

155-159 CHARLES STREET / LANDMARKS REVIEW

EGERIA GROUP

APRIL 2026

Feedback from BHAC February 19:

- Positive response to update design
- Charles St - appreciation for design proportions and simplicity of facade
- Cambridge St - appreciation of window movement/rhythm
- Cornice/Storefront Entablature - request for additional emphasis, without detracting from overall massing design
- Storefront Design - request for additional richness through integrated details

Design Update:

- Masonry detailing at main cornice and storefront entablature
- L2 Soffit design
- Master sign plan and Storefront detailing.
- Materiality
- Further development of Silver Place elevation
- Roof plan with mechanical penthouse/deck/parapet

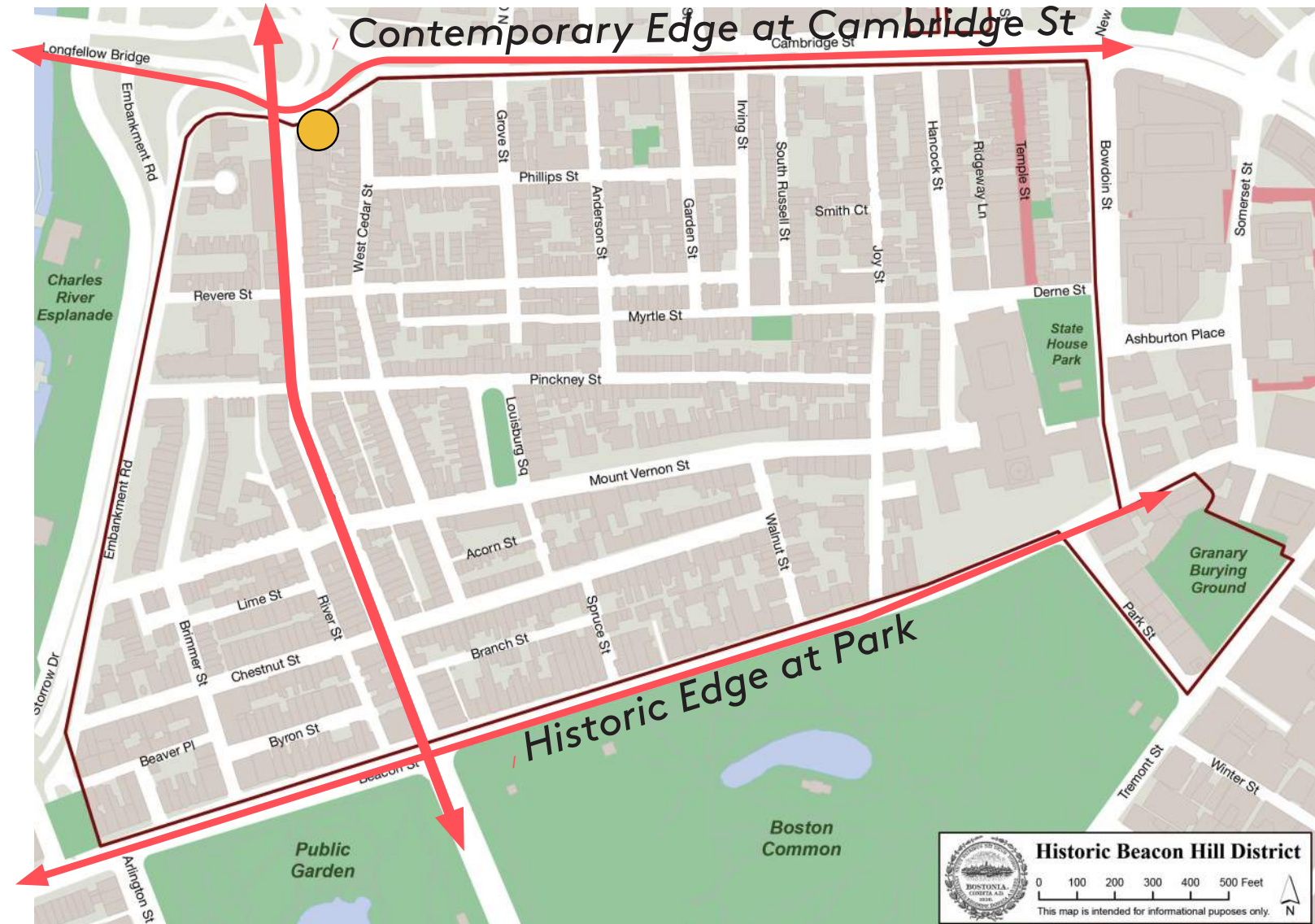




Gateway between Beacon Hill and Cambridge St/West End



Bold anchoring architecture at neighborhood edge conditions



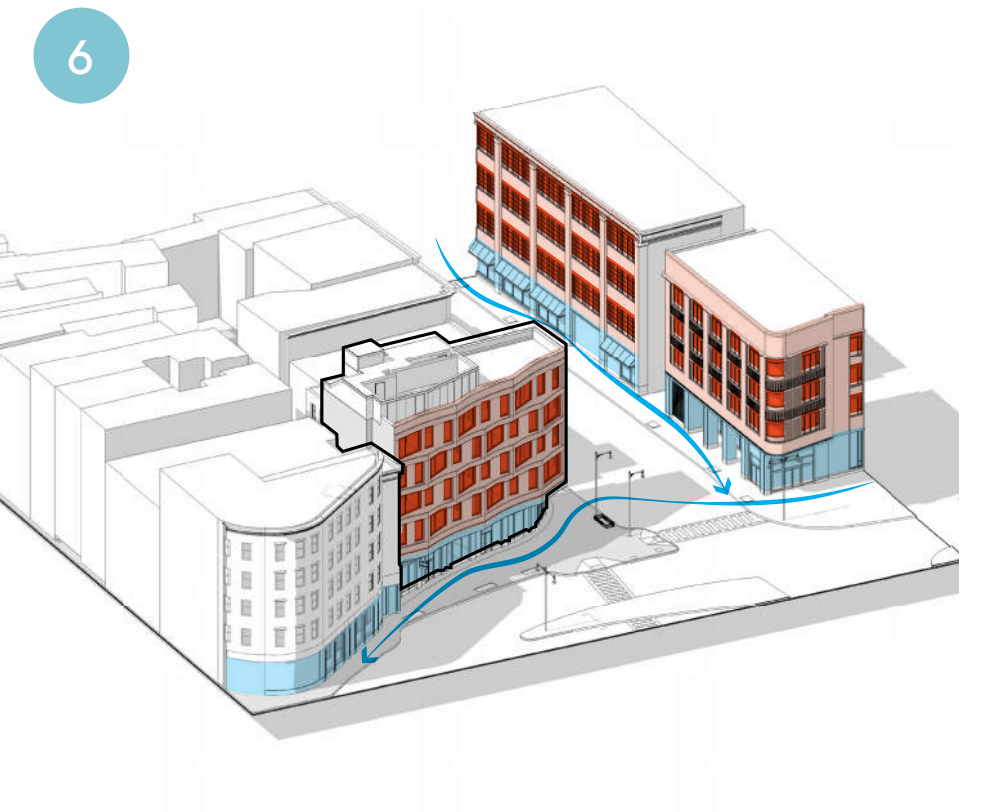
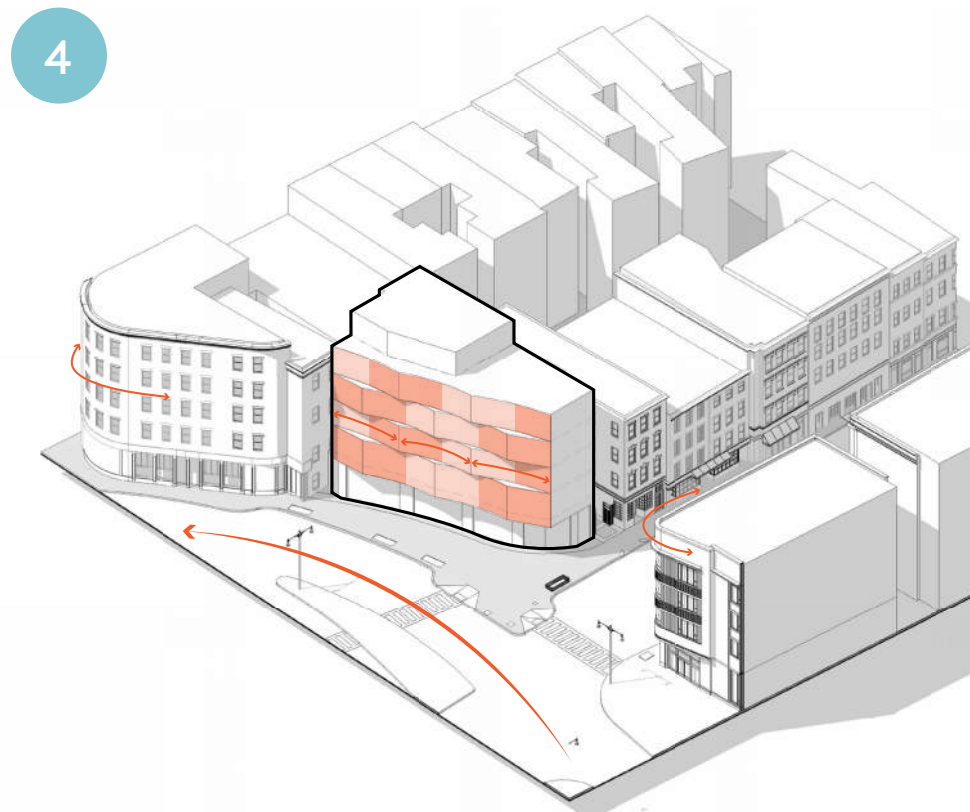
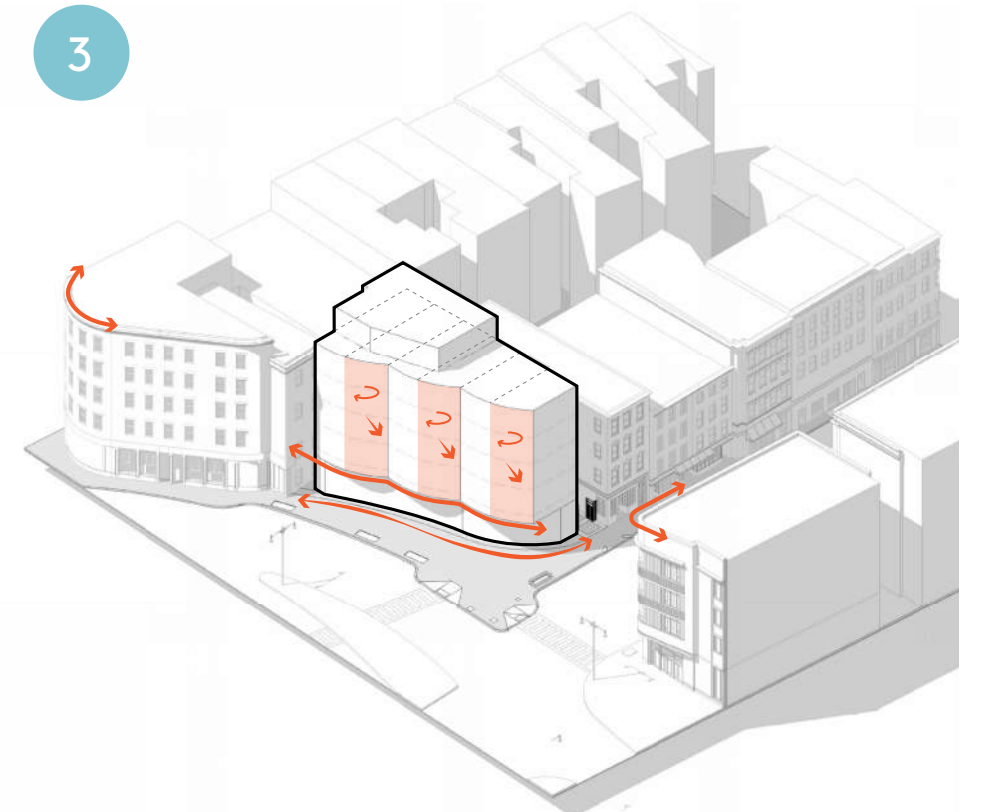
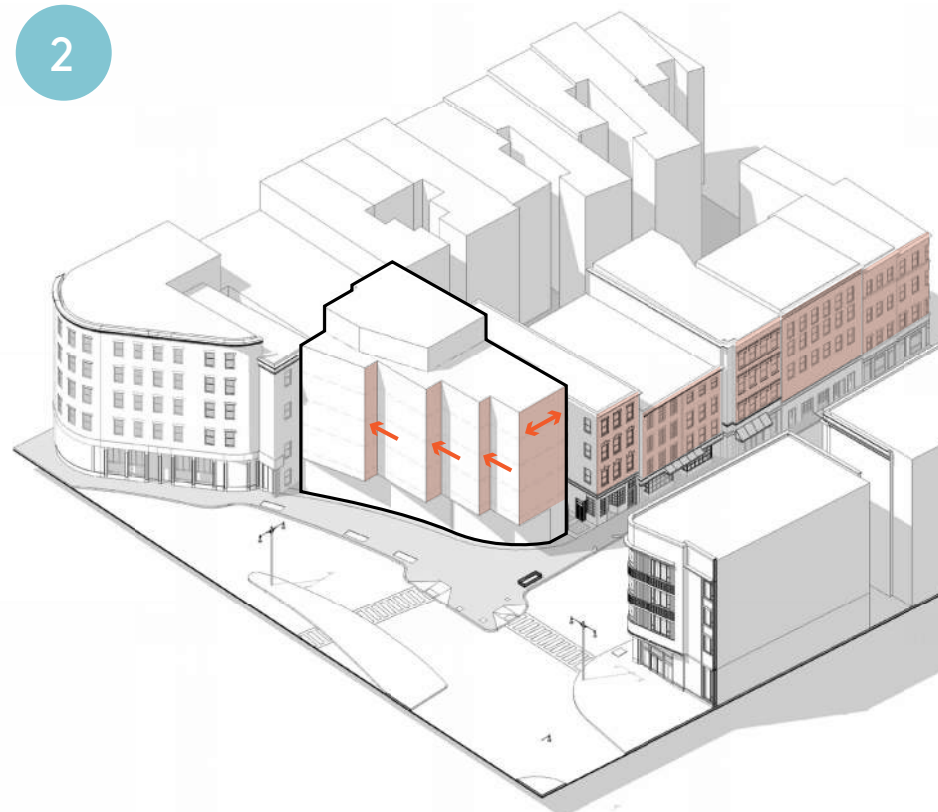
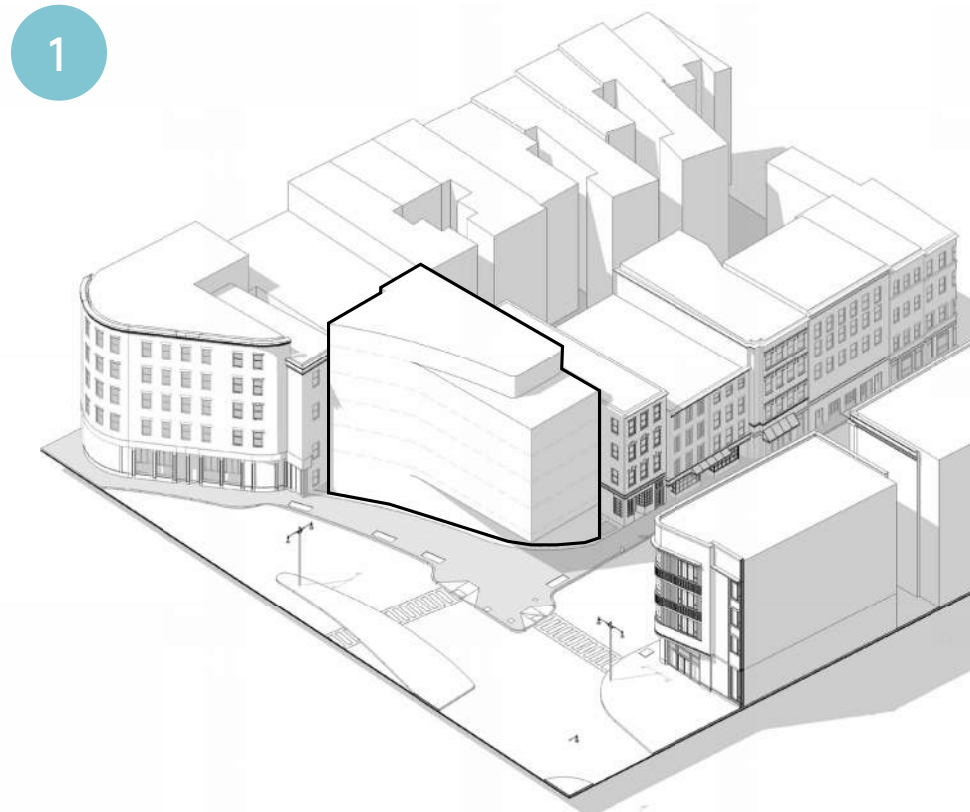
ALLOWABLE ZONING HEIGHT

