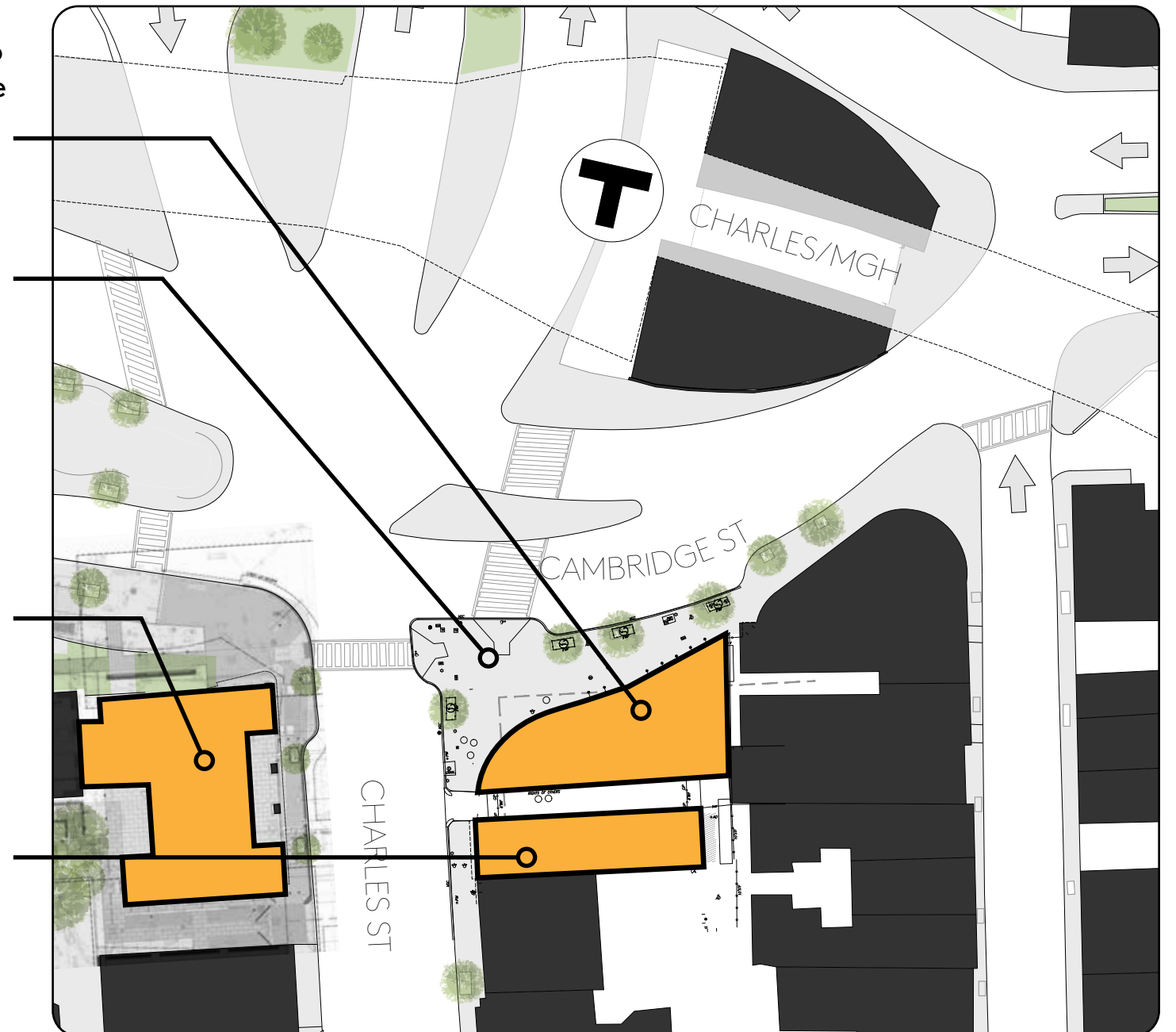
Positive response to continued retail use along ground floor with the CVS

Opportunity for enhancing public realm

Egeria Group owns The Whitney Hotel along with both properties at 151-159 Charles St

