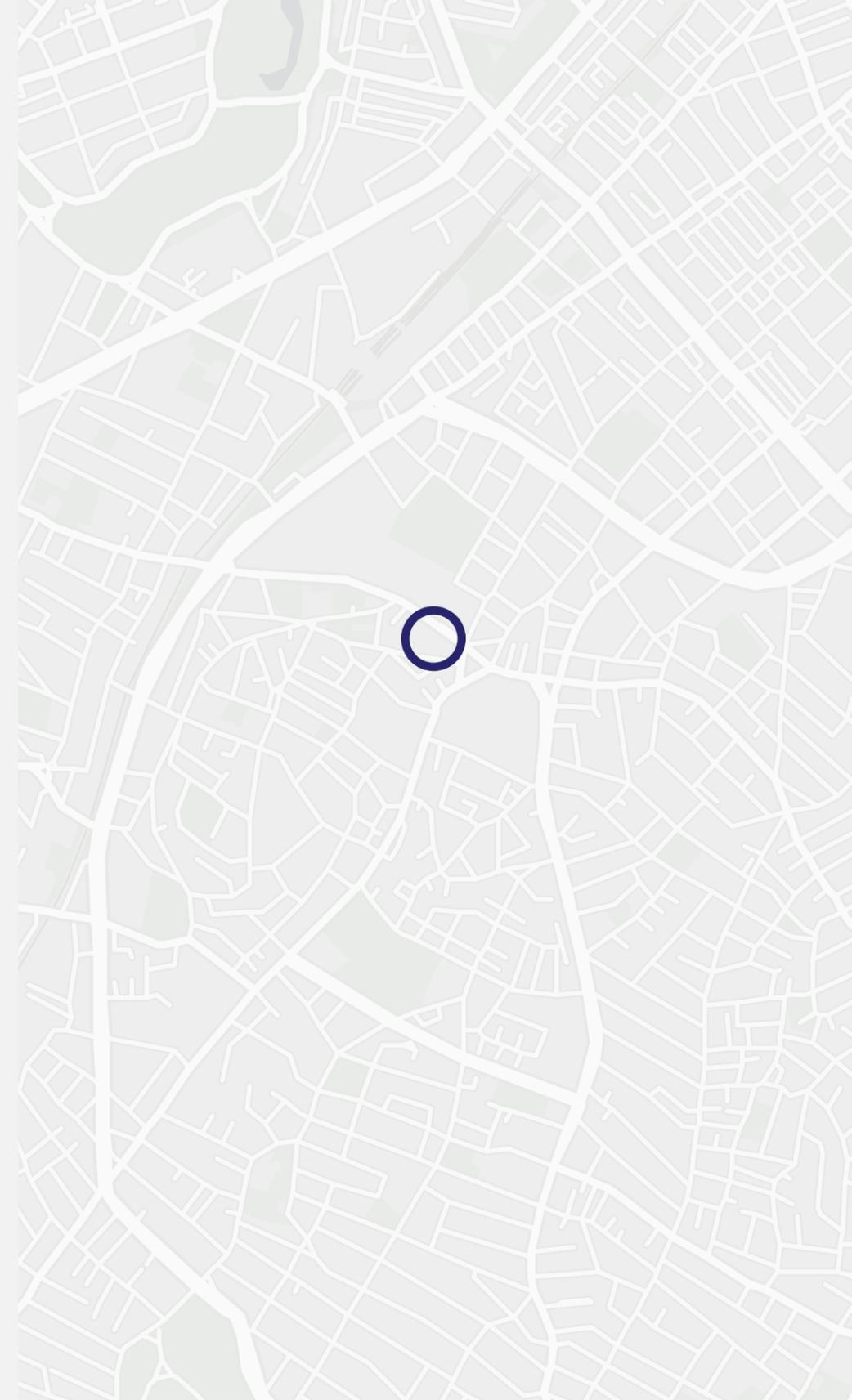


TRAX / 2ND STREET

LANDMARKS ADVISORY MEETING #1
HIGHLAND PARK ARCHITECTURAL CONSERVATION DISTRICT

10 MALCOLM X BLVD

ROXBURY, MA



“Intent of the Highland Park District”

FROM THE HIGHLAND PARK BOSTON LANDMARKS COMMISSION STUDY REPORT, INTRODUCTION



Preserve Buildings

That contribute to the character of the district and the streetscape

Protect & Enhance Character of the Environment

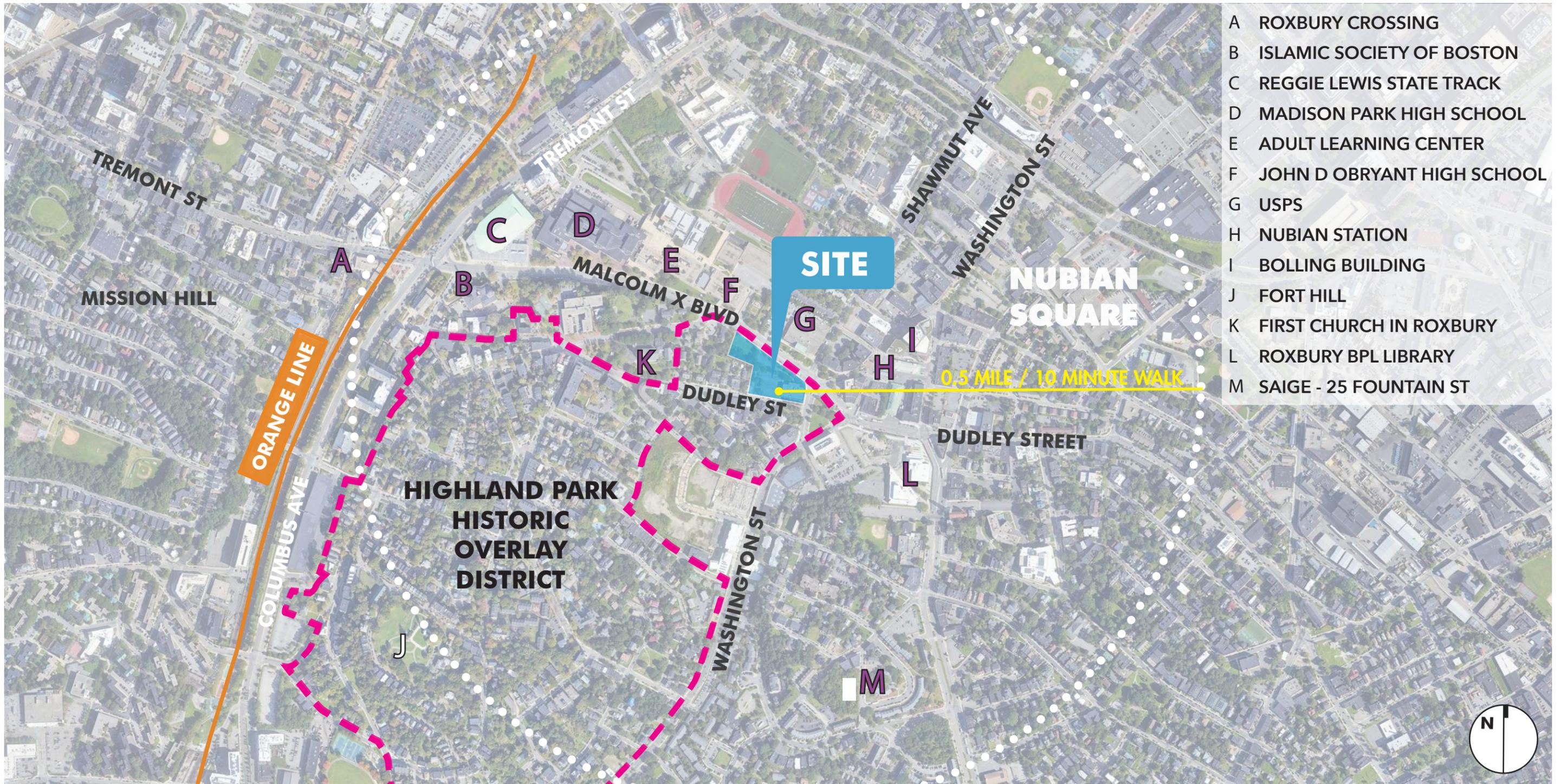
In public view corridors and streetscapes

