

CONCEPTUAL DESIGN

# 144 CHARLES STREET

**HACIN + ASSOCIATES**  
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**RELATED BEAL**  
DEVELOPER + GENERAL CONTRACTOR

**HACIN + ASSOCIATES**  
ARCHITECT

**DEVELOPMENT TEAM**

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WHITNEY HOTEL, 2019



“The Whitney approaches its historic setting with a reserved confidence and high style, revealing layers of thoughtful detail as the eye lingers. The Whitney demonstrates that new can be thoughtfully placed in a sensitive location, blending old and new in the hands of a skilled project team.”

-Greg Galer  
Boston Preservation Alliance

## DEVELOPMENT TEAM

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"The Whitney's address embodies the best of the classic brick townhouse style associated with the neighborhood and balances the vibrancy of the city with the serenity of its idyllic location."

"The whole property feels like a friend's townhouse that you're lucky enough to house-sit. It's luxurious, but also uncomplicated..."

-Abbey Bielagus,



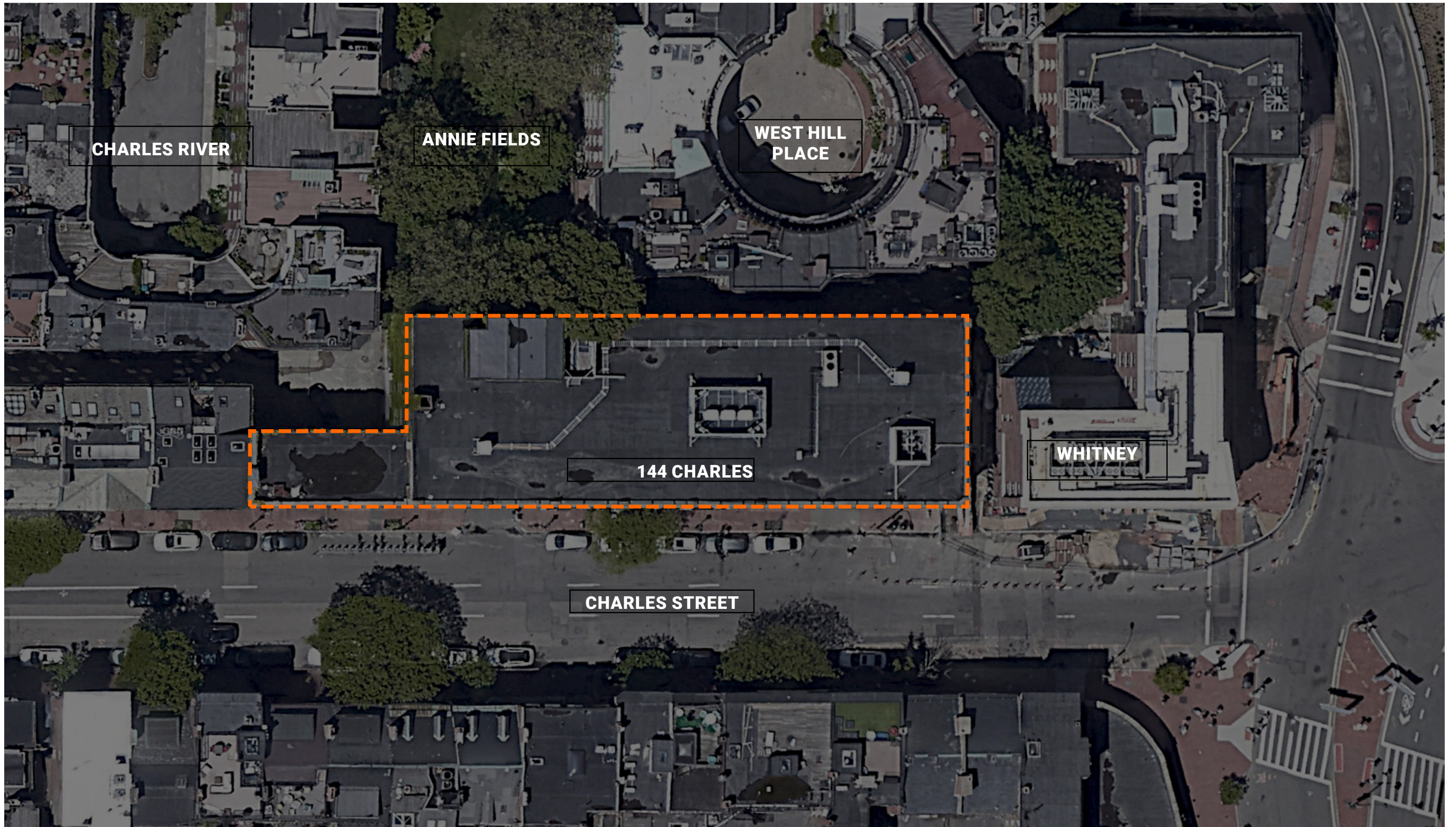
## DEVELOPMENT TEAM

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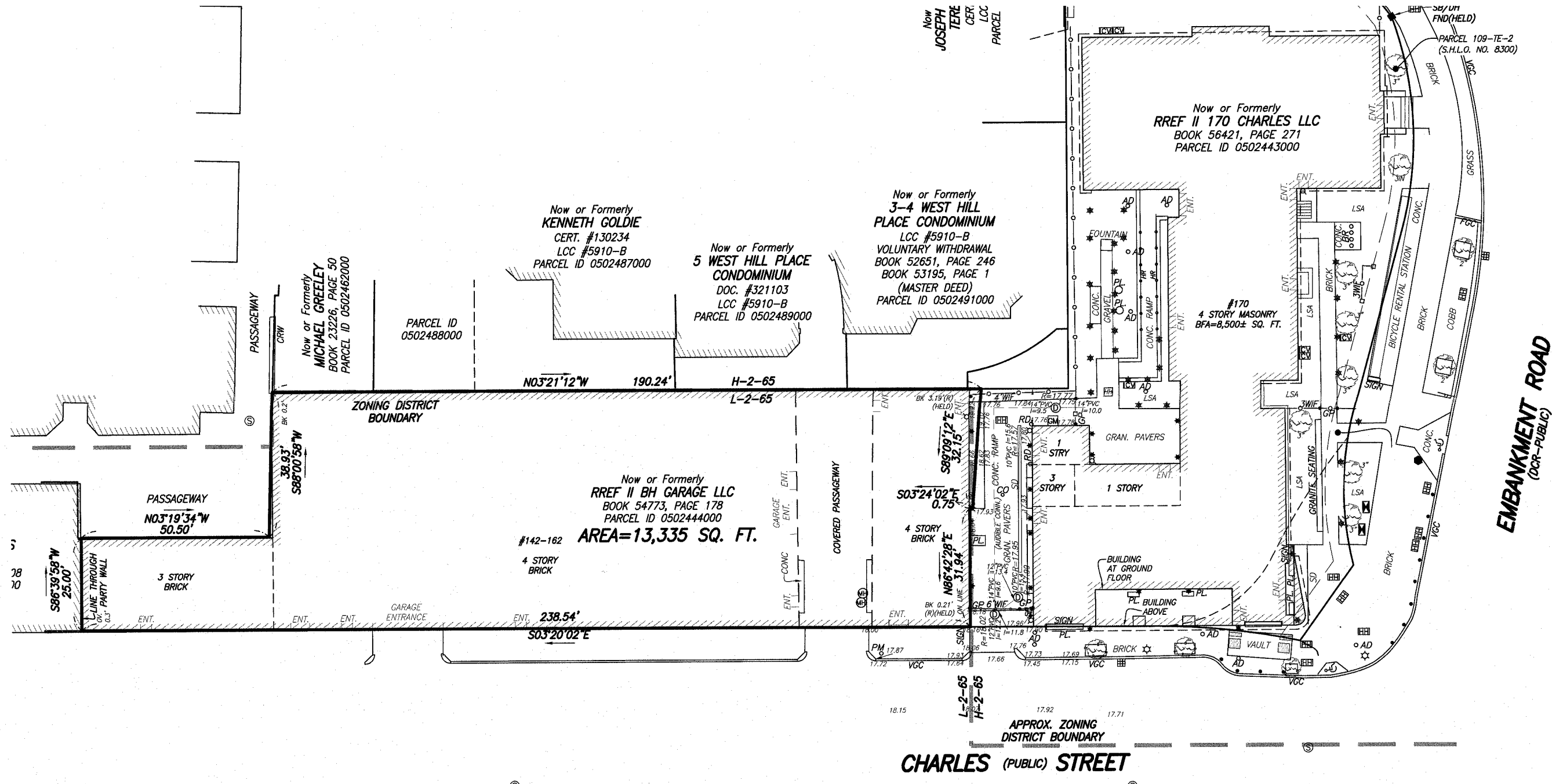
**LOCUS PLAN**  
144 CHARLES STREET