151 Charles to remain as is and maintain historical significance

Amenities at cleaners is a neighborhood staple - needs to remain

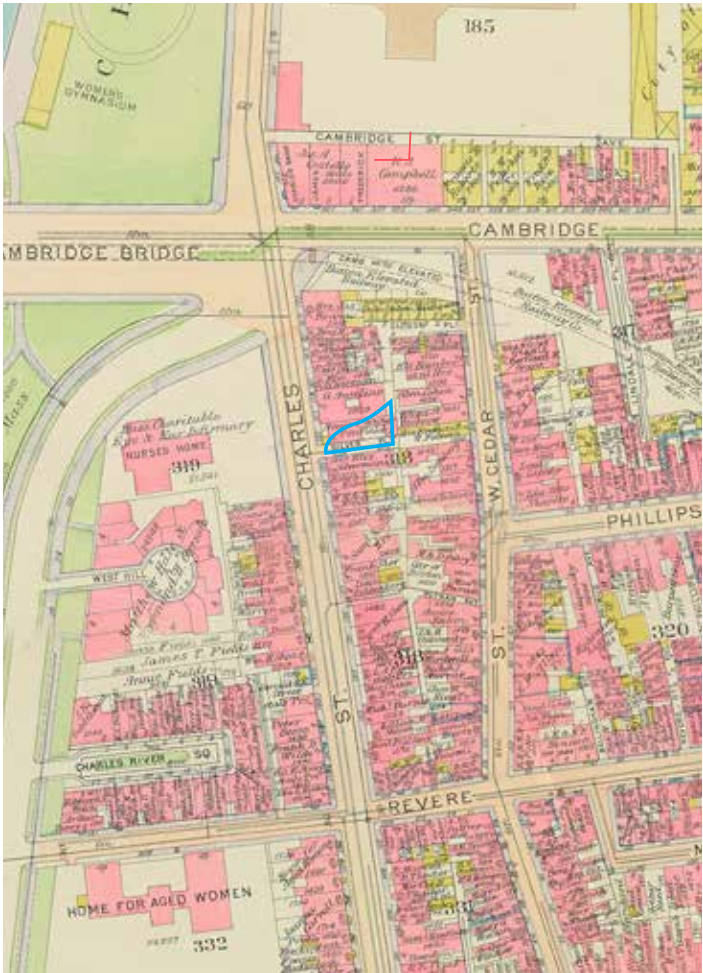


1874



BOSTON HOPKINS ATLAS

1917



BROMLEY ATLAS

1938



BROMLEY ATLAS

CURRENT



GOOGLE SATELLITE IMAGE



1915 - 1925



1931



1950s



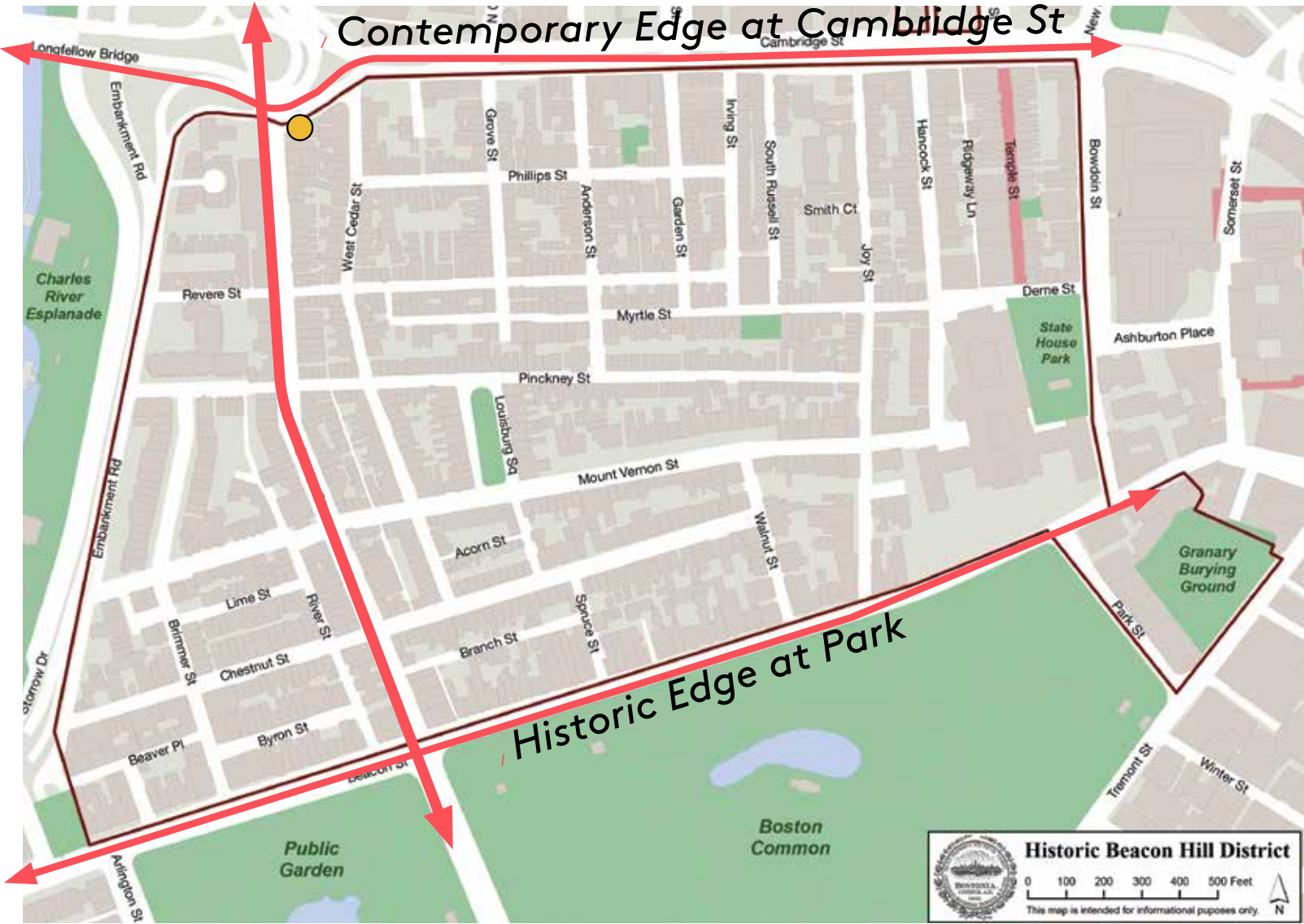
1970s



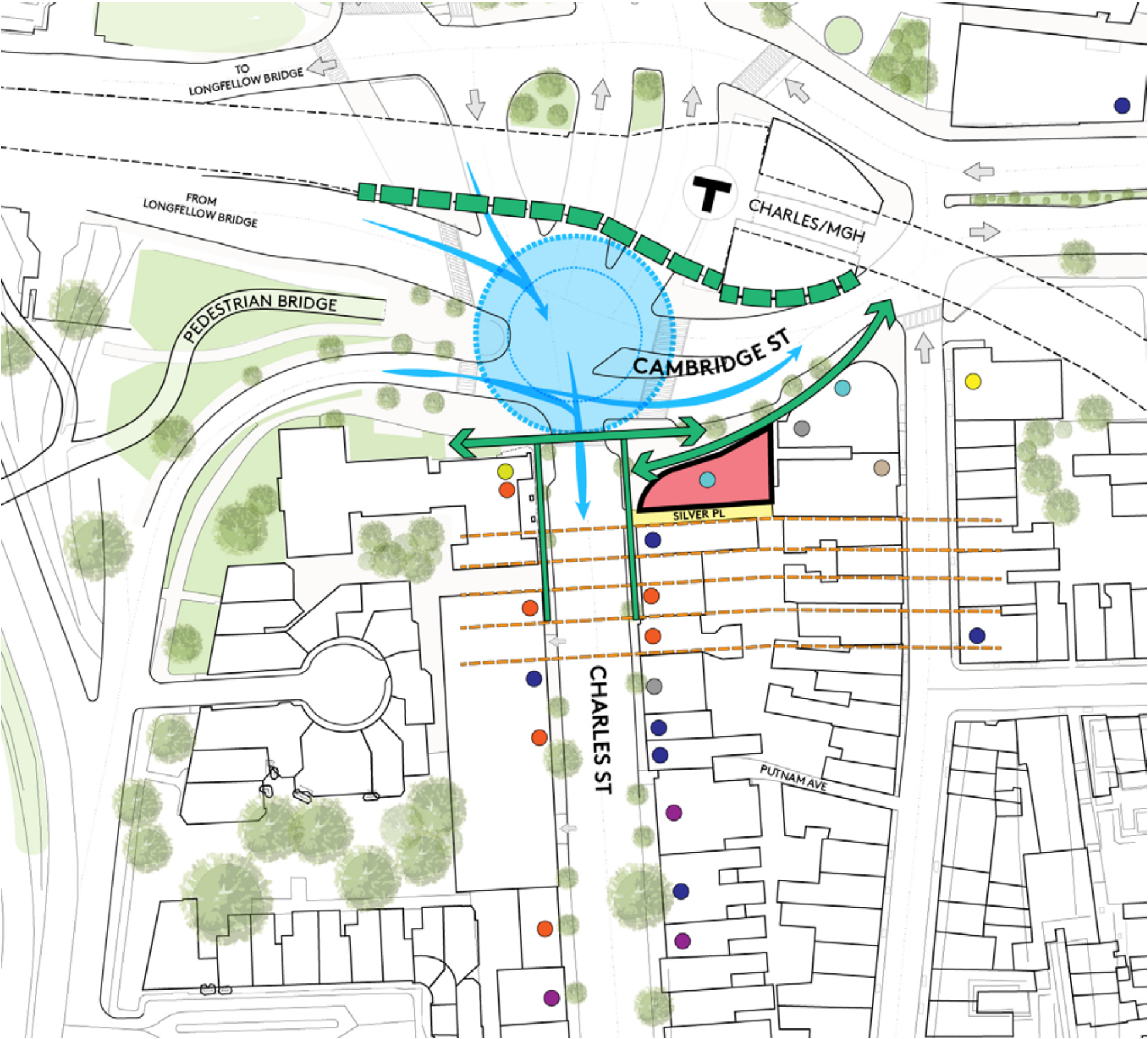
Gateway between Beacon Hill and Cambridge St/West End



