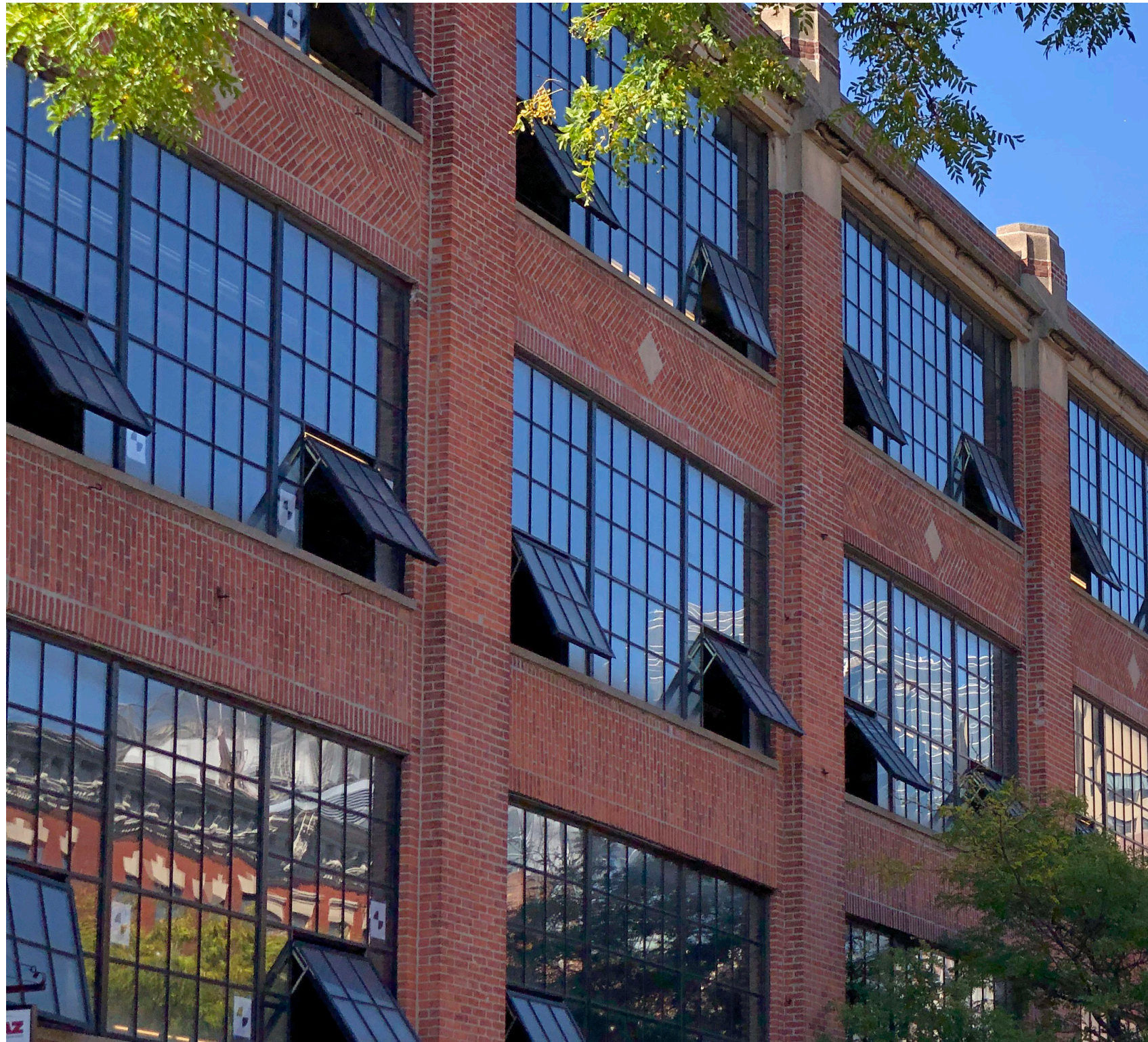


BHAC APPLICATION | 2021.06.17
144 CHARLES STREET

HACIN + ASSOCIATES
500 HARRISON AVE. STUDIO 4F
BOSTON MA 02118
P 617.426.0077
WWW.HACIN.COM @HACINASSOCIATES

© 2021 HACIN ARCHITECTS LLC ALL RIGHTS RESERVED.





CONTENTS

- SITE HISTORY
- SITE CONTEXT
- BUILDING CONDITION
- DEVELOPMENT CONCEPT + FLOOR PLANS
- BUILDING ELEVATIONS
- PROPOSED EXTERIOR SCOPE

PROJECT DOCUMENTATION CONTENTS

144 CHARLES STREET | BHAC APPLICATION | 2021.06.17

SITE HISTORY



Historic Beacon Hill
aerial photographs



SITE HISTORY

144 CHARLES STREET | BHAC APPLICATION | 2021.06.17

© 2020 HACIN ARCHITECTS LLC ALL RIGHTS RESERVED.



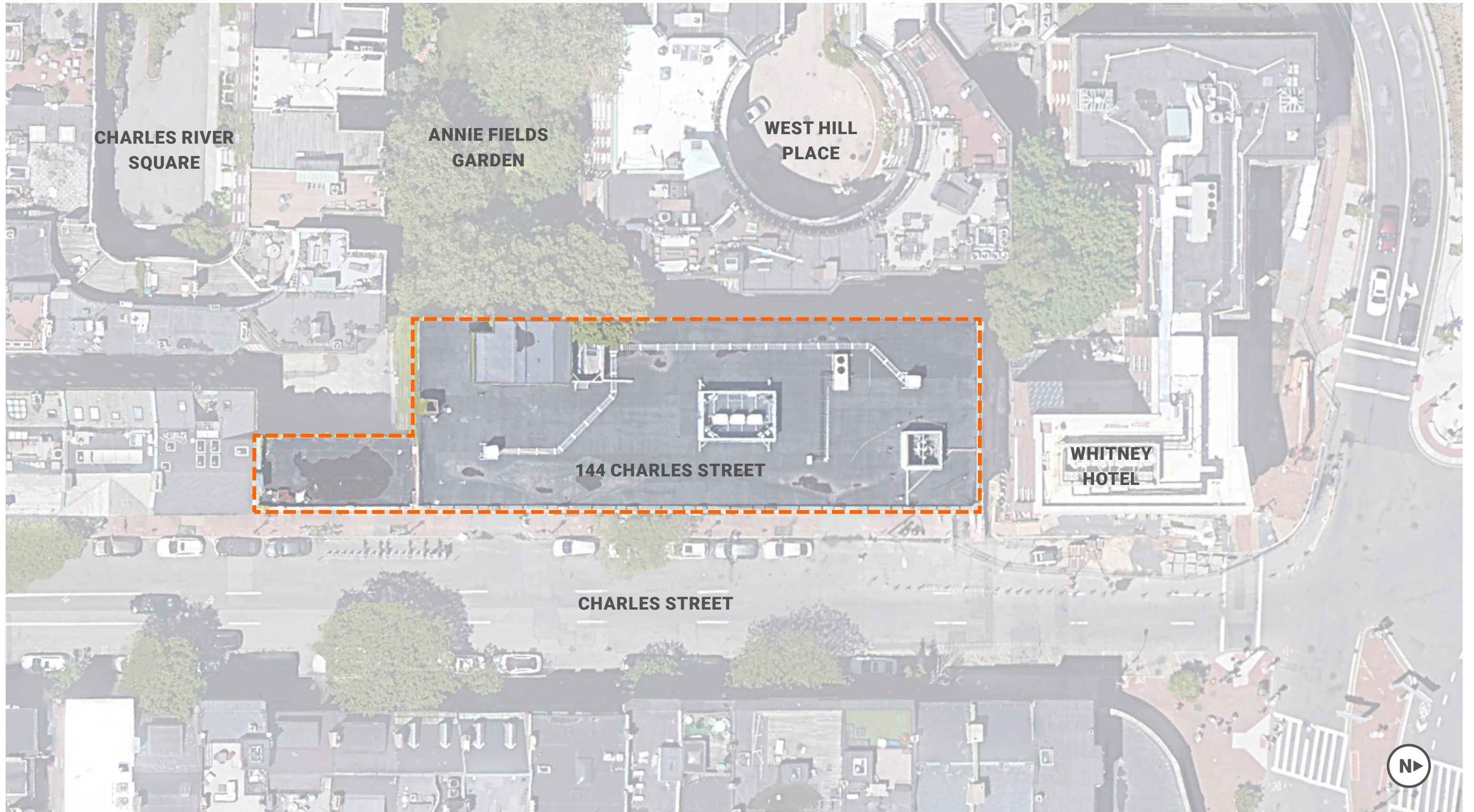
Historic garage photographs circa 1965, showing 144 Charles Street's previous use as a car showroom.

SITE HISTORY

144 CHARLES STREET | BHAC APPLICATION | 2021.06.17

© 2020 HACIN ARCHITECTS LLC ALL RIGHTS RESERVED.

SITE CONTEXT



SITE PLAN

SITE CONTEXT

144 CHARLES STREET | BHAC APPLICATION | 2021.06.17

© 2020 HACIN ARCHITECTS LLC ALL RIGHTS RESERVED.



View looking north from Charles Street and Revere Street



View looking northwest from Charles Street and Revere Street

SITE CONTEXT

144 CHARLES STREET | BHAC APPLICATION | 2021.06.17

© 2020 HACIN ARCHITECTS LLC ALL RIGHTS RESERVED.



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

144 CHARLES STREET | BHAC APPLICATION | 2021.06.17

© 2020 HACIN ARCHITECTS LLC ALL RIGHTS RESERVED.



View looking south from Charles Street and Cambridge Street



View from the Whitney Hotel service court

SITE CONTEXT

144 CHARLES STREET | BHAC APPLICATION | 2021.06.17

© 2020 HACIN ARCHITECTS LLC ALL RIGHTS RESERVED.



View looking east from
Storrow Drive (winter)



View looking east from
Storrow Drive (spring)

SITE CONTEXT

144 CHARLES STREET | BHAC APPLICATION | 2021.06.17

© 2020 HACIN ARCHITECTS LLC ALL RIGHTS RESERVED.



View from Revere Street
looking north



View from private alley (not
visible from Revere Street)

SITE CONTEXT

144 CHARLES STREET | BHAC APPLICATION | 2021.06.17

© 2020 HACIN ARCHITECTS LLC ALL RIGHTS RESERVED.

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

144 CHARLES STREET | BHAC APPLICATION | 2021.06.17

© 2020 HACIN ARCHITECTS LLC ALL RIGHTS RESERVED.

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, new windows, 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

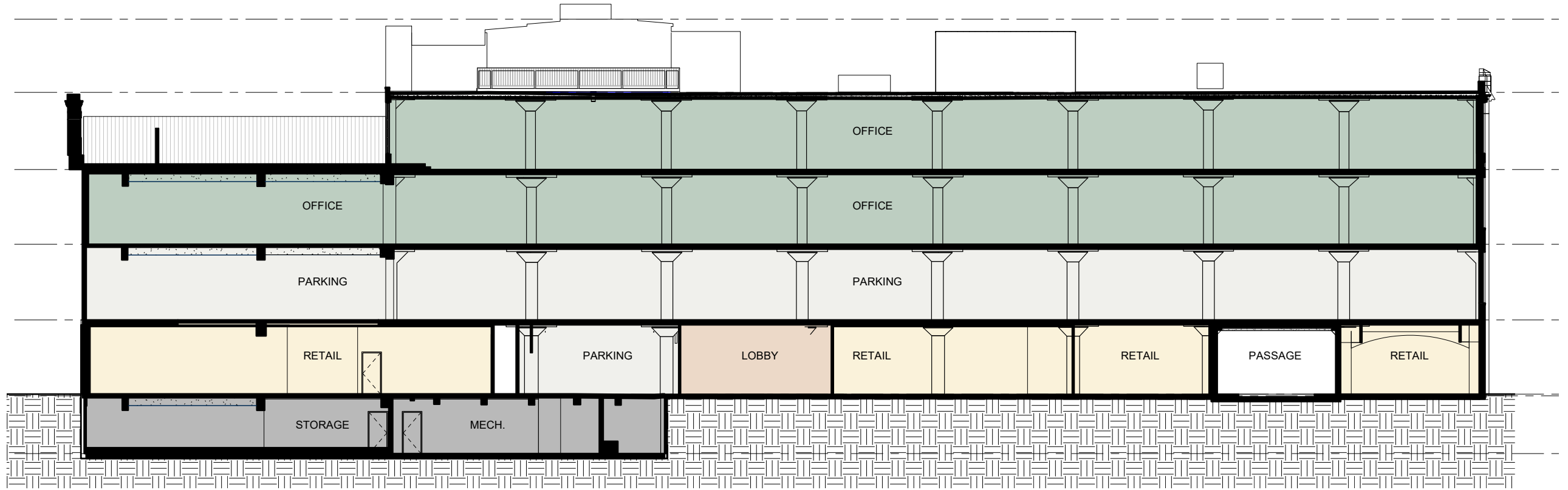
144 CHARLES STREET | BHAC APPLICATION | 2021.06.17

© 2020 HACIN ARCHITECTS LLC ALL RIGHTS RESERVED.