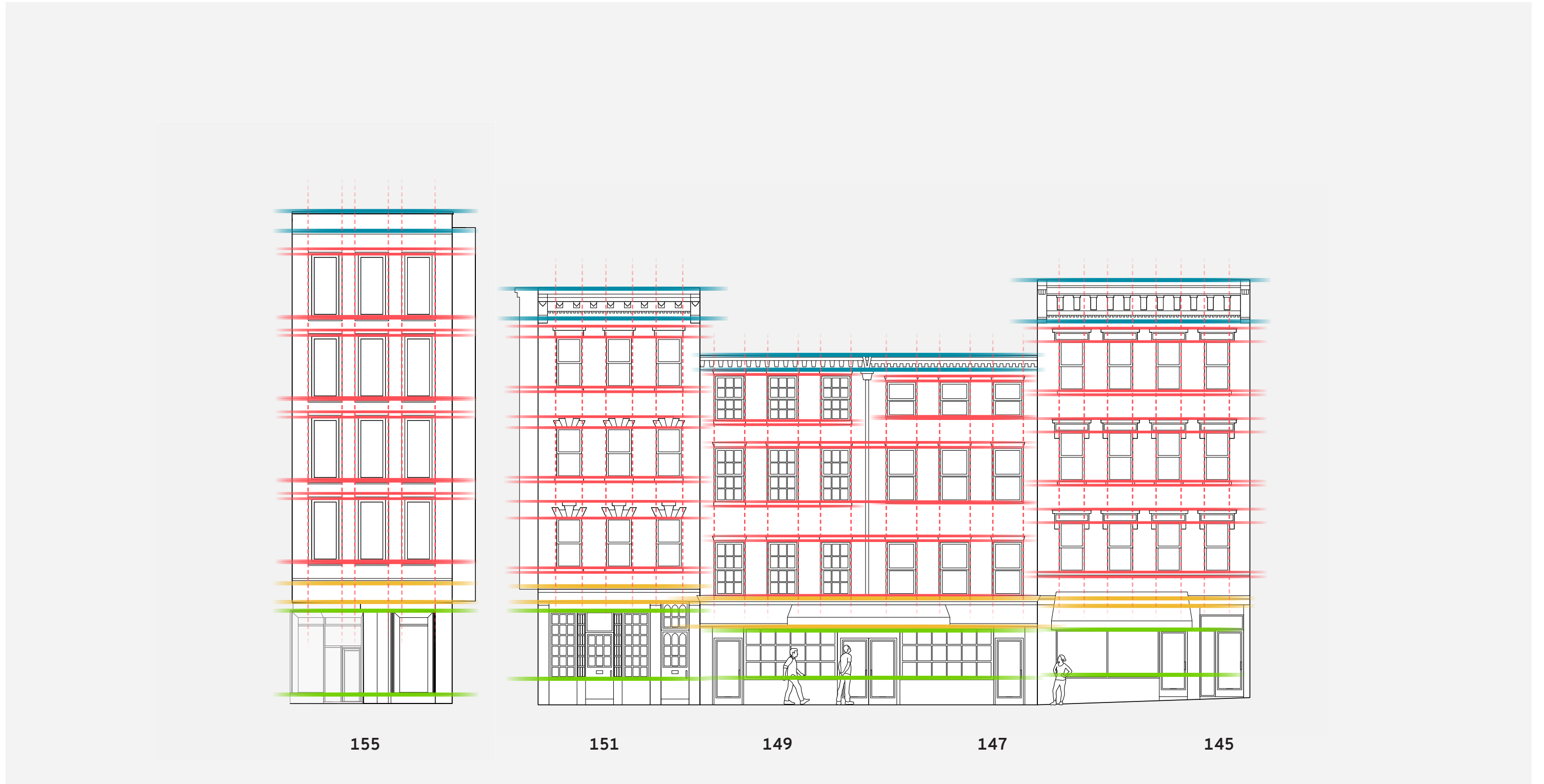
40'



