



Highland Park Architectural Conservation District

URBANICA

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HIGHLAND PARK

COMMUNITY LAND TRUST

SITE CONTEXT



75 and 86 MARCELLA ST- (20) home ownership units

KEY FACTS

20x HOMEOWNERSHIP UNITS

6x 1BR | 8x 2BR | 6x 3BR

100% AFFORDABLE UNITS

70% FAMILY SIZED UNITS

+ INTERMODAL TRANSPORTATION

6 parking spaces

Indoor Bike Parking

Access to Public Transportation

PROGRAM

Project Program		
Land Size (sf)		15,792
	Site 3	8,682
	Site 5	7,110
Total Gross Area (gsf)		26,397
	Site 3	10,682
	Site 5	15,715
No. of Units		20
	Site 3	8
	Site 5	12
Affordability Levels (#)		
	80% AMI	10
	100% AMI	10
Accessible Units (#) > than 10%		3
On-site Parking (#)		6
	Site 3	0
	Site 5	6

PARCEL 3: 75 MARCELLA ST



PARCEL 3: 75 MARCELLA ST- VIEW FROM INTERSECTION OF MARCELLA ST /HIGHLAND ST



PARCEL 3: 75 MARCELLA ST- VIEW FROM HIGHLAND ST



PARCEL 3: 75 MARCELLA ST- VIEW ON MARCELLA ST



PARCEL 3: 75 MARCELLA ST - "TRIPLE-DECKER" HOUSING TYPOLOGY



Neighboring “triple decker” housing

- some bays “float”; others extend to the ground
- horizontal siding
- vertically punched windows



Infill with “triple decker” housing typology



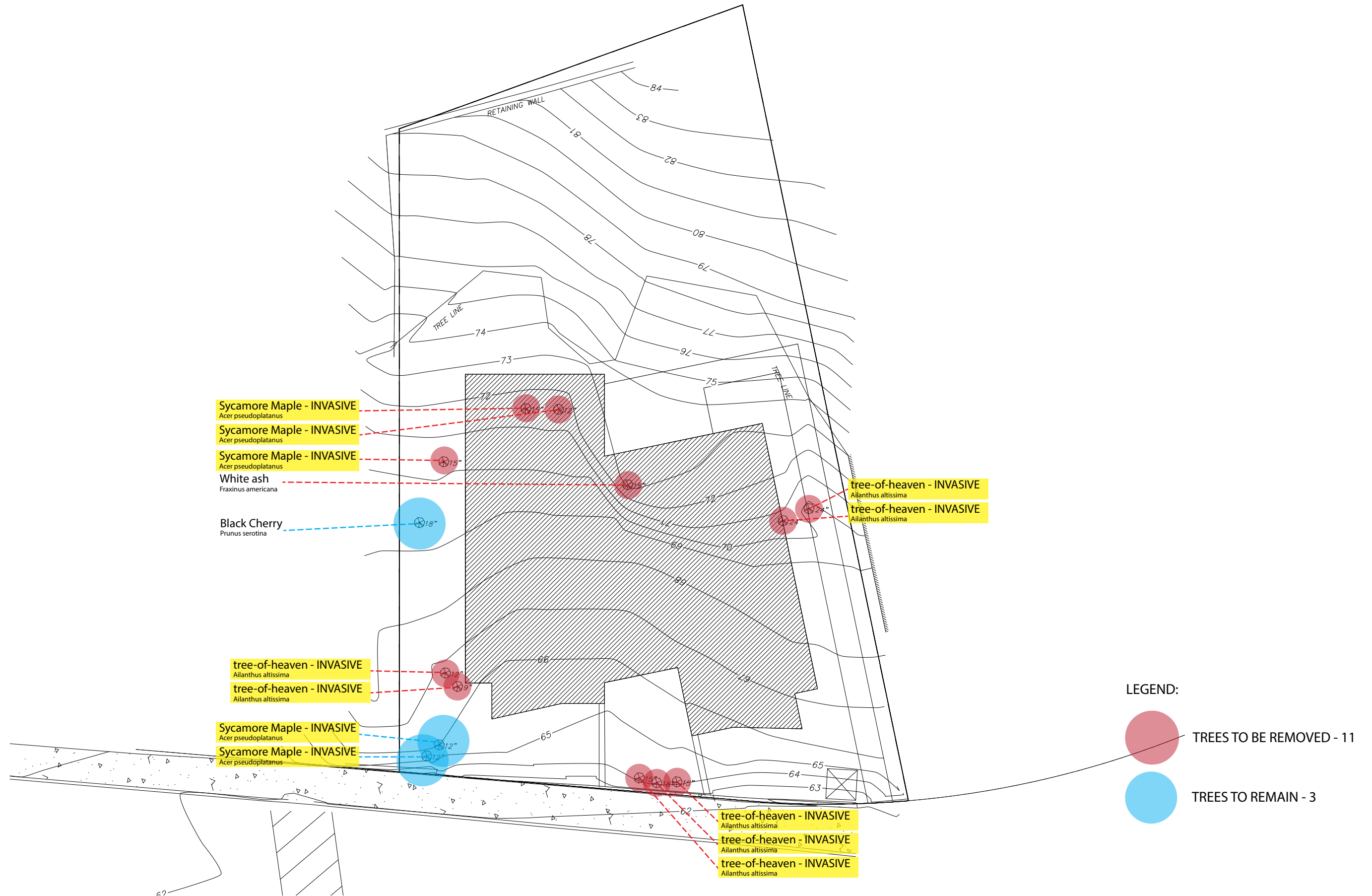
- “A” bay that extends down to the ground
- “B” bay that floats above the ground floor
- angled bays with large windows are oriented towards Marcella Play-ground



