

TRAX / SV+PARTNERS / CASTE CAPITAL  
LANDMARKS ADVISORY MEETING #2

# 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

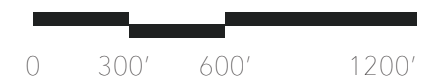
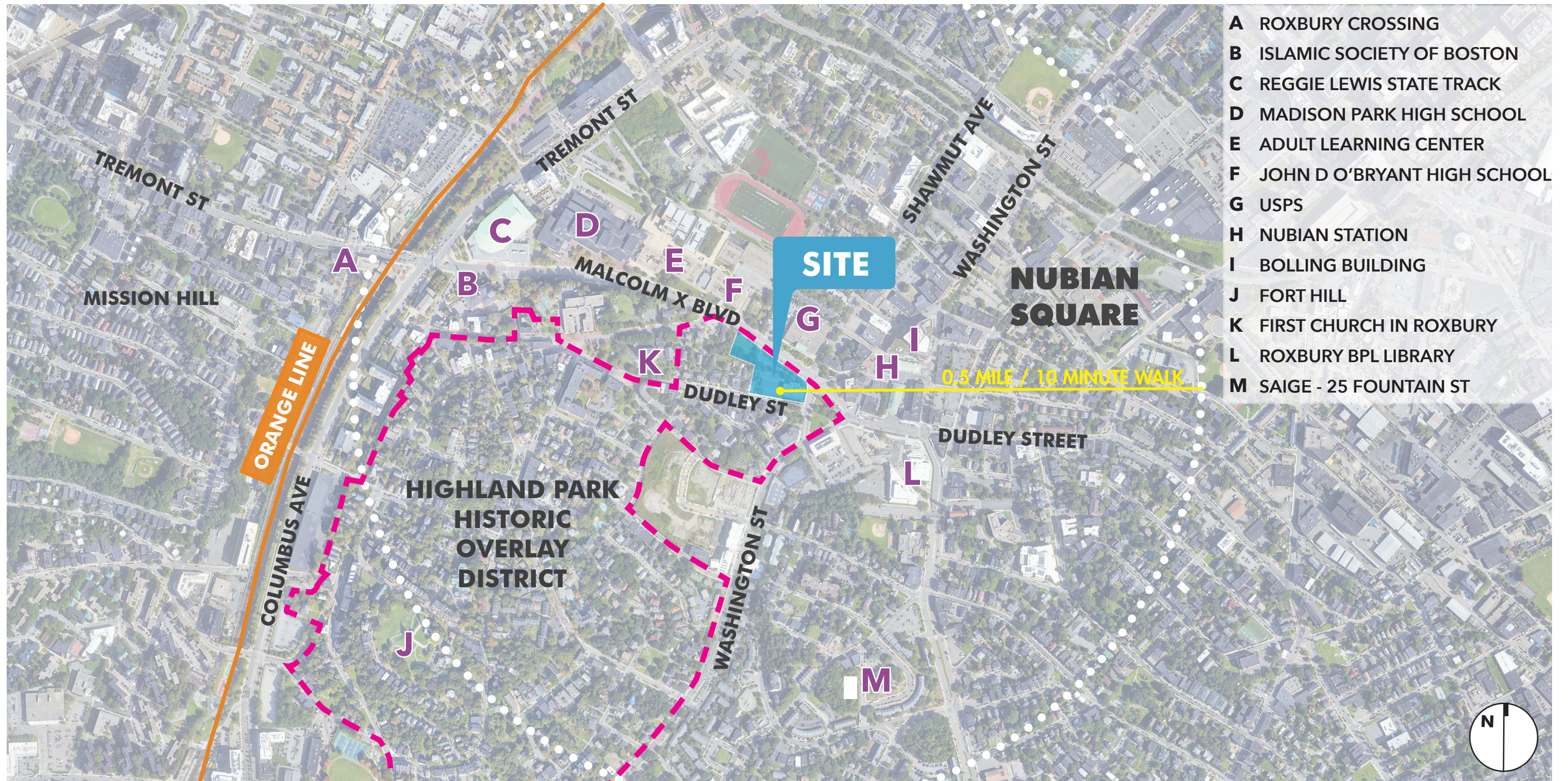
## **Encourage New Construction & Infill Development**

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





# EXISTING SITE





# HISTORY AS AN URBAN CENTER

DENSITY, ACTIVITY AND A HUB OF CIVIC LIFE

10 MALCOLM X

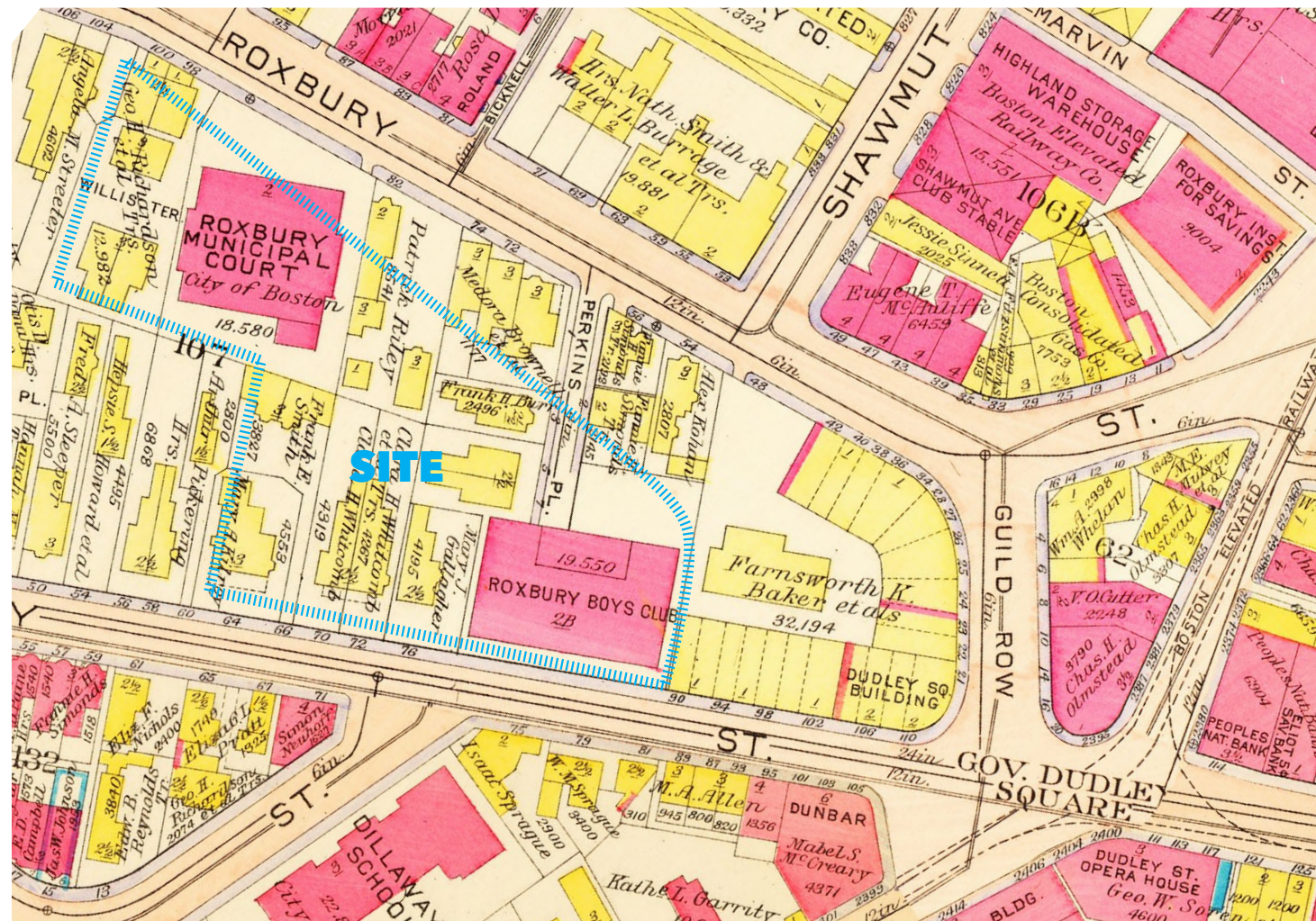


HISTORIC AERIAL ALONG THE ROXBURY STREET - DUDLEY STREET CORRIDOR

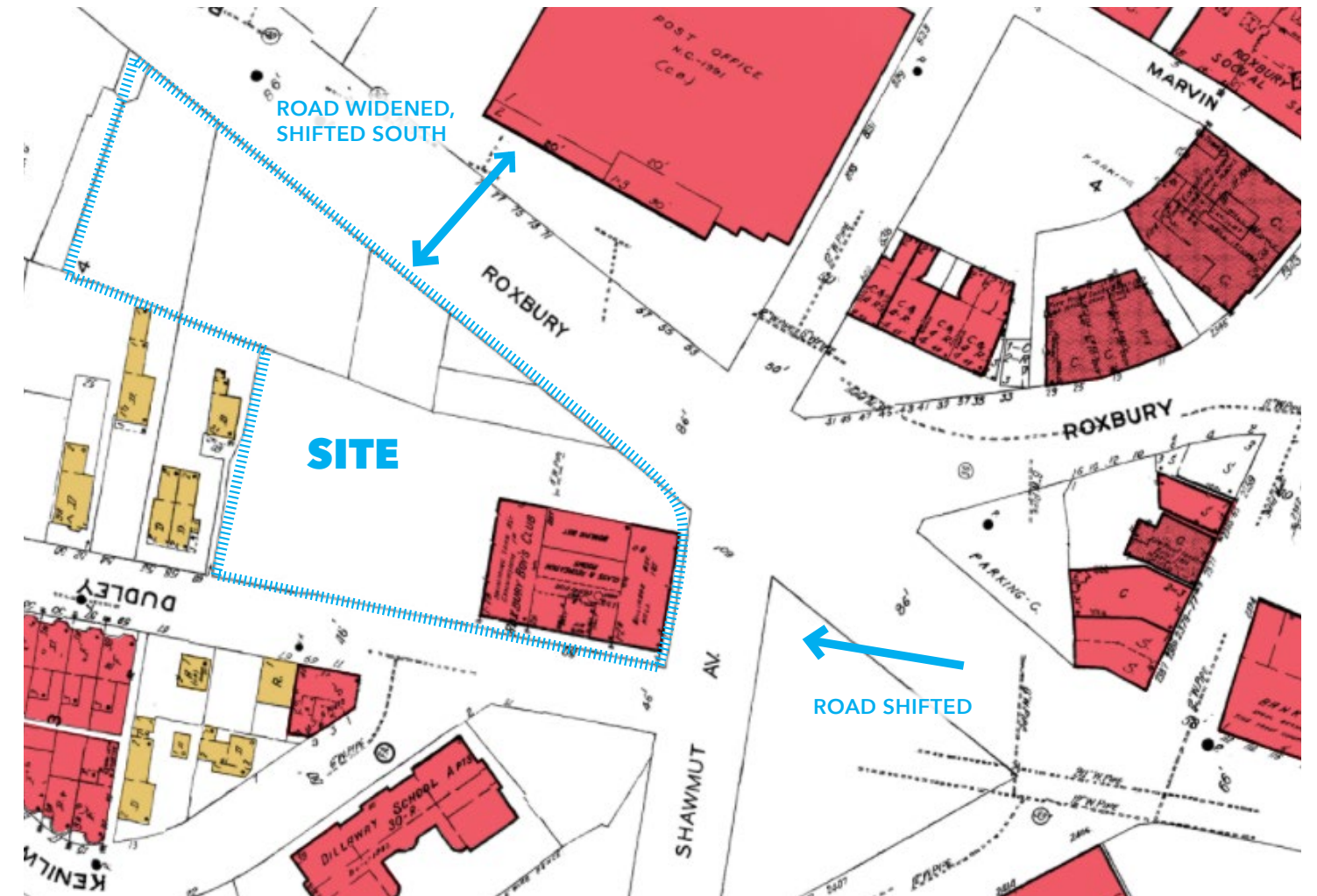


# HISTORIC DENSITY AND DIVERSITY OF USES

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 SITE CONTEXT



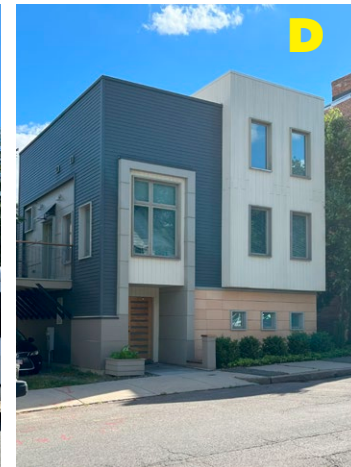
6 KENILWORTH ST.