Bold anchoring architecture at neighborhood edge conditions



CAMBRIDGE STREET ELEVATION

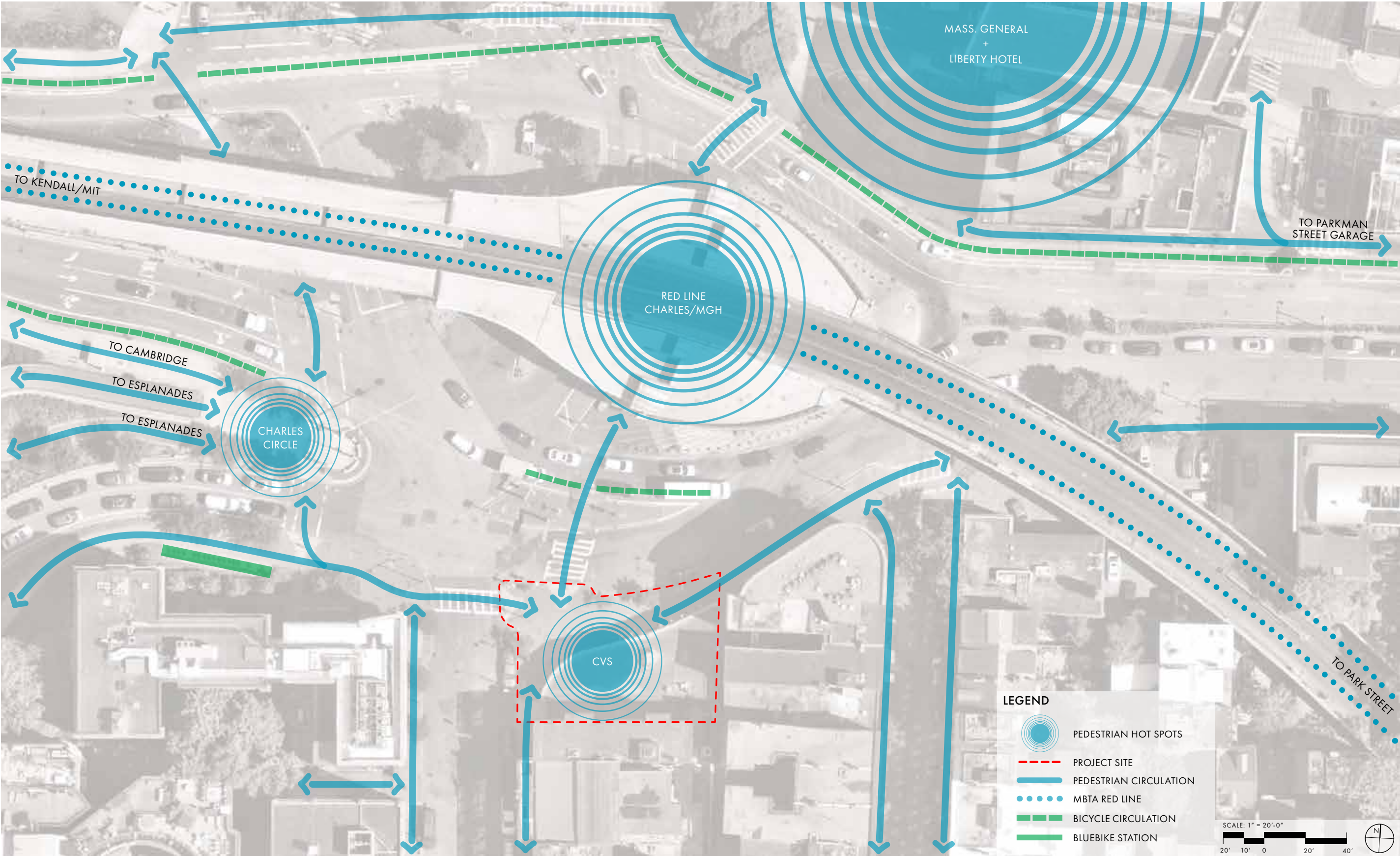


LEGEND

- SITE LOCATION
- EDGES & STREET WALL
- MOVEMENT & NODES
- RHYTHM
- EXISTING PRIVATE WAY

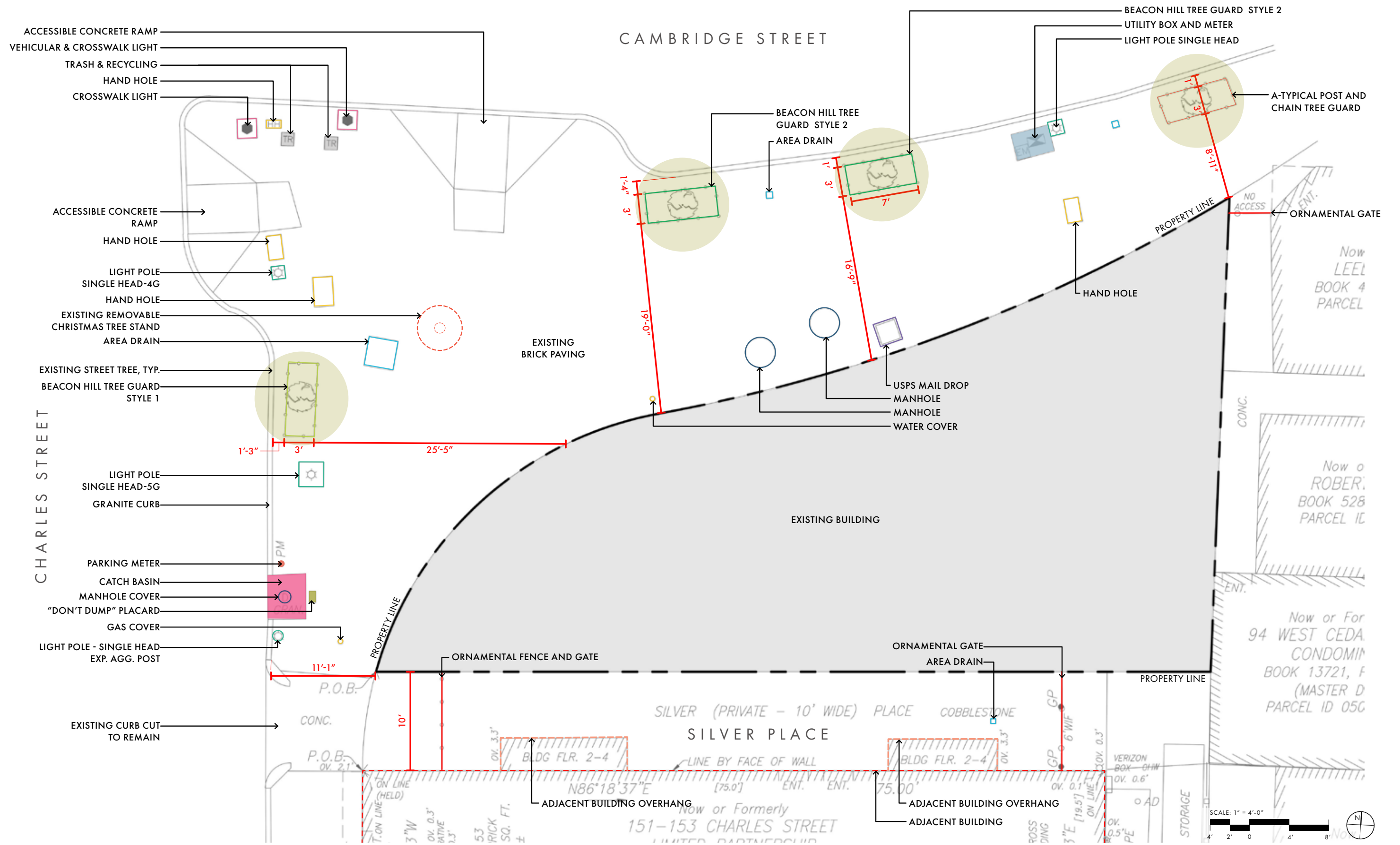
GROUND FLOOR USES

- HOTEL
- FOOD SERVICE
- PHARMACY & GOODS
- NEIGHBORHOOD SERVICE
- RETAIL
- SCHOOL
- HOSPITAL
- LIQUOR STORE
- REALTOR



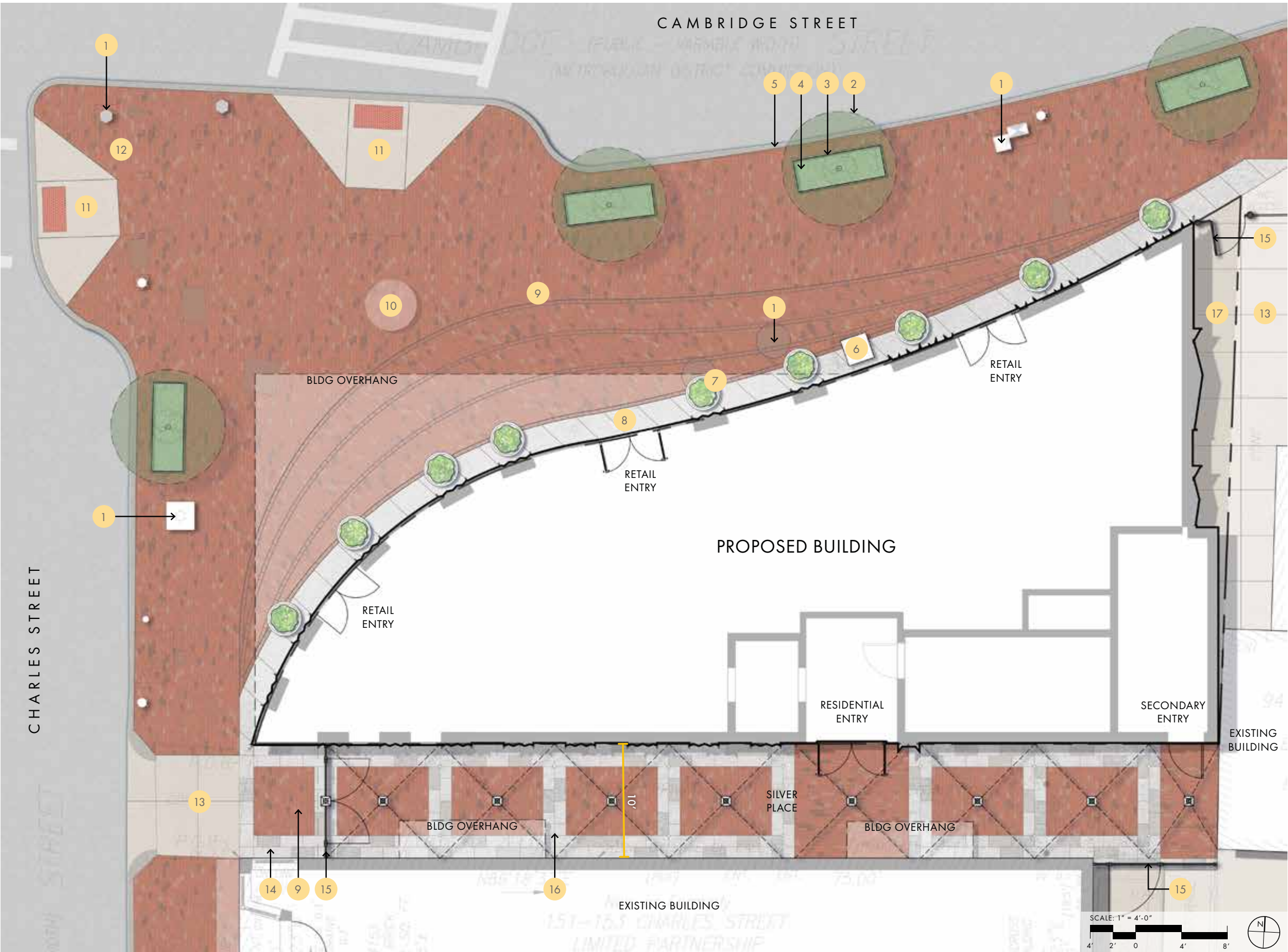


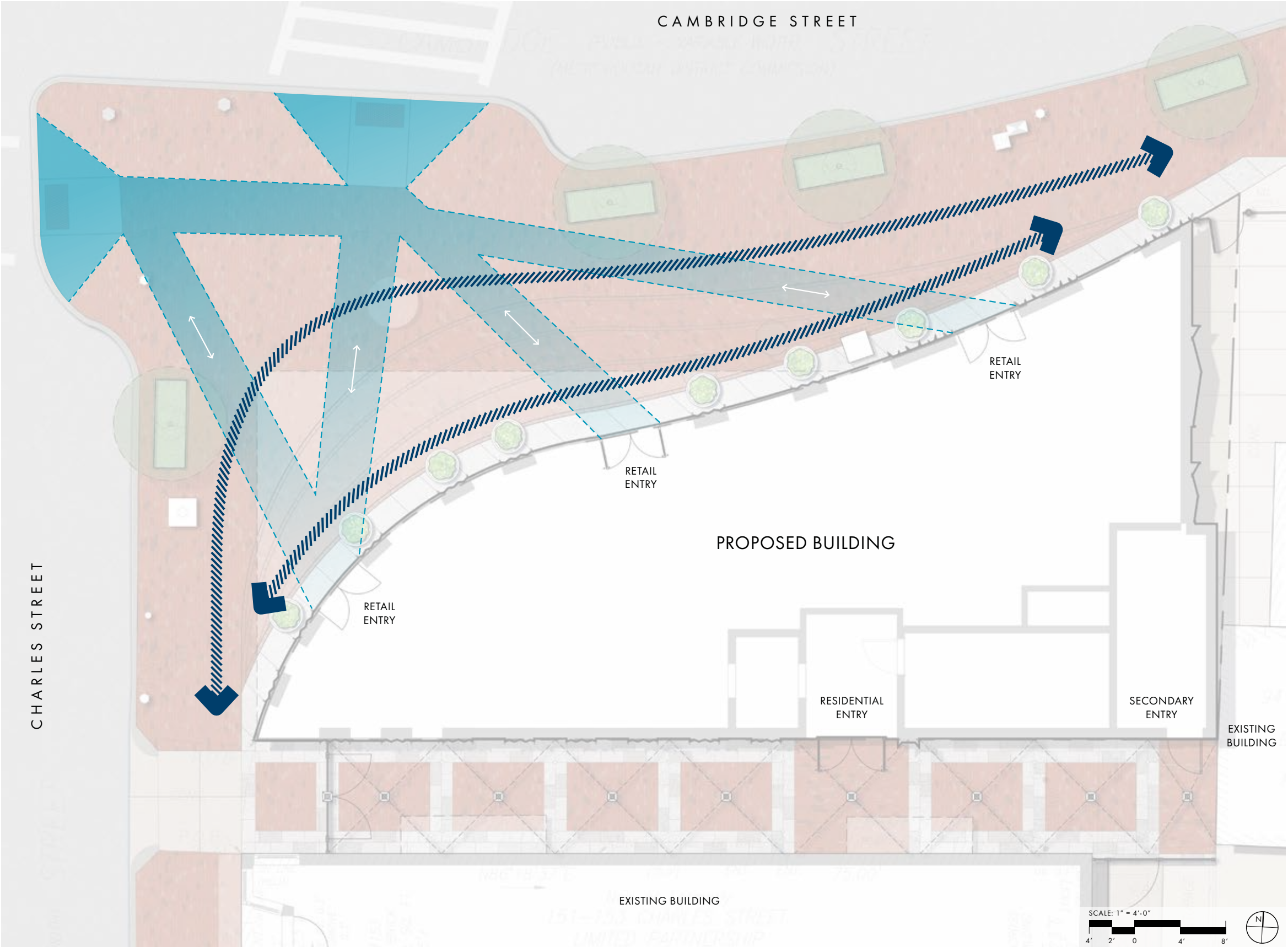




LEGEND

- 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 EXISTING USPS MAIL DROP
- 7 3' DIAMETER PLANTER, TYPICAL
- 8 GRANITE PAVING
- 9 BRICK PAVING
- 10 REMOVABLE CHRISTMAS TREE STAND
- 11 EXISTING ADA RAMP/CONC. TO REMAIN
- 12 EX. BRICK PAVERS TO BE RESET AS NECESSARY
- 13 CONCRETE TO REMAIN
- 14 MONOLITHIC GRANITE BLOCKS
- 15 DECORATIVE RESIDENTIAL GATE
- 16 IN-GRADE LIGHTS IN GRANITE, TYPICAL
- 17 CITY OF BOSTON C.I.P. CONCRETE WALK









CHARLES STREET WEST ELEVATION – LARGER OPENINGS / PIERS WITH ORNATE AND NON-TRADITIONAL BRICK MASONRY



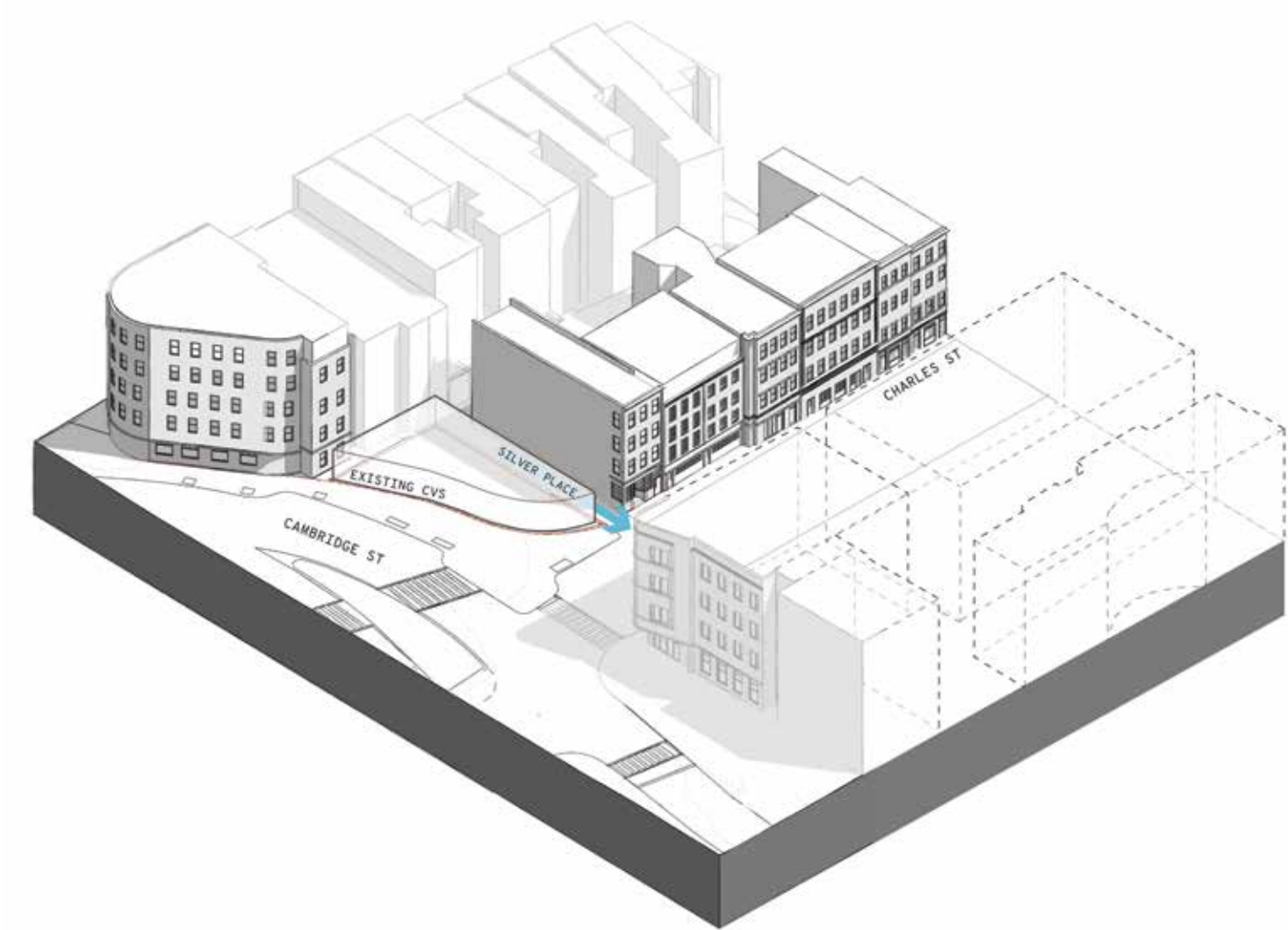
CHARLES STREET EAST ELEVATION – DENSE WINDOW RHYTHM WITH TRADITIONAL BRICK AND ACCENT MASONRY



