



# 147-149 Charles Street



# 147-149 Charles Street

**Proposal:** Seeking to change the occupancy from restaurant/bar and 6 residential units to restaurant, 8 executive suites and 4 residential units. Also, to erect a 3-story rear addition and renovate

-Previous proposal was for 12 executive suites and 4 residential unit including a 5<sup>th</sup> story addition

**District:** Boston Proper

**Subdistrict:** Residential Apartment (H-2-65)

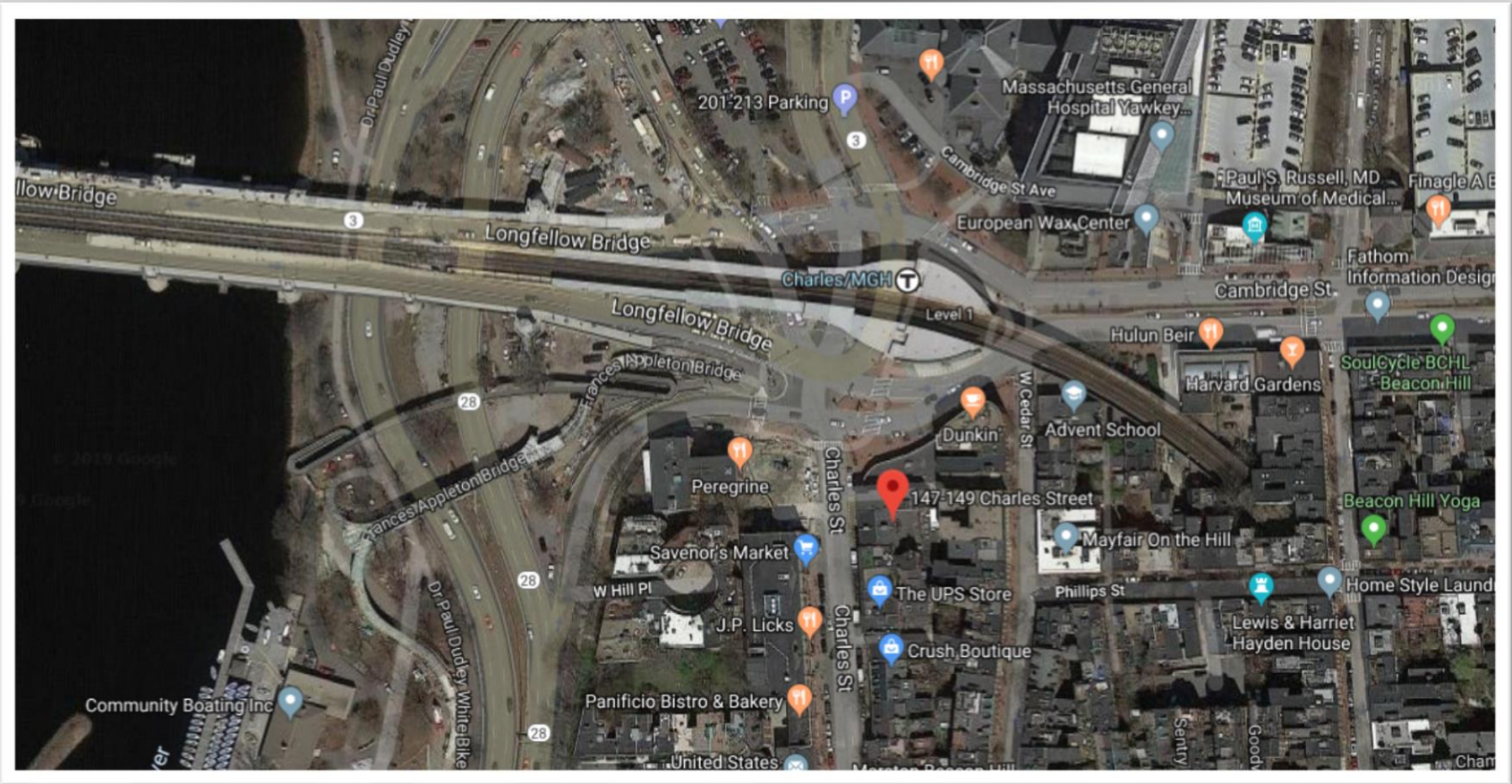
**Lot Size:** 3,200 Square Feet

## Who we are:



- ❖ Owners: City Realty (The Greatest Boston Bar Company) - Josh Fetterman
- ❖ General Manager: Peter McLaughlin
- ❖ 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 – Aerial View





# Charles Street



# 147-149 Charles Street – Existing Conditions





# Refusal Letter



## Boston Inspectional Services Department Planning and Zoning Division

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-5300

Martin J. Walsh  
Mayor

### ZONING CODE REFUSAL

Sean Lydon  
Inspector of Buildings

August 07, 2019

JEFFREY DRAGO  
15 BROAD STREET  
SUITE 610  
BOSTON, MA 02109

**Location:** 147-149 CHARLES ST BOSTON MA 02114  
**Ward:** 05  
**Zoning District:** Boston Proper  
**Zoning Subdistrict:** H-2-65  
**Appl. #:** AL1971684  
**Date Filed:** July 02, 2019  
**Purpose:** To change the occupancy from a restaurant and six residential units to a restaurant and sixteen executive suites. Also, to erect a four-story rear addition and to renovate.

YOUR APPLICATION REQUIRES RELIEF FROM THE BOARD OF APPEAL AS SAME WOULD BE IN VIOLATION OF THE BOSTON ZONING CODE TO WIT: CHAPTER 665, ACTS OF 1956 AS AMENDED:

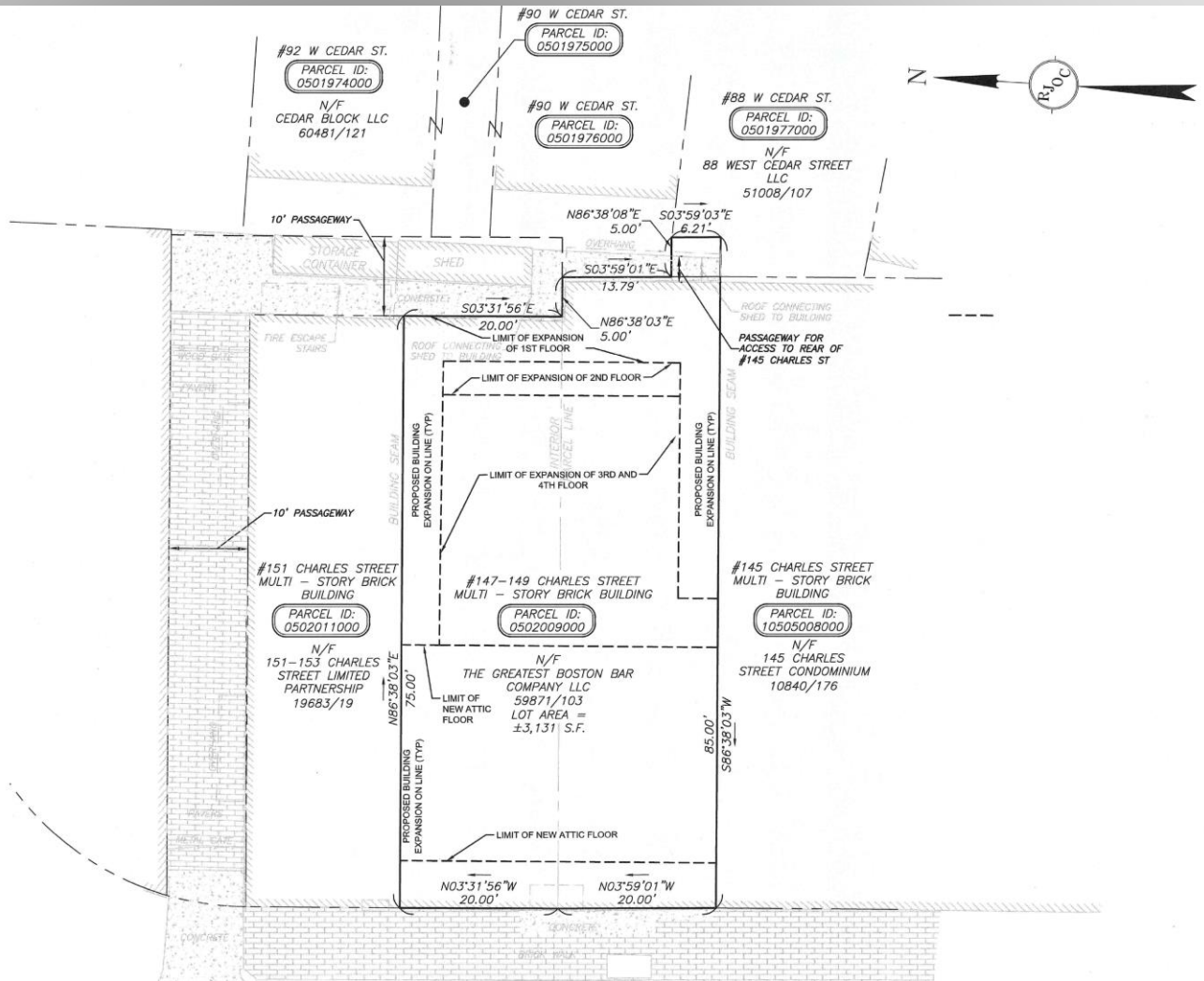
<u>Violation</u>	<u>Violation Description</u>	<u>Violation Comments</u>
Art. 08 Sec. 07	Use: Forbidden	Executive suite is not listed in the use charts for Boston Proper.
Art. 15 Sec. 15-1	Floor Area Ratio Excessive	
Art. 20, Section 1 **	Rear Yard Insufficient	

THIS DECISION MAY BE APPEALED TO THE BOARD OF APPEAL WITHIN FORTY-FIVE (45) DAYS PURSUANT TO CHAPTER 665 OF THE ACTS OF 1956, AS AMENDED. APPLICATIONS NOT APPEALED WITHIN THAT TIME PERIOD WILL BE DEEMED ABANDONED. IF YOU HAVE INQUIRIES REGARDING THE NEIGHBORHOOD PROCESS AND PUBLIC PARTICIPATION, PLEASE CONTACT THE MAYOR'S OFFICE OF NEIGHBORHOOD SERVICES AT 617-635-3485.

  
James M. Kennedy  
(617) 661-3278  
for the Commissioner

Refusal of a permit may be appealed to the Board of Appeal within 45 days, Chapter 802, Acts of 1972, and Chapter 656, Acts of 1956, Section 19.

# Plot Plan







# Previous Rendering

-Included 5<sup>th</sup> floor  
addition with  
dormers



# Current Rendering

-No change to front  
exterior and existing  
roofline

(historic restoration)

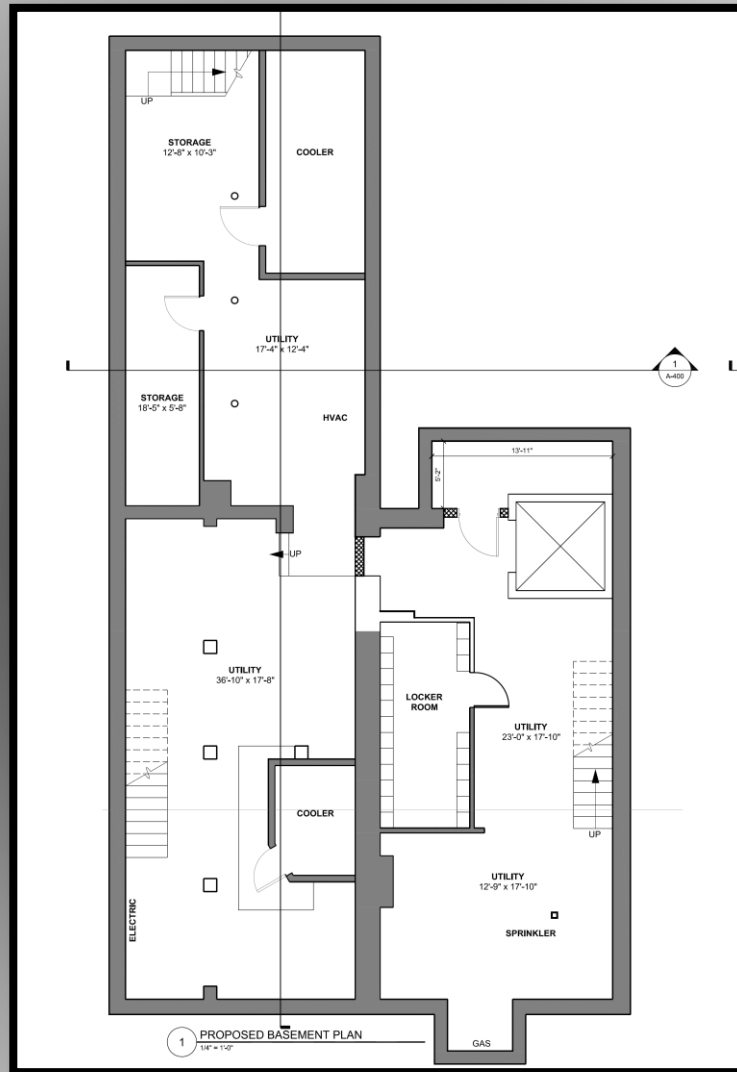
# Summary of Changes

- Number of Executive Suites has been reduced from 12 to 8
- 5<sup>th</sup> 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”



