

# 1 ELMWOOD

HPACD DESIGN REVIEW

09/26/2024



1. Previous Meetings Summary

2. Assessment & Recommendations  
from Architecture Historian

3. Preservation Strategy Proposal

# 1. Previous Meetings Summary

## 2. Assessment & Recommendations from Architecture Historian

## 3. Preservation Strategy Proposal

## Meetings & Correspondance with the City & Neighborhood Groups

| Date       | Note   |
|------------|--|
| 2022-02-08 | ISD Zoning set submittal   |
| 2022-03-14 | Article 80 Filing  |
| 2022-04-12 | BLC Article 85: Application Submitted  |
| 2022-05-10 | BLC Article 85: prelim determination received  |
| 2022-06-29 | Highland Park Architecture Conservation District (HPACD) Newly Designated            |
| 2022-07-19 | BLC Article 85: Staff feedback received  |
| 2022-07-20 | Responded to BLC Staff feedback, requested to schedule public hearing on August 23rd |
| 2022-09-13 | BLC Design Advisory Review (in preparation for the HPACD Review)                     |
| 2022-11-28 | BPDA X BLC Design Review   |
| 2023-02-16 | BPDA Board Approval  |
| 2023-03-01 | HPACD members appointed  |
| 2023-07-25 | ZBA Hearing - Zoning Variance Approved   |
| 2023-07-27 | Highland Park Architecture Conservation District (HPACD) - Advisory Review #1        |
| 2023-09-07 | BLC x BPDA Review related to the HPACD   |
| 2024-02-08 | BLC x BPDA Review related to the HPACD   |
| 2024-05-06 | BPDA Review related to the HPACD   |
| 2024-05-17 | BLC x BPDA Review related to the HPACD   |
| 2024-05-23 | Highland Park Architecture Conservation District (HPACD) - Advisory Review #2        |
| 2024-06-04 | BLC x BPDA meeting to discuss HPACD  |
| 2024-09-26 | Highland Park Architecture Conservation District (HPACD) - Design Review             |

## HPACD Feedback

### Advisory Review 1 (7/27/23)

- Building Scale
- Contextual Design



- 2 Floors Removed (B1 & LV 7)  
25% Area Reduction
- 10 Design Features Based  
on HPACD Study Report

### Advisory Review 2 (5/23/24)

- Existing Building Assessment



- Architecture Historian  
Report & Recommendations

PREVIOUS MEETING SUMMARY



**PREVIOUS PROPOSAL (07/27/2023)**

- **7 Floors + Basement**
- **35,000 SF**
- Corner Retail Store
- Passive House
- Cross Laminated Timber
- Public Realm Improvement
- Increased Affordability (18%)
- Bluebikes Bike Share Contribution



**CURRENT PROPOSAL**

- **6 Floors (Reduced 1 Floor & Basement)**
- **26,300 SF (Approx. 25% Reduction)**
- Corner Retail Store
- Passive House
- Cross Laminated Timber
- Public Realm Improvement
- Increased Affordability (18%)
- Bluebikes Bike Share Contribution

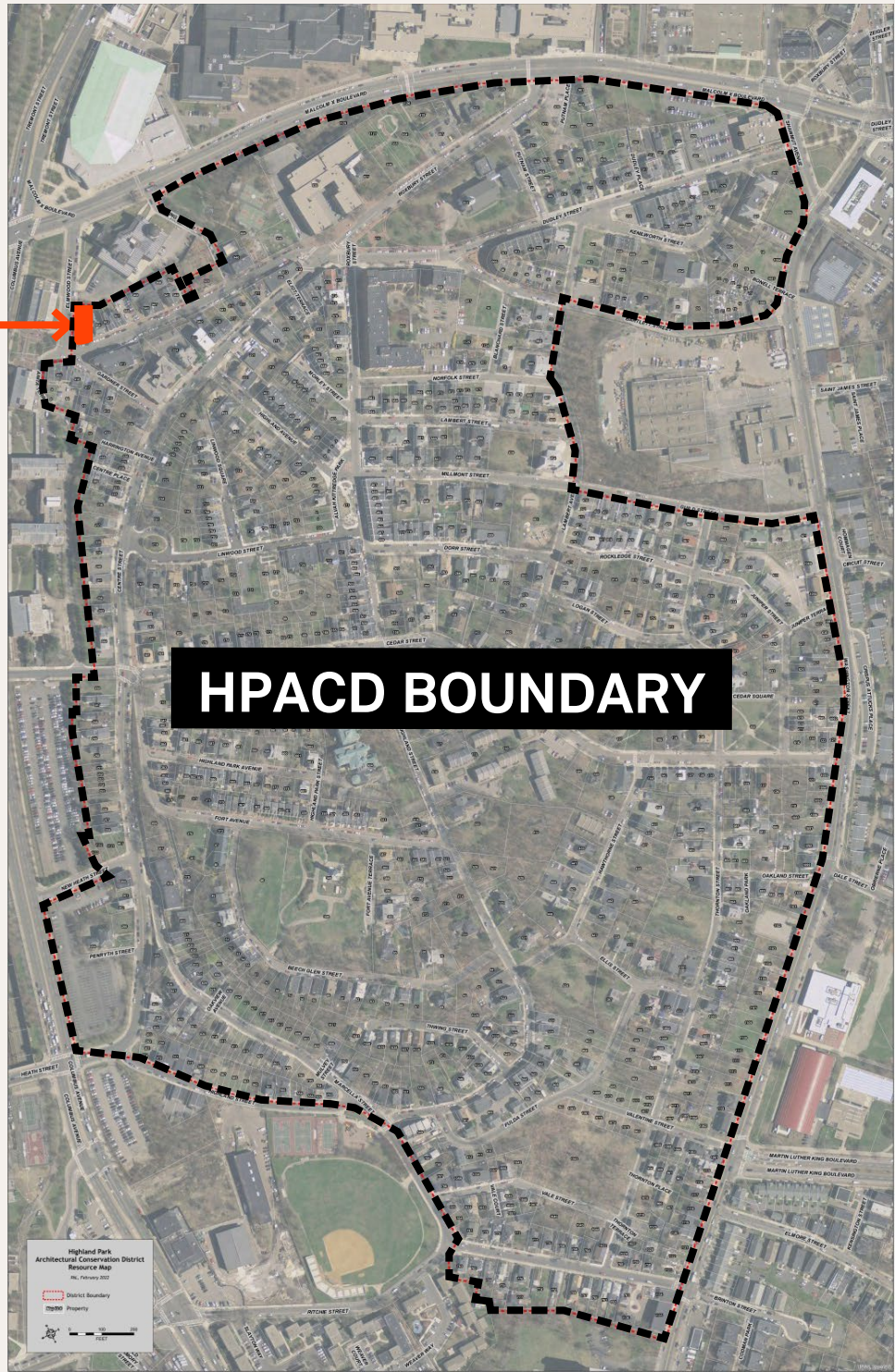
**PROPOSED CHANGES**

1. Summary of Previous Meetings

2. Assessment & Recommendations  
from Architecture Historian

3. Preservation Strategy Proposal

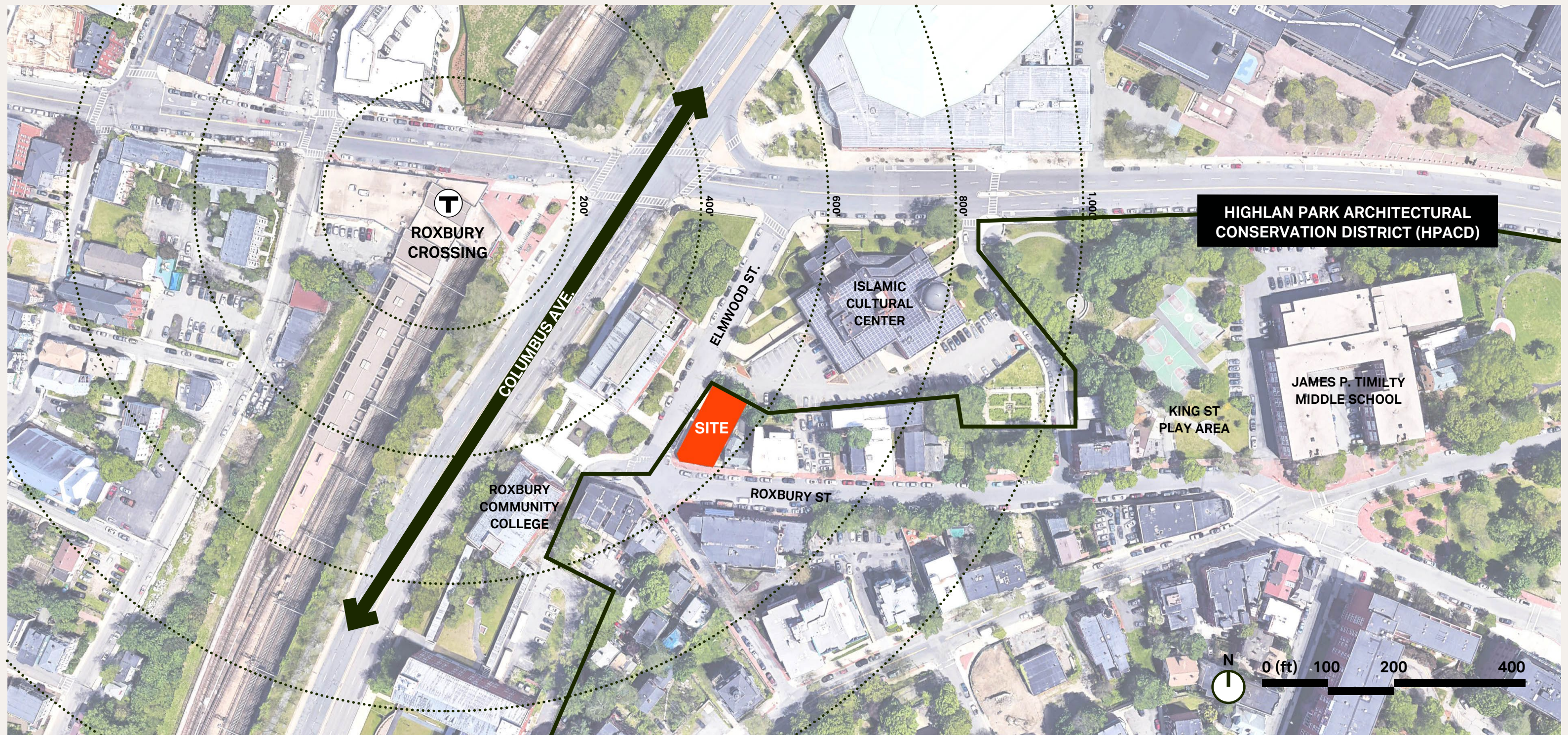
**1 ELMWOOD ST.**



**HPACD BOUNDARY**

\*Please see the Disclosure Statement at the end of document





TRIPLE W  
DEVELOPMENT  
WEST WORK

1 ELMWOOD ST

09  
—  
83

**LOCATION**

\*Please see the Disclosure Statement at the end of document



64 FT

50 FT  
(82 FT)

65 FT  
(106 FT)

130 FT

HIGHLAND PARK  
ARCHITECTURE  
CONSERVATION  
DISTRICT

50 FT  
(85 FT)

50 FT  
(82 FT)

64 FT

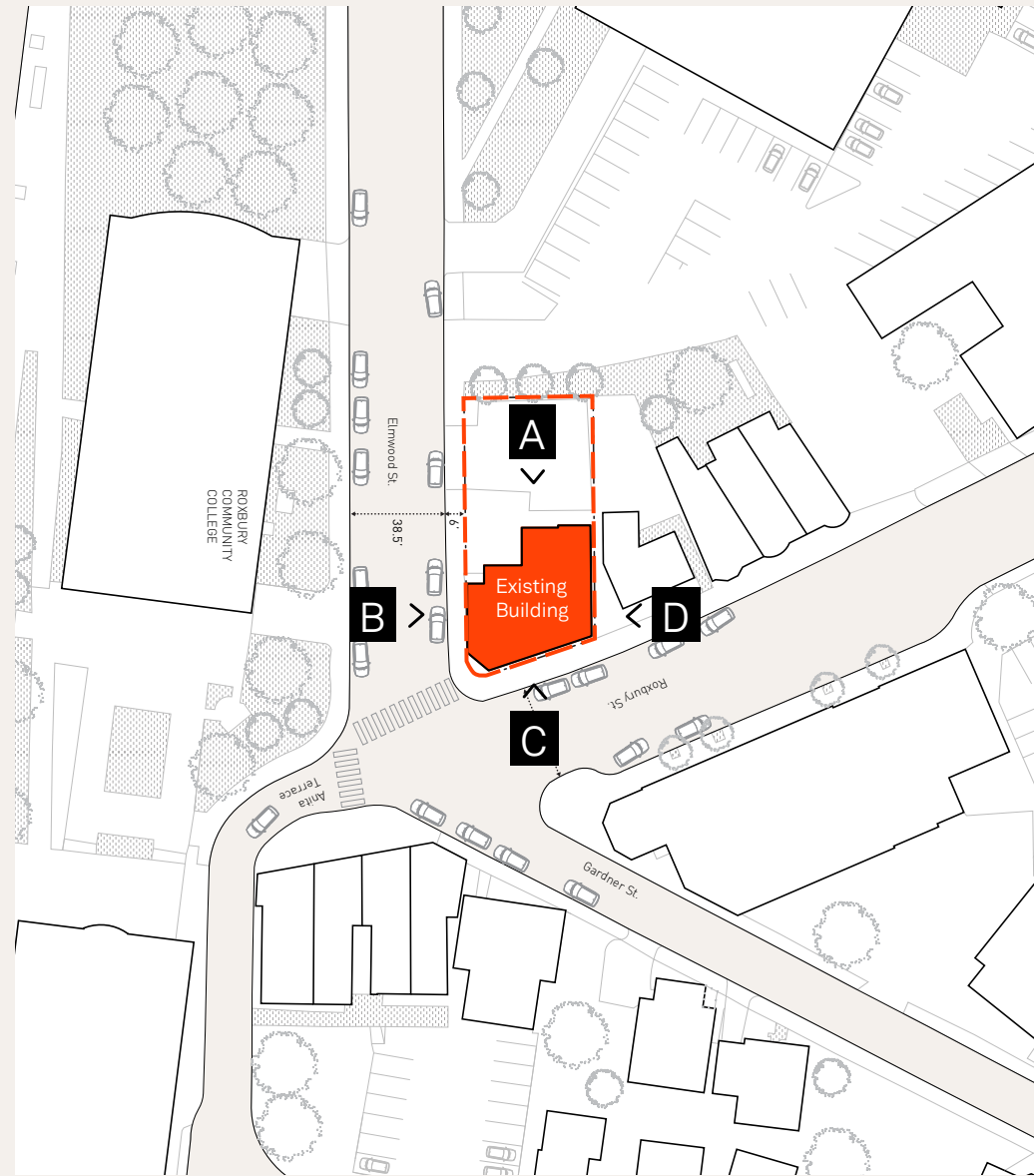
55 FT

60 FT

60 FT

89 FT

COMMUNITY COLLEGE CF  
ZONING SUBDISTRICT  
BUILDING HEIGHT

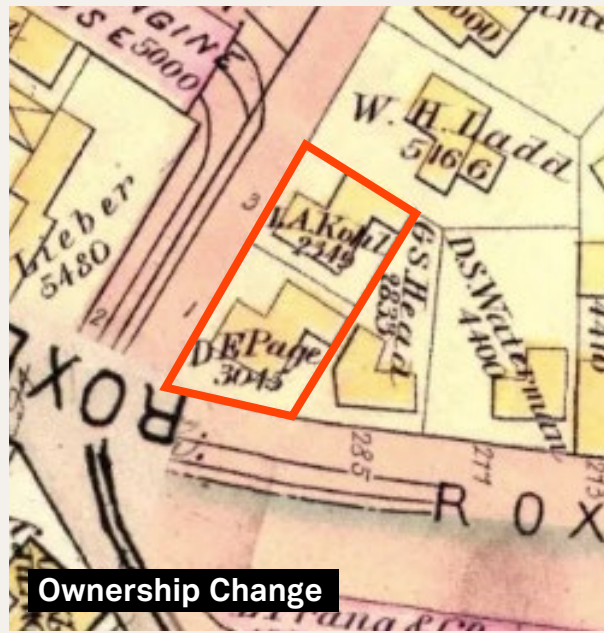


**ELEVATIONS OF EXISTING BUILDING**

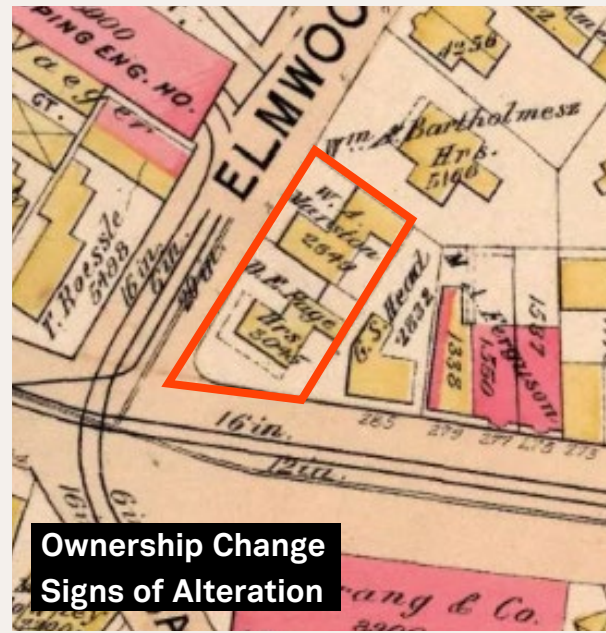
1873 Roxbury Hopkins Atlas



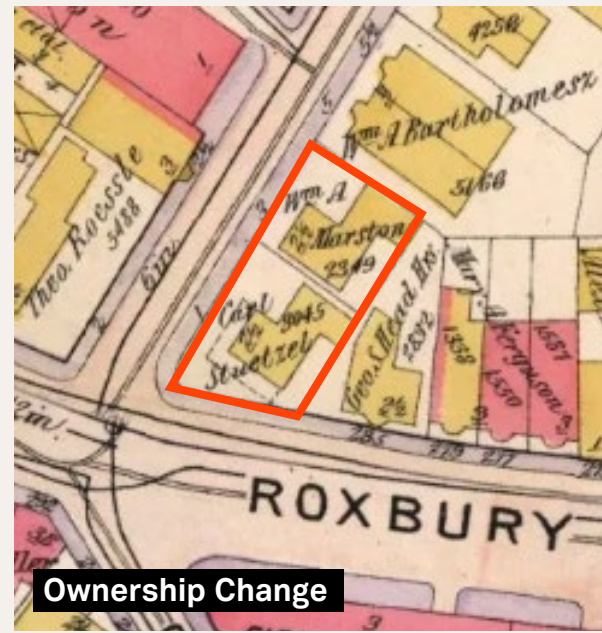
1884 Roxbury Bromley Atlas



1895 Roxbury Bromley Atlas



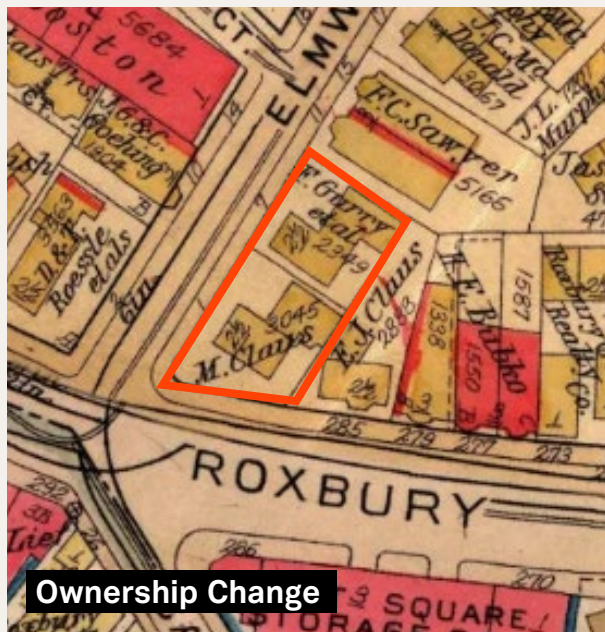
1906 Roxbury Bromley Atlas



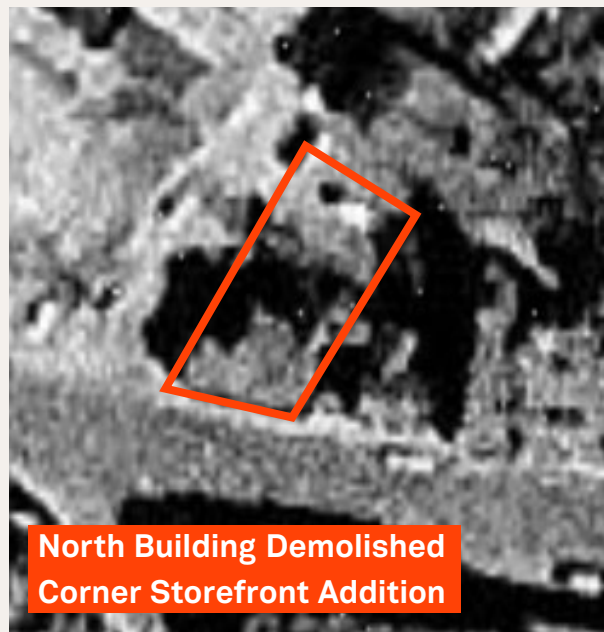
1915 Roxbury Bromley Atlas



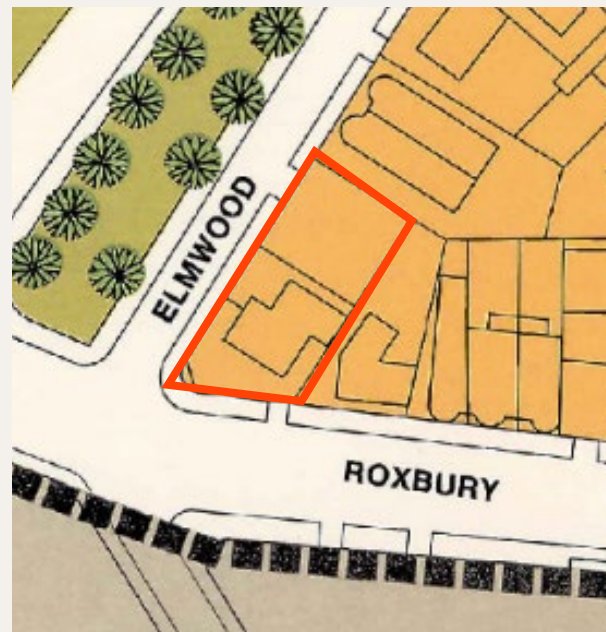
1935 Roxbury Bromley Atlas



1969 Metro Boston Aerial



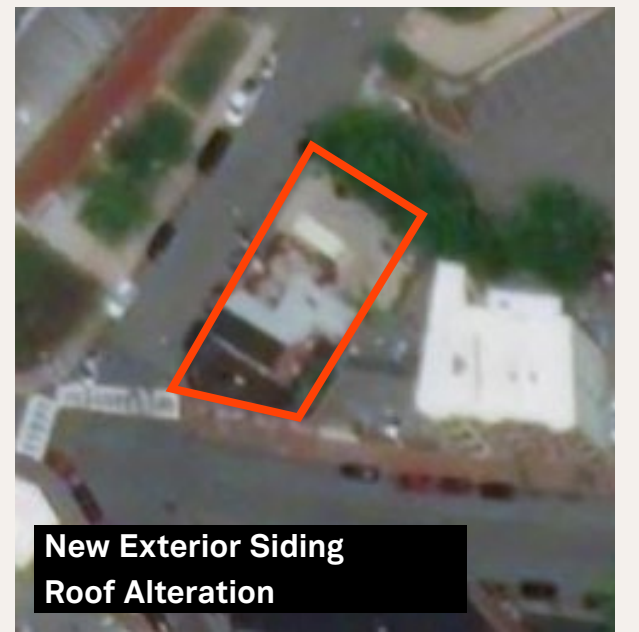
1971 Boston Campus Site Plan



1995 Boston BWSC map



2011 Statewide MA Aerial



TRIPLE W  
DEVELOPMENT  
WEST WORK

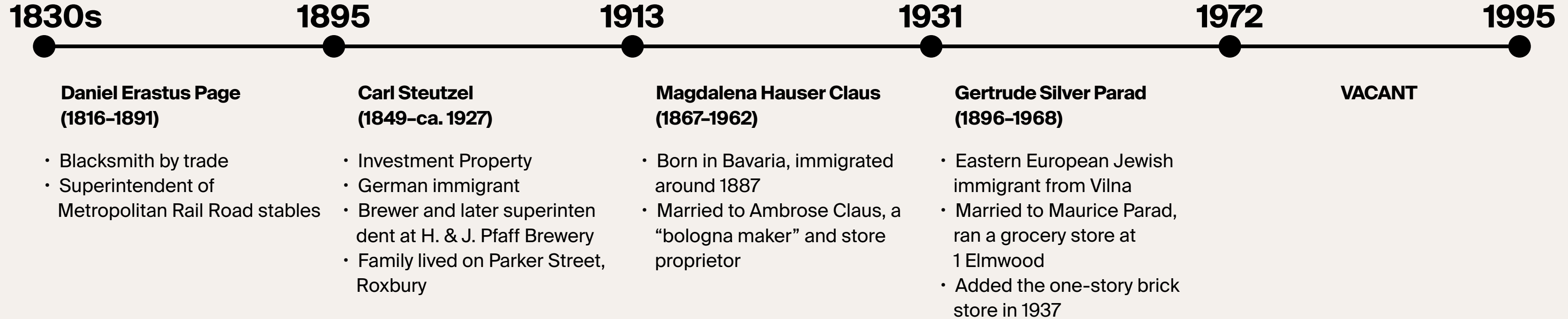
1 ELMWOOD ST

12  
—  
83

HISTORIC MAPS

\*Please see the Disclosure Statement at the end of document

# OWNERSHIP HISTORY



- Assessment Report & Proposal provided by: Wendy Frontiero  
 120 Maplewood Ave., Apt. 204, Gloucester, MA 01930, 617 - 290 - 8076  
 - Preliminary Research provided by: Sally Zimmerman, Zimmerman Preservation Consulting, 6 Beaufort Road, #2, Jamaica Plain, MA 02130, 781 - 698 - 8591

TRIPLE W                      1 ELMWOOD ST                      13  
 DEVELOPMENT                      —  
 WEST WORK                      83

**RESEARCH FINDINGS:  
 OWNERSHIP HISTORY**

\*Please see the Disclosure Statement at the end of document

1937



2024



Source:

Ellen F. O'Connor Collection; "Home of the Claus family, corner of Roxbury and Elmwood St. remodeling for the Pioneer grocery store"

[https://www.digitalcommonwealth.org/search?f%5Bsubject\\_geographic\\_sim%5D%5B%5D=Former+site+of+the+Claus+residence+and+the+Pioneer+grocery+store%2C+Roxbury%2C+Mass.](https://www.digitalcommonwealth.org/search?f%5Bsubject_geographic_sim%5D%5B%5D=Former+site+of+the+Claus+residence+and+the+Pioneer+grocery+store%2C+Roxbury%2C+Mass.)