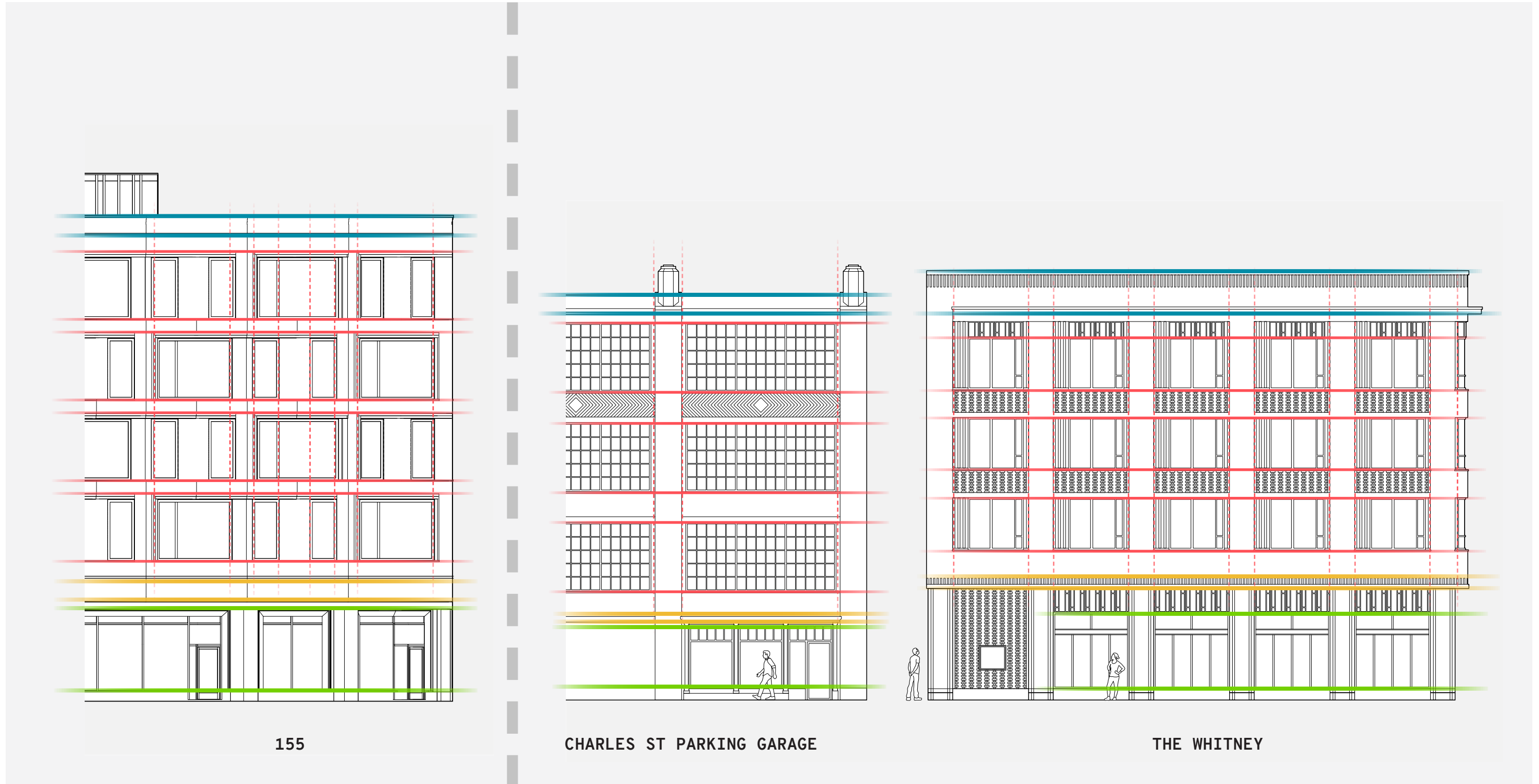
CAMBRIDGE STREET ELEVATION

CHARLES STREET





CHARLES STREET EAST ELEVATION



PREVIOUS VERSION
(1/28/26)

