

1 ELWOOD

HIGHLAND PARK ARCHITECTURE CONSERVATION DISTRICT (HPACD)
ADVISORY REVIEW
07/27/2023



- 1 BUILDING DESIGN UPDATE
- 2 SIDEWALK IMPROVEMENT UPDATE

BUILDING RELATED

- **Contextual and dimensional analysis** is needed to show how the new design relates to the residential buildings in the Highland Park ACD.
- Design with **more reference to the residential architecture**
- In general, the building facade design appears stark and wall-like. **Facade articulation** that could break down the massing is recommended.
- **Material changes?** Acknowledging the size or proportion of windows, dormer height, or cornice height?
- Retail could be more prominent & open

1. 50 - 70 Highland Street
(ACD Historically Significant)



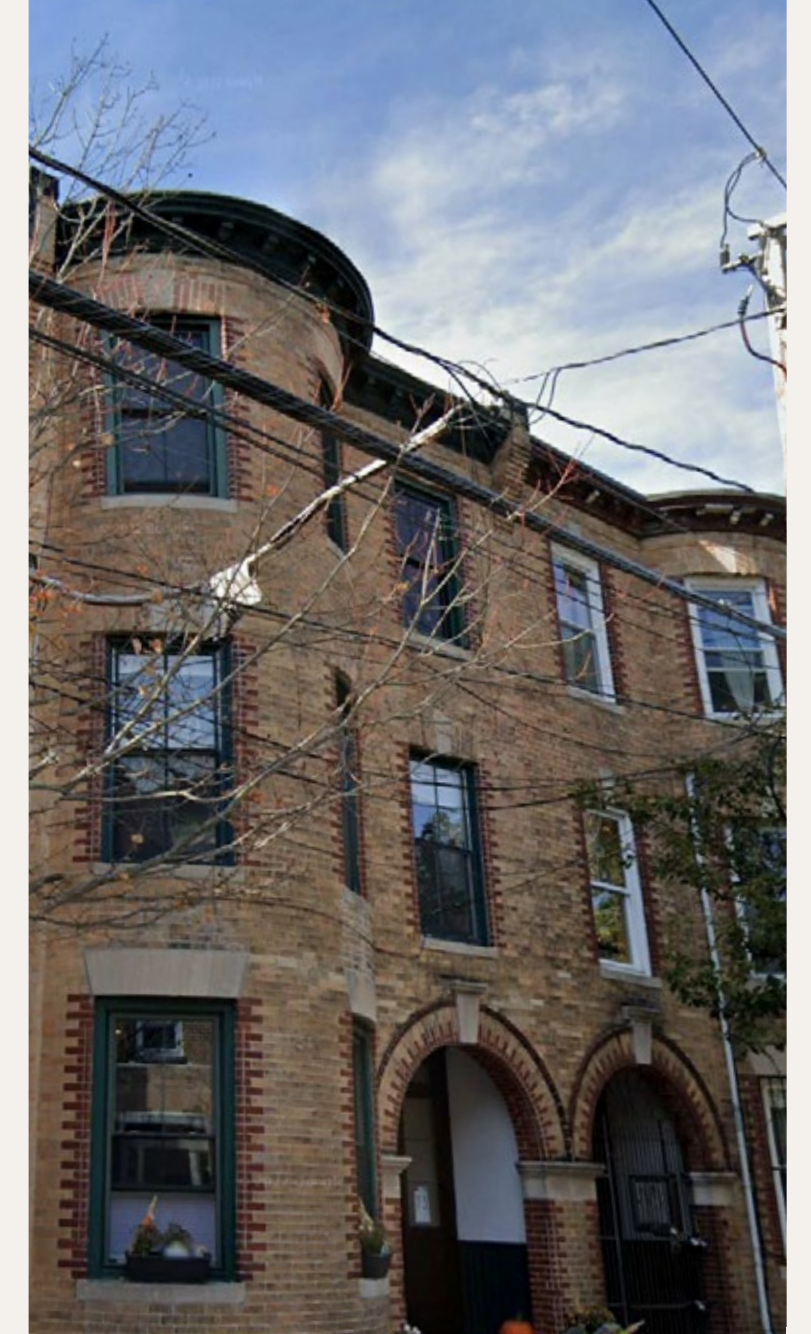
2. 288-300 Roxbury Street
(ACD Historically Significant)



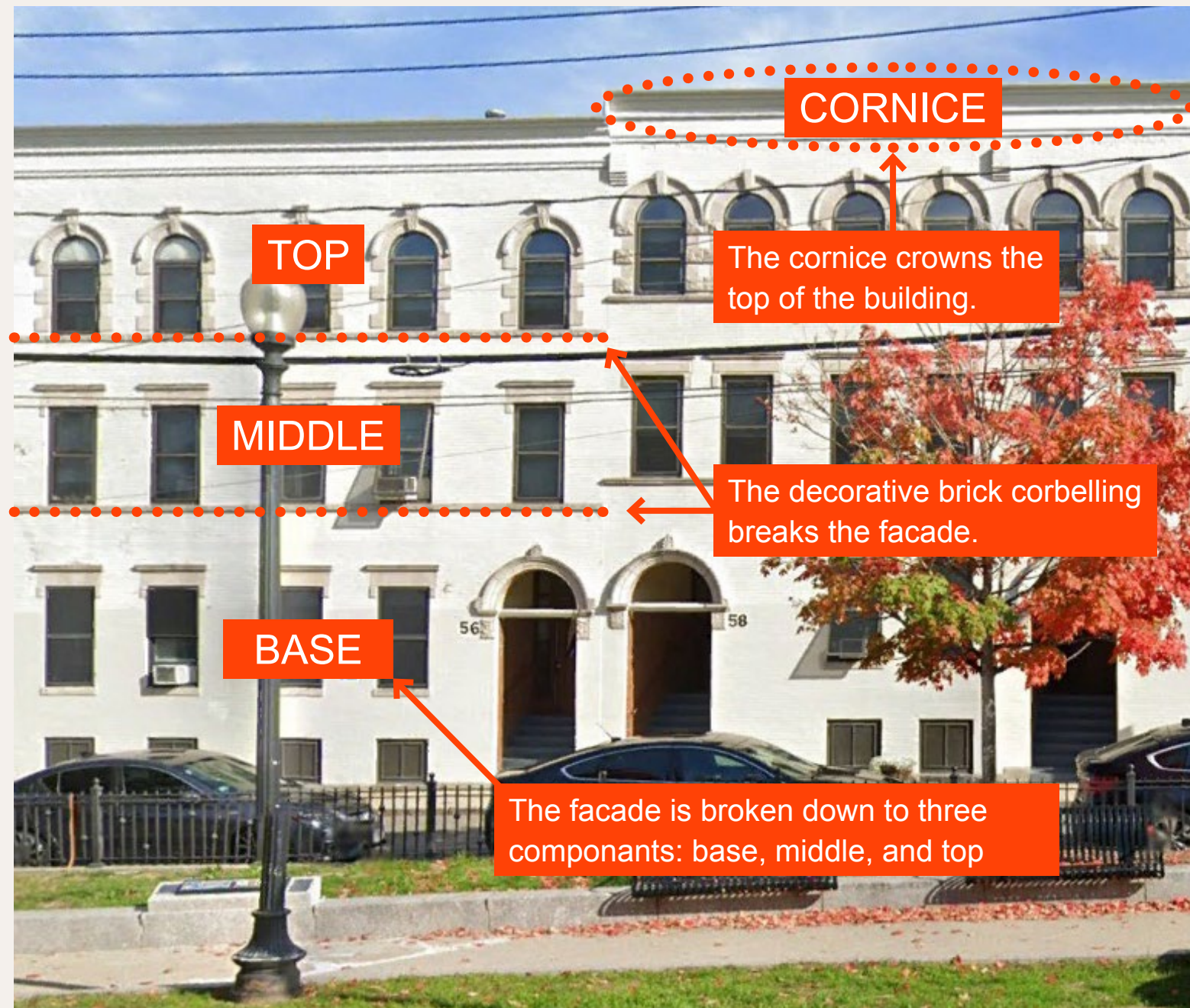
3. 286 Roxbury Street
(Adjacent Building)