TRIPLE W  
DEVELOPMENT  
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1 ELMWOOD ST

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1937 VS 2023

PHOTO COMPARISON (DIGITALCOMMONWEALTH.ORG)

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1937



2024



Source:

Ellen F. O'Connor Collection; "Home of the Claus family, corner of Roxbury and Elmwood St. remodeling for the Pioneer grocery store"

[https://www.digitalcommonwealth.org/search?f%5Bsubject\\_geographic\\_sim%5D%5B%5D=Former+site+of+the+Claus+residence+and+the+Pioneer+grocery+store%2C+Roxbury%2C+Mass.](https://www.digitalcommonwealth.org/search?f%5Bsubject_geographic_sim%5D%5B%5D=Former+site+of+the+Claus+residence+and+the+Pioneer+grocery+store%2C+Roxbury%2C+Mass.)

TRIPLE W  
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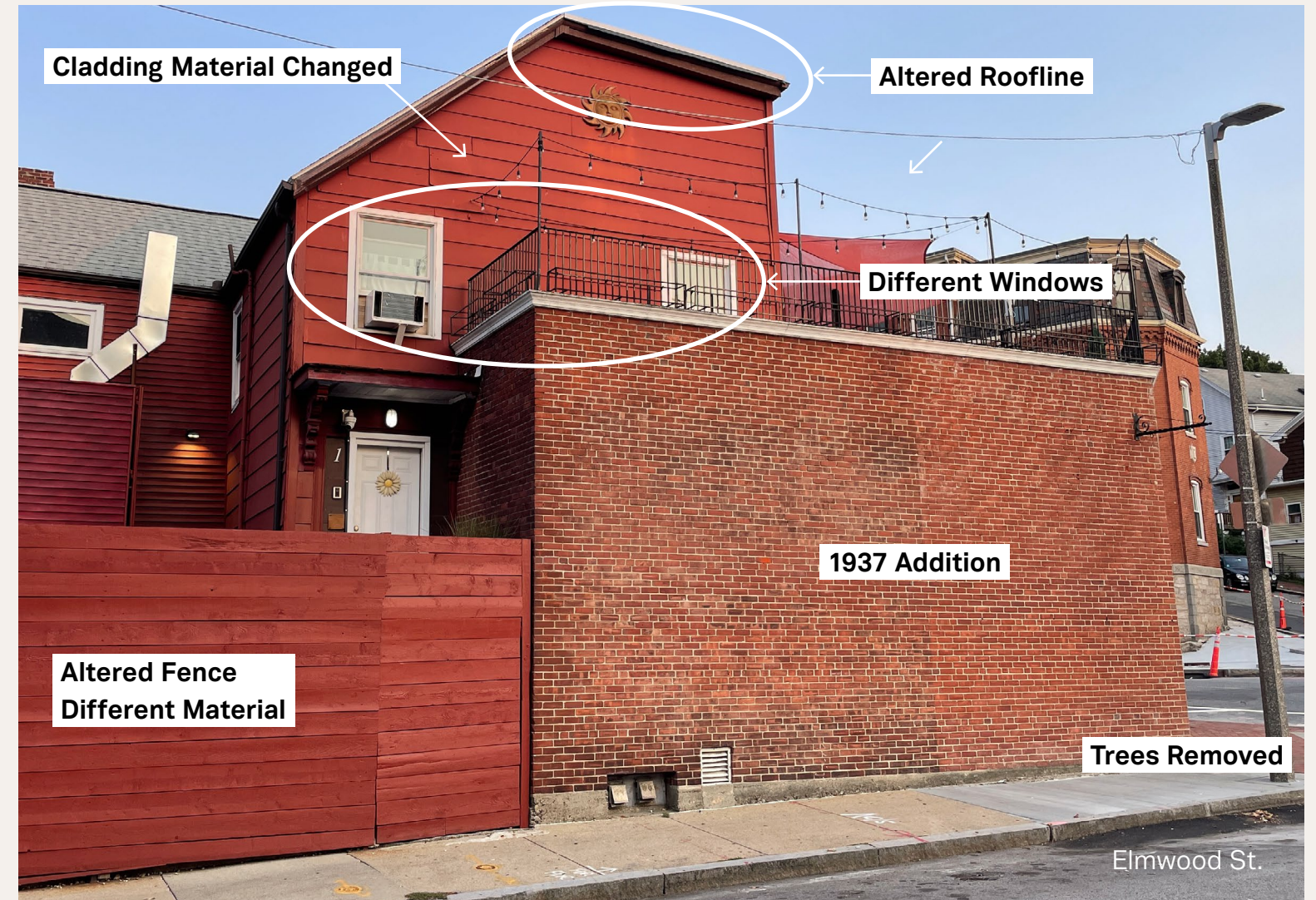
1937 VS 2023

PHOTO COMPARISON (DIGITALCOMMONWEALTH.ORG)

1937



2024



Source:  
 Ellen F. O'Connor Collection; "Home of the Claus family, corner of Roxbury and Elmwood St. remodeling for the Pioneer grocery store"  
[https://www.digitalcommonwealth.org/search?f%5Bsubject\\_geographic\\_sim%5D%5B%5D=Former+site+of+the+Claus+residence+and+the+Pioneer+grocery+store%2C+Roxbury%2C+Mass.](https://www.digitalcommonwealth.org/search?f%5Bsubject_geographic_sim%5D%5B%5D=Former+site+of+the+Claus+residence+and+the+Pioneer+grocery+store%2C+Roxbury%2C+Mass.)

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| TRIPLE W    | 1 ELMWOOD ST | 16 |
| DEVELOPMENT |              | —  |
| WEST WORK   |              | 83 |

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**1937 VS 2023**  
**PHOTO COMPARISON (DIGITALCOMMONWEALTH.ORG)**



1937



2024



Source:

Ellen F. O'Connor Collection; "Home of the Claus family, corner of Roxbury and Elmwood St. remodeling for the Pioneer grocery store"

[https://www.digitalcommonwealth.org/search?f%5Bsubject\\_geographic\\_sim%5D%5B%5D=Former+site+of+the+Claus+residence+and+the+Pioneer+grocery+store%2C+Roxbury%2C+Mass.](https://www.digitalcommonwealth.org/search?f%5Bsubject_geographic_sim%5D%5B%5D=Former+site+of+the+Claus+residence+and+the+Pioneer+grocery+store%2C+Roxbury%2C+Mass.)

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| TRIPLE W    | 1 ELMWOOD ST | 17 |
| DEVELOPMENT |              | —  |
| WEST WORK   |              | 83 |

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**1937 VS 2023**  
**PHOTO COMPARISON (DIGITALCOMMONWEALTH.ORG)**



Photo:  
West Elevation: Eave detail  
with Greek Revival period  
molding.

A fragment of original  
bevel-molded rake board  
(Greek Revival period)  
survives on the rear slope of  
the west gable end.

- Assessment Report & Proposal provided by:  
Wendy Frontiero, 120 Maplewood Ave., Apt. 204,  
Gloucester, MA 01930, 617 - 290 - 8076  
- Preliminary Research provided by: Sally Zimmerman,  
Zimmerman Preservation Consulting, 6 Beaufort Road,  
#2, Jamaica Plain, MA 02130, 781 - 698 - 8591



Photo:  
Back slope of original gable roof with remnants of wood roofing shingles. View from attic to rear ell.

The original rear slope of the roof is exposed in the attic of the rear ell, where several wood roof shingles are still attached, attesting to the later addition of the ell.

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Photo:  
West entrance: Bracket detail

The most distinctive architectural feature of the present building is a bracketed door hood offset on the west (Elmwood Street) elevation of the main block.

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Photo:  
Tree trunk post in basement

A bark-covered, tree-trunk post supports a first-floor beam in the center of the ell basement.

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Photo:  
Main Block interior of basement  
Main Block interior of 2nd floor  
Rear Ell interior of 2nd floor  
Main Block interior of 3rd floor

The upper floors were dramatically altered for apartment alterations in the late 20th century. Nearly all original and early interior partitions have been removed, and the front slope of the main roof was raised to provide additional headroom in third floor bedrooms. Modern floor, wall, and ceiling finishes and trim exist on the second and third storeys.



Photo:  
Interior of store addition,  
1st floor

A garage door opening at the east end of this façade has been infilled with a modern metal and glass window unit. Per building permits, the stone veneer under the windows on the Roxbury Street elevation appears to have been added in 1963.

A single metal post supports a steel beam beneath the second-storey façade of the original wood-frame house.

# ASSESSMENT

- **Architectural Integrity:** The property at 1 Elmwood Street has experienced significant alterations that have severely compromised its original architectural integrity. Changes, including a 1937 storefront addition and various updates throughout the 20th century, have obscured most of the building’s historic features.
- **Diminished Historic Value:** While the property is historically significant as a rare early 19th-century structure with commercial use in a residential area, its numerous incongruous alterations have reduced its architectural and historical value.
- **Current Condition:** The building’s original massing, fenestration, and detailing are largely lost, with the remaining features being utilitarian. The structure no longer effectively represents its historical or architectural context.
- **Preservation Challenges:** The extensive modifications and current condition of the building do not align with the Highland Park Architectural Conservation District (ACD) Standards and Criteria, which emphasize the preservation of vernacular adaptations and architectural integrity. The building’s alterations fall short of meeting the preservation importance outlined by the ACD.

# RECOMMENDATIONS

- **Consideration for Demolition:** The ACD’s Standards and Criteria emphasize the variety of development in the neighborhood, which exhibits a diversity of scale, massing, height, siting, and architectural styles and periods. The ACD study report states that “vernacular adaptations that have been made to a building over time are part of its history and should be preserved” (p. 84). The extensive and highly disparate alterations at 1 Elmwood Street, **however, do not appear to achieve this level of importance.**
- **Focus on Historical Context:** The stories rooted in this property are certainly worthy of further investigation and evaluation, despite no longer being well conveyed by the building itself. This edge of the Highland Park Architectural Conservation District has changed considerably over the last century: **documentation of the cultural context of the Daniel E. Page House and its immediate neighborhood would be meaningful in preserving and promoting the history of Highland Park.**

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## CONCLUSION



1. Summary of Previous Meetings

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**OPTION A: Online Archive + Exhibition**

Make the research publicly accessible via online archive and exhibition.



**OPTION B: Mural**

Artistic re-creation of neighborhood history in the form of a mural.

## VR Digital Model

A virtual reality (VR) digital model is proposed to commemorate the 1838 house and the blue house, highlighting them as prime examples of Vernacular Architecture.



## Curated Imagery

Historic photos and maps discovered in the research will be displayed in publicly accessible spaces.



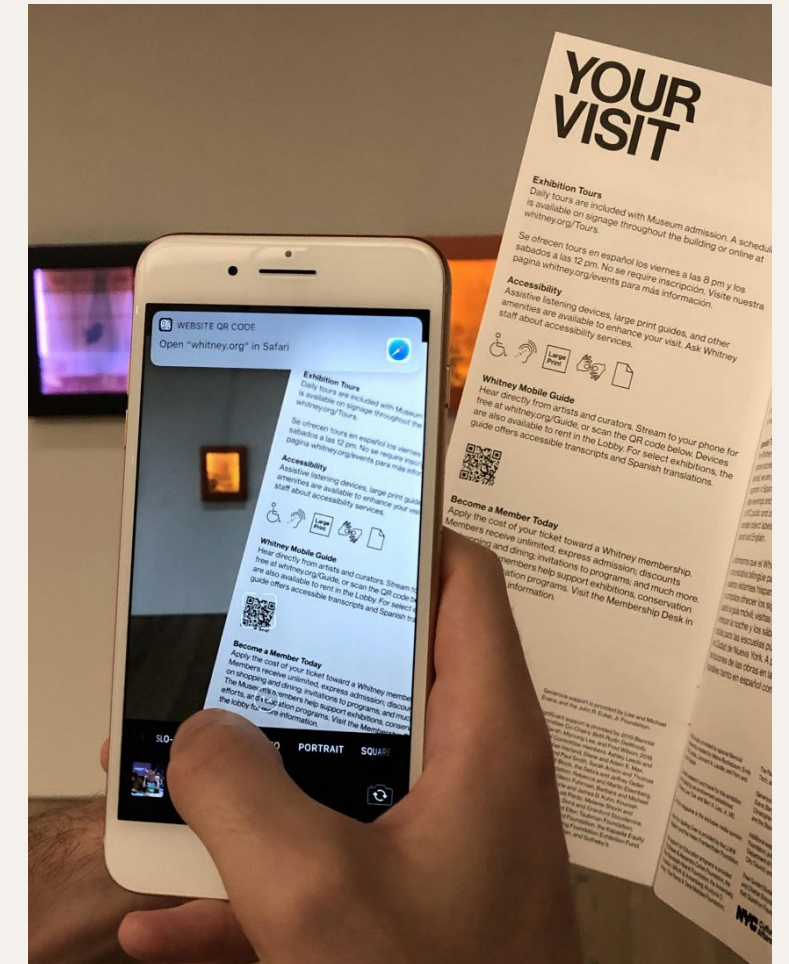
## Historic Narrative

A written narrative will summarize the historical context, offering detailed information that may be overlooked in the visual representations.



## Online Archive

The research will be showcased on the website as an online archive. QR codes will be displayed in the lobby and other common areas of the building providing visitors easy access to the archive.

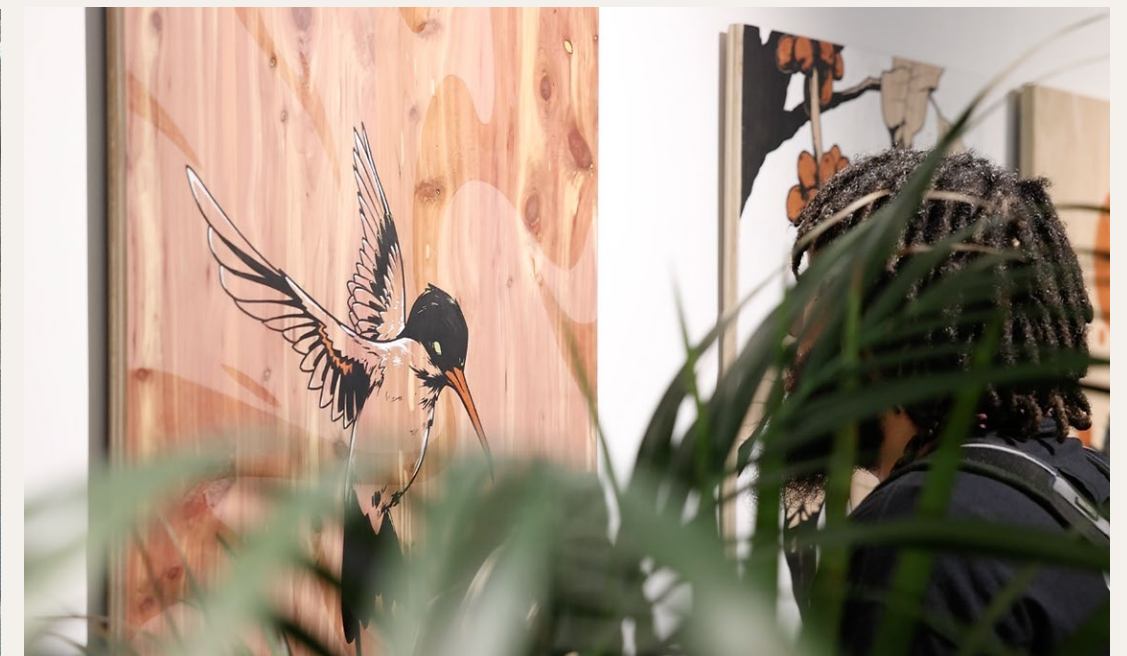
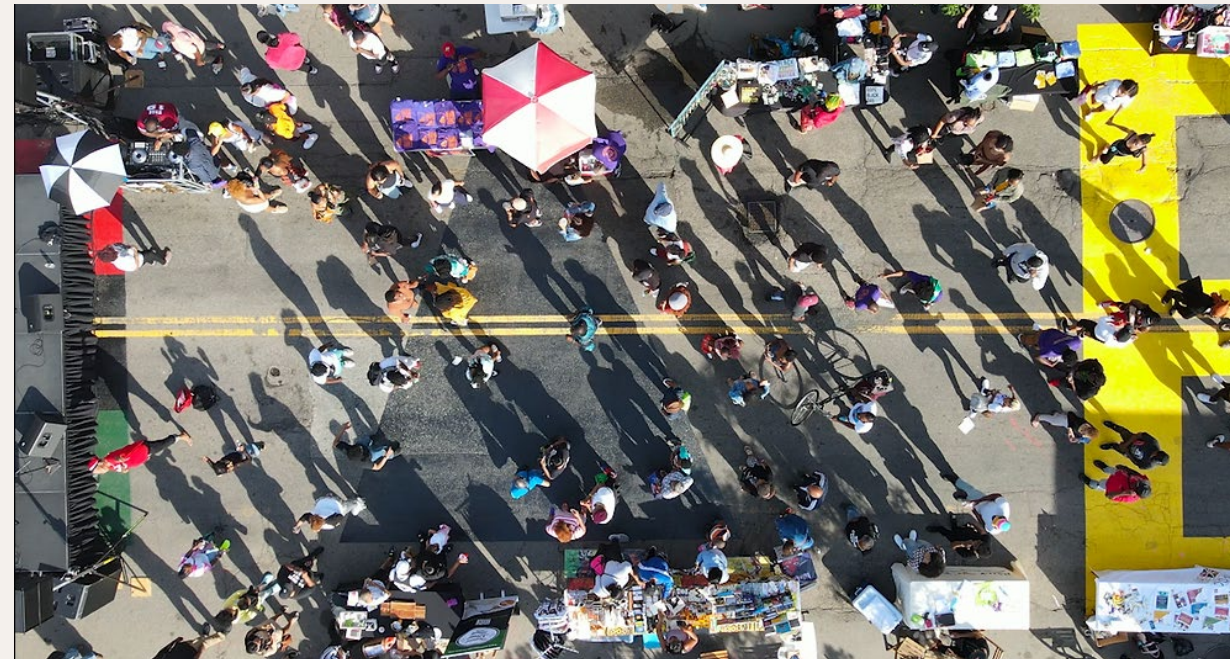


# Copper Collective

Our mission at Copper Collective is to cultivate an equitable and vibrant creative ecosystem that activates, enlightens, and inspires a new generation of change makers. In the spirit of invigorating Boston's BIPOC communities, we intertwine urban sustainability with the transformative power of art, education, and storytelling. We are the connective thread that weaves together people, places, and ideas, championing public art transformations, fostering civic education, and giving voice to our shared narratives.

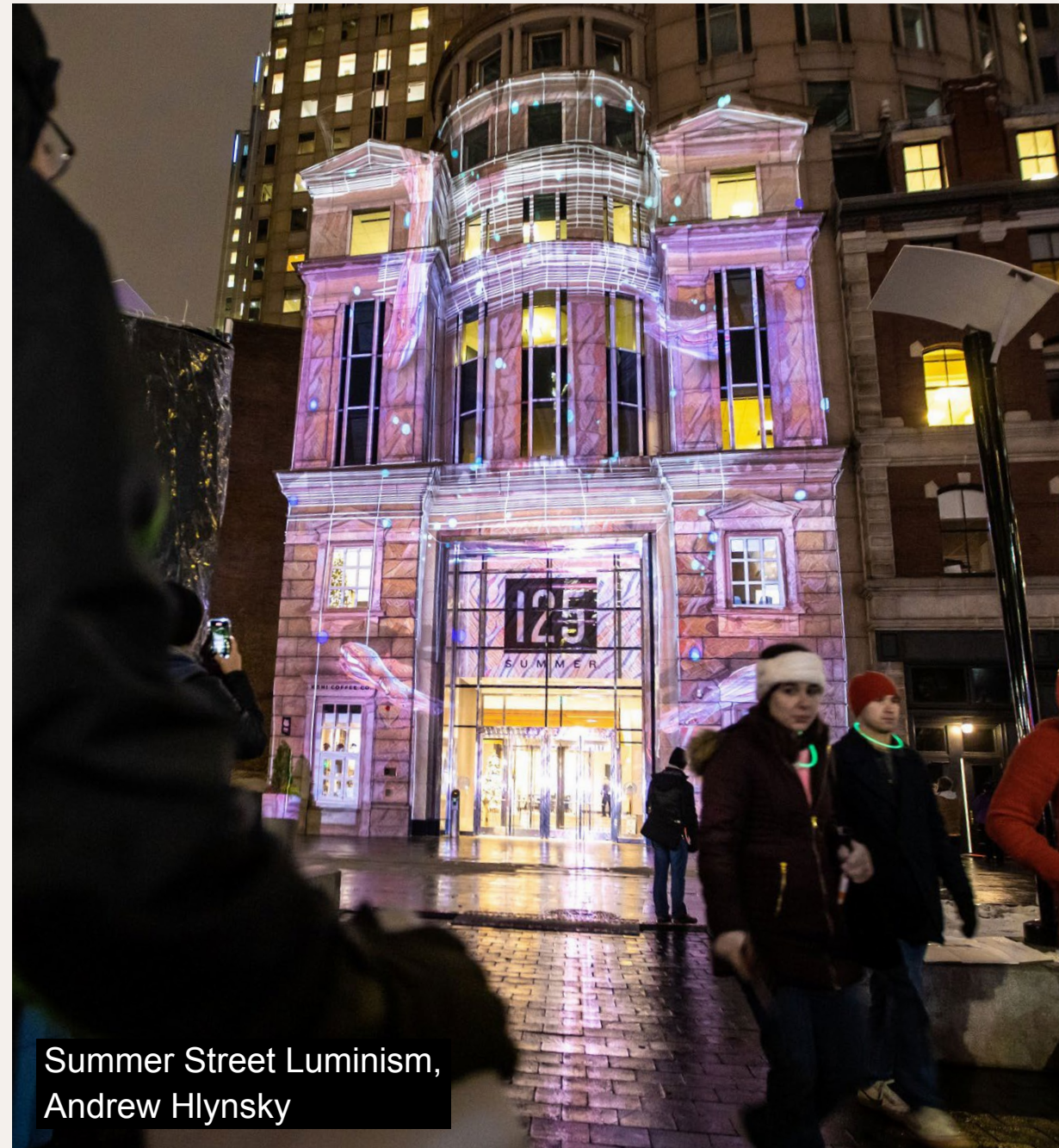
Our goal extends beyond mere engagement; it's about nurturing environments where sustainable growth, creative expression, and civic empowerment flourish. Through collaboration, we aim to ignite a self-reinforcing cycle of continuous learning, innovation, and community-driven transformation, enriching the fabric of our society from the ground up and strengthening our local creative economy.

