

1 ELMWOOD

HPACD DESIGN REVIEW 2

10/24/2024



ARCHITECTURAL HISTORIAN REPORT RECAP

ASSESSMENT

- Significant changes, including a 1937 addition, have damaged 1 Elmwood Street's original architecture.
- Alterations have reduced its historical and architectural value.
- Most original features are lost, leaving only basic elements.
- **The building no longer meets HPACD preservation standards.**

RECOMMENDATIONS

- The extensive alterations at 1 Elmwood St. do not meet ACD preservation standards, making **demolition a reasonable consideration.**
- **Documenting the cultural context** of 1 Elmwood St. and its neighborhood would help preserve and promote Highland Park's history.

- Building Chronology and Assessment of Architectural Features, provided by Wendy Frontiero
- Preliminary Research provided by Sally Zimmerman, Zimmerman Preservation Consulting

09/26/24 Feedback on Existing Building

- Consider incorporating elements of the building's history in the new building.
- The existing building's role in the immigrant story of the neighborhood is important, as this is a significant aspect of the broader narrative of the country.



OPTION A: Online Archive + Exhibition

Make the research publicly accessible via online archive and exhibition.



OPTION B: Online Archive + Mural

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



Photo:
West entrance: Bracket detail

The existing historic features, such as the bracket detail at the west entrance, can be highlighted and showcased in the common areas.

- Building Chronology and Assessment of Architectural Features, provided by Wendy Frontiero
- Preliminary Research provided by Sally Zimmerman, Zimmerman Preservation Consulting

09/26/24 Feedback on Proposed Building

- The proposal creates a **notion of the gateway** to the residential neighborhood by mitigating the perceived scale of the neighborhood.
- In terms of design, explore ways to **enlarge the windows and add depth**. Reconsider the **corbeling design** on each floor and the **vertical expression of the terracotta**.









1 Elmwood St

← Gardner St
Boston, Massachusetts

Google Street View

Sep 2024 See more dates



TRIPLE W DEVELOPMENT 1 ELMWOOD ST
WEST WORK

10
—
28

REVISED DESIGN COLOR SCHEME 2 REFERENCE

MECH. PENTHOUSE
74' - 0"

ROOF
64' - 6"

L6
54' - 0"

L5
43' - 6"

L4
33' - 0"

L3
22' - 5"

L2
12' - 0"

L1
0' - 0"



ROXBURY STREET

1 NORTH ELEVATION



ELMWOOD STREET

2 EAST ELEVATION

MECH. PENTHOUSE
74' - 0"

ROOF
64' - 6"

L6
54' - 0"

L5
43' - 6"

L4
33' - 0"

L3
22' - 5"

L2
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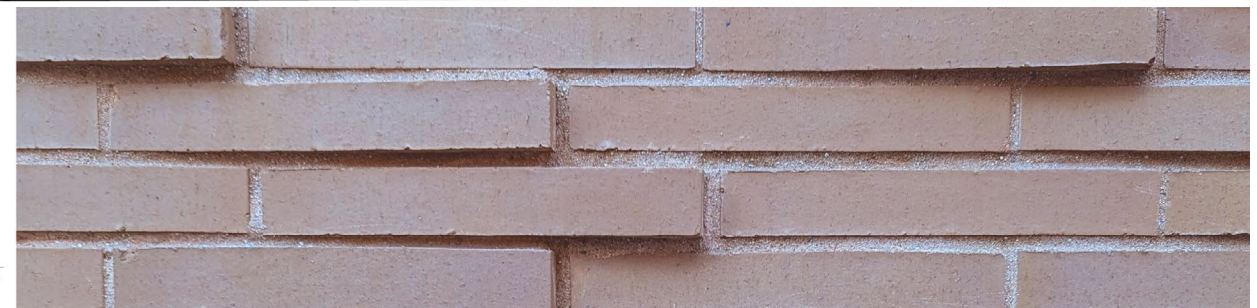