71 DUDLEY ST. - O'ACES SALON



67 DUDLEY ST.



61 DUDLEY ST.



63 DUDLEY ST.



38 DUDLEY ST.

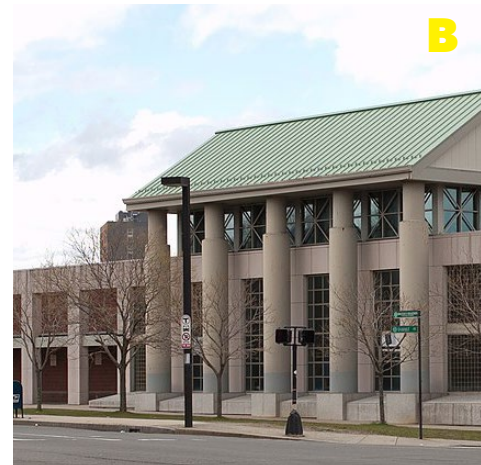




# MALCOLM X BOULEVARD SITE CONTEXT



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



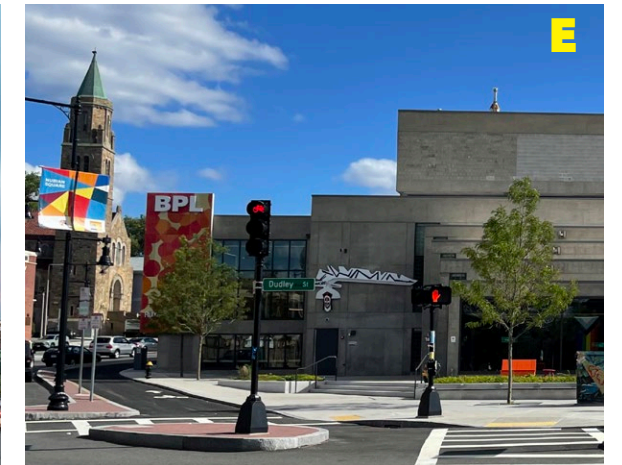
55 ROXBURY STREET - USPS



35-51 ROXBURY STREET



2300 WASHINGTON ST. - BRUCE C. BOLLING MUNICIPAL BUILDING



149 DUDLEY ST. - BPL ROXBURY BRANCH





# HEIGHT AND DENSITY PRECEDENTS



**A** BOLLING MUNICIPAL BLDG  
6 FLOORS - 120'



**B** 135 DUDLEY ST  
9 FLOORS - 104'  
**BOARD APPROVED**



**C** 71 DUDLEY ST  
4 FLOORS - 45'



**D** 6 KENILWORTH ST  
5 FLOORS - 70'



**E** BARTLETT STATION  
10 BUILDINGS  
3-5 FLOORS  
46' - 59.5'



**F** 1 JOHN ELLIOT SQUARE  
4 FLOORS - 52'



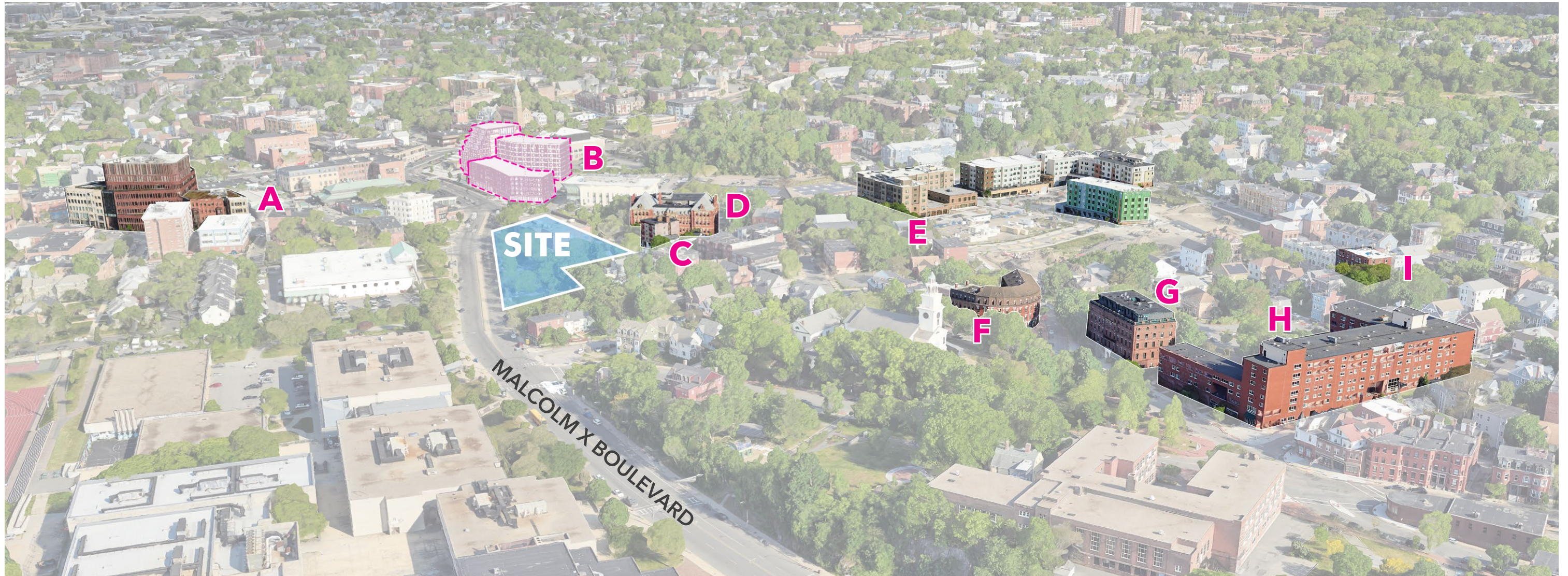
**G** 10-18 JOHN ELLIOT SQUARE  
6 FLOORS - 70'



**H** 24-44 JOHN ELLIOT SQUARE  
6 FLOORS - 62'



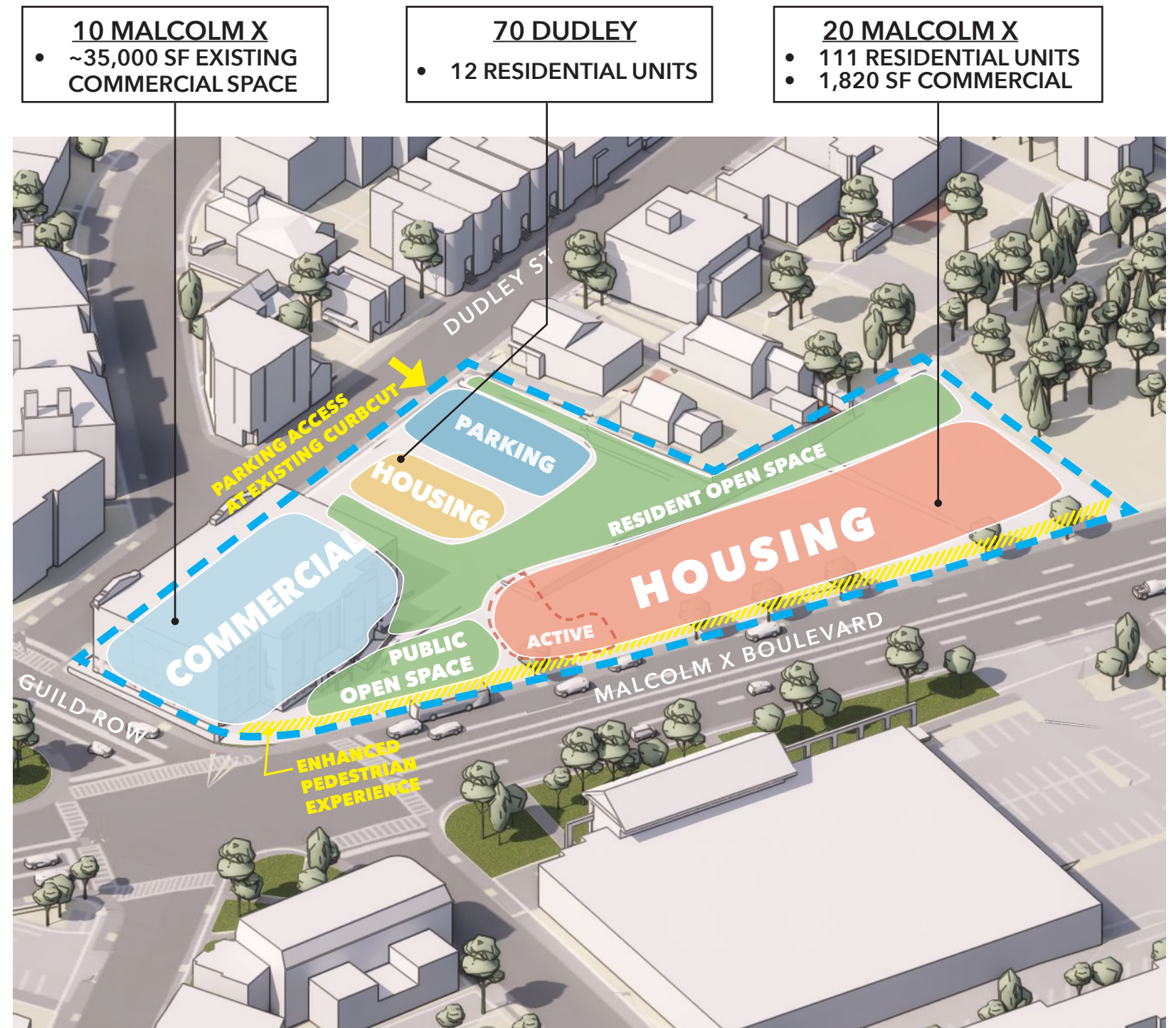
**I** 696 LAMBERT ST  
5 FLOORS - 50'





# PROJECT GOALS

1. **CREATING DYNAMIC AND USEFUL PUBLIC OPEN SPACE**
2. **MENDING GAPS IN THE URBAN FABRIC WITH NEW INFILL BUILDINGS**
3. **CREATING PEDESTRIAN CONNECTIONS AND WAYFINDING FOR THE GREATER NUBIAN SQUARE AREA**
4. **IMPROVING THE PUBLIC REALM**
5. **CREATING WEALTH OPPORTUNITIES THROUGH HOMEOWNERSHIP**





# 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

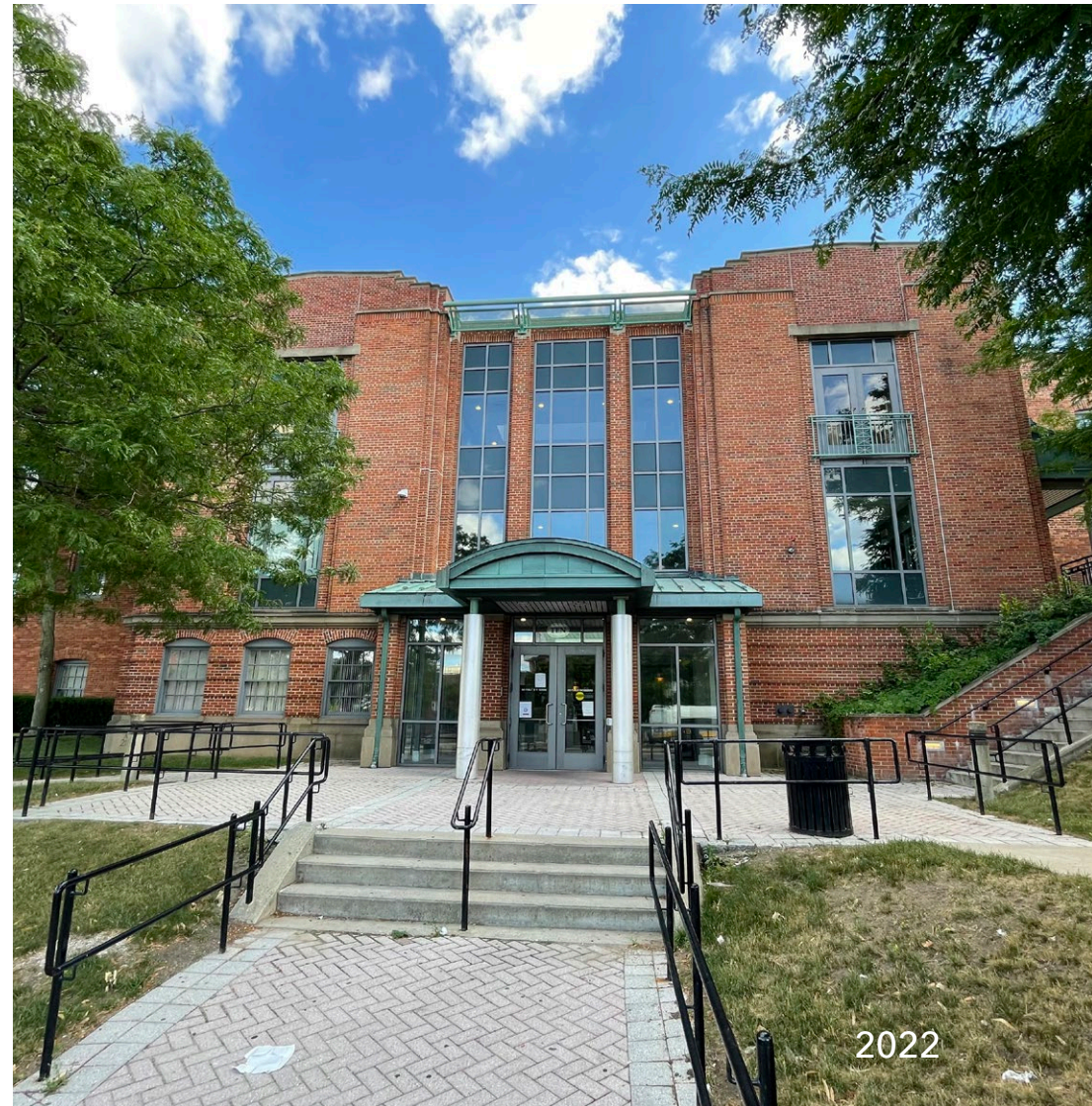
**MINOR ALTERATIONS 1972-74**  
GLAZING AND ENTRIES ADDED TO FACADE  
BASEMENT CONVERTED TO DAYCARE

**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





# 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



# PROJECT UPDATES

## SITE

- MAINTAINING EXISTING MALCOLM X CURB CUT UNTIL IMPLEMENTATION OF FUTURE BTD PLANS ON MALCOLM X
- REVISED THE SIDEWALK TO BE A MINIMUM OF 13' ALONG MXB
- REDUCTION IN AMOUNT OF PUDDINGSTONE TO BE RELOCATED
- REVISED THE SIDEWALK TO BE A MINIMUM OF 10' ALONG DUDLEY STREET
- CREATED MORE SCREENING AND BUFFERING FROM DUDLEY STREET ABUTTERS
- CREATED MORE FUNCTIONAL GREEN SPACE
- RELOCATED TRASH AND UTILITIES AWAY FROM PROPERTY BOUNDARY
- INCREASED NET GAIN OF TREES FROM 44 TO 59