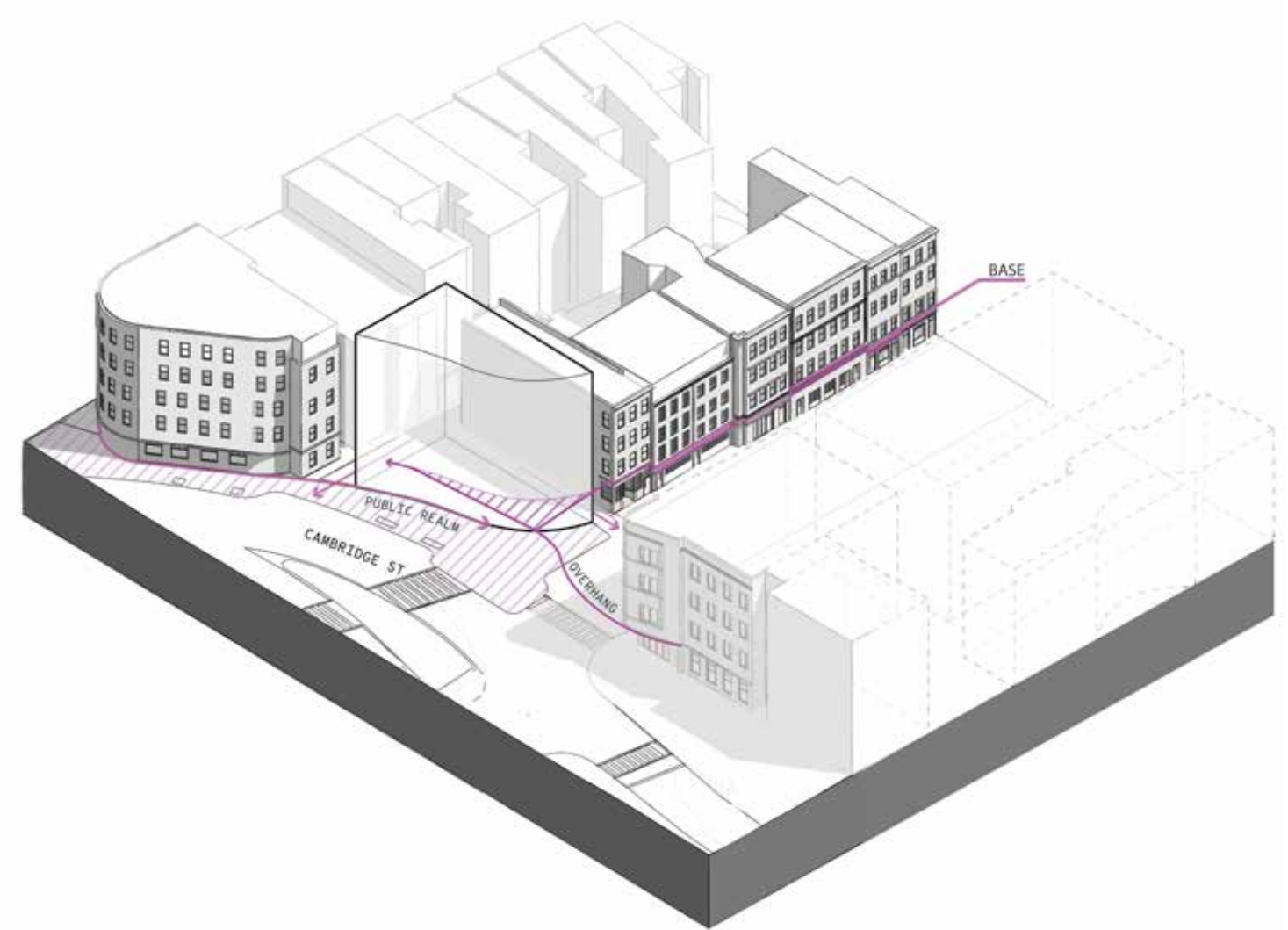
CHARLES STREET WEST ELEVATION – LARGER OPENINGS / PIERS WITH ORNATE AND NON-TRADITIONAL BRICK MASONRY



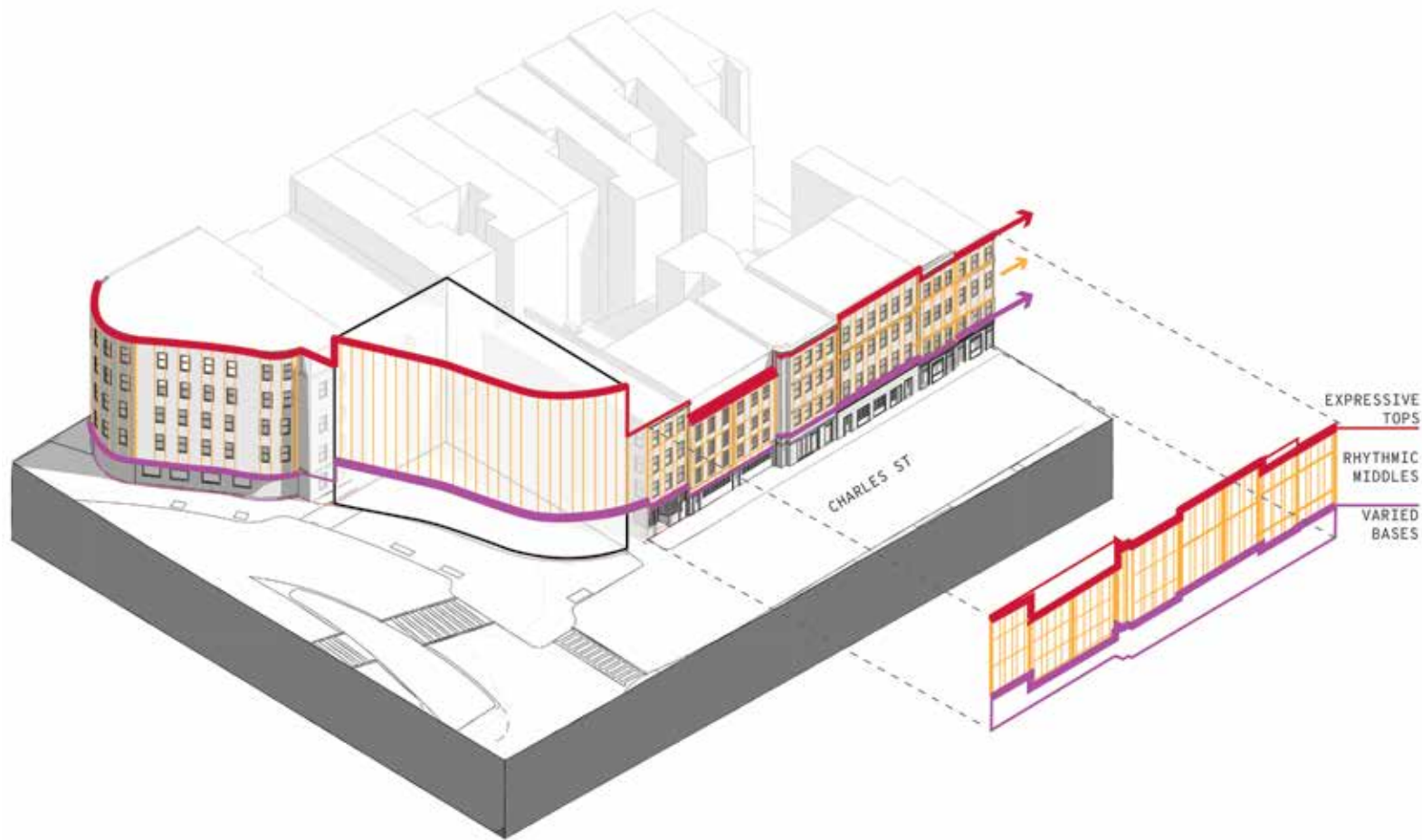
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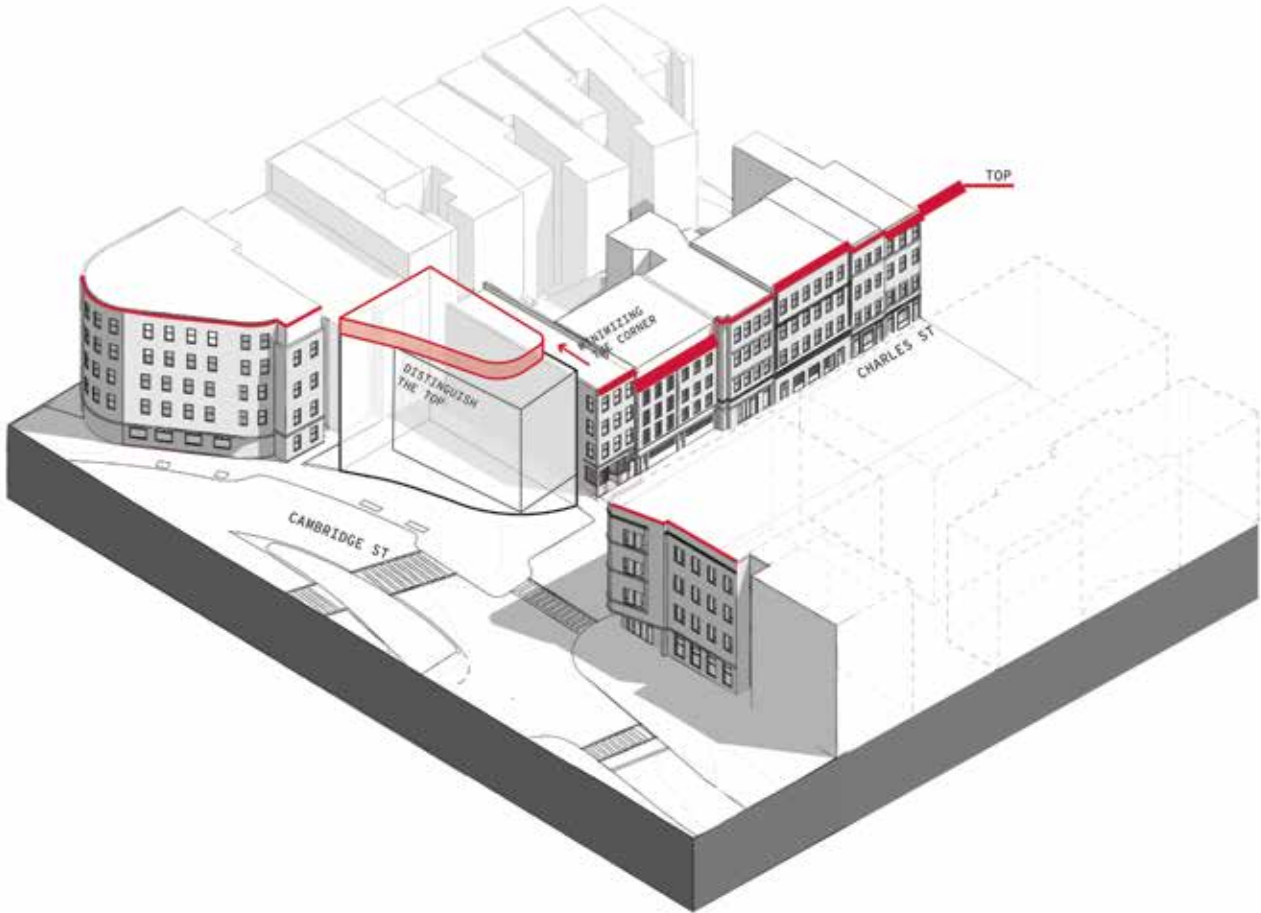
EXISTING SITE