ROXBURY STREET

1 NORTH ELEVATION

UPPER
TERRA
COTTA

BASE
PRECAST/
BRICK



APPENDIX

TRIPLE W DEVELOPMENT 1 ELMWOOD ST
WEST WORK

15
—
28



50 FT
(82 FT)

65 FT
(106 FT)

64 FT

130 FT

FORT HILL

HIGHLAND PARK
ARCHITECTURE
CONSERVATION
DISTRICT

50 FT
(85 FT)

50 FT
(82 FT)

64 FT

55 FT

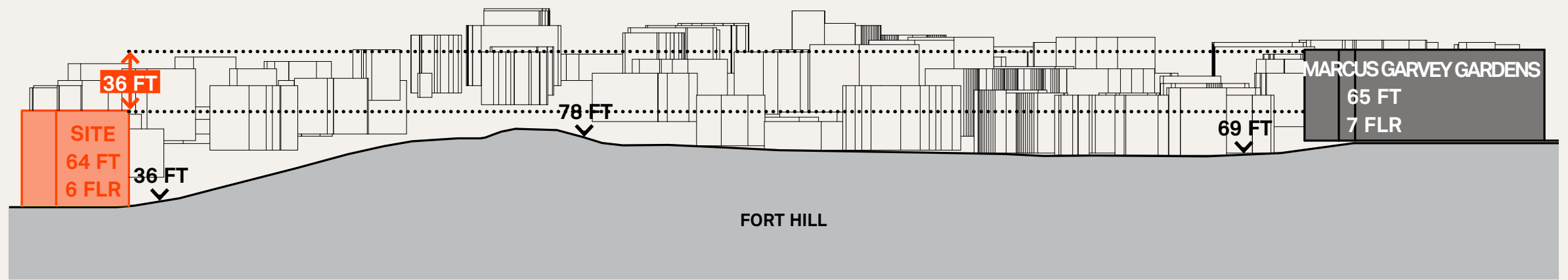
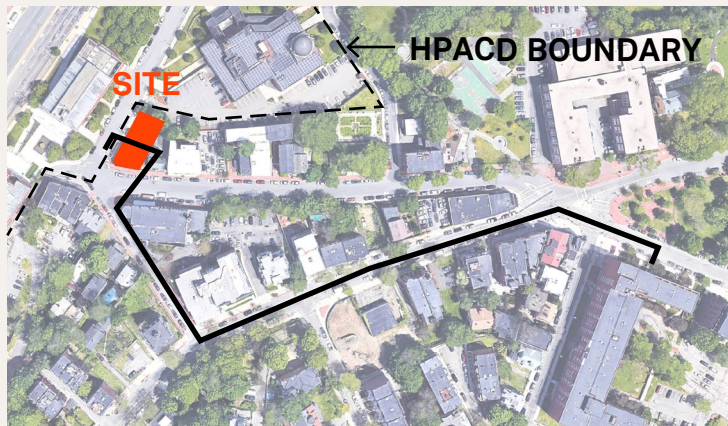
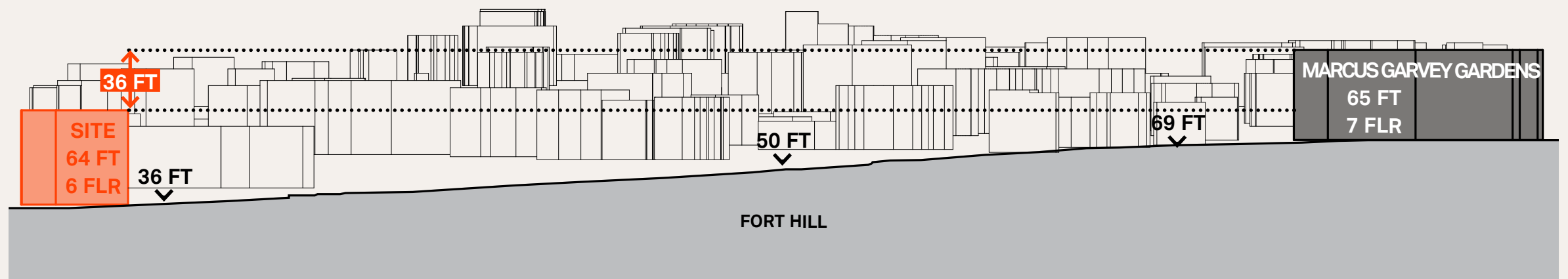