## 70 DUDLEY STREET

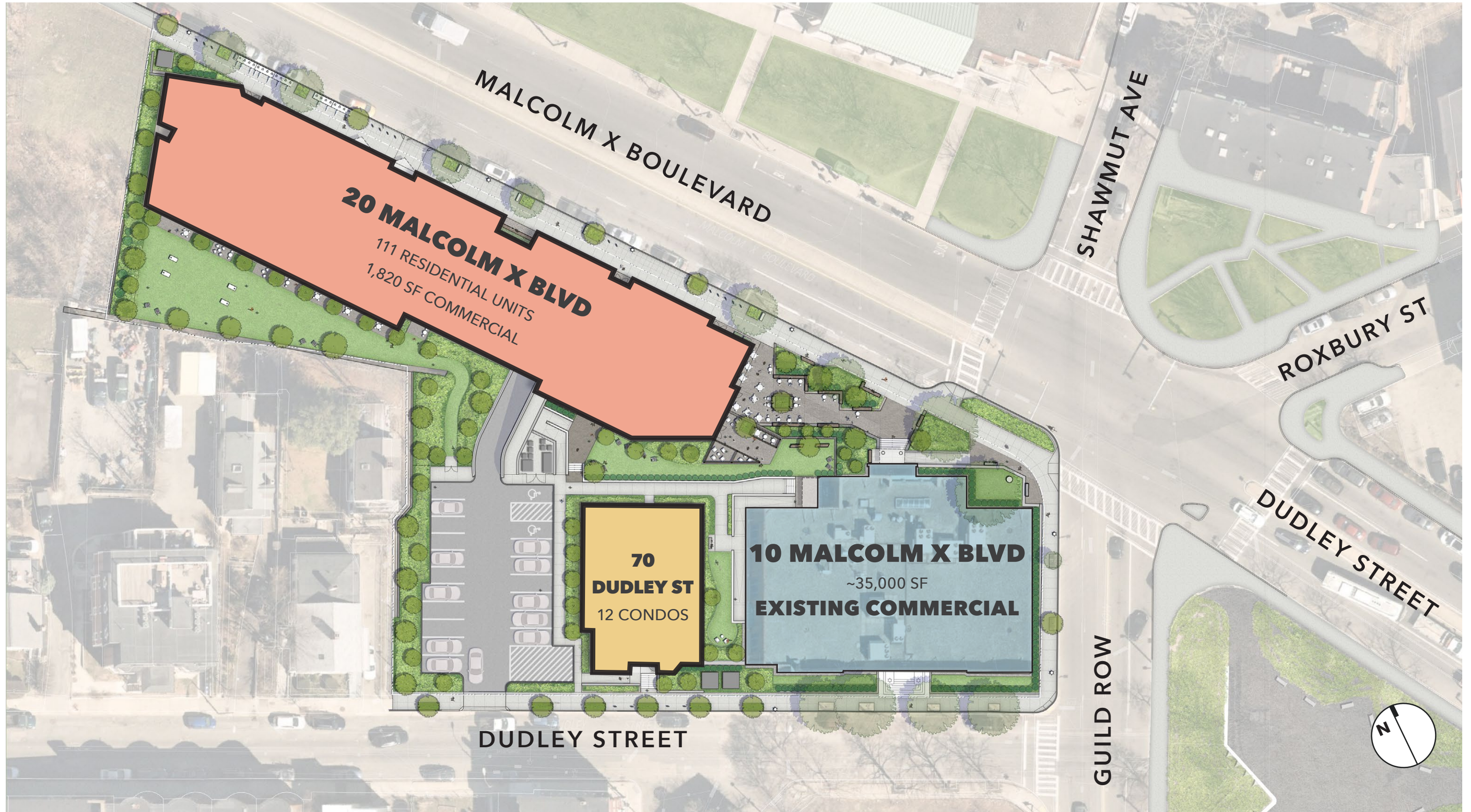
- REDUCED THE HEIGHT AND SCALE OF 70 DUDLEY BUILDING
  - REMOVED THE 4TH FLOOR AND REDUCED UNIT COUNT BY 9

## 20 MALCOLM X BOULEVARD

- ENRICHED THE DESIGN OF THE 20 MALCOLM X FAÇADE W/ CONTEXTUAL DETAILING
- INCREASED SETBACK OF 20 MALCOLM X BUILDING
- INCREASED THE SETBACKS FROM RESIDENTIAL ABUTTERS

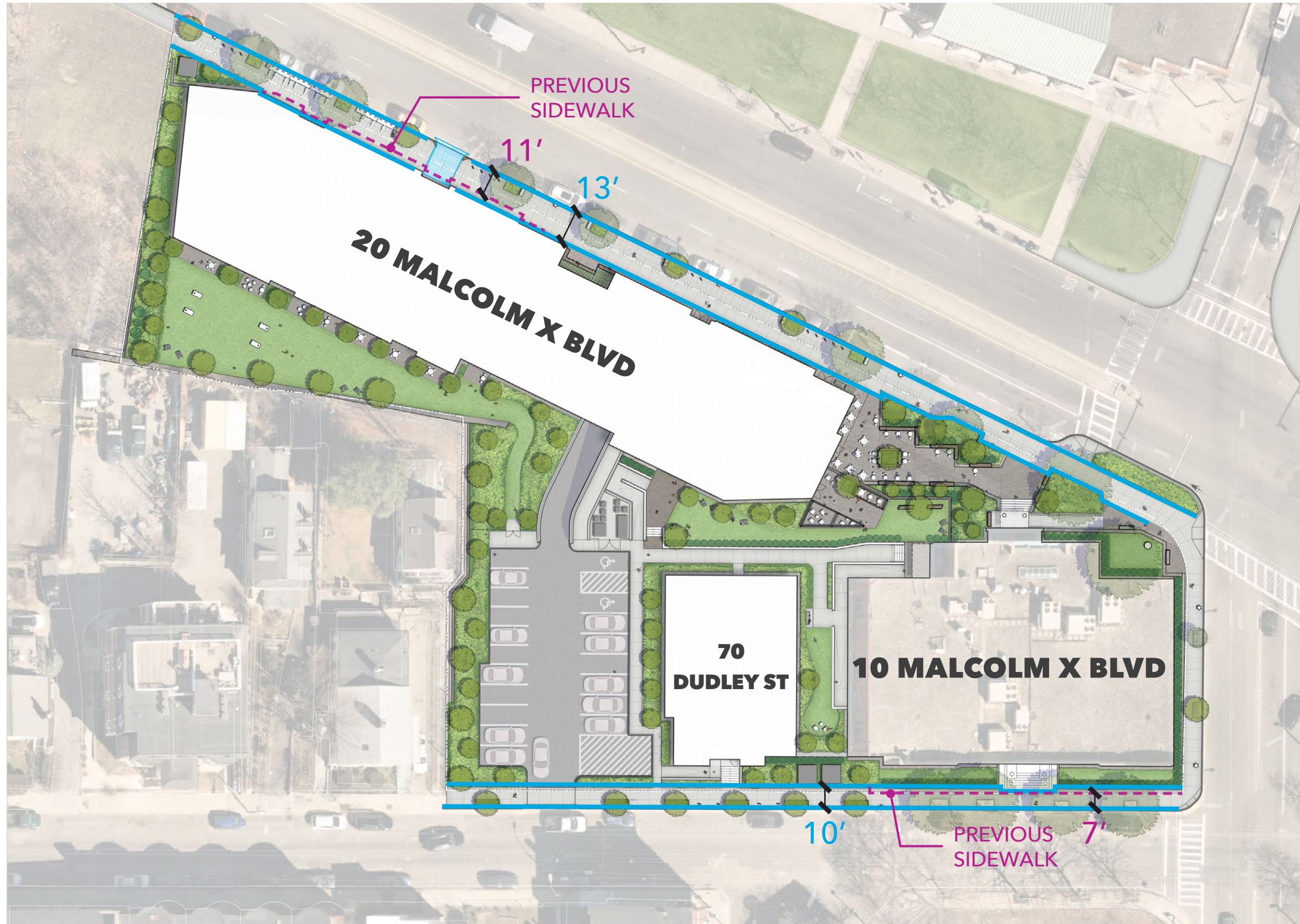


# UPDATED SITE PLAN





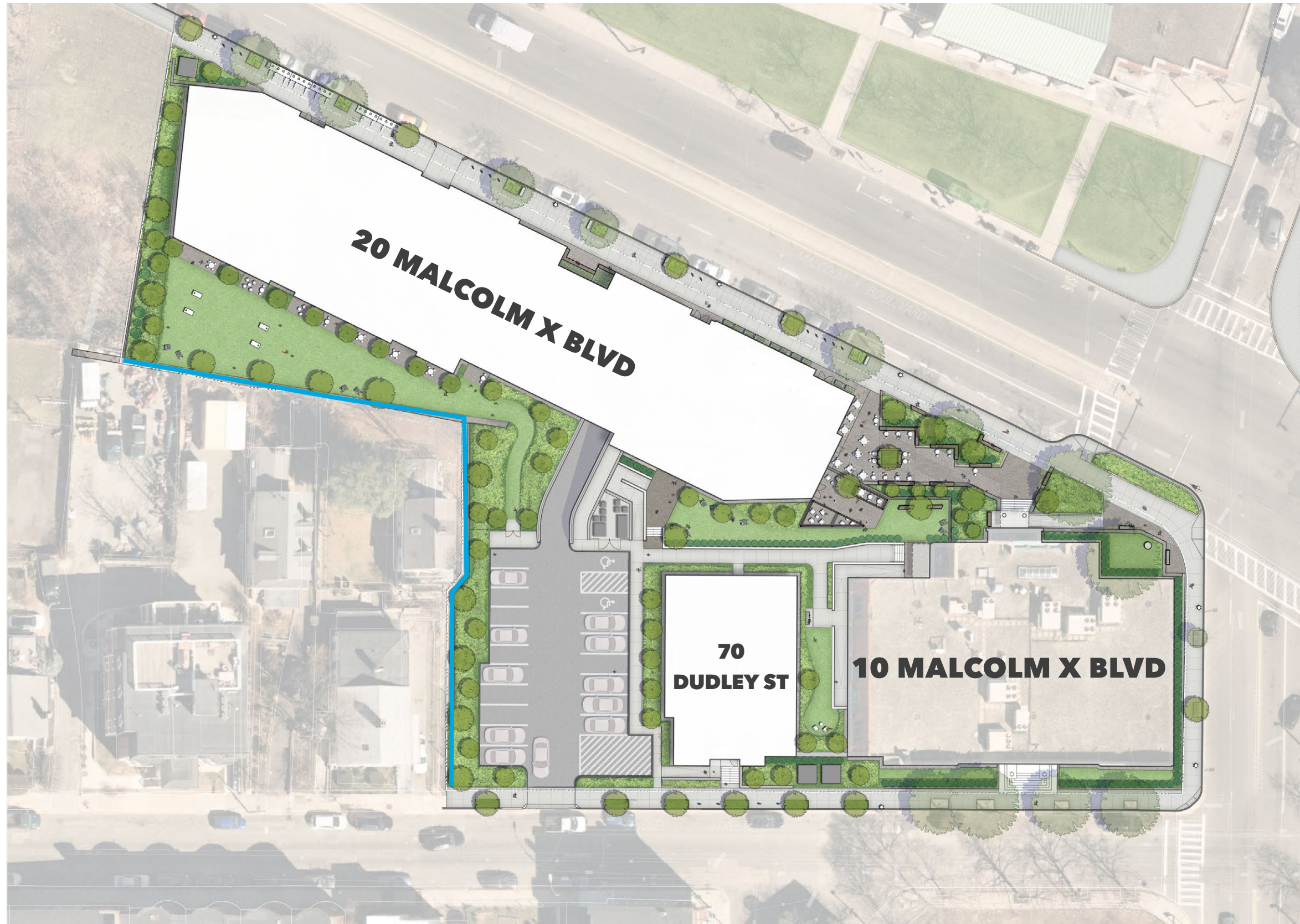
# INCREASED SIDEWALK WIDTHS



- INCREASE SIDEWALK TO MAXIMUM COMPLETE STREETS WIDTHS AND MAINTAIN EXISTING CURB CUT
- FENCE / SCREENING ALONG ABUTTERS
- INCREASED BUFFER / ADDED TREES
- PRESERVATION OF PUDDINGSTONE WALL
- DECREASED DUDLEY BUILDING HEIGHT
- OPEN SPACE / SURFACE PARKING
- RELATIONSHIP TO CONTEXT, SIMPLIFIED 20 MX FACADE



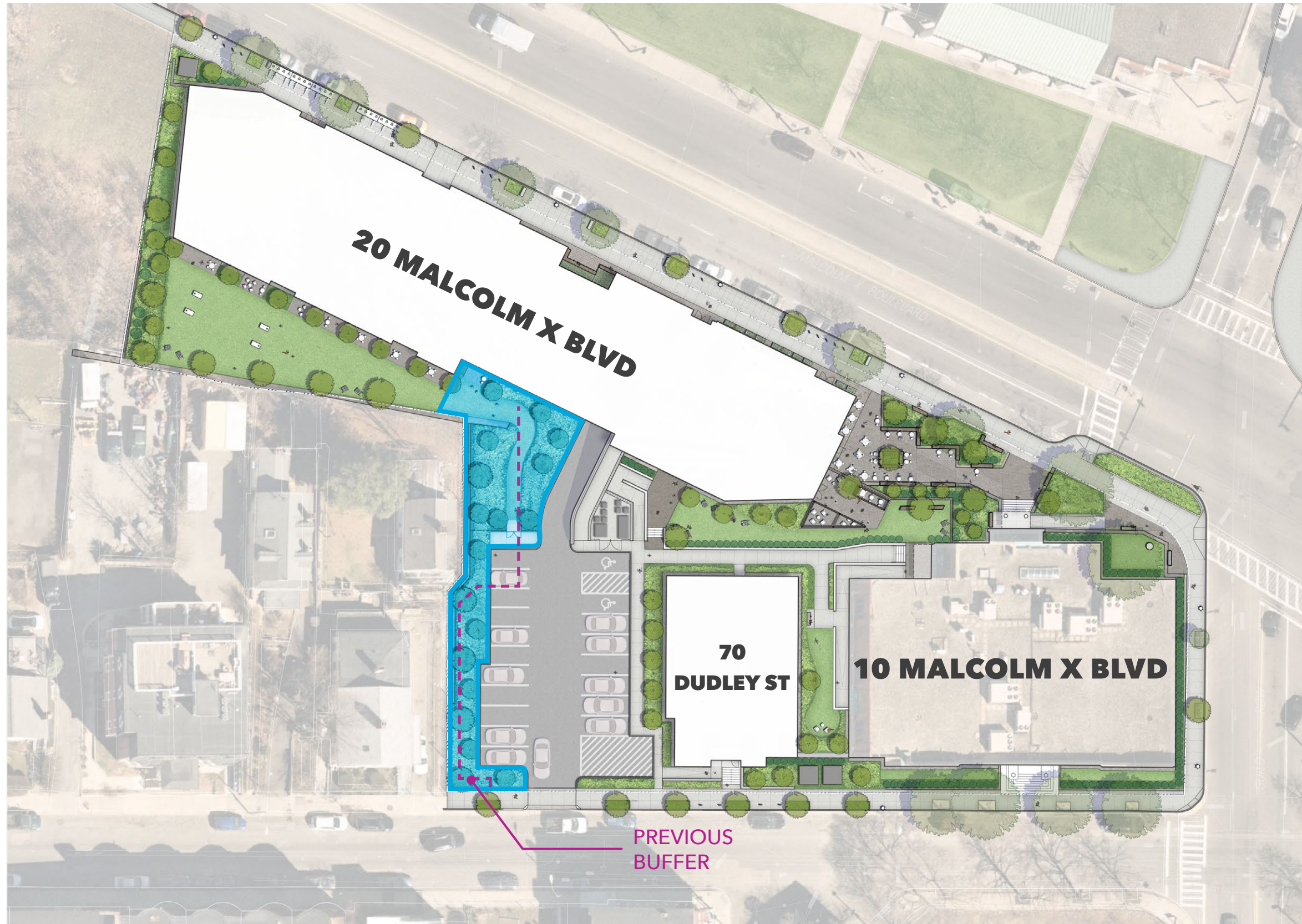
# FENCE / SCREENING



- INCREASE SIDEWALK TO MAXIMUM COMPLETE STREETS WIDTHS AND MAINTAIN EXISTING CURB CUT
- **FENCE / SCREENING ALONG ABUTTERS**
- INCREASED BUFFER / ADDED TREES
- PRESERVATION OF PUDDINGSTONE WALL
- DECREASED DUDLEY BUILDING HEIGHT
- OPEN SPACE / SURFACE PARKING
- RELATIONSHIP TO CONTEXT, SIMPLIFIED 20 MX FACADE