Encourage New Construction & Infill Development

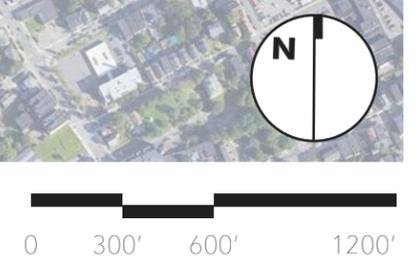
That helps to enhance the character defining aspects of the environment

“The HPACD... provides an unusually comprehensive range of architectural types and styles from the colonial period onward; the neighborhood also stands out for the number of different groups of people who together have made it their home”

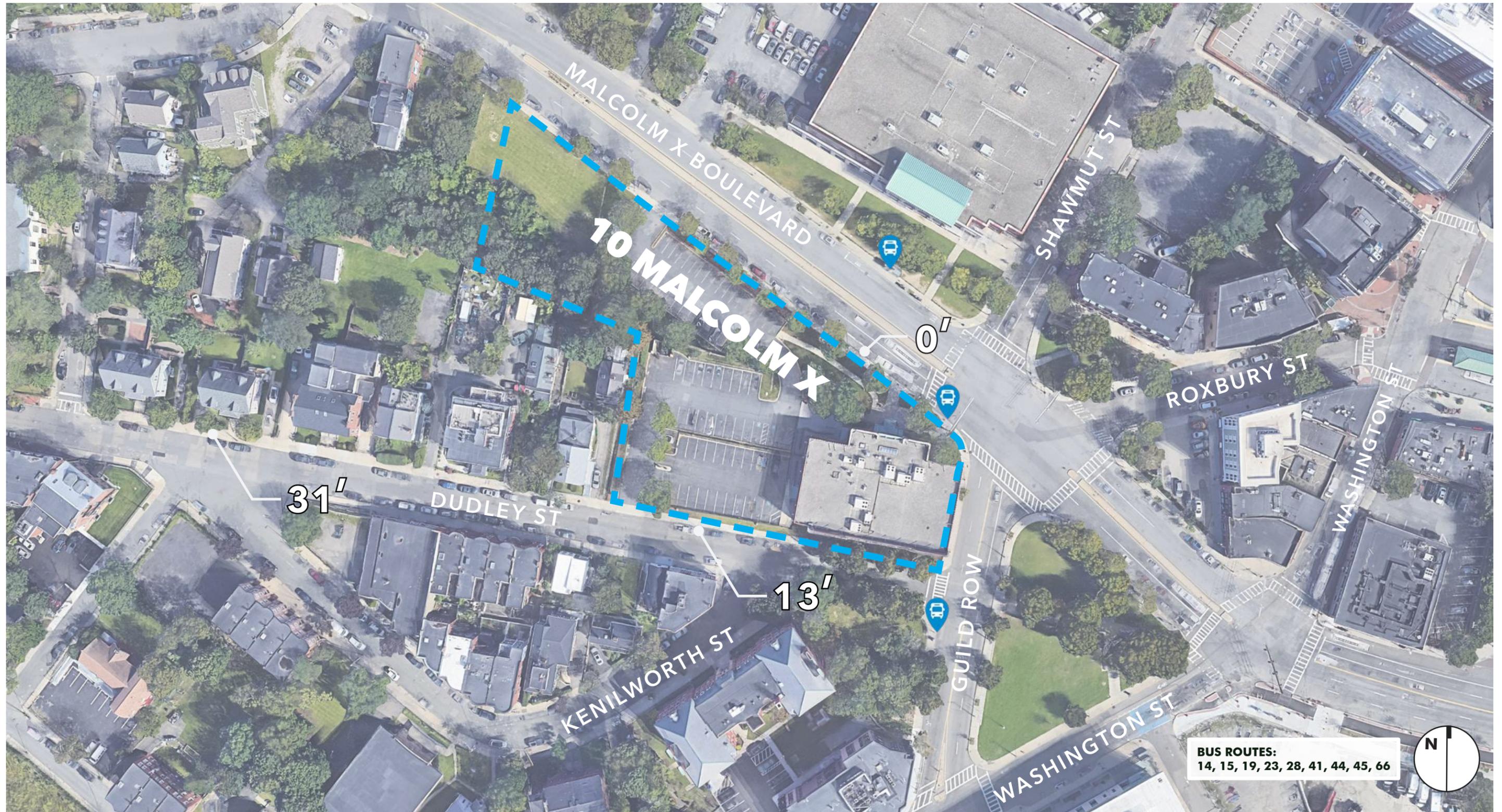
Site Location



- A ROXBURY CROSSING
- B ISLAMIC SOCIETY OF BOSTON
- C REGGIE LEWIS STATE TRACK
- D MADISON PARK HIGH SCHOOL
- E ADULT LEARNING CENTER
- F JOHN D OBRYANT HIGH SCHOOL
- G USPS
- H NUBIAN STATION
- I BOLLING BUILDING
- J FORT HILL
- K FIRST CHURCH IN ROXBURY
- L ROXBURY BPL LIBRARY
- M SAIGE - 25 FOUNTAIN ST