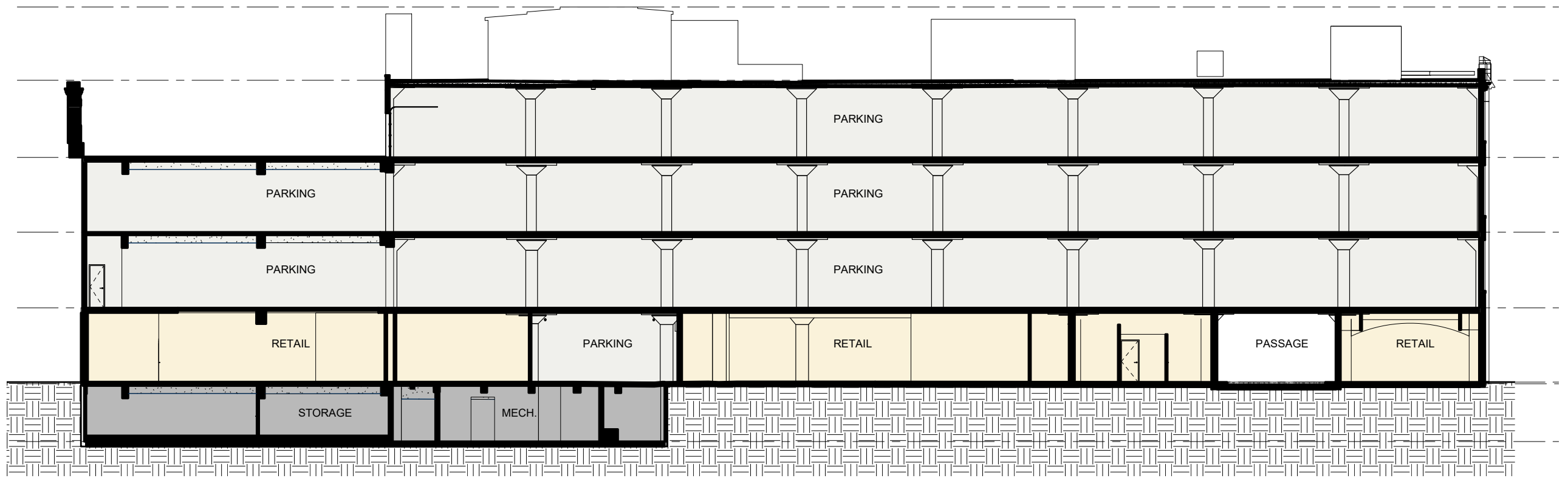
- RETAIL
- PARKING
- CIRCULATION
- LOBBY
- STORAGE



KEY PLAN



PROPOSED SECTION

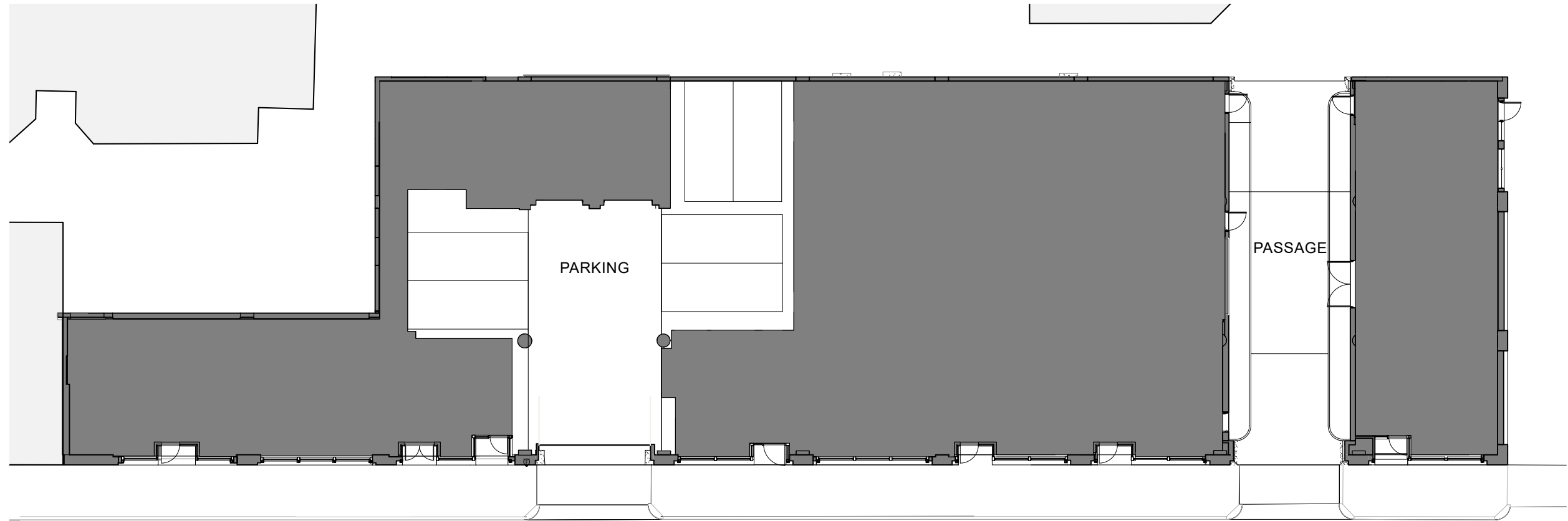


EXISTING SECTION

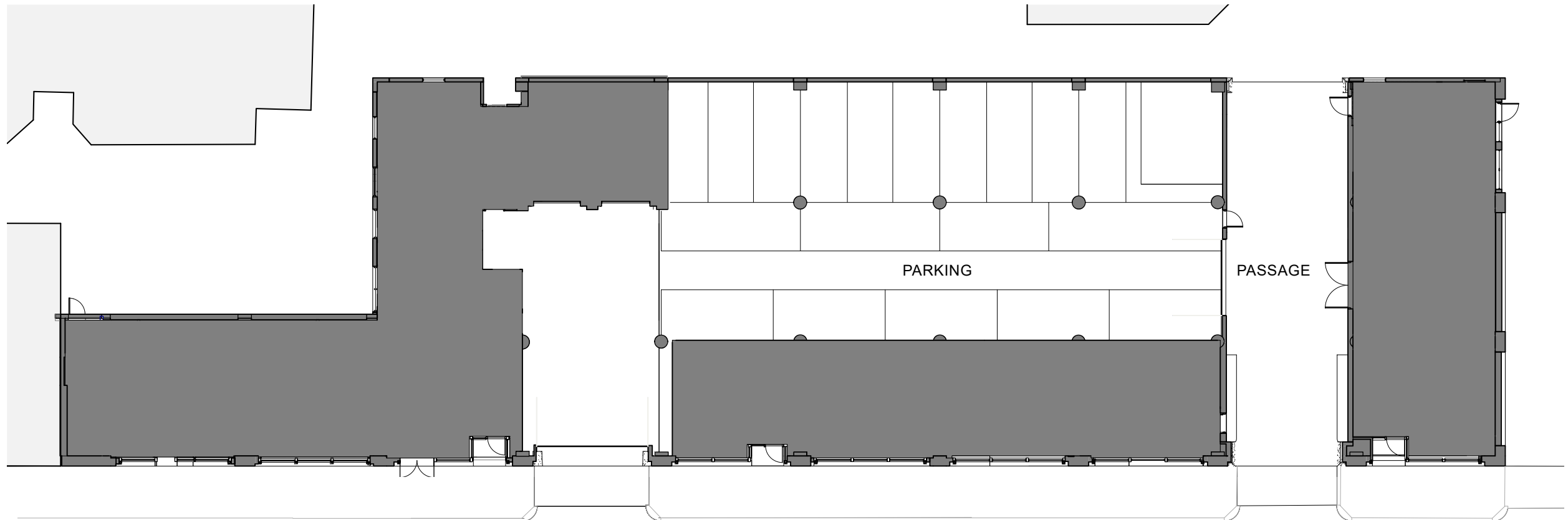
CHANGE OF USE

144 CHARLES STREET | BHAC APPLICATION | 2021.06.17

■ PROGRAM
□ PARKING



PROPOSED FIRST FLOOR PLAN



EXISTING FIRST FLOOR PLAN

EXISTING + PROPOSED FLOOR PLANS

144 CHARLES STREET | BHAC APPLICATION | 2021.06.17

© 2020 HACIN ARCHITECTS LLC ALL RIGHTS RESERVED.

BUILDING ELEVATIONS

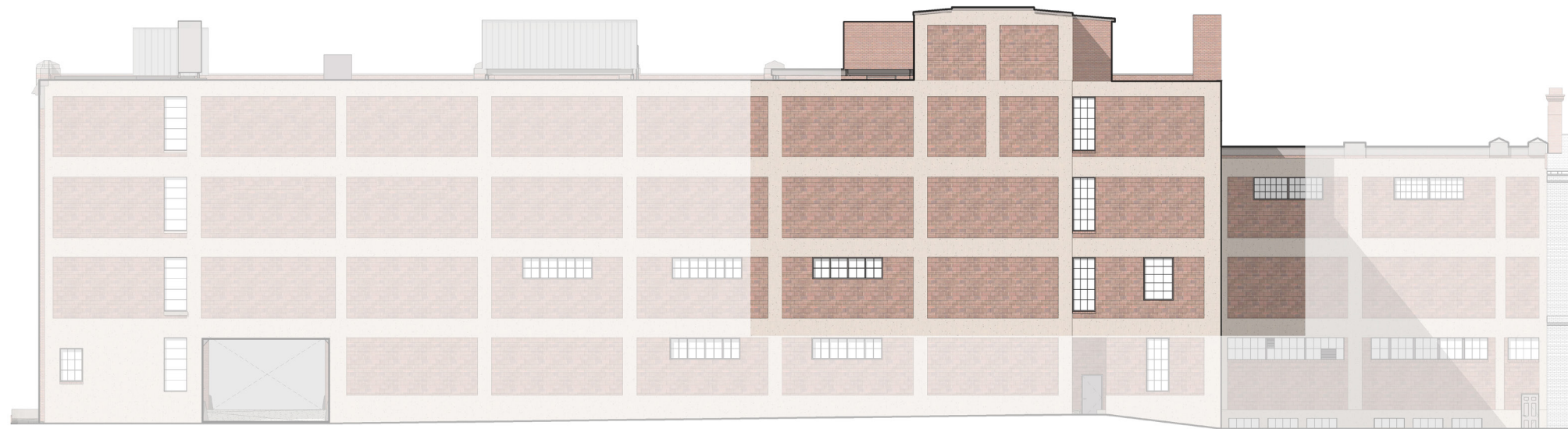
VISIBLE FROM PUBLIC WAY
 NOT VISIBLE FROM PUBLIC WAY



CHARLES STREET ELEVATION



NORTH ELEVATION



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



SOUTH ELEVATION

EXISTING BUILDING ELEVATIONS

144 CHARLES STREET | BHAC APPLICATION | 2021.06.17

© 2020 HACIN ARCHITECTS LLC ALL RIGHTS RESERVED.

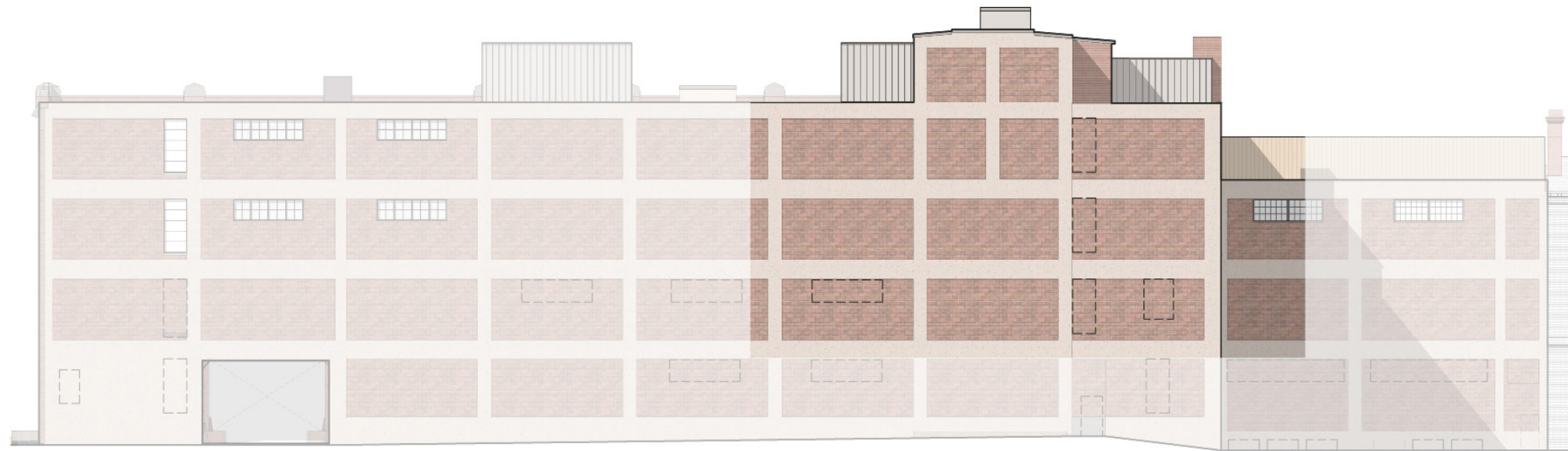
VISIBLE FROM PUBLIC WAY
 NOT VISIBLE FROM PUBLIC WAY



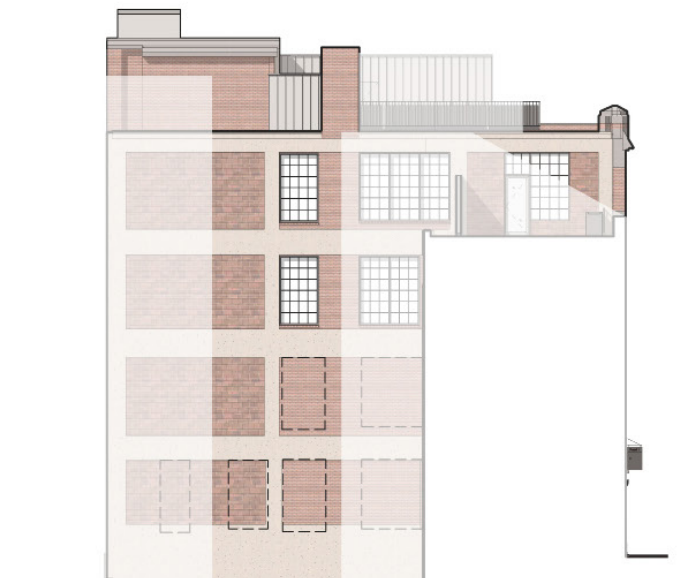
CHARLES STREET ELEVATION



NORTH ELEVATION



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



SOUTH ELEVATION

PROPOSED BUILDING ELEVATIONS

144 CHARLES STREET | BHAC APPLICATION | 2021.06.17

© 2020 HACIN ARCHITECTS LLC ALL RIGHTS RESERVED.