## EXISTING SITE PLAN

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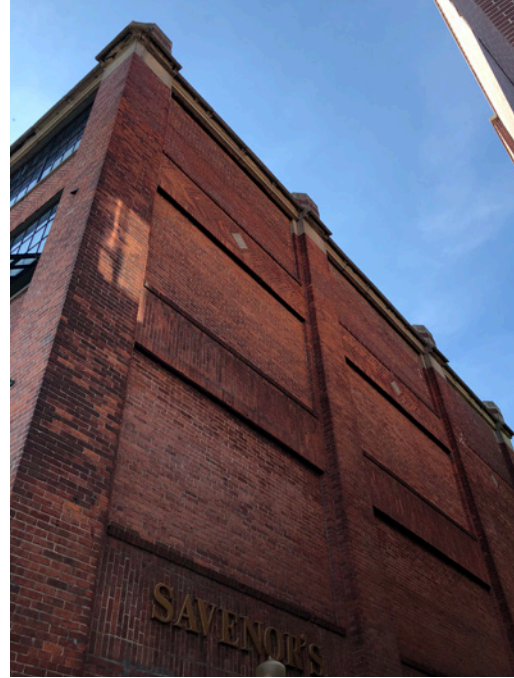


**EXISTING SITE SURVEY**

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# EXISTING CONDITIONS

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## DEVELOPMENT CONCEPT:

The Project will add office use on the upper floors in place of a portion of existing parking and related renovations including a roof deck, all within the existing building envelope. A lobby providing access to the offices will be on the ground floor. Exterior improvements will include new windows, signage, and lighting, as well as upgrades to the covered passage and accessible roof space for office tenant use.

**SITE AREA = 12,077 SF**

## EXISTING PROGRAM

- RETAIL [5,334SF]
- PARKING [41,157SF, 191 SPOTS]

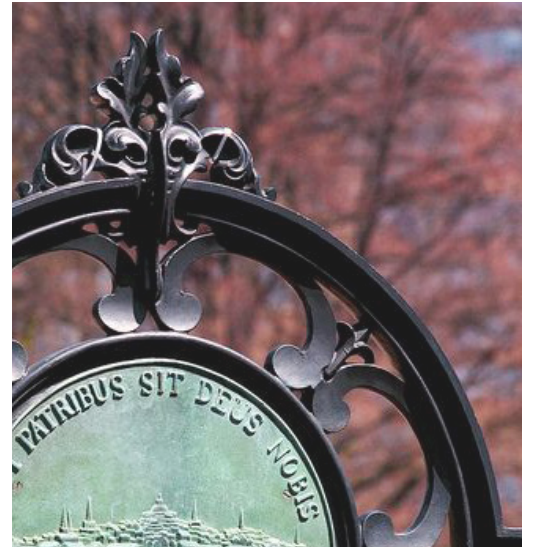
## PROPOSED PROGRAM

- RETAIL [5,737SF]
- PARKING [14,372SF, 53 SPOTS]
- OFFICE [22,079SF]

## PROPOSED PROJECT SUMMARY

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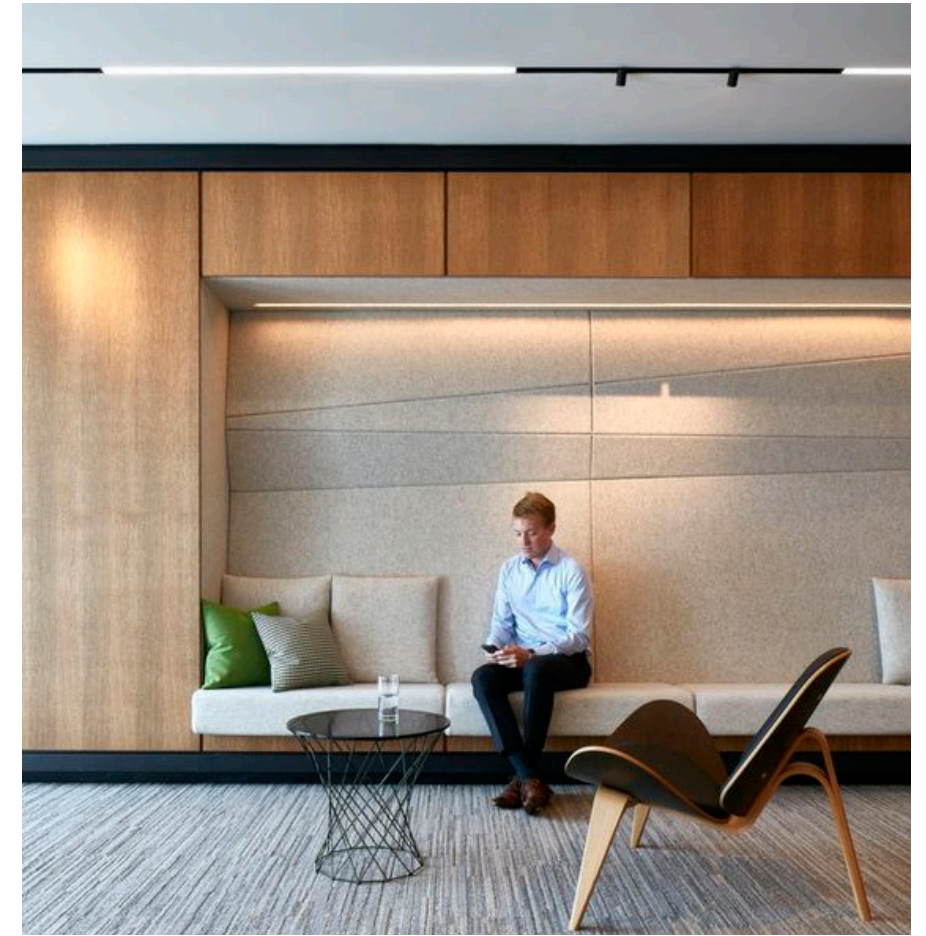
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# PROPOSED DEVELOPMENT CONCEPT

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# PROPOSED OFFICE SPACE CONCEPT