Existing Site



Existing Site



LOOKING SOUTH TOWARDS EXISTING BUILDING FROM MALCOLM X BOULEVARD



LOOKING NORTHEAST ALONG DUDLEY STREET



LOOKING NORTHWEST ALONG DUDLEY STREET



LOOKING SOUTH ACROSS MALCOLM X BOULEVARD AT SITE

Existing Historic Structure to Be Preserved



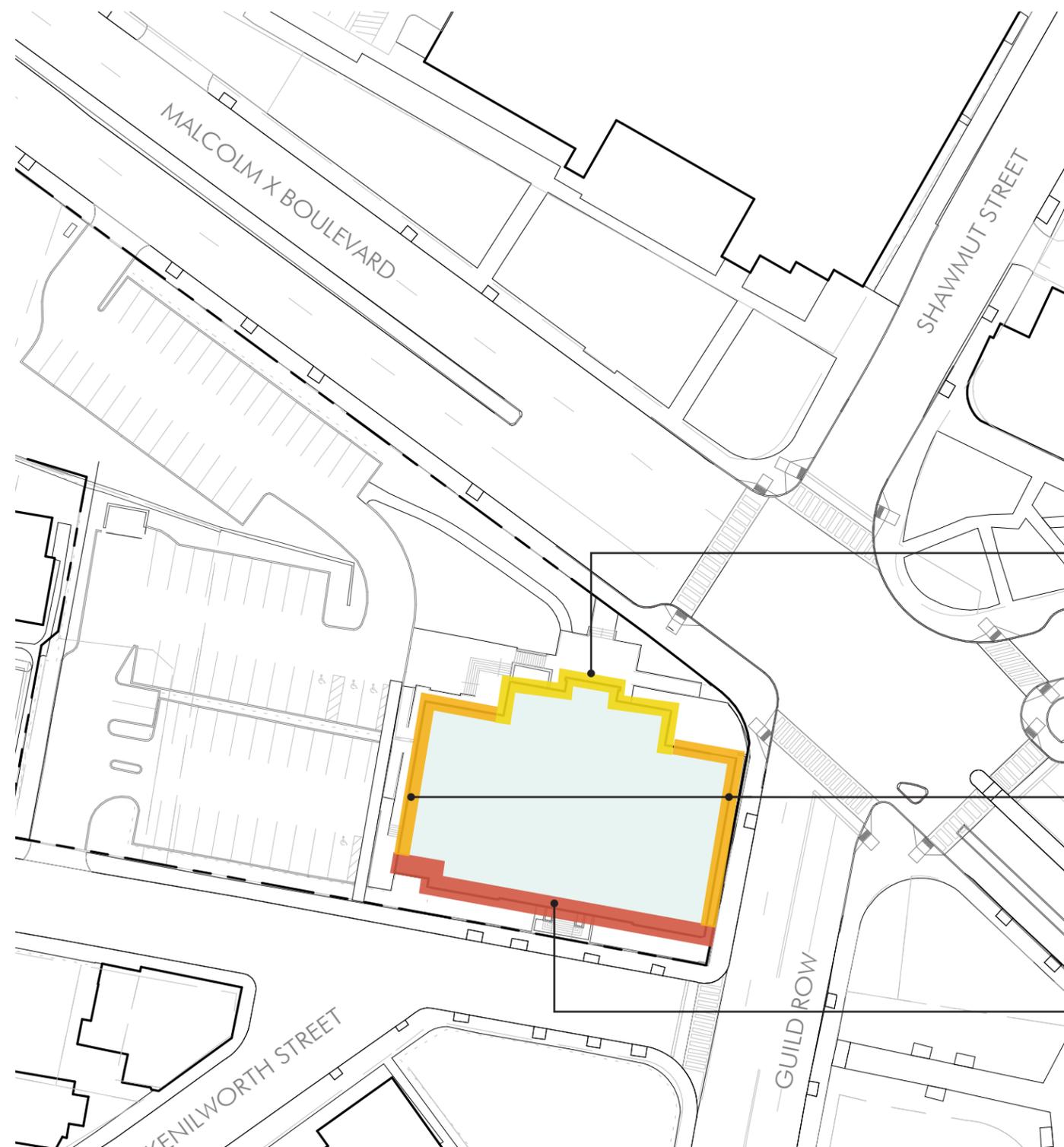
PRIMARY FACADE 1943



EAST FACADE 1986



REAR CONNECTION 1999-2002



ROXBURY BOYS CLUB BUILDING
ORIGINALLY 86 DUDLEY STREET

BUILT IN 1913
ARCHITECT : HAROLD FIELD KELLOGG

REAR FACADE 1999-2002
PATIO CONNECTION MADE TO MALCOLM X BOULEVARD
BUILDING USE CHANGED TO COMMERCIAL

MINOR ALTERATIONS 1972-74
GLAZING AND ENTRIES ADDED TO FACADE
BASEMENT CONVERTED TO DAYCARE

PRIMARY FACADE 1913

Existing Historic Structure to Be Preserved

MALCOLM X BOULEVARD FACADE 1999-2002
REVITALIZE THE RECENT ADDITION AT MALCOLM X

PRIMARY FACADE 1913
PRESERVE HISTORIC SOUTHWEST FACADE IN-KIND, MATCH HISTORIC DETAILS AND FINISHES



Nubian Square History

A DYNAMIC & DIVERSE NEIGHBORHOOD



First Church of Roxbury
1632



Warren & Dudley Street
1868



Former Dillaway School
2022 (1882)