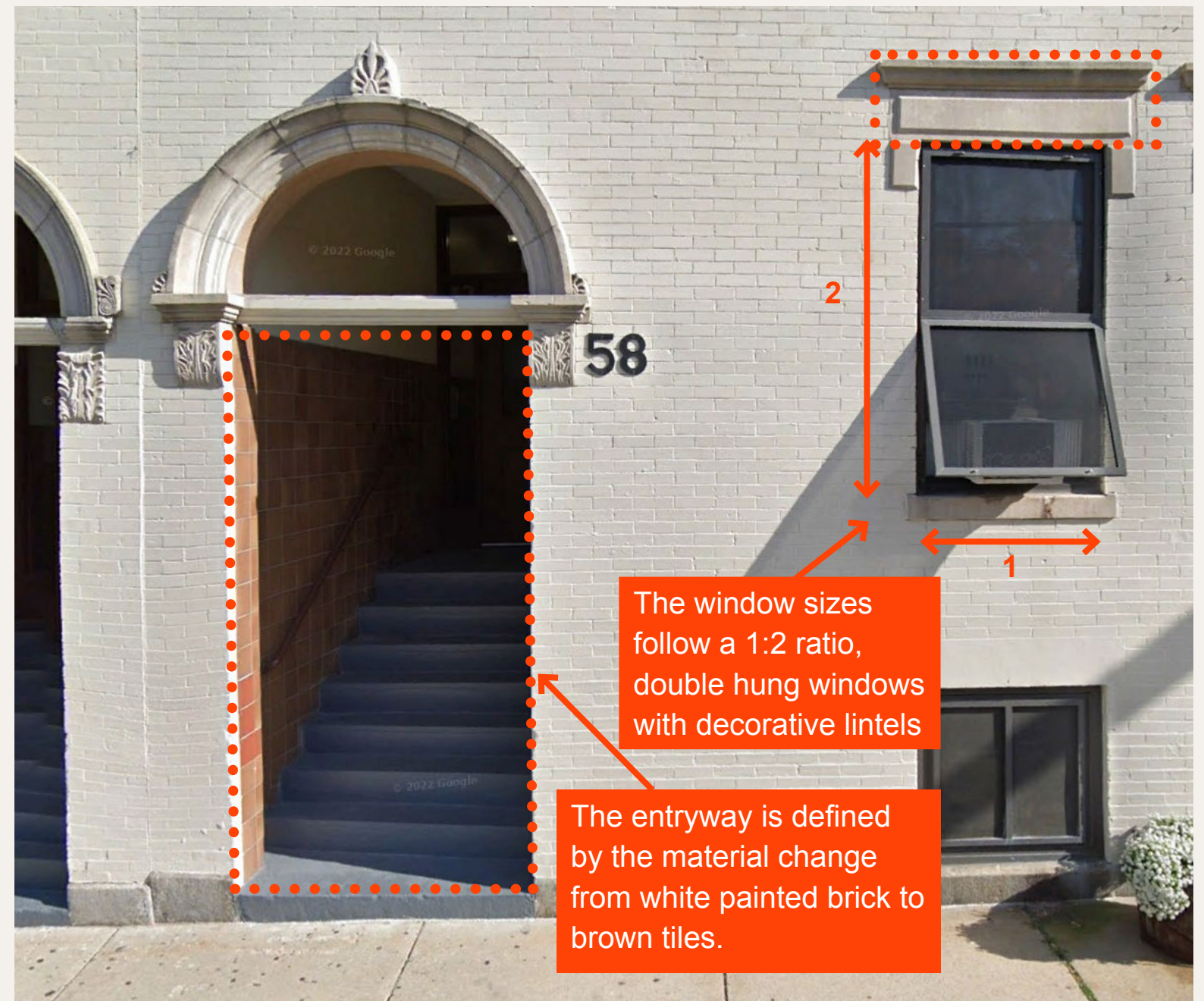
4. 67 - 77 Highland Street
(ACD Historically Significant)