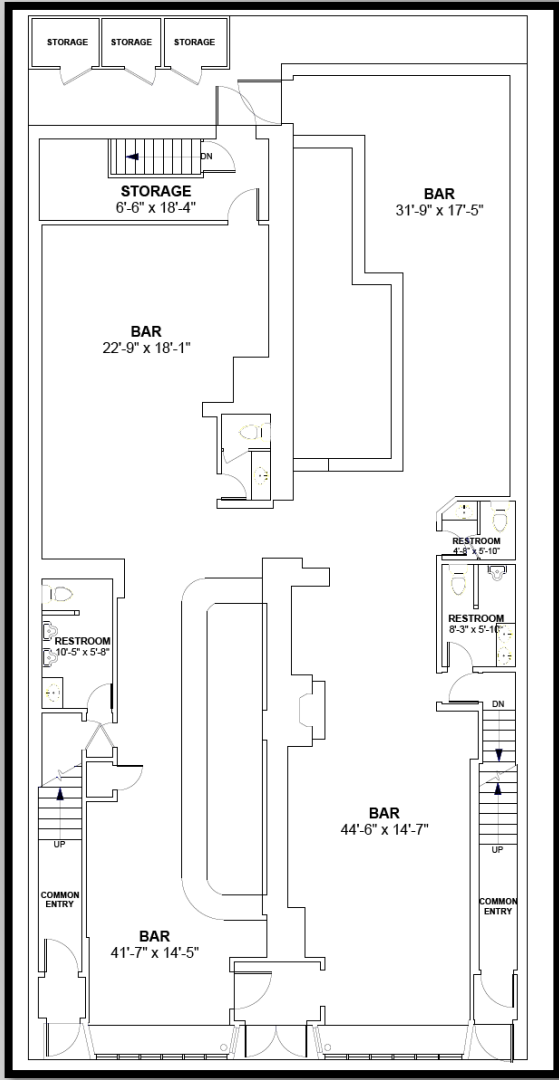
# Basement

- Utility Areas
- Coolers
- Storage
- Locker Room



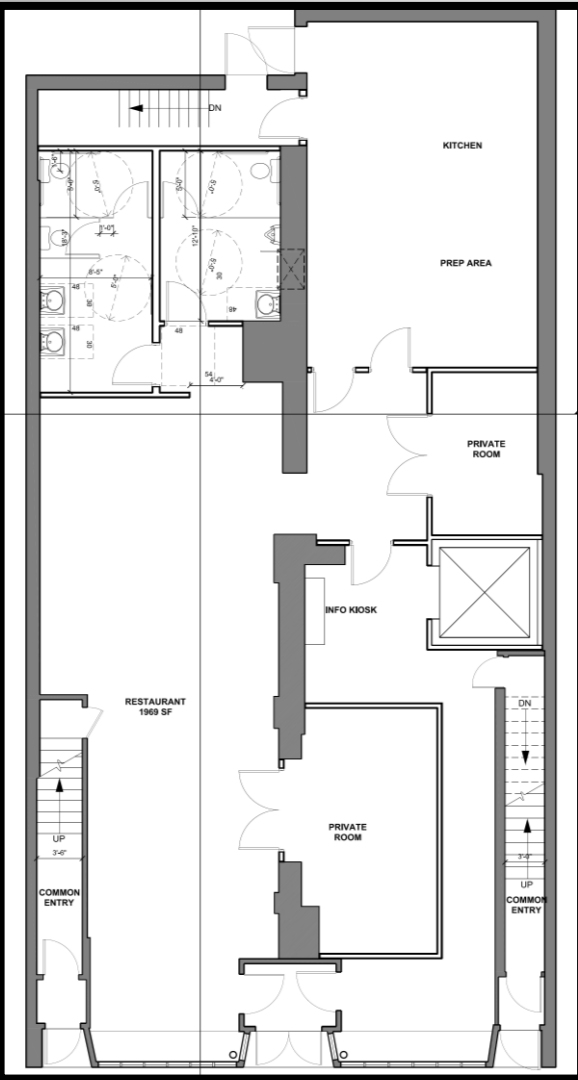
# Existing 1<sup>st</sup> Floor

- Bar Entrance
- Bar
- Residential Entrances



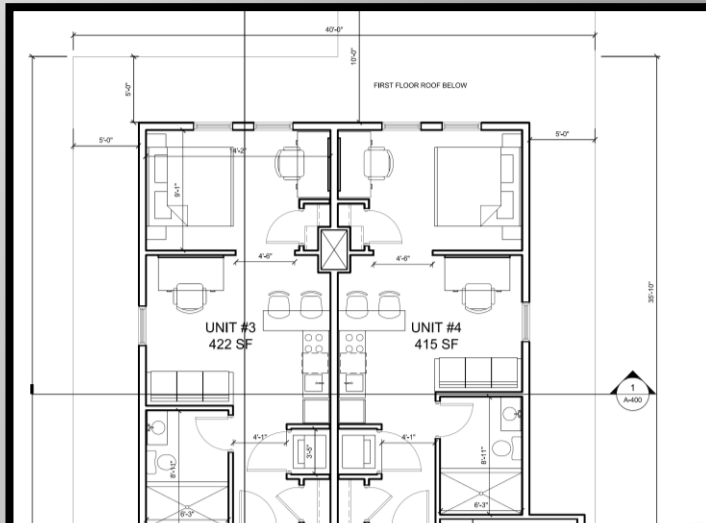
# Proposed 1<sup>st</sup> Floor

- Restaurant Entrance
- Dining Area
- Private Dining Room
- Kitchen
- Prep Area
- Restrooms
- Executive Suites Entrance & Lobby