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EXISTING PARKING  
GARAGE ENTRANCE

EXISTING PASSAGE  
TO WEST HILL PLACE

EAST ELEVATION



NORTH ELEVATION



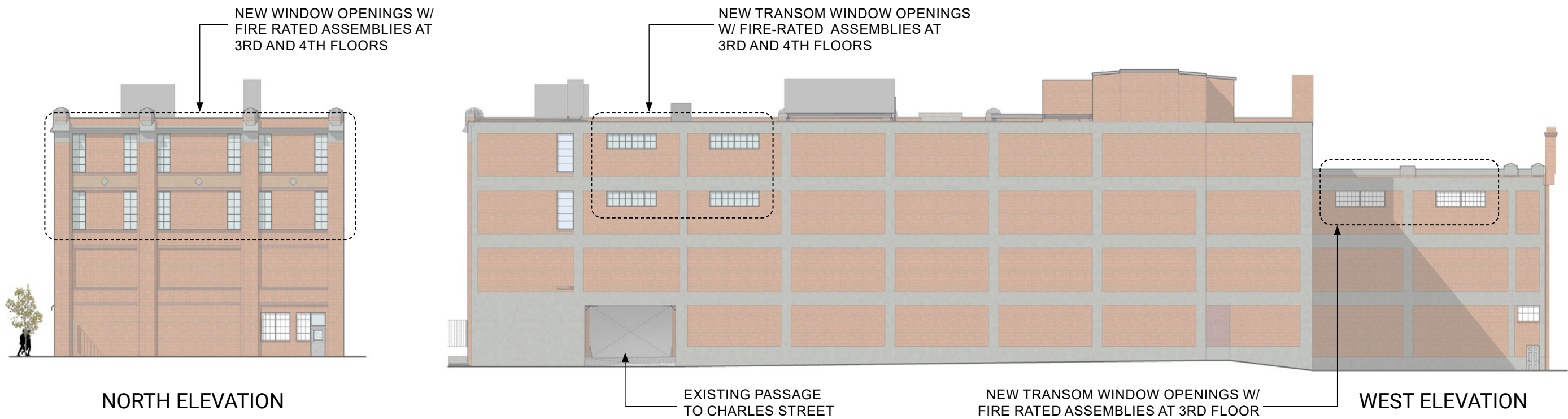
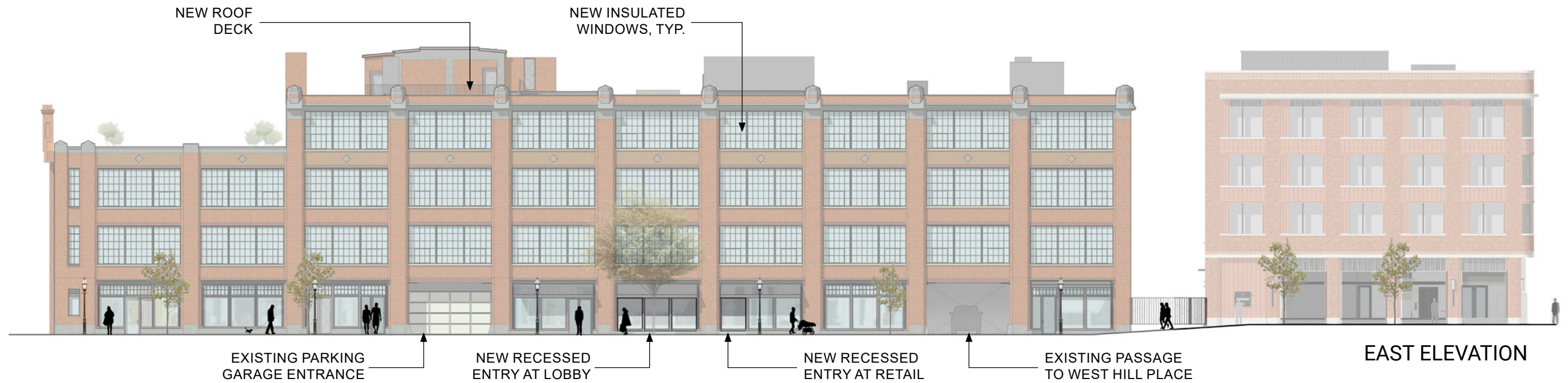
EXISTING PASSAGE  
TO CHARLES STREET

