



147-149 Charles Street

Who we are:



- ❖ Owners: City Realty (The Greatest Boston Bar Company) - Josh Fetterman
- ❖ Zoning/Permitting: Drago + Toscano – Jeff Drago & Matt Eckel
- ❖ Architect: Khalsa Design Inc. – Jerry Wilson
- ❖ Restaurant Consultant - Babak Bina
- ❖ Masonry / Physical Restoration Consultant: Preservation Technology Associates - Dr. Judith Selwyn

147-149 Charles Street

Proposal:

Seeking to change the occupancy from restaurant/bar and 6 residential units to a restaurant with a bar and 9 residential units. Also, to erect a 3-story rear addition and renovate

-Original proposal was for 12 executive suites & 4 residential units including a 5th story addition

-Previous proposal was for 8 executive suites & 4 residential units

District:

Boston Proper

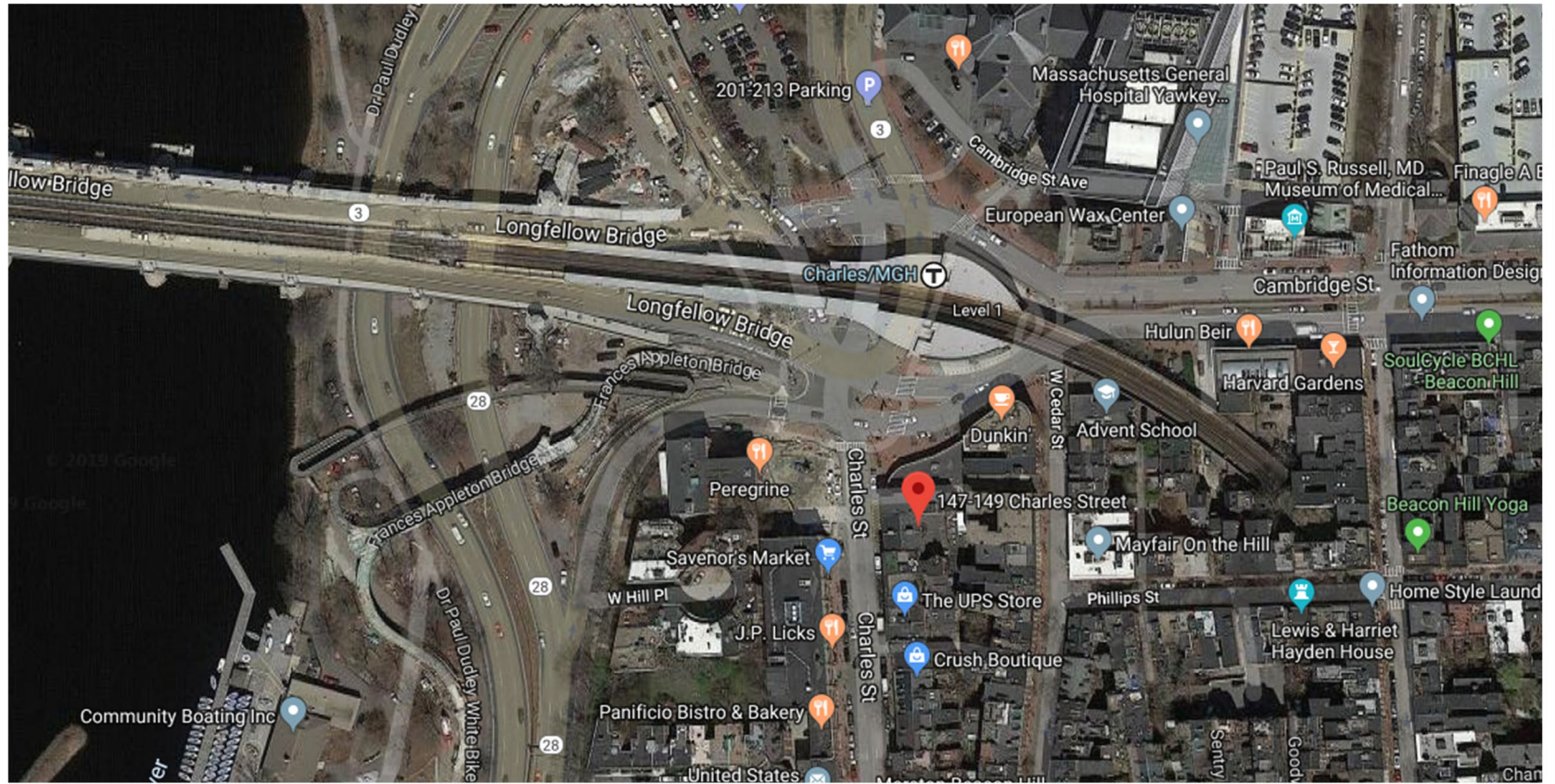
Subdistrict:

Residential Apartment (H-2-65)

Lot Size:

3,200 Square Feet

147-149 Charles Street – Aerial View



Charles Street



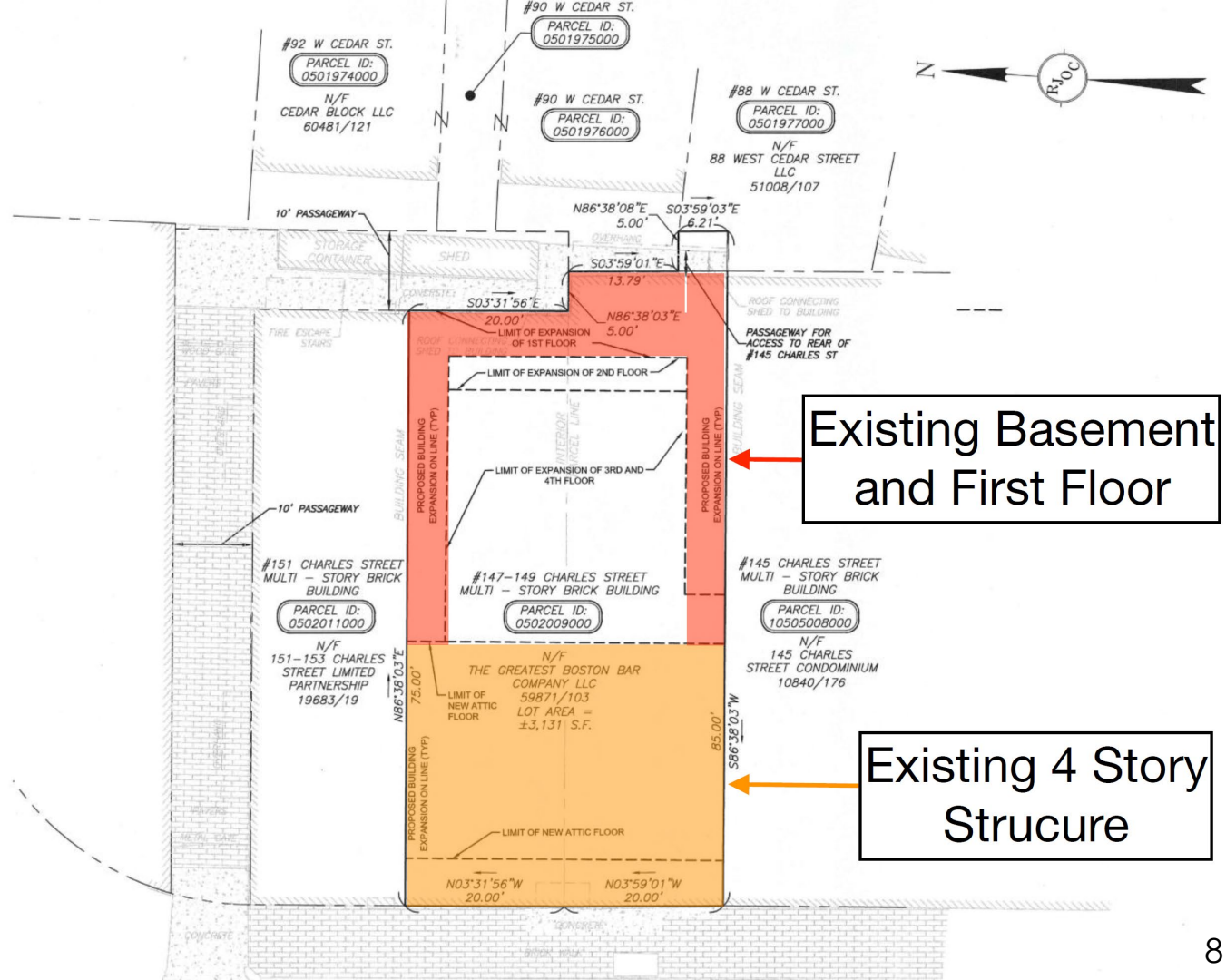
147-149 Charles Street – Existing Conditions



Timeline

- Originally filed an application with Inspectional Services including executive suite use - 7/2/19
 - Violations include Executive Suite Use Forbidden, Rear Yard, and FAR
- Appealed refusal letter - 8/15/19
- Abutter Meeting - 9/17/19
- Multiple meetings with the Beacon Hill Civic Association
- Withdrew original ISD application - 10/19/20
- Re-filed application with Inspectional Services for Restaurant/Residential Units – 10/26/20
 - Anticipated violations include Rear Yard and FAR

Plot Plan





Original Rendering

-Included 5th floor
addition with
dormers



Current Rendering

-No change to front
exterior and existing
roofline

(historic restoration)