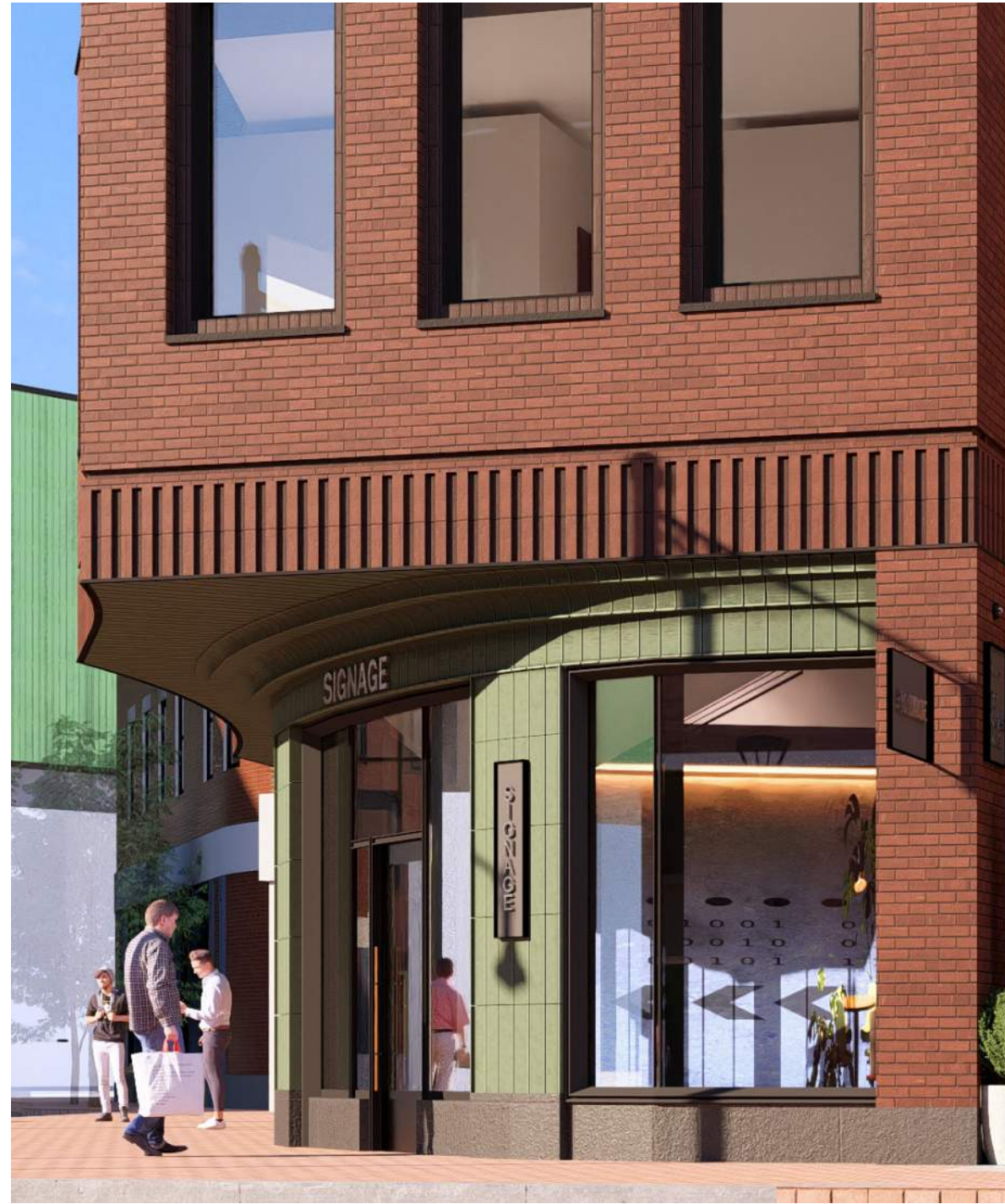


PROPOSED UPDATE

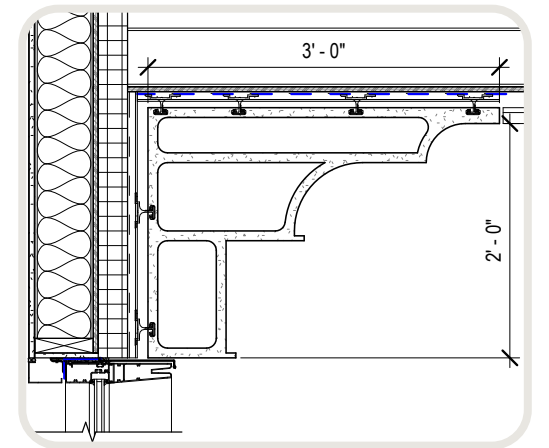


PREVIOUS VERSION
(1/28/26 LANDMARKS SUBMISSION)