WEST ELEVATION

**EXISTING BUILDING ELEVATIONS**

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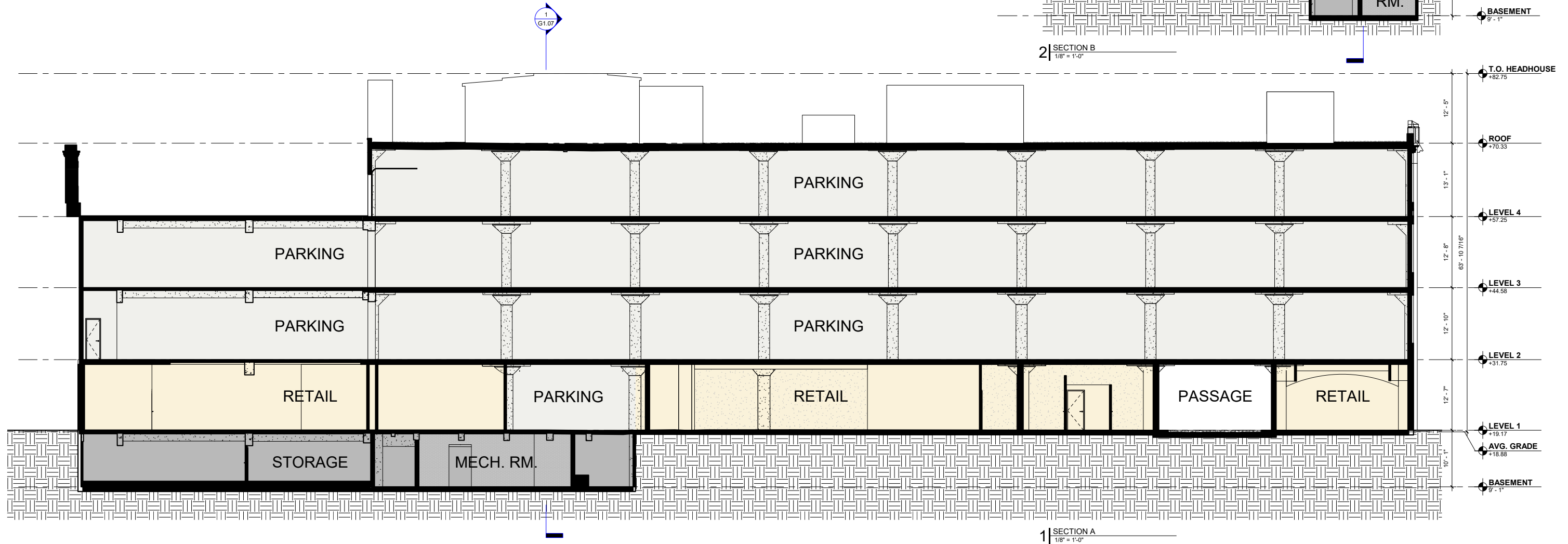
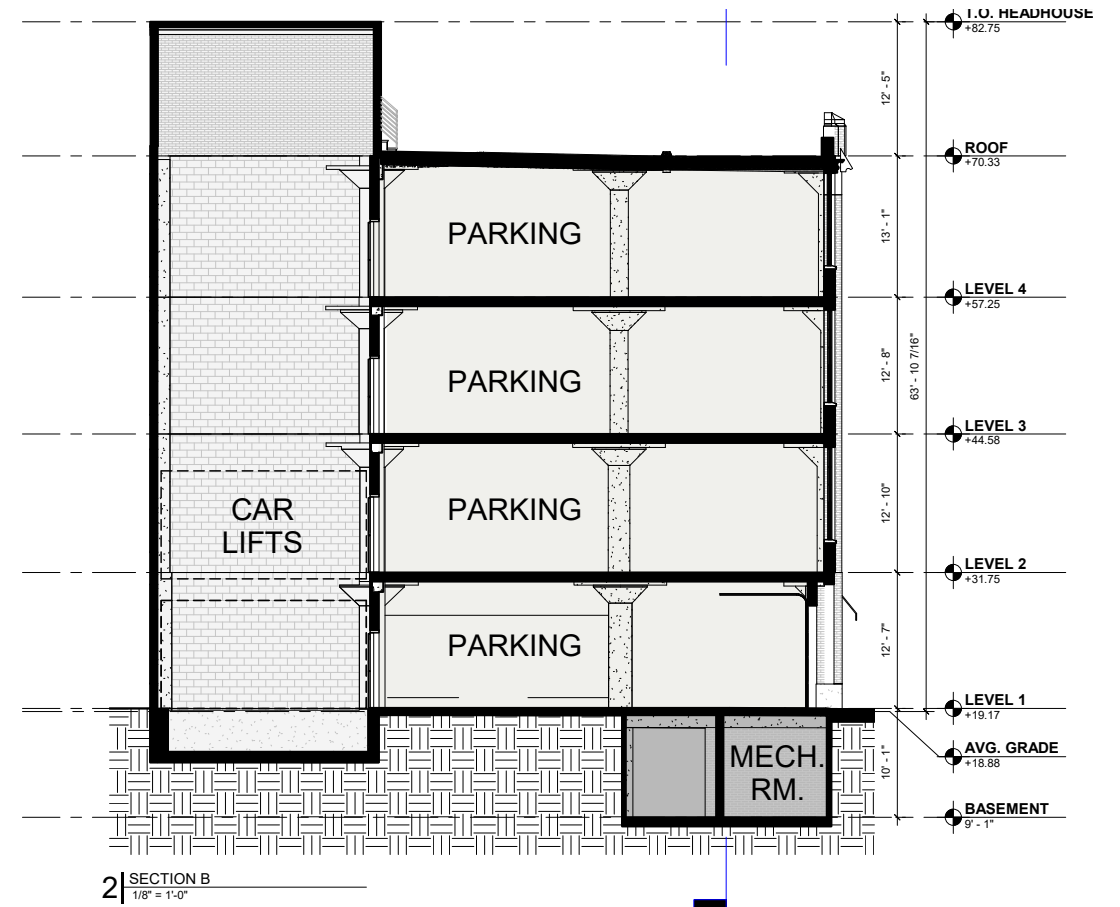
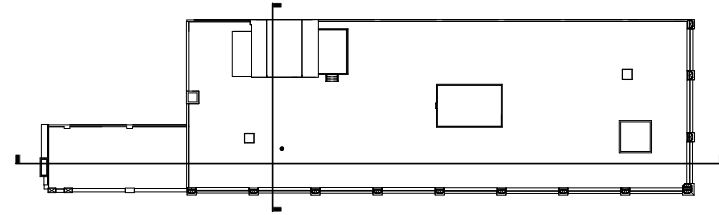


**PROPOSED BUILDING ELEVATIONS**

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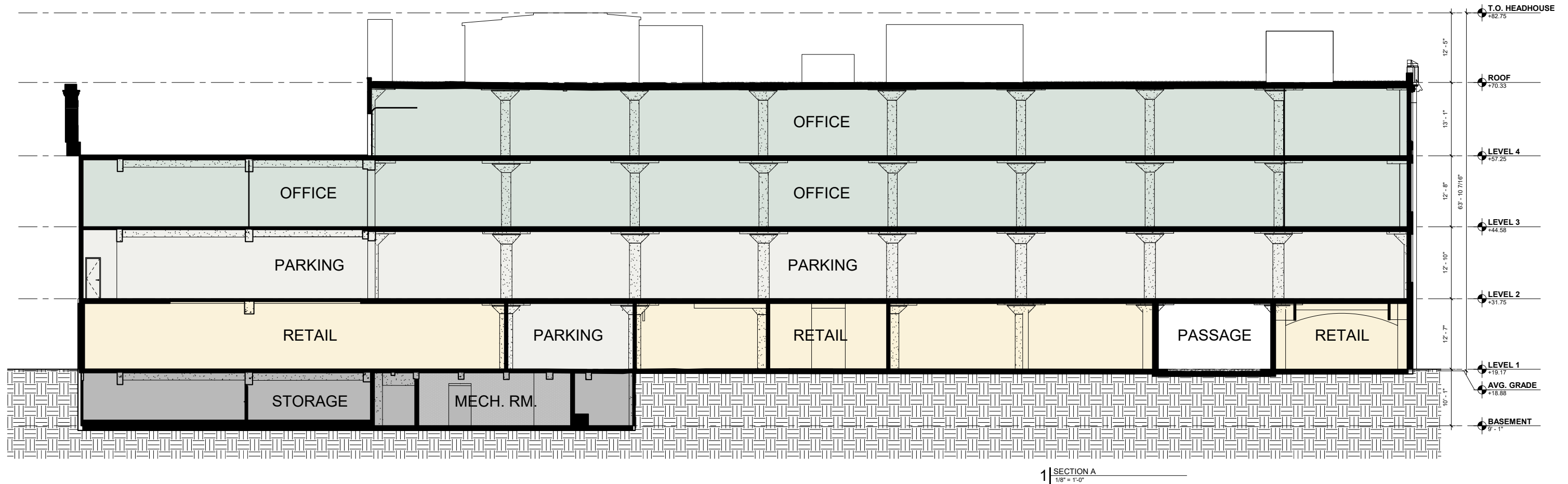
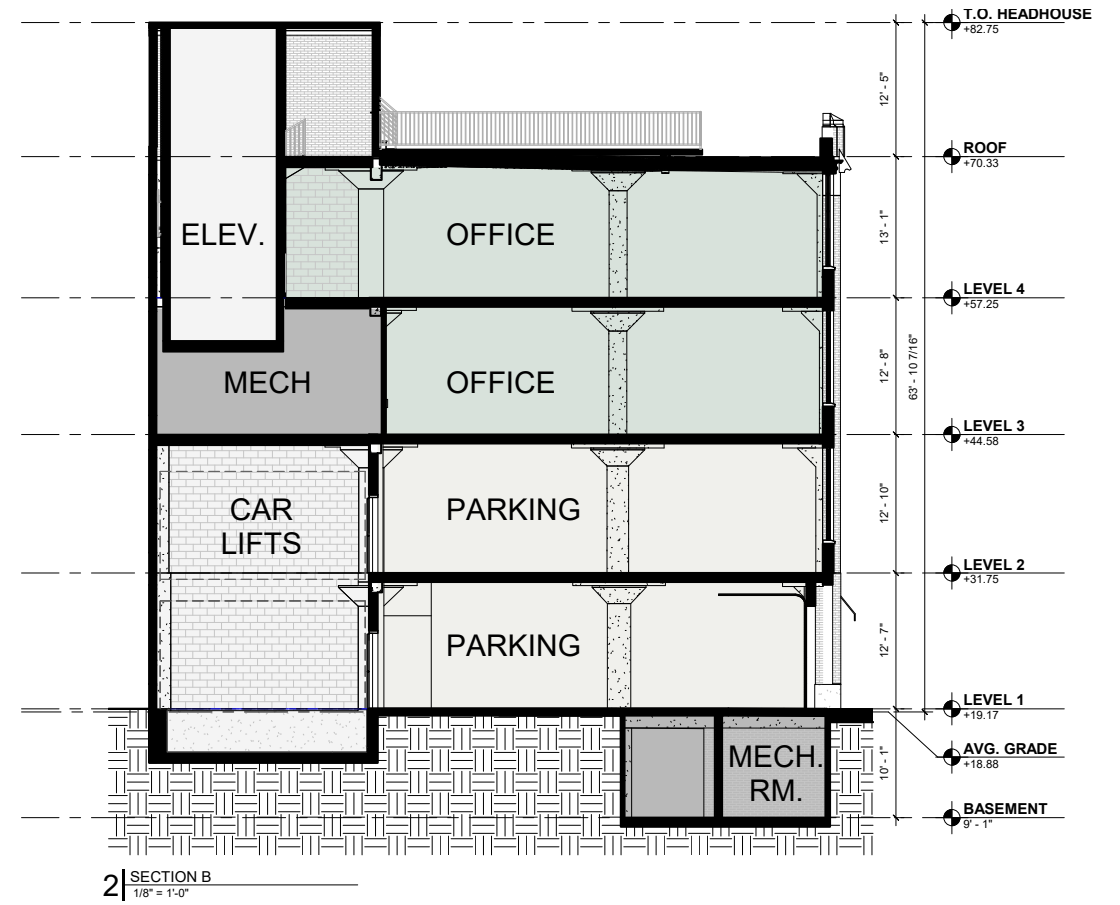
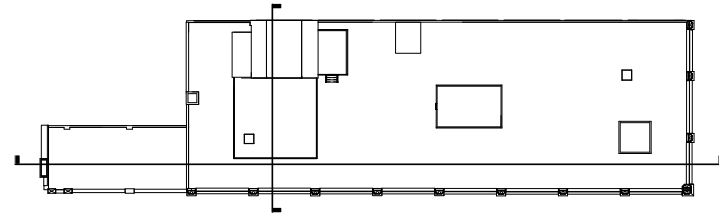
- RETAIL
- PARKING
- OFFICE
- CIRCULATION
- LOBBY
- UTILITY / STORAGE