Dudley Station
1901



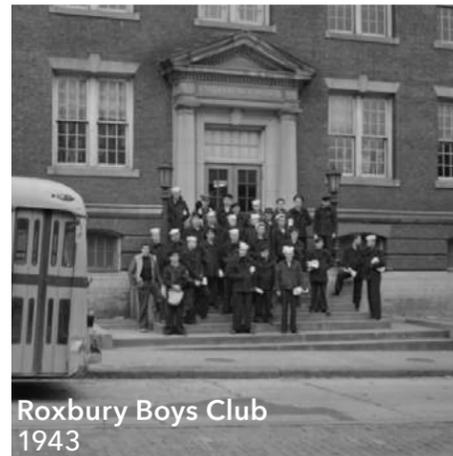
Dudley Square
1901



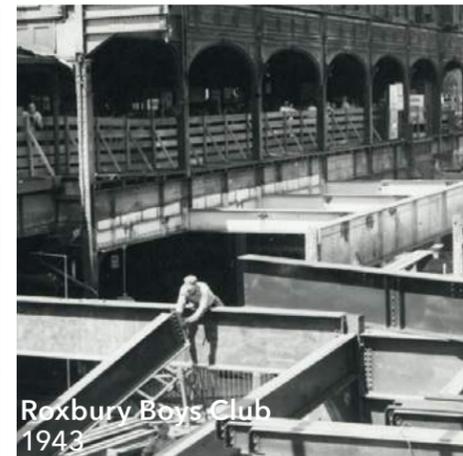
Architectural Detail
1910



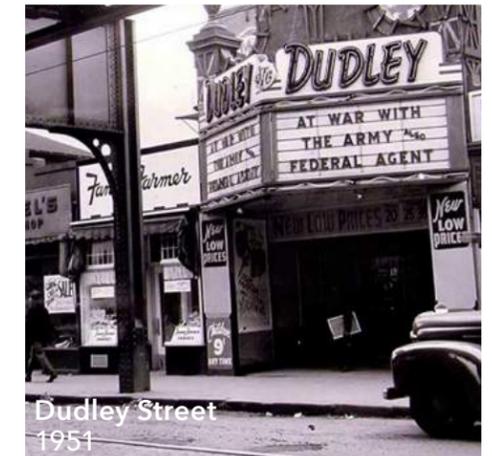
Warren Street
1940



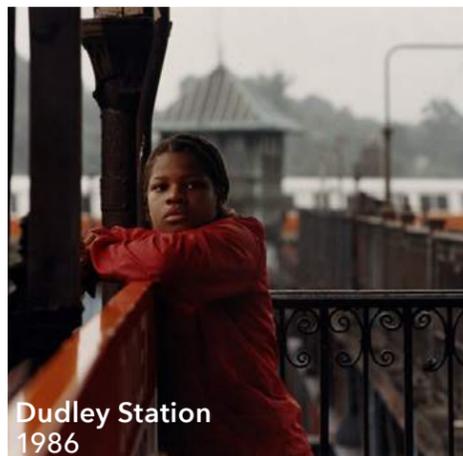
Roxbury Boys Club
1943



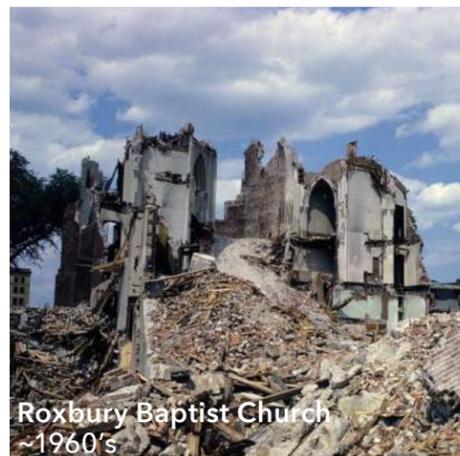
Roxbury Boys Club
1943



Dudley Street
1951



Dudley Station
1986



Roxbury Baptist Church
~1960's



Roxbury Boys Club Rear
1986



Roxbury Boys Club
1986

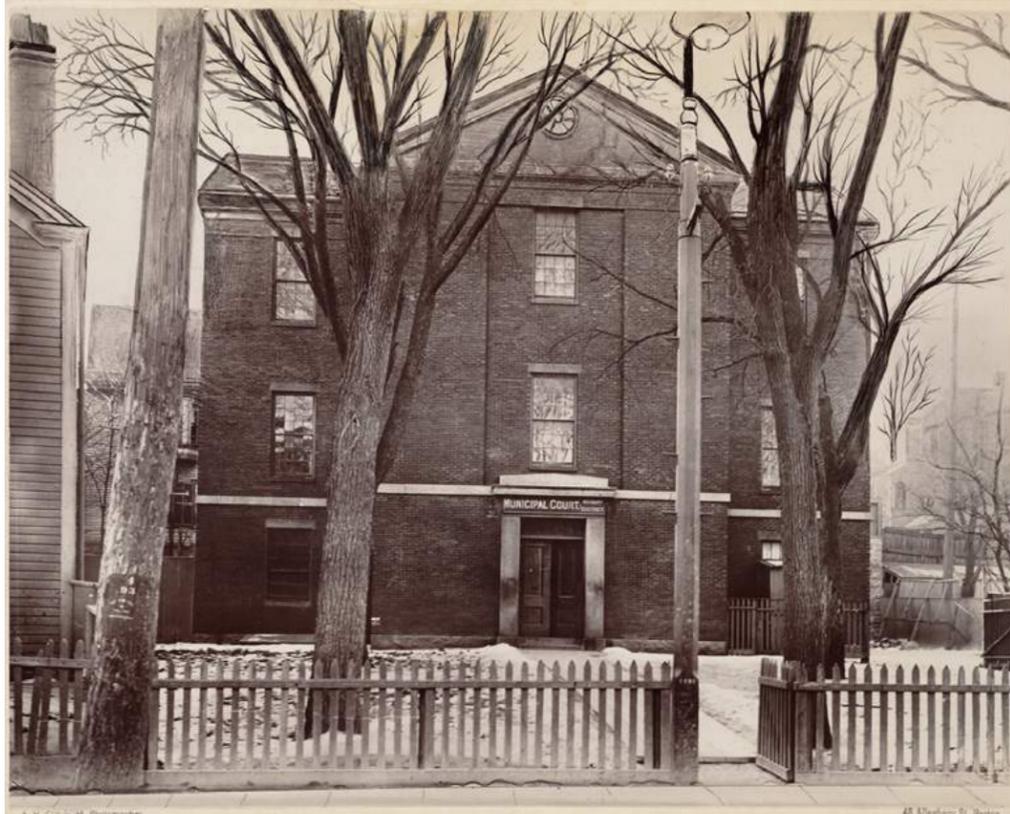


Orange Line Train
1986

History as an Urban Center

DENSITY, ACTIVITY AND A HUB OF CIVIC LIFE

10 MALCOLM X



ROXBURY MUNICIPAL COURT
FORMERLY LOCATED ON ROXBURY STREET



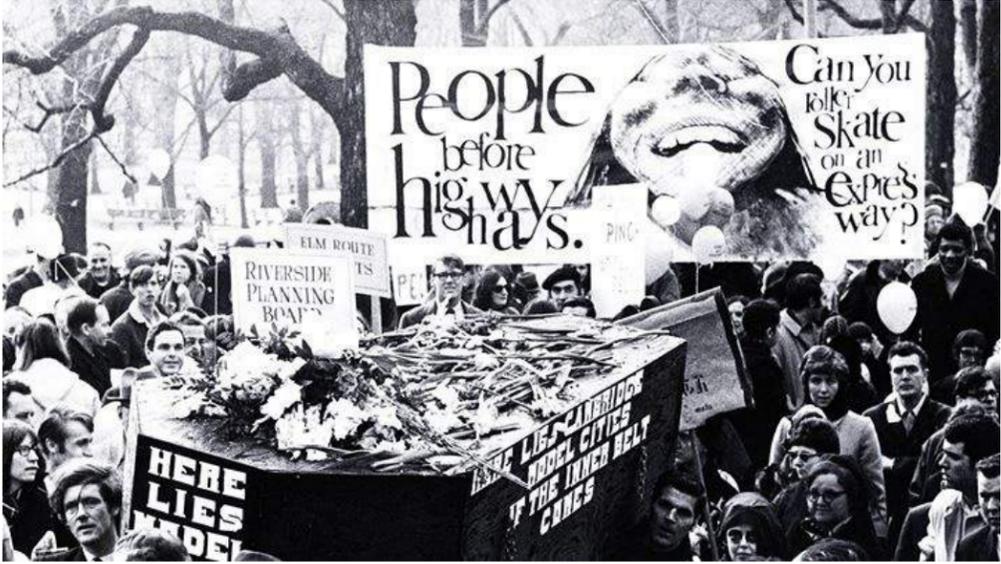
