

BEACON HILL BOOKS

I'd like to begin by thanking everyone for carrying on with this meeting and helping to keep the approval process moving forward during these uncharted times.

As background, I purchased the building at 71 Charles Street last September with plans to open an independent book store, called Beacon Hill Books, which will offer a wide range of general interest books for all ages, including a floor dedicated to children's literature for beginning, middle and young adult readers.

My husband and I first lived in Beacon Hill in the mid-1980's and we remember the bookstores that used to flourish in this neighborhood. In the intervening decades, work commitments caused us to move to CA and TX, but last year we made our way back to Boston to a home on Chestnut Street. Upon our return, we were surprised to find that there were no bookstores selling new, general-interest books within a 20 minute walking radius of Beacon Hill. As I began to discuss this with local friends and learned of the informal survey conducted by BHCA several years ago in which a bookstore was the number one amenity most desired in our neighborhood, I decided this was a project I would like to undertake.

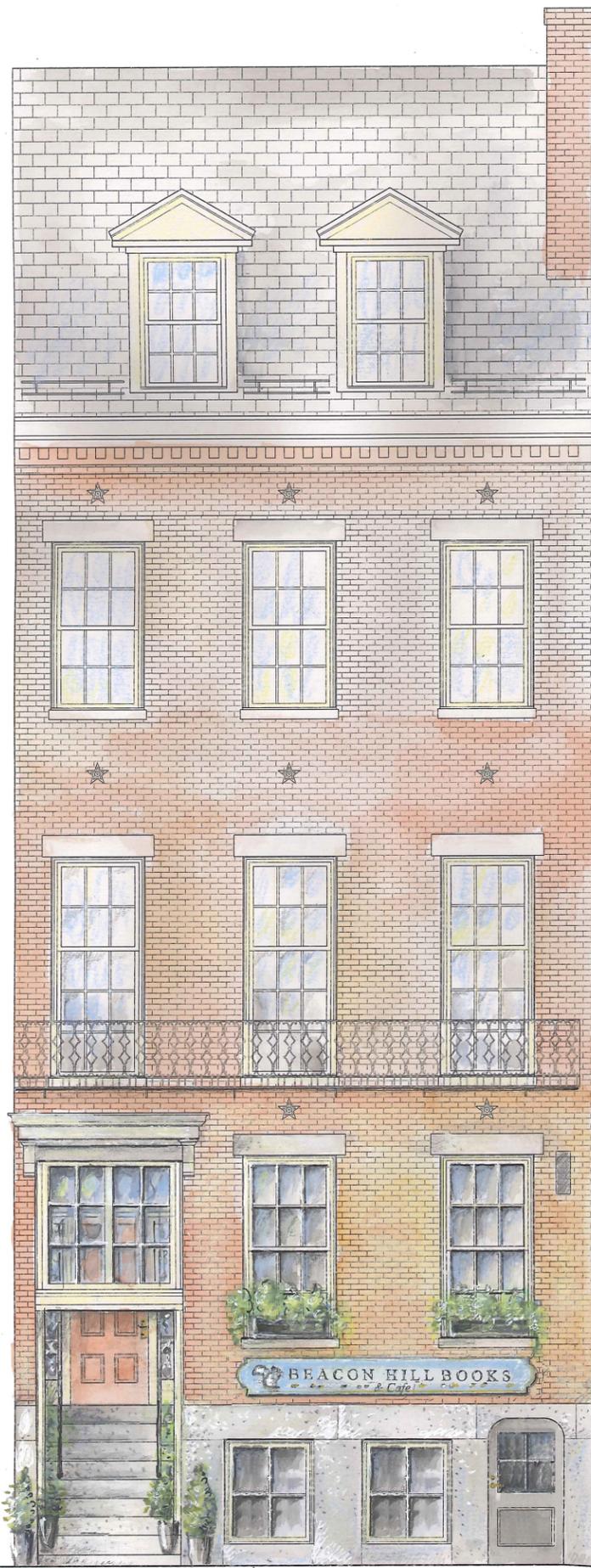
As of today, we have a complete set of plans which provide for a café on the ground, garden level (which was previously occupied by the Hungry I restaurant), and bookselling/retail space on the remaining three floors with a back office to order, receive and process the books on the top floor. With the addition of an elevator and access ramp into the building, the store will be fully ADA accessible. All plans have been approved by the Beacon Hill Architectural Commission. Every effort has been made to protect the architectural integrity and charm of the building to create a unique bookstore space that is nestled in a residential-like setting with meandering bookcases, fireplaces, comfortable seating and an imaginative space on one floor dedicated to children.