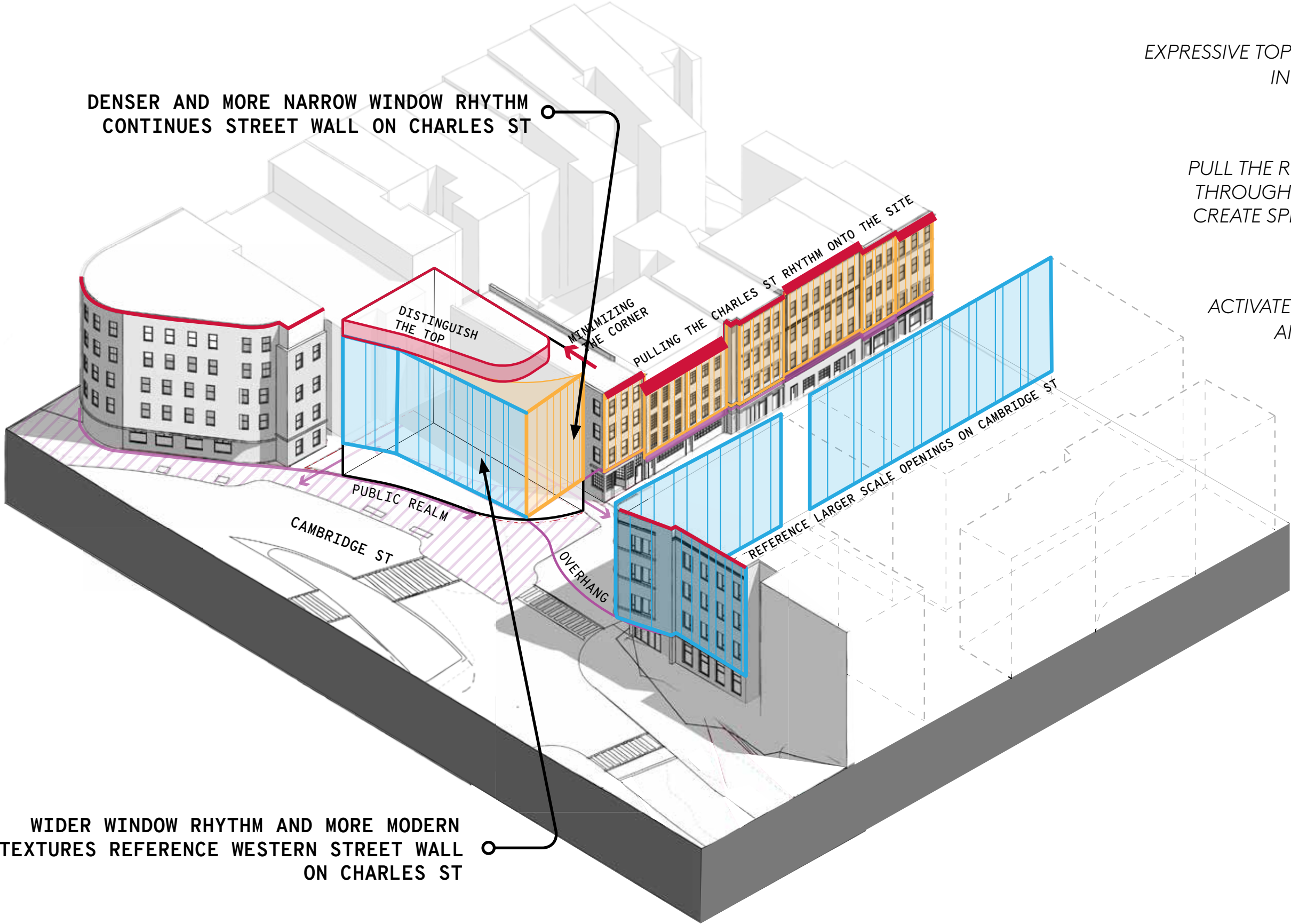
MASSING INFILL



CONTINUITY OF TOP MIDDLE BASE STREET WALL



CONTINUITY OF SPECIAL ROOF TOP LANGUAGE



TOP

EXPRESSIVE TOP THAT PROVIDES VARIATION AND INTEREST TO THE SITE

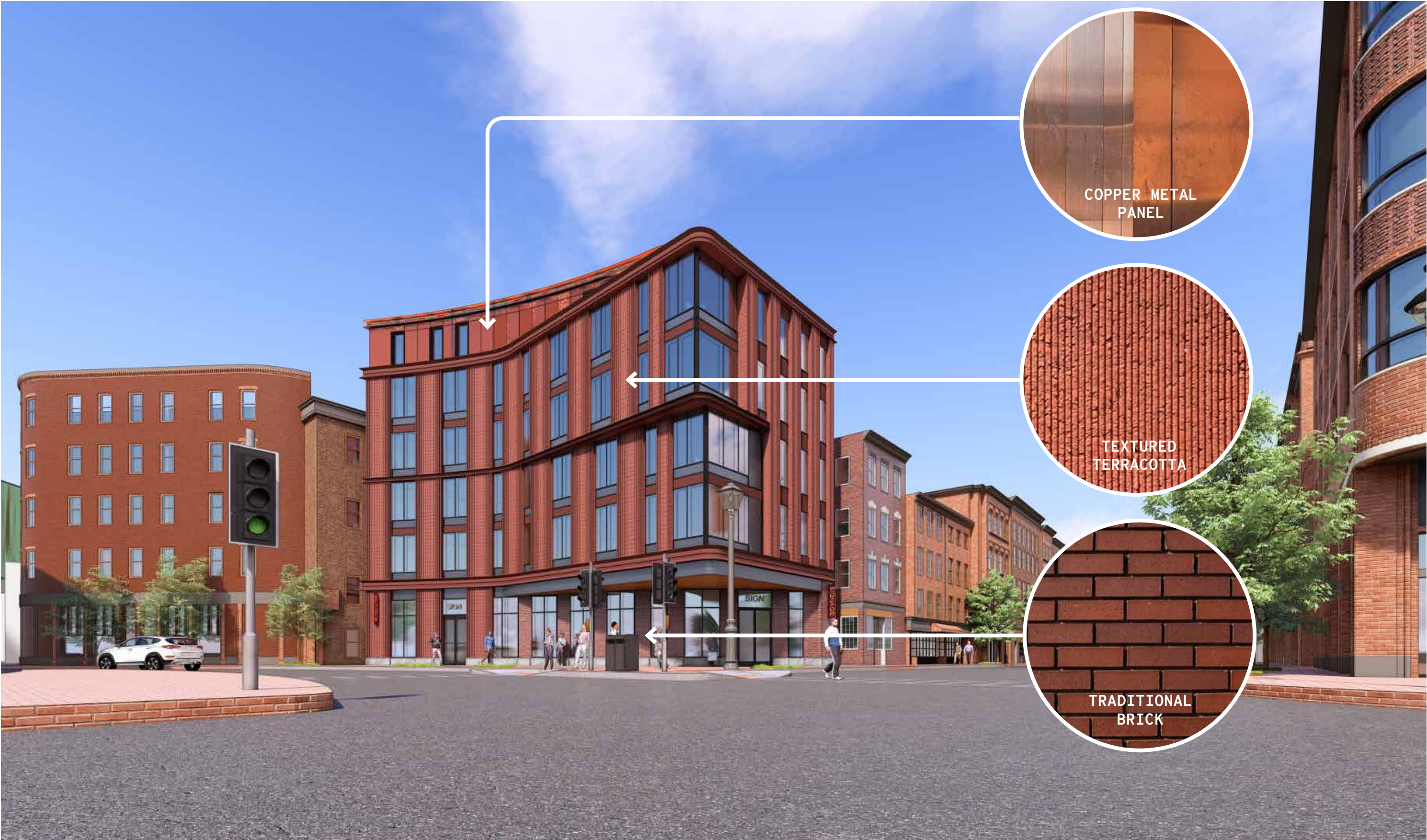
MIDDLE

PULL THE RHYTHM OF CHARLES STREET THROUGH THE PROPOSED BUILDING
CREATE SPECIAL MOMENT AT CORNER

BASE

ACTIVATE PEDESTRIAN EXPERIENCE AND PUBLIC REALM

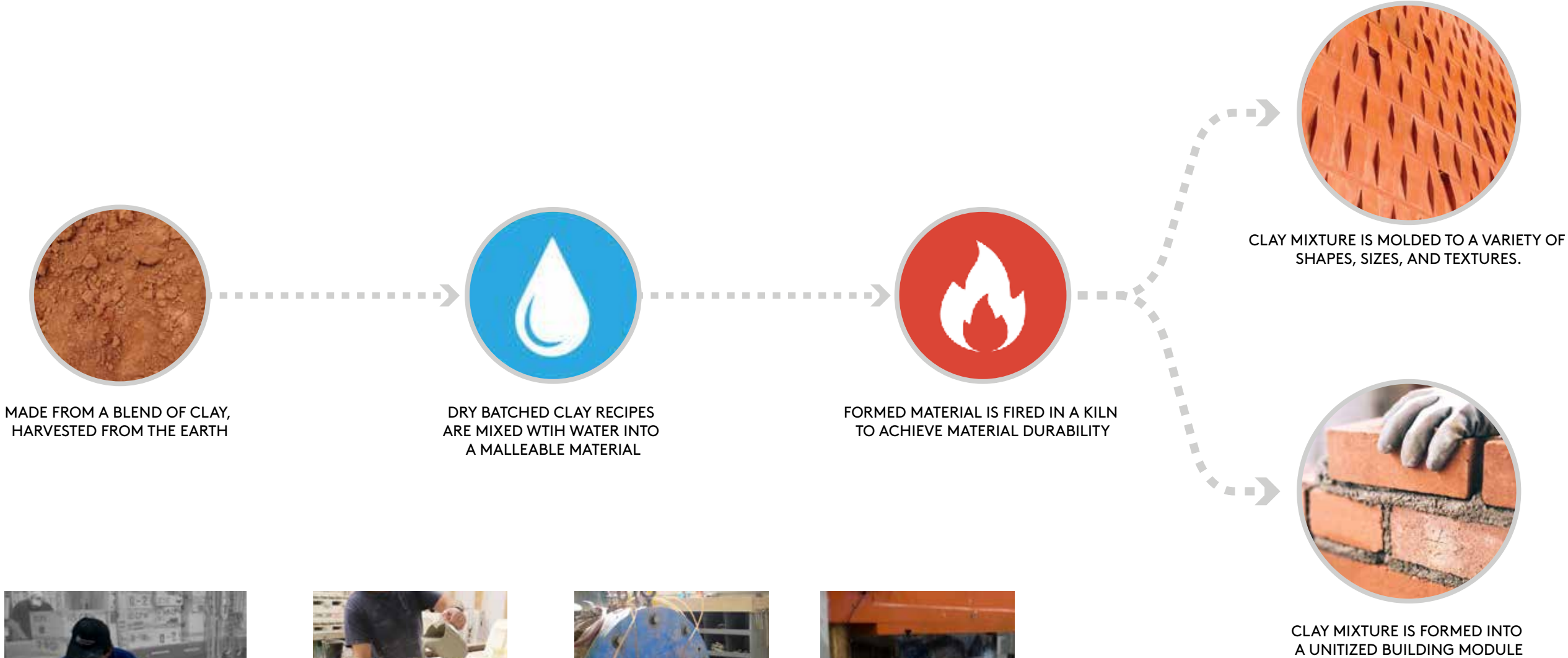
WIDER WINDOW RHYTHM AND MORE MODERN TEXTURES REFERENCE WESTERN STREET WALL ON CHARLES ST



COPPER METAL
PANEL

TEXTURED
TERRACOTTA

TRADITIONAL
BRICK



HAND PRESSING

TRADITIONAL HAND PRESSING IS THE ORIGINAL MANUFACTURING METHOD OF CASTING ARCHITECTURAL TERRACOTTA. LABOR INTENSIVE PROCESS WHERE CLAY IS PACKED INTO A MULTI-PART MOLD WITH AN OPEN BACK



SLIP CAST

LIQUID TERRA COTTA IS POURED INTO A PLASTER MOLD. THE PLASTER DRAWS MOISTURE FROM THE LIQUID SLIP. THE EXCESS SLIP IS EVACUATED FROM THE MOLD.