1. BASE - MIDDLE - TOP & CORNICE



2. MATERIAL & COLOR CHANGE + WINDOWS

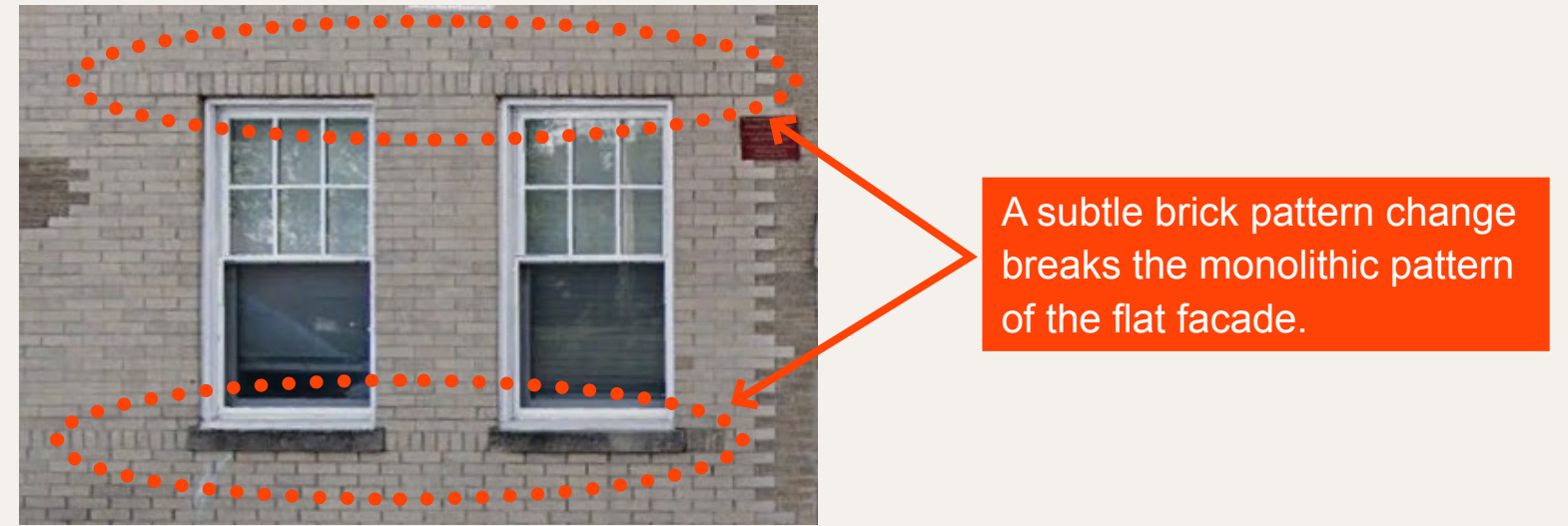


NOTE: This building is listed as architecturally significant in the HPNC study report under "3.4.4. Apartment Houses"

3. NEUTRAL TONE BRICK



4. BRICK PATTERN CHANGE



5. SIDEWALK PAVEMENT MATERIAL



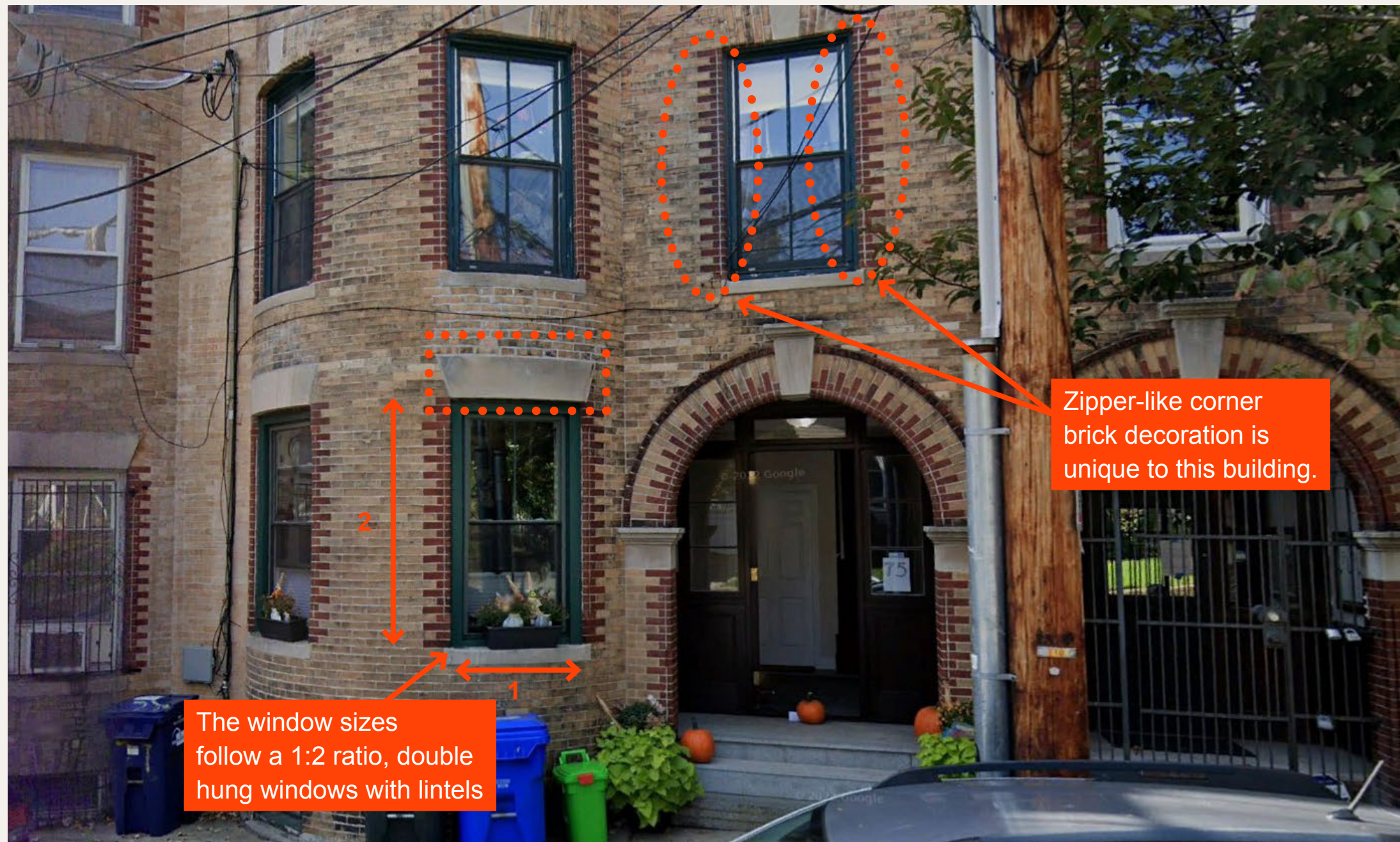
NOTE: This building is directly across the Roxbury Street, and listed as architecturally significant in the HPNC study report.

6. CORNER FACADE MATERIAL CHANGE + HORIZONTAL DIVIDERS



NOTE: This building is directly across the Roxbury Street from the project site.

7. CORNER BRICKWORK + WINDOWS



Zipper-like corner brick decoration is unique to this building.

The window sizes follow a 1:2 ratio, double hung windows with lintels

NOTE: This building is listed as architecturally significant in the HPNC study report under "3.4.4. Apartment Houses"

HISTORICAL DESIGN FEATURES INTEGRATED IN NEW PROPOSAL

- 1 Material changed from terracotta rainscreen to **brick veneer** in order to incorporate the historical design details.
- 2 **Base - Middle - Top** reading of the building strengthened by the raised foundation wall and cornice.
- 3 A subtle **horizontal brick corbel** introduced in between floors to break the facade.
- 4 **Window proportions changed** to correspond with the 1 : 2 ratio that are prevalent in the neighborhood.
- 5 **Recessed lintels and window configuration** to match the neighborhood proposed.
- 6 Material changes for entry ways and recessed windows, and the materials used on the sidewalks did not change since it already references the neighborhood's design.