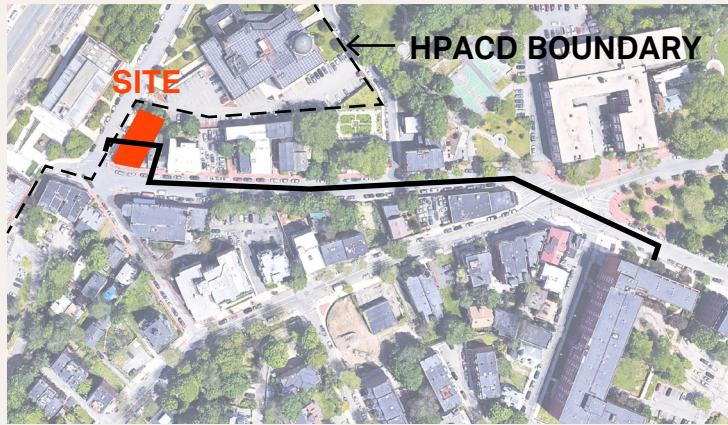
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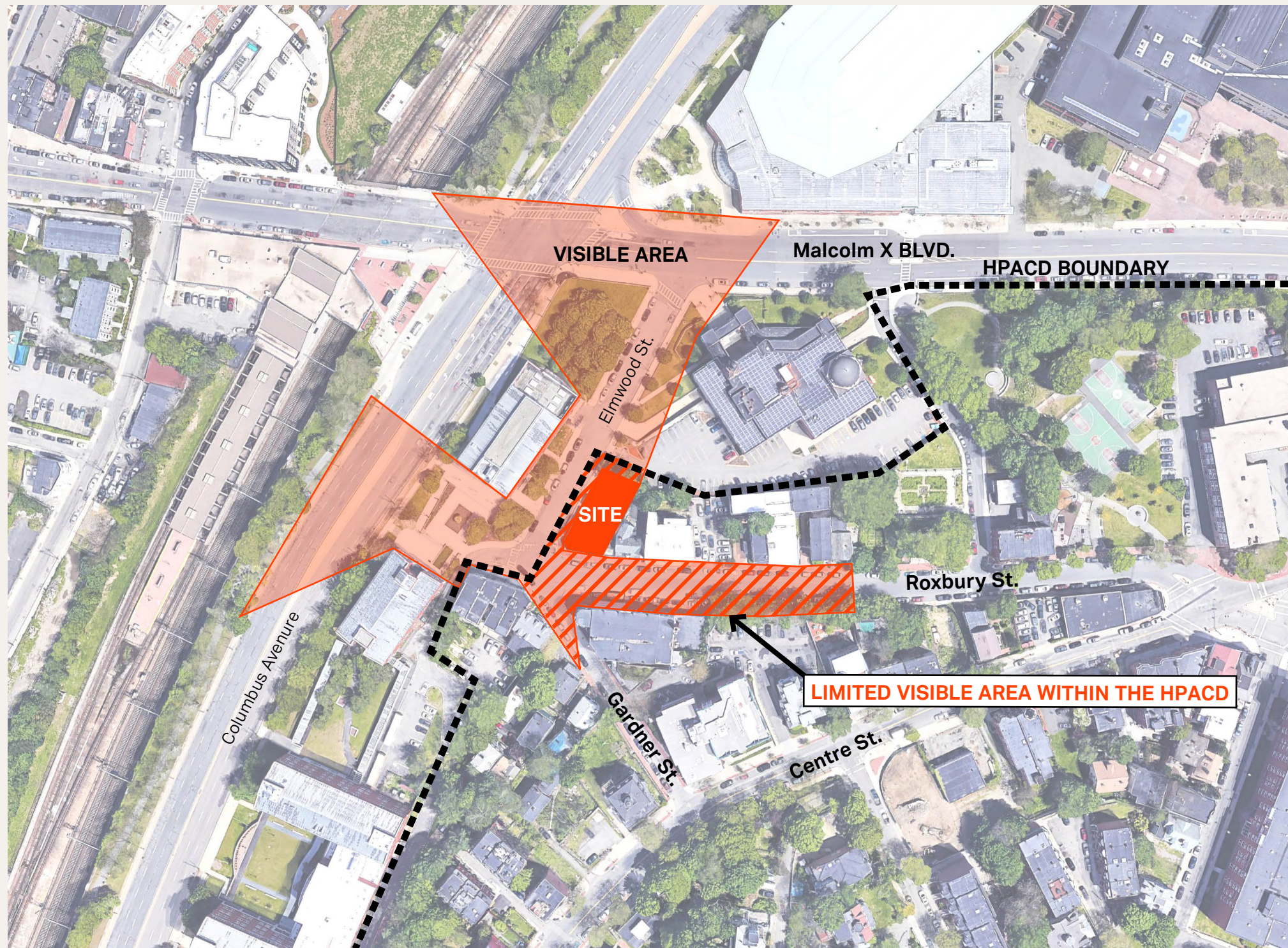
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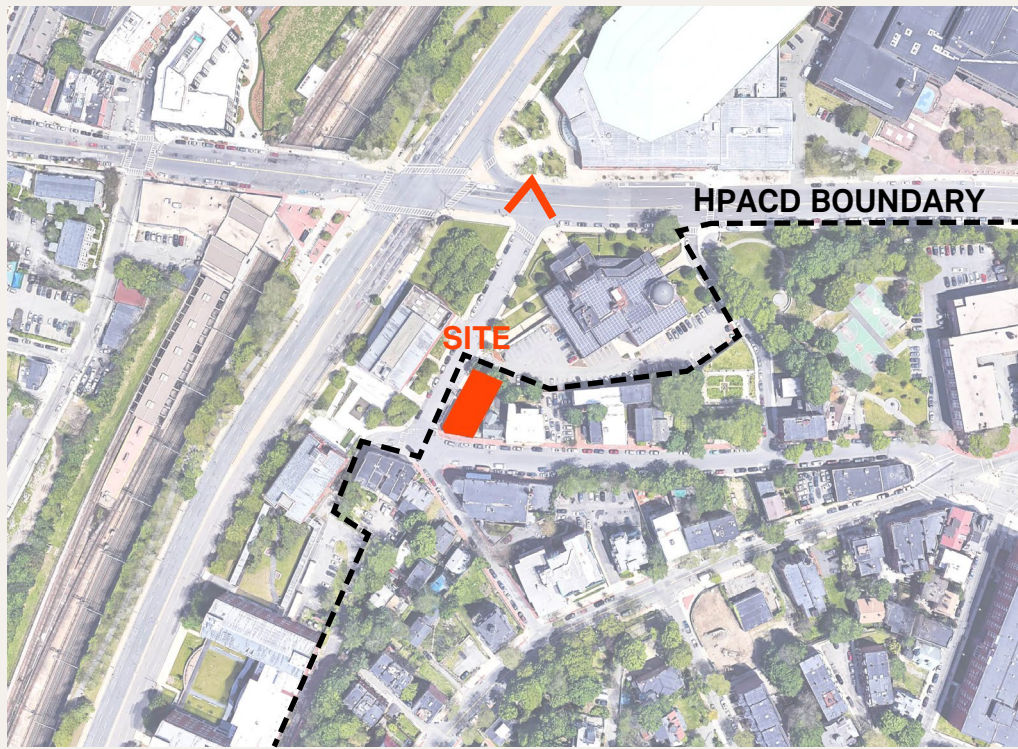
89 FT