We are now in the process of obtaining a building permit and the BHCA is our first stop along the way. Industry standards suggest that this bookstore requires at least 2000 square feet to be a functioning business with the necessary space to receive, process, display and store inventory. At a minimum, this building offers only 1700 square feet of useable space once all non-retail areas are subtracted (hallways, stairwells, new ADA ramp, new ADA elevator, new ADA bathroom, equipment storage, etc.) Therefore, it is necessary that the entire building be available for the commercial/retail purposes of a bookstore and café. To be clear, I will not be able to proceed with a bookstore if the change in use requested is not granted.

As you know, the addition of a bookstore has been a top priority for the Beacon Hill community for a long time and its benefits are fully aligned with the BHCA vision statement. A neighborhood bookstore is recognized by urban planners and government planning boards as a key element in the social, cultural and economic fabric of a thriving community. Beacon Hill Books will draw people of all ages to Beacon Hill to live, shop and dine and it will provide jobs which put money back into the local economy.

Since purchasing the building last September, I have been invested in hiring a large team of architects, structural and civil engineers, water reclamation experts, building code specialists, a general contractor and many others to help me devise a plan to rehabilitate and convert the building at 71 Charles Street into a multi-level, bookstore and café. It is important to note that during the due diligence phase of the building purchase, I was mis-informed as to the commercial status of the building. I was told that the building was zoned for mixed use and I confirmed that the property taxes had always been paid at the higher commercial rate. It was a surprise for me to learn 3 months into the project that a request for a change in use would be necessary.

Melissa Fetter, Owner of 71 Charles Street



71 CHARLES STREET

ZONING MAP



PROJECT SUMMARY

Lot falls under two districts: I-2-65 and H-2-65. Under article 12, transition zoning, the “I” use can move 30 ft into the “H” district. This puts the entire main 5- level structure in the “I” district and leaves the rear portion of the 2-story ell in the “H” district.

Current use:

Lot Area: 1,120 sf - gross floor area: 3,822 sf – F.A.R: 3.41

Existing restaurant on first and second level with kitchen in the ell and three residential units and offices above

Proposed use:

Lot Area: 1,120 sf - gross floor area: 3,822 sf – F.A.R: 3.41 (no change)

1st Level: continued restaurant/café use with kitchen in the ell

2nd to 4th Level: bookstore including children’s books and function space

5th Level: bookstore offices

An elevator and accessible ramp are proposed as requested by the Architectural Access Board. There are no proposed additions to the exterior or to the existing floor area. We received BHAC approval (1.24.20) for all proposed exterior repairs and changes.