HISTORIC AERIAL ALONG THE ROXBURY STREET - DUDLEY STREET CORRIDOR

The Legacy of the Inner Belt

PROPOSED HIGHWAY AND TRANSIT PROJECT

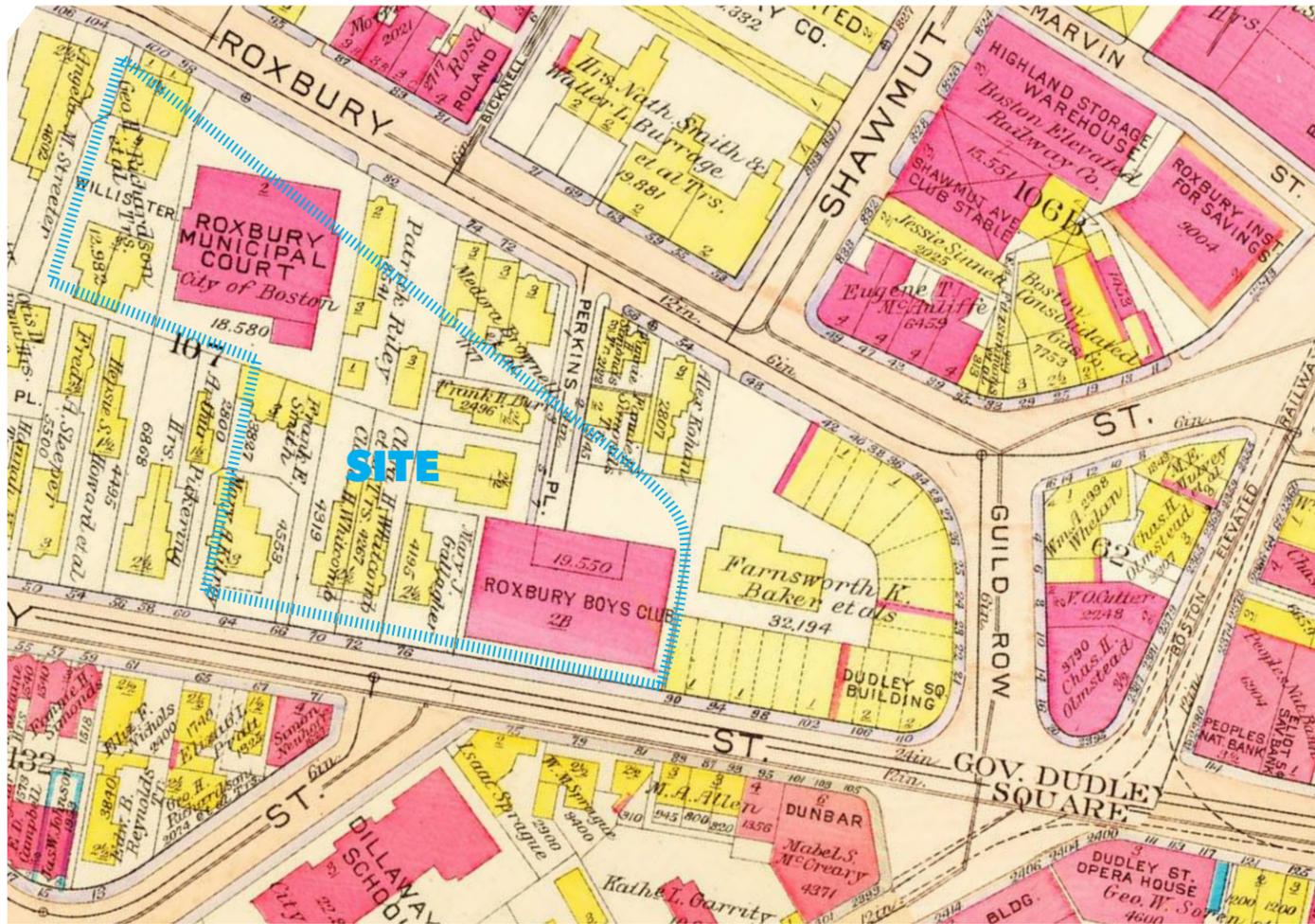


Artist Rendering of the Inner Belt
~1950

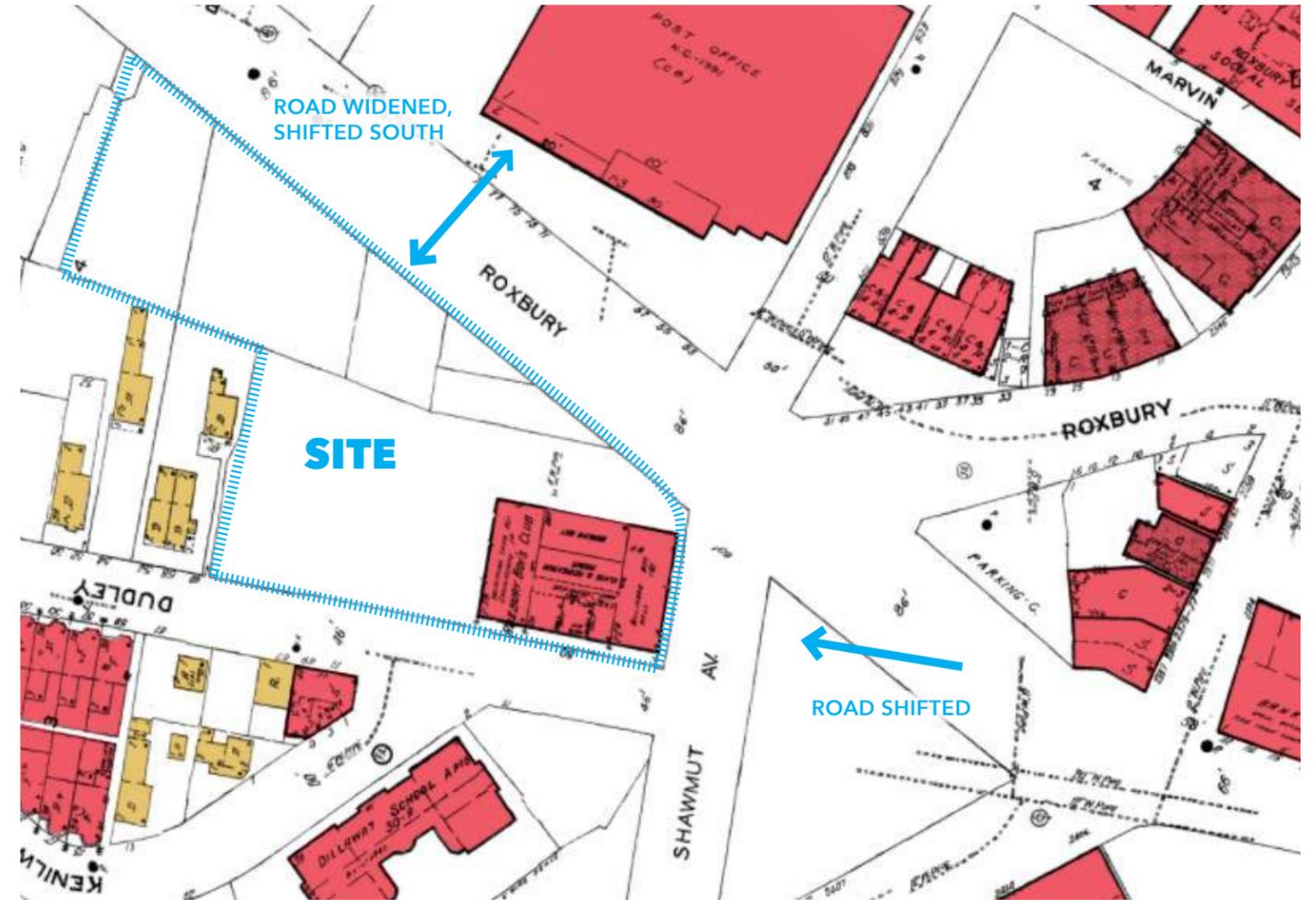


Historic Uses at Malcolm X Blvd

RESIDENTIAL & COMMERCIAL USES AT MALCOLM X AND DUDLEY STREET

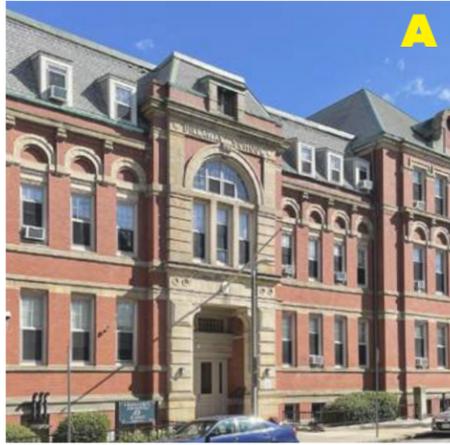


ROXBURY BOY'S CLUB
SANBORN MAP - 1915



ADJUSTED ROAD & OPEN SPACE LAYOUT
AFTER CREATION OF MALCOLM X BOULEVARD
SANBORN MAP - 2002

Dudley Street Character & Scale



6 KENILWORTH ST.



71 DUDLEY ST. - O'ACES SALON



67 DUDLEY ST.



61 DUDLEY ST.



63 DUDLEY ST.



38 DUDLEY ST.



Malcolm X Blvd. Character & Scale



55 MALCOLM X BLVD - JOHN D. O'BRYANT SCHOOL OF MATHEMATICS