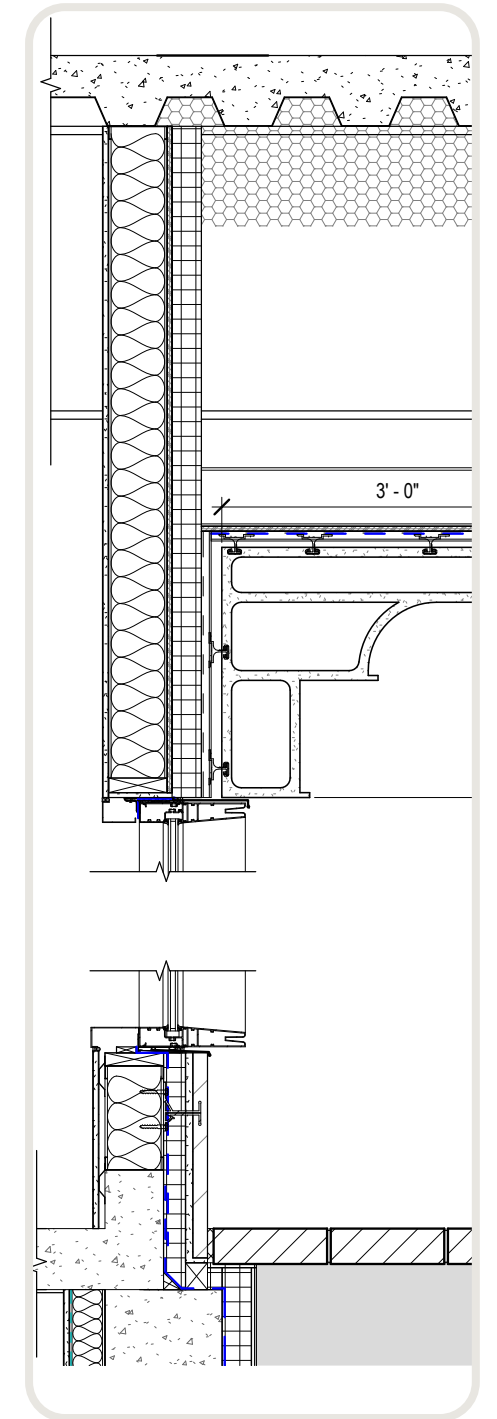
PROPOSED UPDATE



MATERIAL SAMPLE



PROFILE DETAIL



PROFILE DETAIL



PROPOSED BLEND FOR 155 CHARLES :
BOWERSTON MAHOGANY SMOOTH (90%) + SORREL SMOOTH (10%) IN SUNLIGHT

BRICK IMAGERY IN FRONT OF EXISTING CVS - IN SHADOW



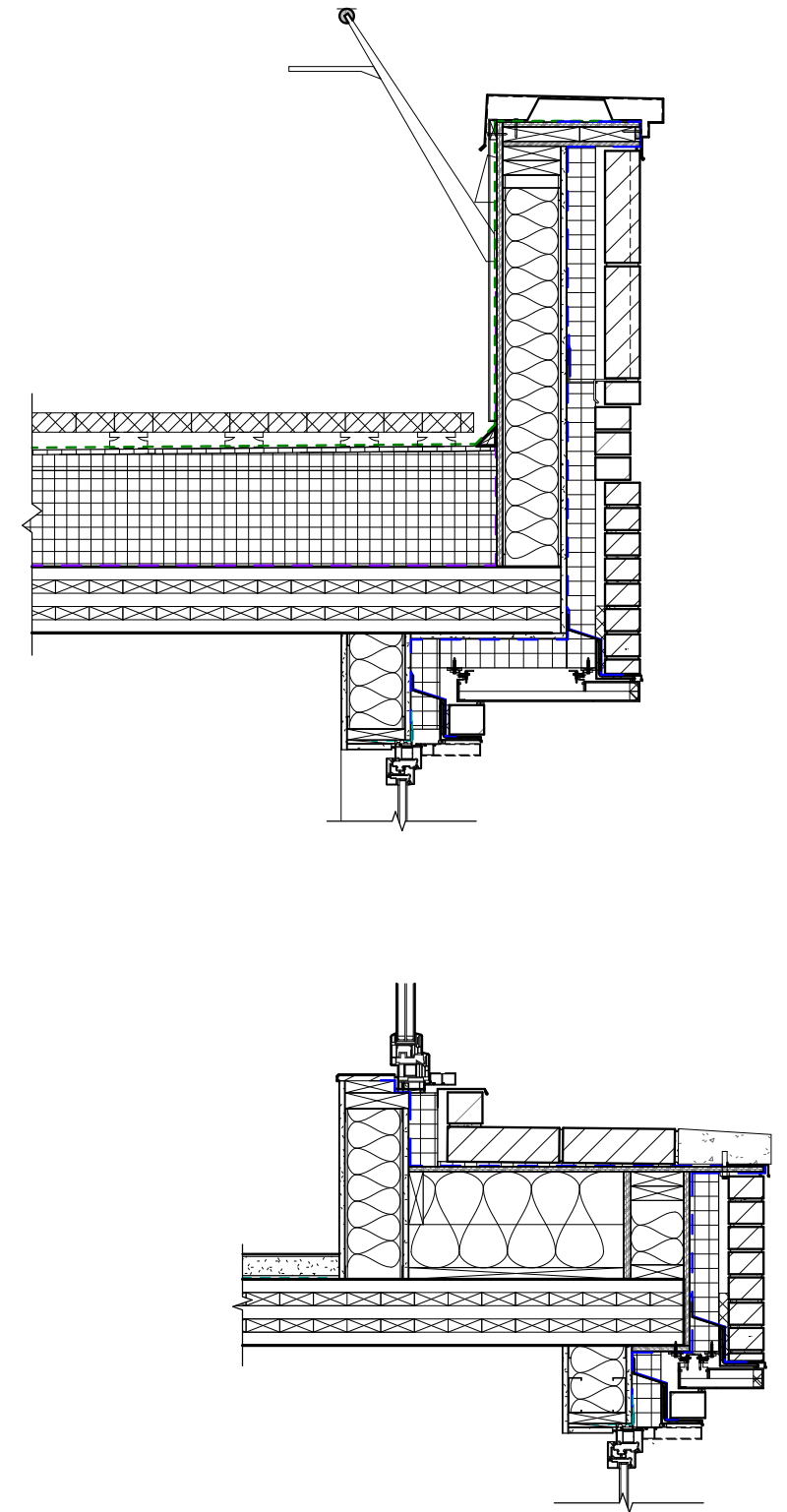
PROPOSED BLEND FOR 155 CHARLES :
BOWERSTON SORREL SMOOTH (10%) + MAHOGANY SMOOTH(90%)

PROPOSED SET-BACK BRICK AT WINDOW SURROUNDS :
BOWERSTON MAHOGANY WIRE-CUT

















brick detailing wraps into alleyway

inset brick matches proportion of windows

copper metal bay, standing seam, matches headhouse

canopy

potential camera locations

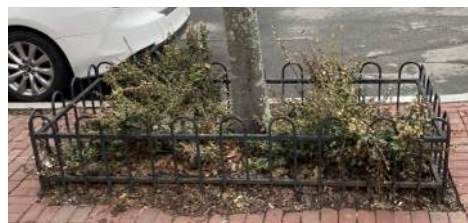
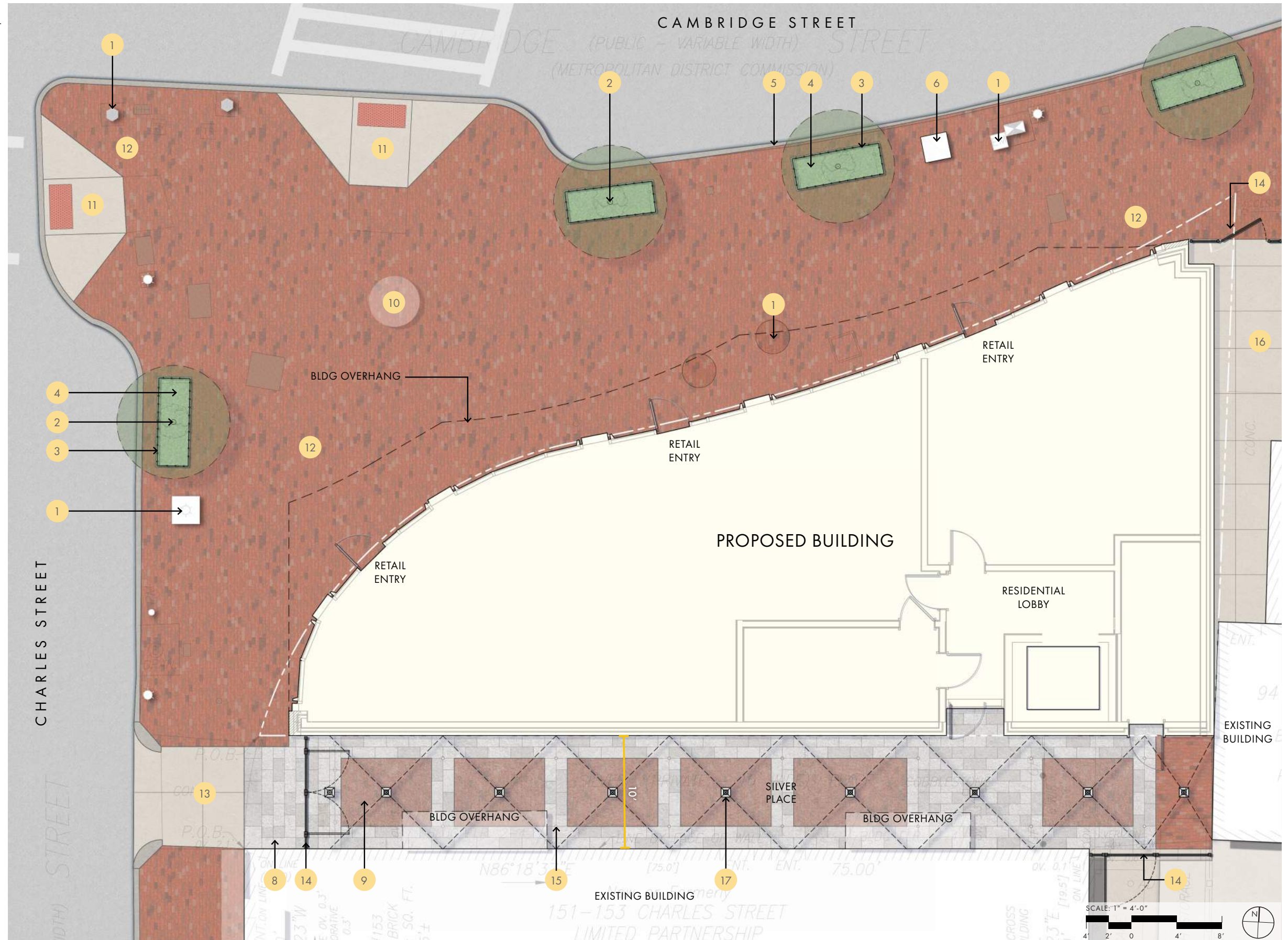
security gate