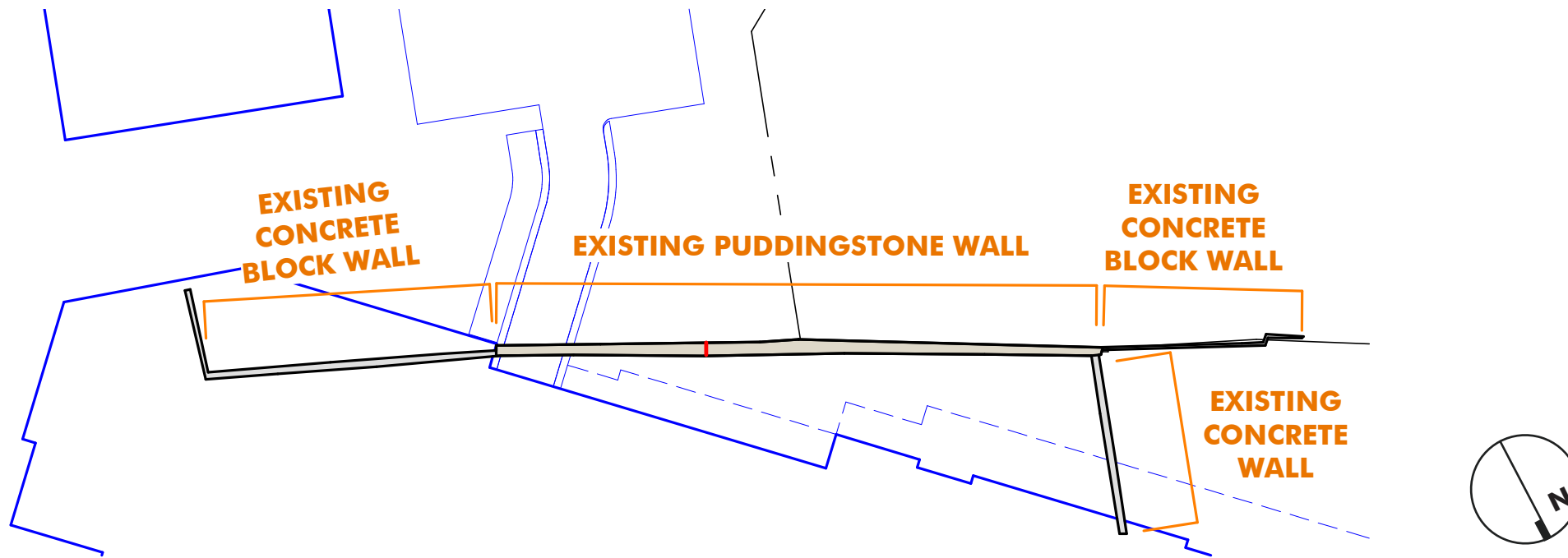
# INCREASED BUFFER



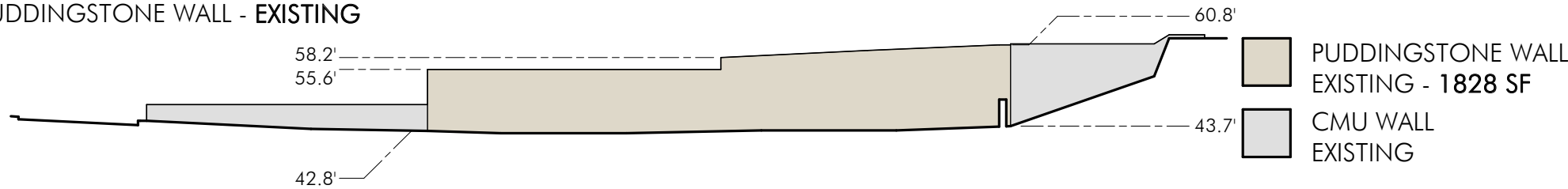
- INCREASE SIDEWALK TO MAXIMUM COMPLETE STREETS WIDTHS AND MAINTAIN EXISTING CURB CUT
- FENCE / SCREENING ALONG ABUTTERS
- **INCREASED BUFFER / ADDED TREES**
- PRESERVATION OF PUDDINGSTONE WALL
- DECREASED DUDLEY BUILDING HEIGHT
- OPEN SPACE / SURFACE PARKING
- RELATIONSHIP TO CONTEXT, SIMPLIFIED 20 MX FACADE



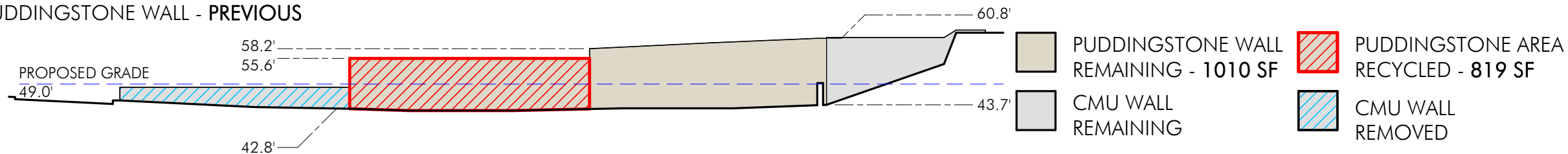
# PUDDINGSTONE WALL



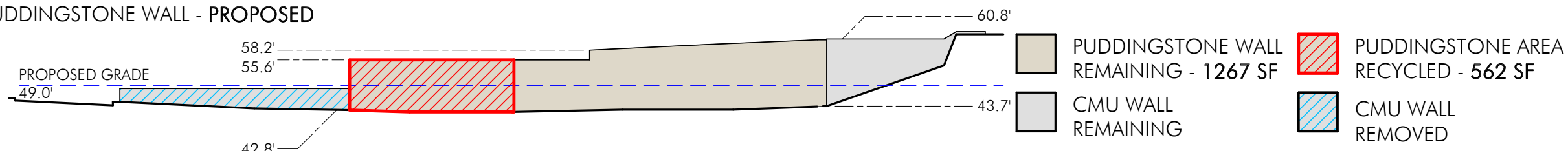
PUDDINGSTONE WALL - EXISTING



PUDDINGSTONE WALL - PREVIOUS



PUDDINGSTONE WALL - PROPOSED



- INCREASE SIDEWALK TO MAXIMUM COMPLETE STREETS WIDTHS AND MAINTAIN EXISTING CURB CUT
- FENCE / SCREENING ALONG ABUTTERS
- INCREASED BUFFER / ADDED TREES

## • PRESERVATION OF PUDDINGSTONE WALL

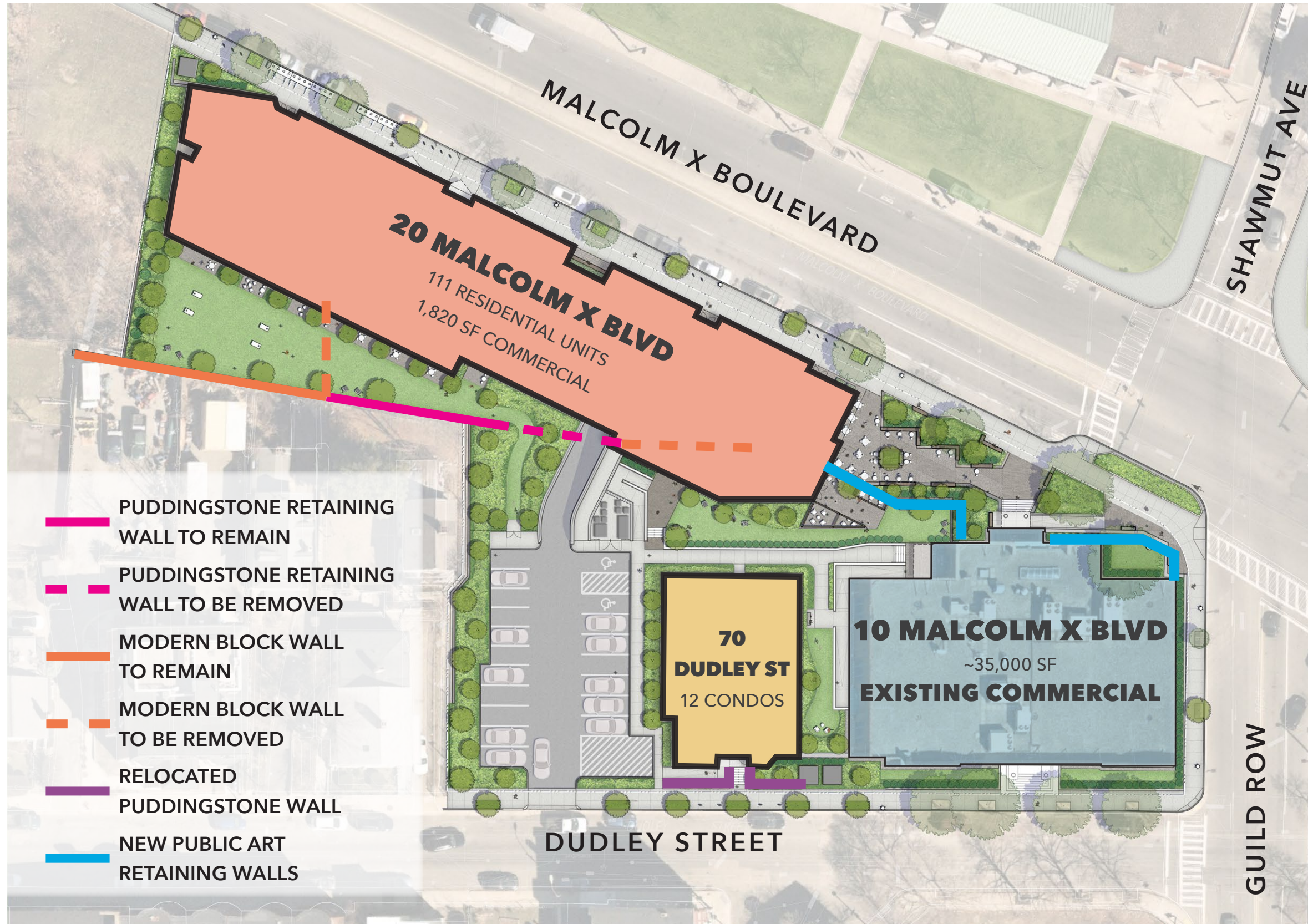
- DECREASED DUDLEY BUILDING HEIGHT

- OPEN SPACE / SURFACE PARKING

- RELATIONSHIP TO CONTEXT, SIMPLIFIED 20 MX FACADE



# PUDDINGSTONE WALL RELOCATED



- INCREASE SIDEWALK TO MAXIMUM COMPLETE STREETS WIDTHS AND MAINTAIN EXISTING CURB CUT
- FENCE / SCREENING ALONG ABUTTERS
- INCREASED BUFFER / ADDED TREES
- **PRESERVATION OF PUDDINGSTONE WALL**
- DECREASED DUDLEY BUILDING HEIGHT
- OPEN SPACE / SURFACE PARKING
- RELATIONSHIP TO CONTEXT, SIMPLIFIED 20 MX FACADE



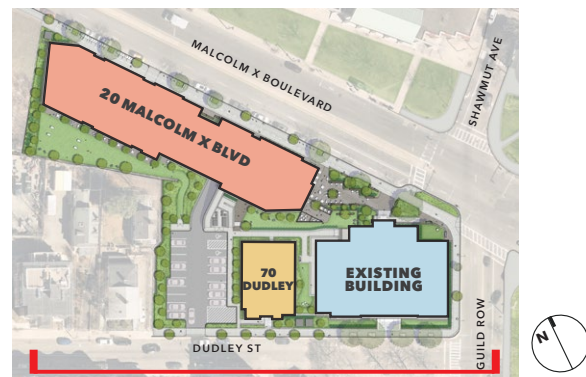
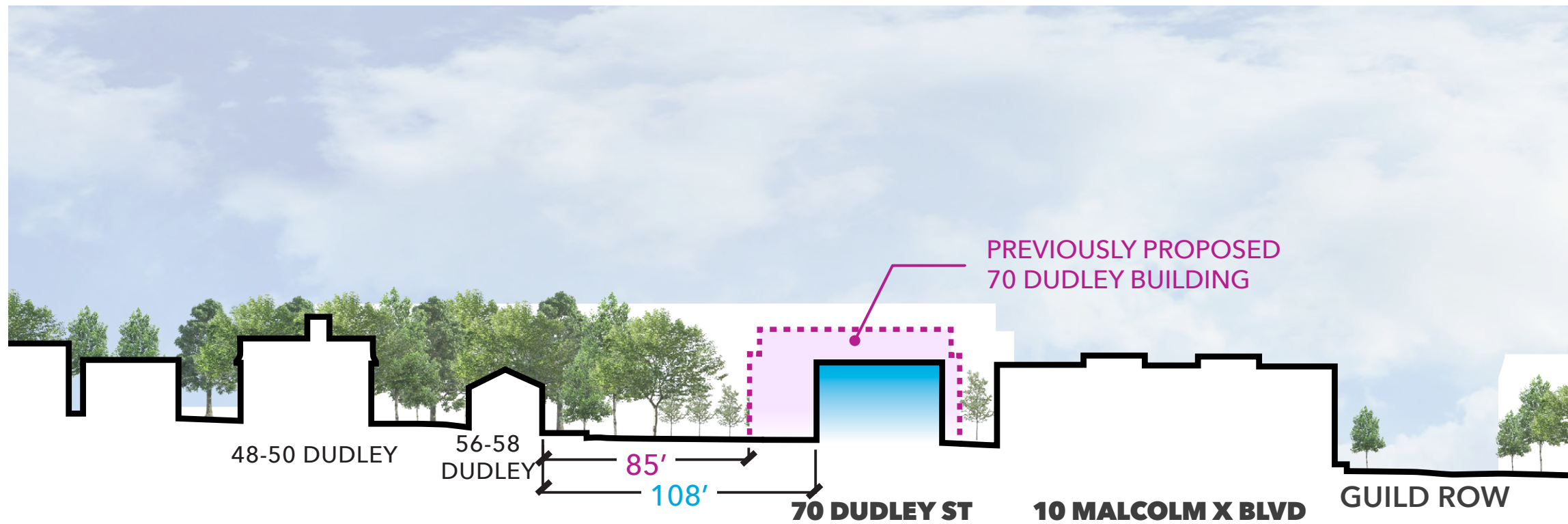
# 70 DUDLEY STREET