# EXISTING BUILDING SECTIONS

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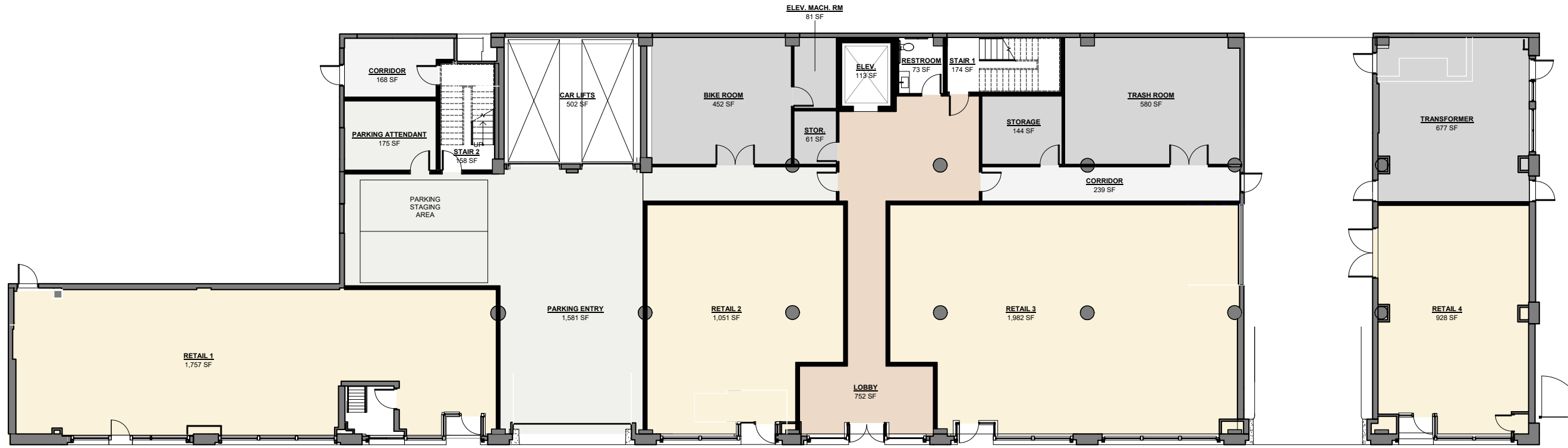
- RETAIL
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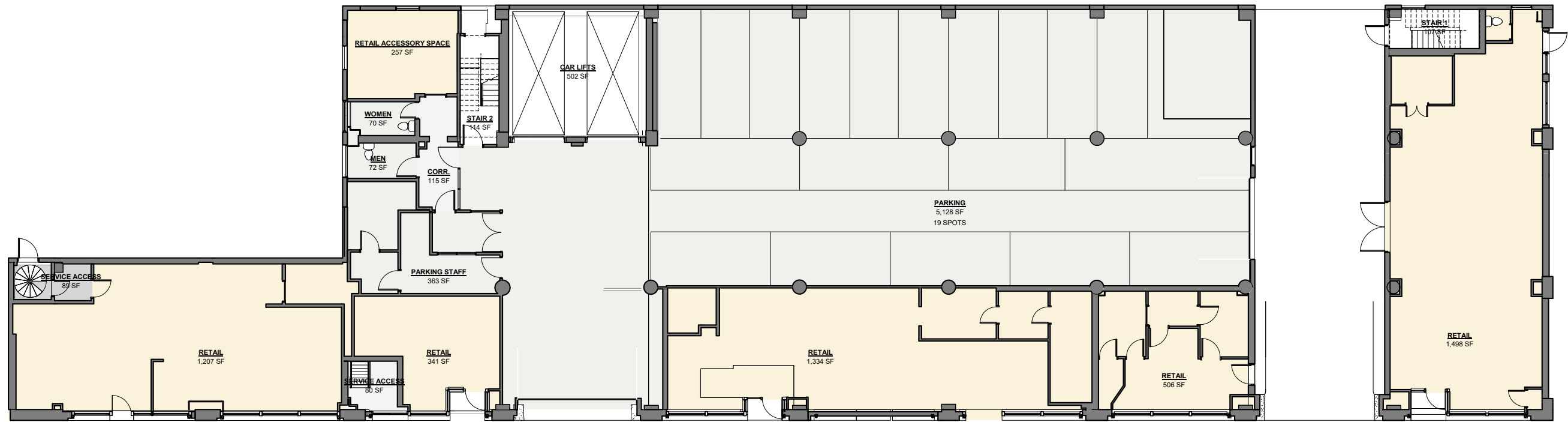
# PROPOSED BUILDING SECTIONS

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- RETAIL
- PARKING
- OFFICE
- CIRCULATION
- LOBBY
- UTILITY / STORAGE



2 | PROPOSED GROSS AREA PLAN - LEVEL 1  
1/8" = 1'-0"