PROPOSED EXTERIOR SCOPE

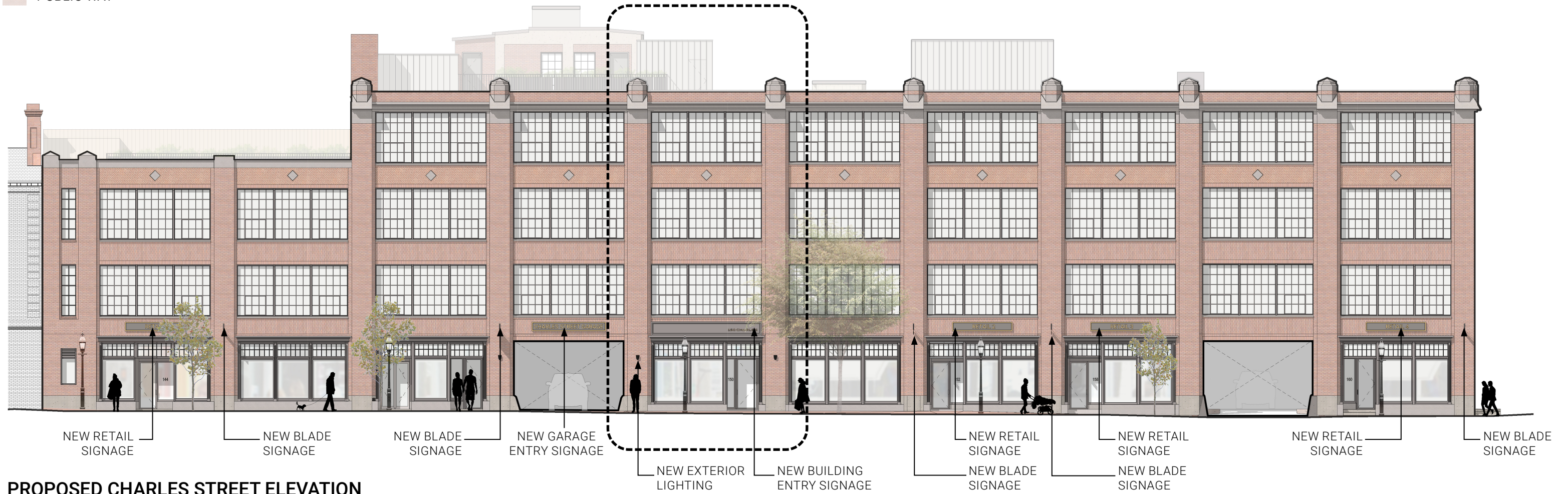
PROPOSED EXTERIOR SCOPE:

- MODIFIED ENTRANCES + STOREFRONT REPAIRS
- WINDOW OPENINGS + MASONRY INFILL
- ROOF DECKS + MECHANICAL ENCLOSURES
- PASSAGE IMPROVEMENTS
- ARCHITECTURAL DETAILS + MATERIALS

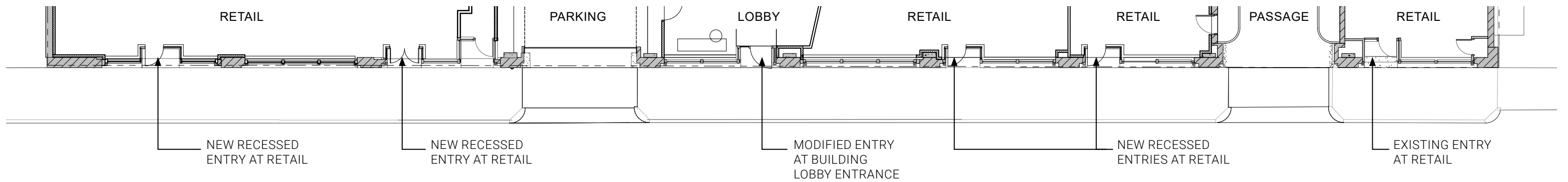
PROPOSED EXTERIOR SCOPE

MODIFIED ENTRANCES + STOREFRONT REPAIRS

VISIBLE FROM PUBLIC WAY
 NOT VISIBLE FROM PUBLIC WAY



PROPOSED CHARLES STREET ELEVATION



PROPOSED FIRST FLOOR PLAN AT ENTRANCES

MODIFIED ENTRANCES

144 CHARLES STREET | BHAC APPLICATION | 2021.06.17



MASONRY RESTORATION REPAIRS (TYPICAL EACH ELEVATION)

NEW ENTRY SIGNAGE AT BUILDING LOBBY ENTRANCE

REMOVE EXISTING AWNINGS, TYPICAL ALL STOREFRONTS

PROPOSED SCONCE ENTRY LIGHTING

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

REPLACEMENT OF CRACKED GRANITE TILE STOREFRONT BASES

CHARLES STREET ENLARGED ELEVATION

STOREFRONT REPAIRS

144 CHARLES STREET | BHAC APPLICATION | 2021.06.17

© 2020 HACIN ARCHITECTS LLC ALL RIGHTS RESERVED.



PROPOSED VIEW OF BUILDING ENTRANCE

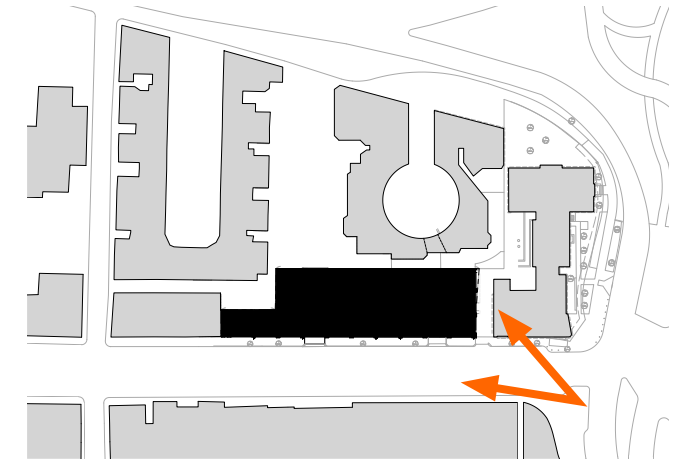


EXISTING VIEW OF CHARLES STREET STOREFRONTS

PROPOSED EXTERIOR SCOPE

WINDOW OPENINGS + MASONRY INFILL

EXISTING CONDITION



EXISTING NORTH ELEVATION



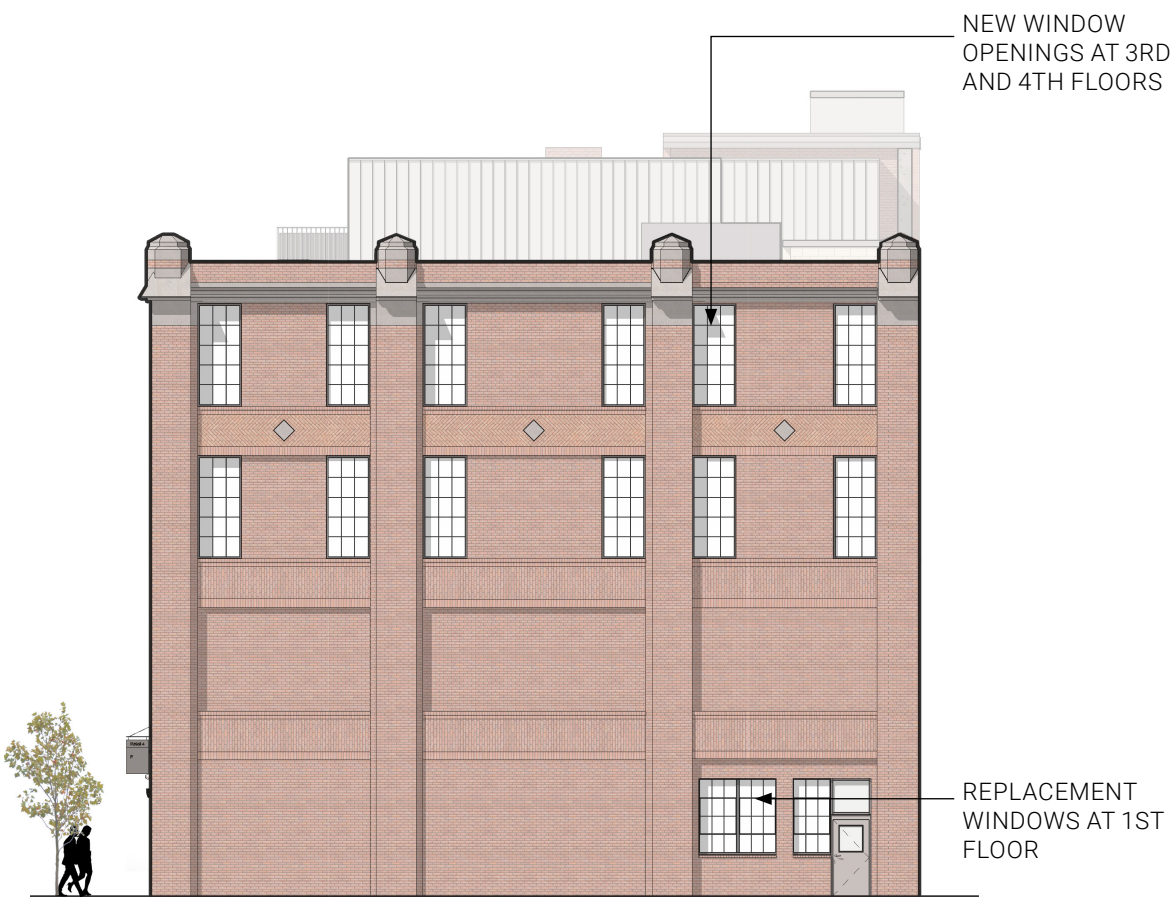
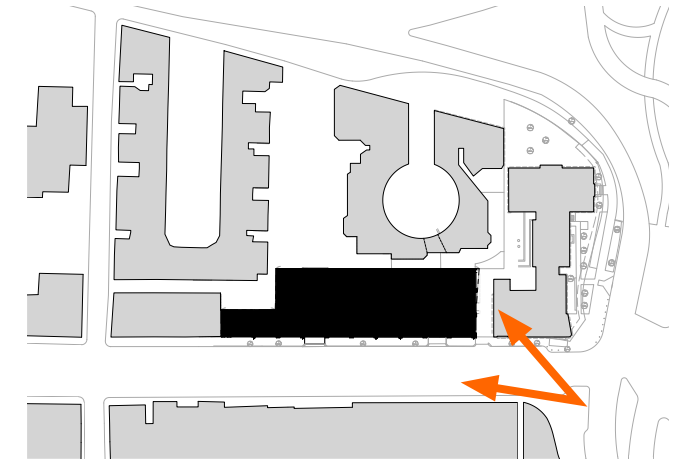
EXISTING VIEW FROM CHARLES STREET + CAMBRIDGE STREET

WINDOW OPENINGS - NORTH ELEVATION

144 CHARLES STREET | BHAC APPLICATION | 2021.06.17

DESIGN INTENT

- CONTINUATION OF FENESTRATION PATTERN ALONG CHARLES STREET AND REINFORCEMENT OF ARCHITECTURAL FRAME STYLE
- SUPPORT CHANGE OF USE BY DAYLIGHTING OFFICE ALONG NORTH WALL
- VISIBILITY TO ALLEY FOR SAFETY



PROPOSED NORTH ELEVATION



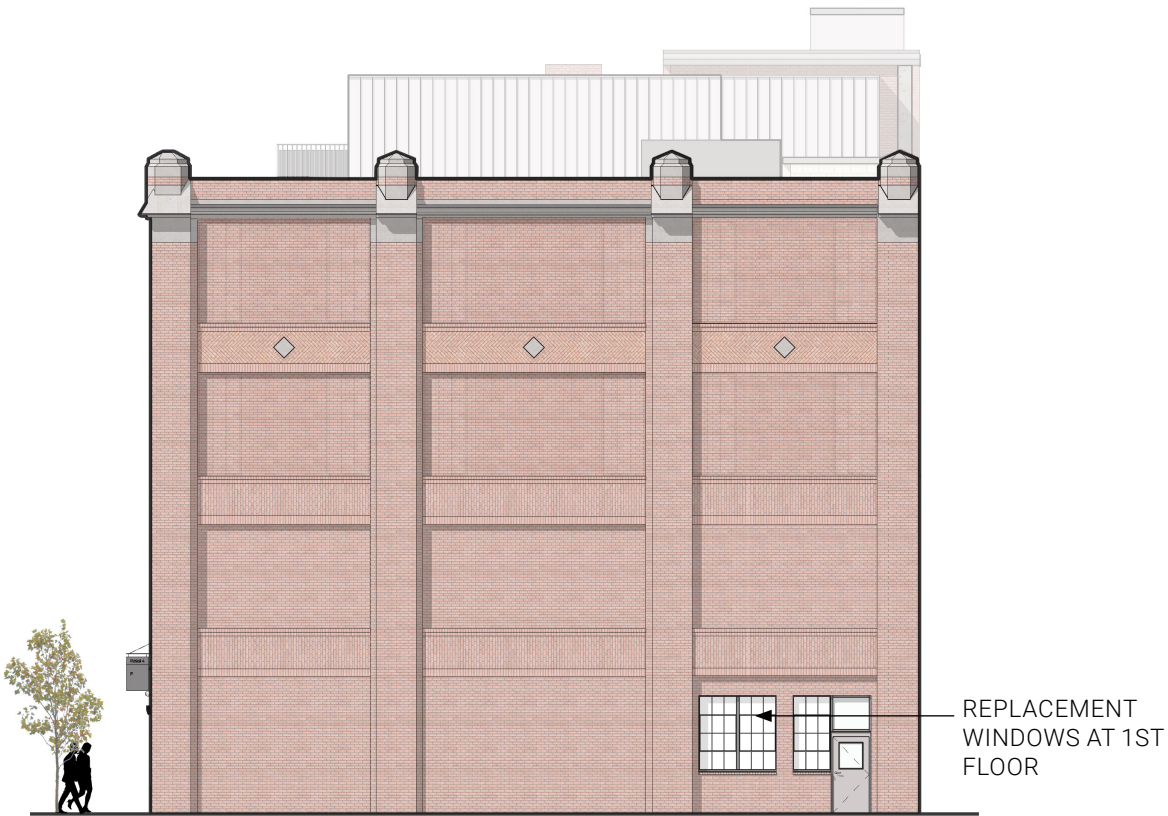
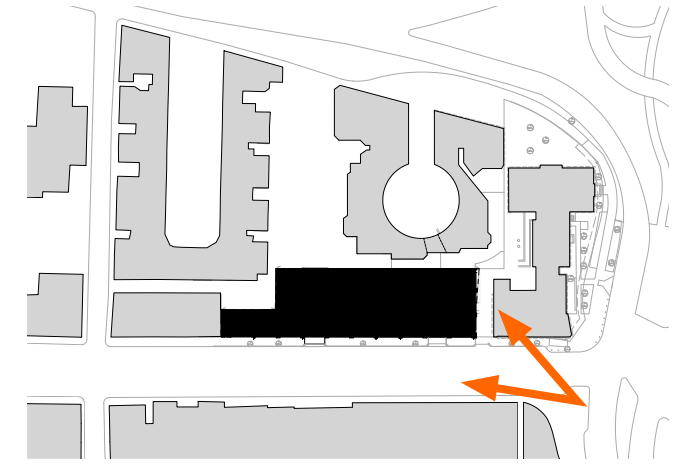
PROPOSED VIEW FROM CHARLES STREET + CAMBRIDGE STREET