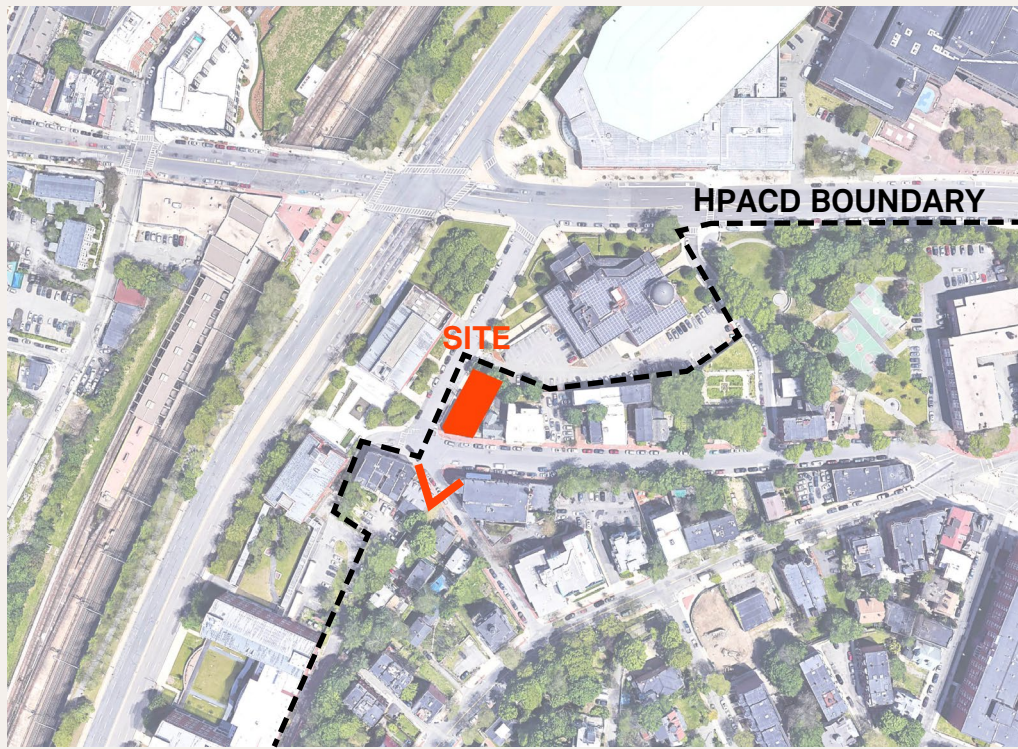


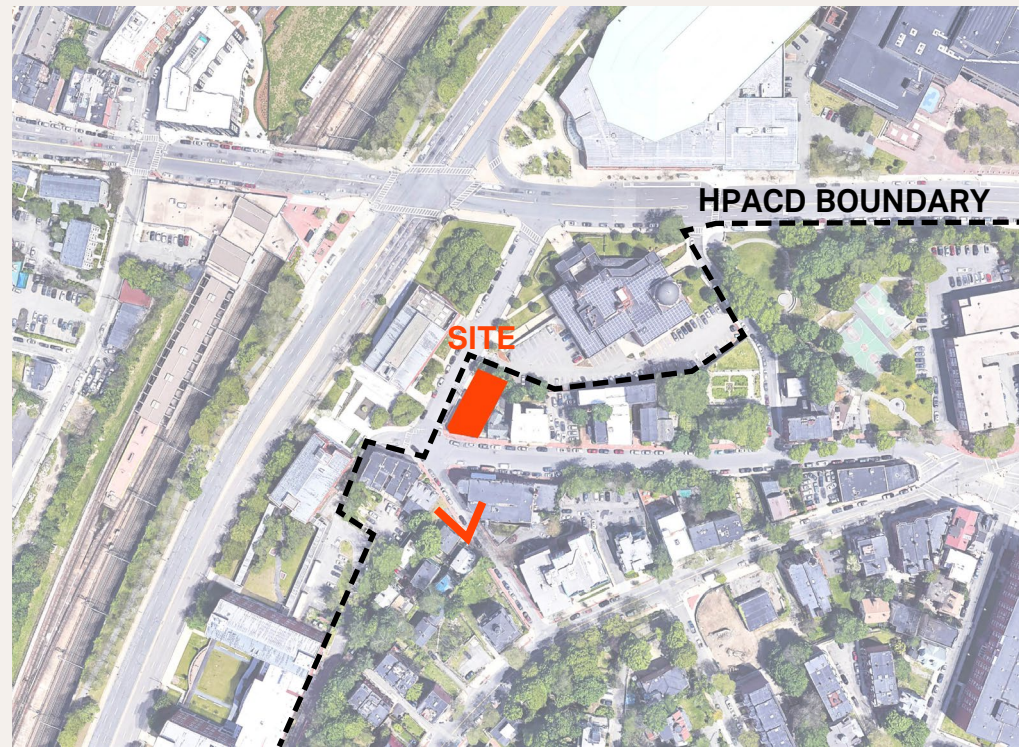
ROXBURY CROSSING
ORANGE LINE

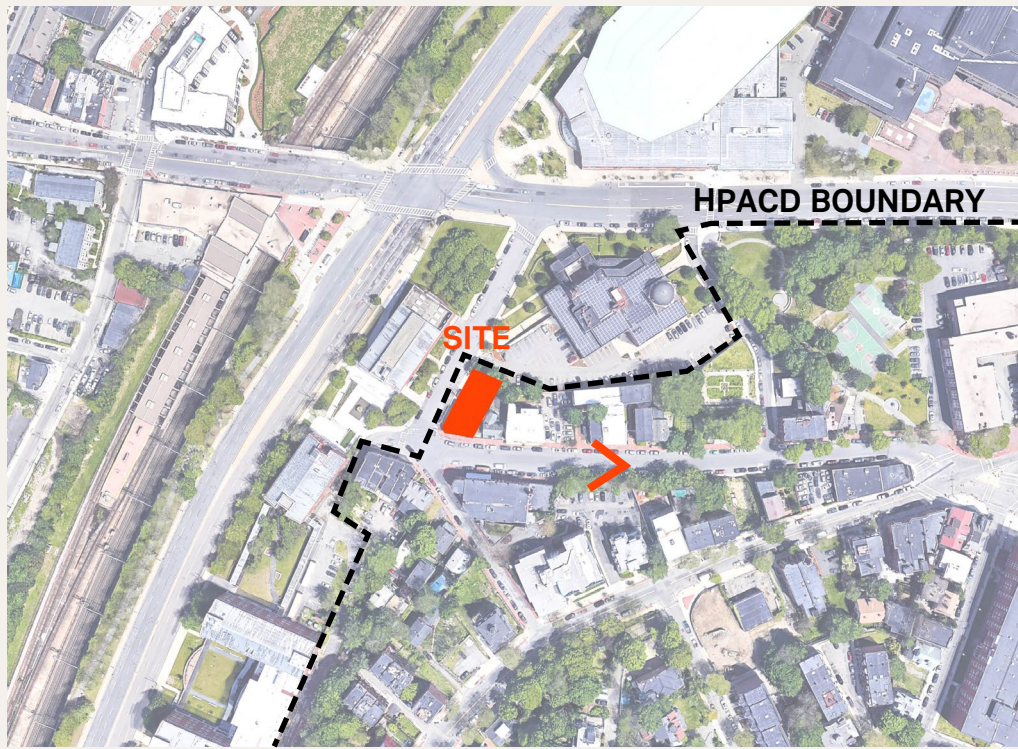