2<sup>nd</sup> Floor

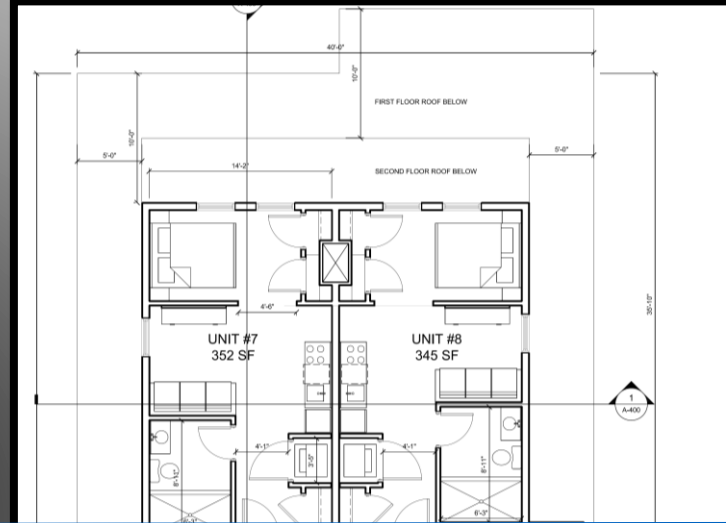
-4  
Residential  
Units



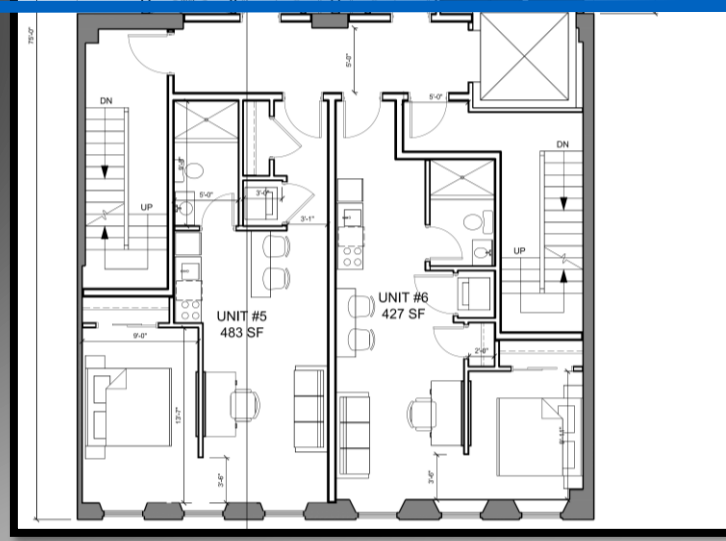
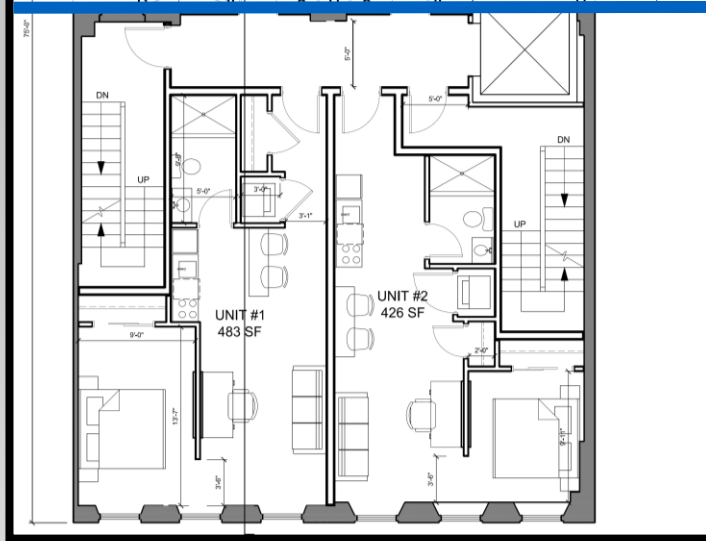
3<sup>rd</sup> Floor