EXISTING EXTERIOR PHOTOGRAPHS



FRONT FACADE



REAR FACADE



STREET FACADE



ELL FACADE

EXISTING INTERIOR PHOTOGRAPHS



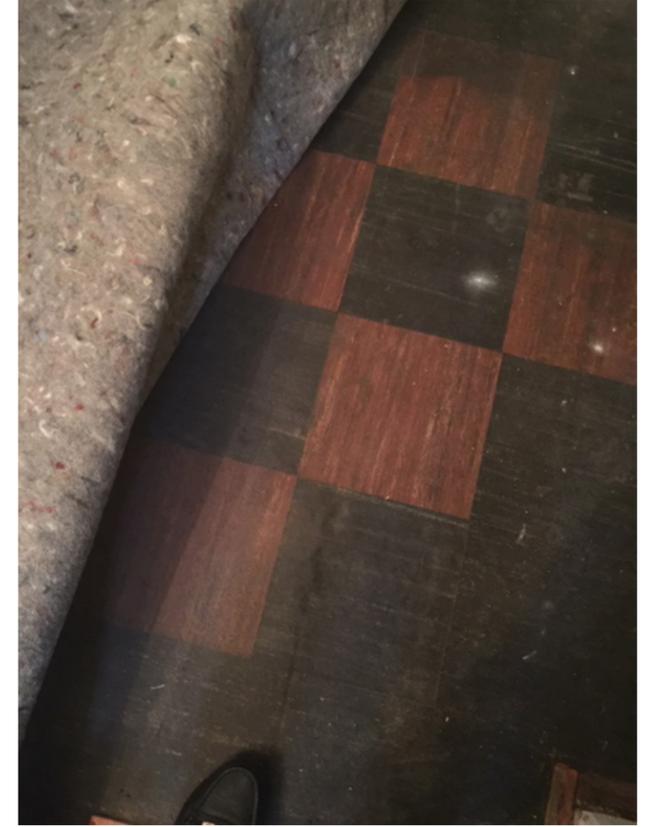
FLOODED KITCHEN FLOOR



KITCHEN



KITCHEN



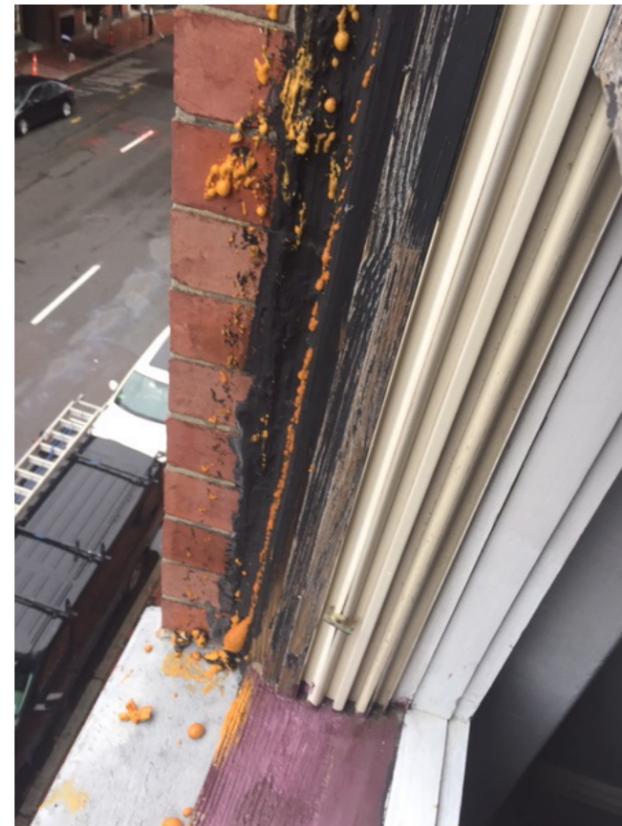