- INCREASE SIDEWALK TO MAXIMUM COMPLETE STREETS WIDTHS AND MAINTAIN EXISTING CURB CUT
- FENCE / SCREENING ALONG ABUTTERS
- INCREASED BUFFER / ADDED TREES
- PRESERVATION OF PUDDINGSTONE WALL
- **DECREASED DUDLEY BUILDING HEIGHT**
- OPEN SPACE / SURFACE PARKING
- RELATIONSHIP TO CONTEXT, SIMPLIFIED 20 MX FACADE



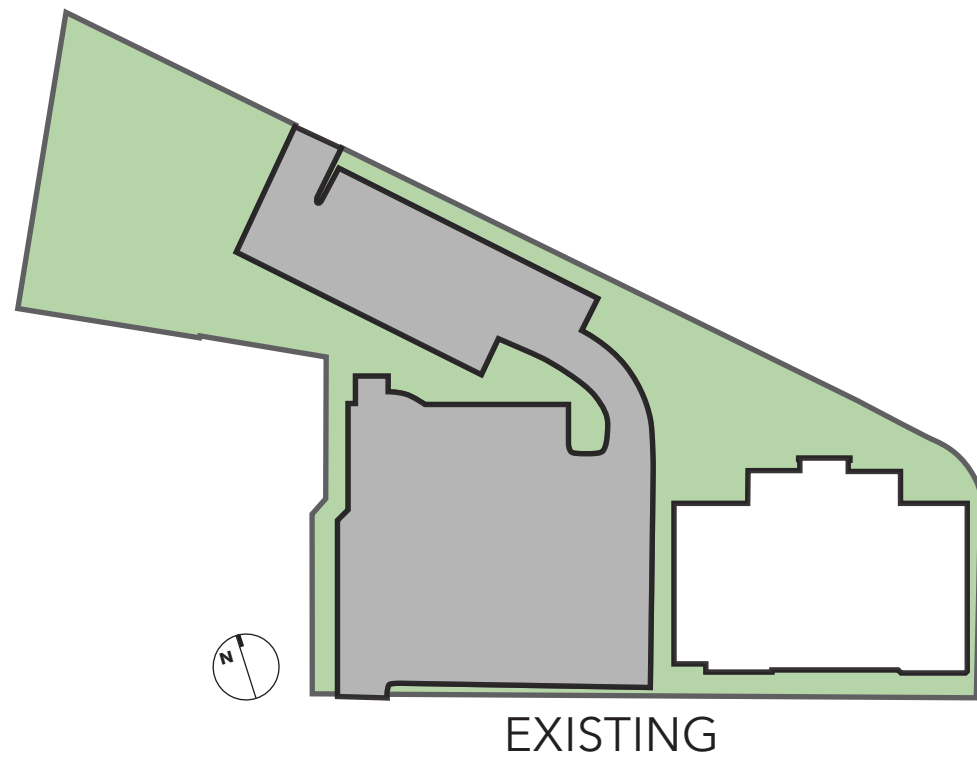
# 70 DUDLEY STREET



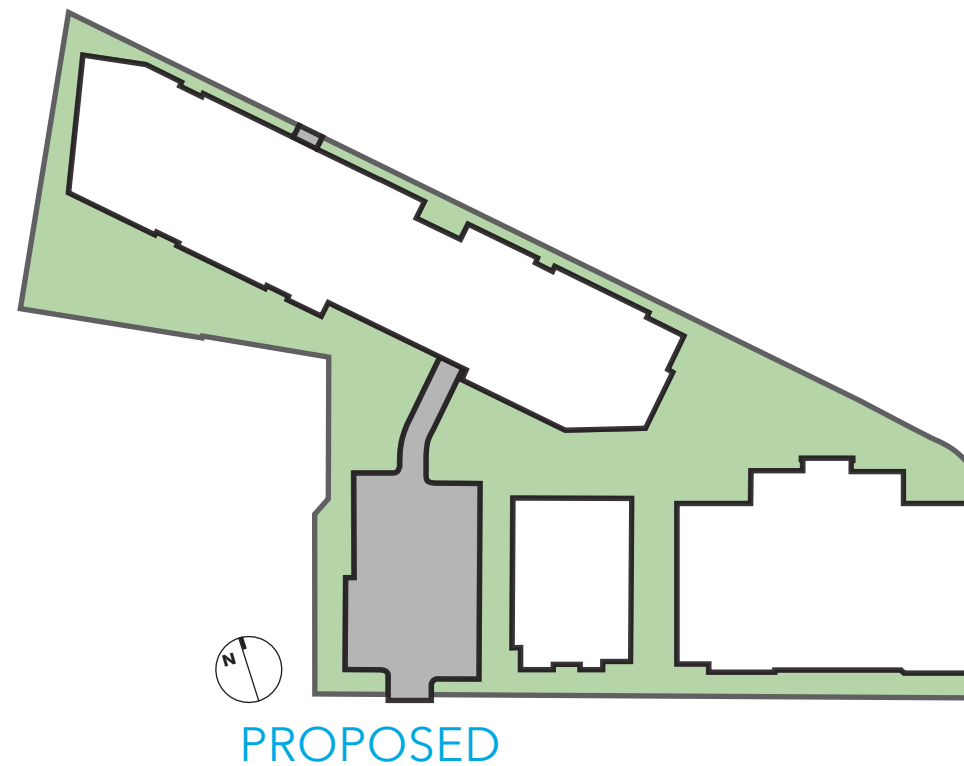
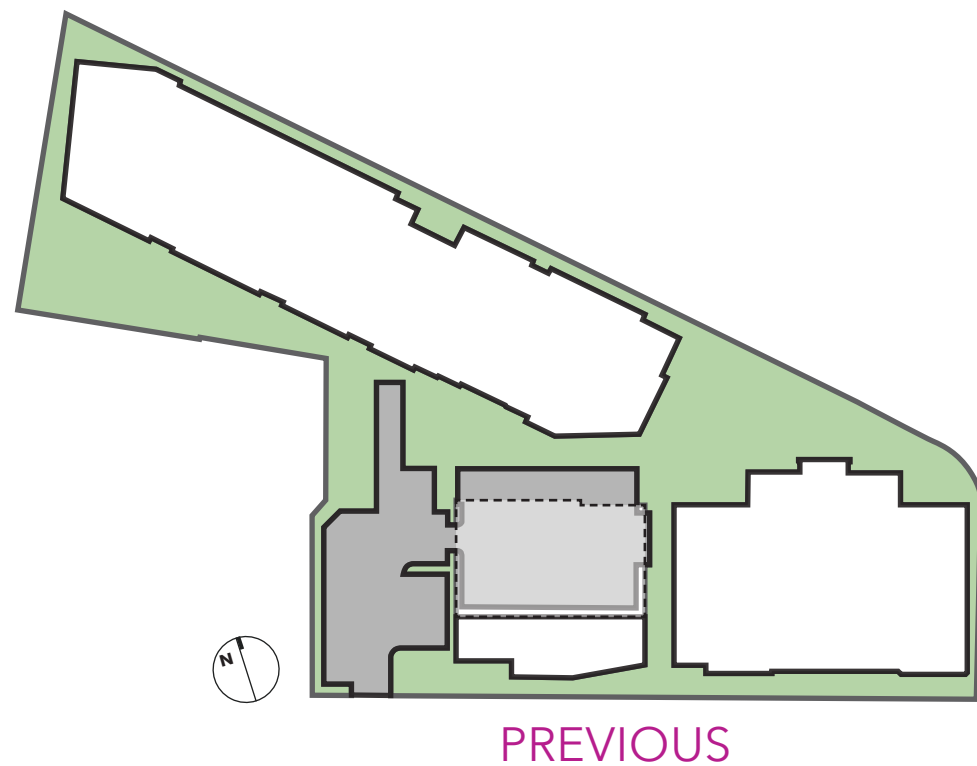
- INCREASE SIDEWALK TO MAXIMUM COMPLETE STREETS WIDTHS AND MAINTAIN EXISTING CURB CUT
- FENCE / SCREENING ALONG ABUTTERS
- INCREASED BUFFER / ADDED TREES
- PRESERVATION OF PUDDINGSTONE WALL
- **DECREASED DUDLEY BUILDING HEIGHT**
- OPEN SPACE / SURFACE PARKING
- RELATIONSHIP TO CONTEXT, SIMPLIFIED 20 MX FACADE



# OPEN SPACE / SURFACE PARKING



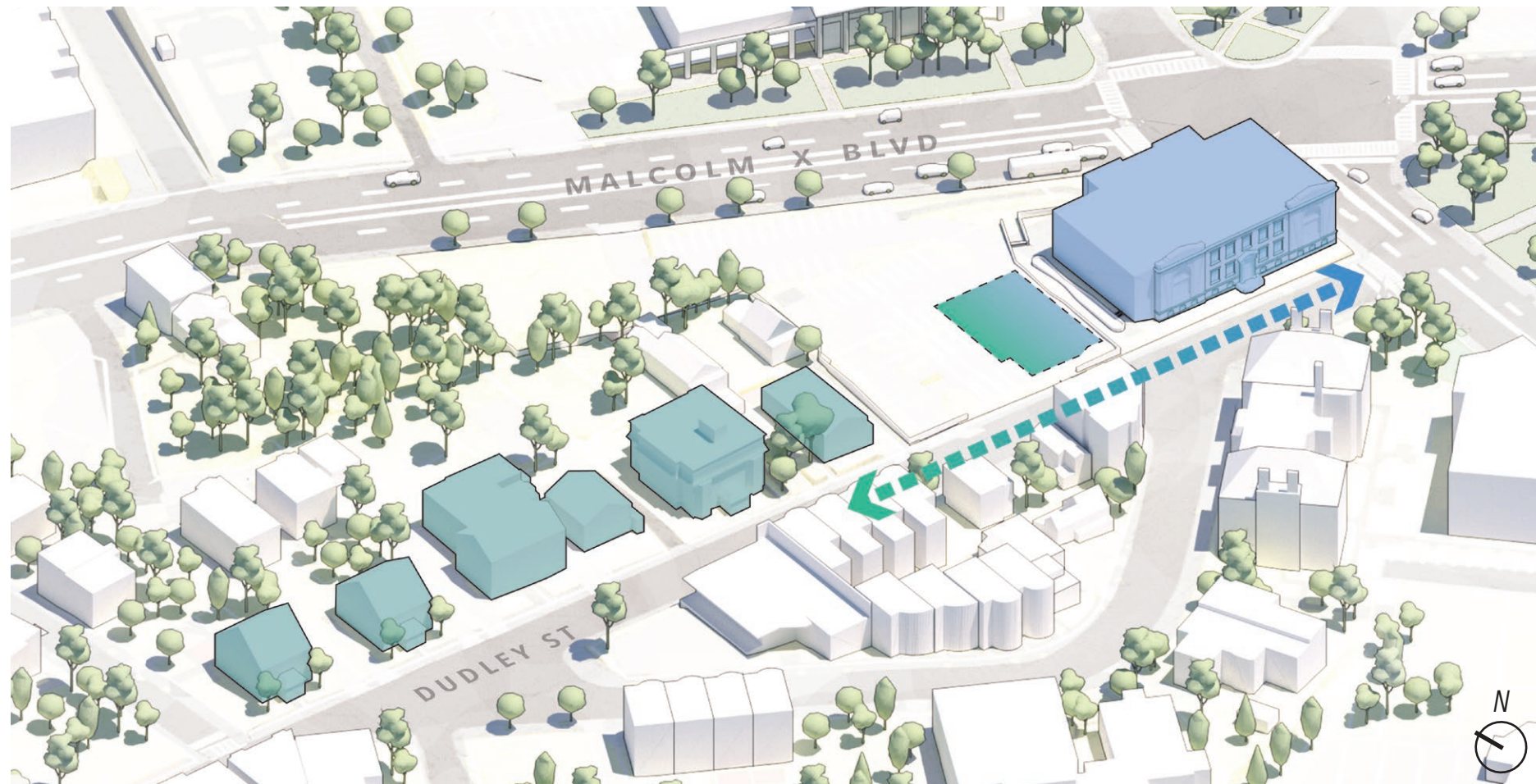
	EXISTING	PREVIOUS	PROPOSED
OPEN SPACE	32,000 SF (~2,000 USABLE)	26,000 SF	30,200 SF
SURFACE PARKING	28,000 SF	11,000 SF	6,500 SF