-4 Executive  
Suites

Proposed  
Addition



Existing  
Structure



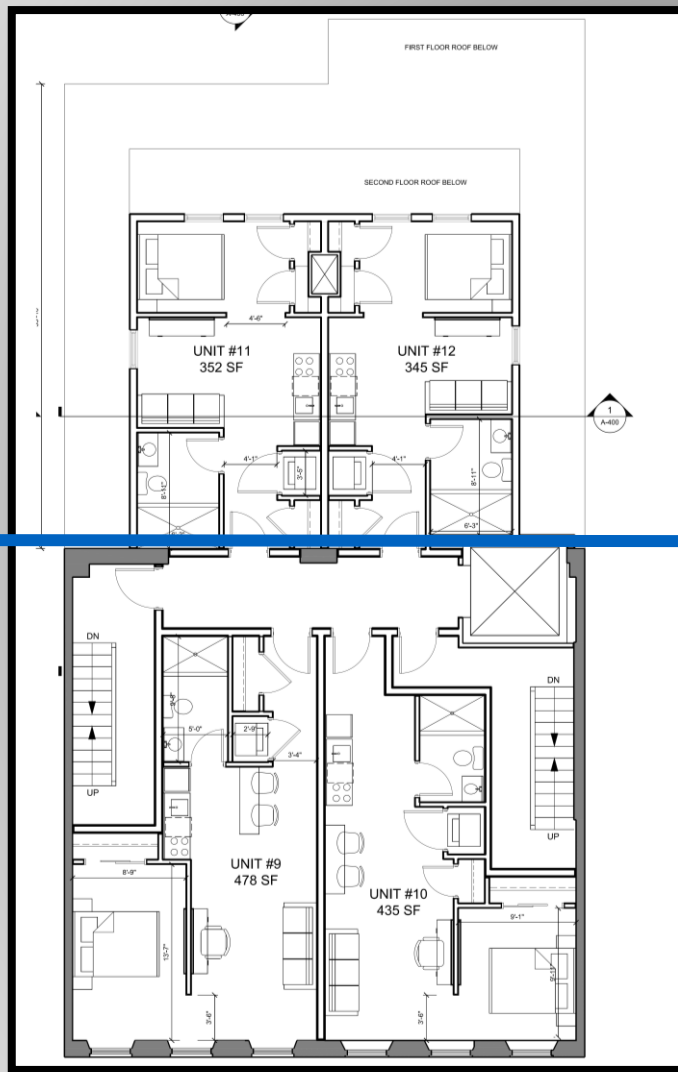


4<sup>th</sup> Floor

-4 Executive Suites

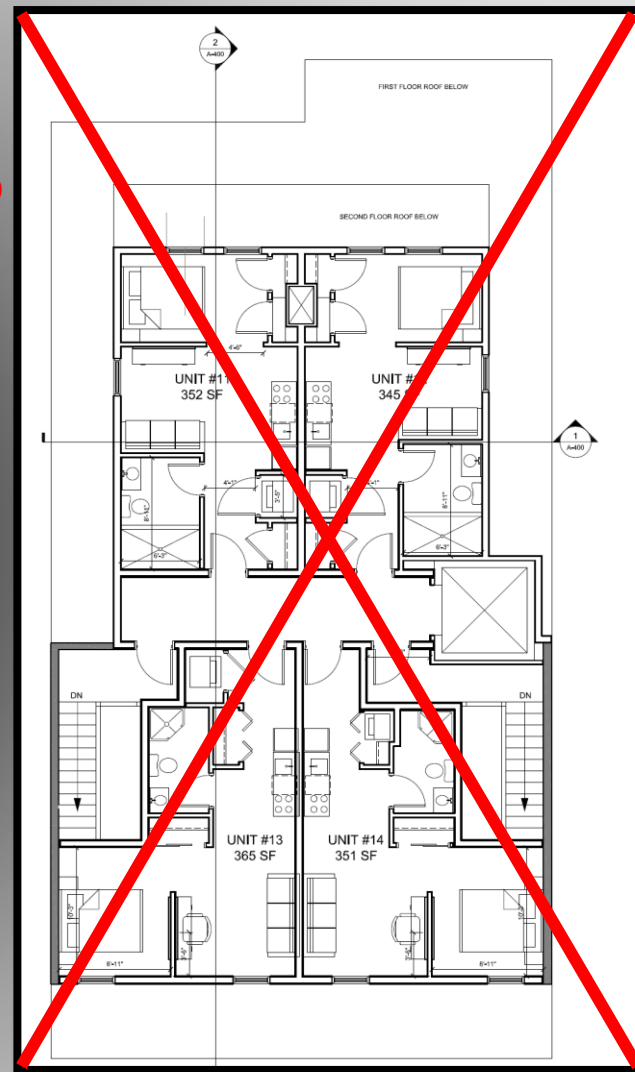
Proposed Addition

Existing Structure

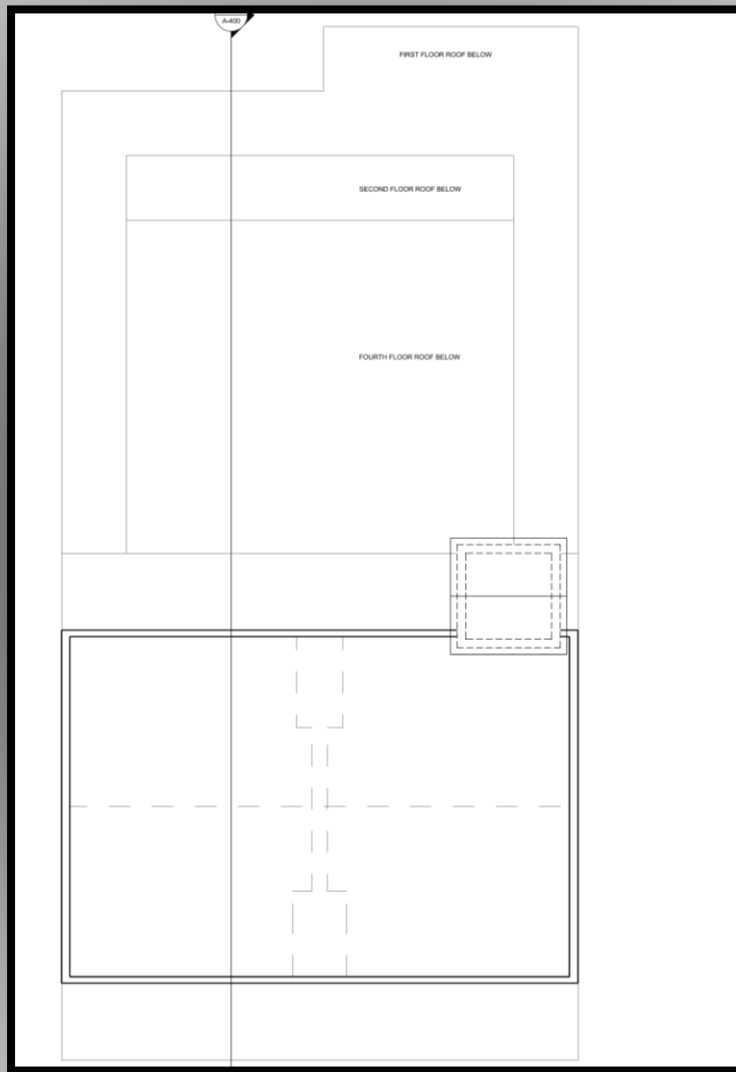


5<sup>th</sup> Floor

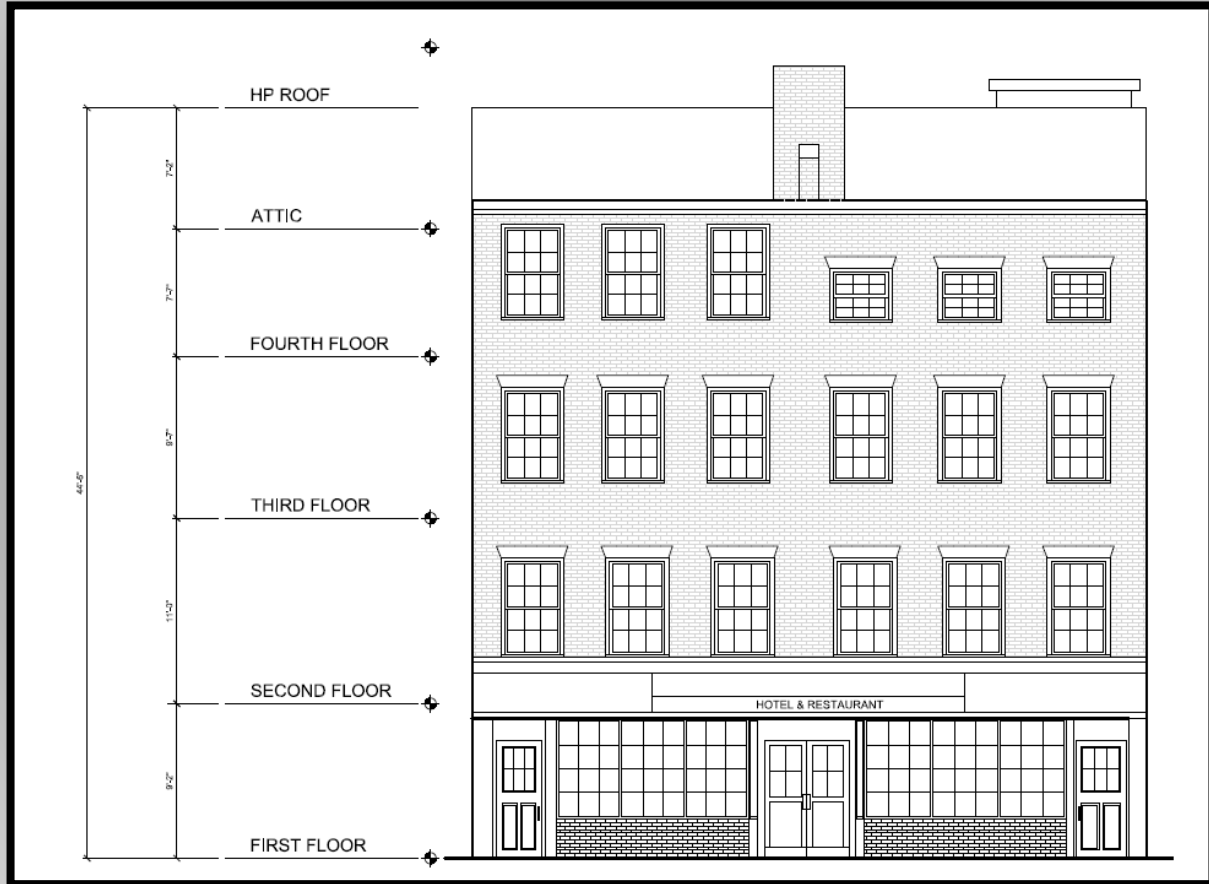
**ELIMINATED**



# Attic Plan

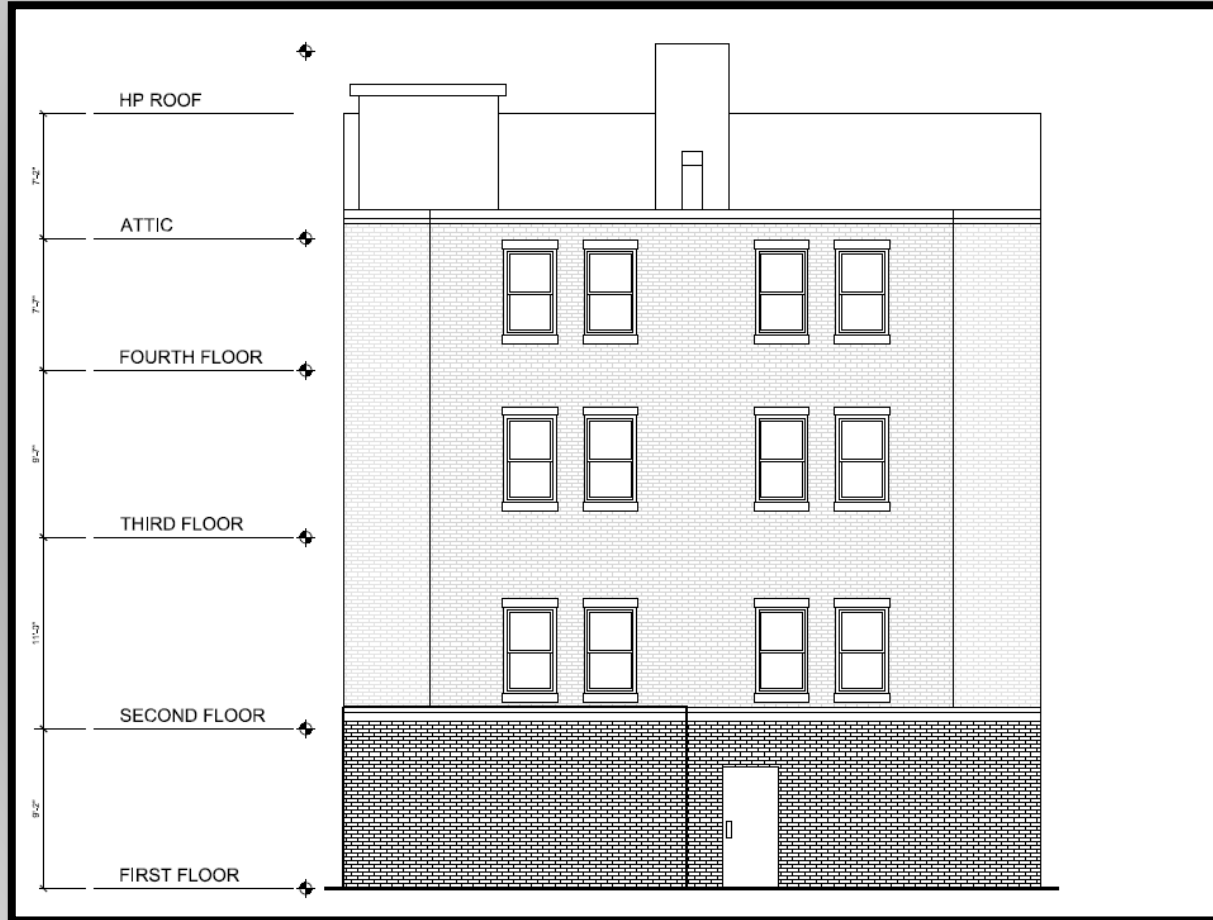


# Proposed Front Elevation

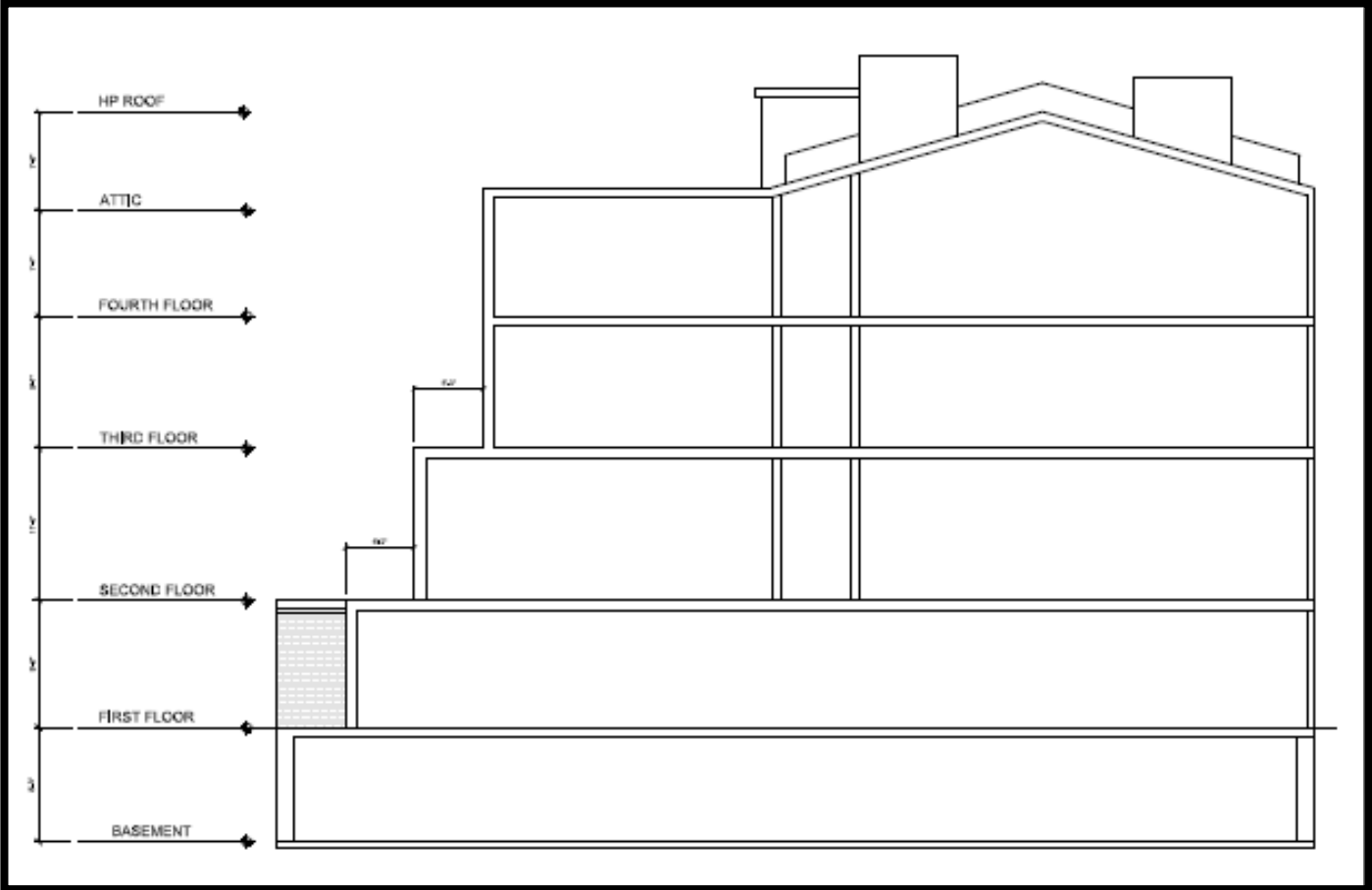




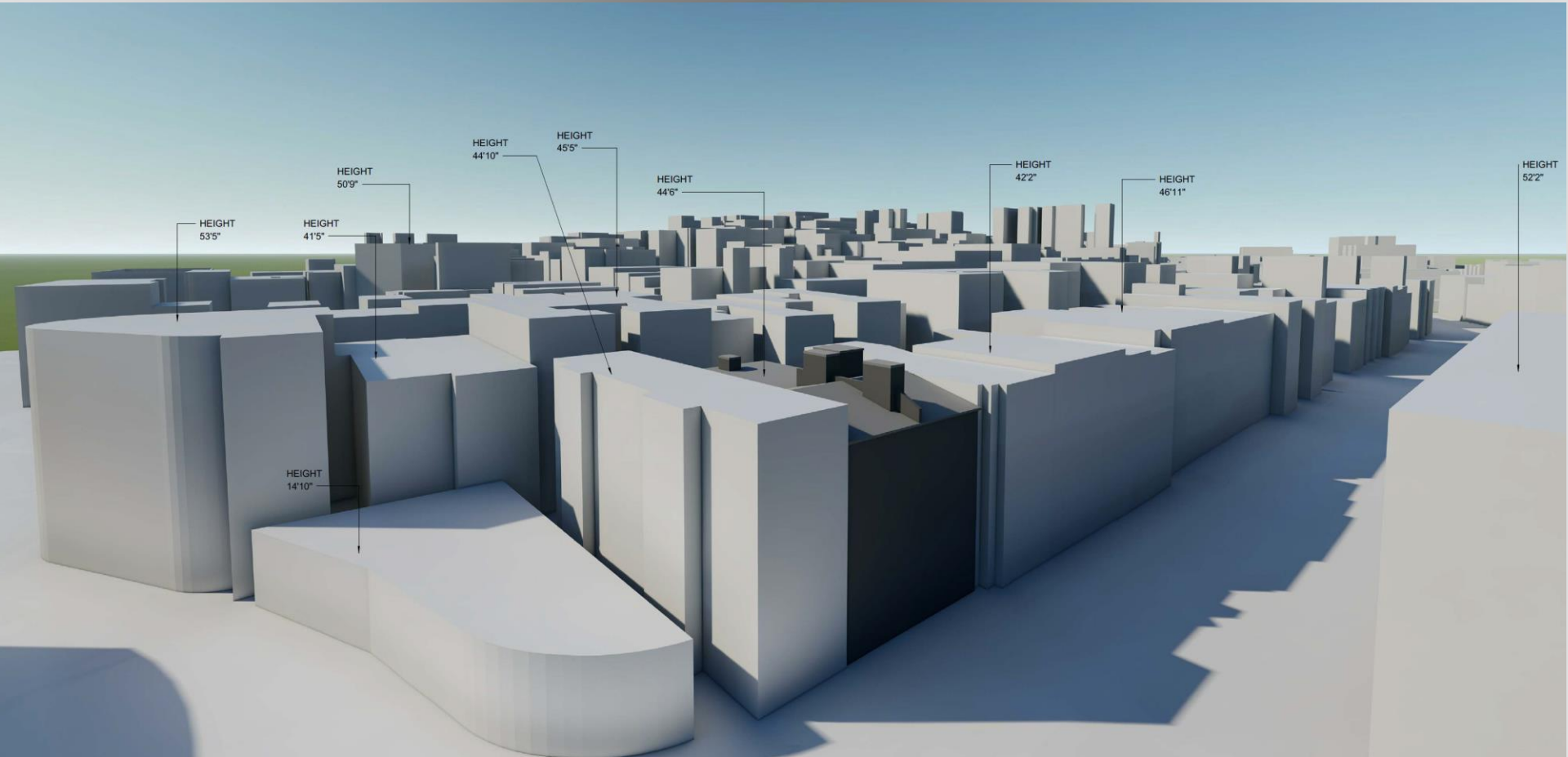
# Proposed Rear Elevation



# Building Sectional

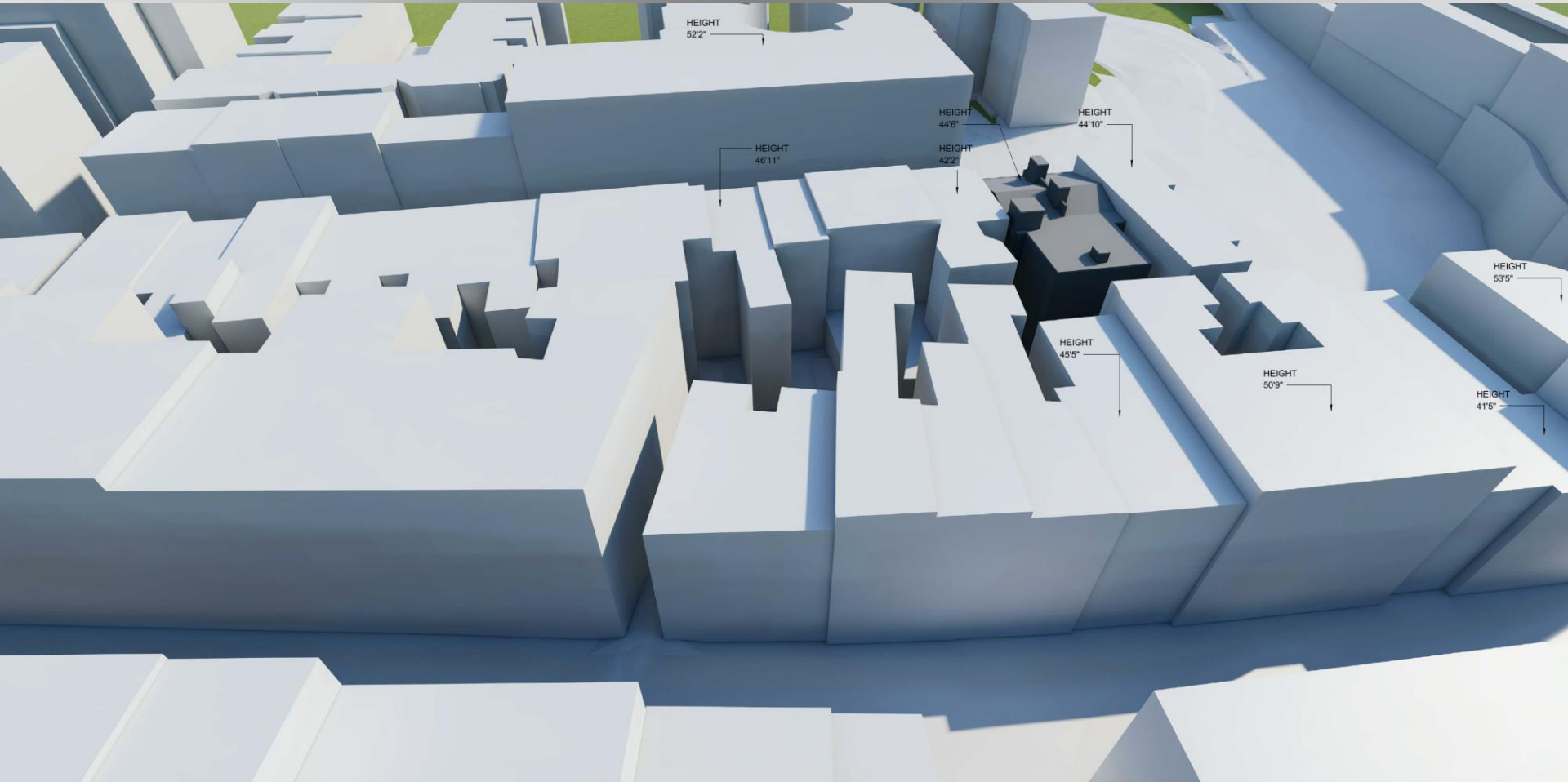


# Massing & Height Diagram





# Current Massing Diagram with Surrounding Heights



## Executive Suites

**Hotel and Conference Center Uses: Bed and breakfast; conference center; executive suites; hotel; or motel.**

**Hotel defined: “A building (other than a dormitory) containing four or more apartments without kitchens, or containing sleeping accommodations for ten or more persons, primarily the temporary abode of persons who have their residences elsewhere.”