HISTORICAL DESIGN FEATURES INTEGRATED IN NEW PROPOSAL

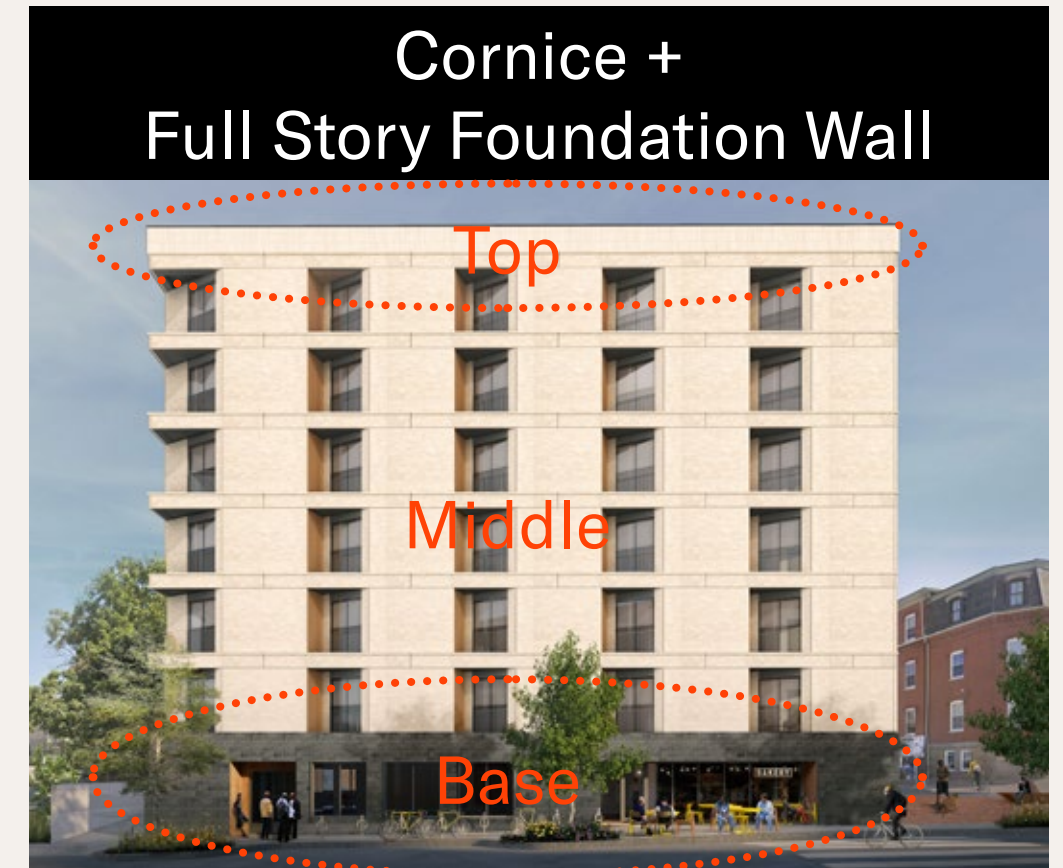
1. Material changed from terracotta rainscreen to **brick veneer** in order to incorporate the historical design details.



MATERIAL CHANGE

HISTORICAL DESIGN FEATURES INTEGRATED IN NEW PROPOSAL

2. **Base - Middle - Top**
reading of the building
strengthened by the
raised foundation wall
and cornice.