Summary of Changes

From Original Proposal

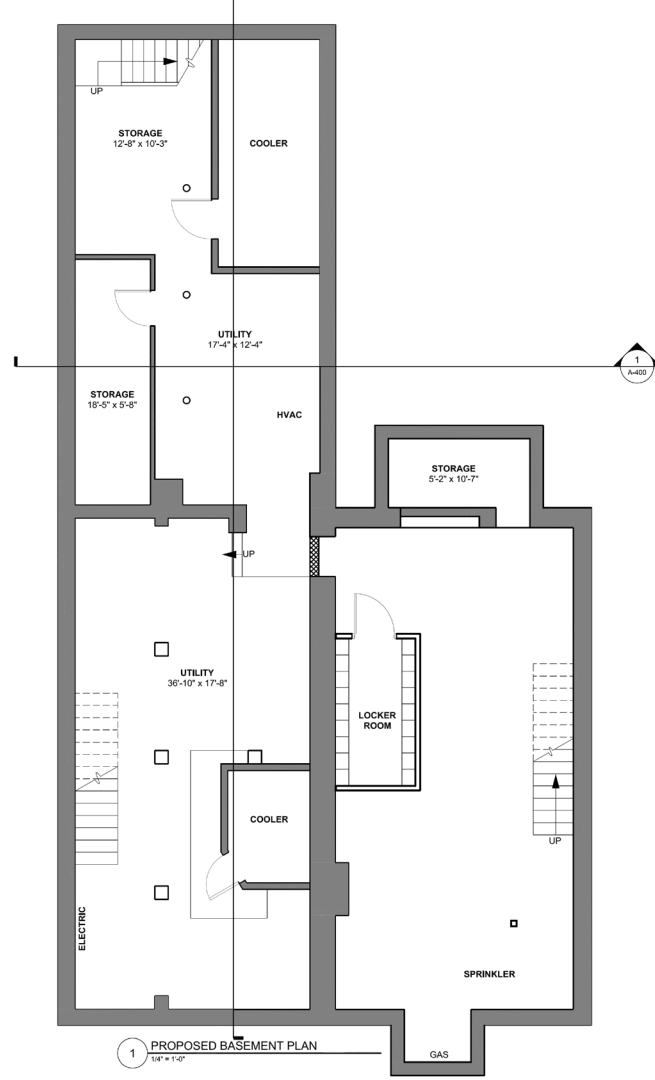
- Proposed number of Executive Suites has been reduced from 12 to 8
- 5th floor addition has been eliminated
- Building will remain a 4-story building and existing façade will remain
- FAR has been reduced to 3.10 (previously proposal was 3.87)
- Square Footage has been reduced by 2,458 sq. ft.
- Team has committed to a 12:00 AM Restaurant closing time
- Team has committed to no “1-night stays”

From Last Presentation

- Executive Suite Use has been eliminated – Use Variance no longer required
- Executive Suite Lobby eliminated
- Proposing 9 residential units
- Restaurant size increased to 2,223 square feet

Basement

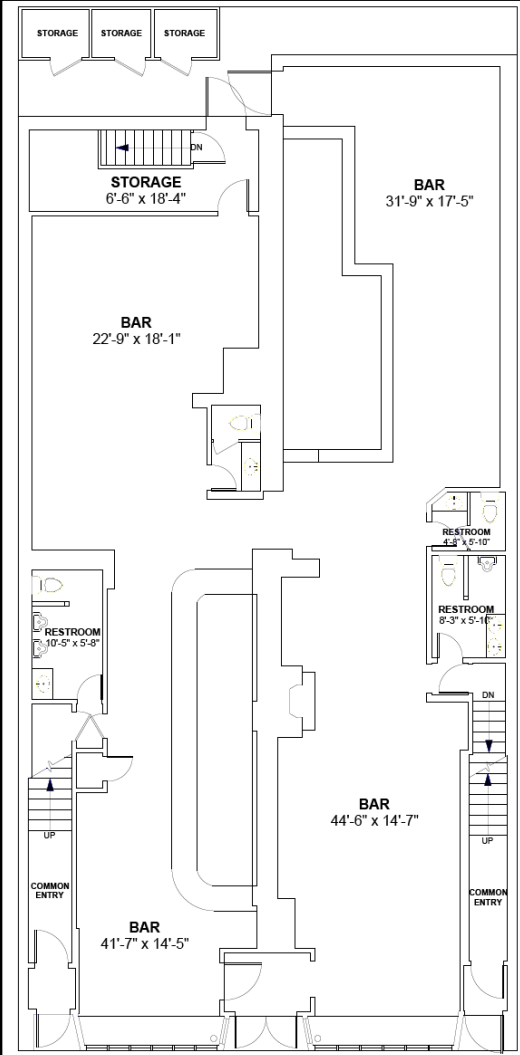
- Utility Areas
- Coolers
- Storage
- Locker Room