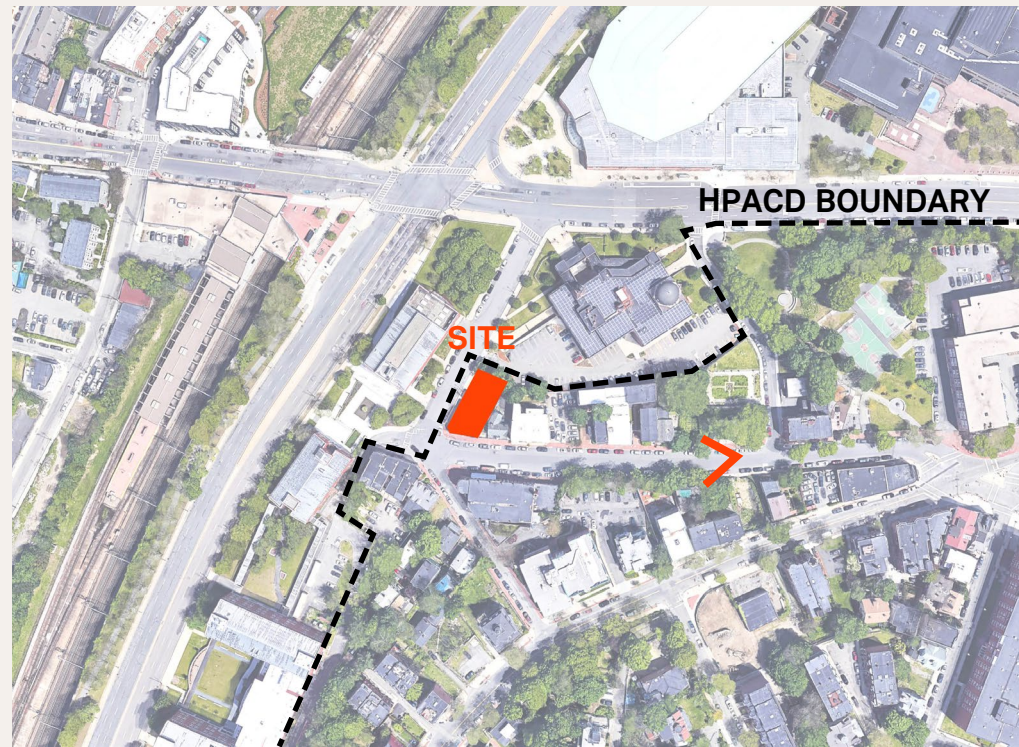










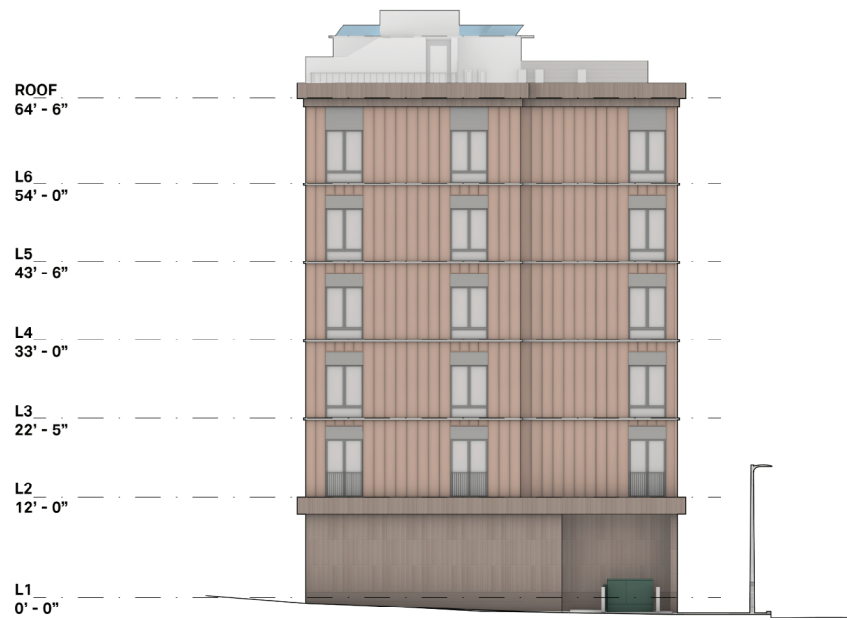




1 NORTH ELEVATION



2 EAST ELEVATION



3 SOUTH ELEVATION