MATERIAL CHANGE

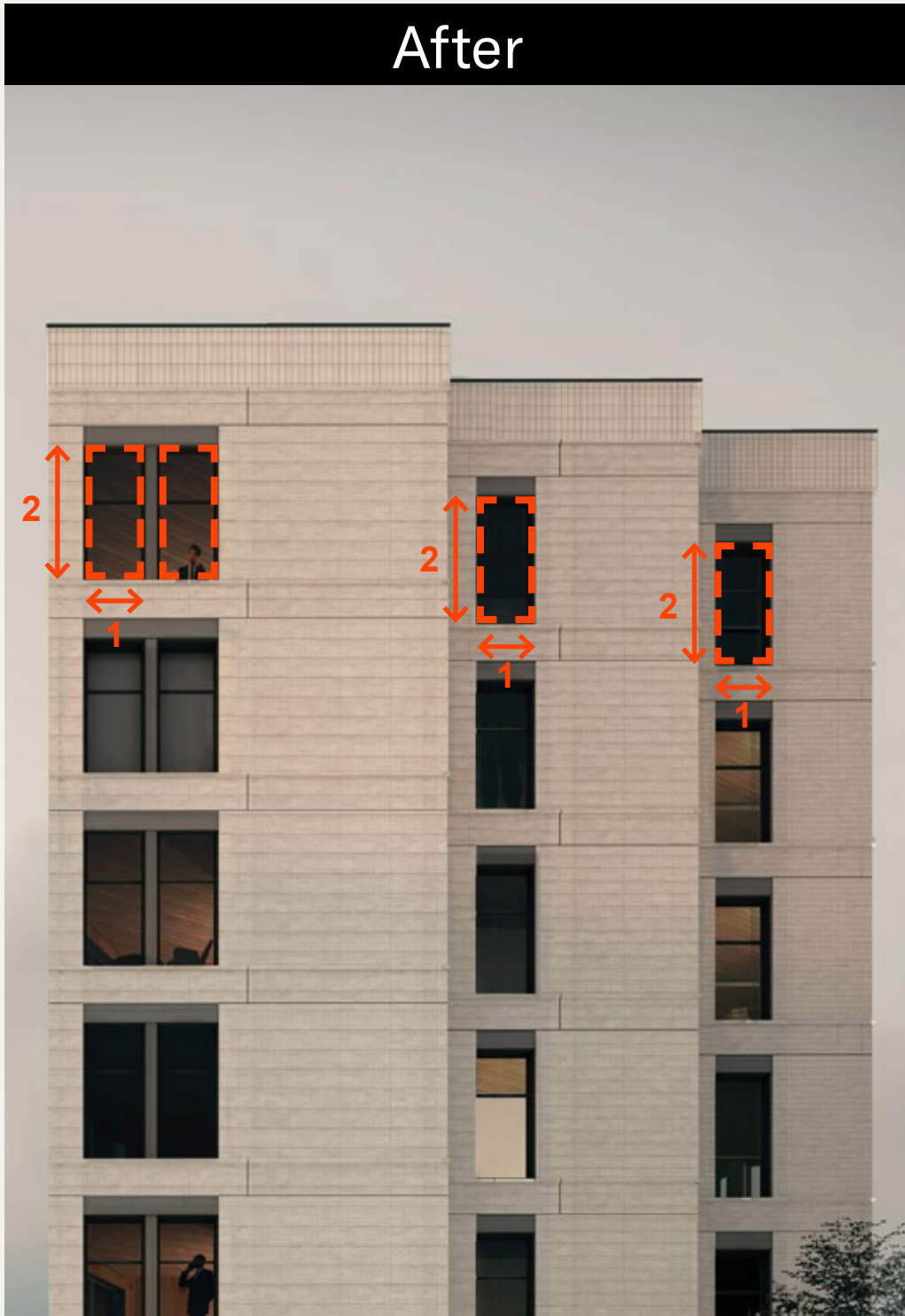
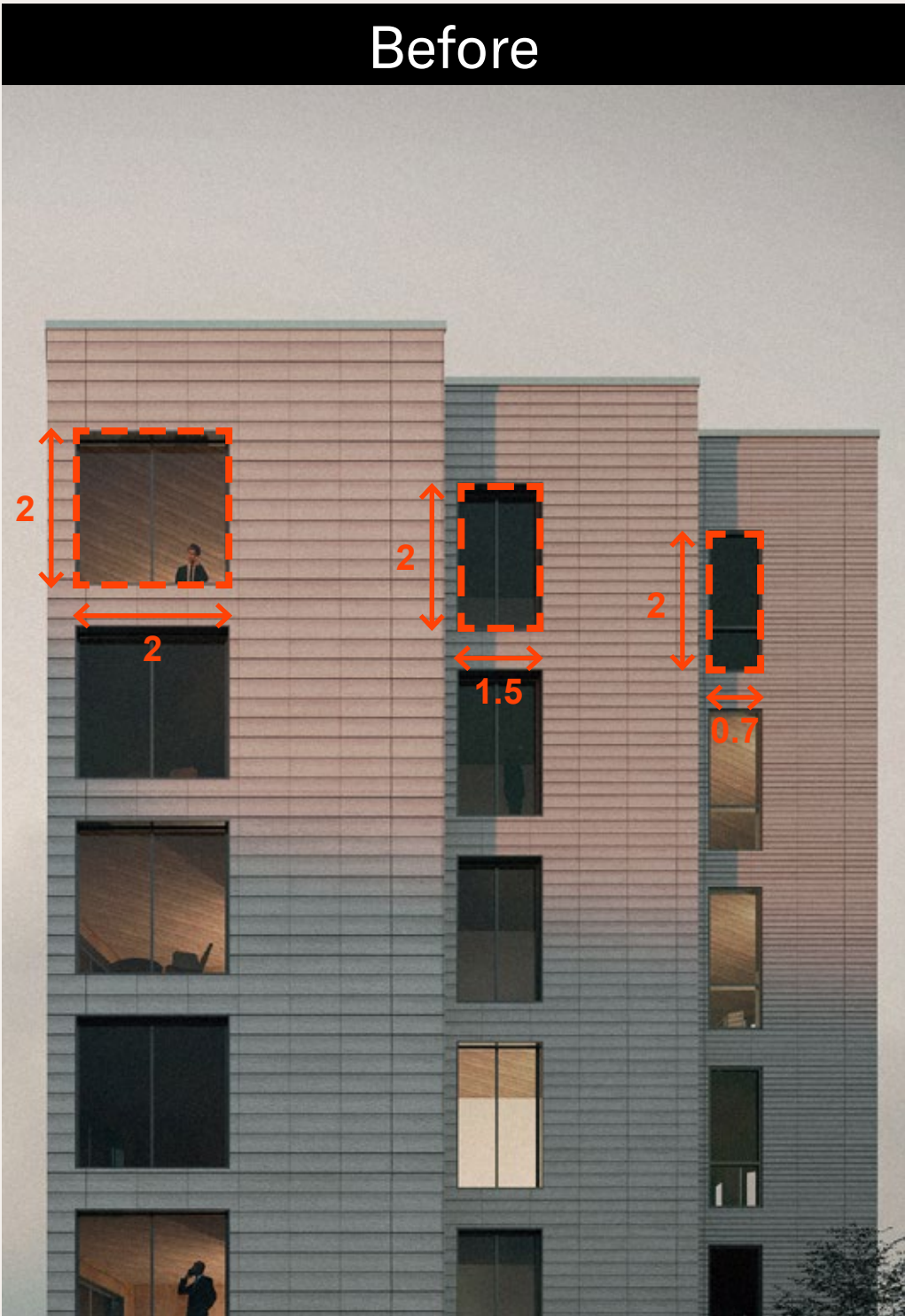
HISTORICAL DESIGN FEATURES INTEGRATED IN NEW PROPOSAL

3. A **horizontal brick corbel** introduced in between floors to break the facade.



HISTORICAL DESIGN FEATURES INTEGRATED IN NEW PROPOSAL

4. **Window proportions changed** to correspond with the 1 : 2 ratio that are prevalent in the neighborhood.