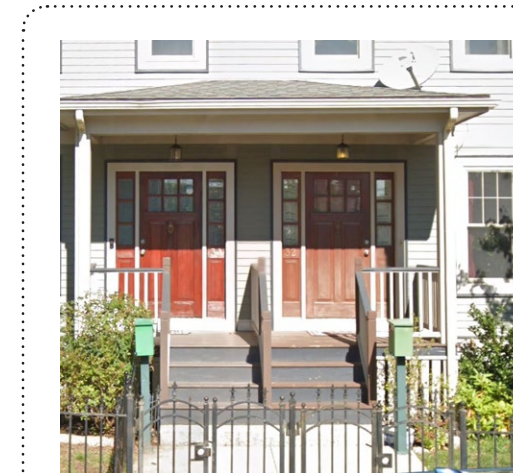
- INCREASE SIDEWALK TO MAXIMUM COMPLETE STREETS WIDTHS AND MAINTAIN EXISTING CURB CUT
- FENCE / SCREENING ALONG ABUTTERS
- INCREASED BUFFER / ADDED TREES
- PRESERVATION OF PUDDINGSTONE WALL
- DECREASED DUDLEY BUILDING HEIGHT
- **OPEN SPACE / SURFACE PARKING**
- RELATIONSHIP TO CONTEXT, SIMPLIFIED 20 MX FACADE



# DUDLEY ST - CONCEPT DIAGRAMS

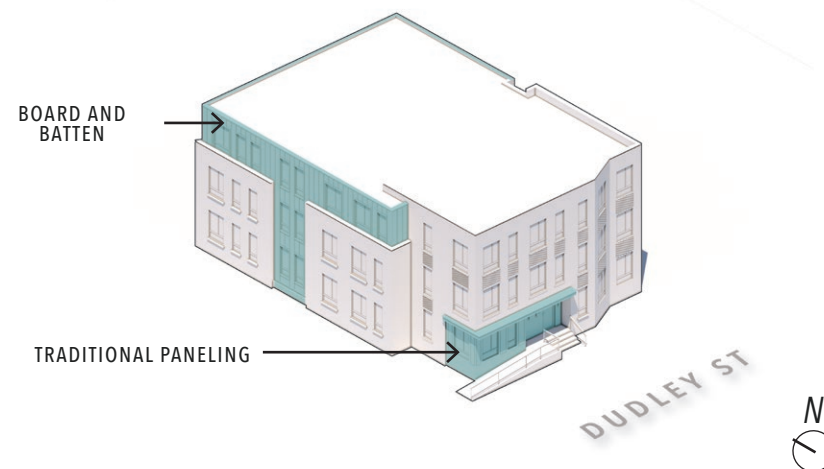
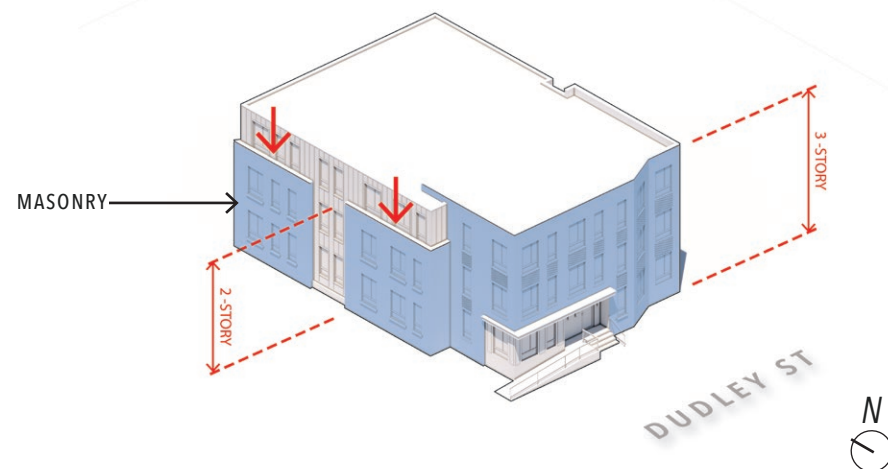
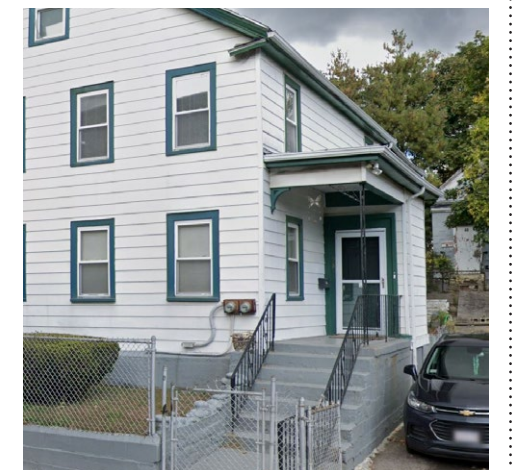
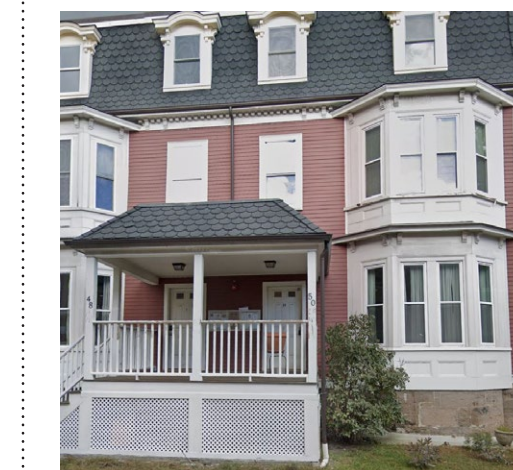


▲ **BRIDGING TYPOLOGIES** - THE BUILDING AT 70 DUDLEY STREET NEGOTIATES THE TRANSITION BETWEEN A CIVIC EDGE AND THE MORE RESIDENTIAL INTERIOR OF THE HIGHLAND HISTORIC DISTRICT.



▲ **RESIDENTIAL ENTRIES**

◀ **ENTRY CANOPY AND CONTEXTUAL MATERIALS** - THE ENTRYWAY AT 70 DUDLEY ST DRAWS ON THE CHARACTERISTIC OVERHEAD CANOPIES ALONG THE STREET, AND UTILIZES CONTEXTUAL MATERIAL CHARACTER TO REINFORCE ENTRY LOCATION AT THE BUILDING'S BASE



▲ **MATERIAL PROPORTIONS** - THE PROJECT DESIGN BORROWS AND COMBINES MATERIAL FROM ITS CIVIC AND RESIDENTIAL NEIGHBORS IN PROPORTIONS THAT ACKNOWLEDGE A TRANSITION FROM A LARGER SCALE TO THE EAST, TO A SMALLER SCALE TO THE WEST



# 70 DUDLEY STREET VIEW FROM GUILD ROW







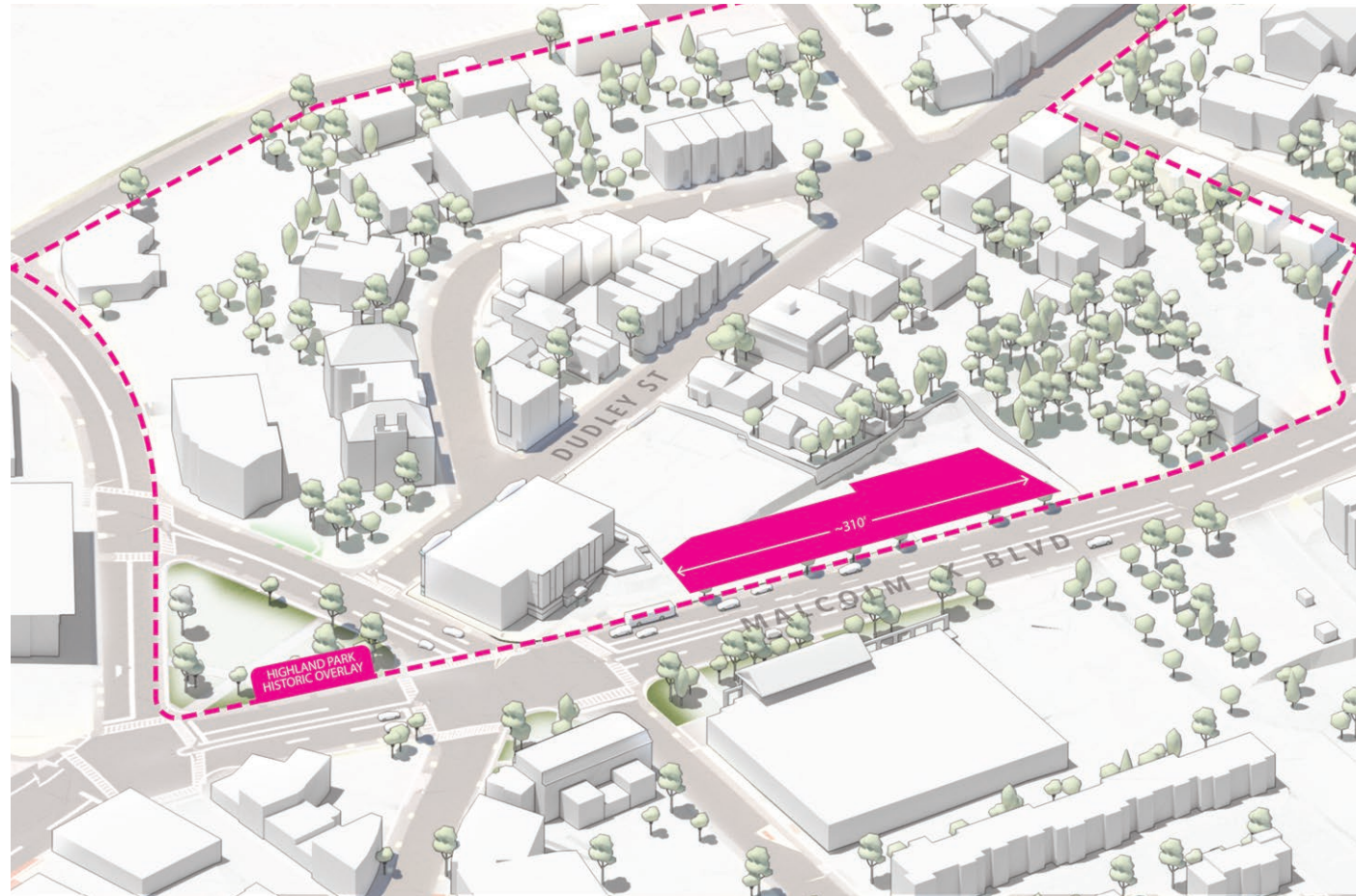




RELOCATE PUDDINGSTONE WALL AT DUDLEY STREET LANDSCAPE EDGE

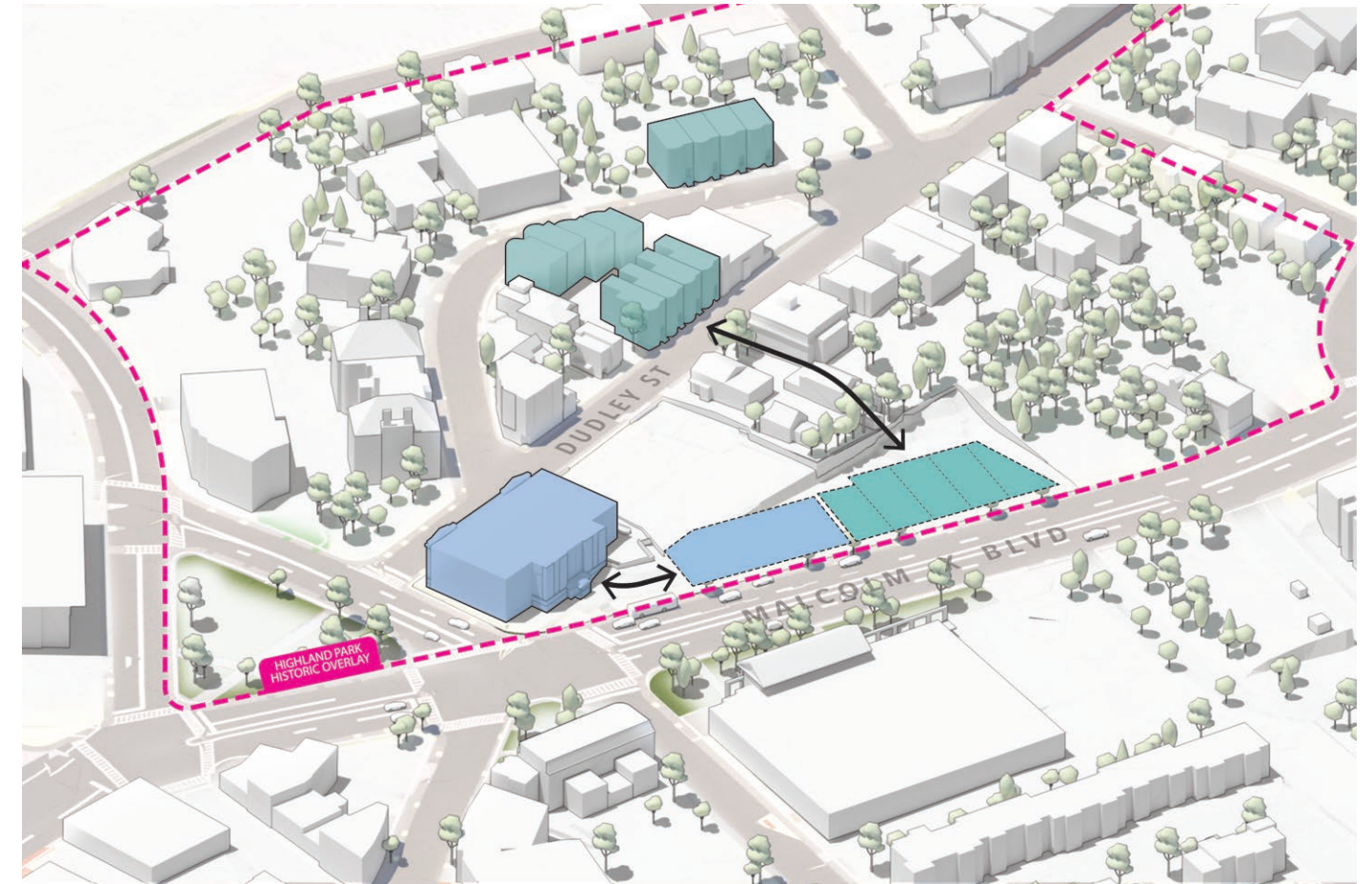


# MALCOLM X BLVD - SITE CONCEPT



## 1. REINFORCING EDGE | SHAPING OPEN SPACE

THE BUILDING'S FOOTPRINT REFLECTS THE DESIRE TO EXTEND AN IMPROVED PUBLIC EXPERIENCE ALONG MALCOLM X'S STREET EDGE. THE BUILDING SERVES TO BOTH SHAPE A PUBLIC PLAZA TO ITS EAST, AND TO ACTIVATE THE PUBLIC REALM FOR APPROXIMATELY 310' DOWN MALCOLM X BLVD.