55 ROXBURY STREET - USPS



35-51 ROXBURY STREET



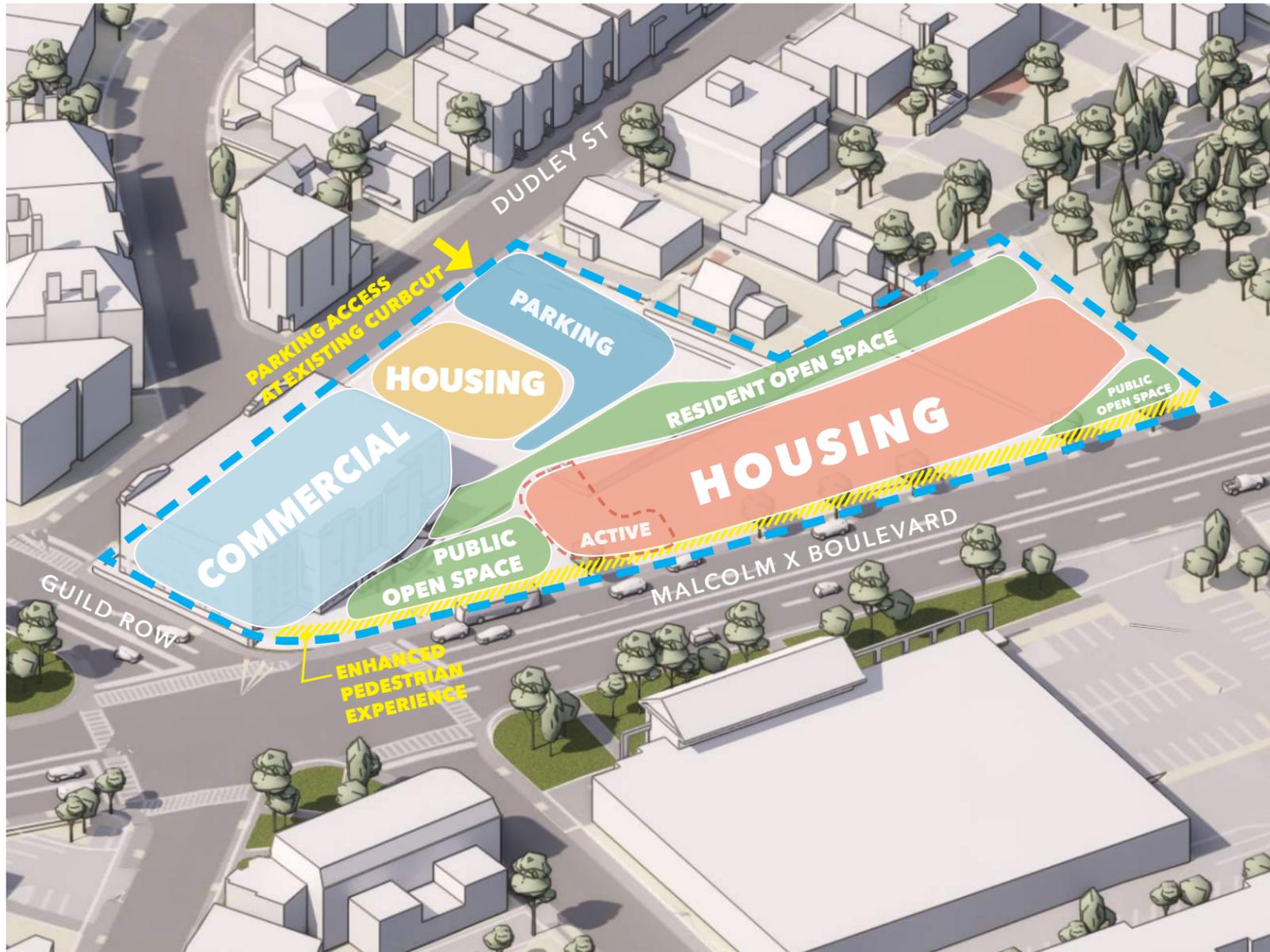
2300 WASHINGTON ST. - BRUCE C. BOLLING MUNICIPAL BUILDING



149 DUDLEY ST. - BPL ROXBURY BRANCH



Project Goals



1. Preserve Existing

Roxbury Boy's Club Building Facade

2. Prevent Displacement

of residential and non-profit tenants

3. Promote Activity & Diversity

in demographics, housing for a mix of classes, and a range of commercial uses

4. Create Housing

Replace surface parking with new housing opportunities

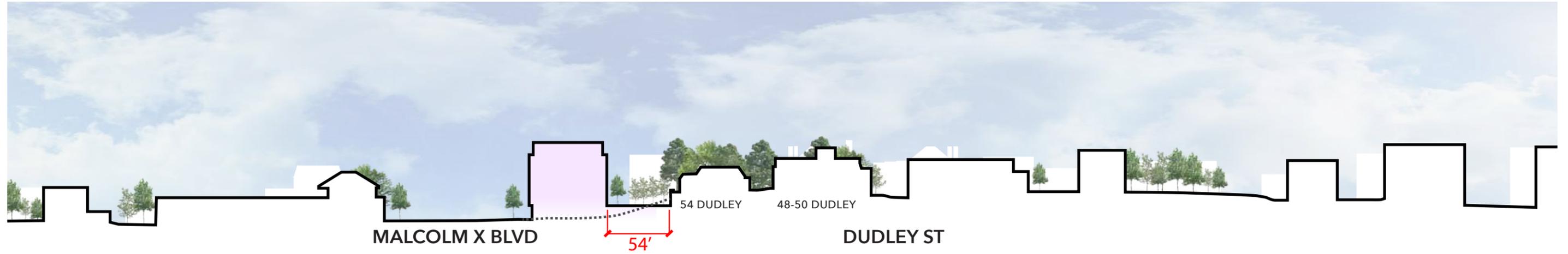
5. Enhance Streetscapes

& the unique quality of public view corridors

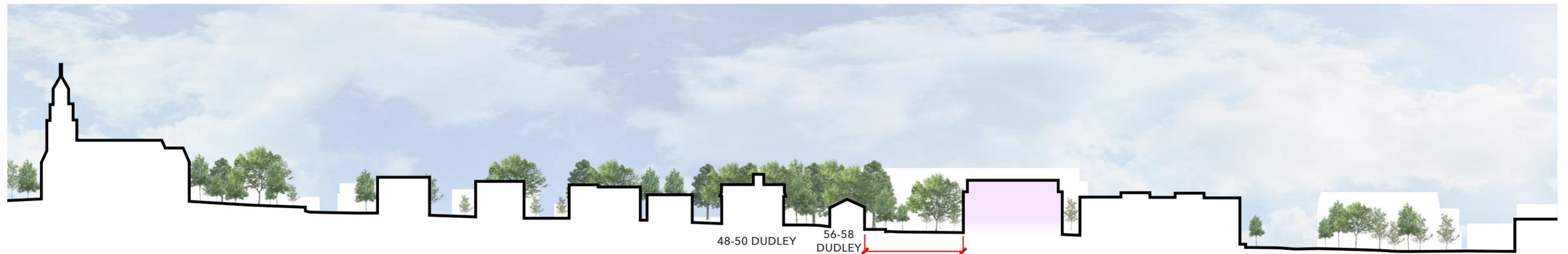
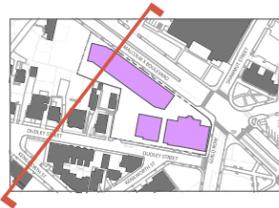
Overall Project Site Plan