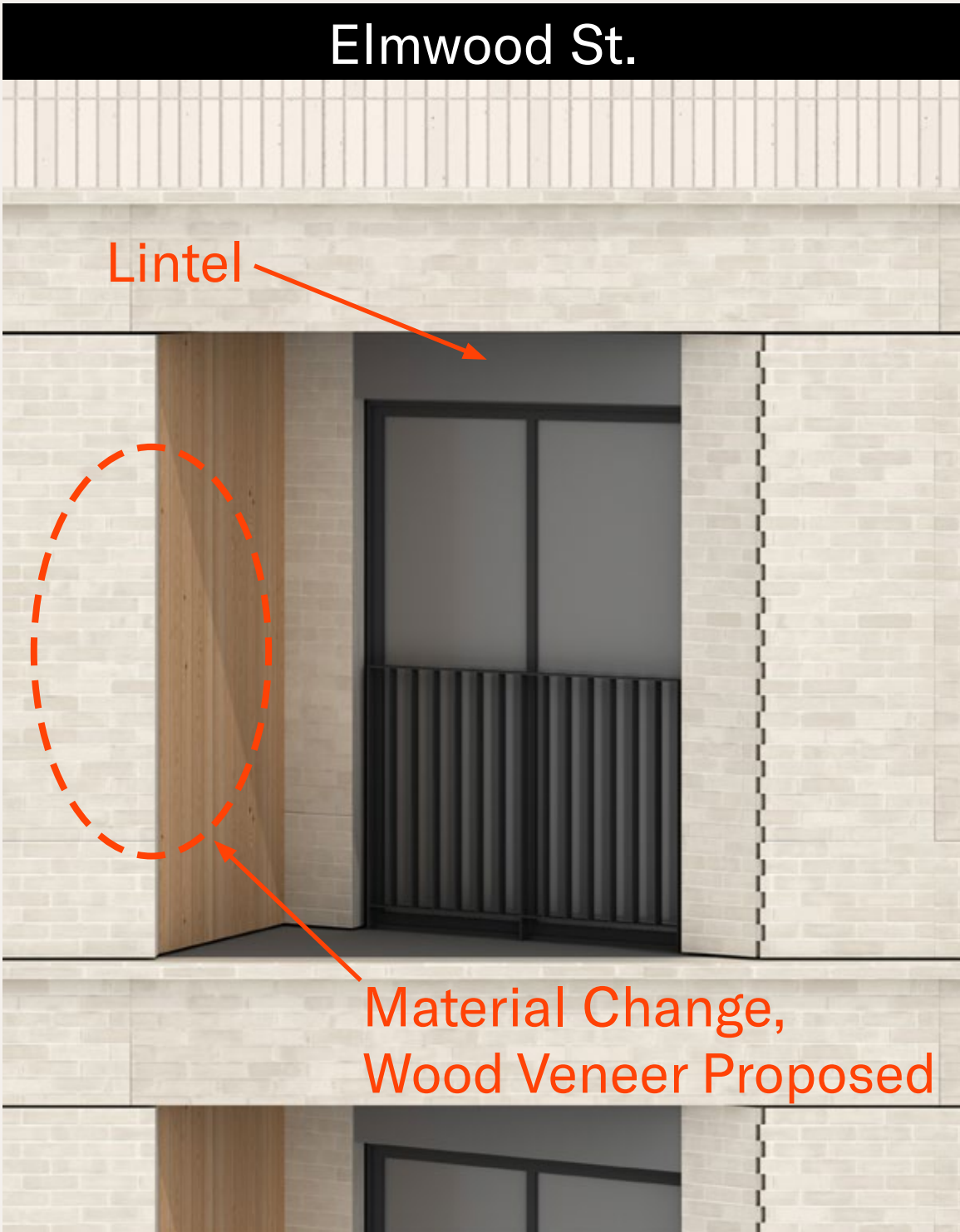
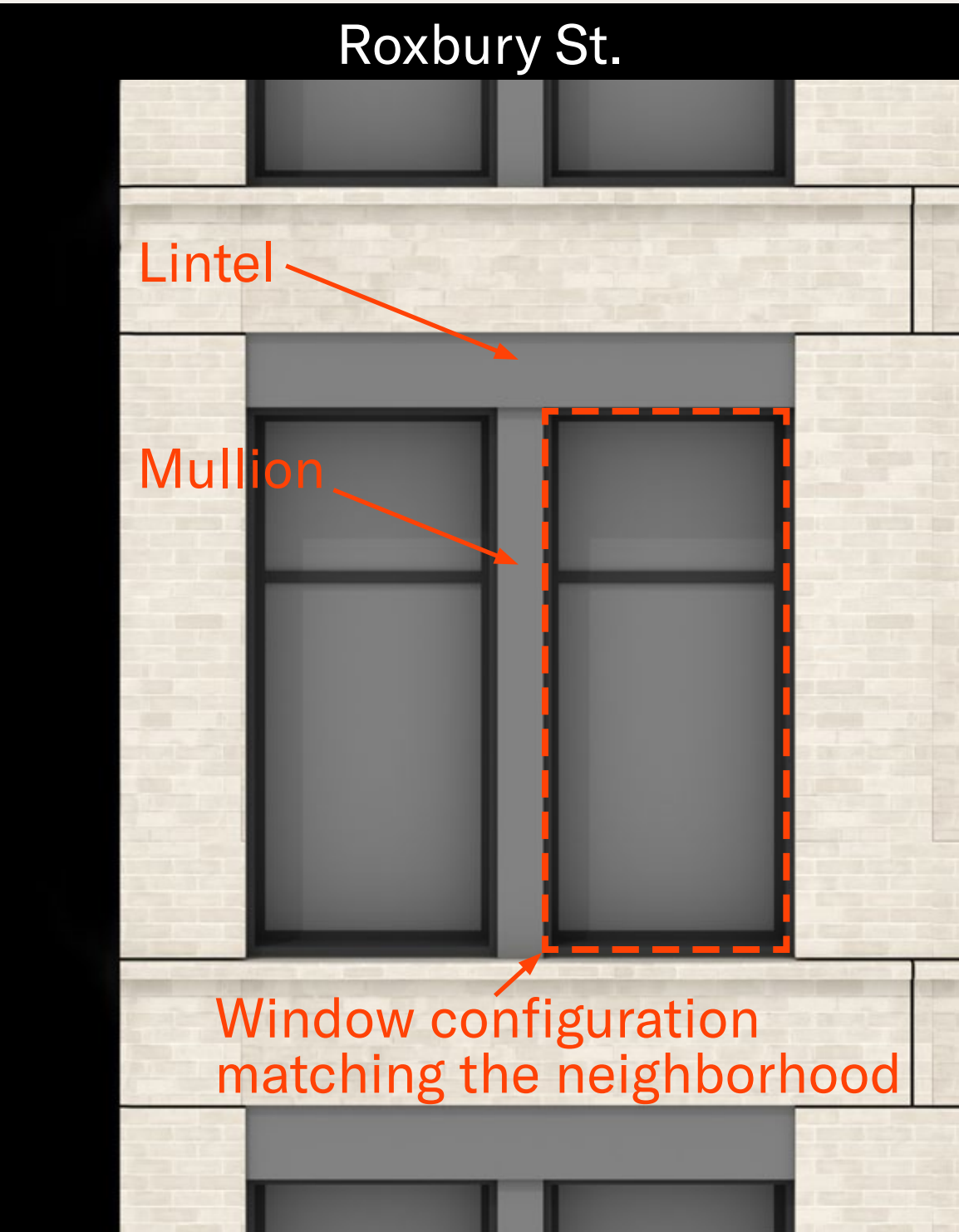
WINDOW SIZE