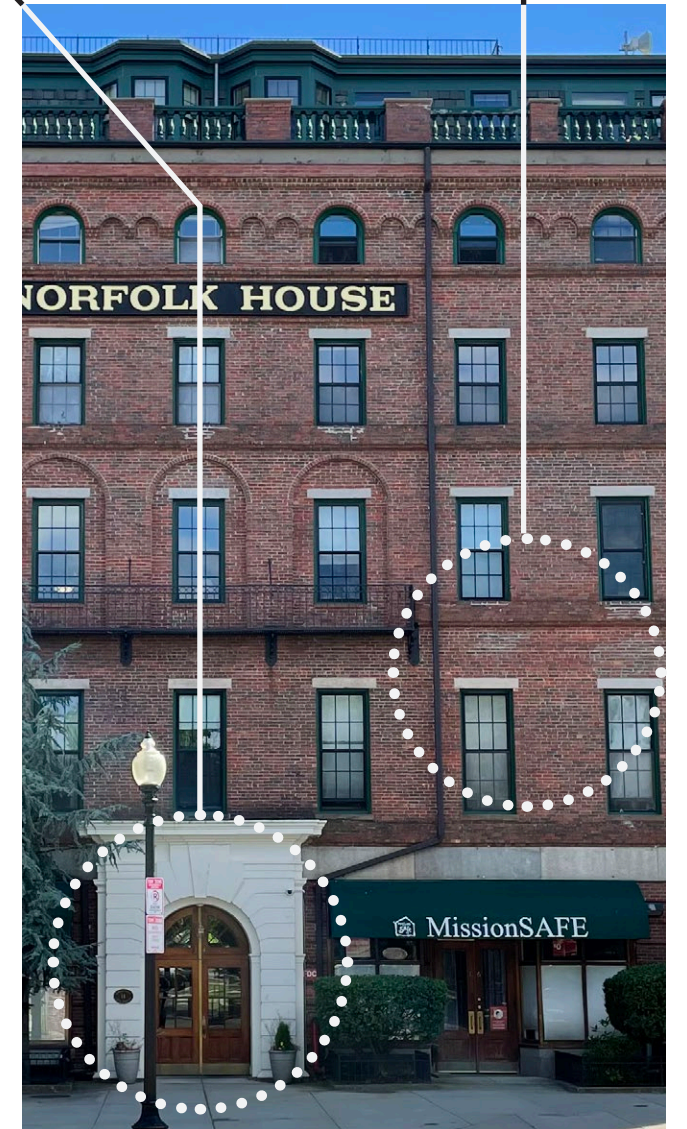


## 2. REFERENCING EXISTING CHARACTER

IMPORTANCE WAS PLACED ON CREATING ARCHITECTURE ALONG MALCOLM X BLVD THAT REFLECTS BOTH SCALE AND CHARACTER OF THE HISTORIC DISTRICT IN WHICH THE BUILDING IS LOCATED. SPECIFICALLY, THE BUILDING IS DIVIDED INTO TWO VOLUMES, RESPECTIVELY REFERENCING THE CIVIC AND RESIDENTIAL BUILDING TYPES PREVALENT IN THE DISTRICT.



# CONTEXT STUDY - MASONRY DETAILING



EMBARC TRAX

sv+partners CASTE CAPITAL

10 MALCOLM X BLVD

| TRAX / SV+PARTNERS / CASTE CAPITAL

| JUNE 5, 2024

| 29

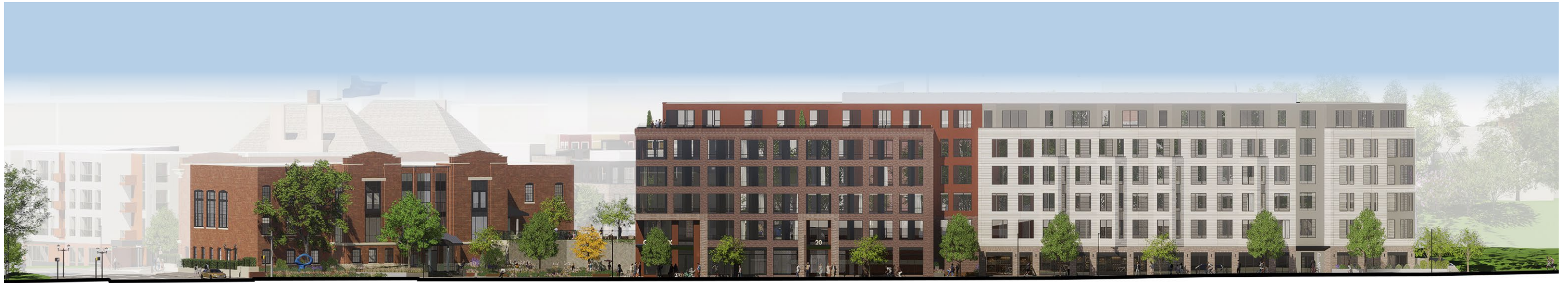
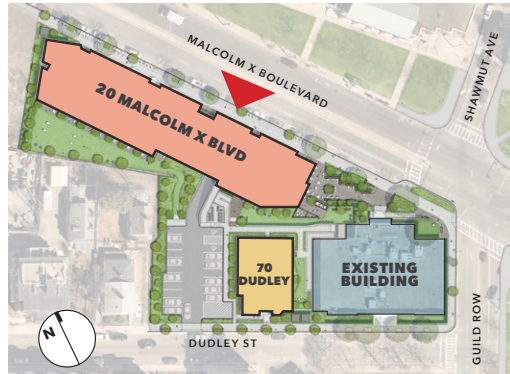


# ACTIVATION OF NEW PUBLIC PLAZA





# 20 MXB STREET ELEVATION



1 - 20 Malcolm X Boulevard - North Elevation

2 - 70 Dudley Street - South Elevation



# APPLICATION





# 20 MALCOLM X BOULEVARD ENTRY ELEVATION



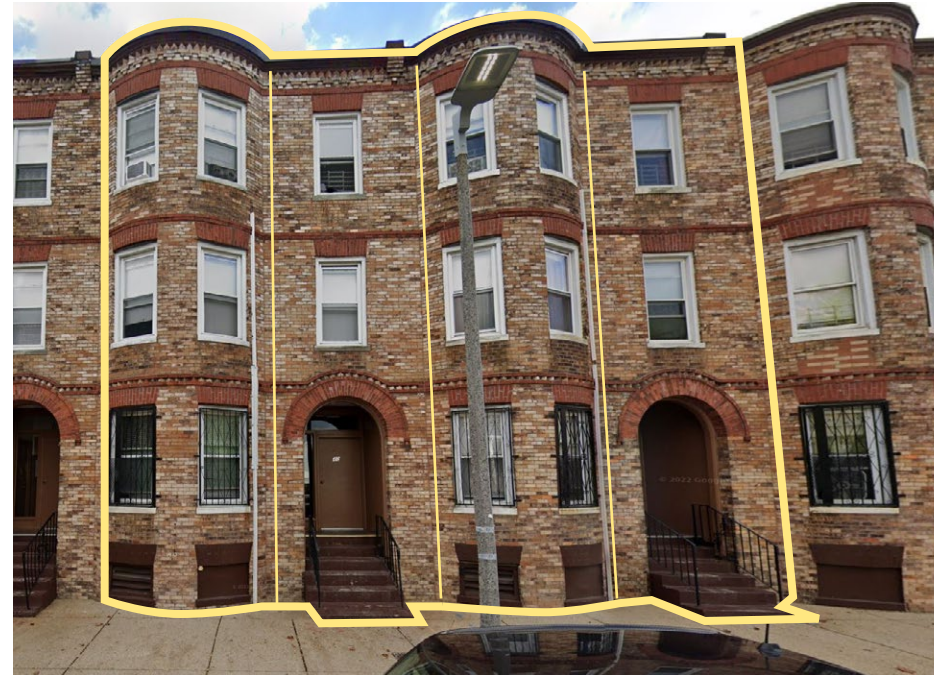
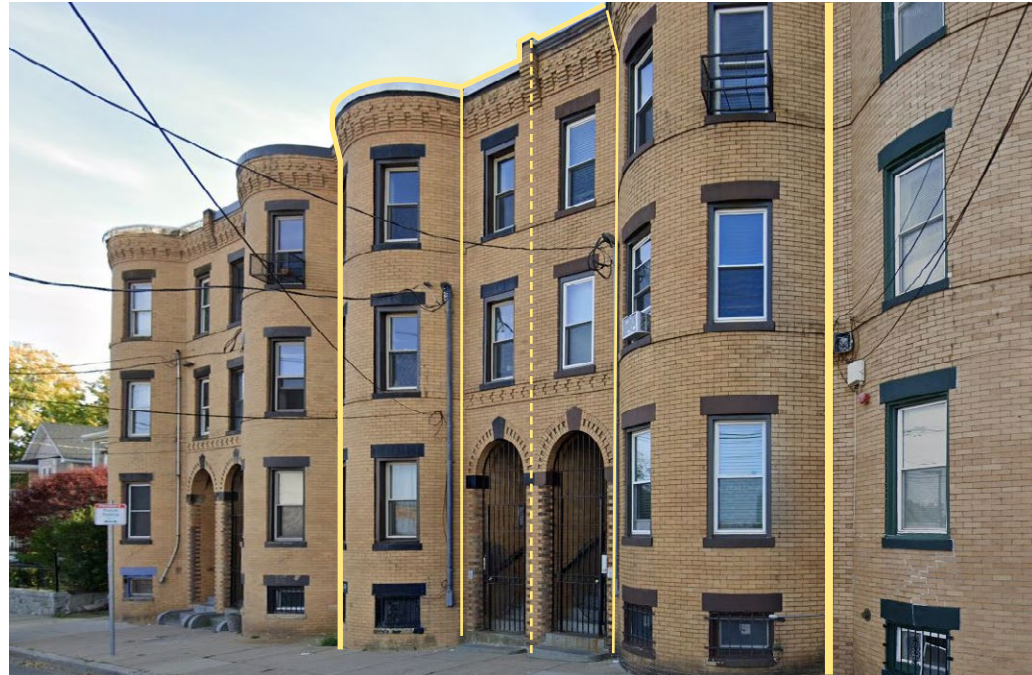




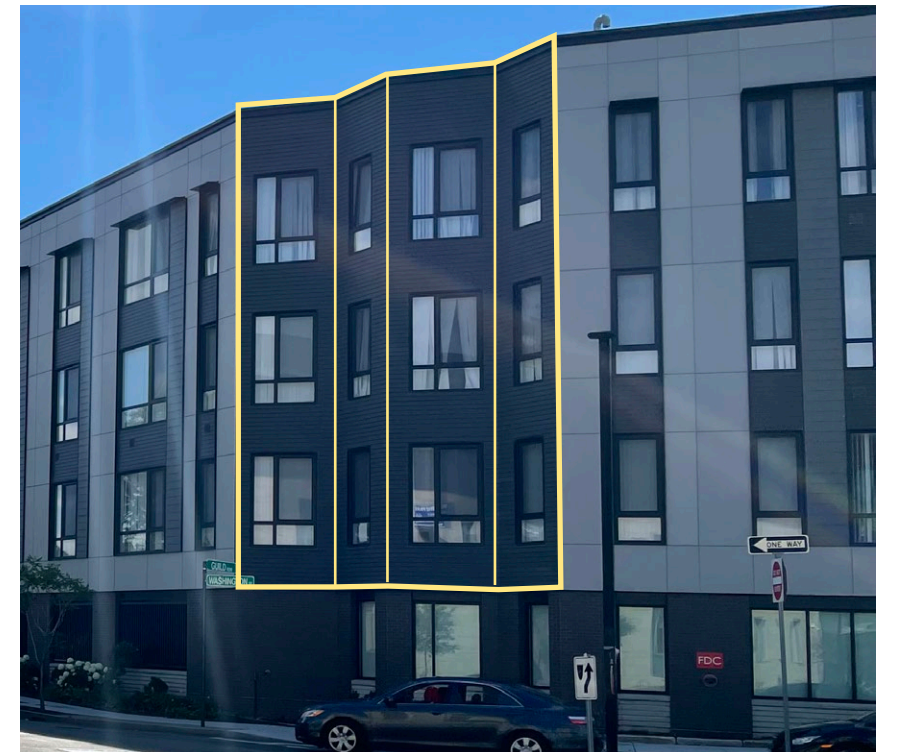
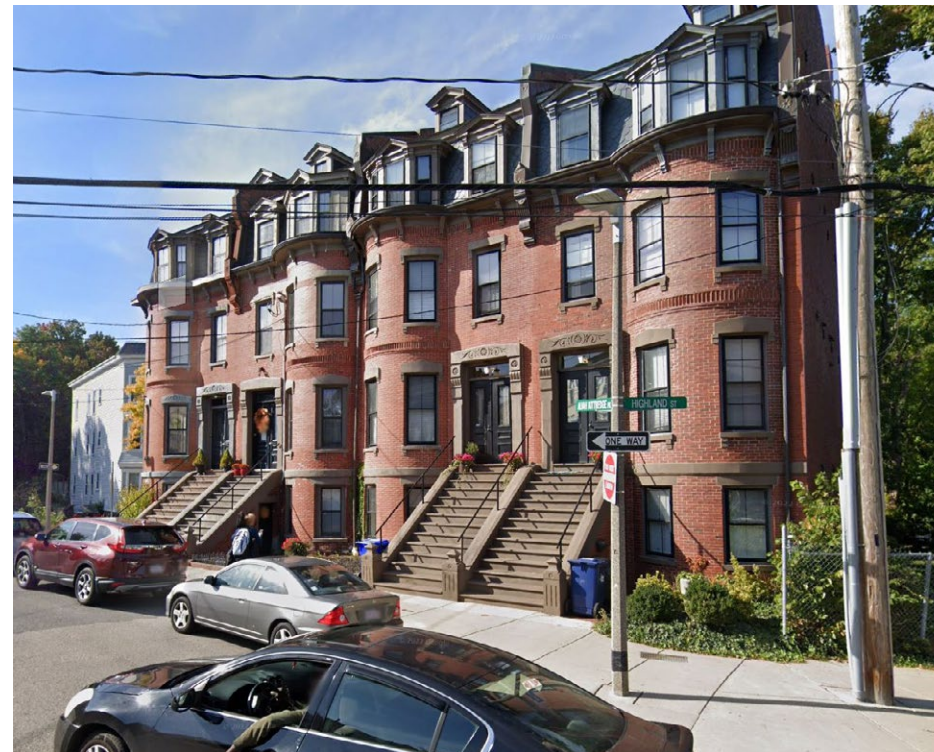
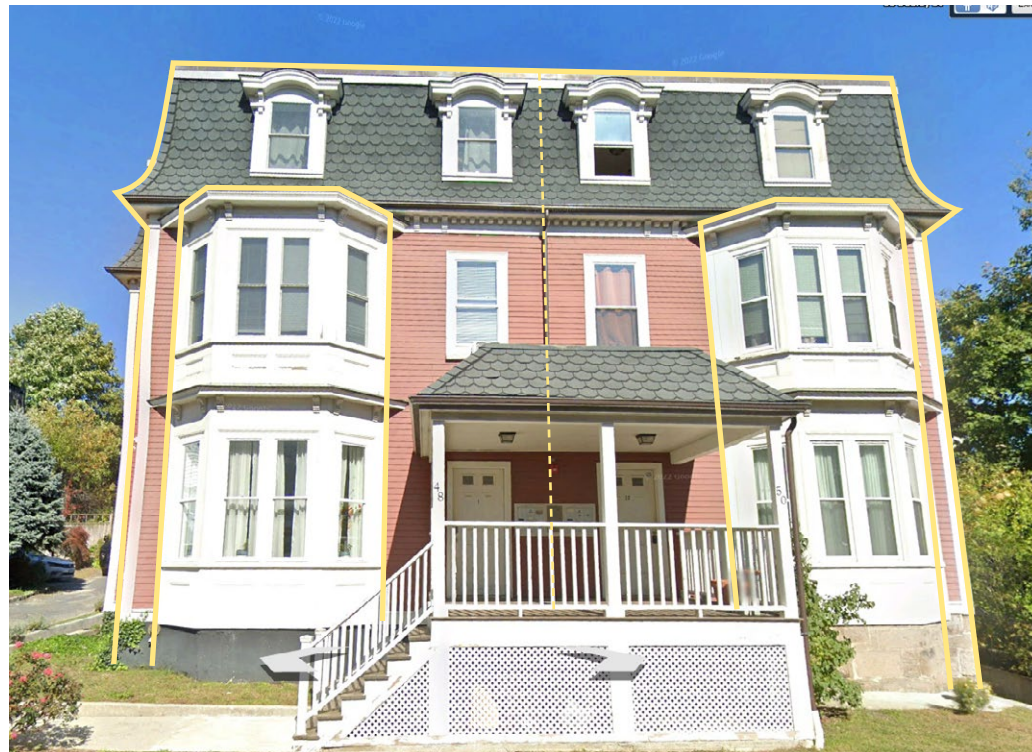