EXTRUSION

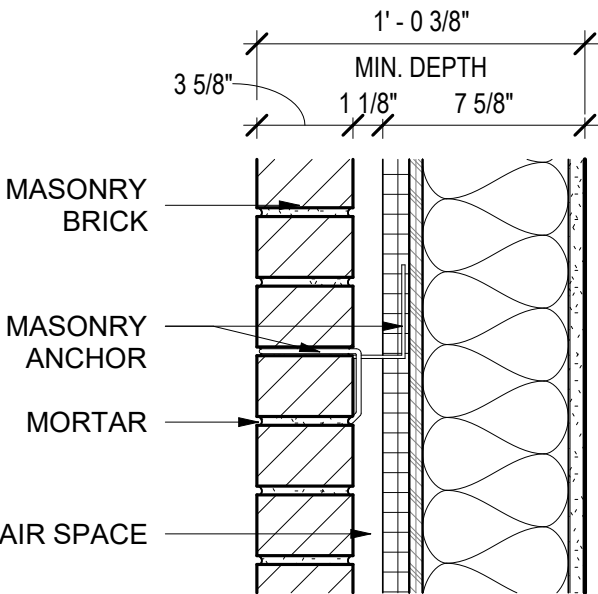
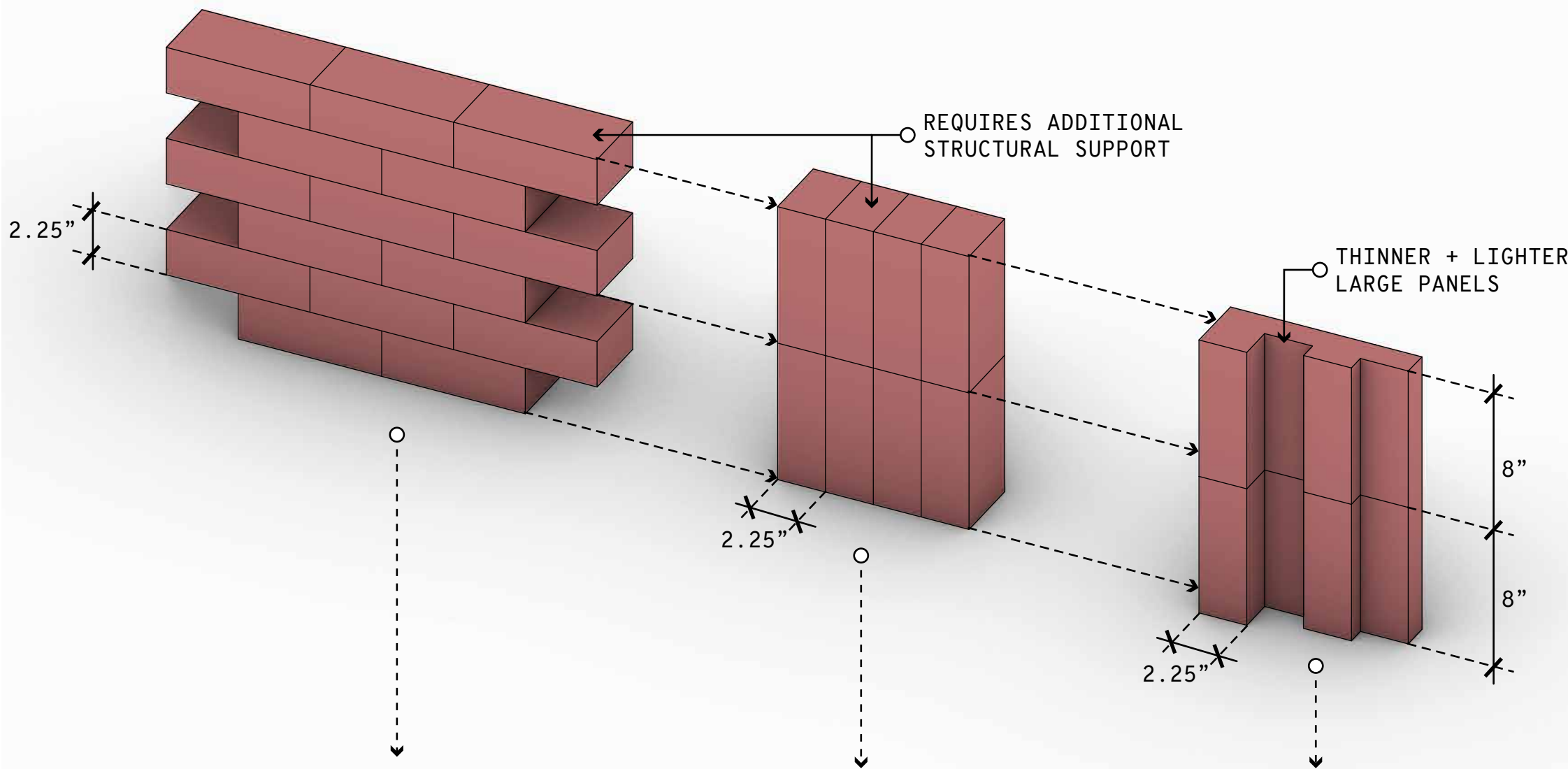
CLAY IS PUSHED THROUGH A STEEL DIE BY A POWERFUL EXTRUSION AUGER. QUICKEST AND MOST EFFICIENT METHOD OF PRODUCING ARCHITECTURAL TERRA COTTA BUILDING COMPONENTS. IT IS VERY EFFECTIVE FOR PRODUCING A LARGE NUMBER OF BLOCKS WITH THE SAME PROFILE AND LONG CONTINUOUS SPANS OF PANELS.



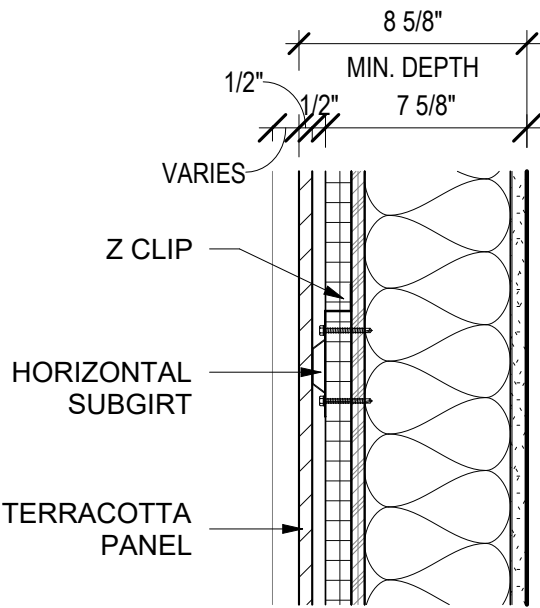
RAM PRESS

THIS TECHNIQUE IS COMPRISED OF A TWO PART MOLD ON A HYDRAULIC PRESS. A STEEL DIE CASE CONTAINS THE BLOCKS NEGATIVE SHAPE.





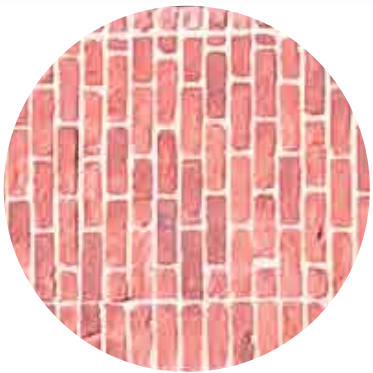
TYPICAL BRICK ASSEMBLY



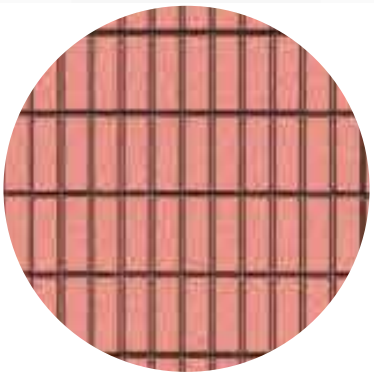
TYPICAL TERRACOTTA WALL SECTION



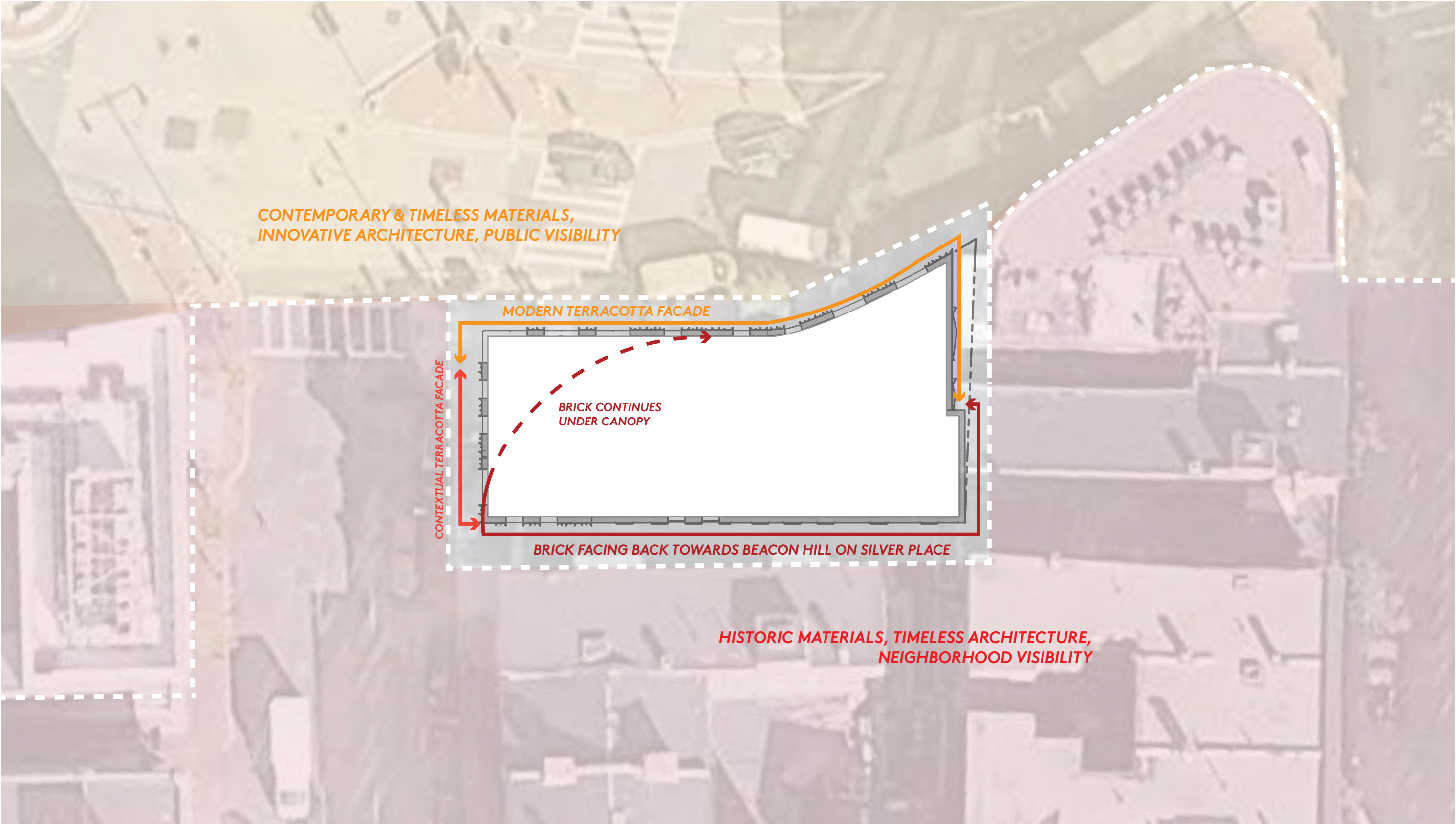
TRADITIONAL RUNNING BOND MODULAR BRICK (142-162 Charles St)

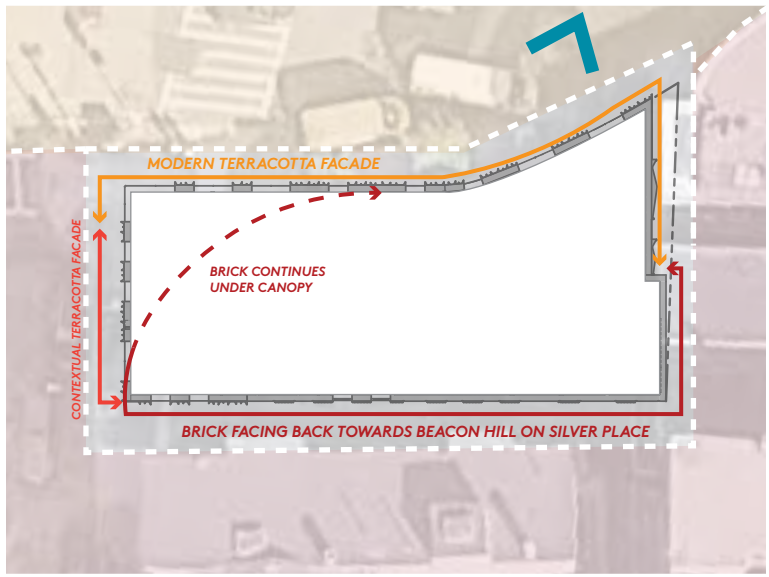


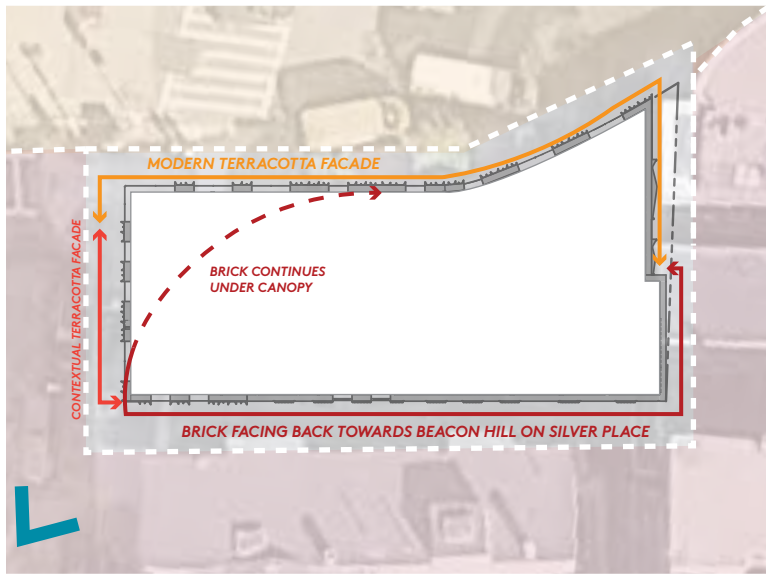
SOLDIER COURSE MODULAR BRICK (142-162 Charles St)