ASBESTOS FLOOR TILE



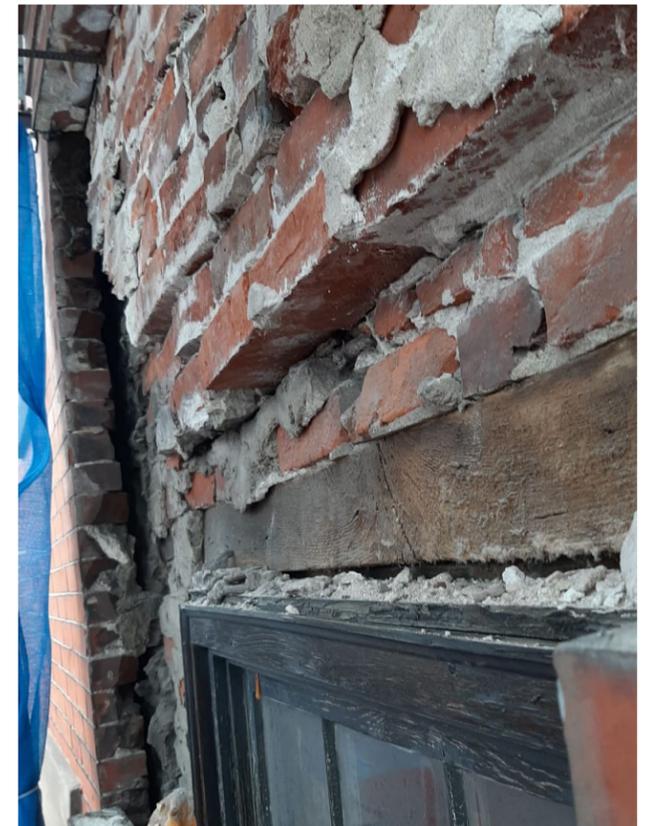
EXISTING WIRING



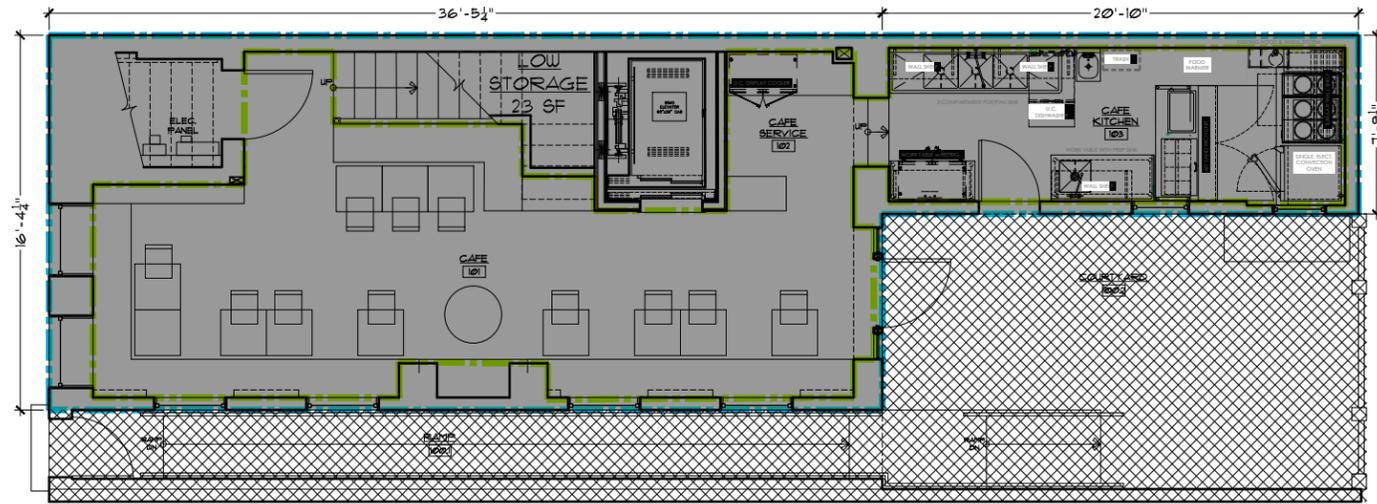
**BOWING BRICK FACADE
AT WINDOW**



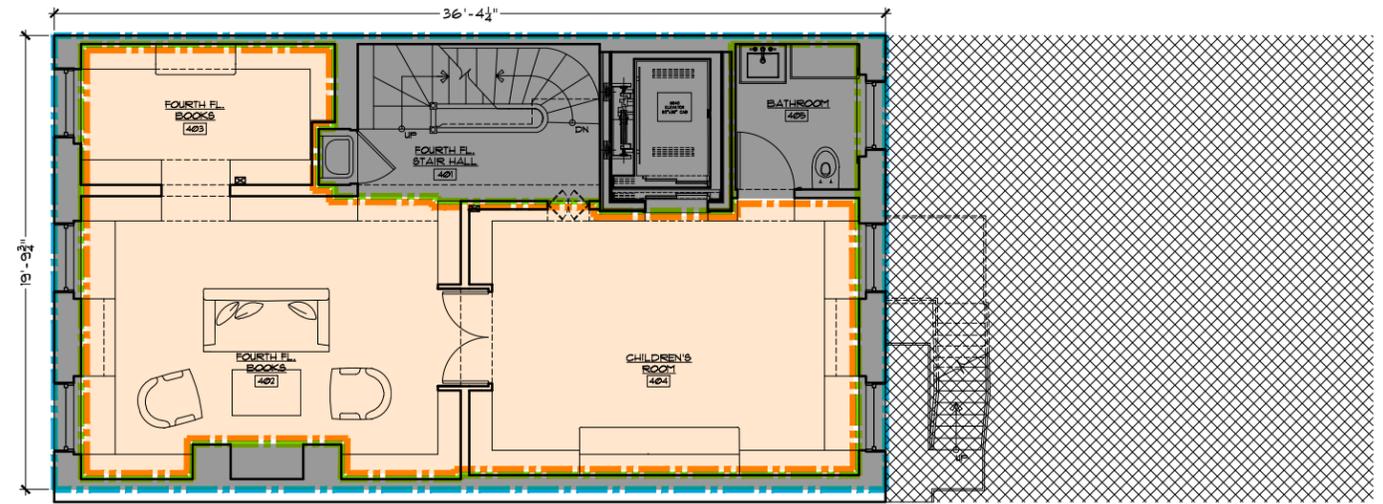