# CONTEXT STUDY - FACADE COMPOSITION

ARTICULATION OF TOWNHOUSE

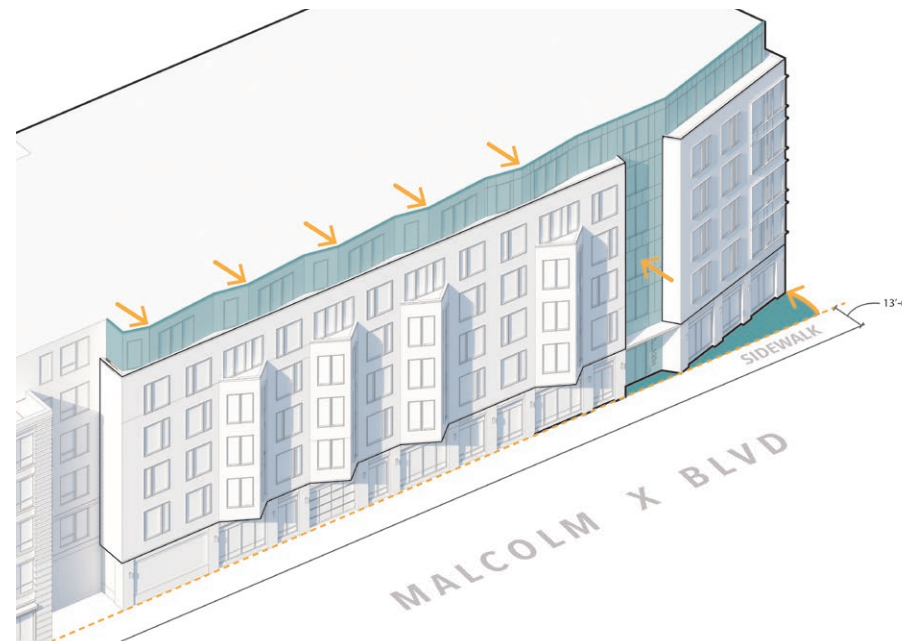


ANGLED EXPRESSIONS



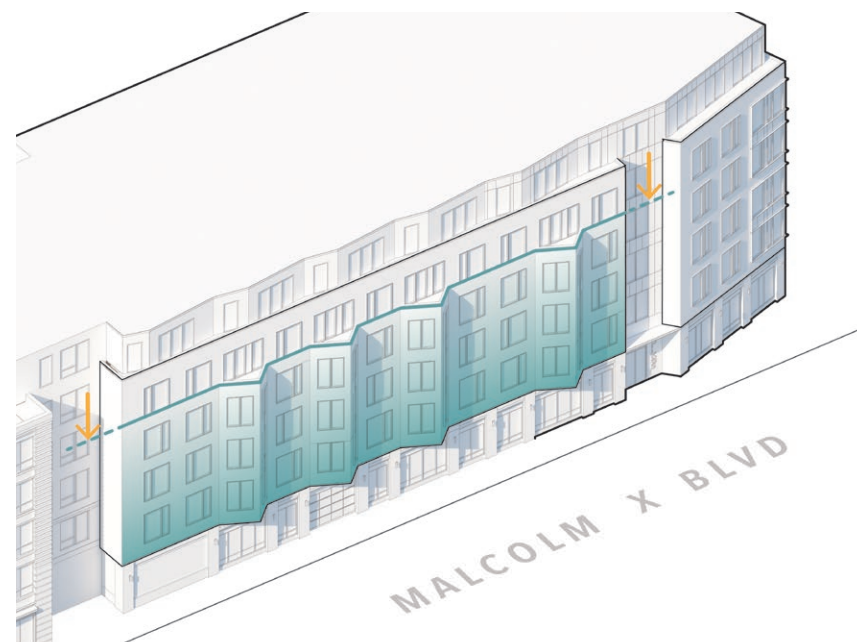


# APPLICATION



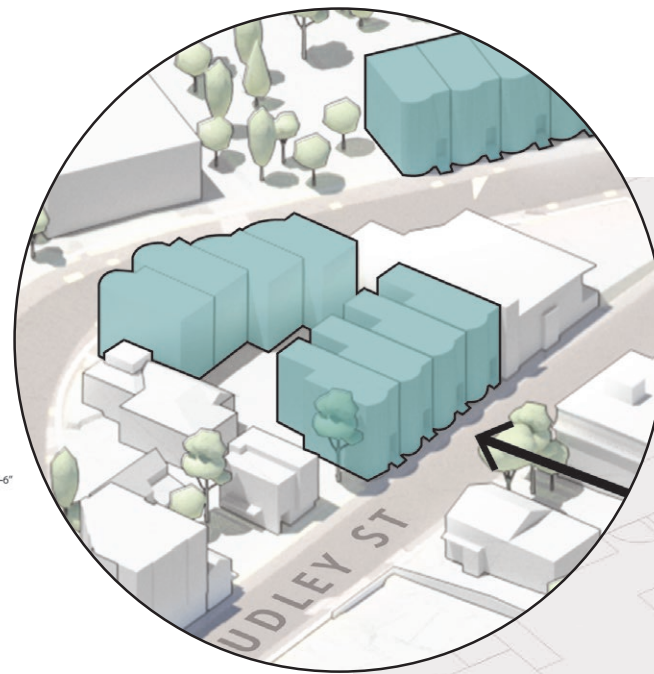
## ▲ BUILDING ALIGNMENT AND TOP

FOOTPRINT CONTINUES BUILDING ALIGNMENT TO BIKE ENTRY, WHERE BUILDING TOP CREATES FULL HEIGHT BREAK IN MASSING. PLEATING AT PENTHOUSE CREATES VISUAL BREAK FROM LOWER LEVELS AND ESTABLISHES RHYTHM DOWN THE STREET



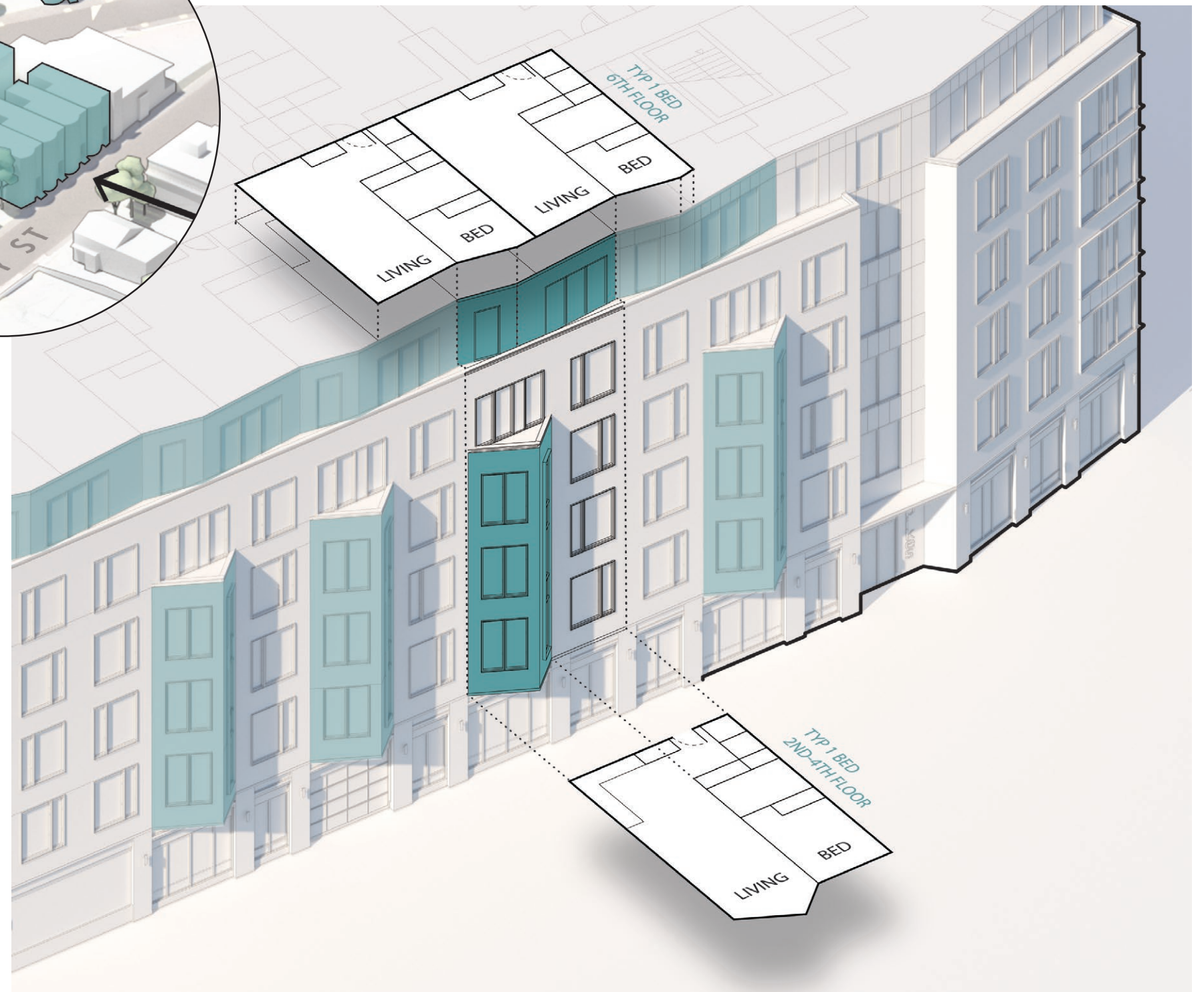
## ▲ SCALING THE BUILDING "MIDDLE"

THE MIDDLE PORTION OF THE BUILDING CREATES A DATUM WHERE BAYS TERMINATE AT THE FOURTH LEVEL, MITIGATING THE PERCEIVED HEIGHT OF THE 5-STORY VOLUME.



## ◀ TOWNHOUSE EXPRESSIONS IN HIGHLAND HISTORIC DISTRICT

THE ARTICULATION OF THE PROPOSED BUILDING'S MASS OCCURS AT THE SCALE OF THE INDIVIDUAL UNIT, BORROWING SCALE OF EXPRESSION FROM THE TOWNHOUSES SCATTERED THROUGH THE HIGHLAND HISTORIC DISTRICT, DISTINGUISHED BY THE REPETITION OF THEIR BAYS, AND ENTRIES AT GRADE



## ▲ CREATING A LEGIBLE RESIDENTIAL SCALE

THE PLACEMENT OF BAYS AND THE FREQUENCY OF PLEATING AT THE PENTHOUSE EXPRESSION ARE INFORMED DIRECTLY BY THE CONFIGURATION OF LIVING AND BEDROOM SPACES ALONG THE BUILDING. THIS STRATEGY ALLOWS THE FACADE TO REFLECT A FAMILIAR SCALE AND CHARACTER.



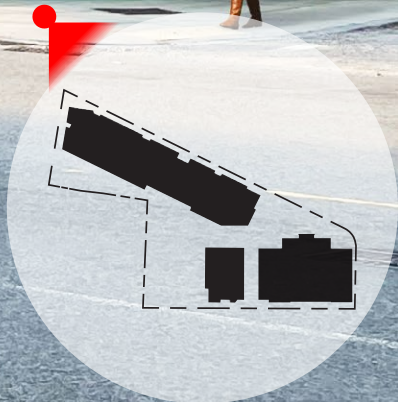








# 20 MALCOLM X BOULEVARD VIEW FACING EAST





# MALCOLM X BOULEVARD PLAZA AERIAL VIEW





# PUBLIC PLAZA





# PUBLIC PLAZA





# PUBLIC PLAZA







Thank You!