WINDOW OPENINGS - NORTH ELEVATION

144 CHARLES STREET | BHAC APPLICATION | 2021.06.17

DESIGN ALTERNATE

- LOSS OF DAYLIGHTING OFFICE ALONG NORTH WALL
- LOSS OF VISIBILITY TO ALLEY FOR SAFETY



PROPOSED VIEW FROM CHARLES STREET + CAMBRIDGE STREET

WINDOW OPENINGS - NORTH ELEVATION - ALTERNATE

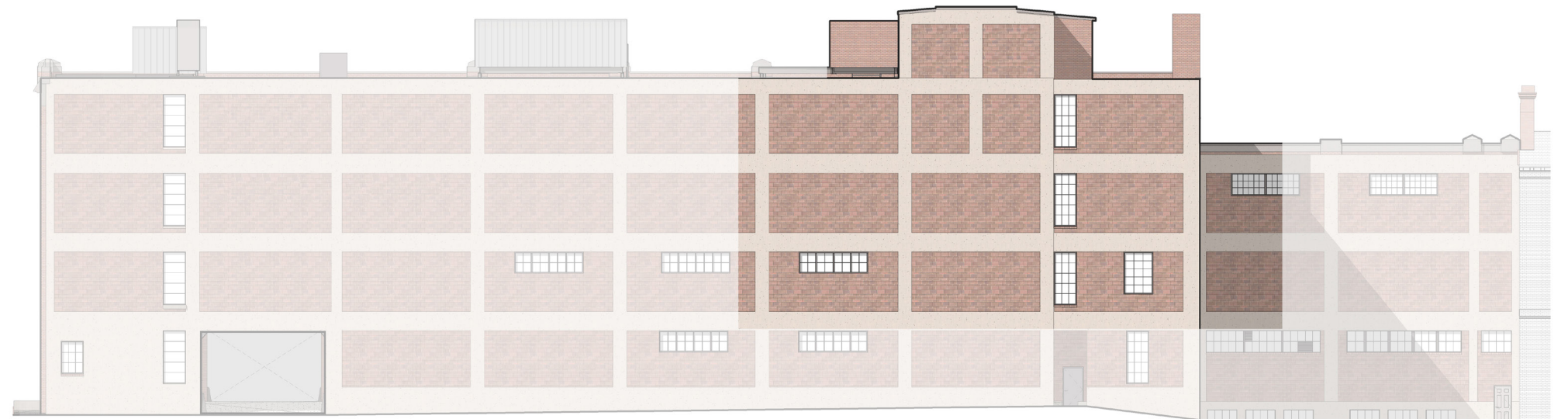
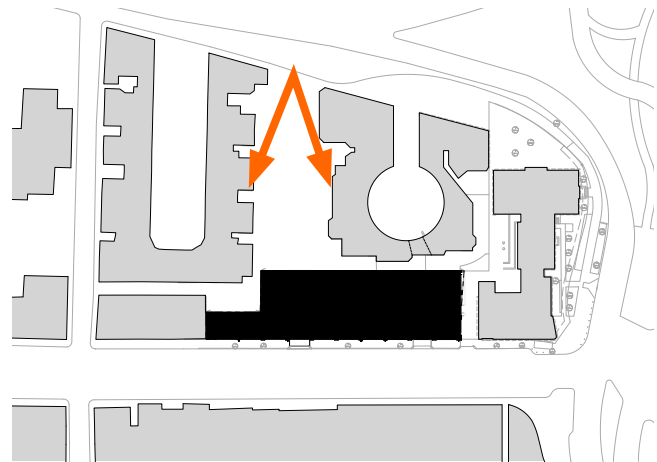
144 CHARLES STREET | BHAC APPLICATION | 2021.06.17

© 2020 HACIN ARCHITECTS LLC ALL RIGHTS RESERVED.

EXISTING CONDITION



EXISTING VIEW FROM STORROW DRIVE



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

MASONRY INFILL - WEST ELEVATION

144 CHARLES STREET | BHAC APPLICATION | 2021.06.17

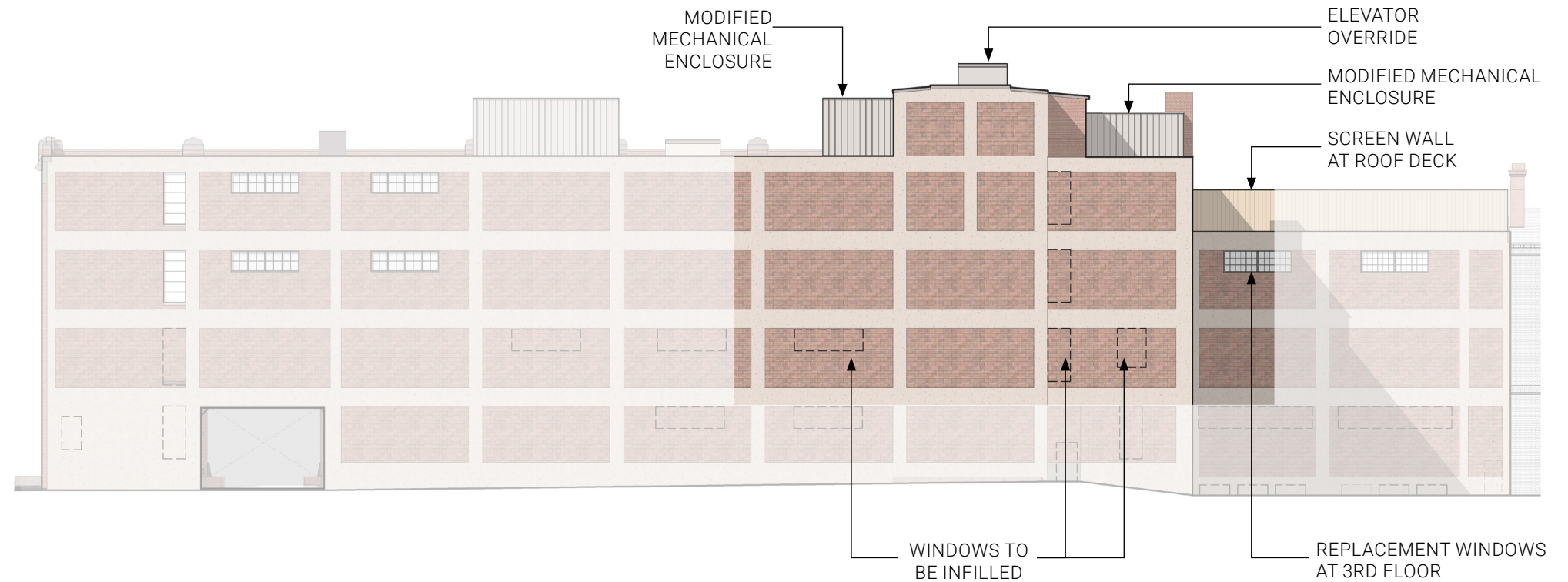
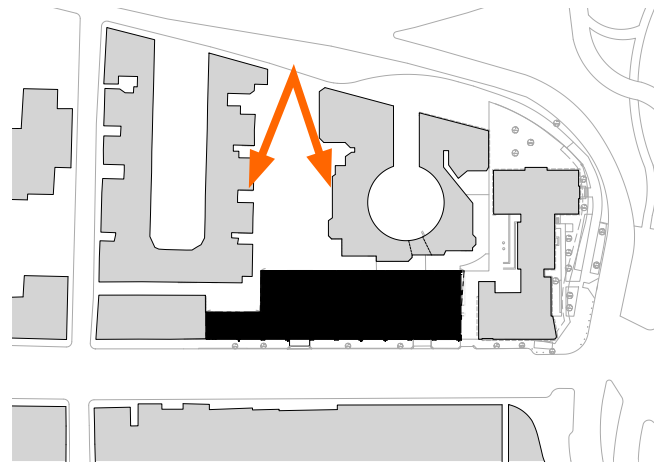
© 2020 HACIN ARCHITECTS LLC ALL RIGHTS RESERVED.

DESIGN INTENT

- INFILLED WINDOWS REQUESTED BY ANNIE FIELDS GARDEN ASSOCIATION FOR PRIVACY AND LIGHT POLLUTION CONTROL
- REPLACEMENT WINDOWS AT THIRD FLOOR 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)

MASONRY INFILL - WEST ELEVATION

144 CHARLES STREET | BHAC APPLICATION | 2021.06.17

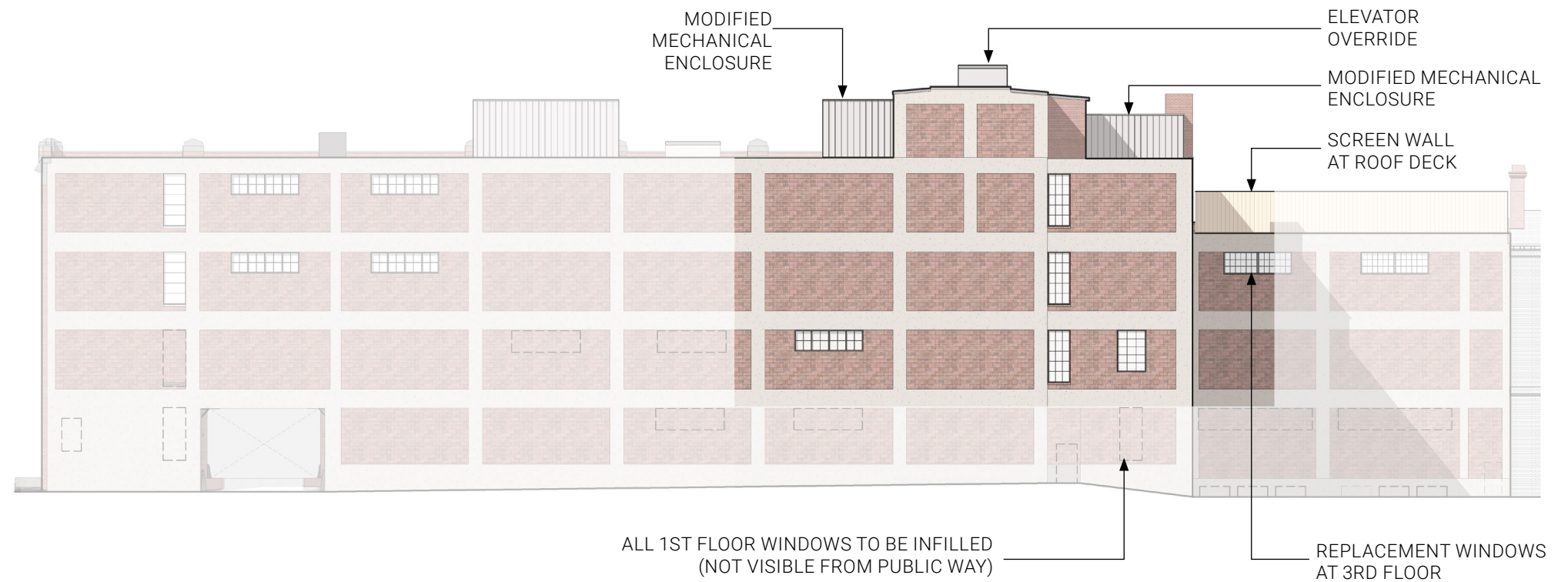
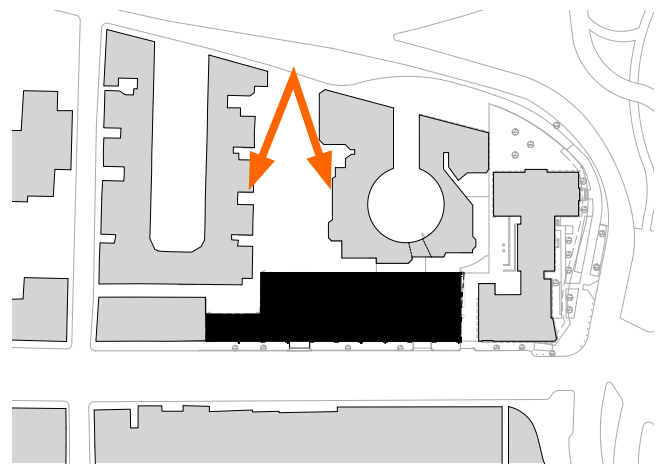
© 2020 HACIN ARCHITECTS LLC ALL RIGHTS RESERVED.

DESIGN ALTERNATE

- LOSS OF PRIVACY AND LIGHT POLLUTION CONTROL FOR ANNIE FIELDS GARDEN ASSOCIATION



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



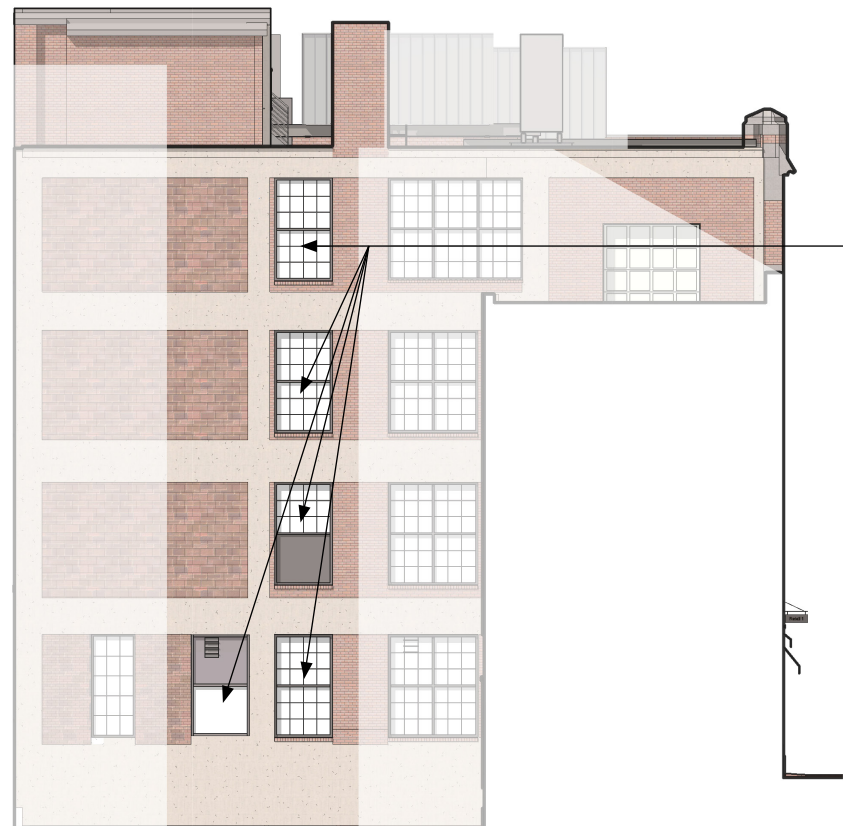
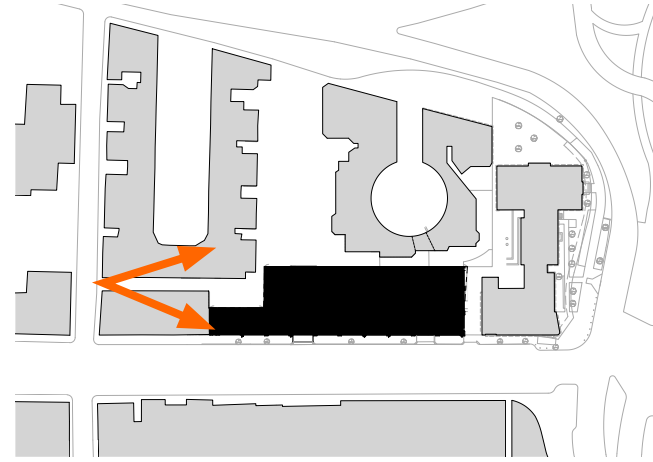
PROPOSED WEST ELEVATION (FACING WEST HILL PLACE, ANNIE FIELDS GARDEN, AND CHARLES RIVER SQUARE)

MASONRY INFILL - WEST ELEVATION - ALTERNATE

144 CHARLES STREET | BHAC APPLICATION | 2021.06.17

© 2020 HACIN ARCHITECTS LLC ALL RIGHTS RESERVED.