1 PROPOSED BASEMENT PLAN
1/4" = 1'-0"

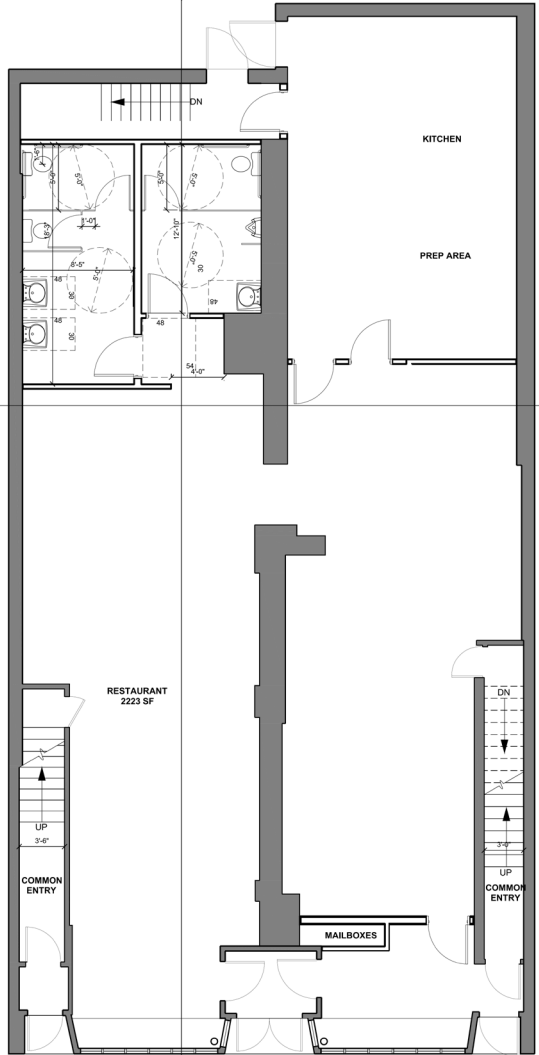
Existing 1st Floor

- Bar Entrance
- Bar
- Residential Entrances



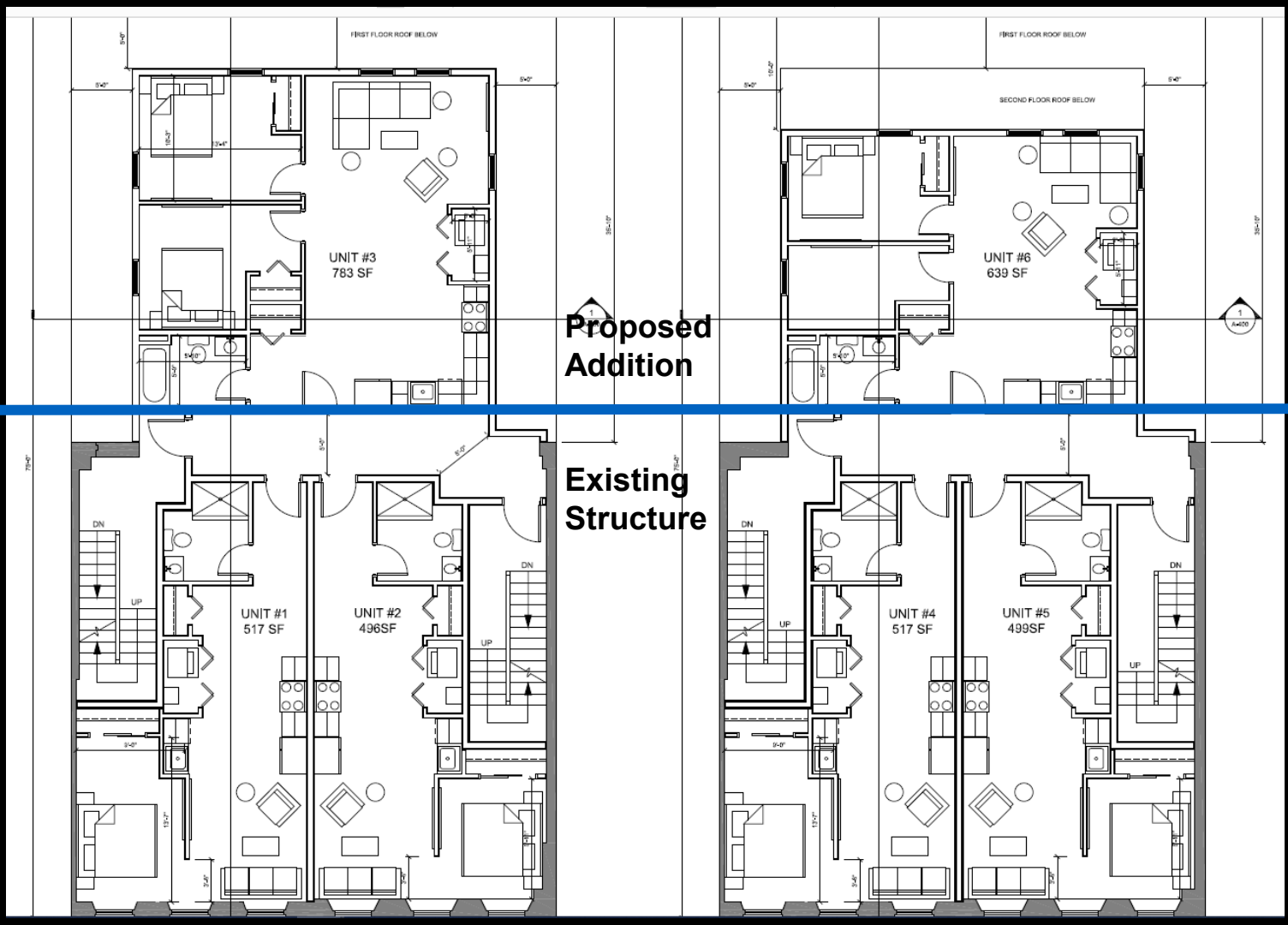
Proposed 1st Floor

- Restaurant Entrance
- Dining Area
- Kitchen
- Prep Area
- Restrooms
- Residential Entrances & Mailboxes