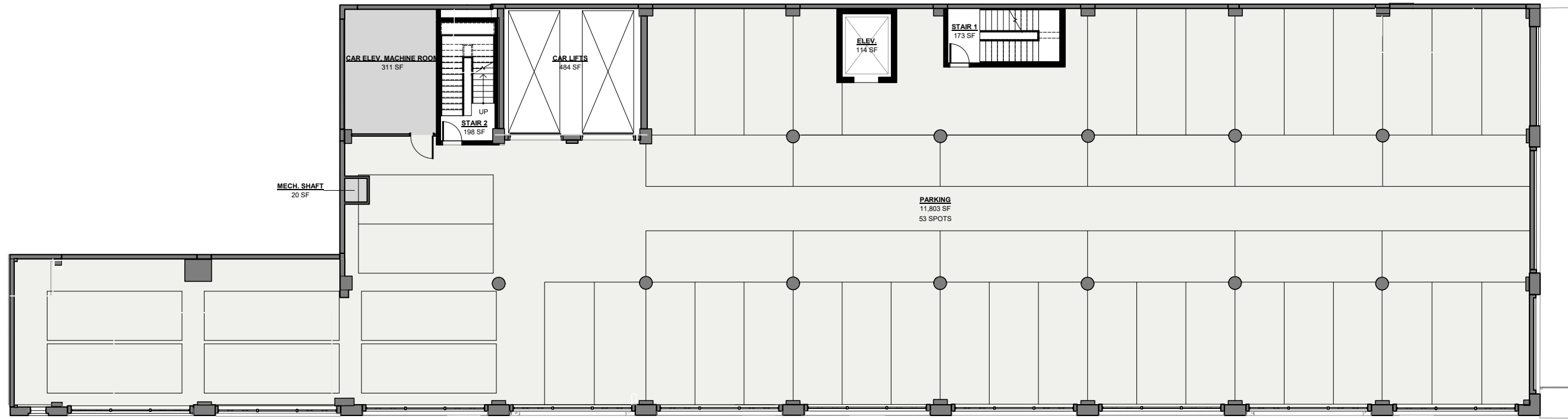
1 | EXISTING GROSS AREA PLAN - LEVEL 1  
1/8" = 1'-0"

# EXISTING AND PROPOSED FIRST FLOOR PLANS

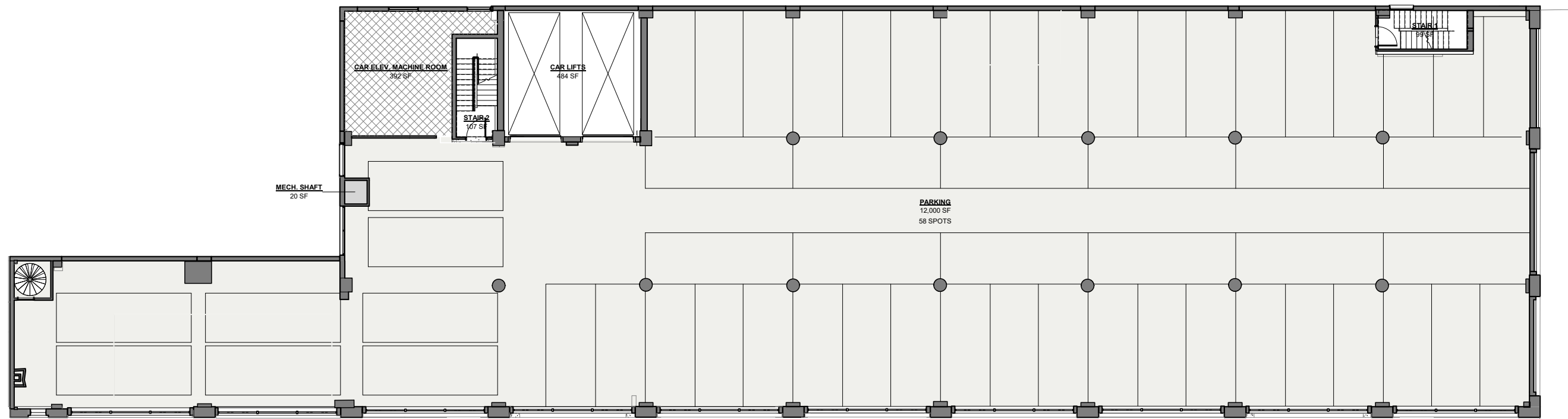
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- RETAIL
- PARKING
- OFFICE
- CIRCULATION
- LOBBY
- UTILITY / STORAGE



2 | PROPOSED GROSS AREA PLAN - LEVEL 2  
1/8" = 1'-0"

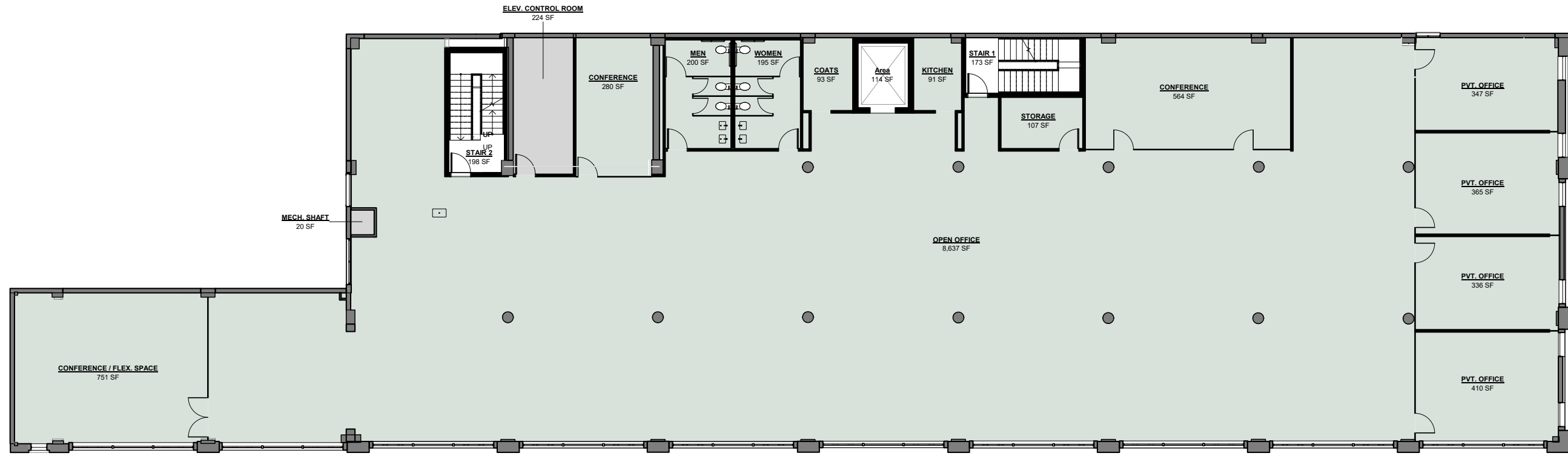


1 | EXISTING GROSS AREA PLAN - LEVEL 2  
1/8" = 1'-0"