**

**Executive Suites defined: “Any dwelling (other than a boarding house, dormitory, fraternity, lodging house, sorority house, hotel, motel, or apartment hotel) in which living space, with kitchen facilities, is let to fewer than ten persons who are not related by blood, marriage, adoption or other analogous family union, primarily the temporary abode of persons living elsewhere.”**

# ORGANIZATION



## Executive Suites – Peter McLaughlin

-JD – Suffolk University Law

-MBA – Boston College

-2 decades of real estate and hospitality development

-Currently working on 2 boutique hotels in Back Bay; a hotel in Central Square; and a hotel in Coolidge Corner, Brookline.



## Executive Suites - Staff

The suites will be managed by a General Manager with over 20 years experience in hospitality, most recently in charge of 350 suites in Boston. The GM will oversee a staff of up to 8 full time and part time personnel dedicated to servicing 147 -149 Charles Street.

- -On call hospitality professional will provide guest support for check ins and outs, as well as concierge services.
- -4-6 cleaning staff.
- -Suites will be cleaned every 4<sup>th</sup> day, or upon checkout, whichever is earlier, unless requested more frequently.
- -A maintenance supervisor will be on call 24/7.
- -Customer service agents will be available to guests by telephone, text and email 24/7

## Executive Suites - Guests

Target Market: Accommodations primarily for hospital related stays and business travelers

- Independent business travelers who stay for an average of 4.5 days
- Direct sales to area hospitals and corporations
- Listed on online travel portals.
- Guests spend in local businesses.

## Executive Suites – Check In

Check in and check out will be fully automated with guests receiving codes to access the building, elevator, and guest suites through our state-of-the-art electronic door security system.

Guests will go through a multi-step verification process before receiving their unique access codes that will expire upon check out.

Guests will submit a picture of their identification and a picture of themselves holding the same. Our reservation screening technology spots unusual requests, which require a personal phone communication prior to confirmation.



## Executive Suites – Rules & Regulations

Guests will be provided with detailed directions and instructions for access and will agree to abide by rules and regulations for use of the premises



Our guests will be informed about all necessary fire safety procedures and instructions for emergency situations