Link: [www.copperco.us](http://www.copperco.us)

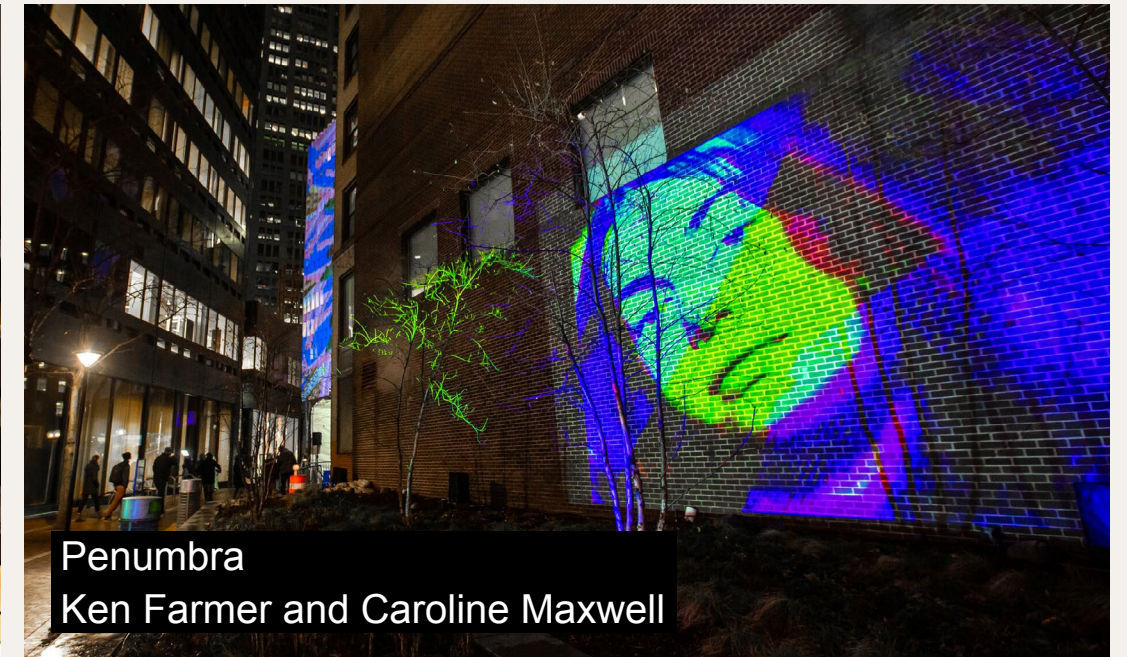


# ILLUMINUS

ILLUMINUS uses the creative process of developing and producing light-based public art experiences to enable artists to connect, inspire, and empower their communities. We are creating a connected city where artists are leaders and every individual feels part of a loving and vibrant community capable of manifesting positive change.



Summer Street Luminism,  
Andrew Hlynsky



Penumbra  
Ken Farmer and Caroline Maxwell



An Ecologies of Worries  
Caitlin & Misha

Link: <https://www.illuminusboston.org/>

# Billboard Hope

Billboard Hope is an art initiative founded by Roxbury resident Dayenne Walters in the hope of getting the work of local artists of color on billboards and walls in the community. Billboard Hope has shown the work of local artists Sharif Muhammad, L'Merchie Frazier, Lucilda Dassardo-Cooper, Mithsuca Berry, Merlo Philiossaint, Farah Jeune, DaNice D. Marshall, Ekua Holmes, Chanel Thervil, Carlos W. Byron, Ngoc Tran Vu, and Hakim Raquib — all pillars of the Boston creative community.



**ART 4 CHANGE**  
**ART 4 ACTIVISM**  
**ART 4 HEALING**

We believe art can heal us—by honoring nature, calling for social justice, through reclamation, celebration, and rededication; art can turn pain into power. Based on our world and its current reality, what's your vision for a healing?

7/31-8/31  
**OPEN CALL**

Learn more about entering your work: <https://forms.jofform.com/221407241933150>  
Entries accepted: July 31-August 31, 2022

**BILLBOARD HOPE**

Billboard Hope's mission is to empower local artists and use the power of public art to create a sense of community and hope. For more about us, check out [www.bbbk.org/billboard-hope](http://www.bbbk.org/billboard-hope)

**Billboard Hope: Hope & Inspiration For the Future**  
March 18 · 🌐

Don't miss this online event!  
[https://linktr.ee/Billboard\\_Hope](https://linktr.ee/Billboard_Hope)  
Featuring Billboard Hope artists and their work in a talkback on process, inspiration, and art-ivism. You're in the online audience where you can chat with each other and the artists. We're ready to kick off the start of Year Two, celebrating the Billboard Hope spirit with art and live music--

Billboard Hope is a public art project that curates the work of local artists on neighborhood billboards. Our mission is to empower artists as agents of hope and inspiration, and to use the billboard platform to start conversations between neighbors that strengthen the surrounding communities of color.

2 · 1 Share

Like Comment Share

Carlos W. Byron Farah Jeune Sharif Muhammad Merlo Philiossaint Hakim Raquib Ngoc-Tran Vu

Links: <https://www.facebook.com/Billboard-Hope-Hope-Inspiration-For-the-Future-103318128435738/>  
<https://artsandbusinesscouncil.org/billboard-hope/>

TRIPLE W DEVELOPMENT WEST WORK 1 ELMWOOD ST 30 — 83

## POTENTIAL COLLABORATORS

\*Please see the Disclosure Statement at the end of document

# ‘Sharing this beauty with more people’: Public art project evolves after start on Roxbury billboard

By **Dialynn Dwyer**  
September 20, 2022

“I wanted to have a place where the work could be contemplated, sort of like an outdoor gallery.”



Dayenne Walters, founder of Billboard Hope, stands before the mural "Transcending Time" by Lucilda Dassardo-Cooper. *Hakim Raquib*

## For Harris, a push to move beyond Biden

She's tied to president's record but would likely bring new approach to Oval Office

By Tal Kopan  
WASHINGTON — In 2019, as Joe Biden took on his then-rival Kamala Harris over the legality of her proposal to use executive orders on gun control in a presidential primary debate, Harris retorted: "Hey, Joe, instead of saying, 'No, we can't,' let's say, 'Yes we can.'"



Vice President Kamala Harris' record makes it clear that her instincts lean more progressive than President Biden's.

## Diplomats struggle to prevent all-out war

Israeli strikes hit targets in Lebanon day after carnage in Golan Heights

By Heidi Levine and Rachel Pannett

MAJDAL SHAMS, Golan Heights — Israel struck Hezbollah targets day after a rocket strike from Lebanon killed 12 people, most of them teenagers and children, in the Israeli-occupied Golan Heights, raising the specter of all-out war.

It was the deadliest single attack on Israel since Hamas rampaged through several communities near the Gaza Strip on Oct. 7, drawing Israel's military.

## Spilka's district gained windfall in earmarks

Behind closed doors, aid for Senate leader's pet projects was nearly tripled

By Matt Stout and Samantha J. Gross

During closed-door budget negotiations, Massachusetts legislative leaders inflated the money earmarked for Senate President Karen E. Spilka's district by more than \$500,000, nearly tripling the amount originally approved for a pair of her district's pet projects.

That includes \$1.5 million for a conference center and wedding venue in Spilka's hometown of Ashland, which the Senate has now passed.

'They literally applied the poison. . . . It's disgusting.'

TOM HEDSTROM, chairperson of Camden's Select Board in Maine



## POISONED TREES, POISONED RELATIONS

For unneighborly caper, town wants rich couple prosecuted

KEVIN CULLEN  
AROUND NEW ENGLAND

CAMDEN, Maine — It wasn't the idea of wealthy summer residents deliberately poisoning a neighbor's trees to improve their ocean views that disturbed Tom Hedstrom the most.

It galvanized him and other town

The homes of Lisa Gorman (front) and Amelia and Arthur Bond III have been at the center of a dispute over trees and waterfront views. The dispute has brought unwanted attention from around the world to bucolic Camden, Maine.

Researchers reported that a blood test was significantly more accurate than doctors' interpretation of cognitive tests and scans in signaling Alzheimer's, a potentially major stride toward the long-sought goal of diagnosing the disease.

Monday: Windy, with showers. High 72-77, low 66-71.

Tuesday: Hot, pop-up storms. High 84-89, low 68-73.

Wednesday: Sunny. High 84-89, low 68-73.

Thursday: Sunny. High 84-89, low 68-73.

Friday: Sunny. High 84-89, low 68-73.

Saturday: Sunny. High 84-89, low 68-73.

Sunday: Sunny. High 84-89, low 68-73.

Monday: Sunny. High 84-89, low 68-73.

Tuesday: Sunny. High 84-89, low 68-73.

Wednesday: Sunny. High 84-89, low 68-73.

Thursday: Sunny. High 84-89, low 68-73.

Friday: Sunny. High 84-89, low 68-73.

Saturday: Sunny. High 84-89, low 68-73.

Sunday: Sunny. High 84-89, low 68-73.

## Grass-roots housing plan stuck in weeds

Stalled Roxbury effort is a case study of city's approval process maze

By Diti Kohli

It was just months into the pandemic when Scott Webster went door to door with fliers and endless enthusiasm, keen to share that he would be finally redeveloping the modest single-family house and squat brick storefront his family owns at 1 Elmwood St.

He purchased the property behind Roxbury Community College 29 years ago as an investment and made it his home in 2010. Now, Webster pitched what the property could become: a 65-foot, seven-story building with 47 furnished mini-apartments, with a basement devoted to co-working and showcasing local art.

Special timber flooring would keep energy costs down, he said, and rents would be roughly \$2,400 a month.

Webster pledged his own money and the help of his two sons, who would manage and live in the building themselves. There would be expanded sidewalks, new trees, and free BlueBikes membership for residents. Imagine something more grass roots, Webster said, than the luxury towers snaking down Tremont Street from Northeastern University.

That includes \$1.5 million for a conference center and wedding venue in Spilka's hometown of Ashland, which the Senate has now passed.

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GLOBE STAFF

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ELMWOOD, Page A10



PAT GREENHOUSE/GLOBE STAFF

A historic district board has stymied the plans of, from left, Scott Webster, his son Sean, architect Katie Faulkner, and developer Minkoo Kang.





To Whom It May Concern,

I am writing to express my and my team's full support for the 1 Elmwood Street project by Triple W Development, led by Sean, Scott, and Joseph Webster. This initiative perfectly aligns with the goals of my BOSTON XCHANGE program, a transformative effort dedicated to creating opportunities and access to close the troubling wealth gap in Boston's Black and Brown community.

My team and I are dedicated to breaking these barriers and creating new pathways to success. High quality and modern affordable housing is a major challenge for our community across the country. I am proud that the 1 Elmwood project stands as a beacon of hope and an exemplary model of grassroots revitalization. It champions environmental sustainability, affordability, and community engagement, all while stimulating Roxbury's local economy. It will be an example of innovative urban housing development that we hope other members of our community can follow. Only by working together and supporting one another are we going to make a real change in the wealth disparity that exists today.

The Webster family's unwavering dedication to Roxbury is inspiring. It makes me want to do more in Roxbury. Their project being realized will empower local residents to pursue careers in real estate, highlighting

the transformative impact of Black-led development. This project transcends mere housing; it aims to forge a stronger, more inclusive neighborhood and create lasting opportunities for future generations.

In the face of numerous obstacles, Triple W Development's perseverance exemplifies the resilience needed to drive change. But we have to make it easier to get these important projects off the ground. We should be putting our arms around teams like Triple W which will be a force multiplier for all the other real estate needs Boston has. The 1 Elmwood project will set a new standard for equitable development in Boston, proving that Black-led initiatives can redefine our communities' futures.

I urge the community and stakeholders to support this crucial project for a more equitable and prosperous Roxbury. Boston is the city of champions. Let's work together to champion this story so others will step forward and follow their example.

**Jaylen Brown**

*NBA Finals MVP and Champion '24, Boston Celtics*  
07/12/2024

# In Support of 1 Elmwood Street's:

1. Transformative, Community Based, Black-Led Development
2. High-Quality Housing w/ Increased Affordability
3. Innovative and Sustainable Building

|                                |              |    |
|--------------------------------|--------------|----|
| TRIPLE W DEVELOPMENT WEST WORK | 1 ELMWOOD ST | 33 |
|                                |              | —  |
|                                |              | 83 |

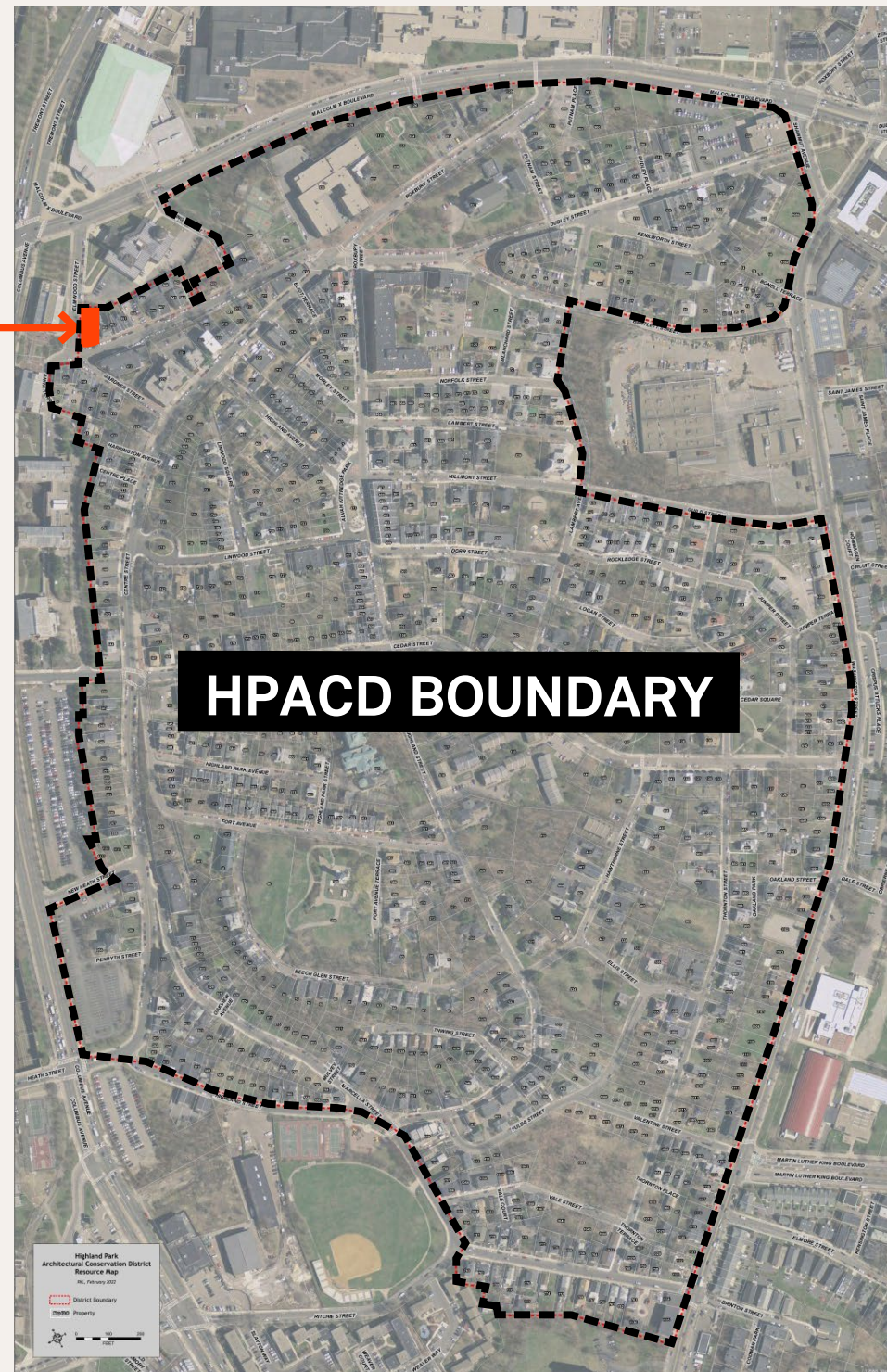
\*Please see the Disclosure Statement at the end of document

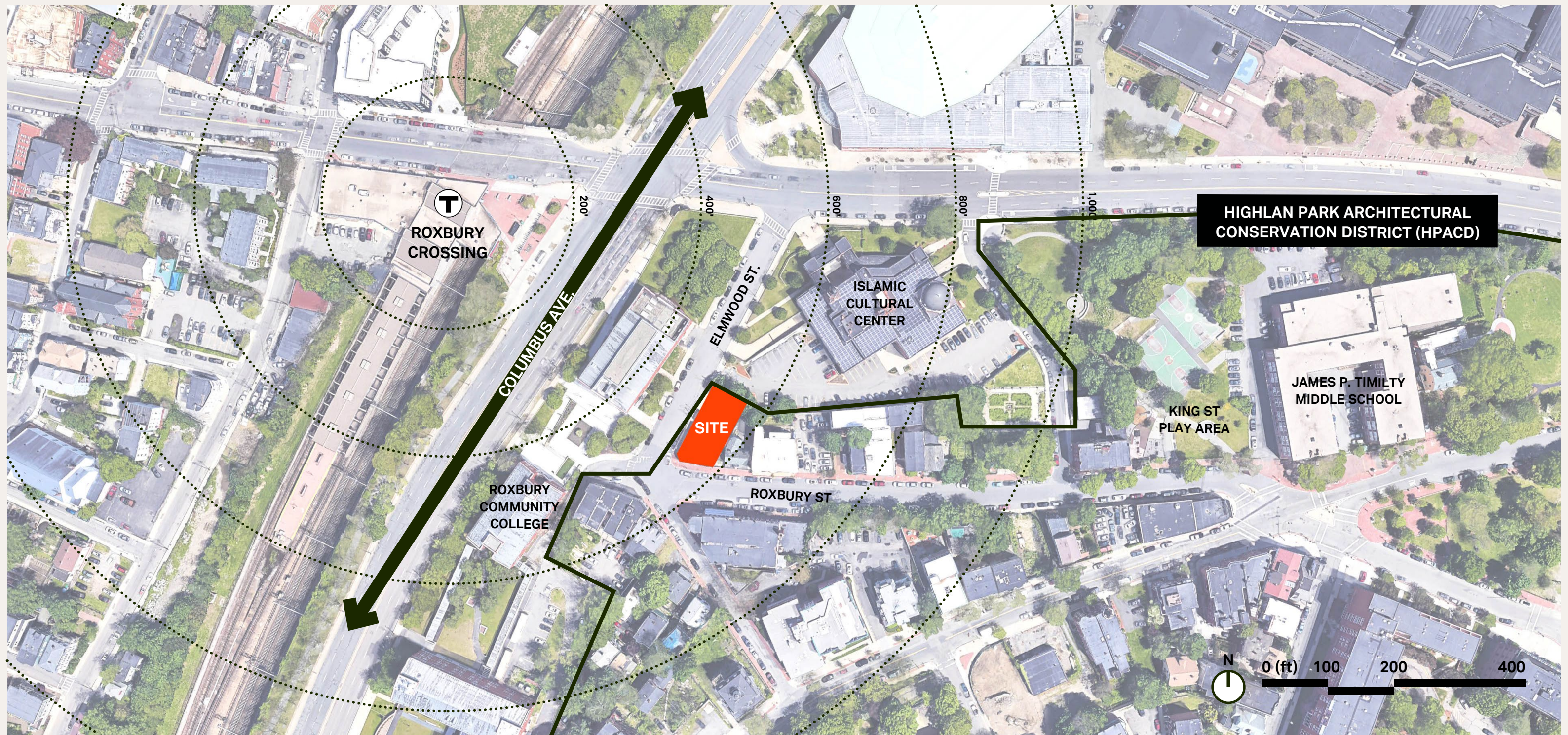
**OFFICE OF JAYLEN BROWN (BOSTON XCHANGE)  
ENDORSEMENT**

**APPENDIX A**  
**HPACD ADVISORY REVIEW 2 PRESENTATION**  
**05/23/2024**

- 1 CONTEXT + HISTORY
- 2 HPACD RESEARCH FINDINGS
- 3 PROPOSAL

**1 ELMWOOD ST.**





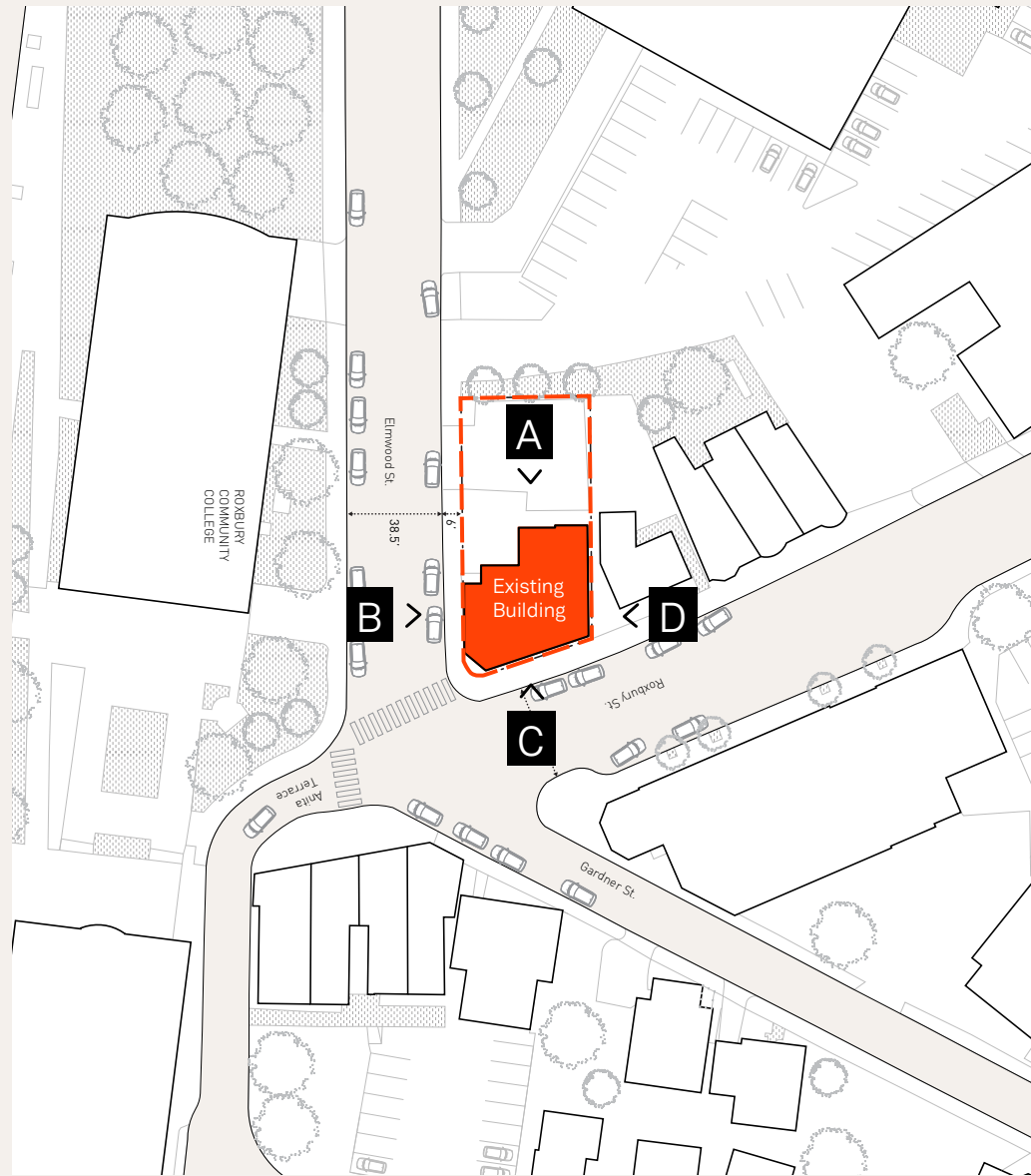
TRIPLE W  
DEVELOPMENT  
WEST WORK

1 ELMWOOD ST

37  
—  
83

**LOCATION**

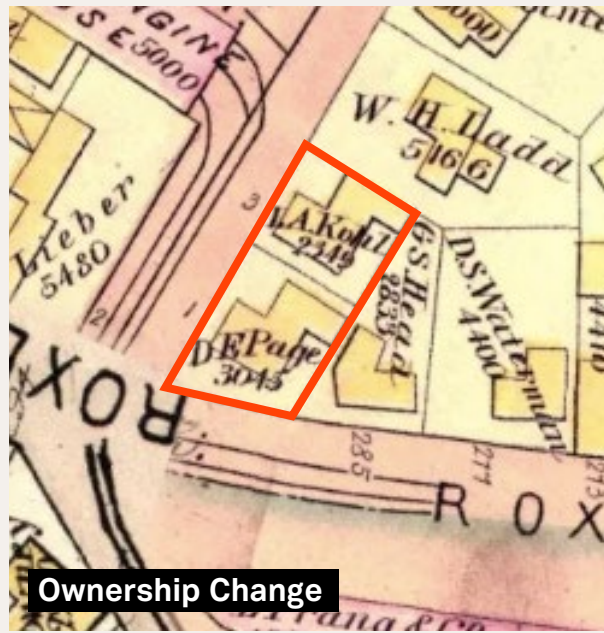
\*Please see the Disclosure Statement at the end of document