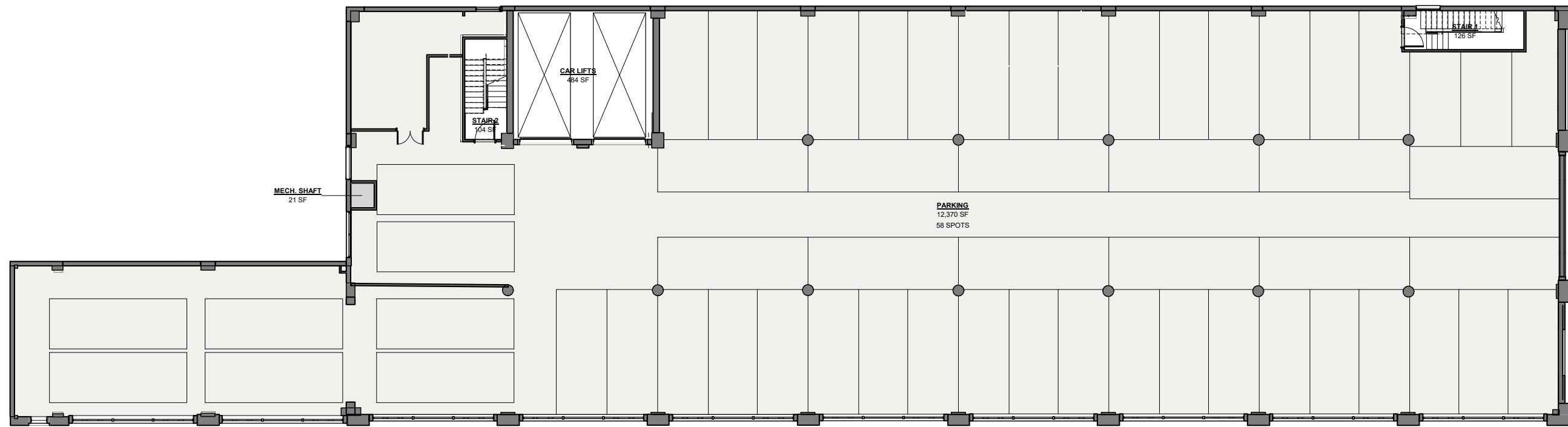
# EXISTING AND PROPOSED SECOND FLOOR PLANS

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- RETAIL
- PARKING
- OFFICE
- CIRCULATION
- LOBBY
- UTILITY / STORAGE



2 | PROPOSED GROSS AREA PLAN - LEVEL 3  
1/8" = 1'-0"

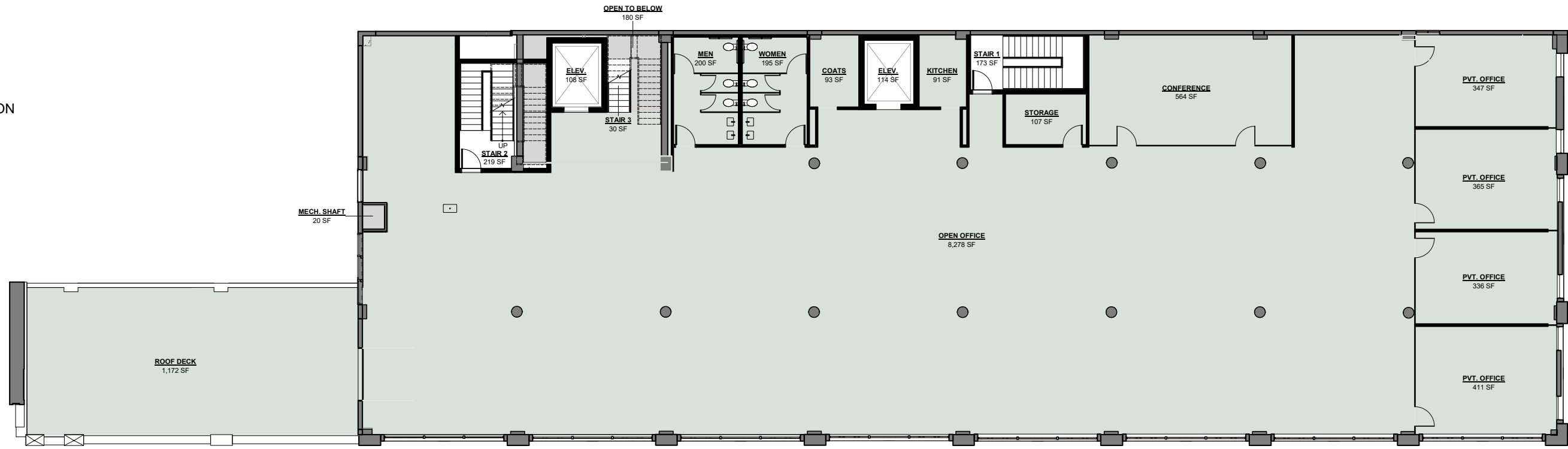


1 | EXISTING GROSS AREA PLAN - LEVEL 3  
1/8" = 1'-0"

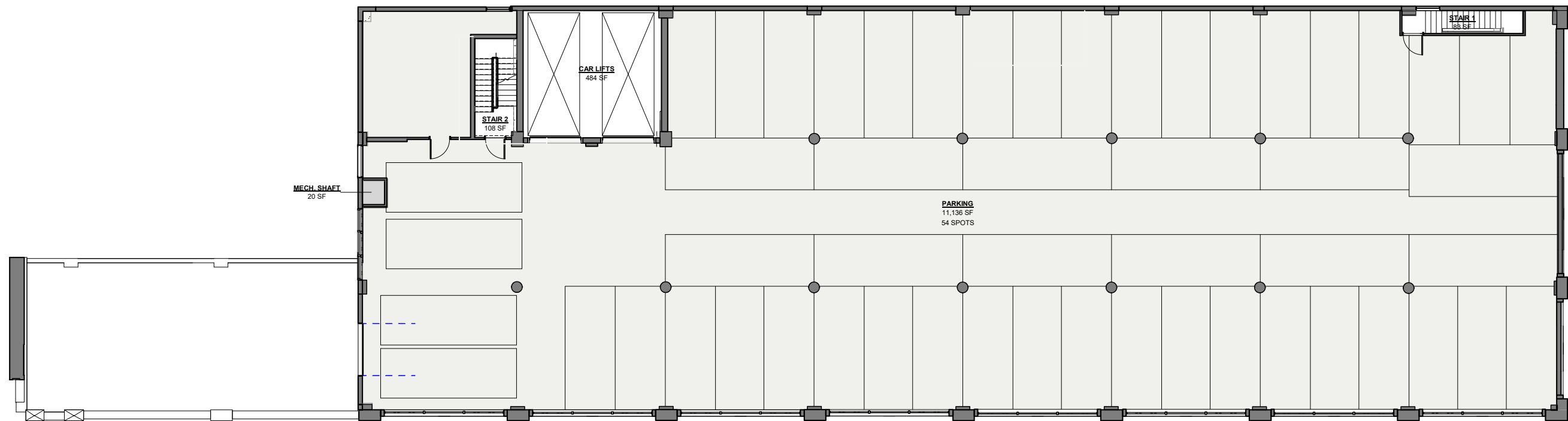
# EXISTING AND PROPOSED THIRD FLOOR PLANS

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- RETAIL
- PARKING
- OFFICE
- CIRCULATION
- LOBBY
- UTILITY / STORAGE



2 | PROPOSED GROSS AREA PLAN - LEVEL 4  
1/8" = 1'-0"