EXISTING CONDITION



EXISTING WINDOWS WITH TRANSLUCENT FILM

EXISTING SOUTH ELEVATION

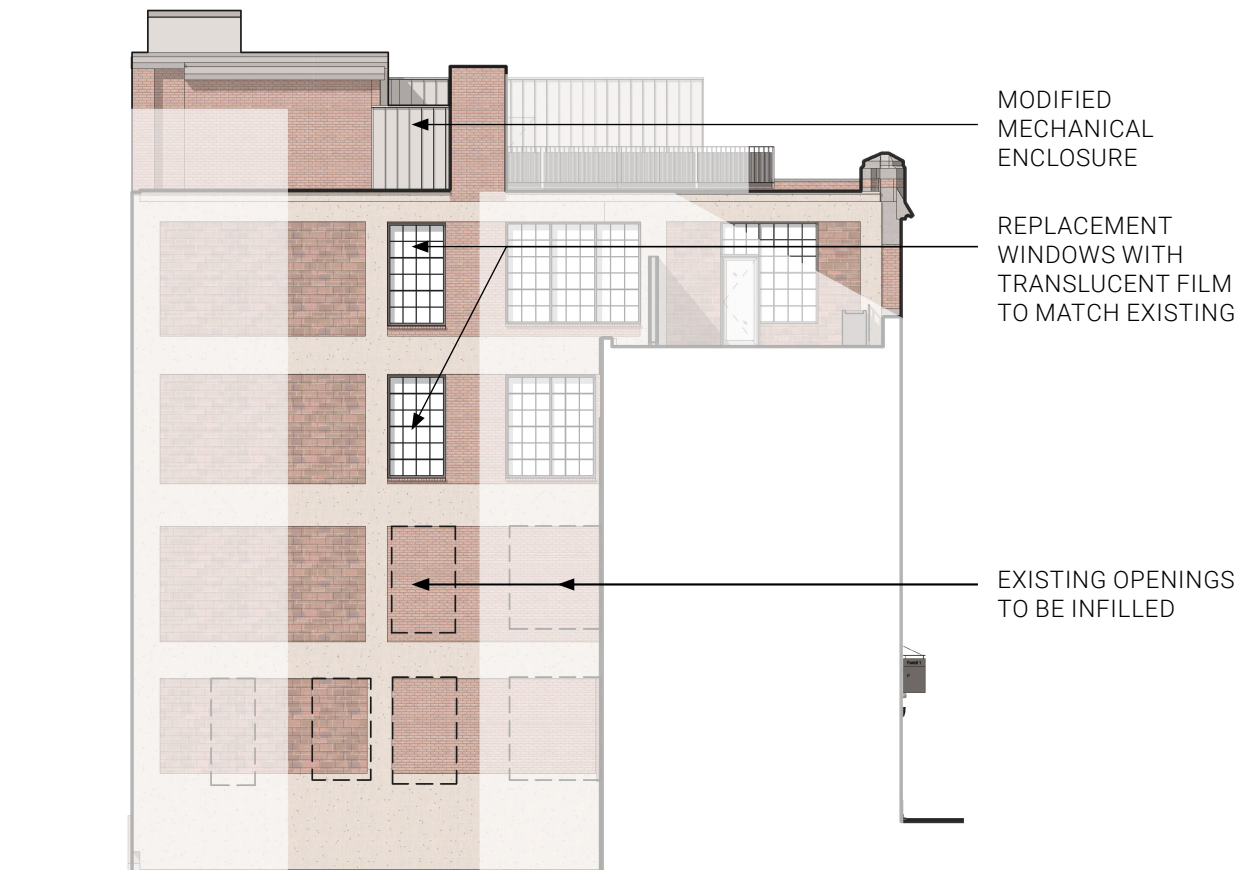
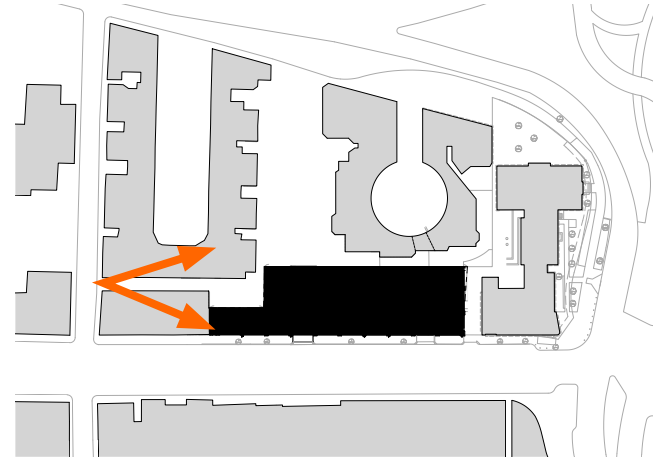
EXISTING VIEW FROM REVERE STREET

MASONRY INFILL - SOUTH ELEVATION

144 CHARLES STREET | BHAC APPLICATION | 2021.06.17

DESIGN INTENT

- INFILLED WINDOWS TO SUPPORT CHANGE OF USE AND RECONFIGURATION OF PROGRAM
- INFILLED WINDOWS AND MECHANICAL SCREEN REQUESTED BY CHARLES RIVER SQUARE NEIGHBORS FOR PRIVACY AND LIGHT POLLUTION CONTROL
- REPLACEMENT WINDOWS TO IMPROVE BUILDING PERFORMANCE
- NEW ROOF ENCLOSURE TO BE NEW STANDING SEAM METAL TO MATCH EXISTING ENCLOSURES

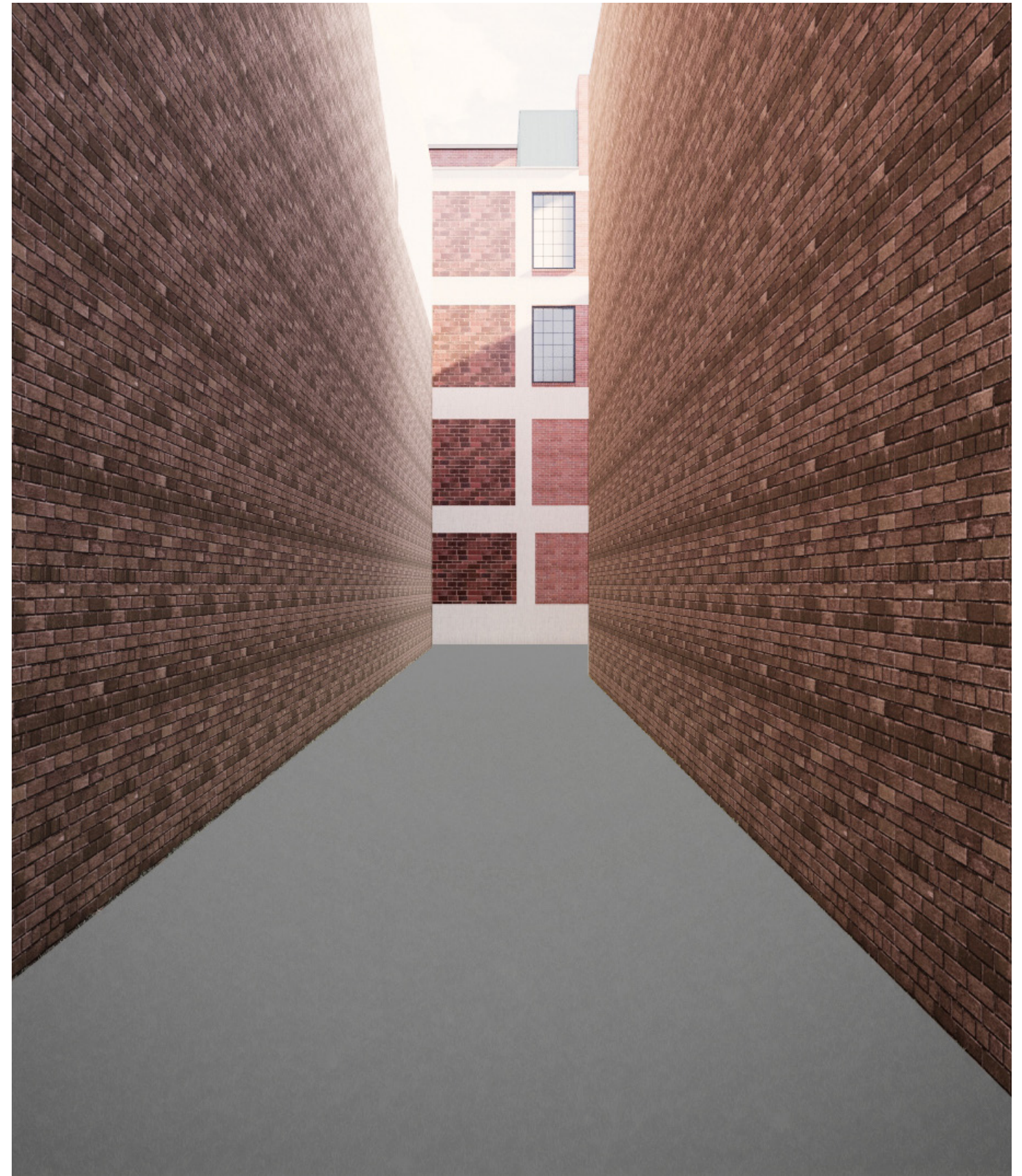


PROPOSED SOUTH ELEVATION

MASONRY INFILL - SOUTH ELEVATION

144 CHARLES STREET | BHAC APPLICATION | 2021.06.17

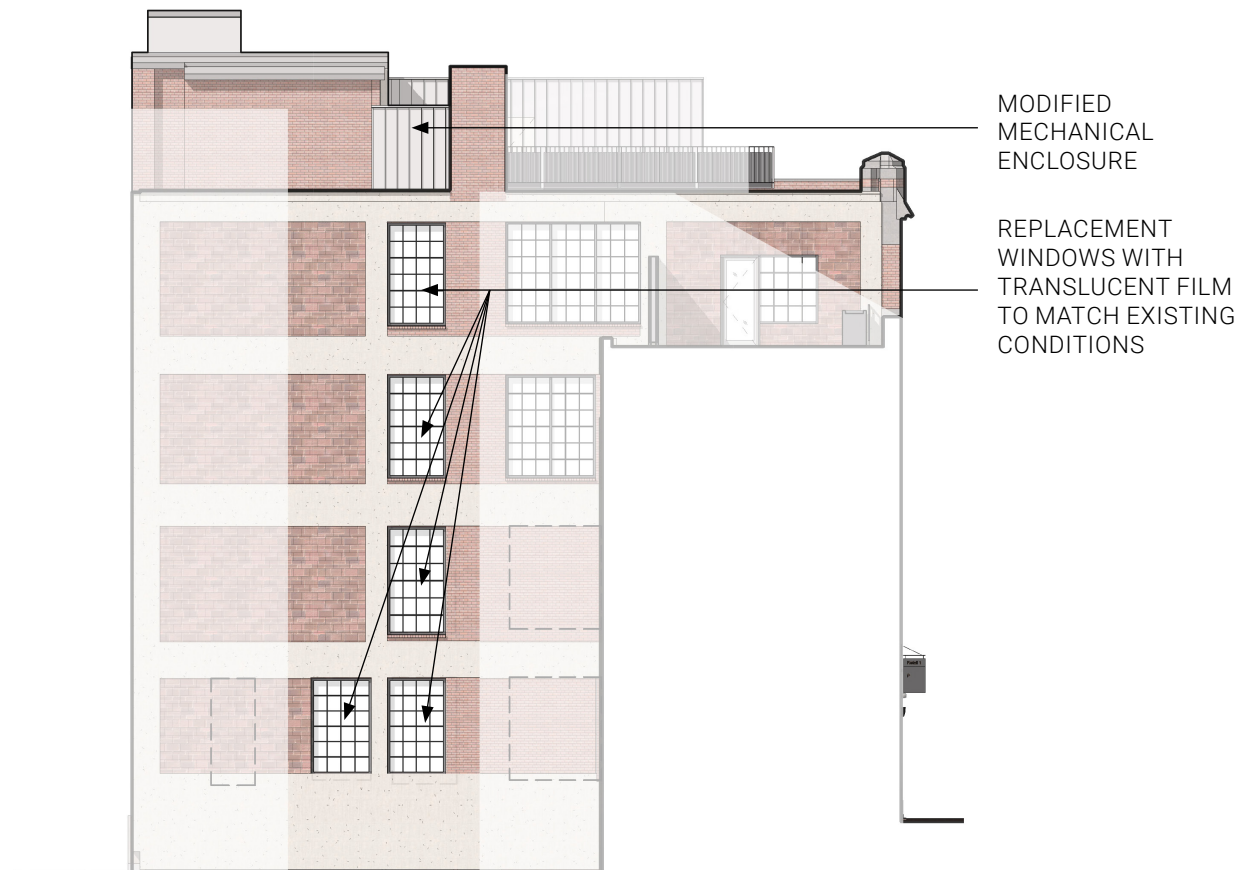
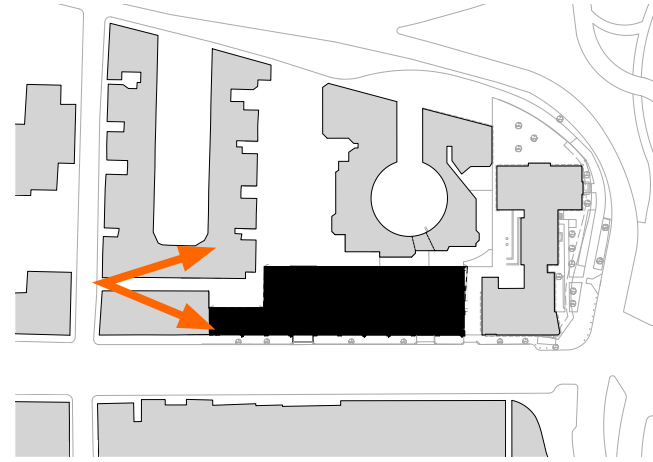
© 2020 HACIN ARCHITECTS LLC ALL RIGHTS RESERVED.