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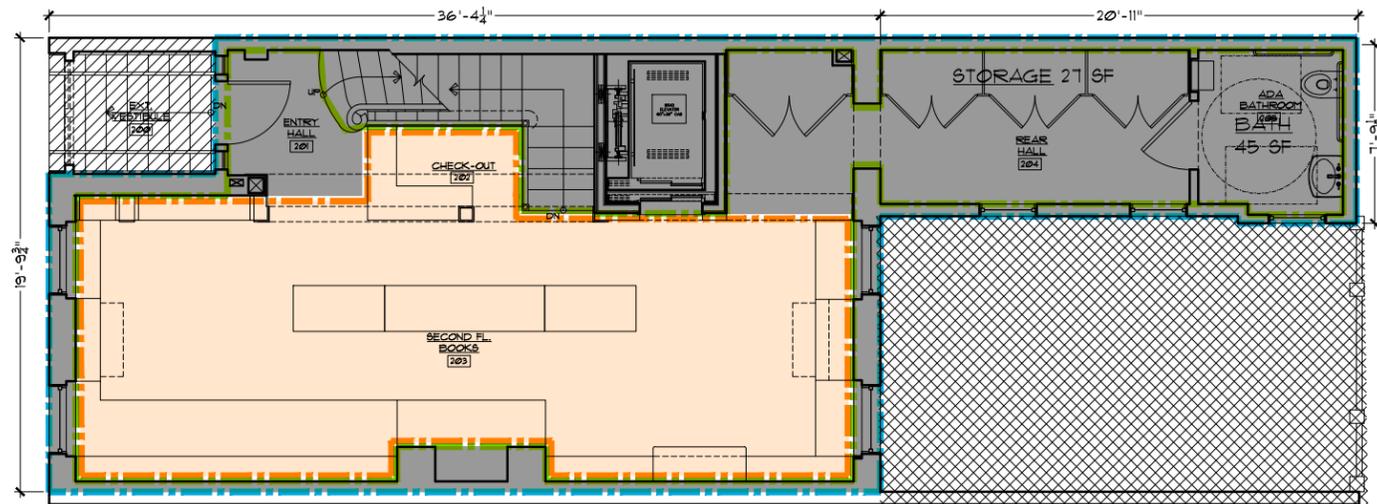
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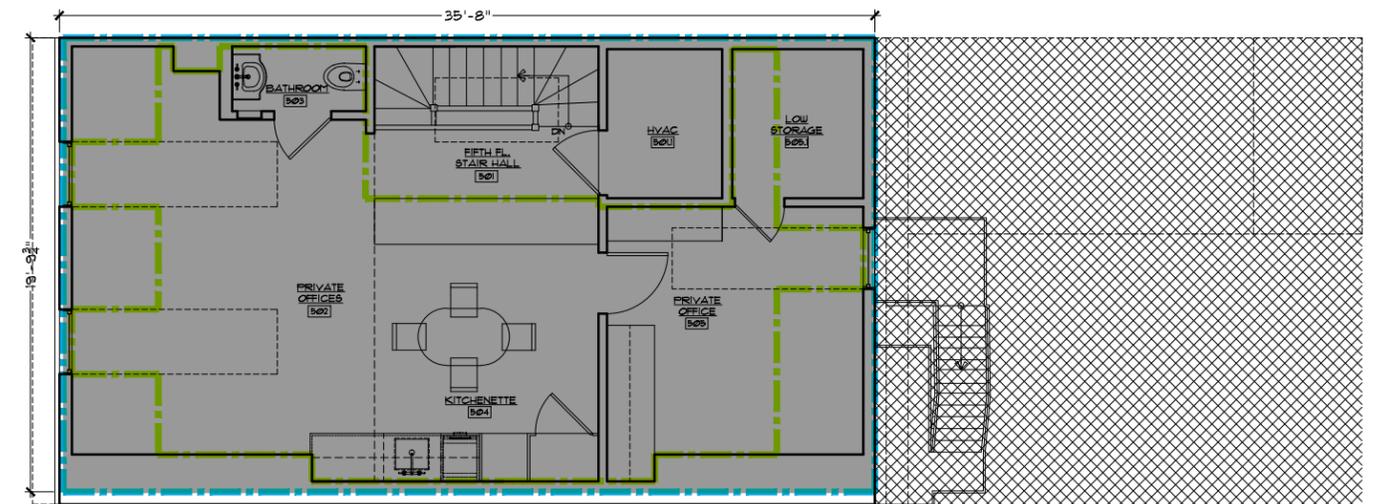
1 FIRST FLOOR PLAN
FULL: 1/4" = 1'-0", HALF: 1/8" = 1'-0"