There will be no smoking and no tolerance for noise exceeding reasonable decibel ranges, monitored by our state-of-the-art systems



## Executive Suites – Rules & Regulations Continued

- No party policy
- Noise detection devices installed and monitored 24 X 7
- Security camera at door and lobby
- Manager on-call
- Professionally cleaned
- Rapid response

## Day to Day Operations

- Professionally cleaned, minimum every 4<sup>th</sup> day, but more frequently if requested
- Trash removed by private contractor
- Typical guests do not arrive by car
- Parking in public garages



# Executive Suites – Interior Precedent



## Executive Suites – Interior Precedent





# Executive Suites – Interior Precedent



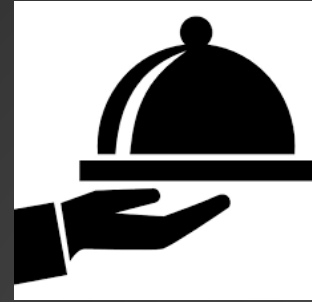
## 147-149 Charles Street - Restaurant

-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

- Bar
- Live Music
- No Food Services/  
Full Liquor License

Proposed Use

- Restaurant
- No Live Music
- Full Food & Beverage



MORNING (9 AM - 10 AM)

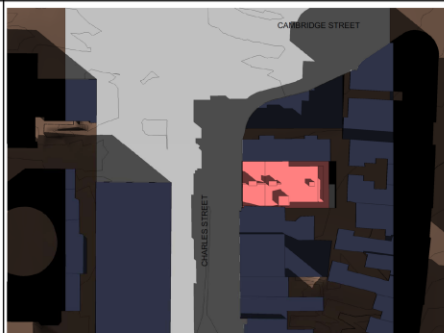
NOON (12 PM - 1 PM)

AFTERNOON (3PM - 4 PM)

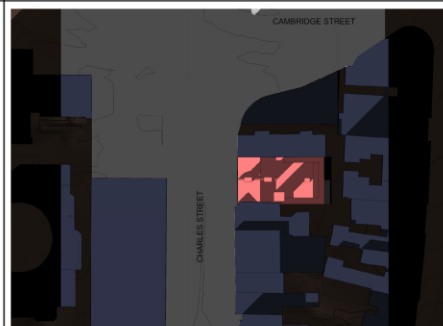
SUMMER SOLSTICE



FALL / SPRING EQUINOX



WINTER SOLSTICE



# Shadow Study





Thank  
You