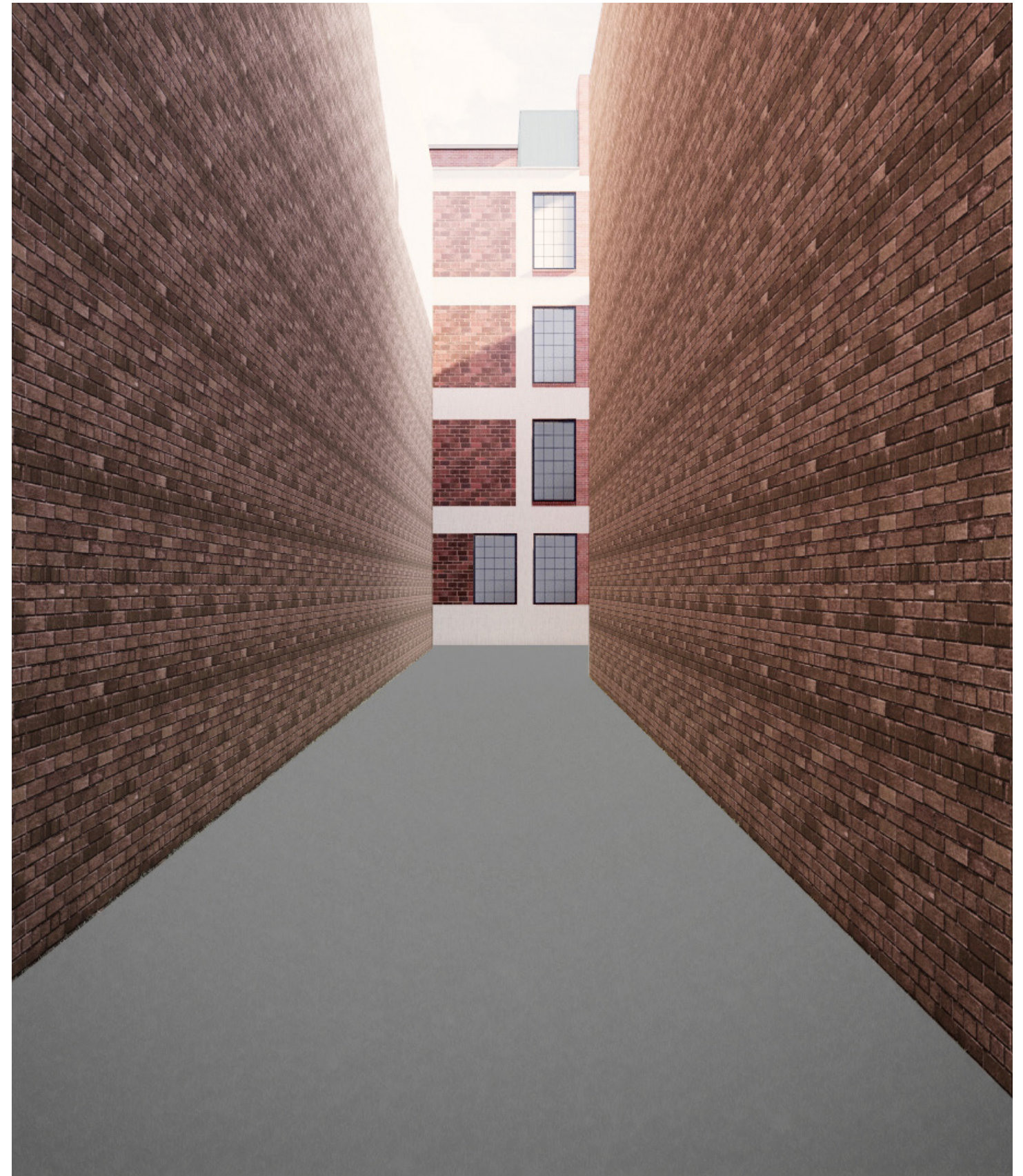
PROPOSED VIEW FROM REVERE STREET

DESIGN ALTERNATE

- LOSS OF PRIVACY AND LIGHT POLLUTION CONTROL FOR CHARLES RIVER SQUARE NEIGHBORS



PROPOSED SOUTH ELEVATION

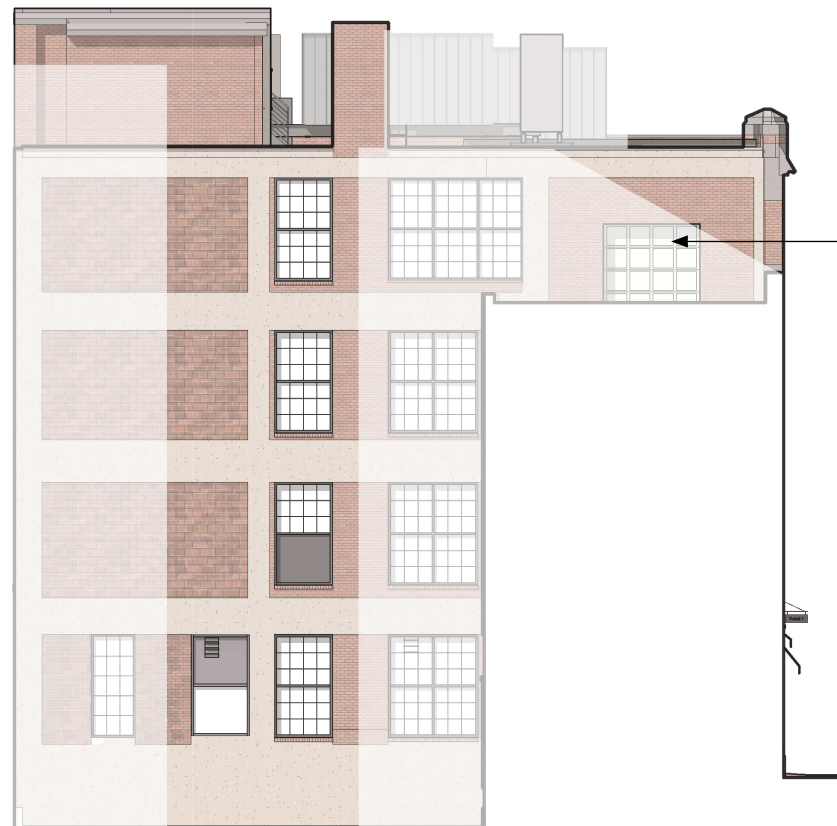
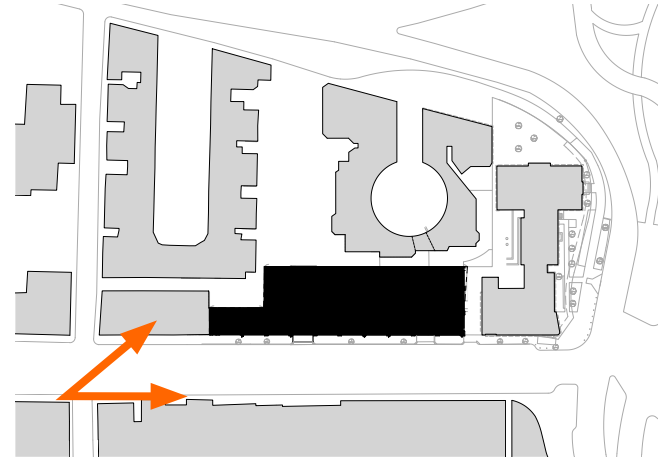


PROPOSED VIEW FROM REVERE STREET

MASONRY INFILL - SOUTH ELEVATION - ALTERNATE

144 CHARLES STREET | BHAC APPLICATION | 2021.06.17

EXISTING CONDITION



EXISTING GARAGE DOOR
AT 4TH FLOOR ROOF

EXISTING SOUTH ELEVATION

WINDOW OPENING - SOUTH ELEVATION

144 CHARLES STREET | BHAC APPLICATION | 2021.06.17

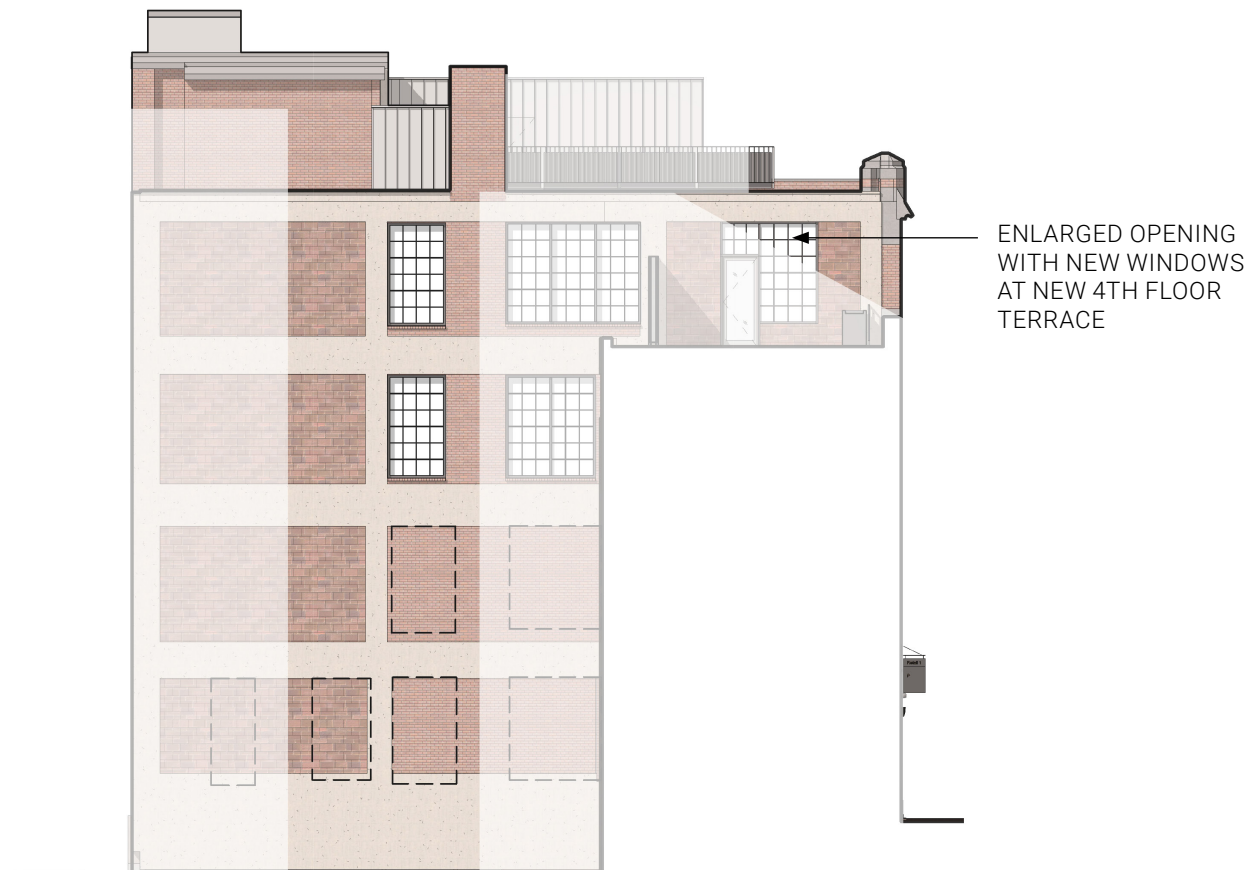
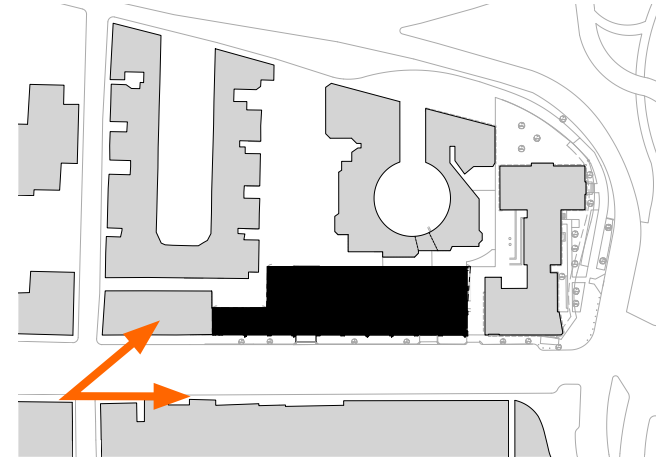
© 2020 HACIN ARCHITECTS LLC ALL RIGHTS RESERVED.



EXISTING VIEW FROM CHARLES STREET

DESIGN INTENT

- DAYLIGHTING AND ACCESS TO ROOF DECK FOR OFFICE TENANTS TO SUPPORT CHANGE OF USE
- ALIGNMENT WITH FENESTRATION ALONG EAST [CHARLES STREET] AND SOUTH FACADES



PROPOSED SOUTH ELEVATION

WINDOW OPENING - SOUTH ELEVATION

144 CHARLES STREET | BHAC APPLICATION | 2021.06.17

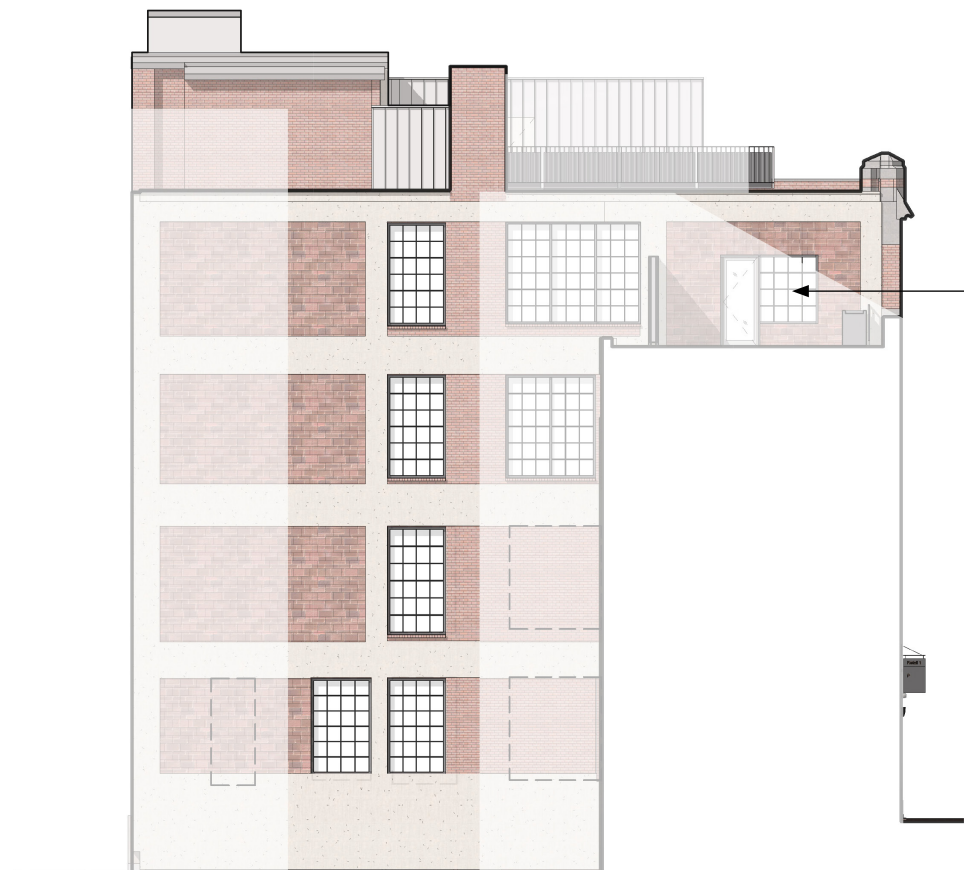
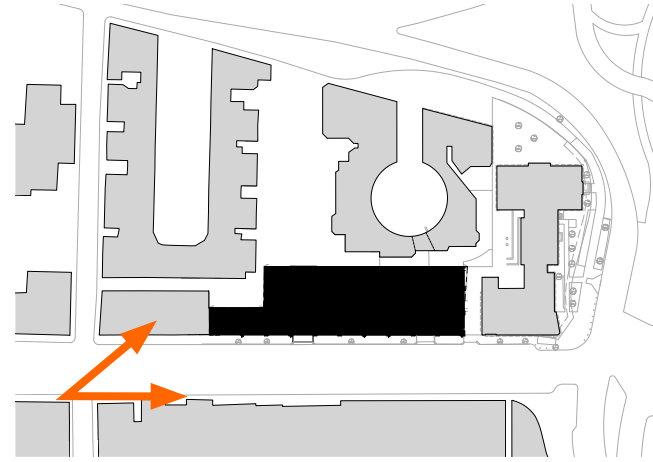
© 2020 HACIN ARCHITECTS LLC ALL RIGHTS RESERVED.