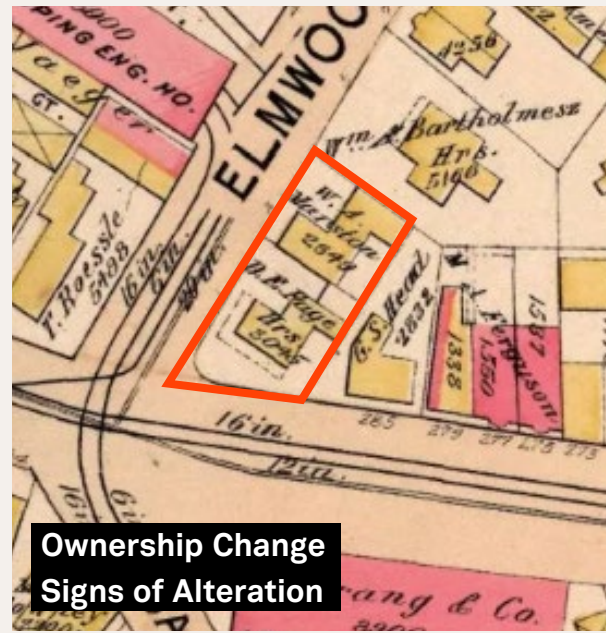
1873 Roxbury Hopkins Atlas



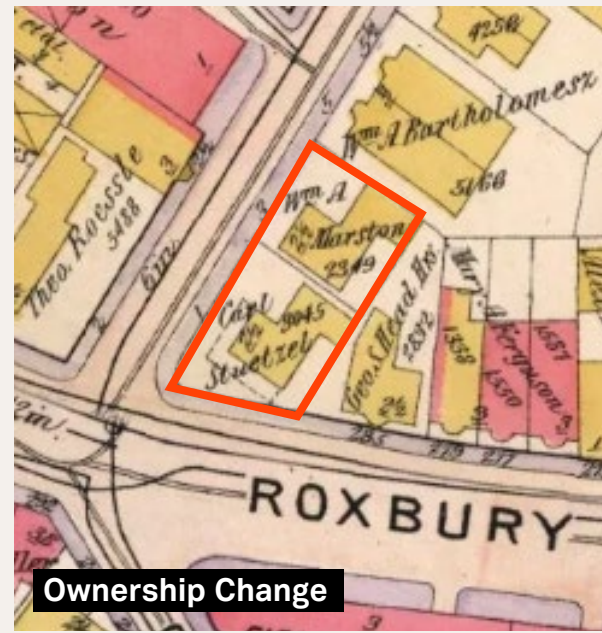
1884 Roxbury Bromley Atlas



1895 Roxbury Bromley Atlas



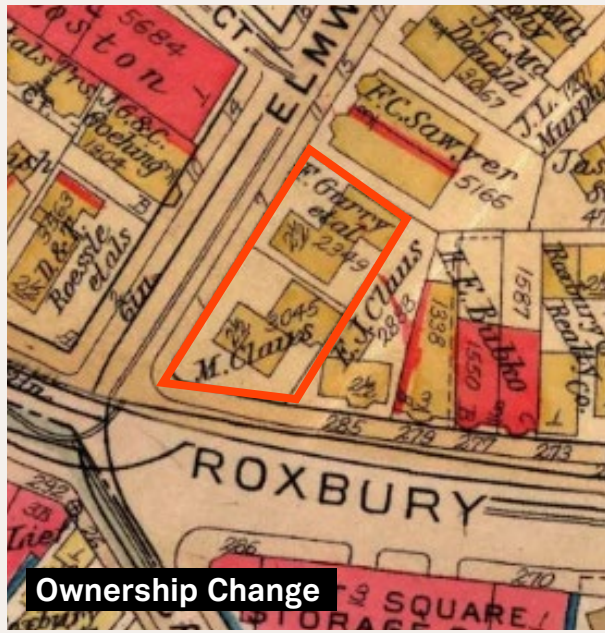
1906 Roxbury Bromley Atlas



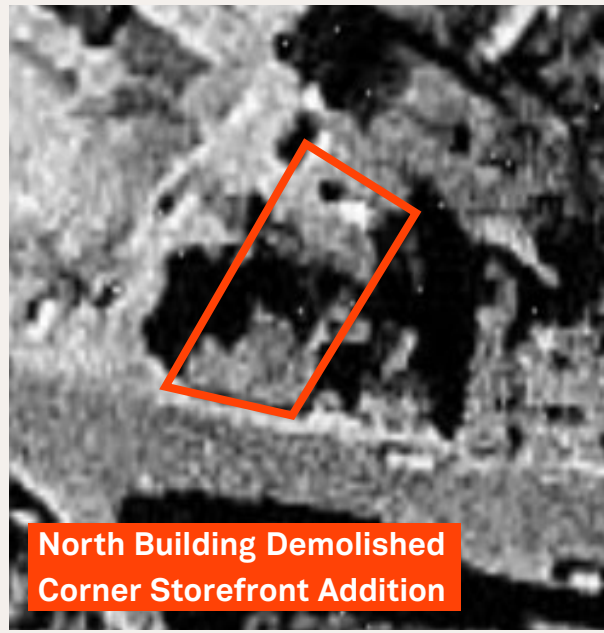
1915 Roxbury Bromley Atlas



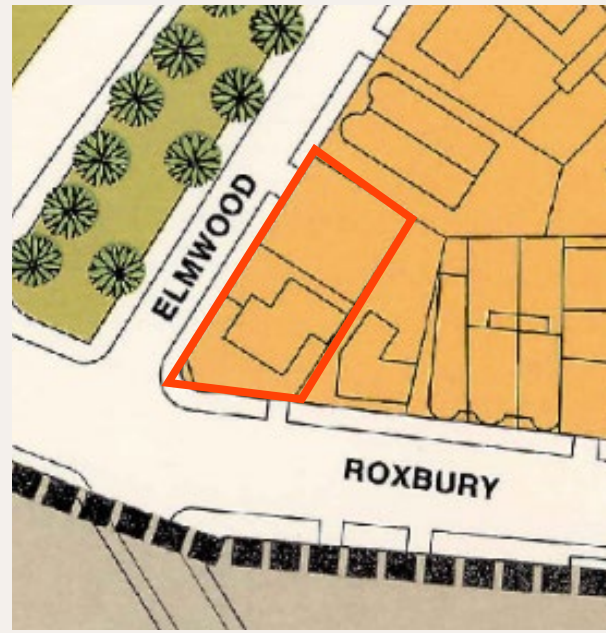
1935 Roxbury Bromley Atlas



1969 Metro Boston Aerial



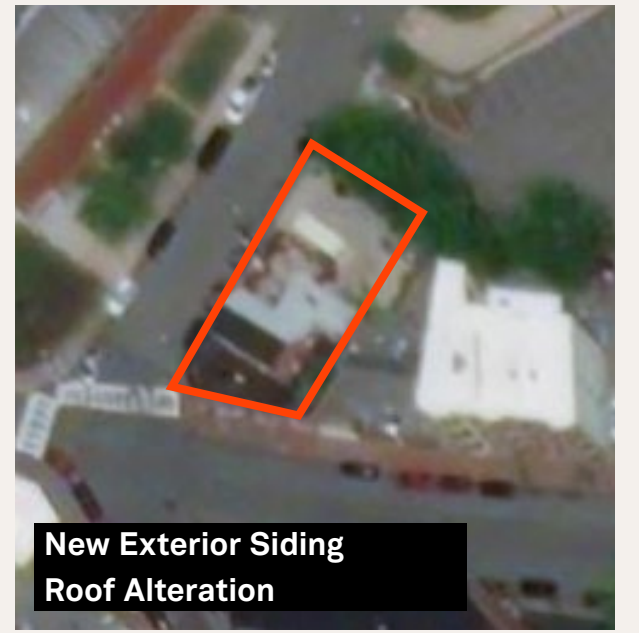
1971 Boston Campus Site Plan



1995 Boston BWSC map



2011 Statewide MA Aerial



TRIPLE W  
DEVELOPMENT  
WEST WORK

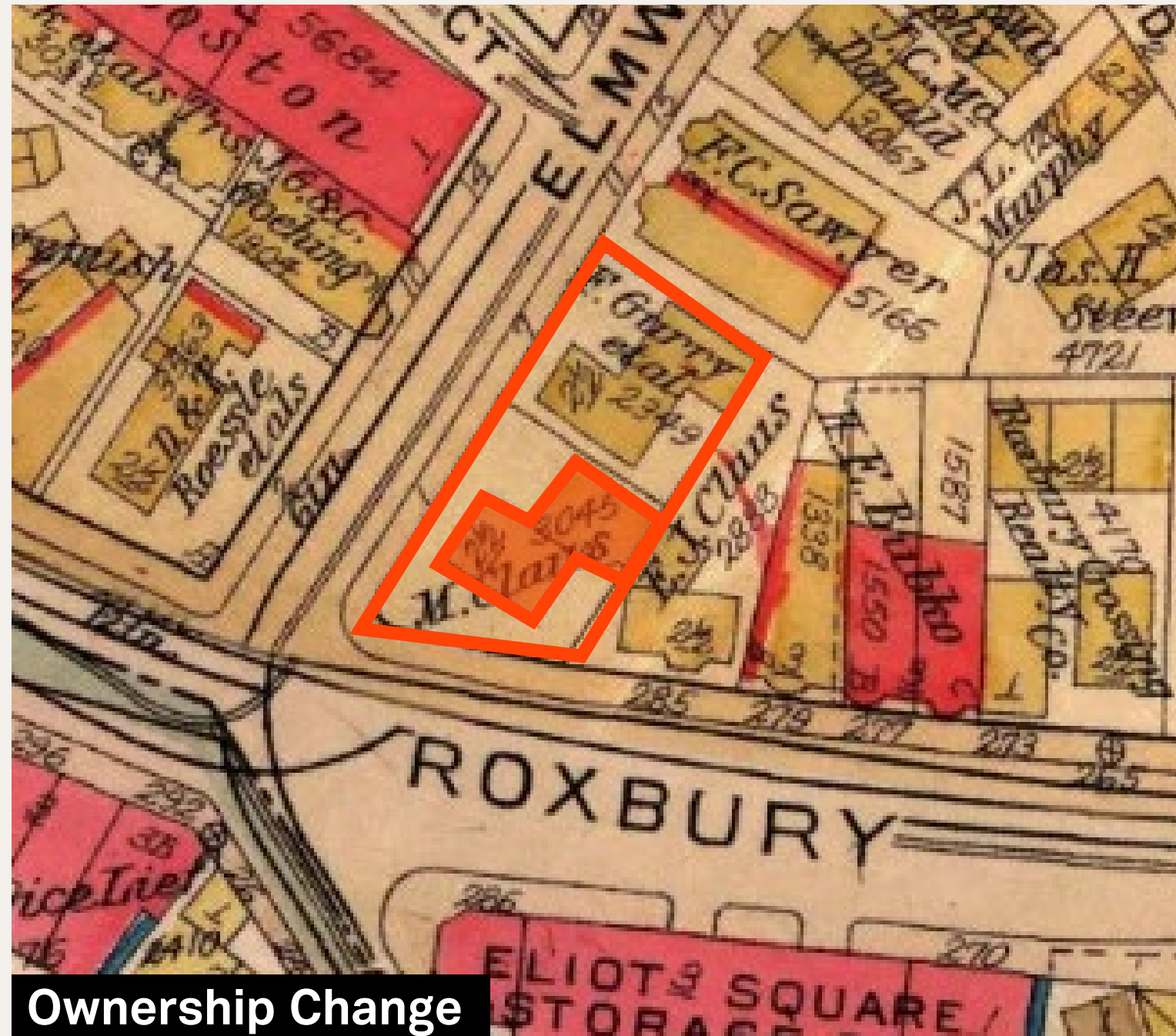
1 ELMWOOD ST

39  
—  
83

HISTORIC MAPS

\*Please see the Disclosure Statement at the end of document

# 1935 Roxbury Bromley Atlas



**Ownership Change**

TRIPLE W DEVELOPMENT WEST WORK  
1 ELMWOOD ST  
40  
—  
83

\*Please see the Disclosure Statement at the end of document

# 1969 Metro Boston Aerial



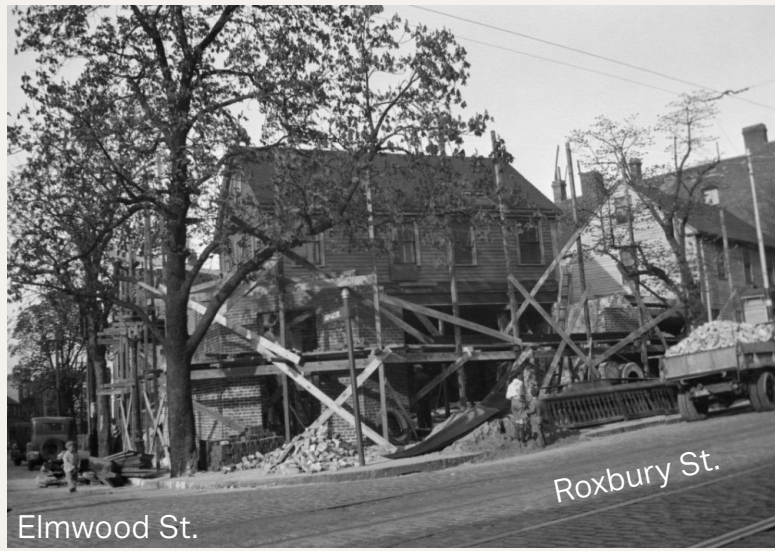
**North Building Demolished  
Corner Storefront Addition**

**BUILDING FOOTPRINT WAS HEAVILY ALTERED IN 1937**



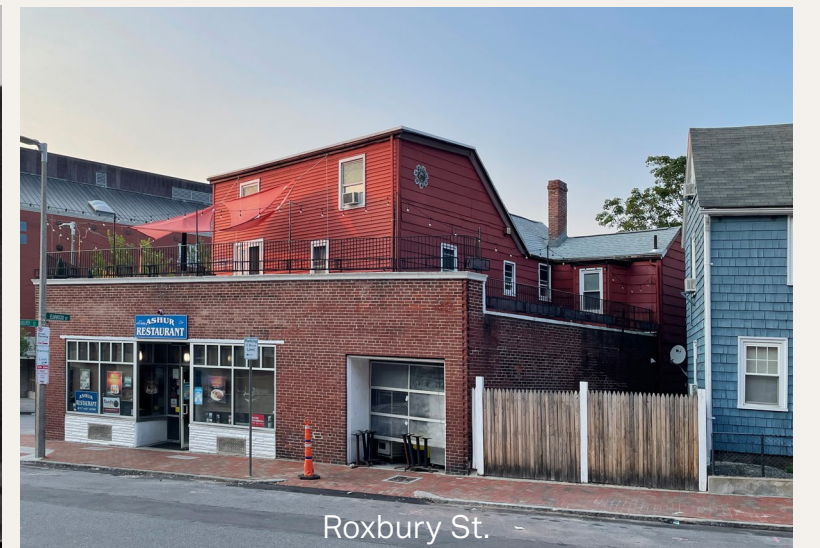
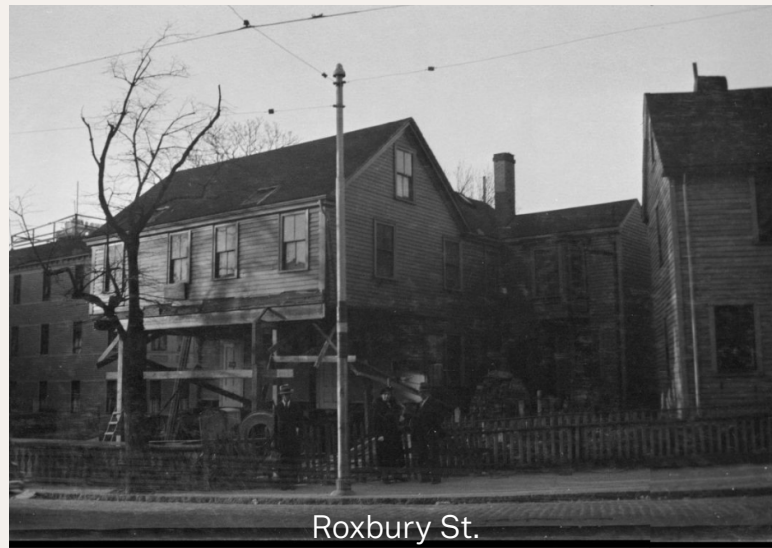
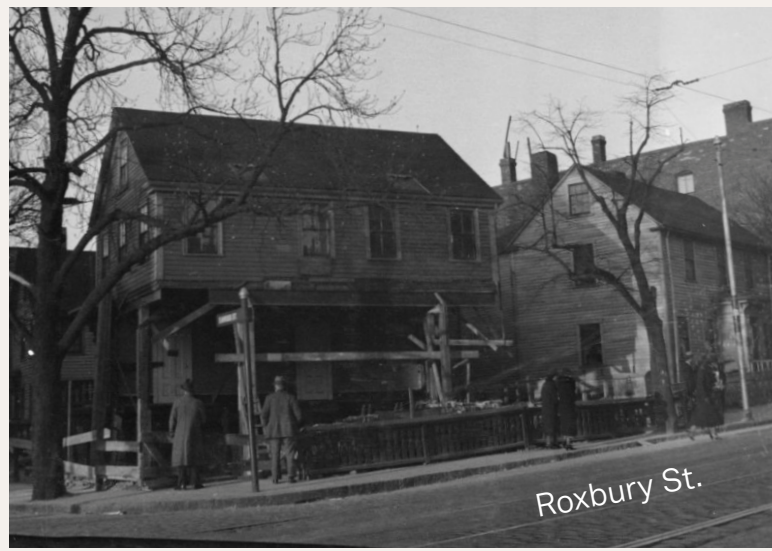
1937

2024



1937

2024



The current building does not resemble the original structure from the 1800s—part of the brick wall built in 1937 remains.

The overall shape, cladding material, and windows were all changed.

Source:  
 Ellen F. O'Connor Collection; "Home of the Claus family, corner of Roxbury and Elmwood St. remodeling for the Pioneer grocery store" [https://www.digitalcommonwealth.org/search?f%5Bsubject\\_geographic\\_sim%5D%5B%5D=Former+site+of+the+Claus+residence+and+the+Pioneer+grocery+store%2C+Roxbury%2C+Mass.](https://www.digitalcommonwealth.org/search?f%5Bsubject_geographic_sim%5D%5B%5D=Former+site+of+the+Claus+residence+and+the+Pioneer+grocery+store%2C+Roxbury%2C+Mass.)

|             |              |    |
|-------------|--------------|----|
| TRIPLE W    | 1 ELMWOOD ST | 41 |
| DEVELOPMENT |              | —  |
| WEST WORK   |              | 83 |

\*Please see the Disclosure Statement at the end of document

**1937 VS 2023**  
**PHOTO COMPARISON (DIGITALCOMMONWEALTH.ORG)**

1937



2024



Source:

Ellen F. O'Connor Collection; "Home of the Claus family, corner of Roxbury and Elmwood St. remodeling for the Pioneer grocery store"

[https://www.digitalcommonwealth.org/search?f%5Bsubject\\_geographic\\_sim%5D%5B%5D=Former+site+of+the+Claus+residence+and+the+Pioneer+grocery+store%2C+Roxbury%2C+Mass.](https://www.digitalcommonwealth.org/search?f%5Bsubject_geographic_sim%5D%5B%5D=Former+site+of+the+Claus+residence+and+the+Pioneer+grocery+store%2C+Roxbury%2C+Mass.)

|             |              |    |
|-------------|--------------|----|
| TRIPLE W    | 1 ELMWOOD ST | 42 |
| DEVELOPMENT |              | —  |
| WEST WORK   |              | 83 |

\*Please see the Disclosure Statement at the end of document

**1937 VS 2023**  
**PHOTO COMPARISON (DIGITALCOMMONWEALTH.ORG)**

1937



2024



Source:

Ellen F. O'Connor Collection; "Home of the Claus family, corner of Roxbury and Elmwood St. remodeling for the Pioneer grocery store"

[https://www.digitalcommonwealth.org/search?f%5Bsubject\\_geographic\\_sim%5D%5B%5D=Former+site+of+the+Claus+residence+and+the+Pioneer+grocery+store%2C+Roxbury%2C+Mass.](https://www.digitalcommonwealth.org/search?f%5Bsubject_geographic_sim%5D%5B%5D=Former+site+of+the+Claus+residence+and+the+Pioneer+grocery+store%2C+Roxbury%2C+Mass.)

|             |              |    |
|-------------|--------------|----|
| TRIPLE W    | 1 ELMWOOD ST | 43 |
| DEVELOPMENT |              | —  |
| WEST WORK   |              | 83 |

\*Please see the Disclosure Statement at the end of document

**1937 VS 2023**  
**PHOTO COMPARISON (DIGITALCOMMONWEALTH.ORG)**

1937



2024



Source:

Ellen F. O'Connor Collection; "Home of the Claus family, corner of Roxbury and Elmwood St. remodeling for the Pioneer grocery store"

[https://www.digitalcommonwealth.org/search?f%5Bsubject\\_geographic\\_sim%5D%5B%5D=Former+site+of+the+Claus+residence+and+the+Pioneer+grocery+store%2C+Roxbury%2C+Mass.](https://www.digitalcommonwealth.org/search?f%5Bsubject_geographic_sim%5D%5B%5D=Former+site+of+the+Claus+residence+and+the+Pioneer+grocery+store%2C+Roxbury%2C+Mass.)

|             |              |    |
|-------------|--------------|----|
| TRIPLE W    | 1 ELMWOOD ST | 44 |
| DEVELOPMENT |              | —  |
| WEST WORK   |              | 83 |

\*Please see the Disclosure Statement at the end of document

**1937 VS 2023**  
**PHOTO COMPARISON (DIGITALCOMMONWEALTH.ORG)**

1937



2024



Source:

Ellen F. O'Connor Collection; "Home of the Claus family, corner of Roxbury and Elmwood St. remodeling for the Pioneer grocery store"

[https://www.digitalcommonwealth.org/search?f%5Bsubject\\_geographic\\_sim%5D%5B%5D=Former+site+of+the+Claus+residence+and+the+Pioneer+grocery+store%2C+Roxbury%2C+Mass.](https://www.digitalcommonwealth.org/search?f%5Bsubject_geographic_sim%5D%5B%5D=Former+site+of+the+Claus+residence+and+the+Pioneer+grocery+store%2C+Roxbury%2C+Mass.)

|             |              |    |
|-------------|--------------|----|
| TRIPLE W    | 1 ELMWOOD ST | 45 |
| DEVELOPMENT |              | —  |
| WEST WORK   |              | 83 |

\*Please see the Disclosure Statement at the end of document

**1937 VS 2023**  
**PHOTO COMPARISON (DIGITALCOMMONWEALTH.ORG)**

1937



Elmwood St.