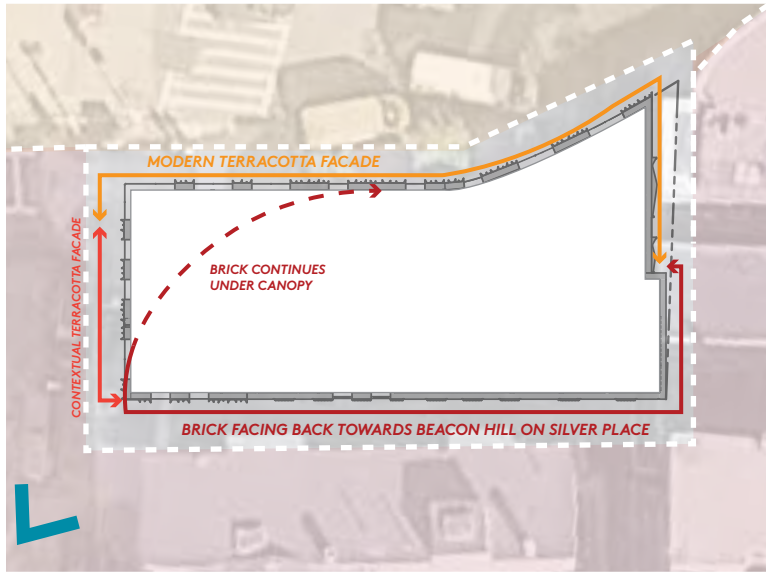


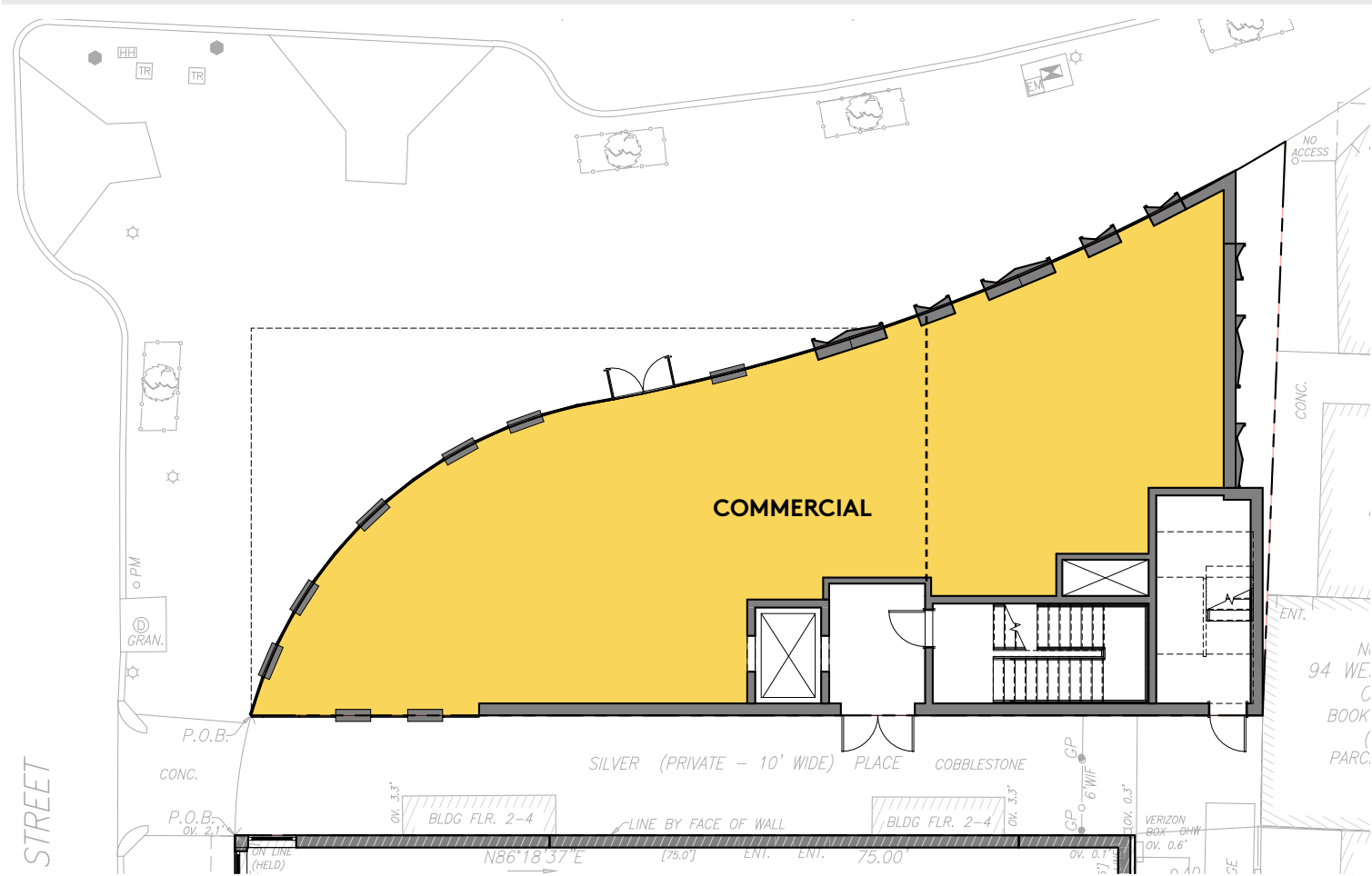
PROPOSED TERRACOTTA PANEL



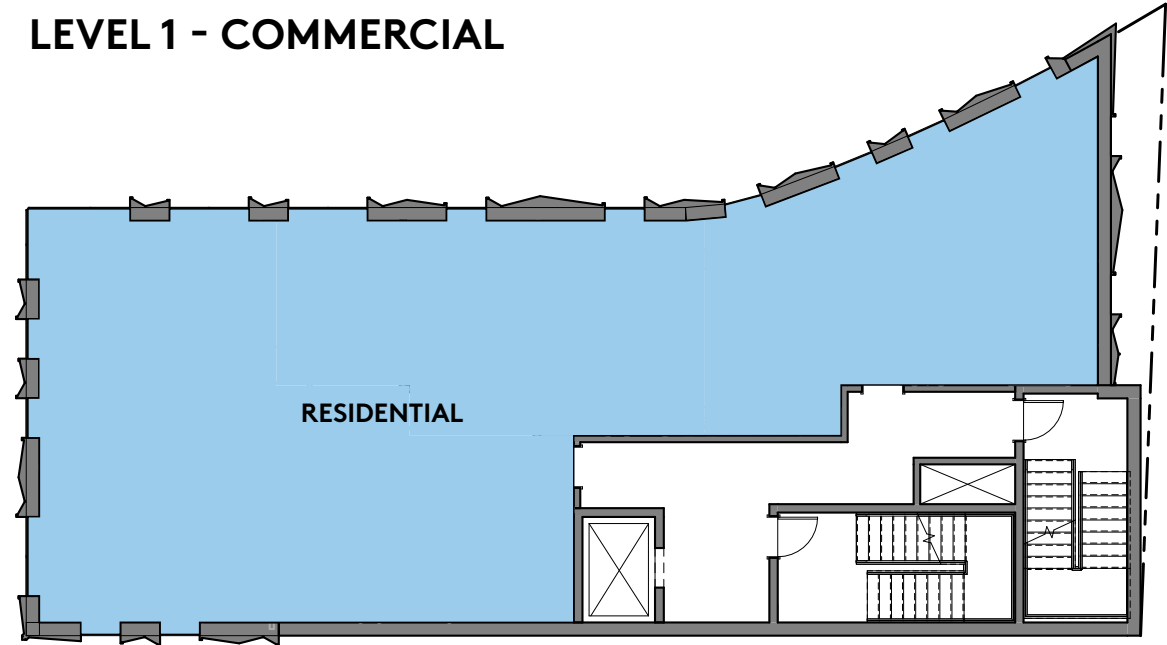




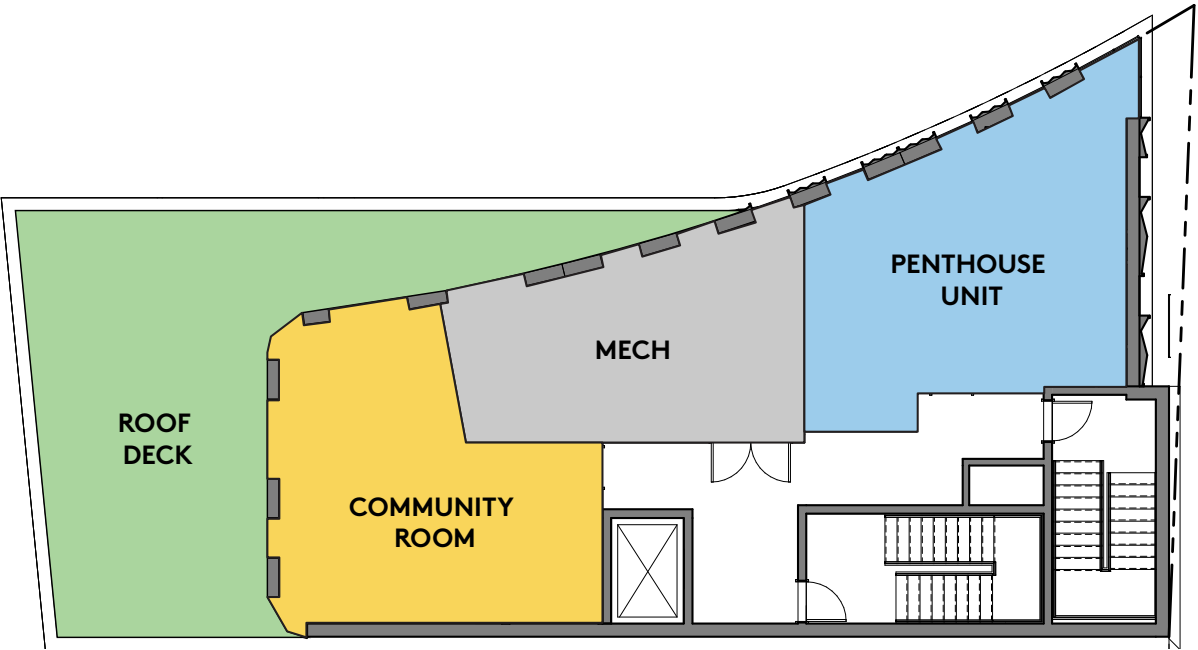




LEVEL 1 - COMMERCIAL



LEVEL 2-5 - 12 UNITS - MIX OF 1 AND 2 BEDS

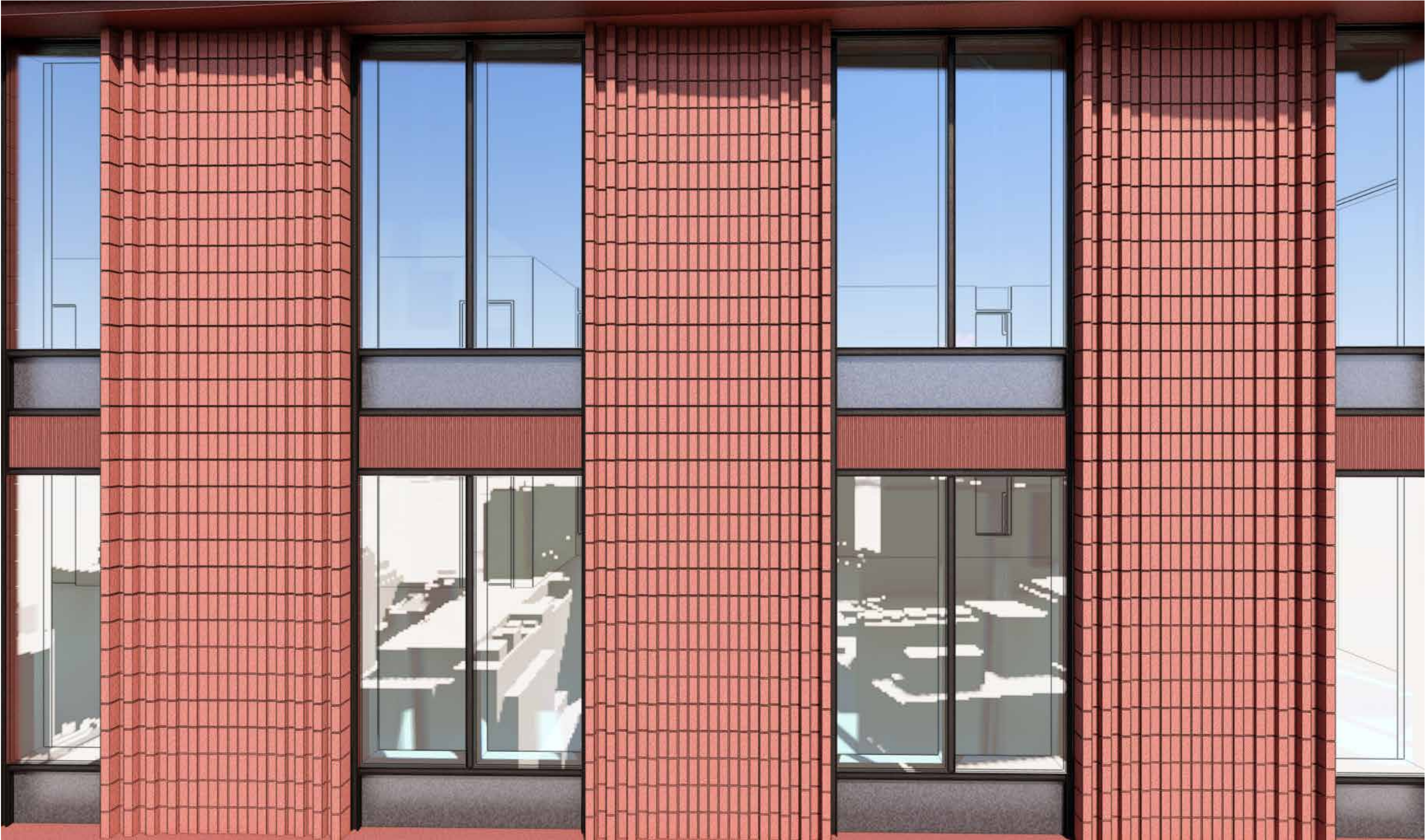


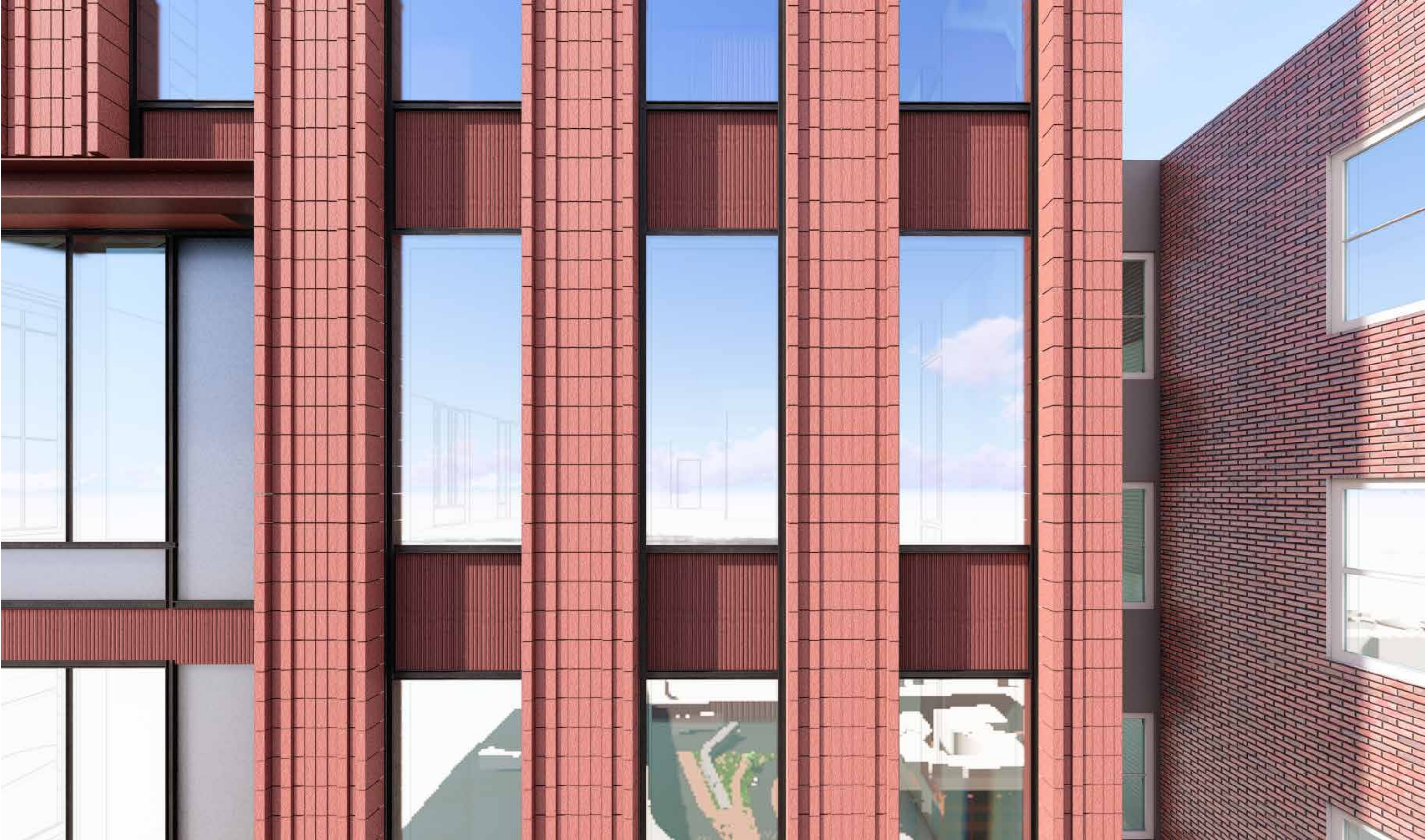
LEVEL 7 - PENTHOUSE UNIT, MECHANICAL WELL, COMMUNITY ROOM AND ROOF DECK



THANK YOU







ZONING DISTRICT: BOSTON PROPER (ZONING SUBDISTRICT: H-2-65) ¹											
ACTION	MIN. LOT SIZE (sf)	MIN. LOT WIDTH (ft)	MIN. FRONTAGE (ft)	MAX. FLOOR AREA RATIO	MAX. BUILDING HEIGHT (ft)	MIN. FRONT YARD (ft)	MIN. REAR YARD (ft)	MIN. SIDE YARD (ft)	PARKING REQUIREMENT	USABLE OPEN SPACE PER DWELLING (sf/unit)	PROPOSED USE
REQUIRED	NONE	NONE	NONE	2.0	65'	20'-0"	20'-0"	10'-0"	N/A	150 SF / DWELLING UNIT	COMMERCIAL - B (RETAIL - USE ITEM NO. 34) FORBIDDEN (RESTAURANT - USE ITEM NO. 36A & NO. 37) FORBIDDEN RESIDENTIAL - R
PROPOSED	2,488 SF	47' 10"	84' 3"	6.4	69' 11"	0'-0" ²	0'-0" ²	0'-0" ²	0	50 SF / DWELLING UNIT	
ZONING RELIEF REQUIRED	NO	NO	NO	YES	YES	YES	YES	YES	NO	YES	YES

1. District Overlays: Groundwater Conservation Overlay District, Restricted Parking District, Historic Beacon Hill District
2. Corner Lot Provisions Apply Section 19.6. Special provisions for corner lots.
3. Model Front Yard, Section 18.2. Conformity with Existing Building Alignment



Michelle Wu
Mayor

Boston Inspectional Services Department
Planning and Zoning Division

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-5300

ZONING CODE REFUSAL

Marc A. Joseph
Inspector of Buildings

ERIC ROBINSON