Site Sections



SITE SECTION - TOWARDS NUBIAN SQUARE



SITE SECTION - ALONG DUDLEY



Capital Improvements to Preserve Existing



ELEVATOR UPGRADES

HVAC EQUIPMENT REPLACEMENT

ROOF REPLACEMENT

REPAIR AND REPOINT MASONRY

REFINISH ALL WINDOW TRIM,
CAULK AND SEAL GLAZING,
REPLACE FAILED WINDOWS

REPLACE EXISTING LIGHTING

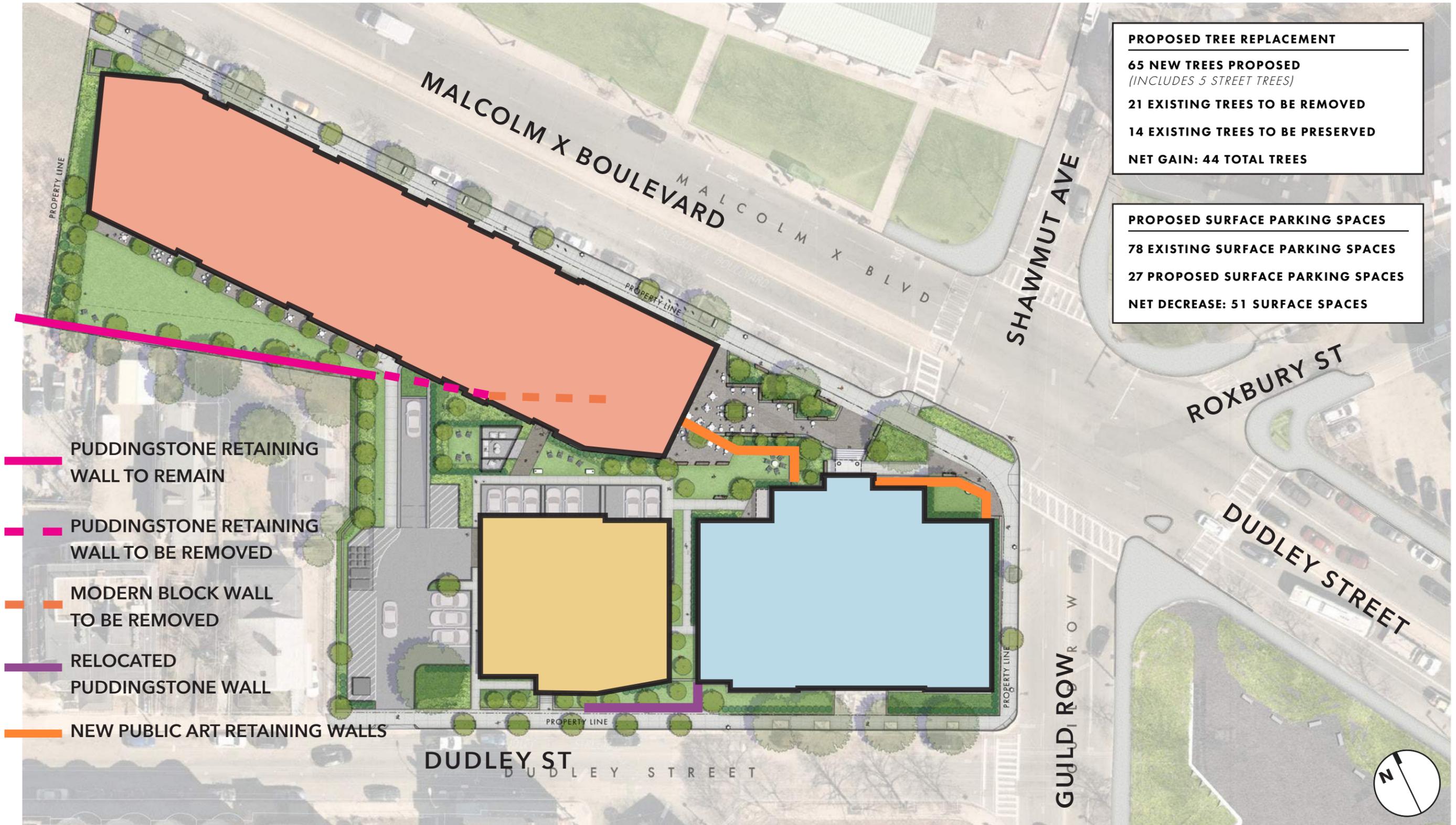
REPAINT EXISTING ROOF
AND REPAIR METAL

RENOVATE AND EXPAND EXISTING
PLAZA AND BUILDING ENTRY

REPLACE AND REBUILD
ACCESSIBLE ACCESS

ADD ARTWORK THROUGHOUT
SITE AND ON BUILDING,
IMPROVE WAYFINDING

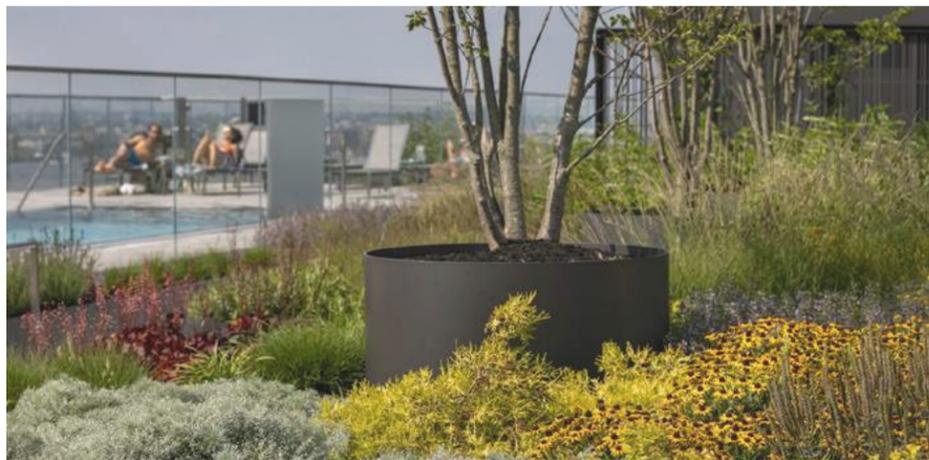
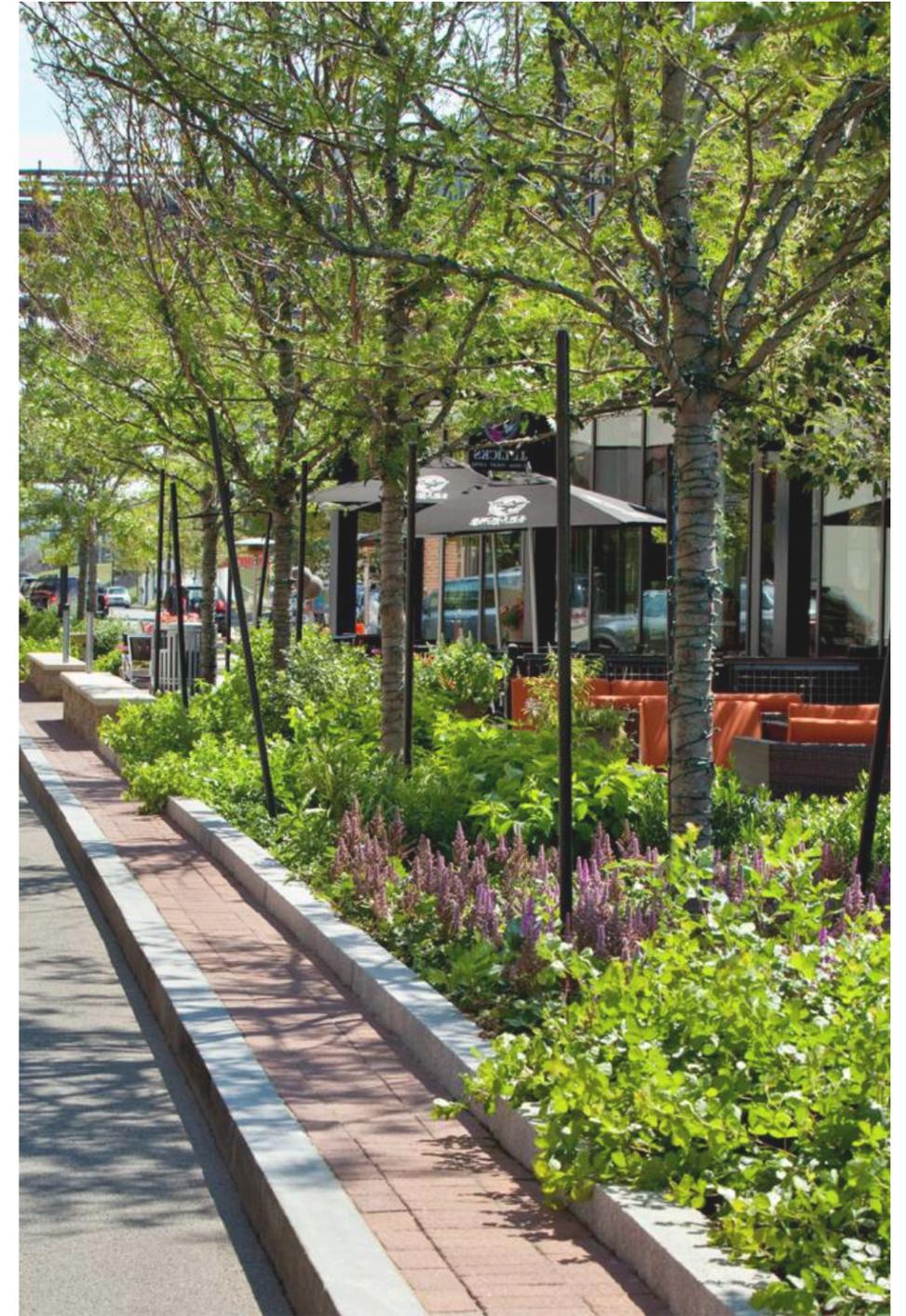
Parking Reduced, Trees Added, Wall Relocated