4 WEST ELEVATION



1 NORTH ELEVATION



2 EAST ELEVATION



3 SOUTH ELEVATION



4 WEST ELEVATION



1 NORTH ELEVATION



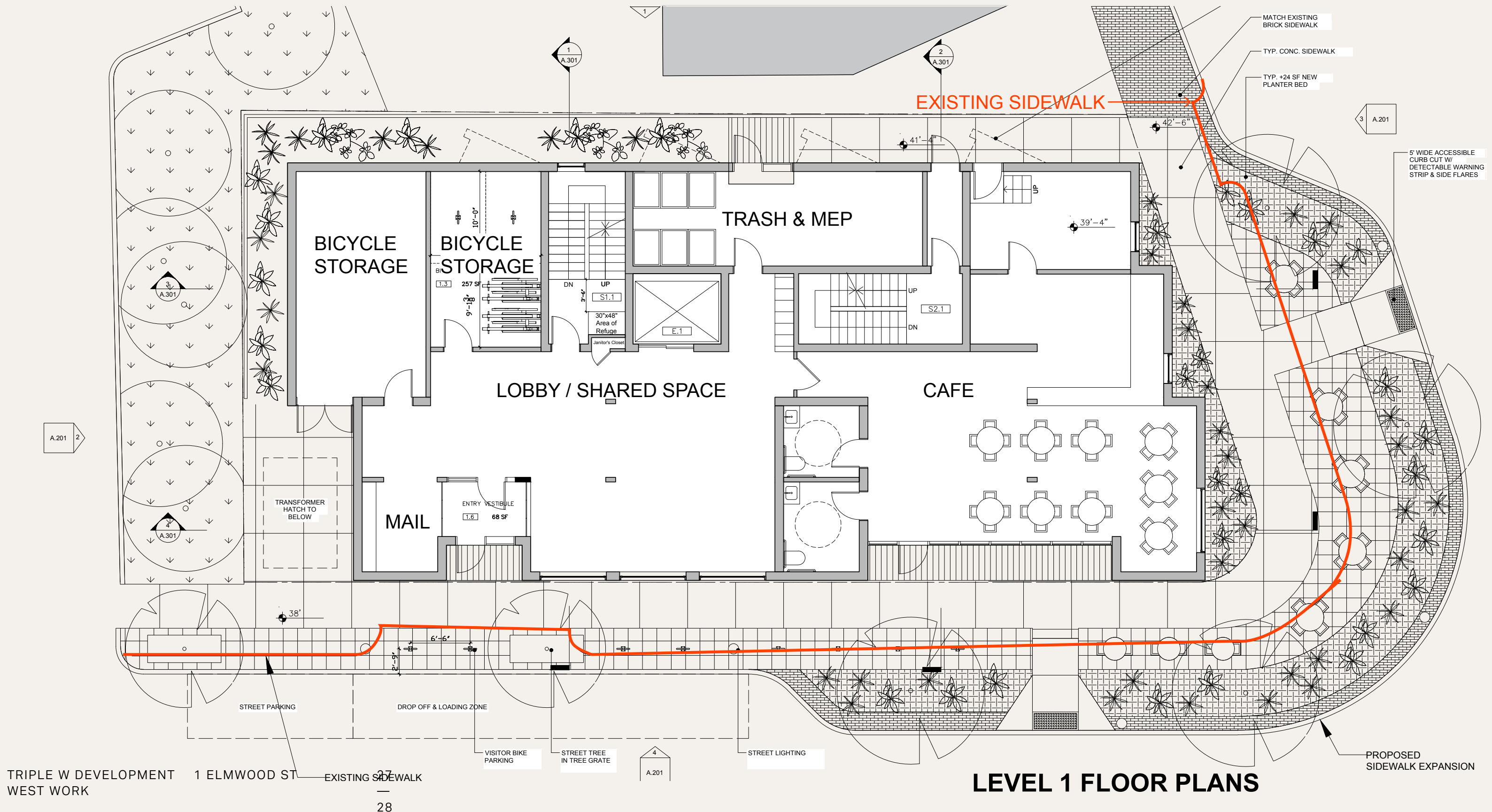
2 EAST ELEVATION



3 SOUTH ELEVATION



4 WEST ELEVATION



TRIPLE W DEVELOPMENT
WEST WORK

1 ELMWOOD ST — EXISTING SIDEWALK

LEVEL 1 FLOOR PLANS