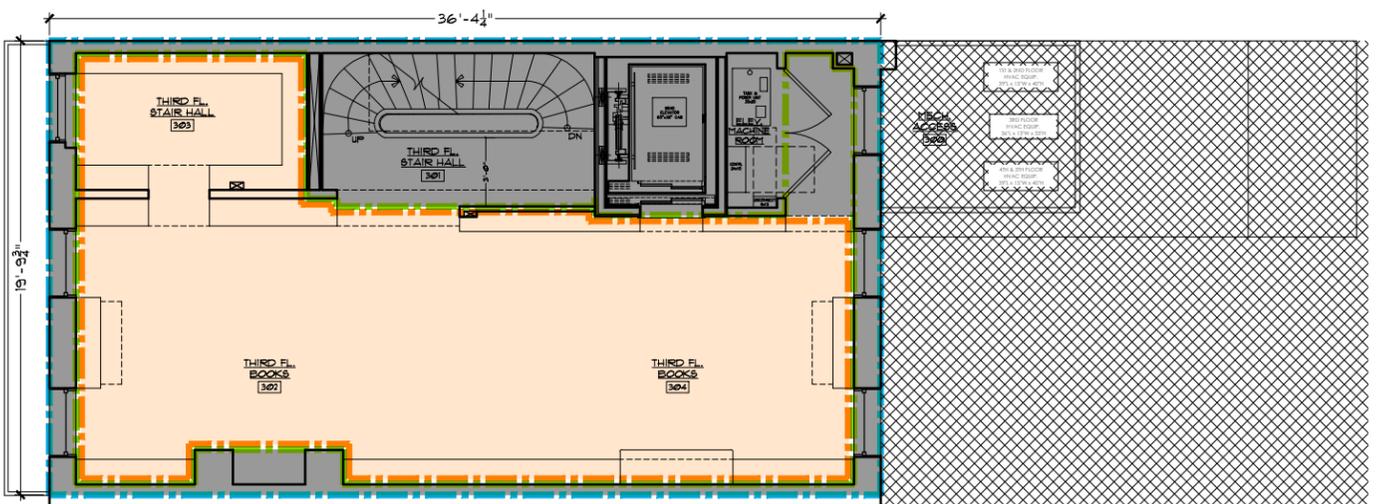
4 FOURTH FLOOR PLAN
FULL: 1/4" = 1'-0", HALF: 1/8" = 1'-0"



2 SECOND FLOOR PLAN
FULL: 1/4" = 1'-0", HALF: 1/8" = 1'-0"



5 FIFTH FLOOR PLAN
FULL: 1/4" = 1'-0", HALF: 1/8" = 1'-0"



3 THIRD FLOOR PLAN
FULL: 1/4" = 1'-0", HALF: 1/8" = 1'-0"

71 Charles Street Square Footage Summary							
	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	FIFTH FLOOR	TOTAL	
BOOK RETAIL SQUARE FOOTAGE	0	424	466	473	0	BOOK RETAIL TOTAL	1363
NET SQUARE FOOTRAGE	517	637	487	510	418	NET TOTAL	2569
GROSS SQUARE FOOTAGE	758	861	740	740	723	GROSS TOTAL	3822