2nd & 3rd Floor

-3 Residential Units per floor



Proposed Addition

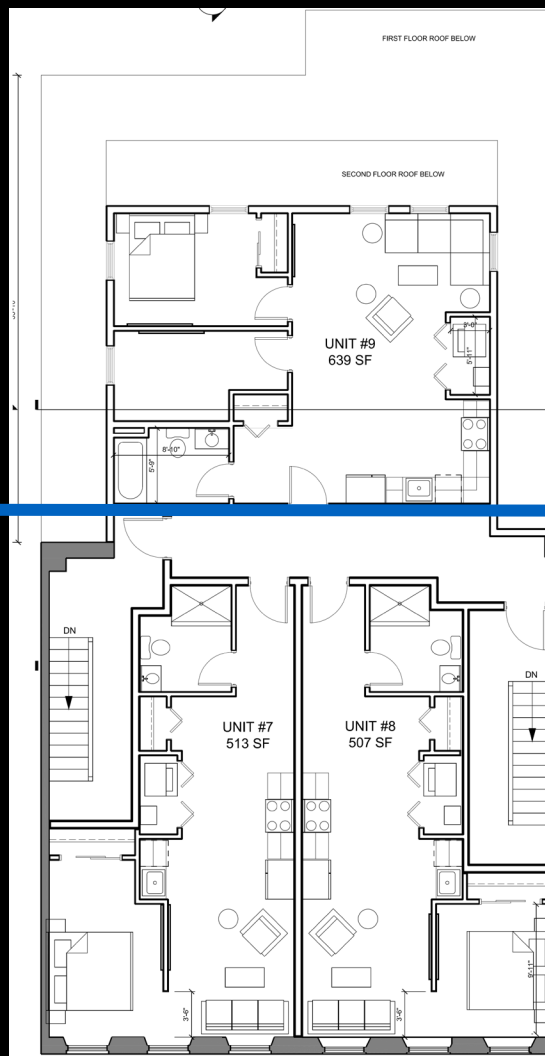
Existing Structure

4th Floor

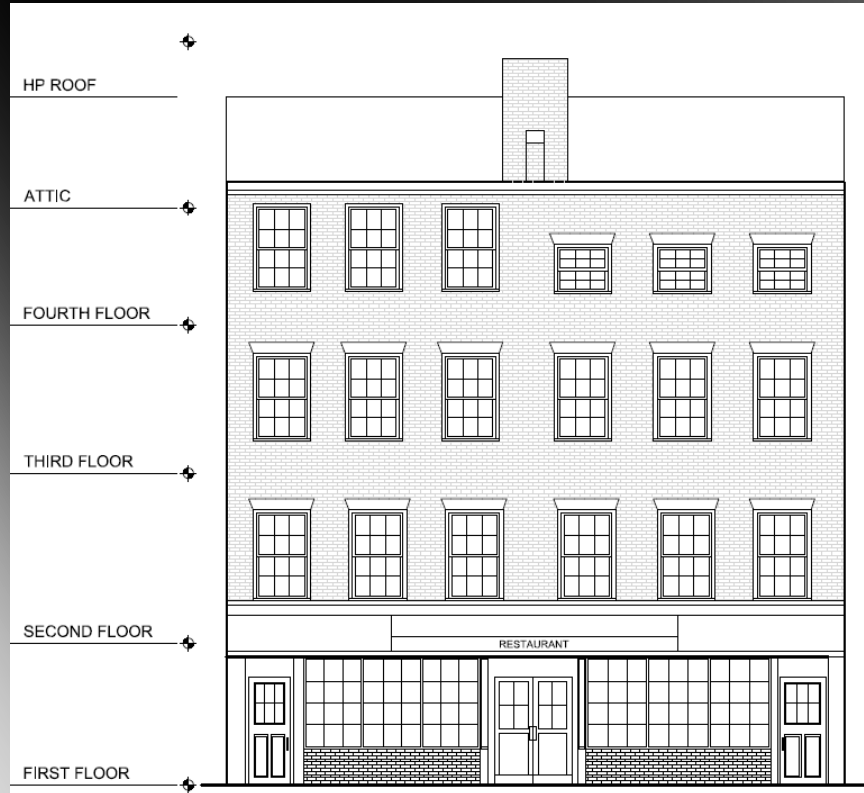
-3 Residential Units