2024



Elmwood St.

Source:

Ellen F. O'Connor Collection; "Home of the Claus family, corner of Roxbury and Elmwood St. remodeling for the Pioneer grocery store"

[https://www.digitalcommonwealth.org/search?f%5Bsubject\\_geographic\\_sim%5D%5B%5D=Former+site+of+the+Claus+residence+and+the+Pioneer+grocery+store%2C+Roxbury%2C+Mass.](https://www.digitalcommonwealth.org/search?f%5Bsubject_geographic_sim%5D%5B%5D=Former+site+of+the+Claus+residence+and+the+Pioneer+grocery+store%2C+Roxbury%2C+Mass.)

|             |              |    |
|-------------|--------------|----|
| TRIPLE W    | 1 ELMWOOD ST | 46 |
| DEVELOPMENT |              | —  |
| WEST WORK   |              | 83 |

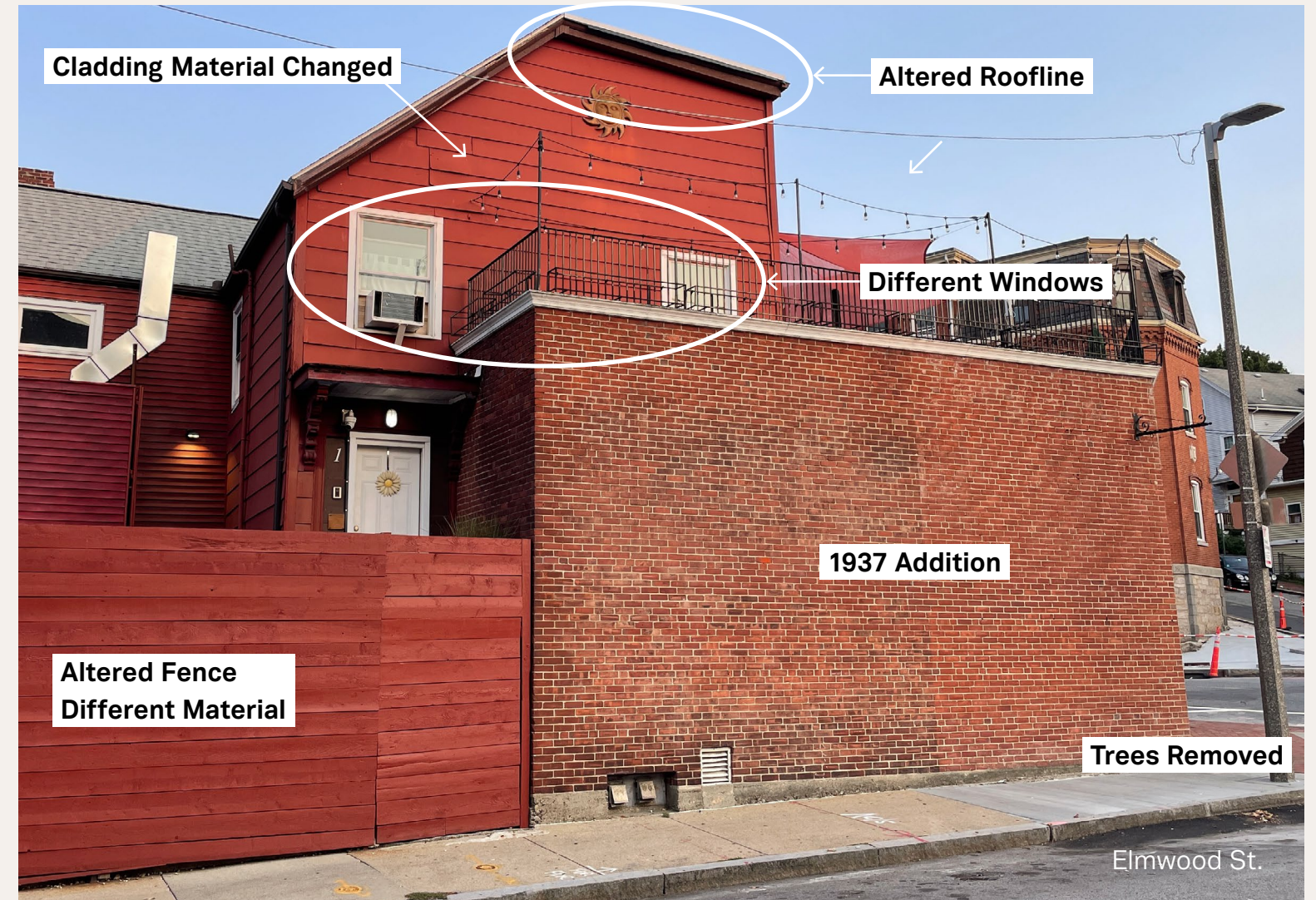
\*Please see the Disclosure Statement at the end of document

**1937 VS 2023**  
**PHOTO COMPARISON (DIGITALCOMMONWEALTH.ORG)**

1937



2024



Source:  
 Ellen F. O'Connor Collection; "Home of the Claus family, corner of Roxbury and Elmwood St. remodeling for the Pioneer grocery store"  
[https://www.digitalcommonwealth.org/search?f%5Bsubject\\_geographic\\_sim%5D%5B%5D=Former+site+of+the+Claus+residence+and+the+Pioneer+grocery+store%2C+Roxbury%2C+Mass.](https://www.digitalcommonwealth.org/search?f%5Bsubject_geographic_sim%5D%5B%5D=Former+site+of+the+Claus+residence+and+the+Pioneer+grocery+store%2C+Roxbury%2C+Mass.)

|             |              |    |
|-------------|--------------|----|
| TRIPLE W    | 1 ELMWOOD ST | 47 |
| DEVELOPMENT |              | —  |
| WEST WORK   |              | 83 |

\*Please see the Disclosure Statement at the end of document

**1937 VS 2023**  
**PHOTO COMPARISON (DIGITALCOMMONWEALTH.ORG)**

1937



2024



Source:

Ellen F. O'Connor Collection; "Home of the Claus family, corner of Roxbury and Elmwood St. remodeling for the Pioneer grocery store"

[https://www.digitalcommonwealth.org/search?f%5Bsubject\\_geographic\\_sim%5D%5B%5D=Former+site+of+the+Claus+residence+and+the+Pioneer+grocery+store%2C+Roxbury%2C+Mass.](https://www.digitalcommonwealth.org/search?f%5Bsubject_geographic_sim%5D%5B%5D=Former+site+of+the+Claus+residence+and+the+Pioneer+grocery+store%2C+Roxbury%2C+Mass.)

|             |              |    |
|-------------|--------------|----|
| TRIPLE W    | 1 ELMWOOD ST | 48 |
| DEVELOPMENT |              | —  |
| WEST WORK   |              | 83 |

\*Please see the Disclosure Statement at the end of document

**1937 VS 2023**  
**PHOTO COMPARISON (DIGITALCOMMONWEALTH.ORG)**



1937



2024



Source:

Ellen F. O'Connor Collection; "Home of the Claus family, corner of Roxbury and Elmwood St. remodeling for the Pioneer grocery store"

[https://www.digitalcommonwealth.org/search?f%5Bsubject\\_geographic\\_sim%5D%5B%5D=Former+site+of+the+Claus+residence+and+the+Pioneer+grocery+store%2C+Roxbury%2C+Mass.](https://www.digitalcommonwealth.org/search?f%5Bsubject_geographic_sim%5D%5B%5D=Former+site+of+the+Claus+residence+and+the+Pioneer+grocery+store%2C+Roxbury%2C+Mass.)

|             |              |    |
|-------------|--------------|----|
| TRIPLE W    | 1 ELMWOOD ST | 49 |
| DEVELOPMENT |              | —  |
| WEST WORK   |              | 83 |

\*Please see the Disclosure Statement at the end of document

**1937 VS 2023**  
**PHOTO COMPARISON (DIGITALCOMMONWEALTH.ORG)**



### Outdated Exterior Condition

The building's exterior conditions exhibit failing materials: outdated siding, soffits, and trim damages.



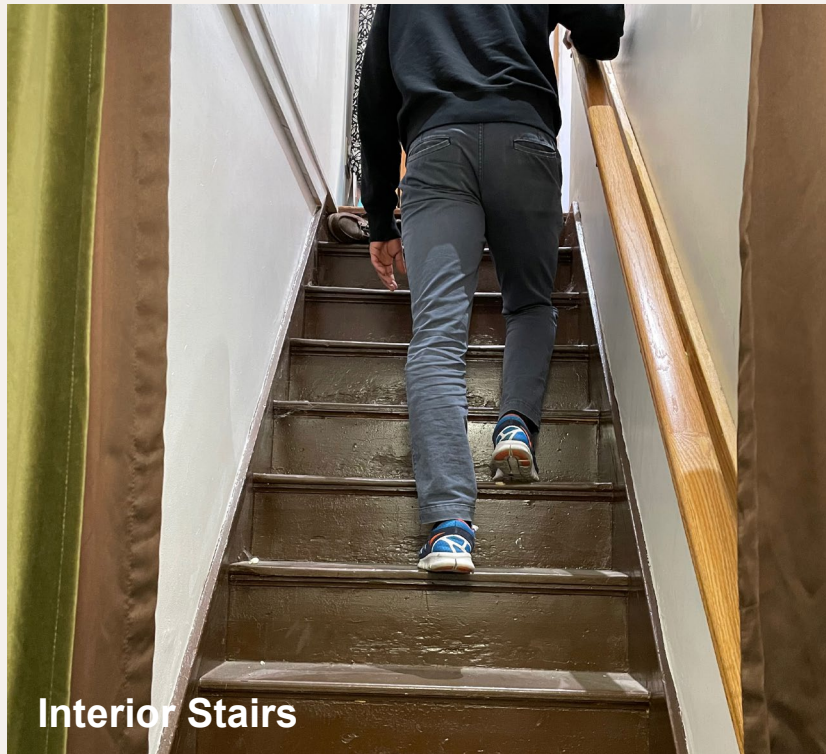
TRIPLE W  
DEVELOPMENT  
WEST WORK

1 ELMWOOD ST

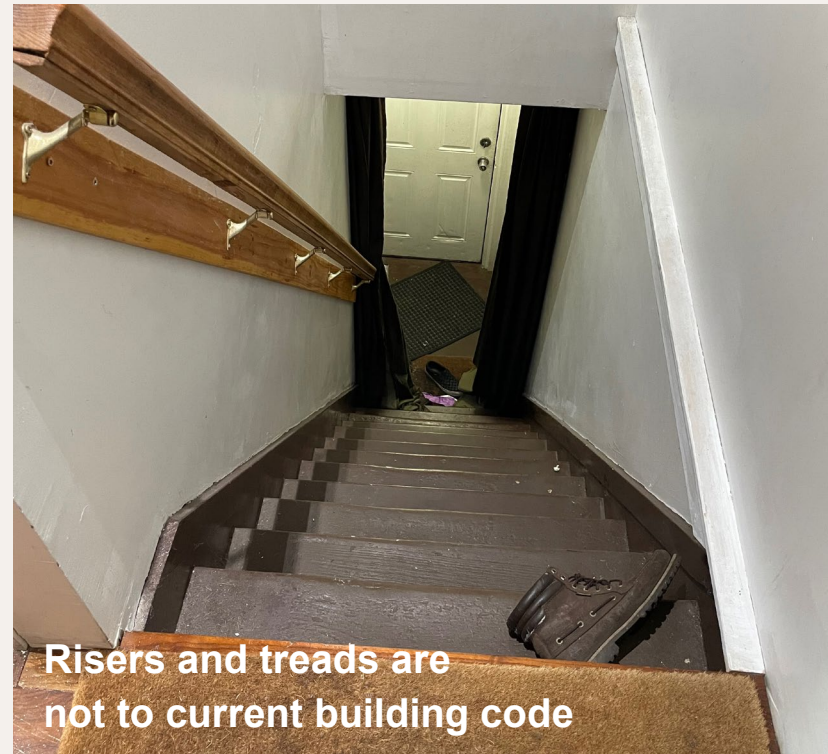
50  
—  
83

### OUTDATED CLADDING CONDITION

\*Please see the Disclosure Statement at the end of document



Interior Stairs



Risers and treads are not to current building code



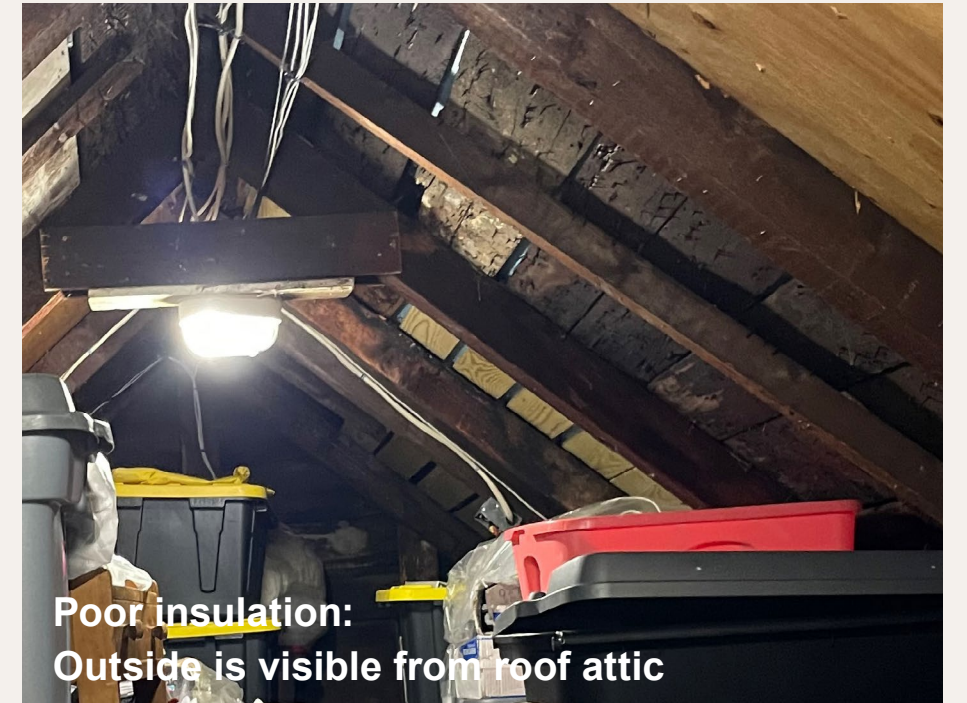
Interior water damage



Under-sized structural members



Under-sized structural members



Poor insulation: Outside is visible from roof attic

- 1 CONTEXT + HISTORY
- 2 **HPACD RESEARCH FINDINGS**
- 3 PROPOSAL

# HIGHLAND PARK

ARCHITECTURAL CONSERVATION DISTRICT

BOSTON LANDMARKS COMMISSION  
STUDY REPORT



Petition #38  
Boston Landmarks Commission  
Environment Department  
City of Boston  
[www.boston.gov/landmarks](http://www.boston.gov/landmarks)

## 3.4 Architectural Significance

The Highland Park ACD is significant as a collection of architectural styles and types that demonstrate the development of Roxbury from an agricultural settlement to a fashionable nineteenth-century streetcar suburb of Boston, and finally a dense, urban neighborhood. Taken as a whole, the buildings in the district provide a nearly comprehensive cross-section of architectural styles and types found in Boston. The district is distinctive, with integrity of location and setting; it is an unusually well-preserved, clearly bounded, and interesting collection of many styles and periods mostly free from obscuring alteration. In this respect, it serves as a valuable illustration of the trajectory of both architecture history and urban development in the region.

As noted by Gail Sullivan Associates in their 1999 report on the district:

*The stylistic and historic variety present in such close proximity results in a unique experience as one walks through the district. Where setbacks are deep and large lots are still preserved the landscape is surprisingly pastoral. Within a block the view may change to an urban streetscape with rowhouses providing a strong, consistent rhythm of bow or bay fronts and repetitive entries tight to the sidewalk.<sup>133</sup>*

The juxtaposition of a variety of building types, architectural styles, and landscapes gives Highland Park a unique contemporary character. Highland Park is one of the oldest developed areas of the City of Boston. Due to its trajectory as a farming settlement, a military stronghold, a suburb of luxury estates, a streetcar suburb, a working-class family neighborhood, and a neighbor to urban renewal, the Highland Park district provides a valuable record of Boston's physical, social, cultural, and economic development.

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



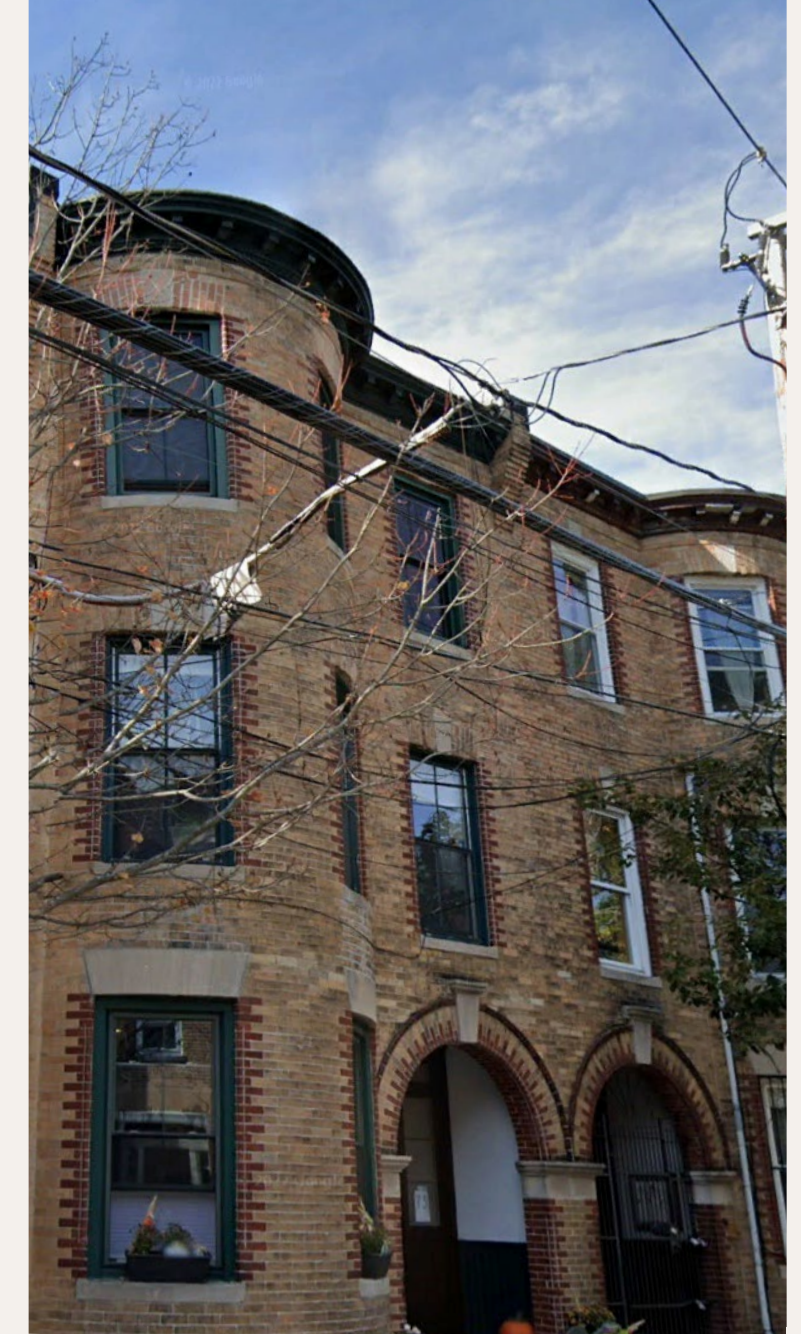
2. 288-300 Roxbury Street  
(ACD Historically Significant)



3. 286 Roxbury Street  
(Adjacent Building)



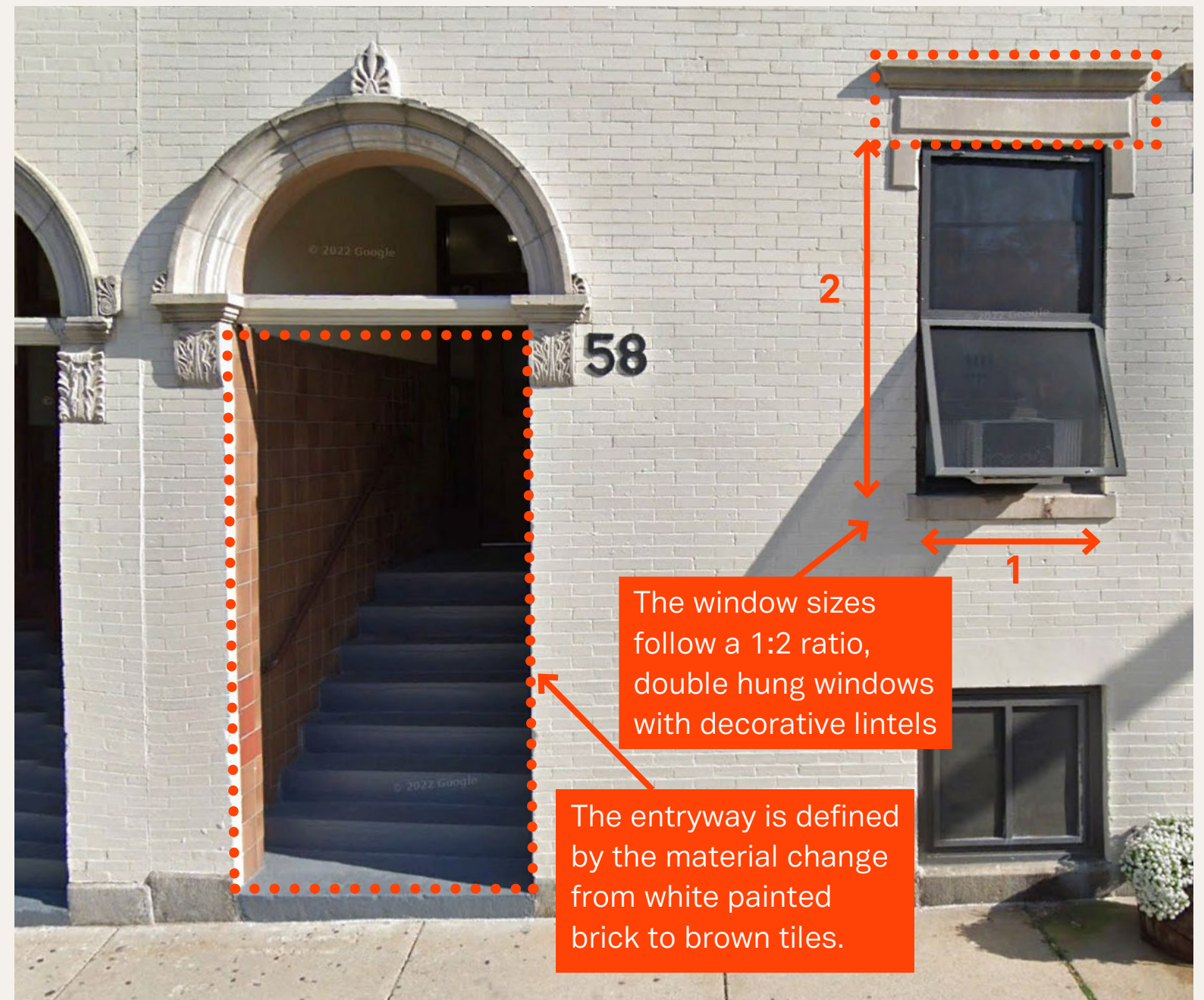
4. 67 - 77 Highland Street  
(ACD Historically Significant)