Public Art Plaza - 1Percent Gallery



Enhanced Streetscape & Open Space

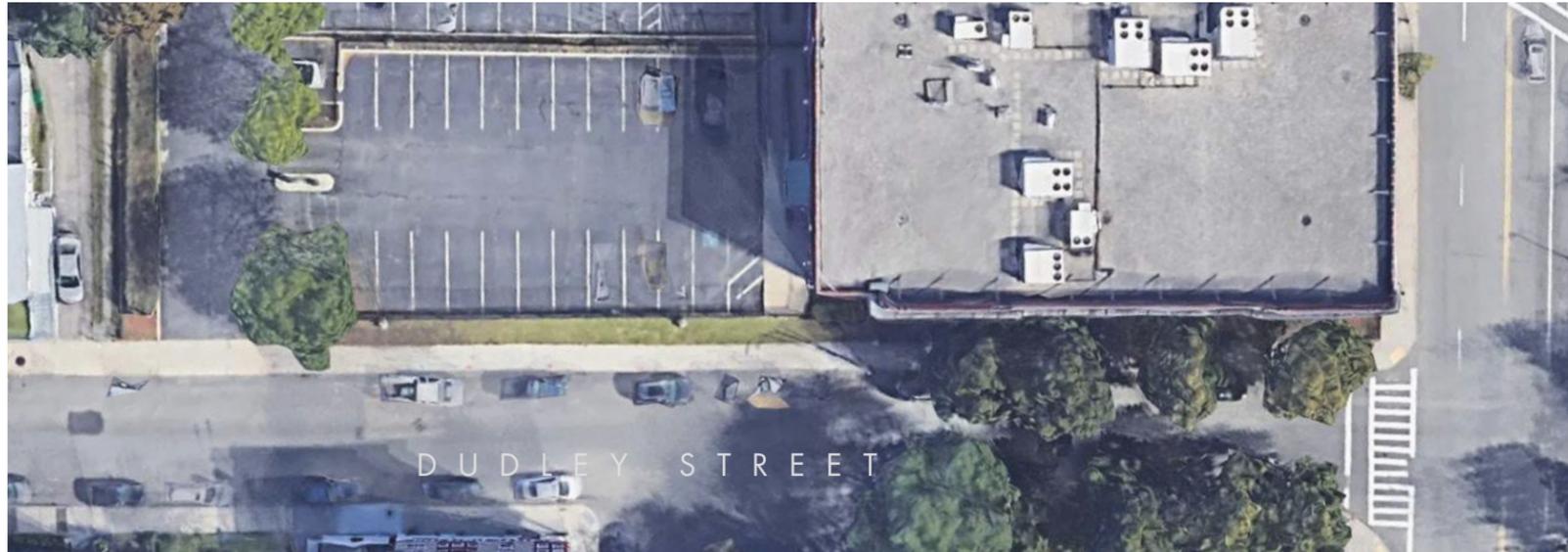


STREETSCAPE DESIGN PRECEDENTS: CONTINUING THE NUBIAN SQUARE URBAN FABRIC

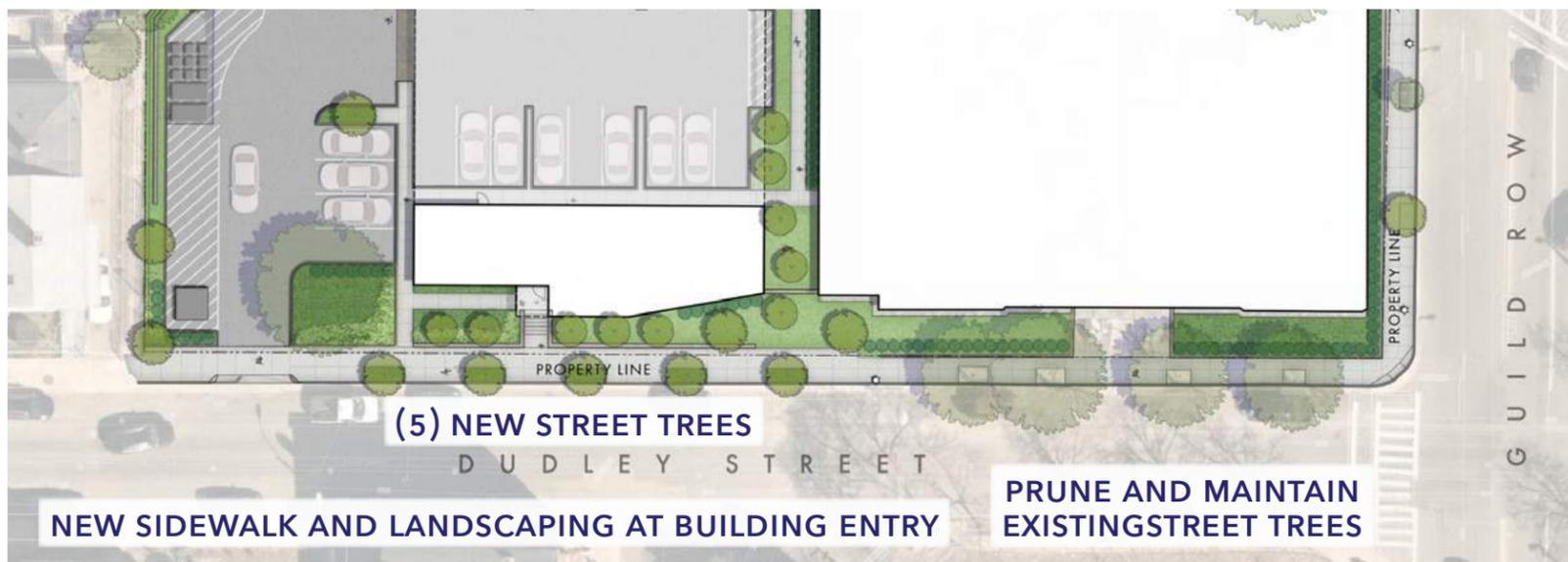
Dudley Street Enhancements

NEW STREET TREES, LANDSCAPING, AND PUDDINGSTONE SITE WALL

EXISTING CONDITION AT DUDLEY STREET



PROPOSED CONDITION AT DUDLEY STREET



Architectural Material Palette



BRICK:

THE AREA FEATURES NUMEROUS EXAMPLES OF BRICK W/ VARIED TEXTURAL AND ACCENT QUALITIES

ARCHITECTURAL METALS:

ALONG MALCOLM X TO RESPOND TO THE GRAND CIVIC SCALE OF THE STREET AND CREATE TEXTURE AND RHYTHM

CLAPBOARD AND PANEL:

PLAYING OFF THE MATERIALITY OF DUDLEY STREET, THE BRICK WILL BE COMPLIMENTED BY WARM TONED CLAPBOARD DETAILING AND WINDOWS GROUPED USING PANELLING

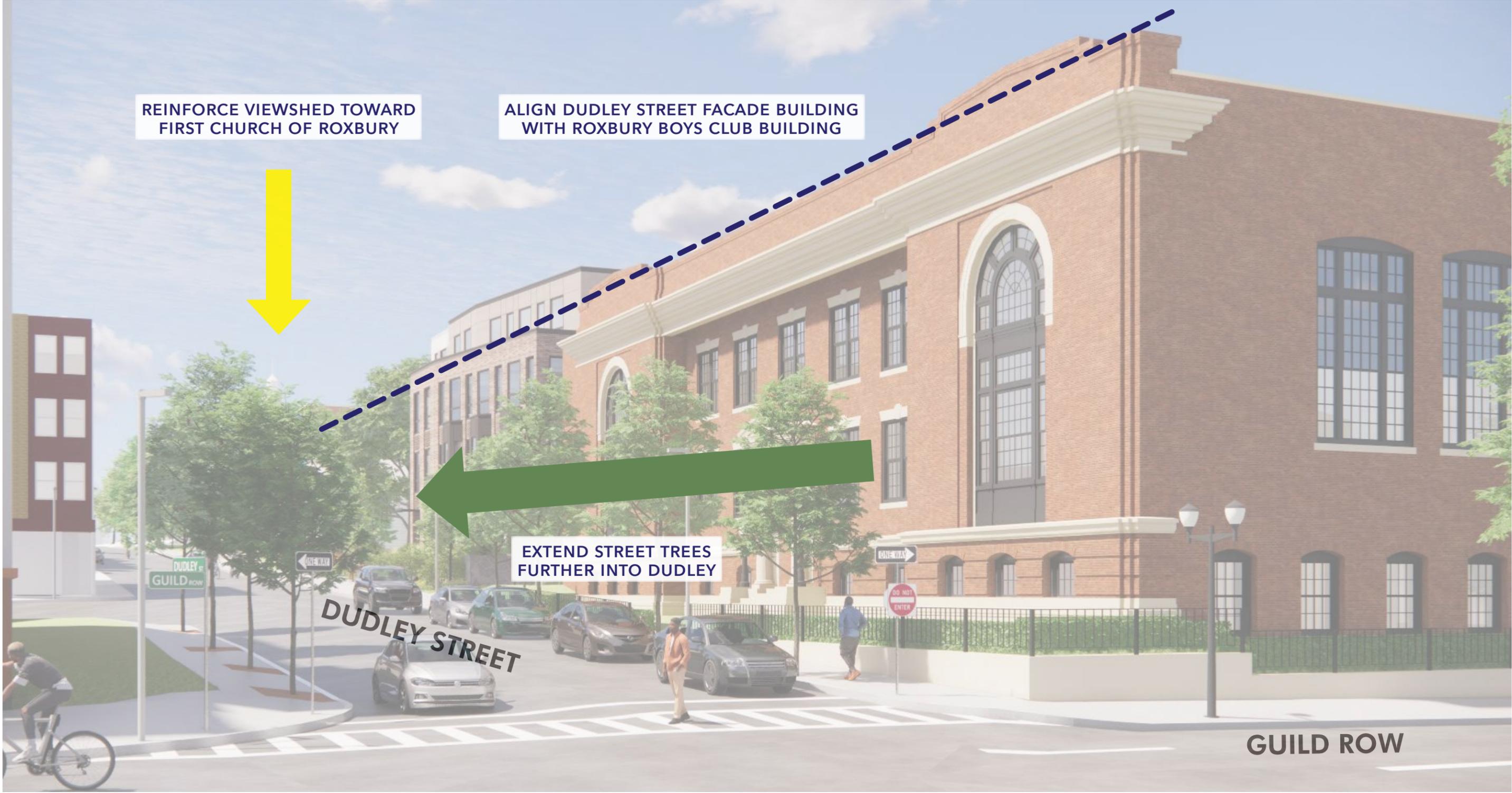
BAYS AND STOOPS:

THE DUDLEY STREET SIDE IN PARTICULAR IS CHARACTERIZED BY THESE FEATURES THAT CREATE INDIVIDUAL RESIDENTIAL EXPRESSION

View from Guild Row and Dudley Street



View from Guild Row and Dudley Street



Front Entry View on Dudley Street



View from Dudley Street Facing Southeast



Malcolm X Plaza



Malcolm X Plaza

BRICK MASS RELATES TO ROXBURY BOYS CLUB BUILDING. TOGETHER THEY DEFINE THE EXTENTS OF THE NEW PUBLIC LIVING ROOM AT MALCOLM X BOULEVARD

USE BAYS AND CASCADING MATERIAL TEXTURE TO CREATE INTEREST ALONG THE LENGTH OF THE BUILDING

PUBLIC ART BY LOCAL GROUPS TO ENHANCE WAYFINDING AND THE STREETSCAPE

ADD STREET TREES TO MALCOLM X

NEW PUBLIC PLAZA

DEFINE AND ENHANCE PUBLIC RIGHT-OF-WAY OF MALCOLM X BOULEVARD

MALCOLM X BLVD

SHAWMUT AVE

Activation of Malcolm X Plaza



Malcolm X Pedestrian Experience



Malcolm X Secondary Residential Entrance



View from Malcolm X Boulevard Facing East



View of Plaza along Malcolm X Boulevard



Evening View of Malcolm X Plaza





Thank You!