Proposed Addition

Existing Structure

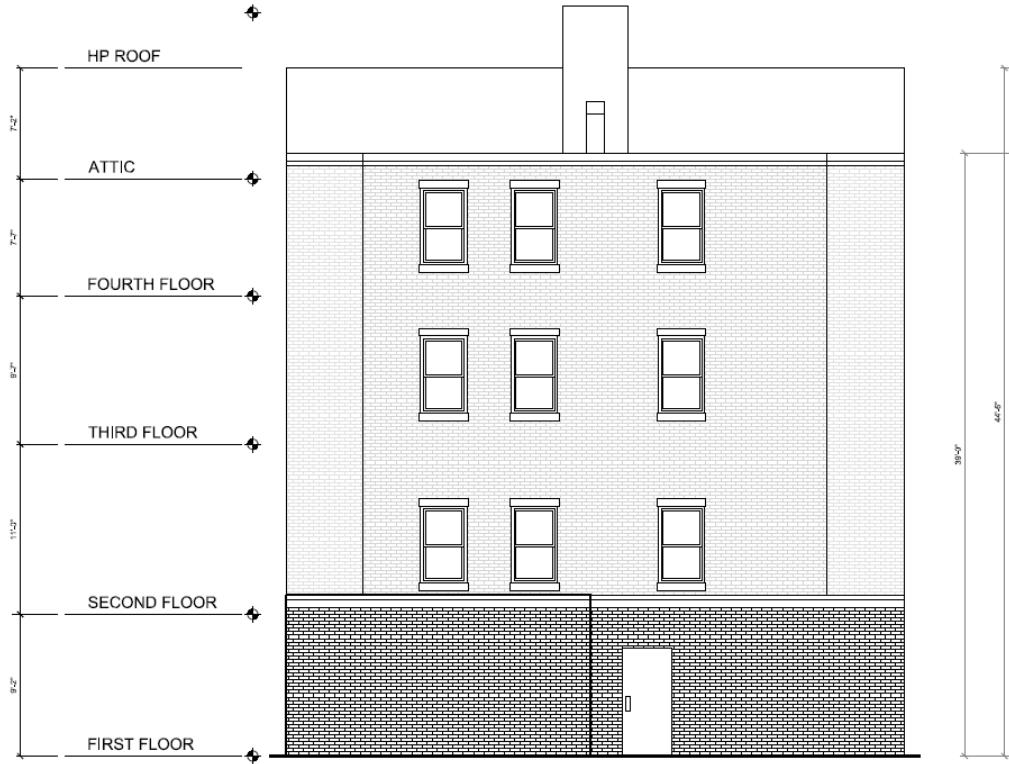


Proposed Front & Rear Elevations



PROPOSED FRONT ELEVATION

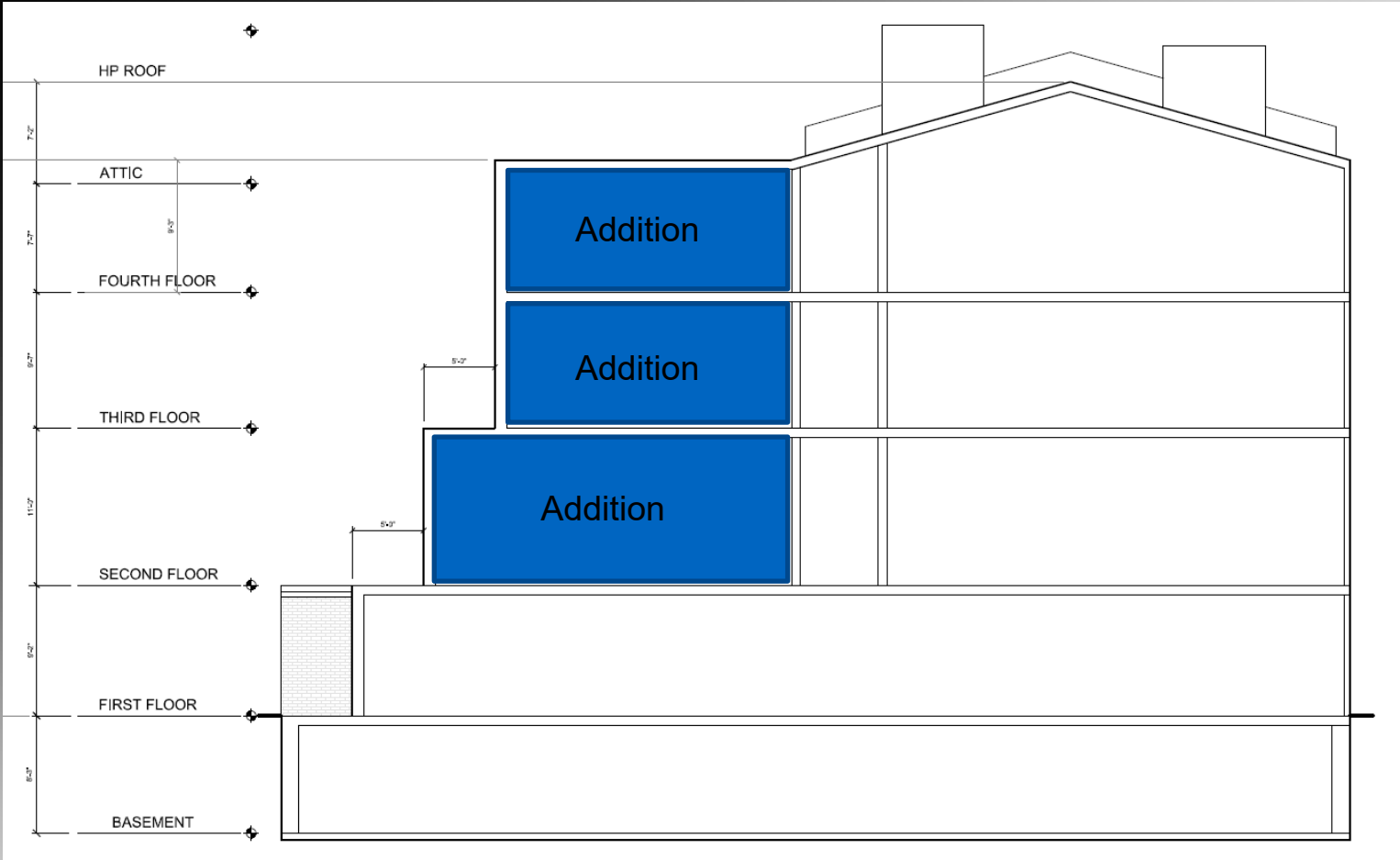
3/16" = 1'-0"