## 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"

TRIPLE W  
DEVELOPMENT  
WEST WORK

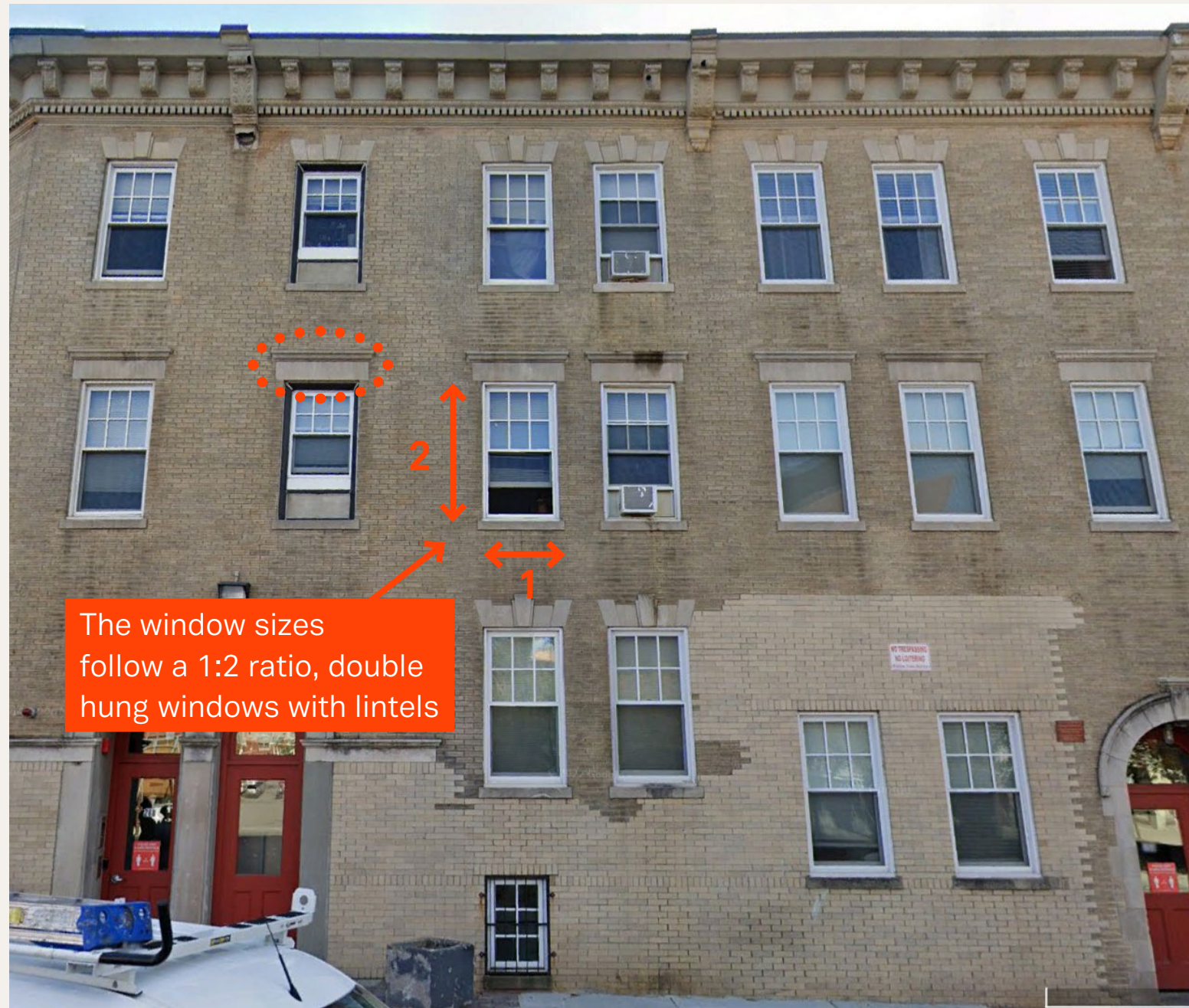
1 ELMWOOD ST

55  
—  
83

**REFERENCE BUILDING 1: 50 - 70 HIGHLAND ST. (1899 - 1900)**

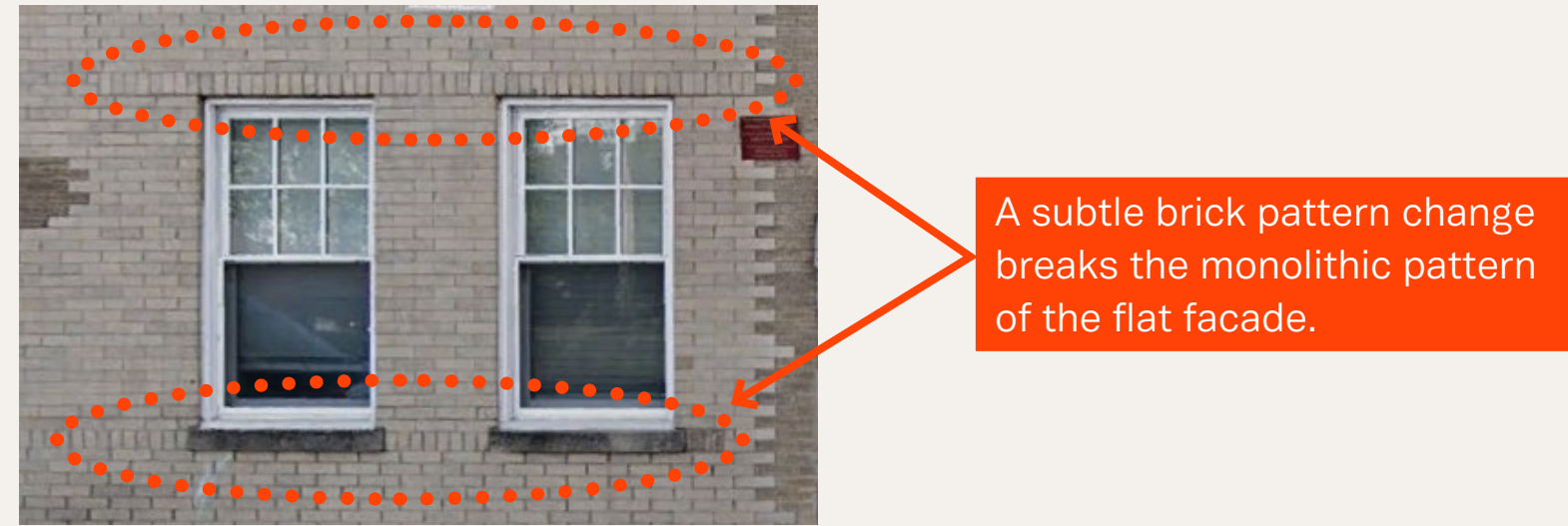
\*Please see the Disclosure Statement at the end of document

### 3. NEUTRAL TONE BRICK



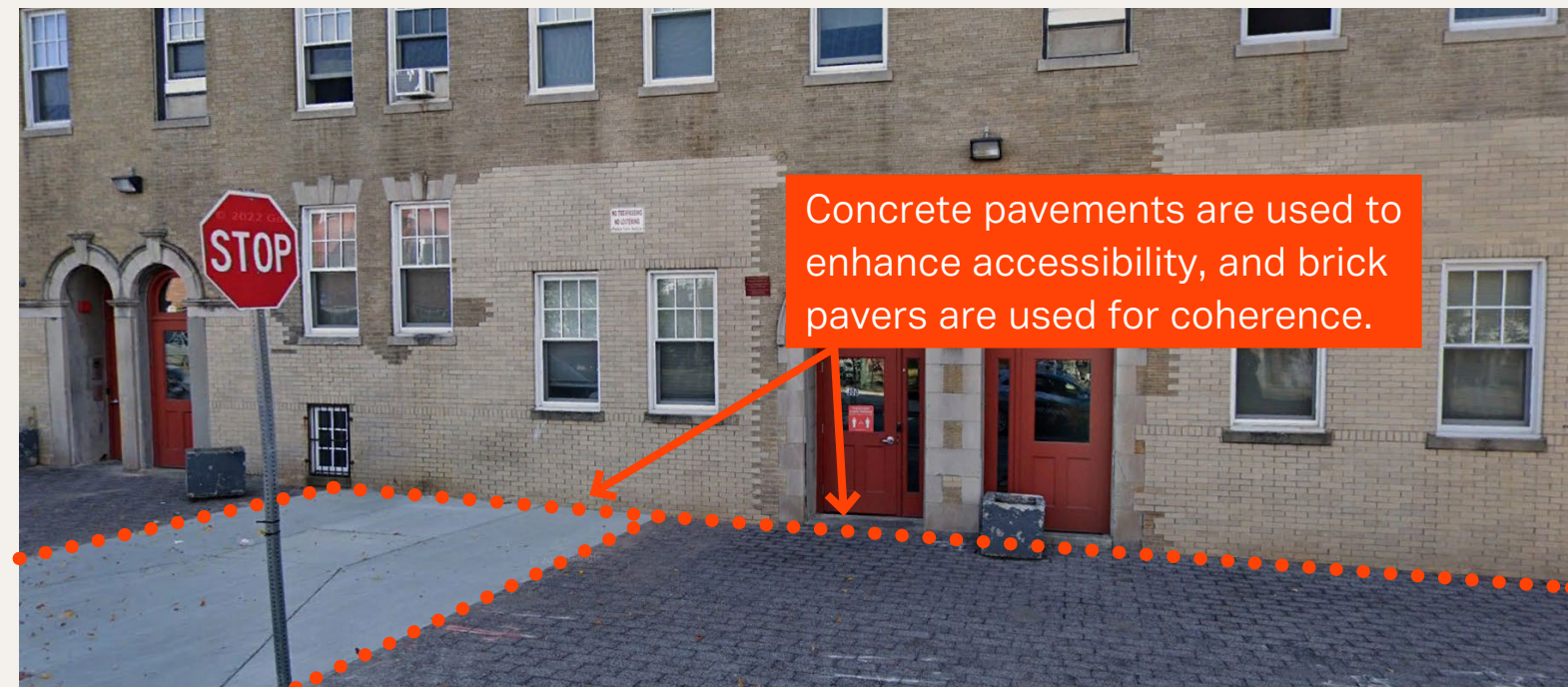
The window sizes follow a 1:2 ratio, double hung windows with lintels

### 4. BRICK PATTERN CHANGE



A subtle brick pattern change breaks the monolithic pattern of the flat facade.

### 5. SIDEWALK PAVEMENT MATERIAL



Concrete pavements are used to enhance accessibility, and brick pavers are used for coherence.

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

TRIPLE W DEVELOPMENT WEST WORK      1 ELMWOOD ST      56 — 83

\*Please see the Disclosure Statement at the end of document

REFERENCE BUILDING 2: 288 - 300 ROXBURY ST. (CA. 1895-1906, BOS.12658)



## 6. CORNER FACADE MATERIAL CHANGE + HORIZONTAL DIVIDERS



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

## 7. CORNER BRICKWORK + WINDOWS



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

## **A. What did we learn?**

- > Importance of Preserving the Active Streets
- > Bring Back the Trees
- > Strong Reading of the Base Middle and Top
- > Material Characteristic
- > Window Characteristics

- 1 CONTEXT + HISTORY
- 2 HPACD RESEARCH FINDINGS
- 3 PROPOSAL**




|             |              |    |
|-------------|--------------|----|
| TRIPLE W    | 1 ELMWOOD ST | 61 |
| DEVELOPMENT |              | —  |
| WEST WORK   |              | 83 |

\*Please see the Disclosure Statement at the end of document



**TRIPLE W**  
DEVELOPMENT

+



WEST WORK

+

**HEALTHY  
NEIGHBORHOODS**  
EQUITY FUND II LP



**A LOCAL BASED TEAM WITH  
STRONG ROOTS WITHIN THE COMMUNITY**



## Program

- **7 Stories + Basement**
- **35,000 SF**
- **Compact Living + Standard Size**
- **Corner Retail Space**
- **Additional Tenant Amenities**  
(Bike storage, co-working, gym, flex rooms, roof deck)



## Community Benefits

- **Increased Affordability**  
(Proposed: 7 IDP units (18%) @ 70-100% AMI  
Required: 5 IDP units (13%) @ 70% AMI)
- **Public Realm Improvement**  
(Sidewalk expansion, 4 new trees, landscape, bike parking, street furniture, improved accessibility)
- **Sustainability Commitment**  
(Designed to Passive-House standards, using low carbon materials such as Cross Laminated Timber (CLT))
- **Bluebikes Bike Share Contribution**



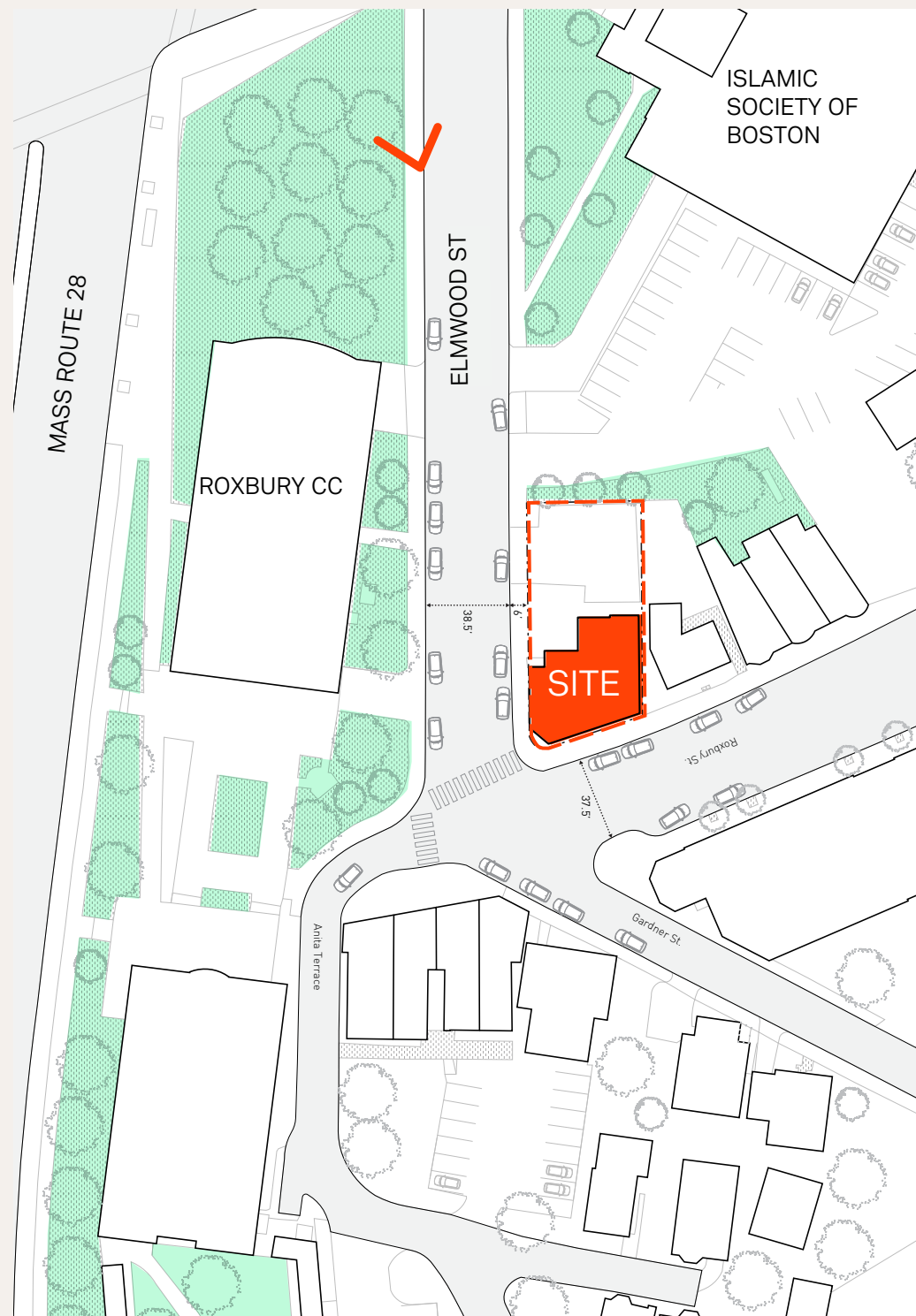
## Program

- **6 Stories (1 Floor + Basement Removed)**
- **26,300 SF (Approx. 25% Reduction)**
- **Compact Living**
- **Corner Retail Space**
- **Additional Tenant Amenities**  
(Bike storage, co-working, roof deck)



## Community Benefits

- **Increased Affordability**  
(Proposed: 7 IDP units (18%) @ 70-100% AMI  
Required: 5 IDP units (13%) @ 70% AMI)
- **Public Realm Improvement**  
(Sidewalk expansion, 4 new trees, landscape, bike parking, street furniture, improved accessibility)
- **Sustainability Commitment**  
(Designed to Passive-House standards, using low carbon materials such as Cross Laminated Timber (CLT))
- **Bluebikes Bike Share Contribution**