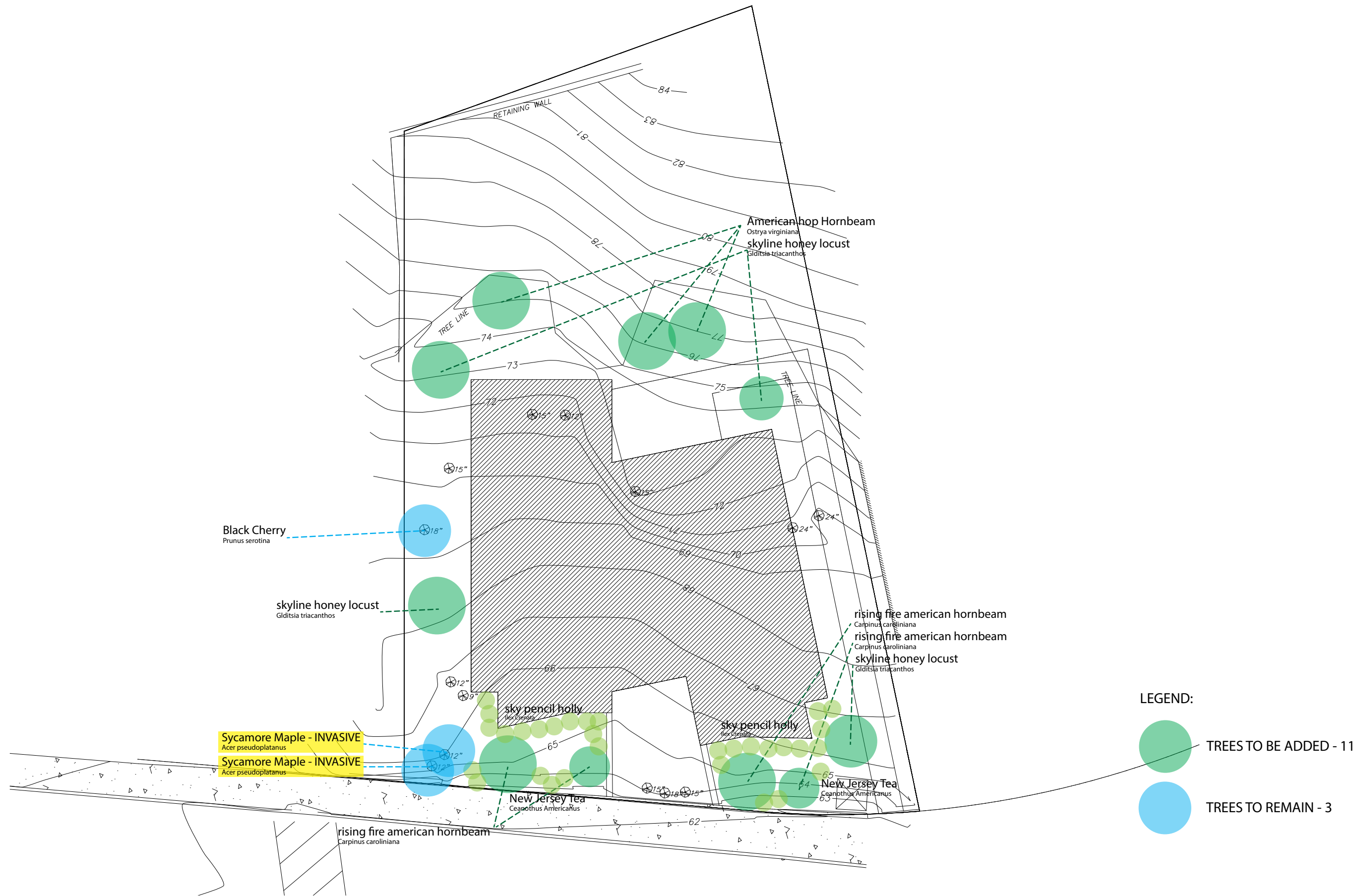
Neighboring “triple decker” housing

- bay windows that extend to the ground
- horizontal siding
- vertically punched windows
- base material addressing topography