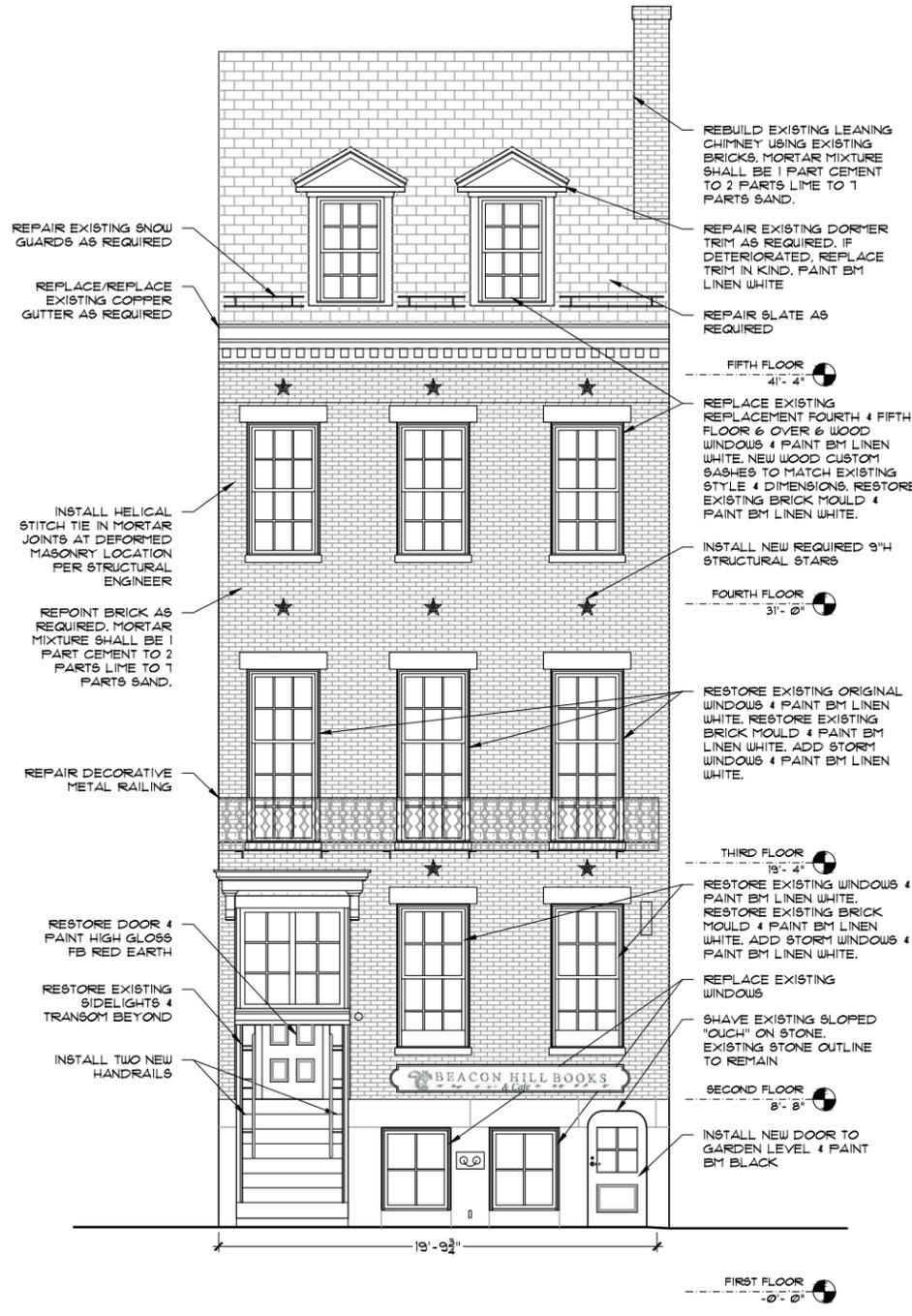




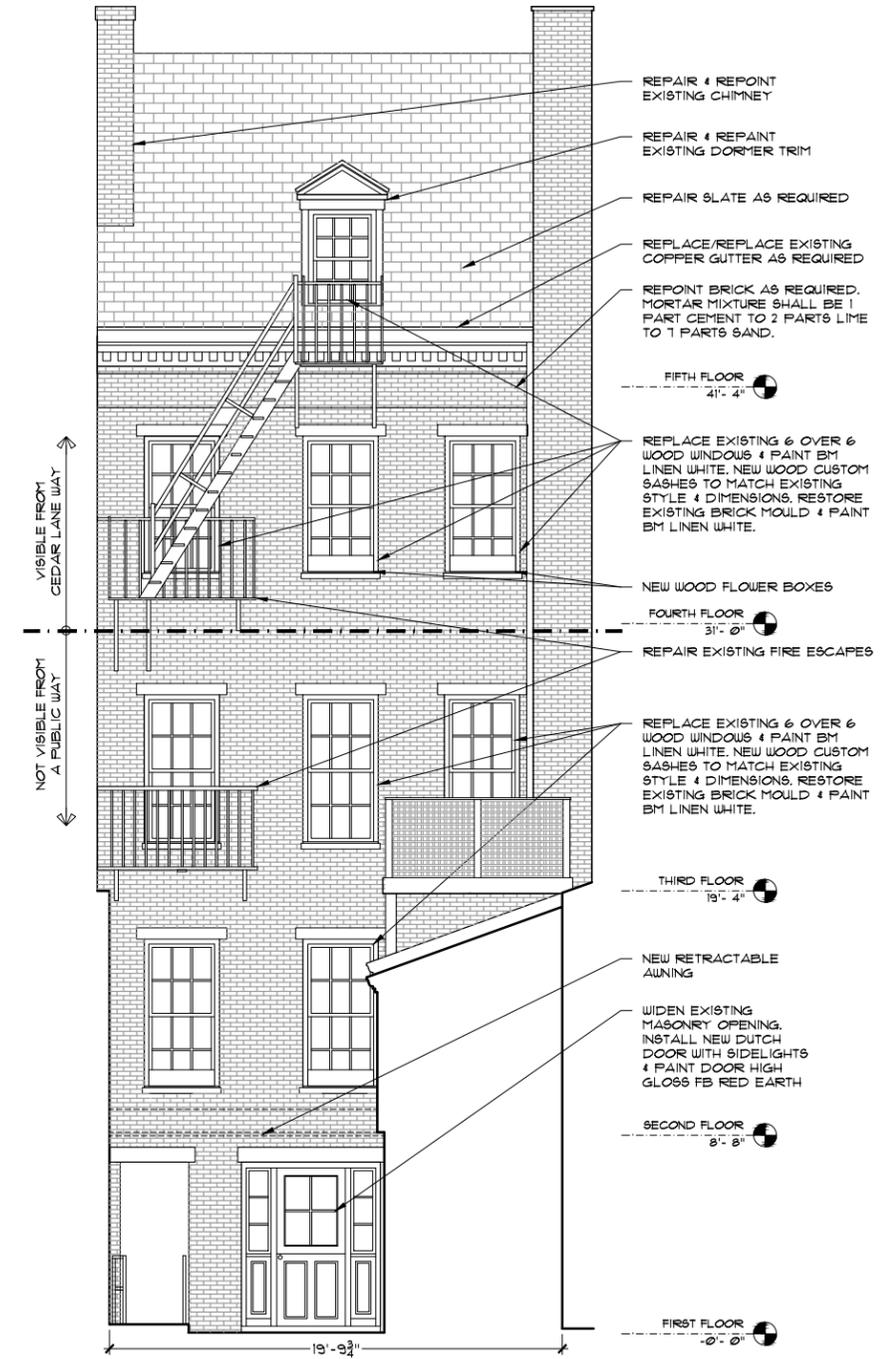
E1 EXISTING FRONT ELEVATION
FULL: 1/4" = 1'-0", HALF: 1/8" = 1'-0"



E2 EXISTING REAR ELEVATION
FULL: 1/4" = 1'-0", HALF: 1/8" = 1'-0"



P1 PROPOSED FRONT ELEVATION
FULL: 1/4" = 1'-0", HALF: 1/8" = 1'-0"



P2 PROPOSED REAR ELEVATION
FULL: 1/4" = 1'-0", HALF: 1/8" = 1'-0"



PAULI & URIBE
ARCHITECTS LLC
Classic Architecture
Interior Design
121 Mount Vernon Street
Boston, Massachusetts, 02108
617 227 0954 • www.pauli-uribe.com

71 CHARLES STREET

BOSTON, MA 02114

SHEET TITLE:
EXISTING & PROPOSED
FRONT & REAR
ELEVATIONS
DATE: MAY 5, 2020
SCALE: AS NOTED
DRAWN: JGUR & RJP
CHECKED: JGUR & MZF

SHEET NO.

A-1



(E1) EXISTING SECTION
 FULL: 1/4" = 1'-0", HALF: 1/8" = 1'-0"



(F1) PROPOSED SECTION
 FULL: 1/4" = 1'-0", HALF: 1/8" = 1'-0"



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SHEET NO.

A-2