HISTORICAL DESIGN FEATURES INTEGRATED IN NEW PROPOSAL

5. Recessed lintels, Mullions, and window configuration to match the neighborhood proposed.

6. Material Change on entryways and recessed windows

7. Cornerwall Brick Corbel









TRIPLE W
DEVELOPMENT

1 ELMWOOD ST

17
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25

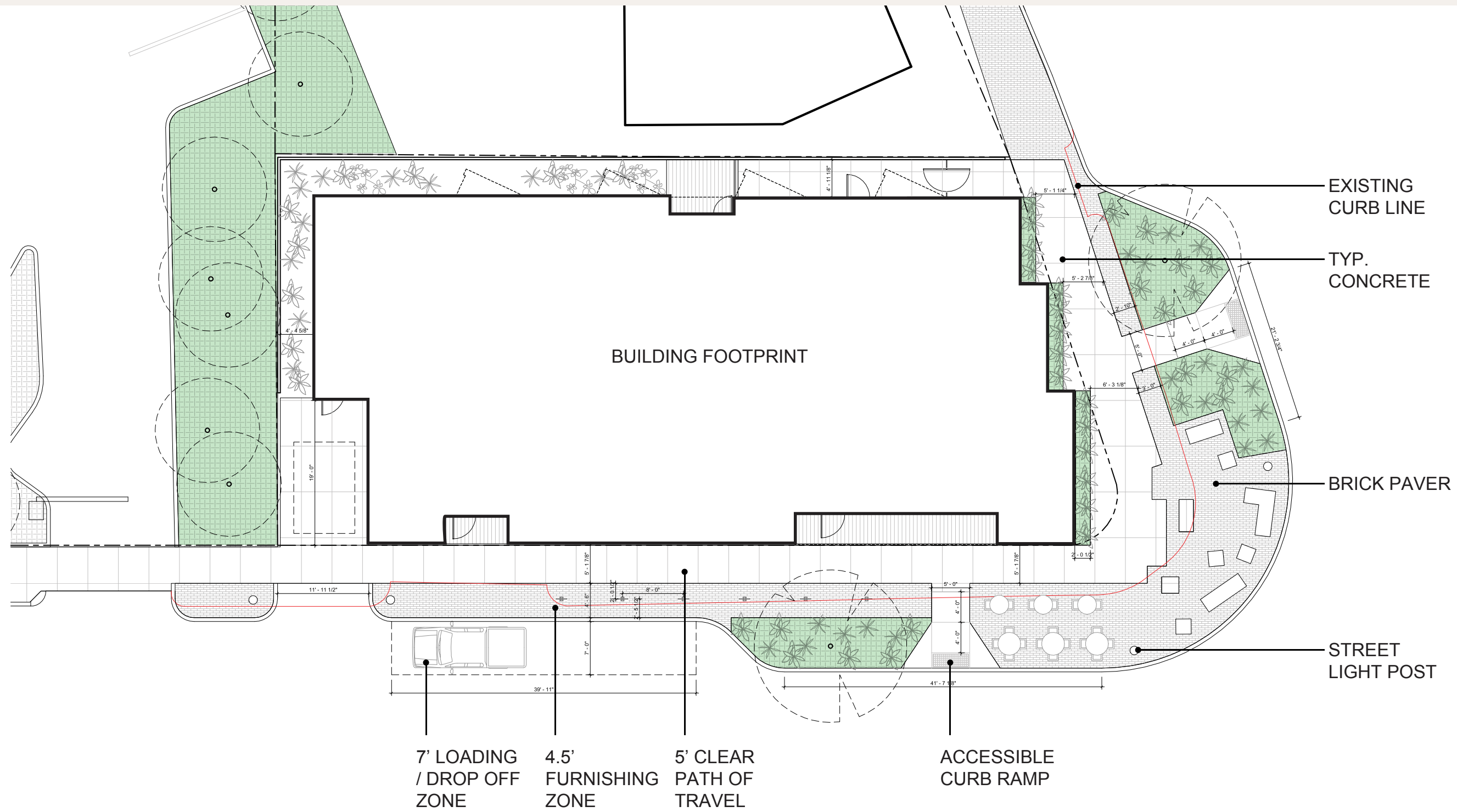
**BEFORE & AFTER
VIEW FROM GARDNER STREET**

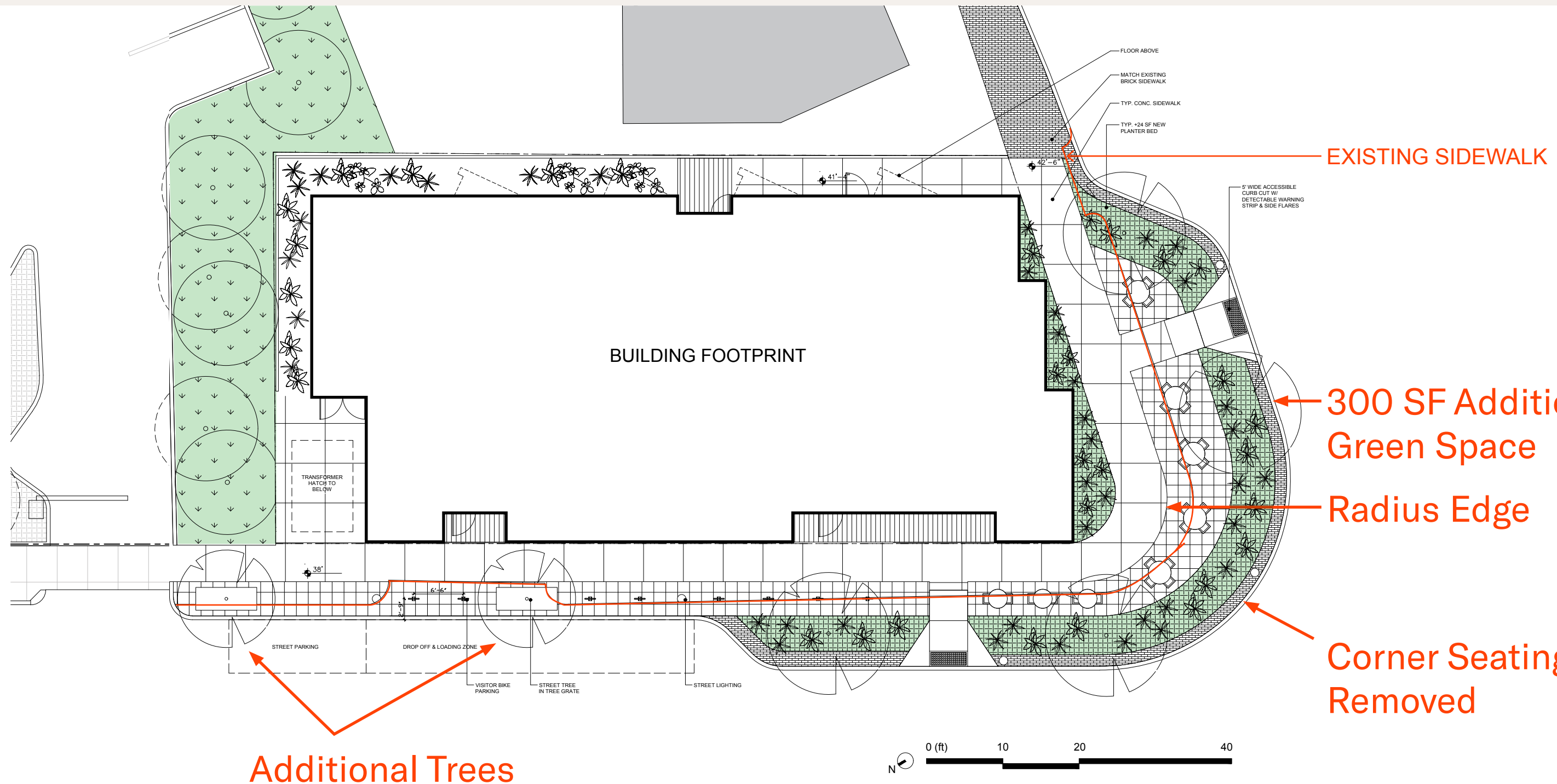


- 1 BUILDING DESIGN UPDATE
- 2 SIDEWALK IMPROVEMENT UPDATE**

SIDEWALK IMPROVEMENT RELATED

- **More trees** in the paving area
- The new **sidewalk corner seems disjointed**; it could be cleaner. Don't know where to walk near the planter.
- The spatial configuration of **corner seating should be rethought**.
- Change the Gingko tree to one **more native?**
(Based on "2022 Urban Forest Plan_Species Guide" published by Boston, Gingko trees are categorized as native trees)