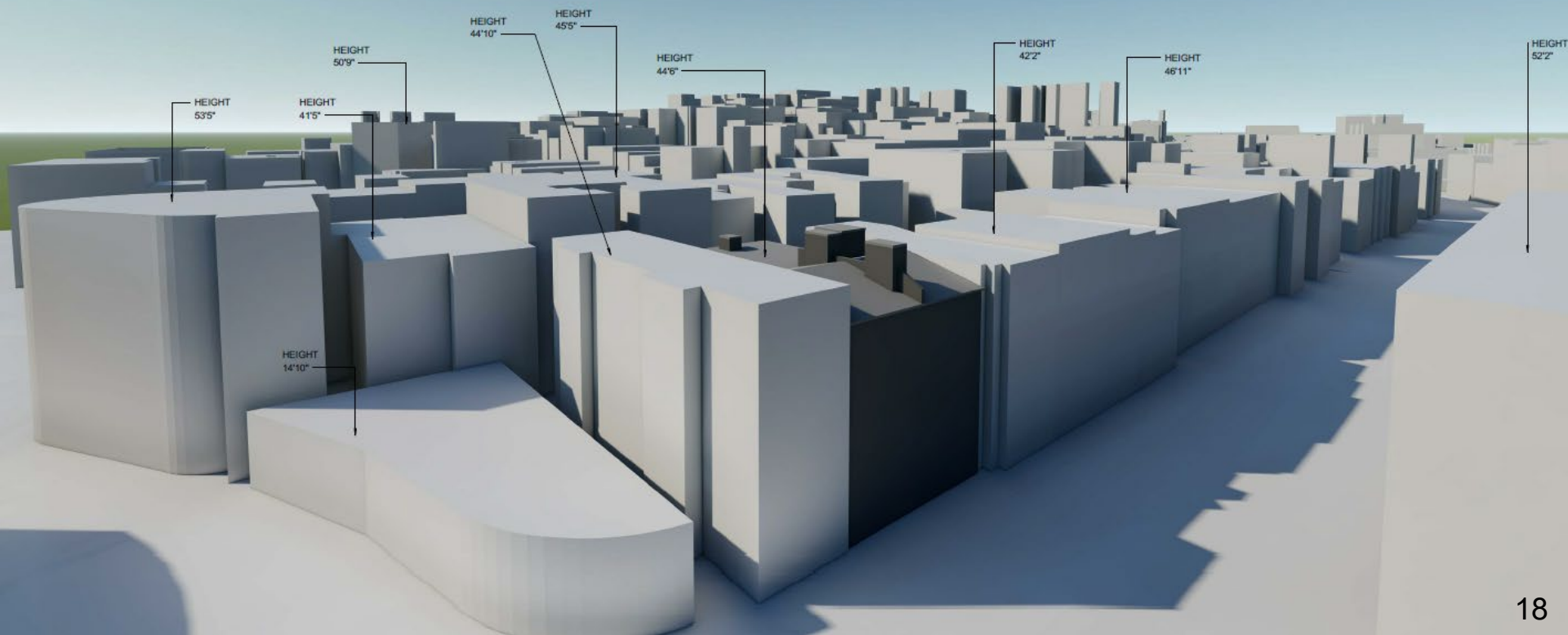
PROPOSED REAR ELEVATION

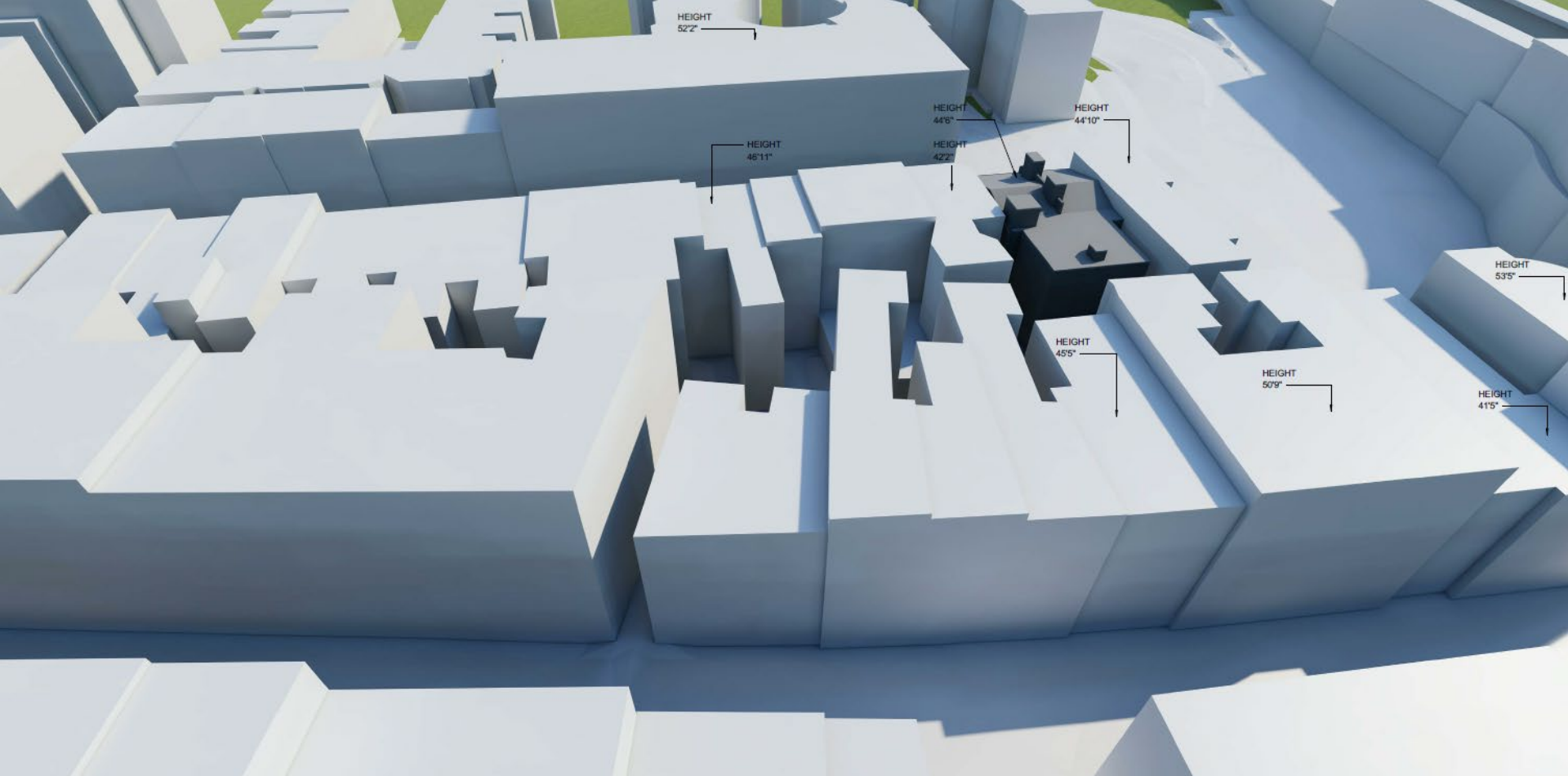
3/16" = 1'-0"

Building Sectional



Massing & Height Diagram





Current Massing Diagram with Surrounding Heights

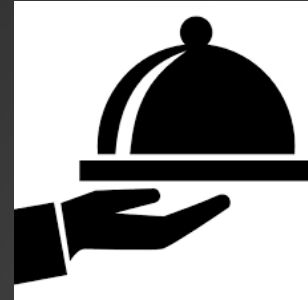
147-149 Charles Street - Restaurant

-City Realty has brought Babak Bina on board to lead the effort in repositioning the bar into a neighborhood fine dining Restaurant

-Seeking the complete renovation of the commercial space

-Proposing the inclusion of infrastructure for kitchen equipment

-Planning the restoration and updating of the façade / window / door elements to attract fine dining owner operator to complement the neighborhood



147-149 Charles Street – Restaurant

Current Use

Proposed Use

-Bar

-Restaurant

-Live Music

-No Live Music

-No Food Services/
Full Liquor License

-Full Food & Beverage

-2 AM Closing Time

-12 AM Closing Time



Thank
You