

155-159 CHARLES STREET / LANDMARKS UPDATE

EGERIA GROUP

MAY 2026

RODE **MDLA** MCDERMOTT
QUILTY &
MILLER LLP **EGERIA**

Feedback from Landmarks Review - April 16:

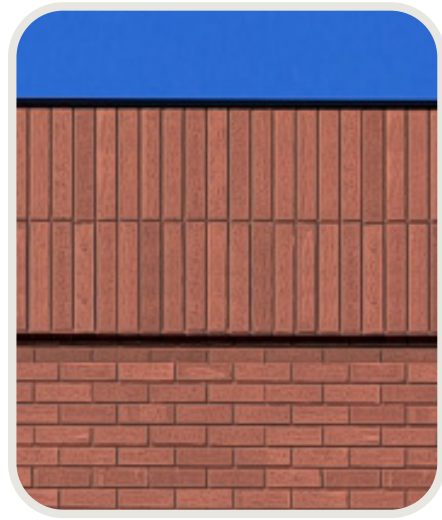
- Majority of design approved contingent on future project mock-up

Additional review of the following items:

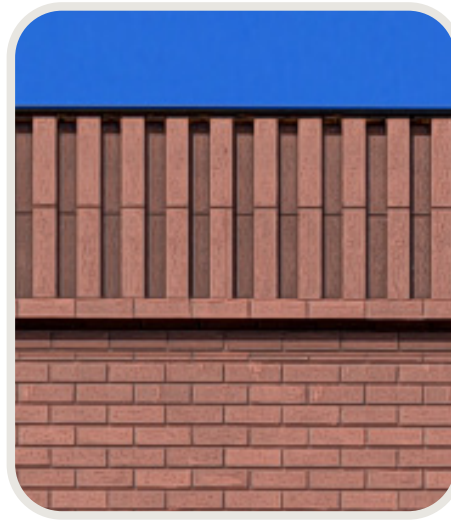
- Cornice - Overly expressive, reduce amount of shadow/relief
- Soffit Transition - Simplify geometry
- Signage - Replace pier mounted signs with hung blade signs
- Lighting - Refine previous proposal, include example projects of proposed lighting levels.



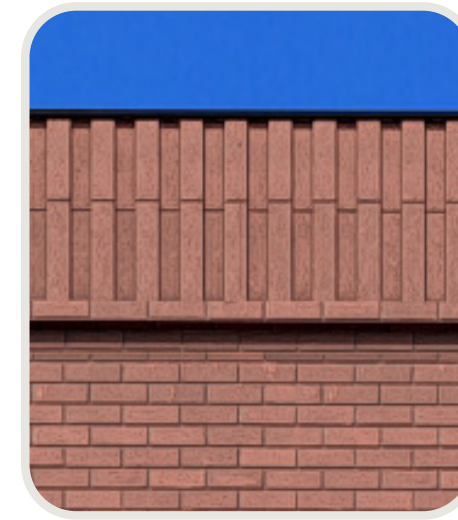
PREVIOUS VERSION
(1/28/26)



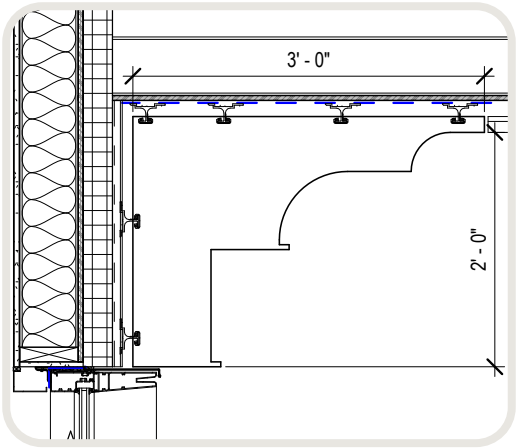
PREVIOUS VERSION
(4/16/26)