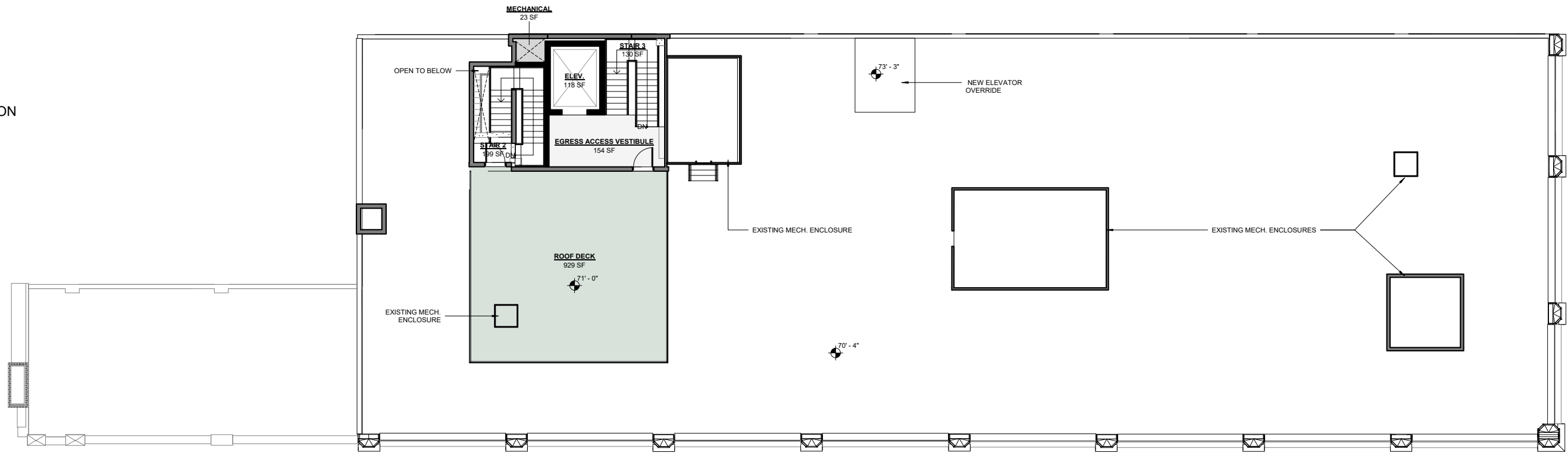


1 | EXISTING GROSS AREA PLAN - LEVEL 4  
1/8" = 1'-0"

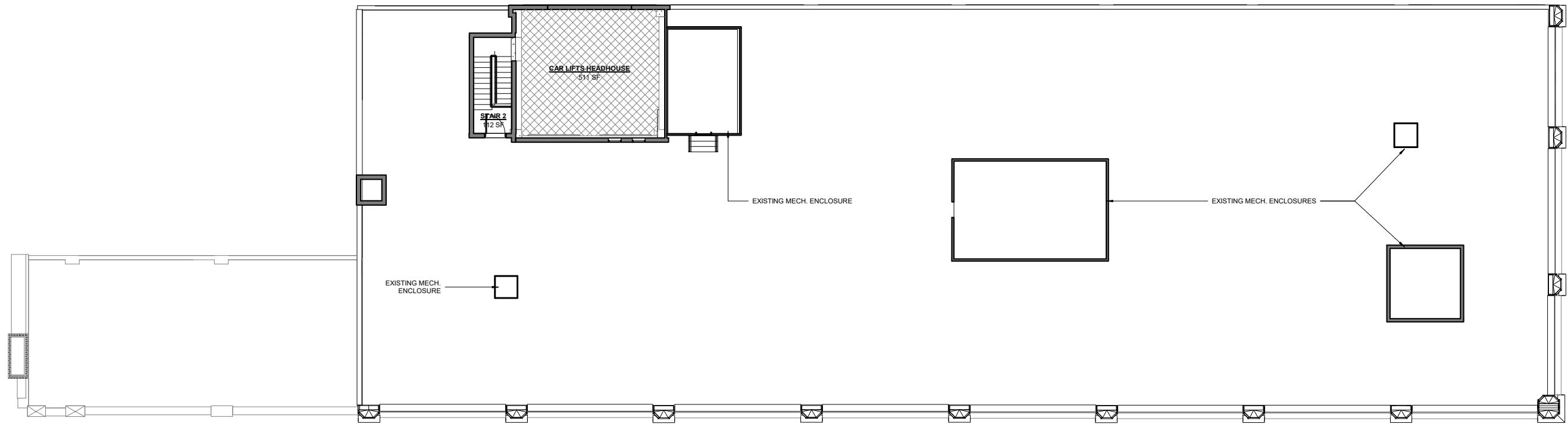
# EXISTING AND PROPOSED FOURTH FLOOR PLANS

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- RETAIL
- PARKING
- OFFICE
- CIRCULATION
- LOBBY
- UTILITY / STORAGE



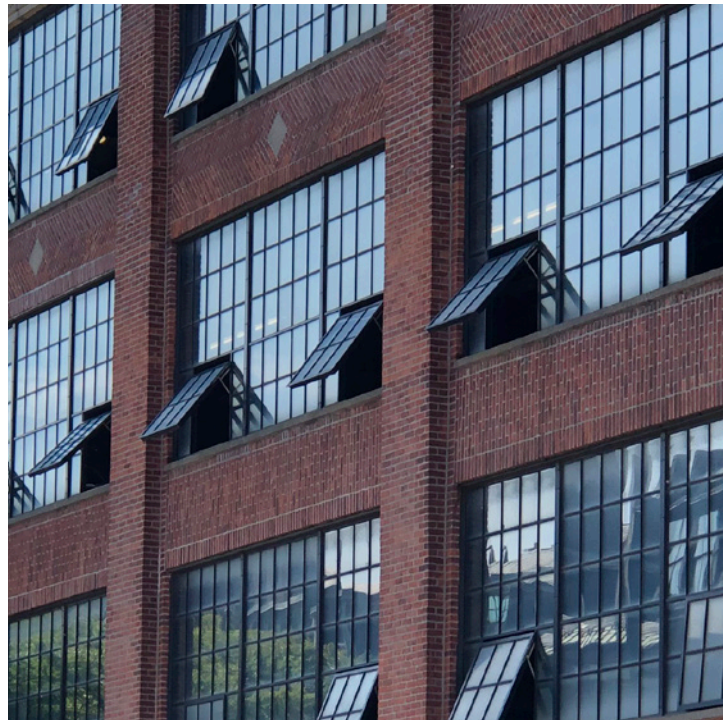
2 | PROPOSED GROSS AREA PLAN - ROOF LEVEL  
1/8" = 1'-0"



1 | EXISTING GROSS AREA PLAN - ROOF LEVEL  
1/8" = 1'-0"

# EXISTING AND PROPOSED ROOF PLANS

144 CHARLES STREET



## WINDOWS

- NEW FIRE-RATED WINDOW ASSEMBLIES ON WEST FACADE
- NEW WINDOWS ON CHARLES STREET FAÇADE
- NEW WINDOW OPENINGS ON NORTH FACADE

## STOREFRONTS

- UPDATED AWNINGS AND SIGNAGE
- BUILDING LIGHTING
- ACCESSIBLE ENTRIES

## SITE

- GROUNDWATER RECHARGE SYSTEM
- NEW SITE UTILITIES
- BRICK SIDEWALK REPAIRS

## PASSAGE

- UPGRADED DRIVE AISLE PAVING
- DECORATIVE EXTERIOR CEILING
- IMPROVED LIGHTING

# PROPOSED CHARLES STREET EXTERIOR IMPROVEMENTS

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