PROPOSED VIEW FROM CHARLES STREET

DESIGN ALTERNATE

- LESS COMPATIBLE WITH THE ARCHITECTURAL CHARACTER OF THE EXISTING BUILDING
- LESS DAYLIGHT FOR OFFICE PROGRAM INTERIOR



ENLARGED 7'-0" TALL
OPENING (WITH TO MATCH
EXISTING) WITH NEW
WINDOWS AT NEW 4TH
FLOOR TERRACE

PROPOSED SOUTH ELEVATION

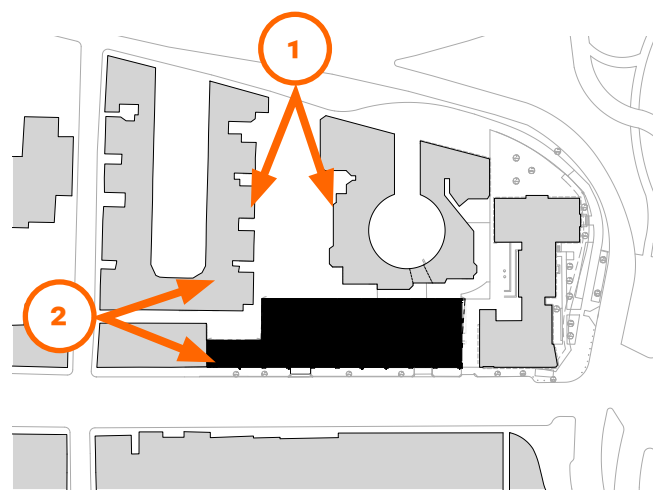
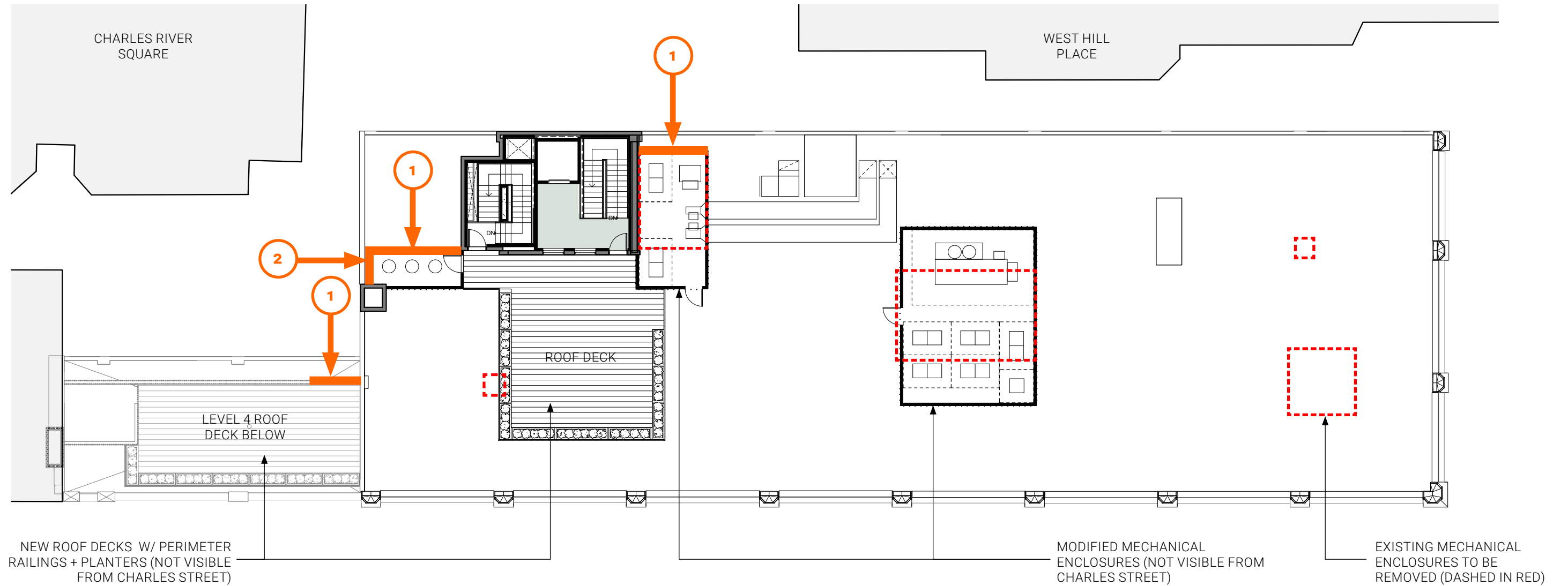
PROPOSED VIEW FROM CHARLES STREET

WINDOW OPENING - SOUTH ELEVATION - ALTERNATE

144 CHARLES STREET | BHAC APPLICATION | 2021.06.17

PROPOSED EXTERIOR SCOPE

ROOF DECKS + MECHANICAL ENCLOSURES



DESIGN INTENT

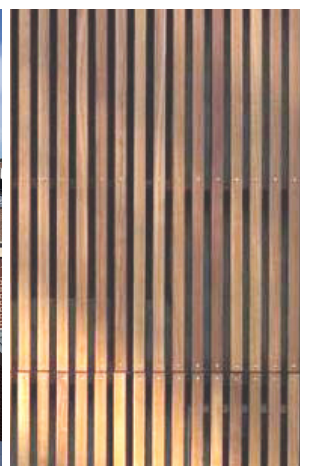
- REPLACEMENT OF FAUX BRICK MECHANICAL ENCLOSURE. ALL ROOF ENCLOSURES TO BE NEW STANDING SEAM METAL TO MATCH TYPICAL EXISTING ENCLOSURES
- MAINTAIN VIEW CORRIDORS FROM WEST HILL PLACE
- ROOF DECK SCREEN WALL REQUESTED BY CHARLES RIVER SQUARE NEIGHBOR FOR PRIVACY



Existing faux brick to be replaced



Whitney Hotel vertical standing seam metal clad roof mechanical screen precedents



Wood slat privacy screen precedent

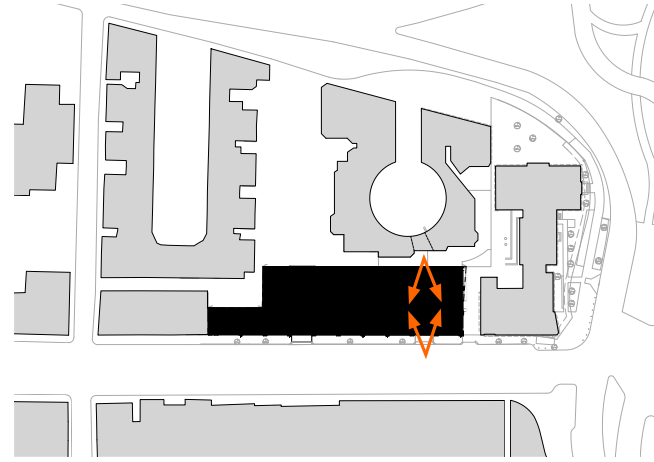
ROOF DECK + MECHANICAL ENCLOSURES

144 CHARLES STREET | BHAC APPLICATION | 2021.06.17

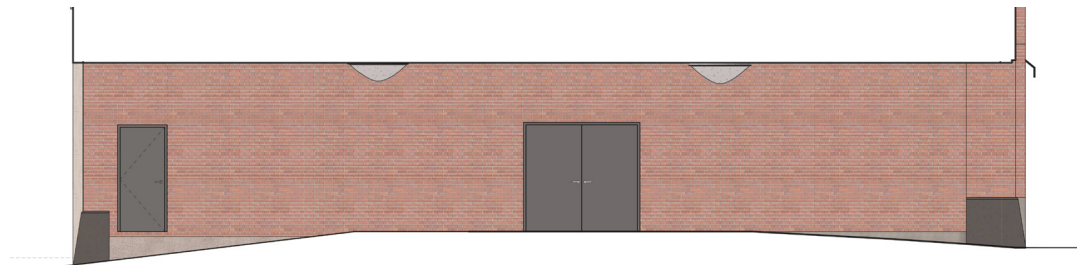
PROPOSED EXTERIOR SCOPE

PASSAGE IMPROVEMENTS

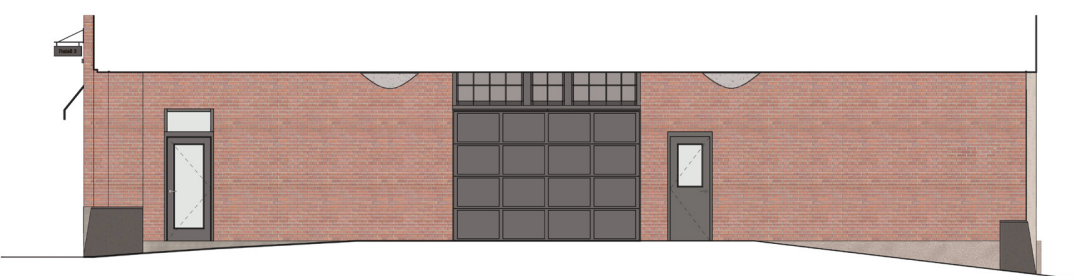
EXISTING CONDITION



EXISTING VIEW LOOKING WEST



EXISTING SOUTH ELEVATION



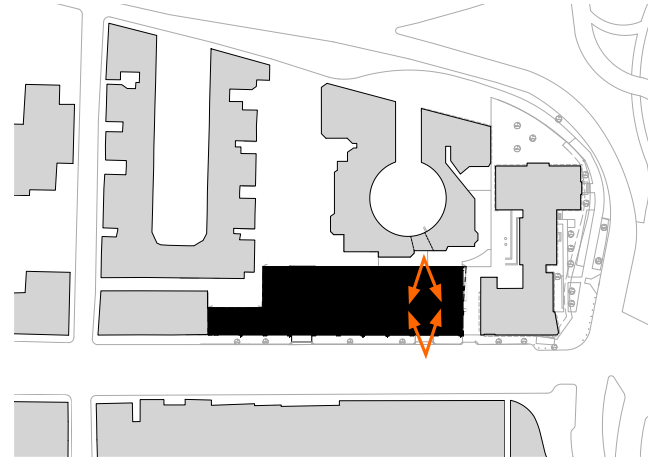
EXISTING NORTH ELEVATION



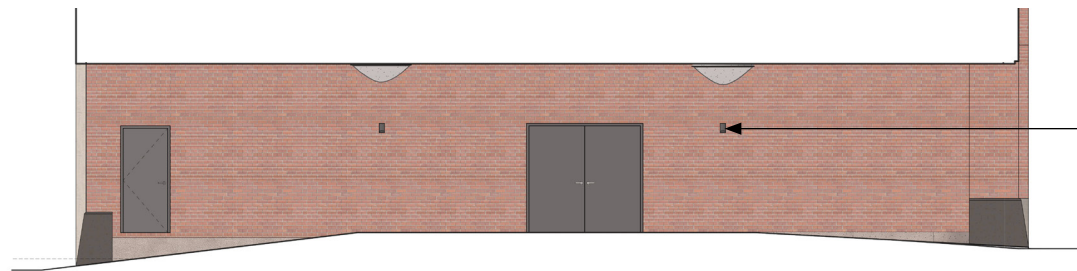
EXISTING VIEW LOOKING EAST

DESIGN INTENT

- RESURFACING AT SERVICE DRIVE WITH BROOM-FINISHED CONCRETE PAVING
- 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