535 ALBANY STREET
405
BOSTON, MA 02118

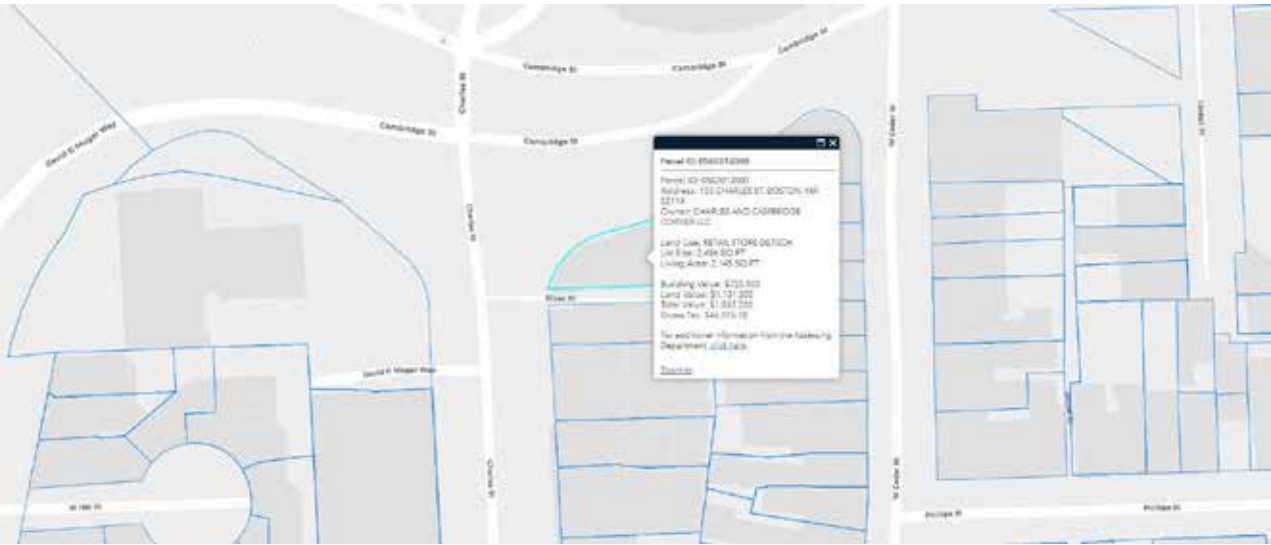
02/06/2025

Location: 155-159 CHARLES ST BOSTON MA 02114
Ward: 05
Zoning District: Boston Proper
Zoning Subdistrict: H-2-65
Appl. #: ERT1671096
Date Filed: November 13, 2024
Purpose: Construct a new six (6) story mixed-use building consisting of one (1) commercial level proposed as a restaurant space of approximately 878 square feet and a local retail space of approximately 943 square feet, and with five (5) residential levels above consisting of 13 residential units

***12/4/24 Application assigned to FD by dept head Paul Williams on 12/27/24**

YOUR APPLICATION REQUIRES RELIEF FROM THE BOARD OF APPEAL AS SAME WOULD BE IN VIOLATION OF THE BOSTON ZONING CODE TO WIT: CHAPTER 665, ACTS OF 1956 AS AMENDED:

Violation	Violation Description	Violation Comments
Art. 15 Sec. 15-1	Floor Area Ratio Excessive	
Art. 17 Sec. 17-1	Open Space Insufficient	
Art. 18 Sec. 01	Front Yard Insufficient	
Art. 19 Sec. 01	Side yard insufficient	
Art. 23 Sec. 01	Off street parking requirements	Insufficient parking for residential use.-10 spaces required in an H districts 2.0 f.a.r. zone and exemption noted in Art 23-6 (b)does not apply (i.e.Commerical uses are exempt in a restricted parking district)
Article 16 Section 1	Building Height Excessive	
Article 20 Section 1	Rear Yard	
Article 32 Section 6	GCOD Conditional Use	Conditional
Article 8, Section 3	Forbidden Use	Retail business No 34-Forbidden
Article 8, Section 3	Forbidden Use	Restaurant USE No 36A - Forbidden
Article 8, Section 3	Forbidden Use	Restaurant Use No.37 - Forbidden



SITE ZONING MAP