PARCEL 5: 75 MARCELLA ST- TREE SURVEY



PARCEL 5: 75 MARCELLA ST- PROPOSED SITE PLAN



PARCEL 3: 75 MARCELLA ST AERIAL VIEW



PARCEL 3: 75 MARCELLA ST- on MARCELLA ST



PARCEL 3: 75 MARCELLA ST- VIEW ON RIGHT CORNER



PARCEL 3: 75 MARCELLA ST- looking from HIGHLAND ST- ADD FENCE AT TRANSFORMER



PARCEL 3: 75 MARCELLA ST- looking from HIGHLAND ST



PARCEL 3: 75 MARCELLA ST- VIEW ON LEFT CORNER



PARCEL 3: 75 MARCELLA ST- looking from HIGHLAND ST



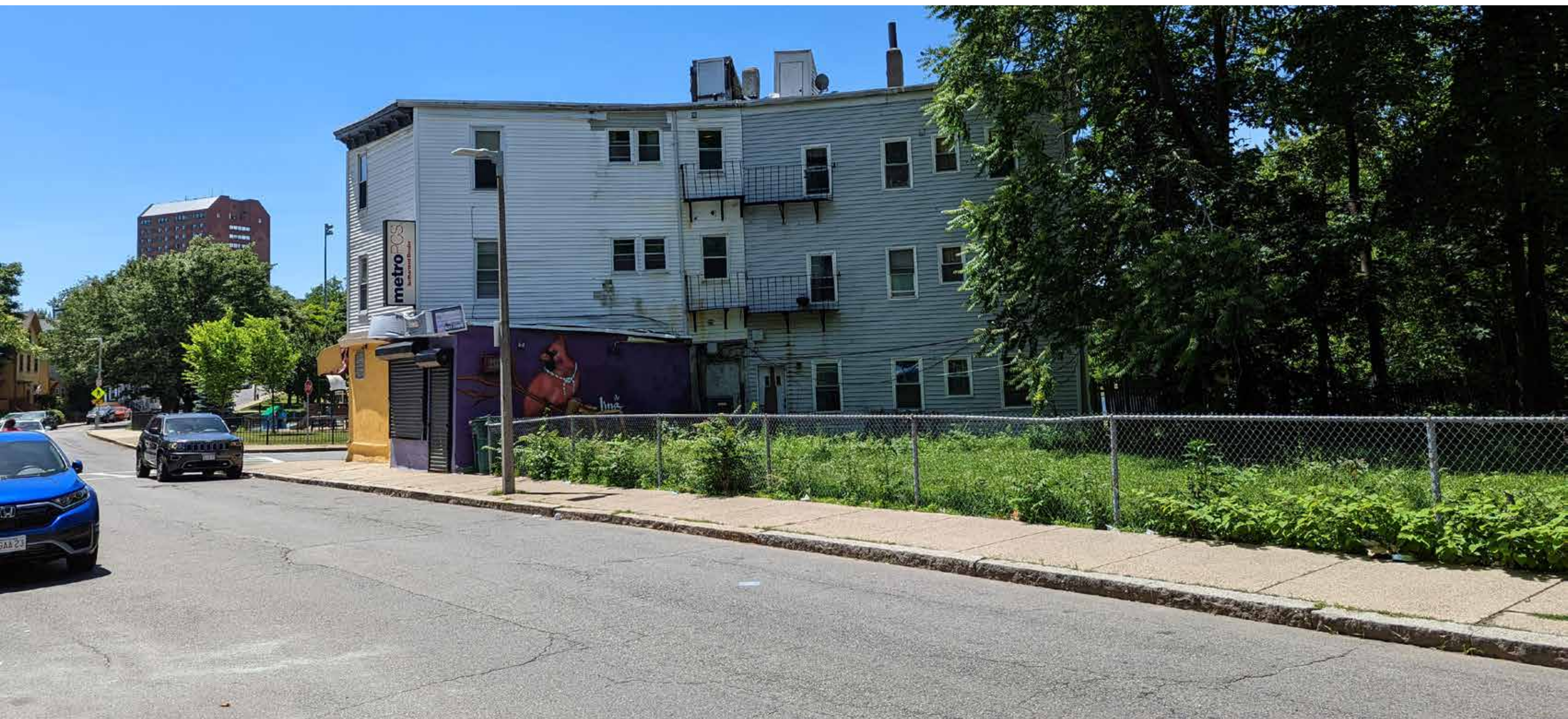
PARCEL 5: 86 MARCELLA ST AERIAL VIEW



PARCEL 5: 86 MARCELLA ST- VIEW ON MARCELLA ST



PARCEL 5: 86 MARCELLA ST- VIEW ON MARCELLA ST



PARCEL 5: 86 MARCELLA ST- VIEW ON MARCELLA ST



PARCEL 5: 86 MARCELLA ST- VIEW ON HIGHLAND ST



PARCEL 5: 86 MARCELLA ST- VIEW ON HIGHLAND ST



PARCEL 5: 86 MARCELLA ST - HYBRID TYPOLOGY: "ROWHOUSE" + "TRIPLE-DECKER"



Neighboring "rowhouse" housing typology

- some bays "float"; others extend to the ground
- horizontal siding
- vertically punched windows



Infill with "rowhouse" housing typology



- dark gray mansard
- cornice detail
- vertically oriented punched windows
- red clapboard siding
- bays extend down to ground
- masonry base



Neighboring "rowhouse" housing

- 3 stories of red brick with dark gray mansard
- vertically oriented windows in dark gray
- repeating blocks



118 Marcella St. by Urbanica

- recently completed 4 unit townhouse building
- massing and exterior design was inspired by row-houses in the vicinity

PARCEL 5: HIGHLAND ST - "TRIPLE-DECKER" HOUSING TYPOLOGY



Neighboring “triple decker” housing

- some bays “float”; others extend to the ground
- horizontal siding
- vertically punched windows