LEGEND

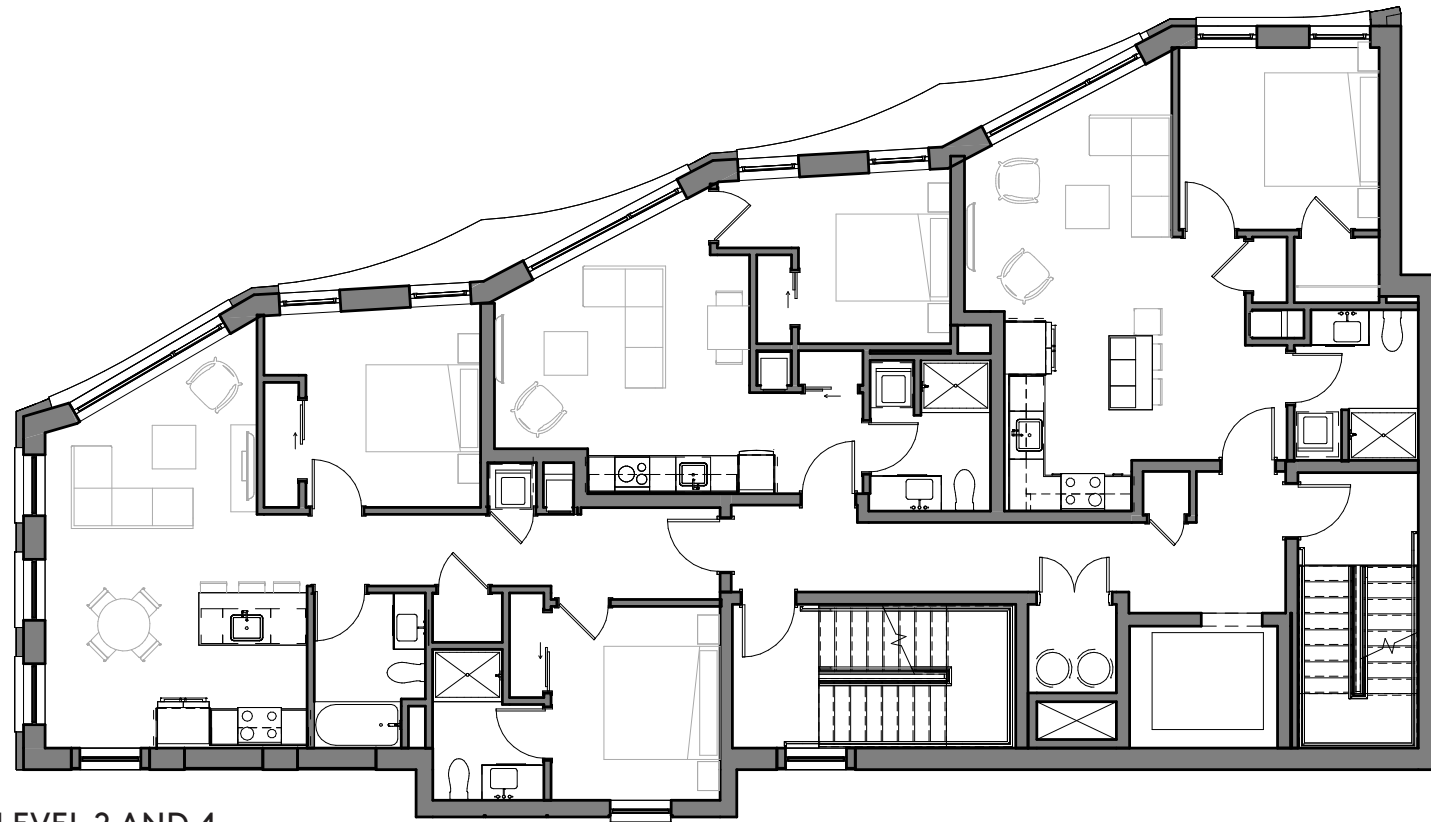
- 1 EXISTING UTILITIES TO REMAIN, TYPICAL
- 2 EXISTING DECIDUOUS TREE
- 3 BEACON HILL TREE GUARD, TYPICAL
- 4 GROUNDCOVER PLANTING
- 5 EXISTING GRANITE CURB TO REMAIN
- 6 RELOCATED USPS MAIL DROP
- 7 3' DIAMETER PLANTER, TYPICAL
- 8 GRANITE PAVING
- 9 BRICK PAVING
- 10 REMOVABLE CHRISTMAS TREE STAND
- 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