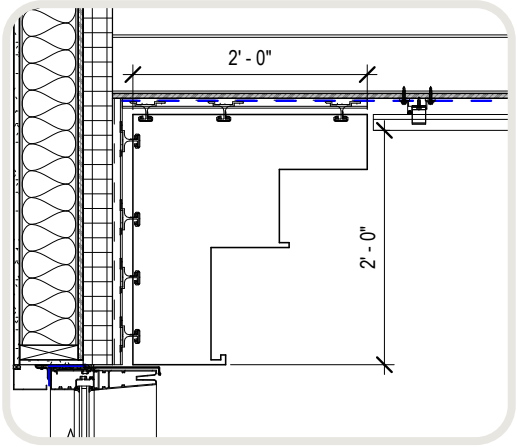
PROPOSED UPDATE



PREVIOUS VERSION



PREVIOUS PROFILE



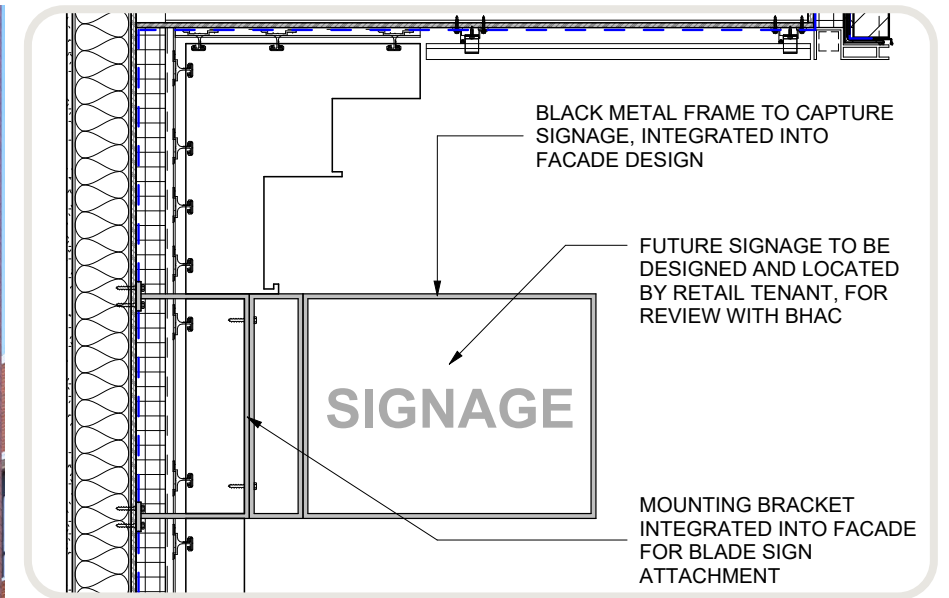
REVISED PROFILE



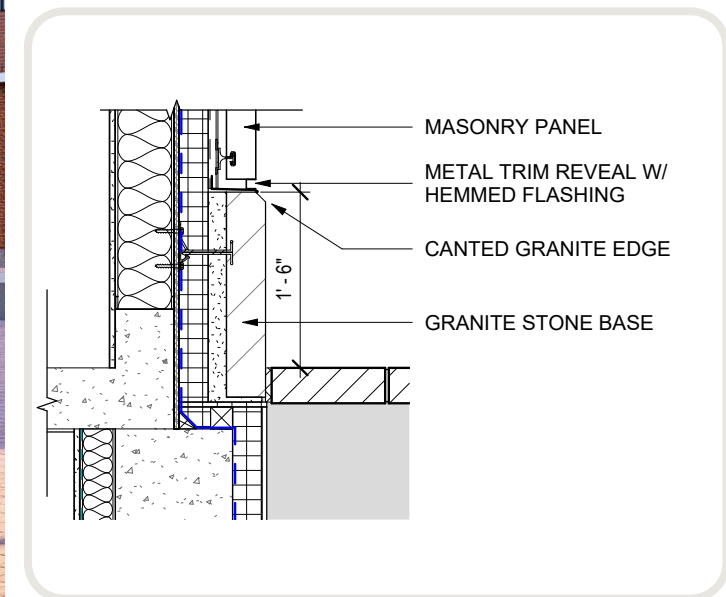
MATERIAL SAMPLE

PROPOSED UPDATE





SIGNAGE DETAIL



GRANITE BASE DETAIL



Proposed rendered lighting concepts working with LAM Partners:



PROPOSED LIGHTING: FIXTURE A - RECESSED DOWNLIGHTS, FIXTURE B - SIGNAGE LIGHTING

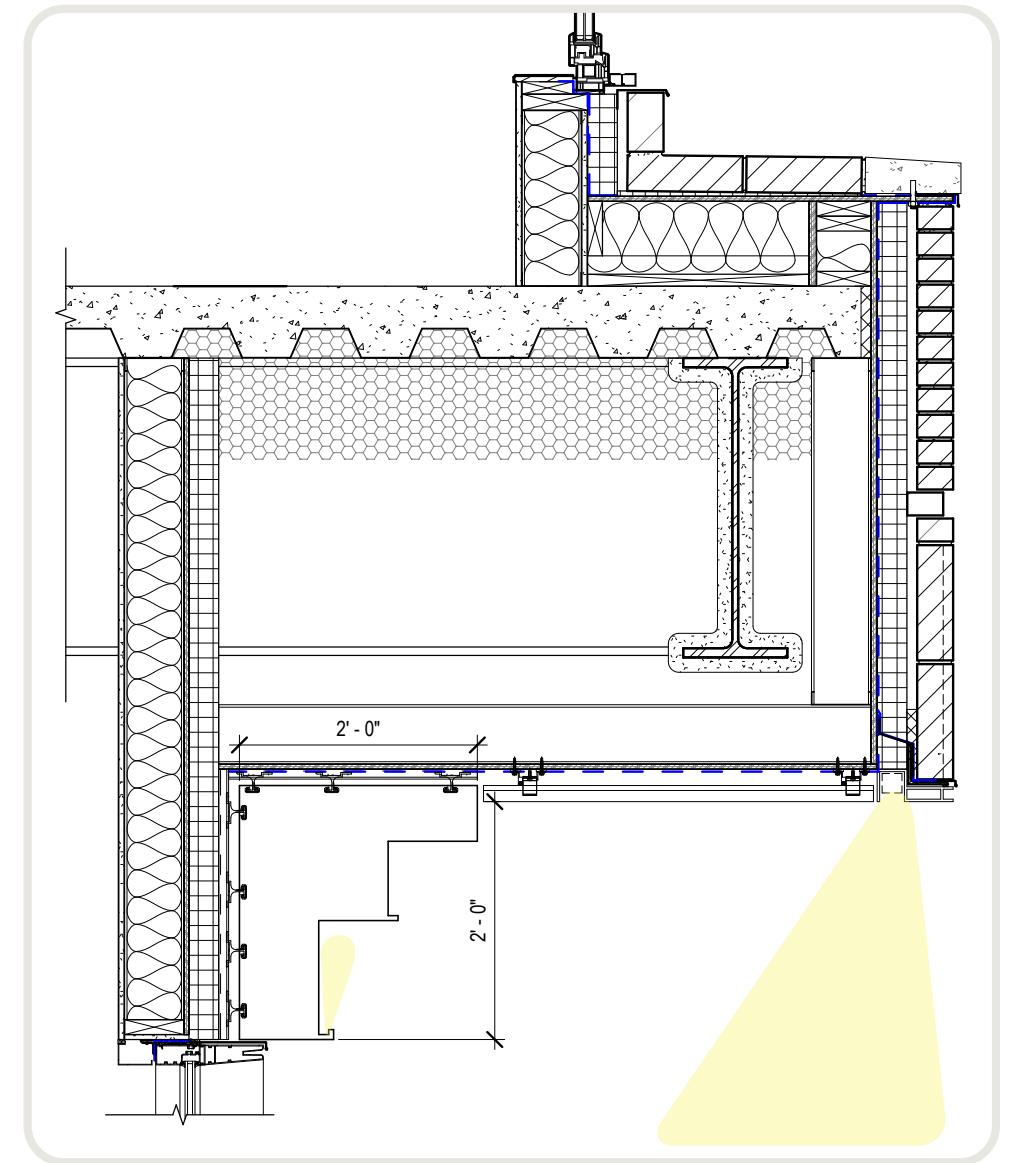
Local lighting installations with similar soffit light levels as proposal:



REED + BURNHAM HALLS - LESLEY UNIVERSITY



ENVOY HOTEL - ENTRY CANOPY



FIXTURE A - RECESSED 1" APERTURE DOWNLIGHT WITH LOW BRIGHTNESS OPTIC, ZAMBONI LIGHTING



FIXTURE B - SIGNAGE LIGHTING, FLEXIBLE 4MM LINEAR LED LIGHT, ATEA LIGHTING



CATENARY FIXTURE -
TEGAN LIGHTING ,9"
SHOTO SHADE