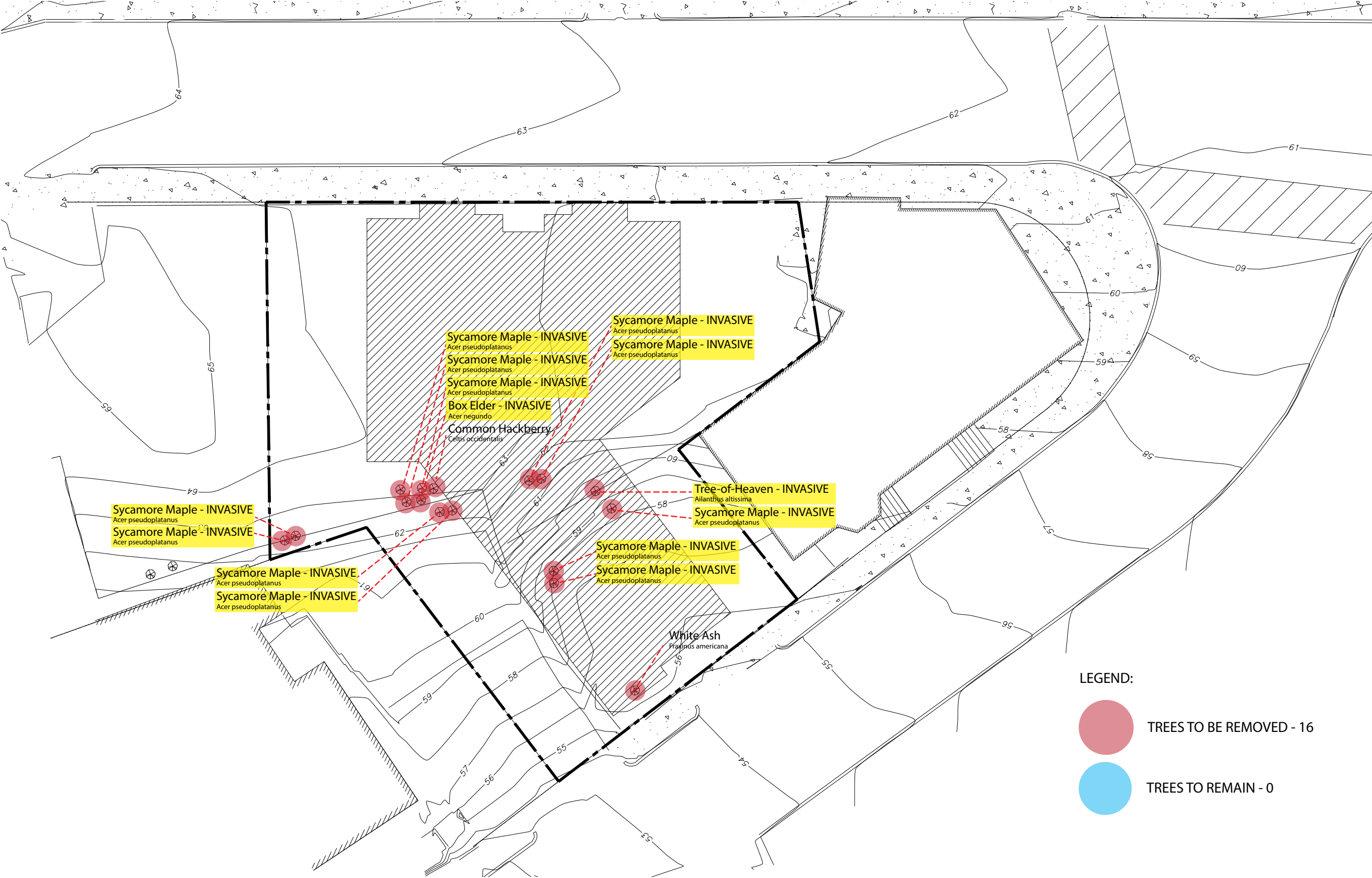
Infill with “triple decker” housing typology