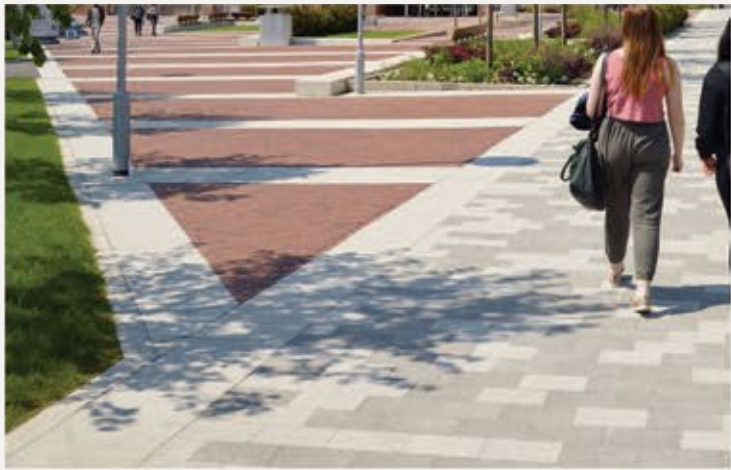
EXISTING SIDEWALK

300 SF Additional Green Space

Radius Edge

Corner Seating Removed

Additional Trees



Paving Strategy

Examples of pavement combinations to both ensure accessibility and incorporate contextual references.



Understory Plants

- > Native Species
- > Drought tolerant
- > Pollinators



Hackberry (Celtis Occidentalis)

- > Private Property: Yes
- > Street Trees: Yes
- > Reforestration: Yes (Species, not cultivars)

Based on Boston 2022 Urban Forest Plan



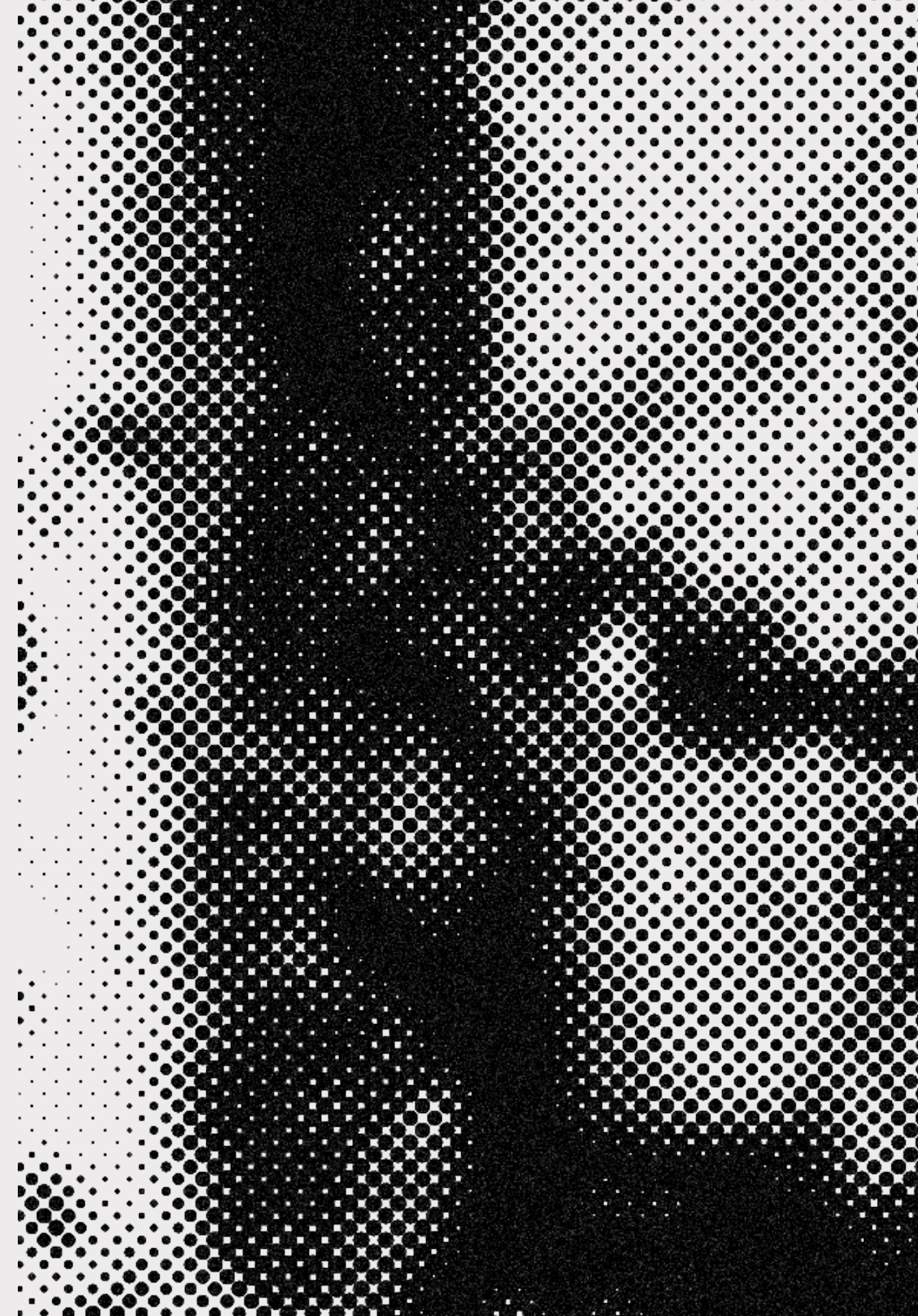
Sugar Maple (Acer Saccharum)

- > Private Property: Yes
- > Street Trees: Yes
- > Reforestration: Yes (Species, not cultivars)

Based on Boston 2022 Urban Forest Plan



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