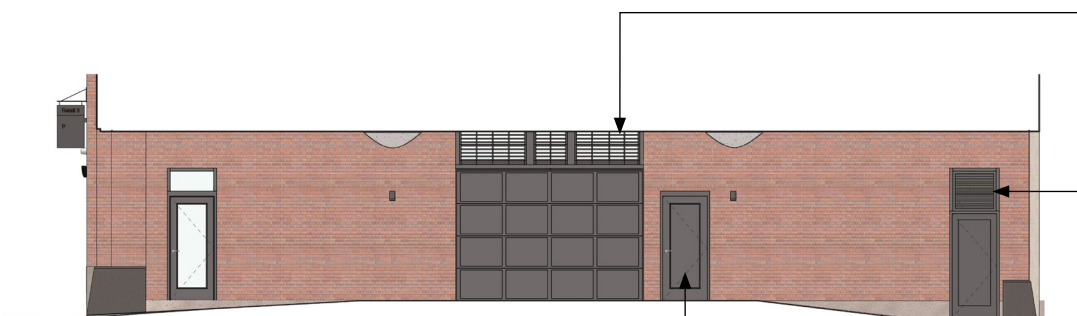


PROPOSED VIEW LOOKING WEST



NEW SCONCE
DOWNLIGHT, TYP. (4)
LOCATIONS

PROPOSED SOUTH ELEVATION



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

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

NEW TRANSFORMER ROOM
EGRESS DOOR IN EXISTING
OPENING

PROPOSED NORTH ELEVATION



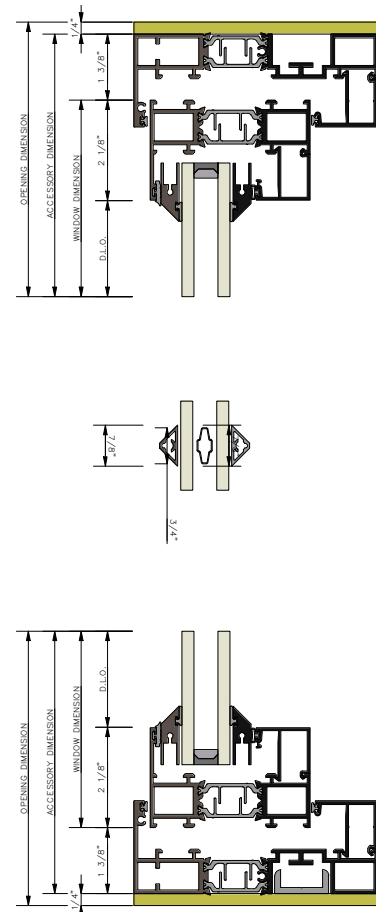
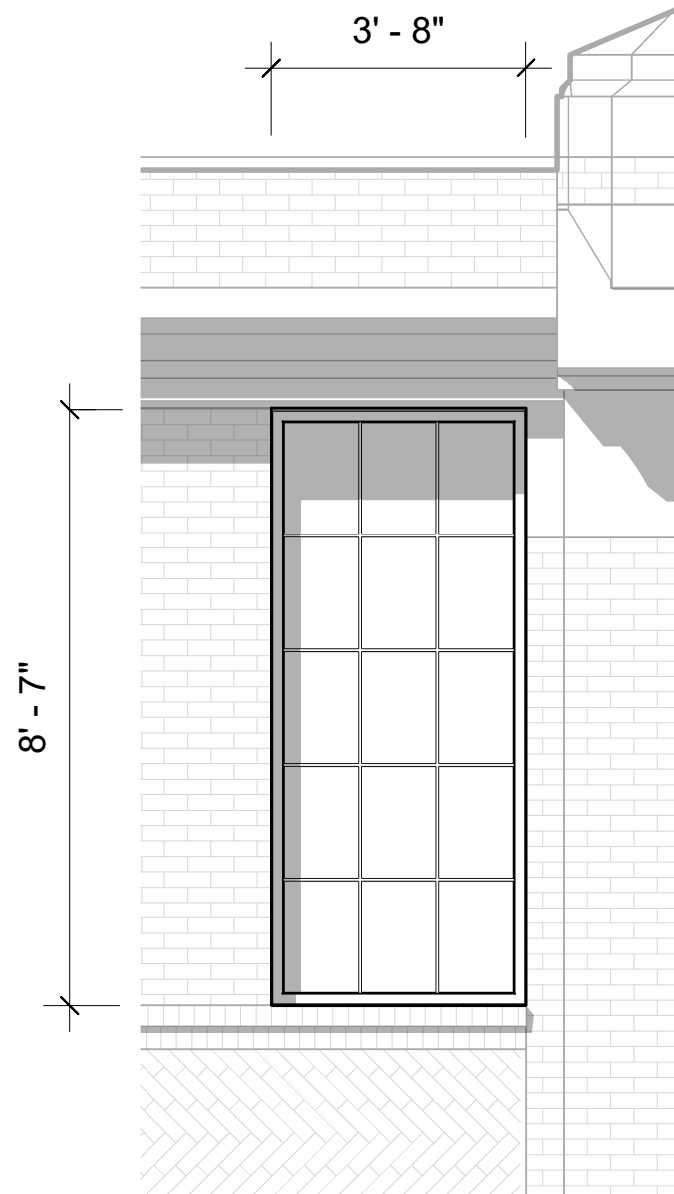
PROPOSED VIEW LOOKING EAST

PASSAGE IMPROVEMENTS

144 CHARLES STREET | BHAC APPLICATION | 2021.06.17

PROPOSED EXTERIOR SCOPE

ARCHITECTURAL DETAILS + MATERIALS



TYPICAL NORTH FACADE WINDOW:

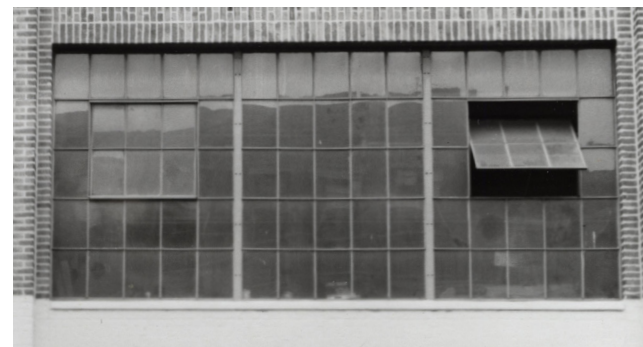
- STEEL REPLICA ALUMINUM WINDOWS
- CLEAR DOUBLE PANE INSULATED GLAZING
- SIMULATED DIVIDED LITES W/ HISTORIC REPLICA TRAPEZOIDAL FRAME AND MUNTIN PROFILES
- INTERIOR + EXTERIOR MUNTINS W/ SPACERS BETWEEN GLAZING



EXISTING VIEW



PROPOSED VIEW



Original east (Charles Street) facing window precedent

NEW WINDOWS - NORTH

144 CHARLES STREET | BHAC APPLICATION | 2021.06.17

© 2020 HACIN ARCHITECTS LLC ALL RIGHTS RESERVED.



PROPOSED ENTRY LIGHTING



Contrast with Whitney lighting



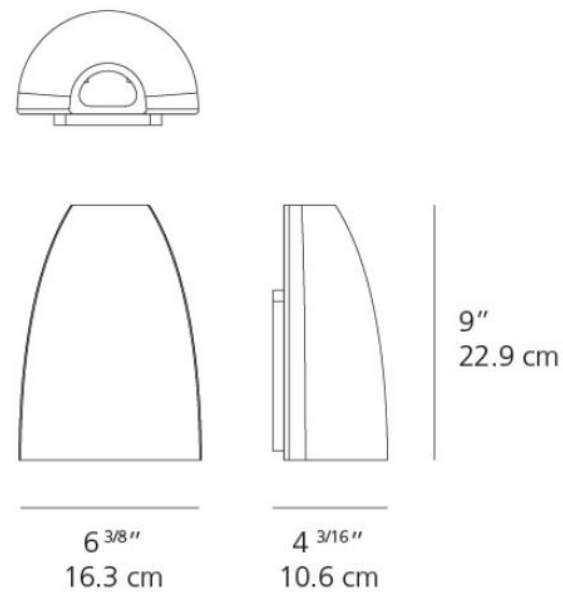
Existing garage signage



Existing garage blade signage

EXTERIOR ENTRY SCONCE:

- ARTEMIDE WALL FIXTURE
- ANTHRACITE GREY ALUMINUM FINISH
- UPPER + LOWER DIFFUSERS IN SILKSREENED TEMPERED GLASS
- 3000K LED
- 13W (10W ARRAY + 3W ARRAY)
- 9'-0" HEIGHT (T.O. STOREFRONT DOORS)



RETAIL SIGNAGE:

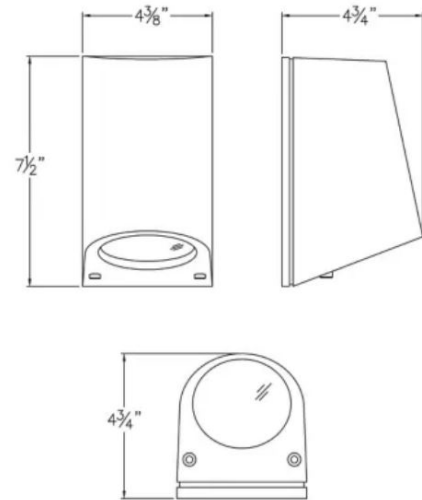
- OVERALL SIZE/PROPORTIONS TO BE STANDARD ACROSS CHARLES STREET FACADE
- PAINTED BLACK WOOD SIGNAGE BOARD W/ GOLD TRIM
- LOGO AND LETTERING BY TENANT
- REMOVE EXISTING GOOSE NECK LIGHTING [CURRENTLY AT SAVENOR'S ONLY]

BLADE SIGNAGE:

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

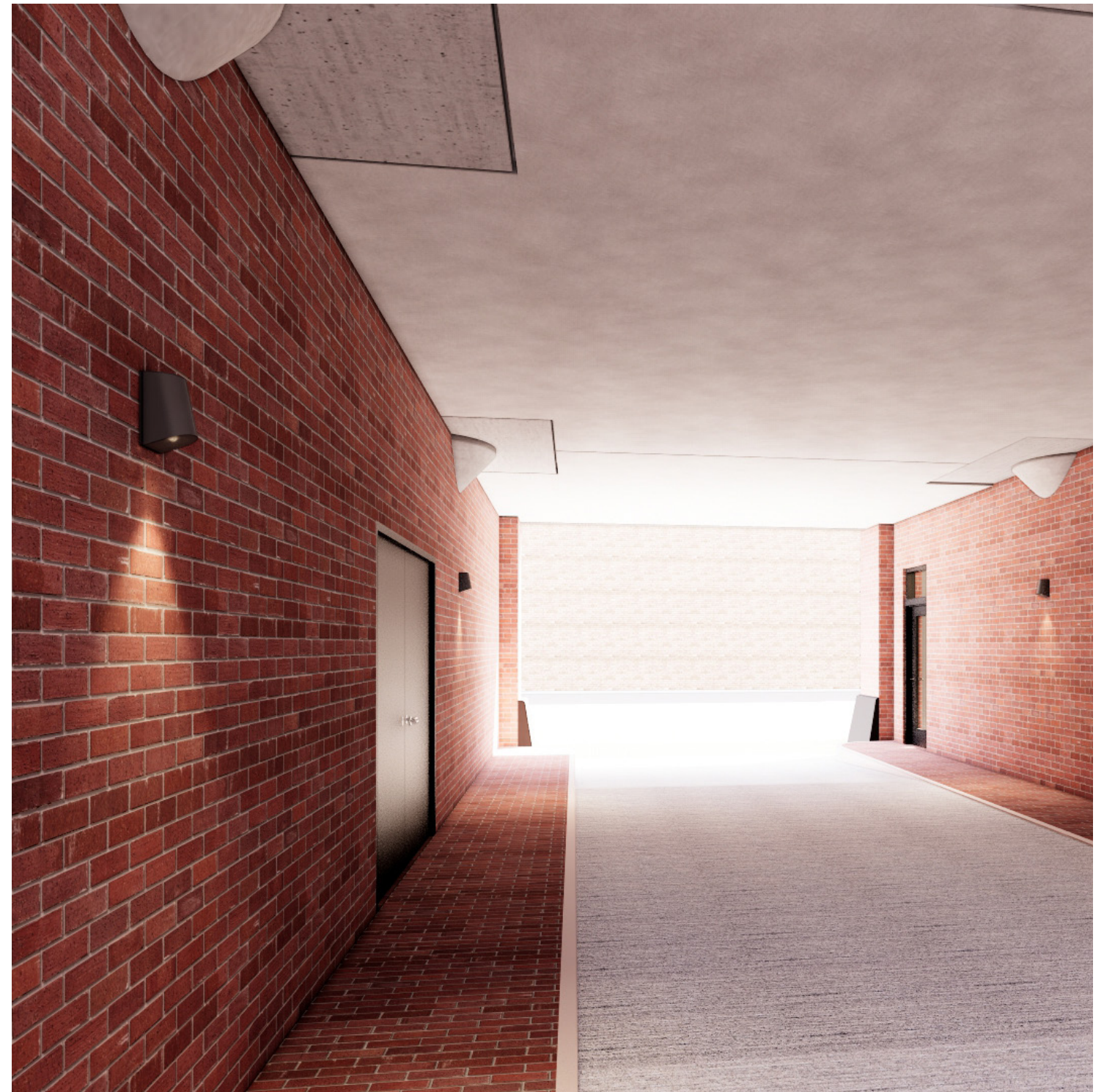
STOREFRONT LIGHTING + SIGNAGE

144 CHARLES STREET | BHAC APPLICATION | 2021.06.17

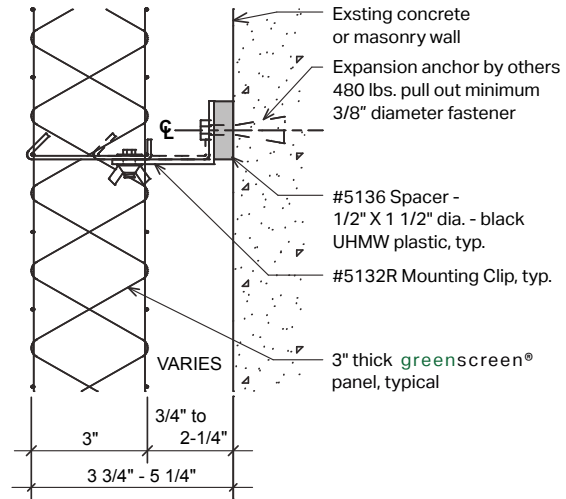


EXTERIOR PASSAGE SCONCE:

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



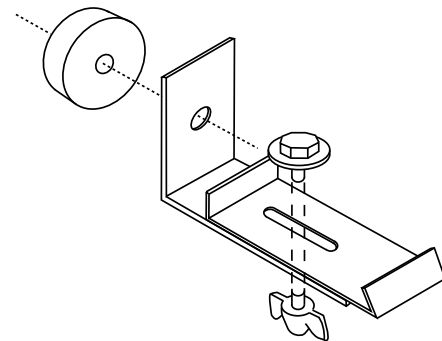
PROPOSED VIEW OF LIGHTING



SECTION



Matte Texture Black



5132R ADJUSTABLE CLIP

The 5132R Adjustable Clip provides panel support for both download and uplift. The clip can mount to wall surfaces or to a steel frame. The slot allows for panel adjustment and ease of installation.

GREEN SCREEN SYSTEM:

- ADDRESSES ABUTTER REQUESTS FOR MAINTAINING IVY AT REAR OF BUILDING
- 3" THICK MODULAR PANELS ANCHORED DIRECTLY TO THE EXISTING MASONRY USING ENGINEERED ATTACHMENT CLIPS
- MATTE TEXTURE BLACK FINISH



Existing view of ivy at west elevation

VINE SYSTEM AT WEST ELEVATION

144 CHARLES STREET | BHAC APPLICATION | 2021.06.17



THANK YOU