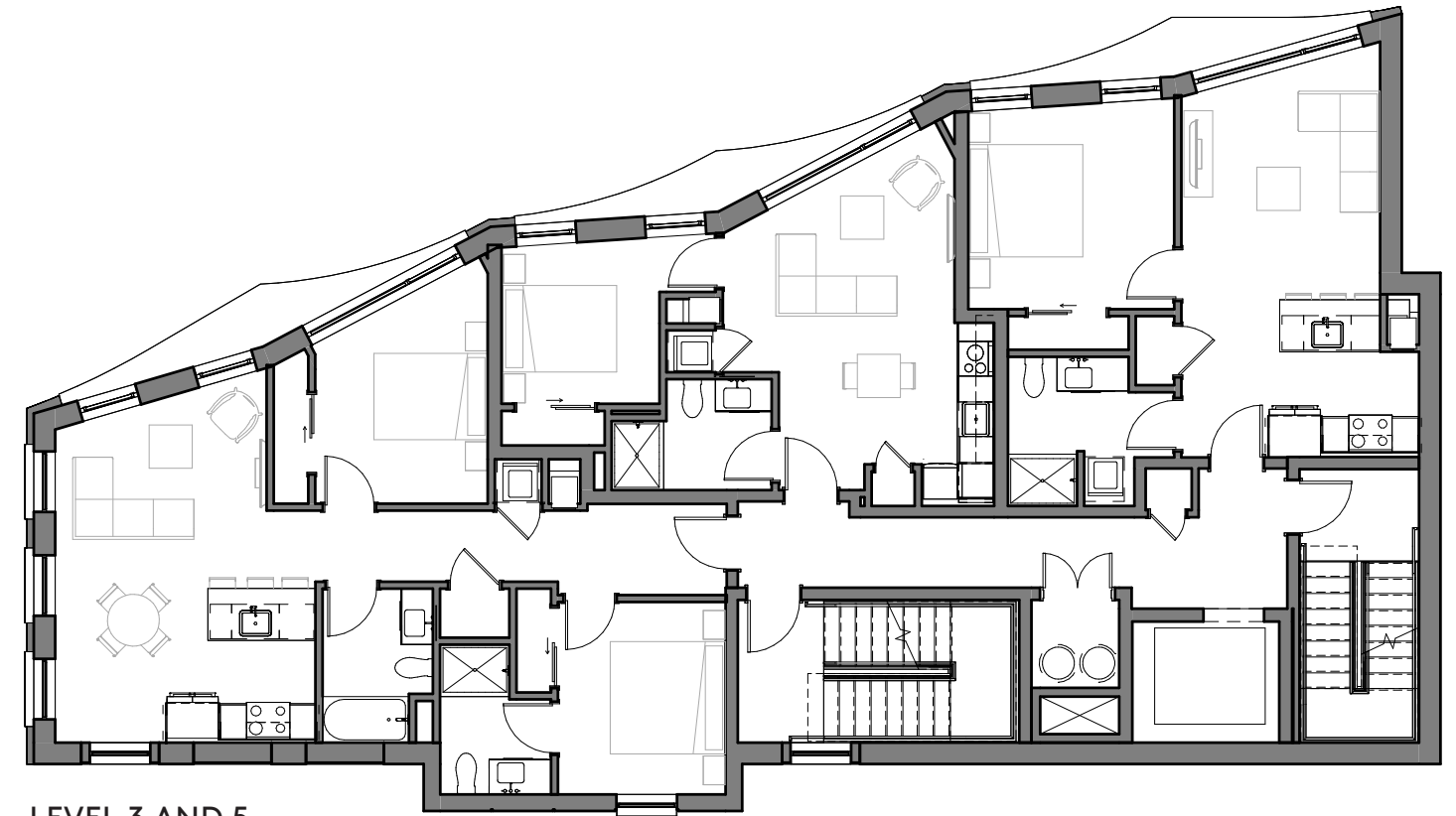
UPDATED TREE GRATE ON SITE AND AT WHITNEY



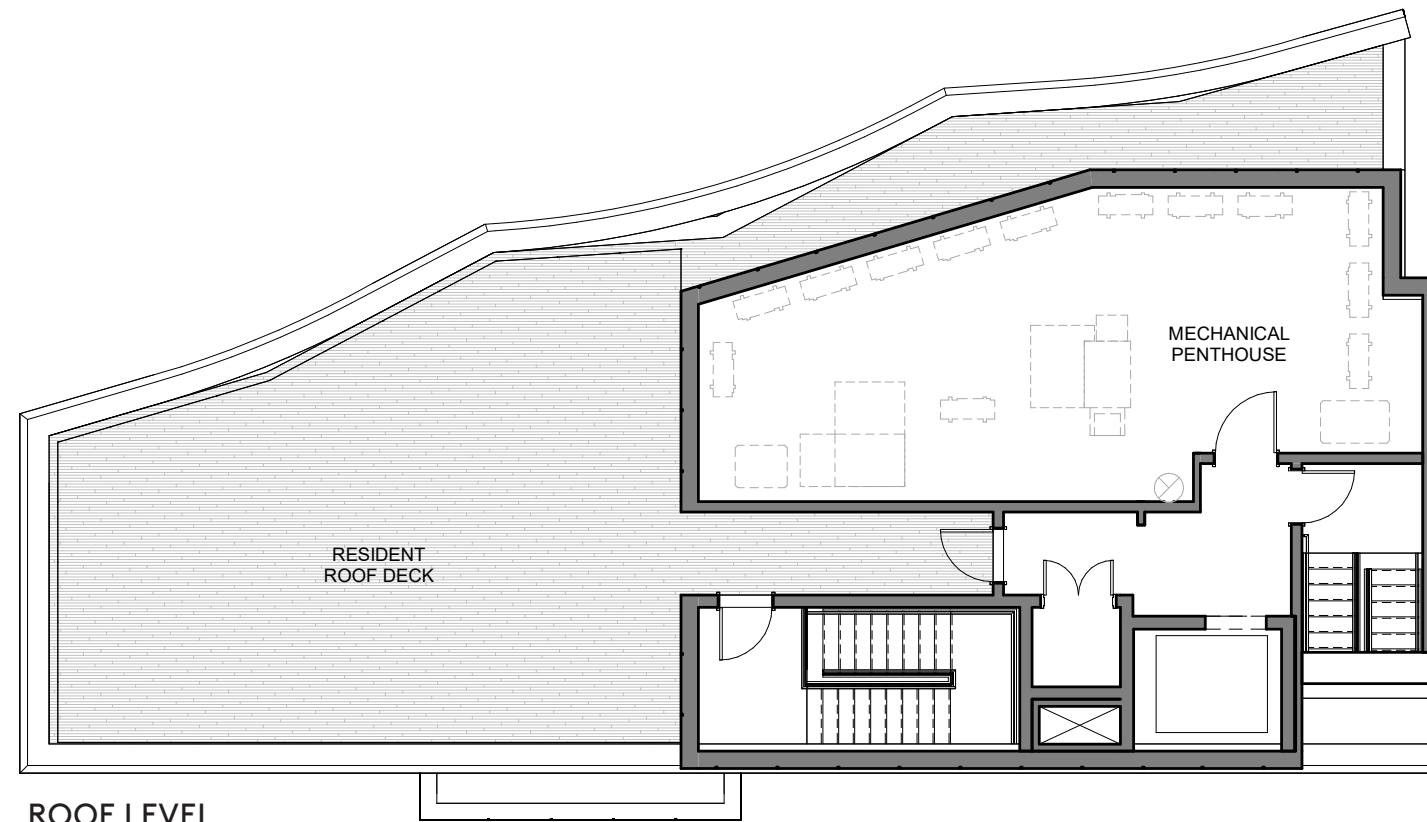
EXISTING TREE GRATE, TO BE UPDATED TO MATCH



LEVEL 2 AND 4



LEVEL 3 AND 5



ROOF LEVEL