TRIPLE W  
DEVELOPMENT  
WEST WORK

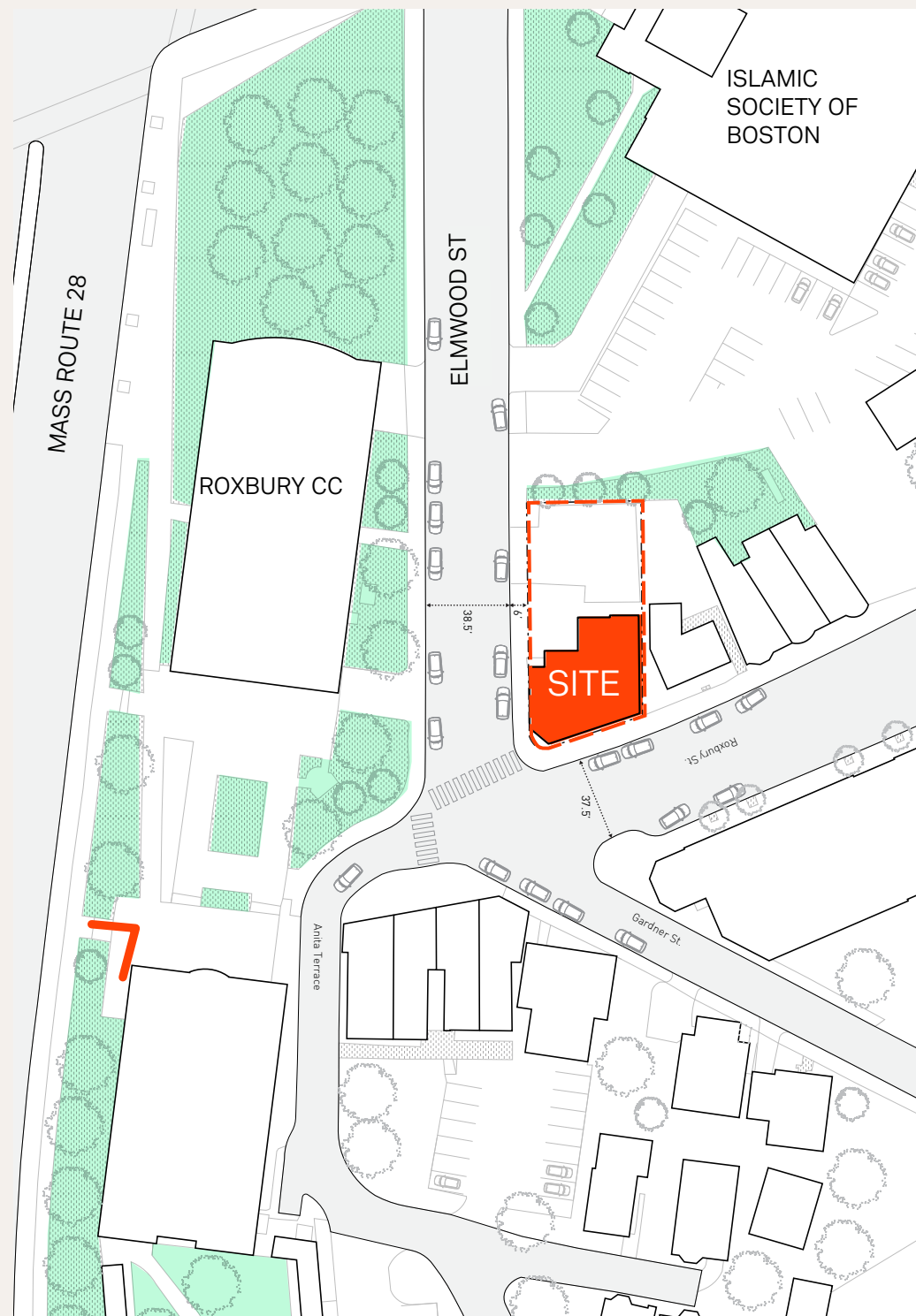
1 ELMWOOD ST

64  
—  
83

FROM ELMWOOD ST

\*Please see the Disclosure Statement at the end of document





TRIPLE W  
DEVELOPMENT  
WEST WORK

1 ELMWOOD ST

65  
—  
83

**FROM ROXBURY COMMUNITY COLLEGE**

\*Please see the Disclosure Statement at the end of document



50 FT  
(82 FT)

65 FT  
(106 FT)

64 FT

130 FT

HIGHLAND PARK  
ARCHITECTURE  
CONSERVATION  
DISTRICT

50 FT  
(85 FT)

50 FT  
(82 FT)

64 FT

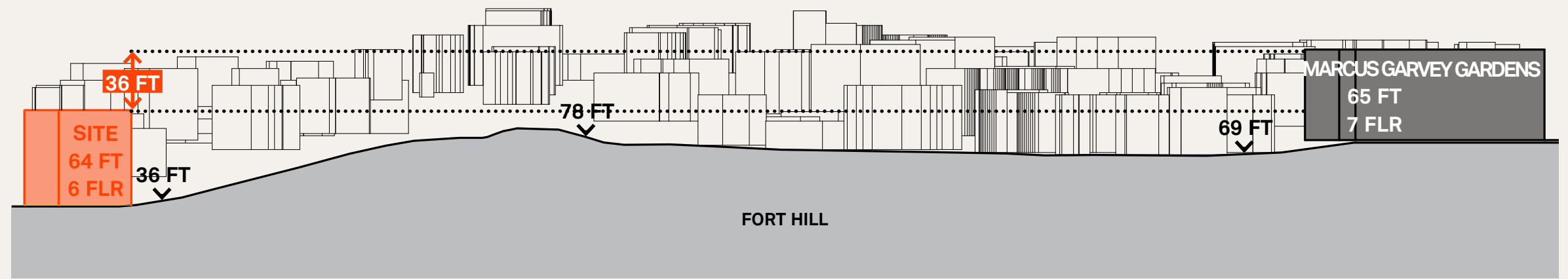
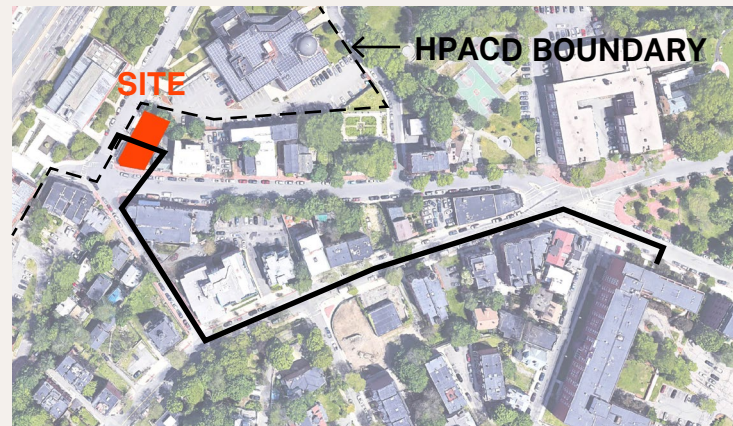
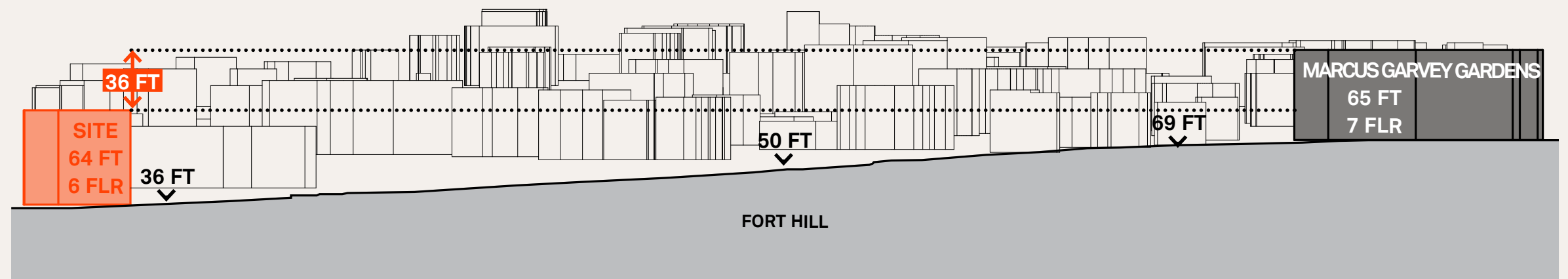
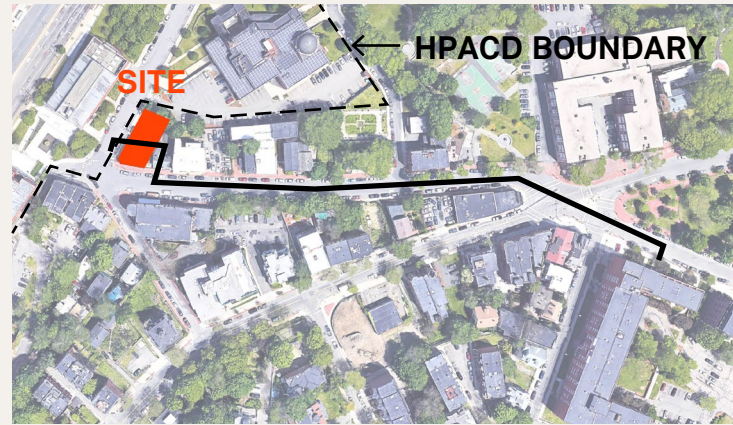
55 FT

60 FT

60 FT

89 FT

COMMUNITY COLLEGE CF  
ZONING SUBDISTRICT  
BUILDING HEIGHT



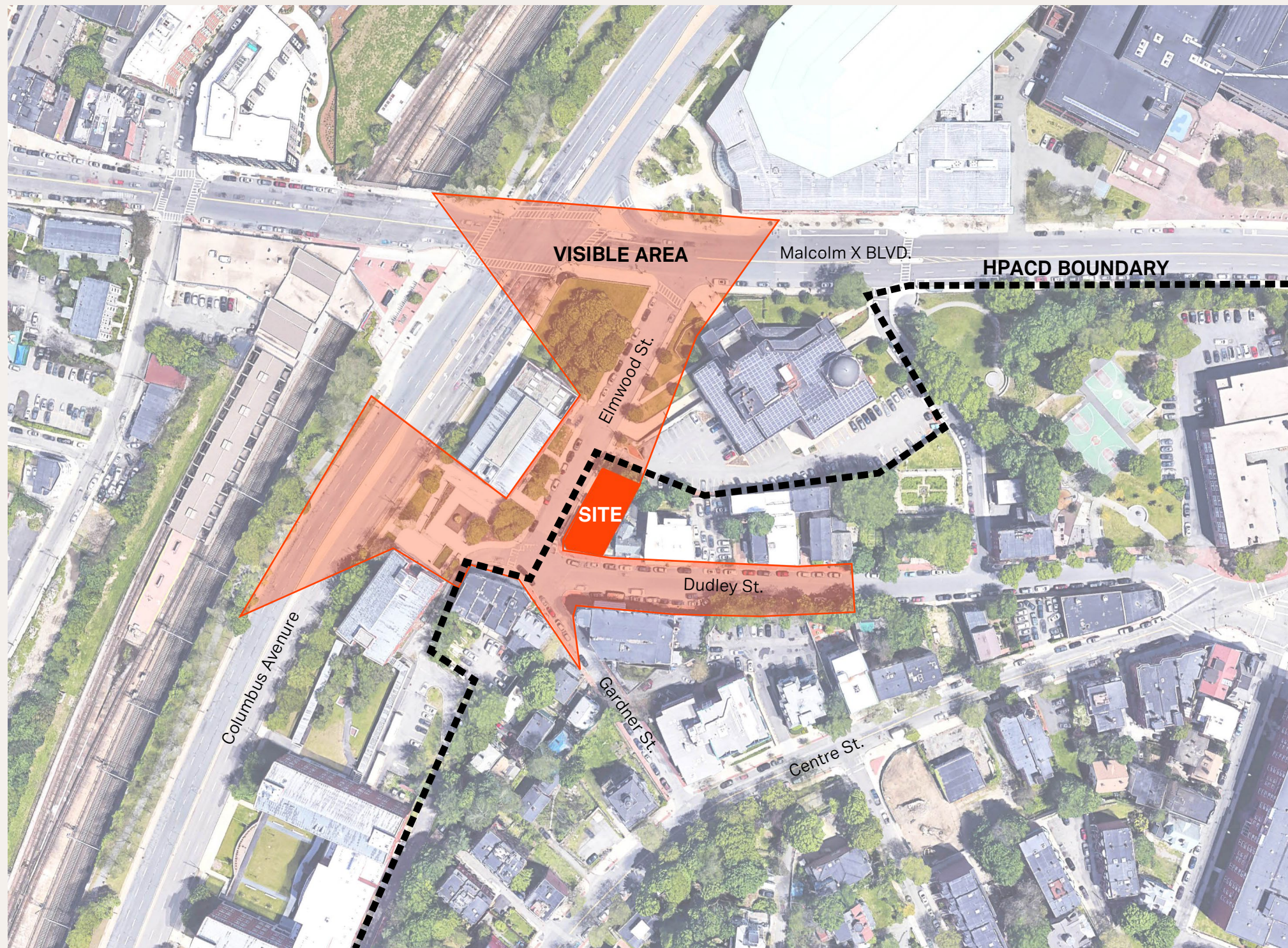
TRIPLE W  
DEVELOPMENT  
WEST WORK

1 ELMWOOD ST

67  
—  
83

**FORT HILL ELEVATION**

\*Please see the Disclosure Statement at the end of document



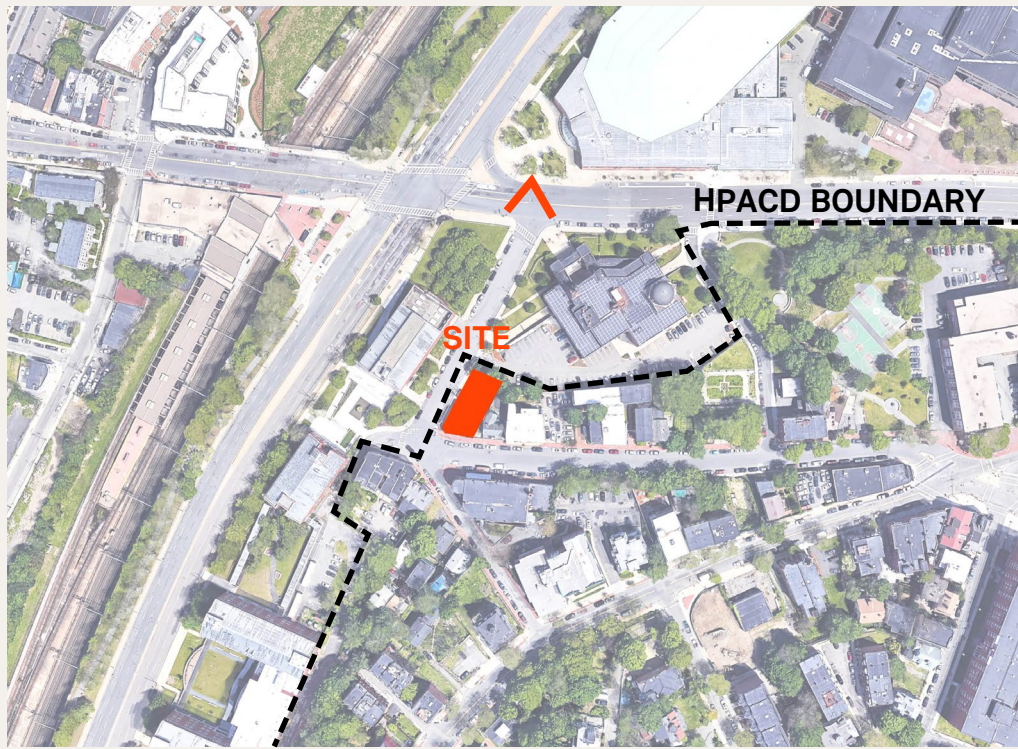
TRIPLE W  
DEVELOPMENT  
WEST WORK

1 ELMWOOD ST

68  
—  
83

**LIMITED VISIBILITY FROM THE HIGHLAND PARK NEIGHBORHOOD**

\*Please see the Disclosure Statement at the end of document



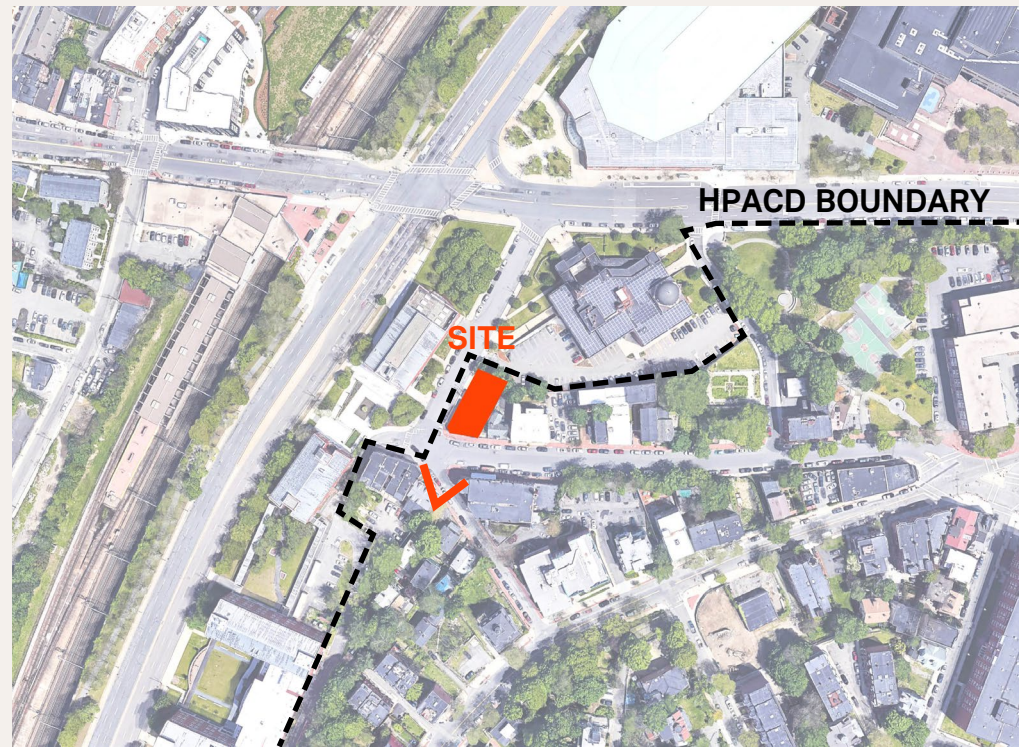
TRIPLE W  
DEVELOPMENT  
WEST WORK

1 ELMWOOD ST

69  
—  
83

**VIEW FROM MALCOLM X BLVD.**

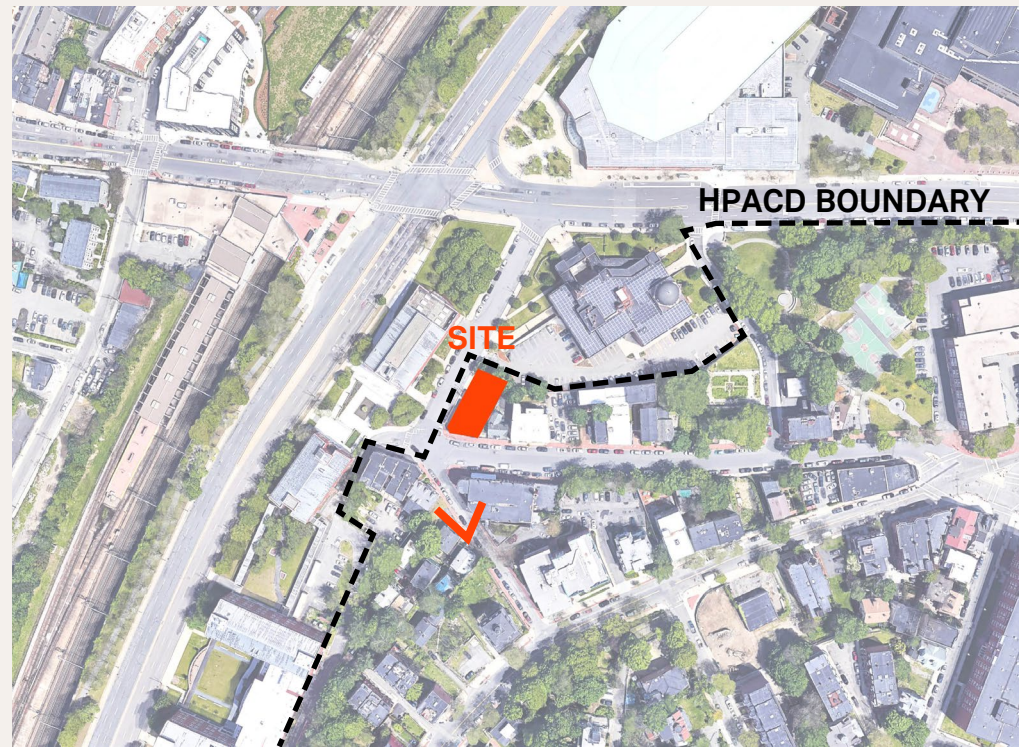
\*Please see the Disclosure Statement at the end of document



|             |              |    |
|-------------|--------------|----|
| TRIPLE W    | 1 ELMWOOD ST | 70 |
| DEVELOPMENT |              | —  |
| WEST WORK   |              | 83 |

**VIEW FROM THE HIGHLAND PARK NEIGHBORHOOD  
PHOTO TAKEN ON 8/15/2023**

\*Please see the Disclosure Statement at the end of document



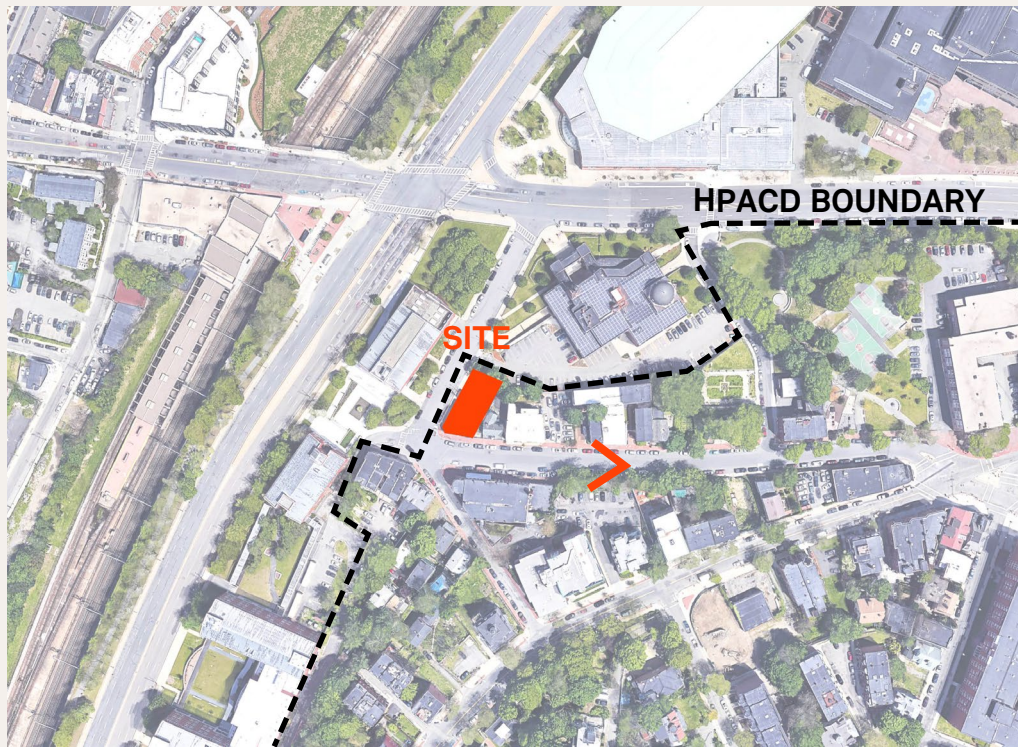
TRIPLE W  
DEVELOPMENT  
WEST WORK

1 ELMWOOD ST

71  
—  
83

**VIEW FROM THE HIGHLAND PARK NEIGHBORHOOD  
PHOTO TAKEN ON 8/15/2023**

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TRIPLE W  
DEVELOPMENT  
WEST WORK

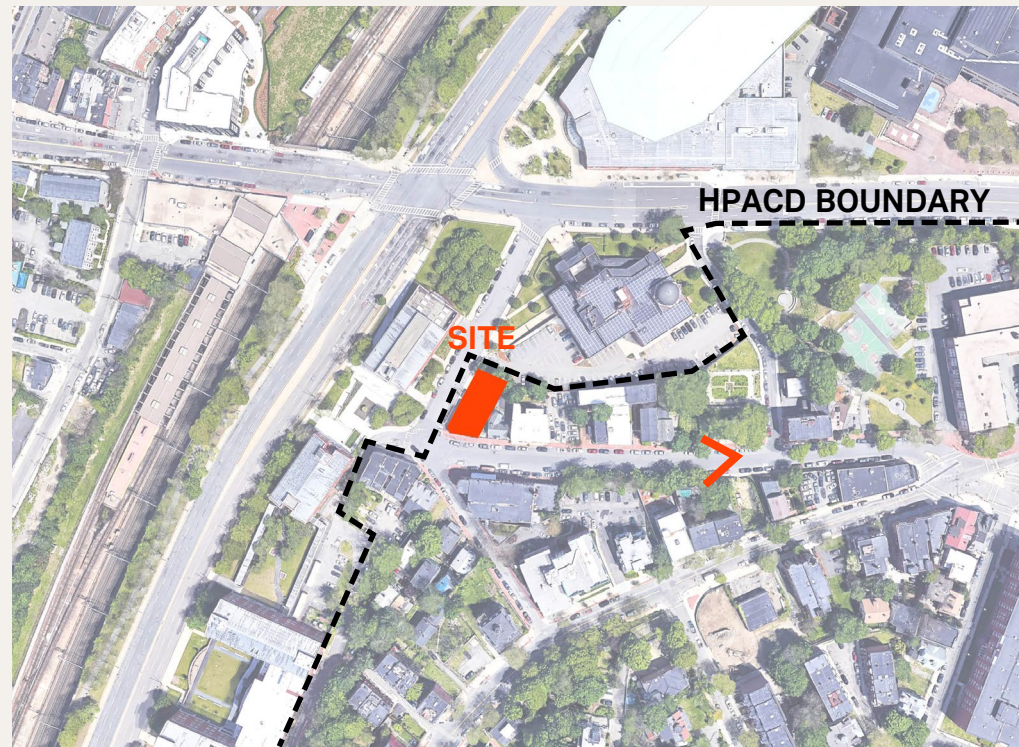
1 ELMWOOD ST

72  
—  
83

**VIEW FROM THE HIGHLAND PARK NEIGHBORHOOD**  
**PHOTO TAKEN ON 8/15/2023**

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TRIPLE W  
DEVELOPMENT  
WEST WORK

1 ELMWOOD ST

73  
—  
83

**VIEW FROM THE HIGHLAND PARK NEIGHBORHOOD  
PHOTO TAKEN ON 8/15/2023**

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**PREVIOUS PROPOSAL (07/27/2023)**

- **7 Floors + Basement**
- **35,000 SF**
- Corner Retail Store
- Passive House
- Cross Laminated Timber
- Public Realm Improvement
- Increased Affordability (18%)
- Bluebikes Bike Share Contribution

**CURRENT PROPOSAL**

- **6 Floors (Reduced 1 Floor & Basement)**
- **26,300 SF (Approx. 25% Reduction)**
- Corner Retail Store
- Passive House
- Cross Laminated Timber
- Public Realm Improvement
- Increased Affordability (18%)
- Bluebikes Bike Share Contribution