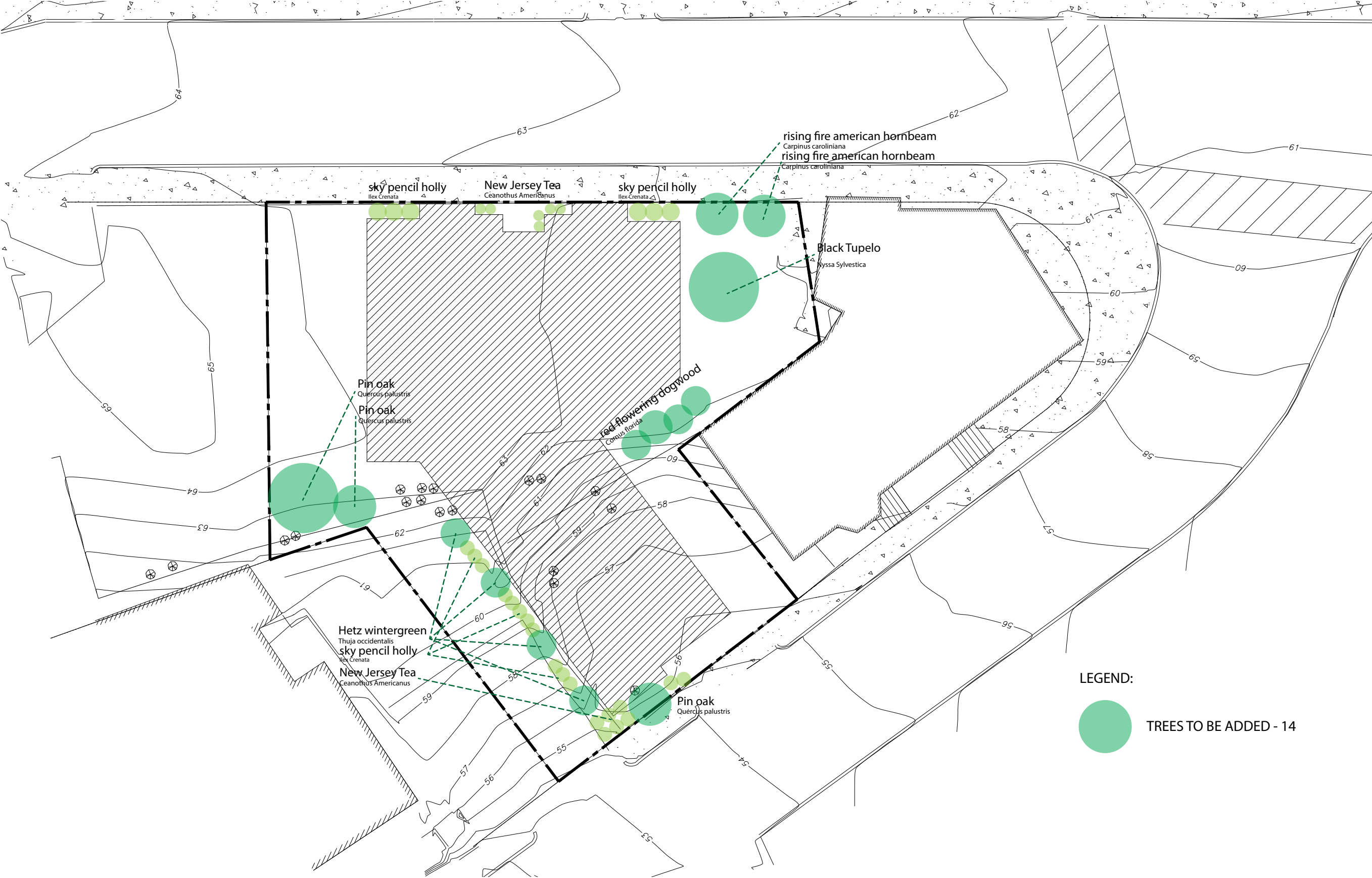
Neighboring “triple decker” housing

- bay windows that extend to the ground
- horizontal siding
- vertically punched windows
- base material addressing topography

PARCEL 5: 86 MARCELLA ST- EXISTING TREE SURVEY



PARCEL 5: 86 MARCELLA ST- PROPOSED SITE PLAN



PARCEL 5: 86 MARCELLA ST- OVERVIEW on MARCELLA ST- NO STREET TREES



MARCELLA ST

PARCEL 5: 86 MARCELLA ST- on MARCELLA ST



PARCEL 5: 86 MARCELLA ST- on MARCELLA ST



PARCEL 5: 86 MARCELLA ST- OVERVIEW on HIGHLAND ST- CURRENT DESIGN



HIGHLAND ST

PARCEL 5: 86 MARCELLA ST- on HIGHLAND ST- EARLIER OPTION



PARCEL 5: 86 MARCELLA ST- on HIGHLAND ST- EARLIER OPTION



PARCEL 5: 86 MARCELLA ST- OVERVIEW on HIGHLAND ST- OPTION 7- SETBACK



PARCEL 5: 86 MARCELLA ST- on HIGHLAND ST- OPTION 7- SETBACK- STONE BASE



PARCEL 5: 86 MARCELLA ST- on HIGHLAND ST- OPTION 7- SETBACK - STONE BASE



PARCEL 5: 86 MARCELLA ST- on HIGHLAND ST- OPTION 7- SETBACK- STONE BASE



PARCEL 5: 86 MARCELLA ST- on HIGHLAND ST- MANSARD STUDIES - #1- AT 3RD FLOOR



PARCEL 5: 86 MARCELLA ST- on HIGHLAND ST- MANSARD STUDIES - #2- ON PENTHOUSE



PARCEL 5: 86 MARCELLA ST- on HIGHLAND ST- MANSARD STUDIES - #3- OPEN FRAME



PARCEL 5: 86 MARCELLA ST- on HIGHLAND ST- OPTION 7- CURRENT DESIGN



**20 New Home Ownership Units
at 75-86 Marcella St- Roxbury**