**PROPOSED CHANGES**

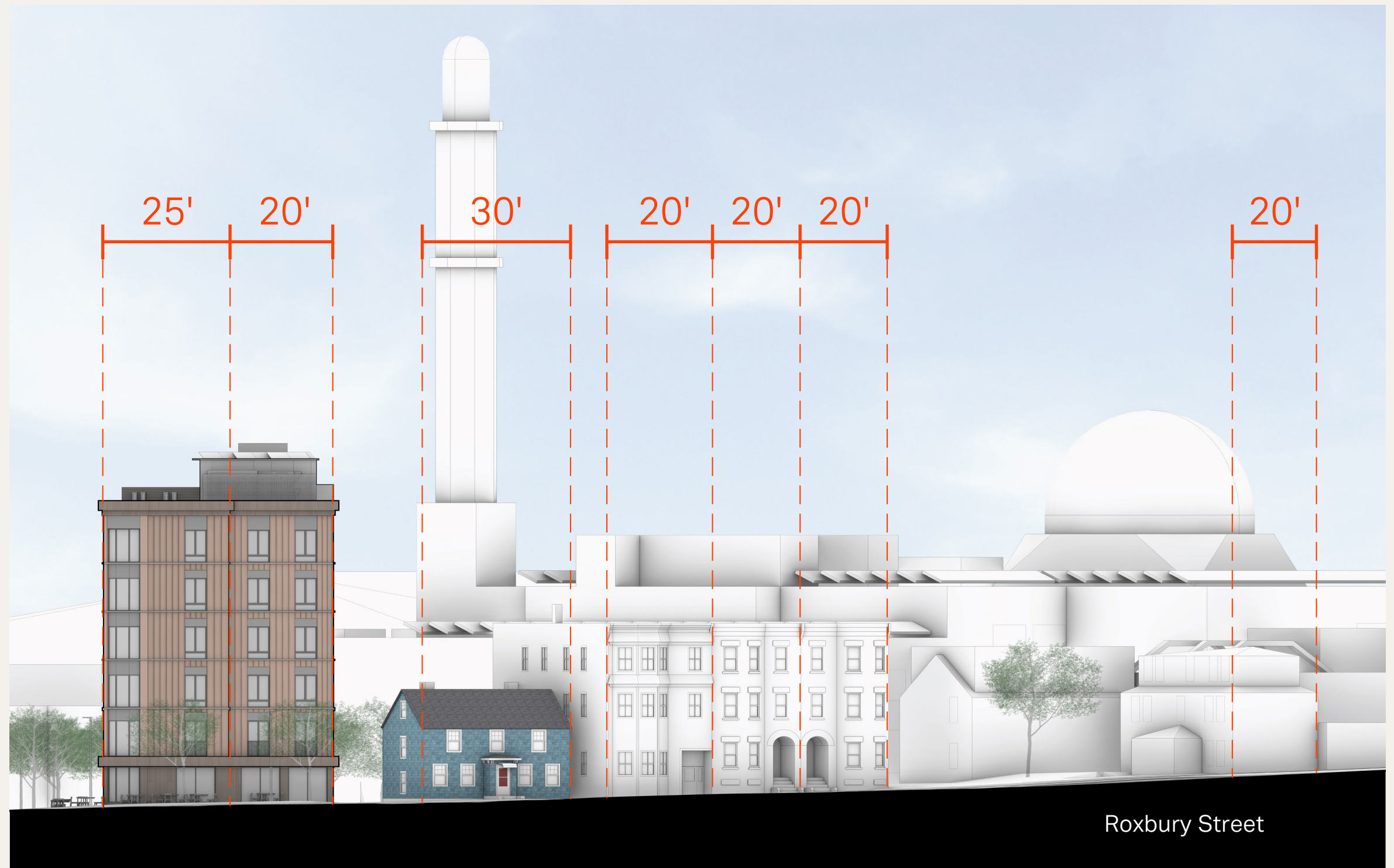
# HISTORICAL DESIGN FEATURES INTEGRATED IN NEW PROPOSAL

1. Base, Middle, and Top
2. Raised Base Material
3. Corbel: Horizontal Break
4. Cornice: Define the Top
5. Massing setback to continue the neighborhood scale
6. Rounded Corner Design
7. Street Activation
8. Sidewalk Expansion
9. Window Character
10. Contextual Material



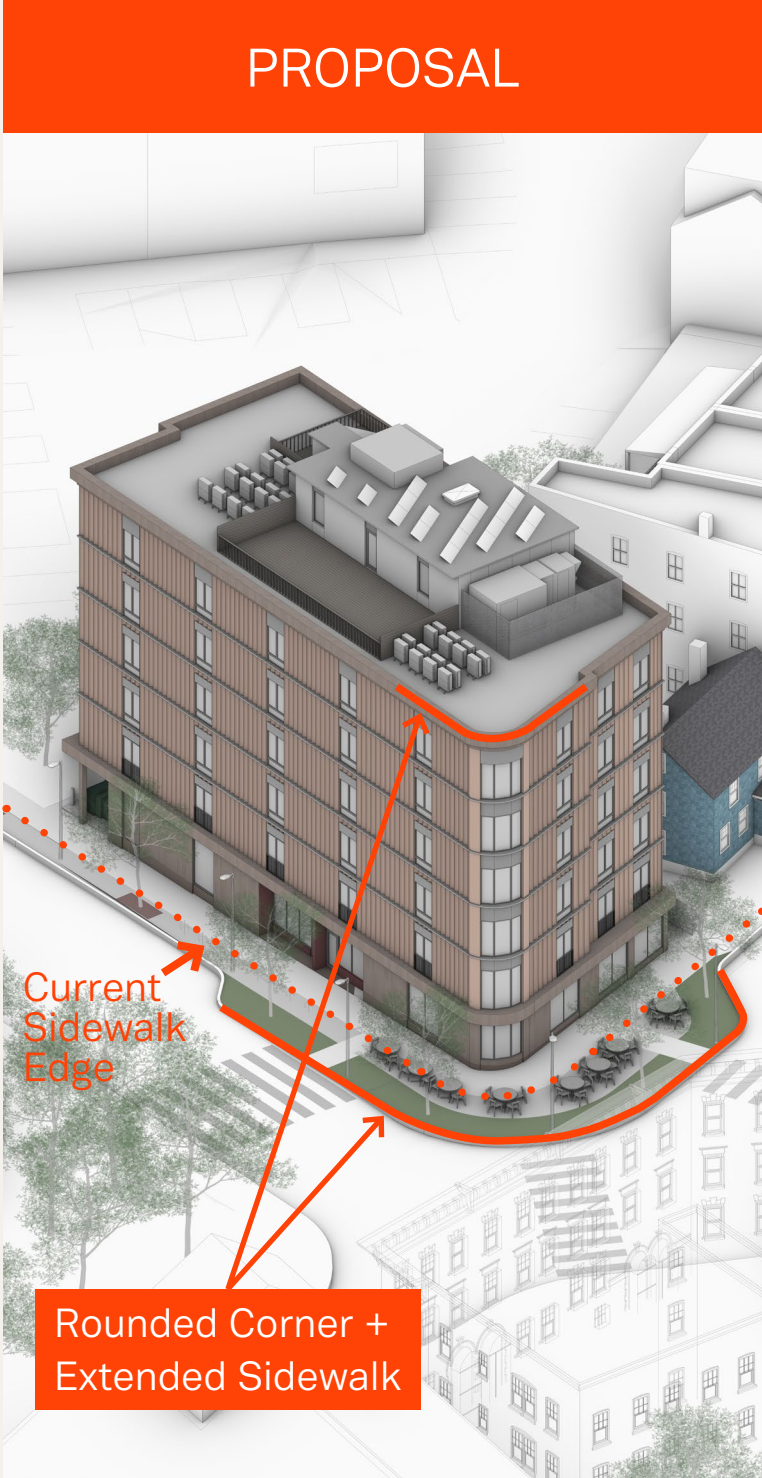
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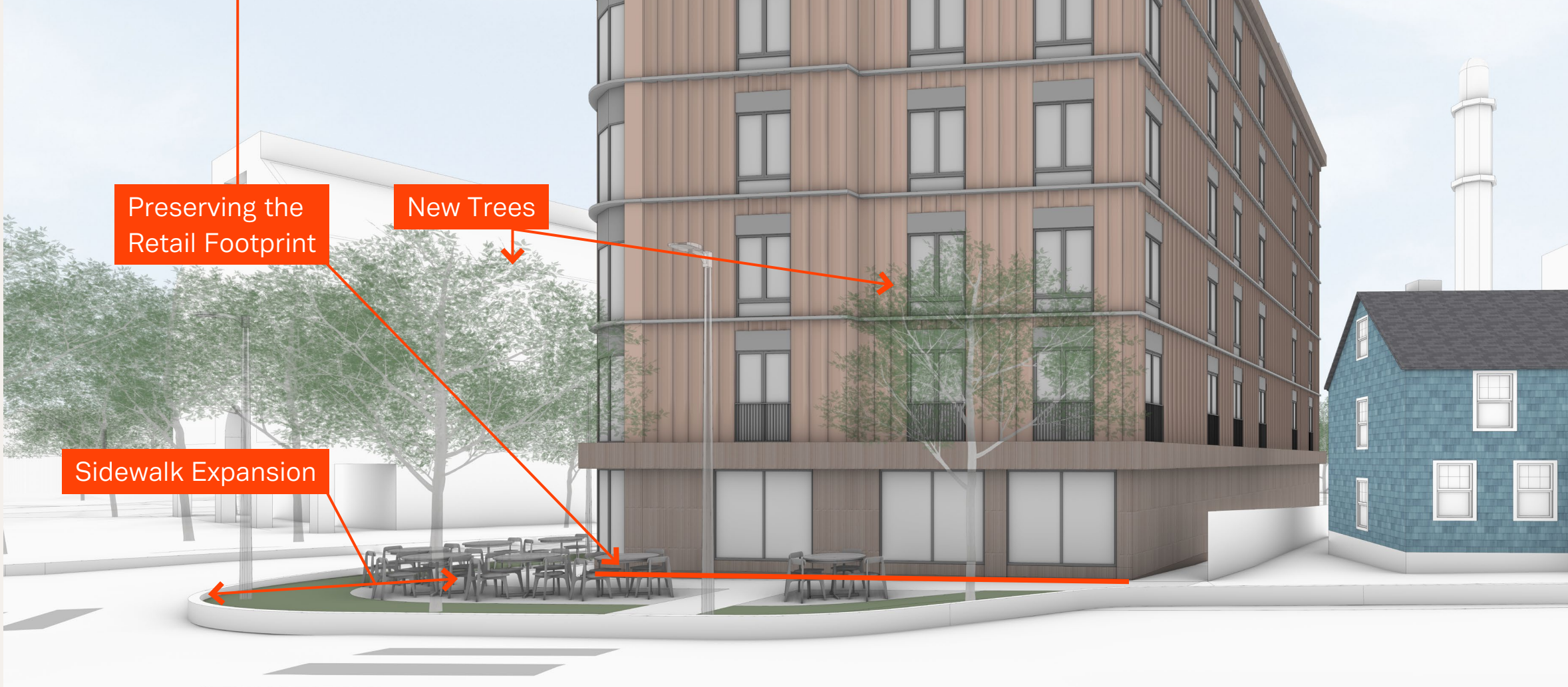
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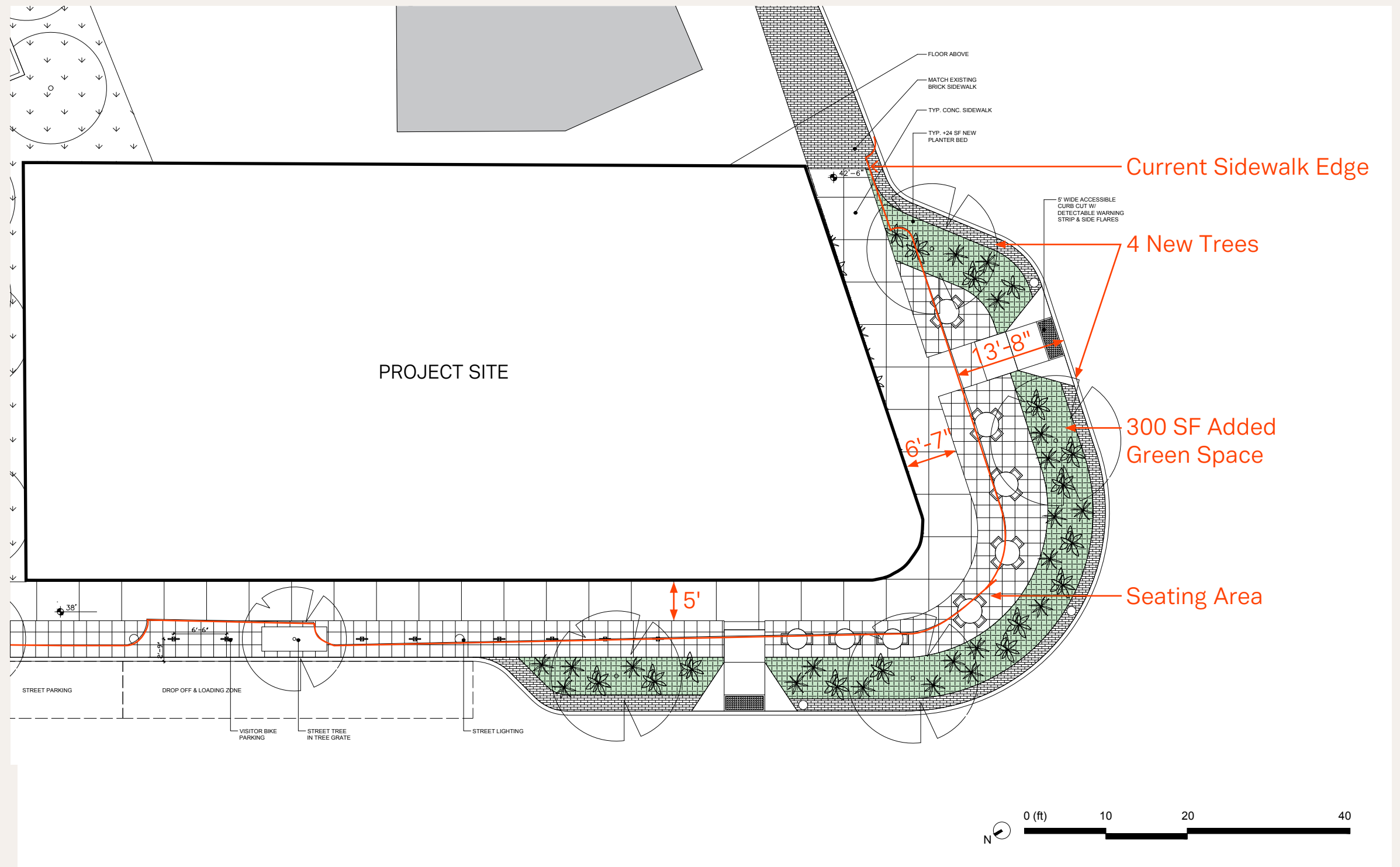
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10. Contextual Material



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10. Contextual Material





**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



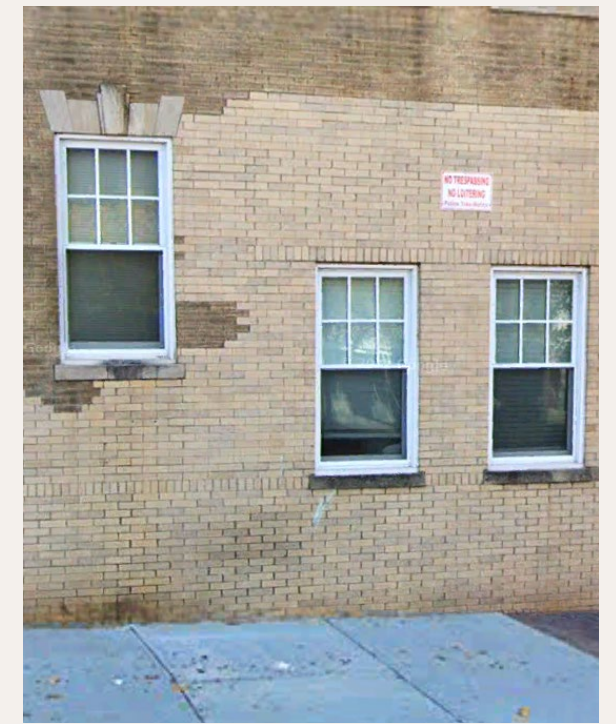
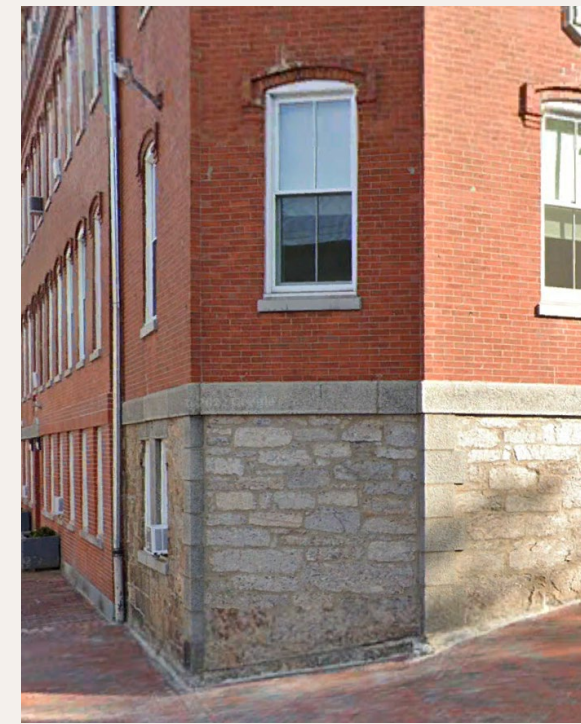
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# HISTORICAL DESIGN FEATURES INTEGRATED IN NEW PROPOSAL

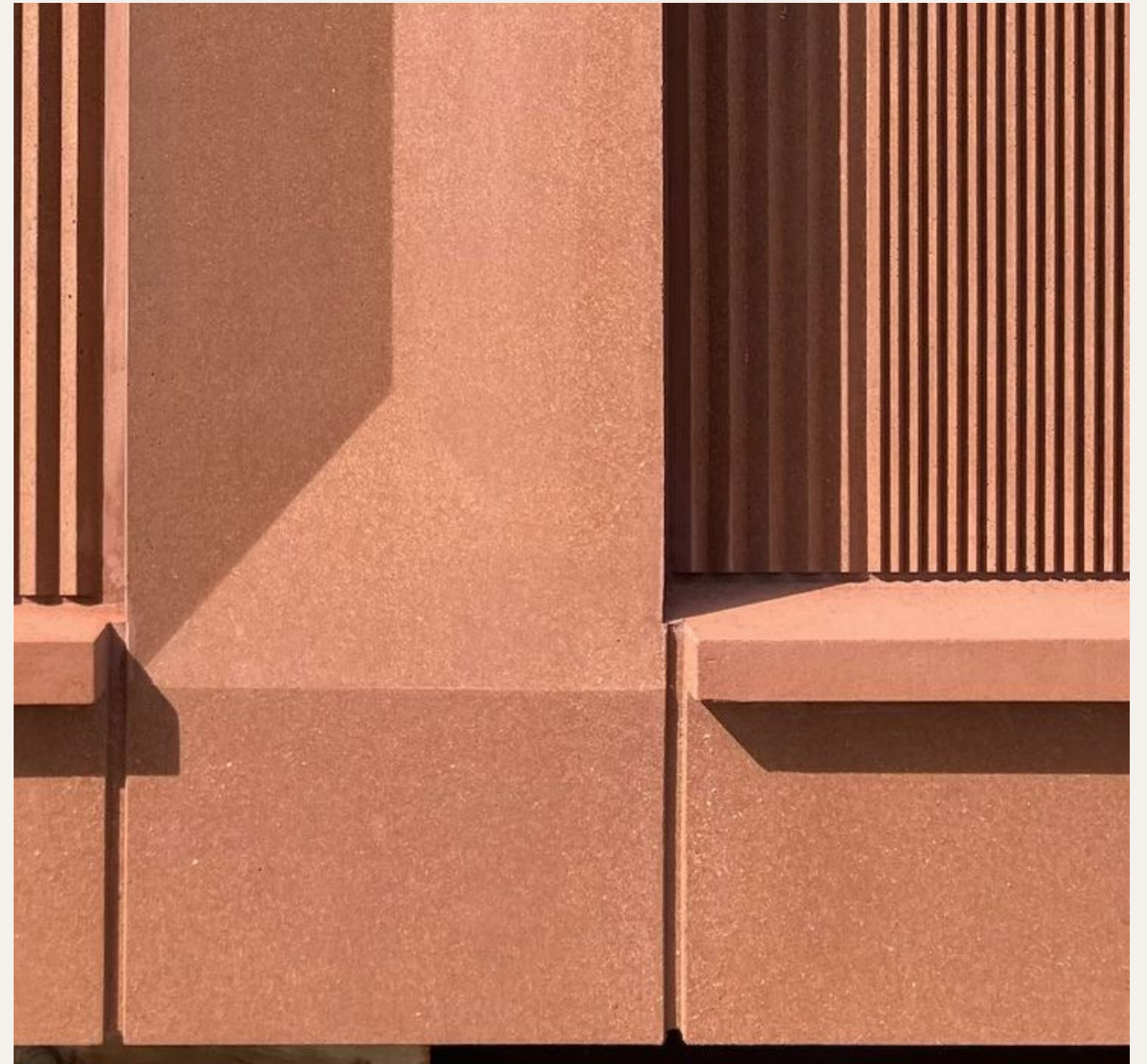
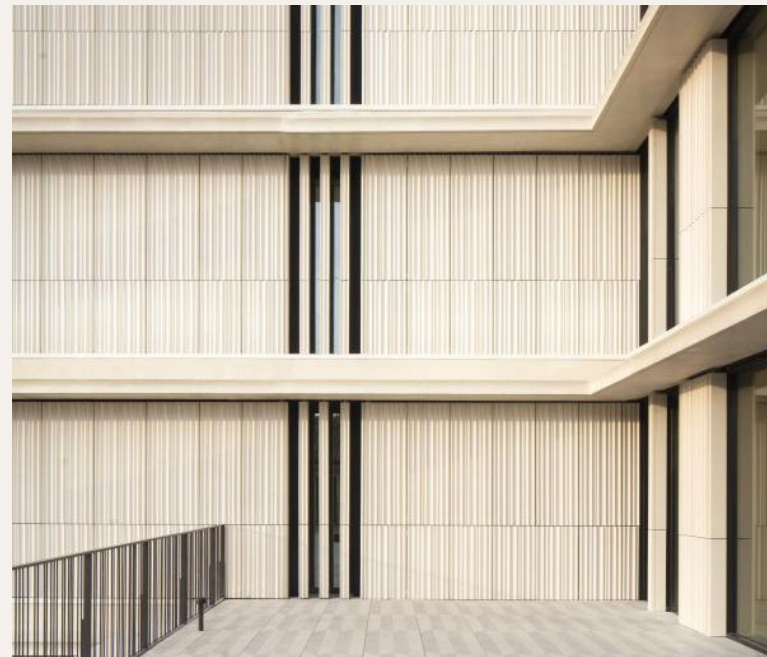
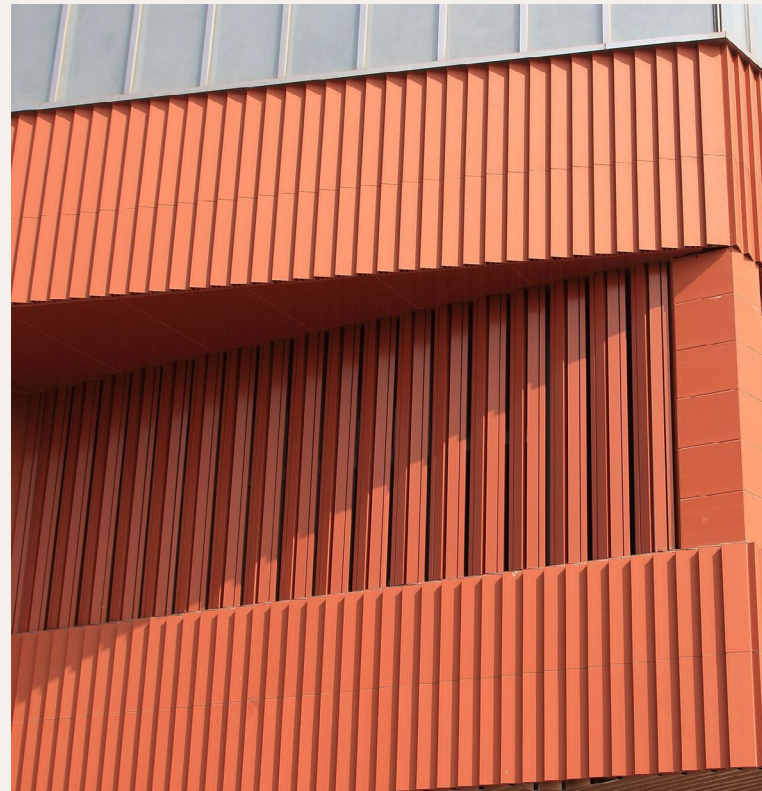
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## TERRACOTTA RAINSCREEN

is proposed to continue the neighborhood's strong character of stone and masonry buildings.

The material is highly sustainable. It is a natural material that has benefits of providing sufficient space for necessary insulation to meet the passive-house requirements.



TRIPLE W  
DEVELOPMENT  
WEST WORK

1 ELMWOOD ST

83  
—  
83

**MATERIAL: TERRACOTTA RAINSCREEN**

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