

TRAX / SV+PARTNERS / CASTE CAPITAL  
HIGHLAND PARK ARCHITECTURAL CONSERVATION DISTRICT

# 10 MALCOLM X BLVD

ROXBURY, MA

EMBARC

JUNE 26, 2025



# AGENDA

- PROJECT OVERVIEW
- SITE CONTEXT
- HIGHLAND PARK ARCHITECTURAL CONSERVATION DISTRICT REVIEW
  - MAJOR LANDSCAPE ALTERATION
  - NEW CONSTRUCTION
- COMPLIANCE WITH STANDARDS AND CRITERIA





# PROJECT OVERVIEW

## PROJECT ADDRESS

- 10 MALCOLM X BOULEVARD, ROXBURY, MA

## EXISTING

- 10 MALCOLM X BOULEVARD
  - 3 STORY COMMERCIAL BUILDING TO REMAIN
  - ~35,000 SF EXISTING COMMERCIAL SPACE

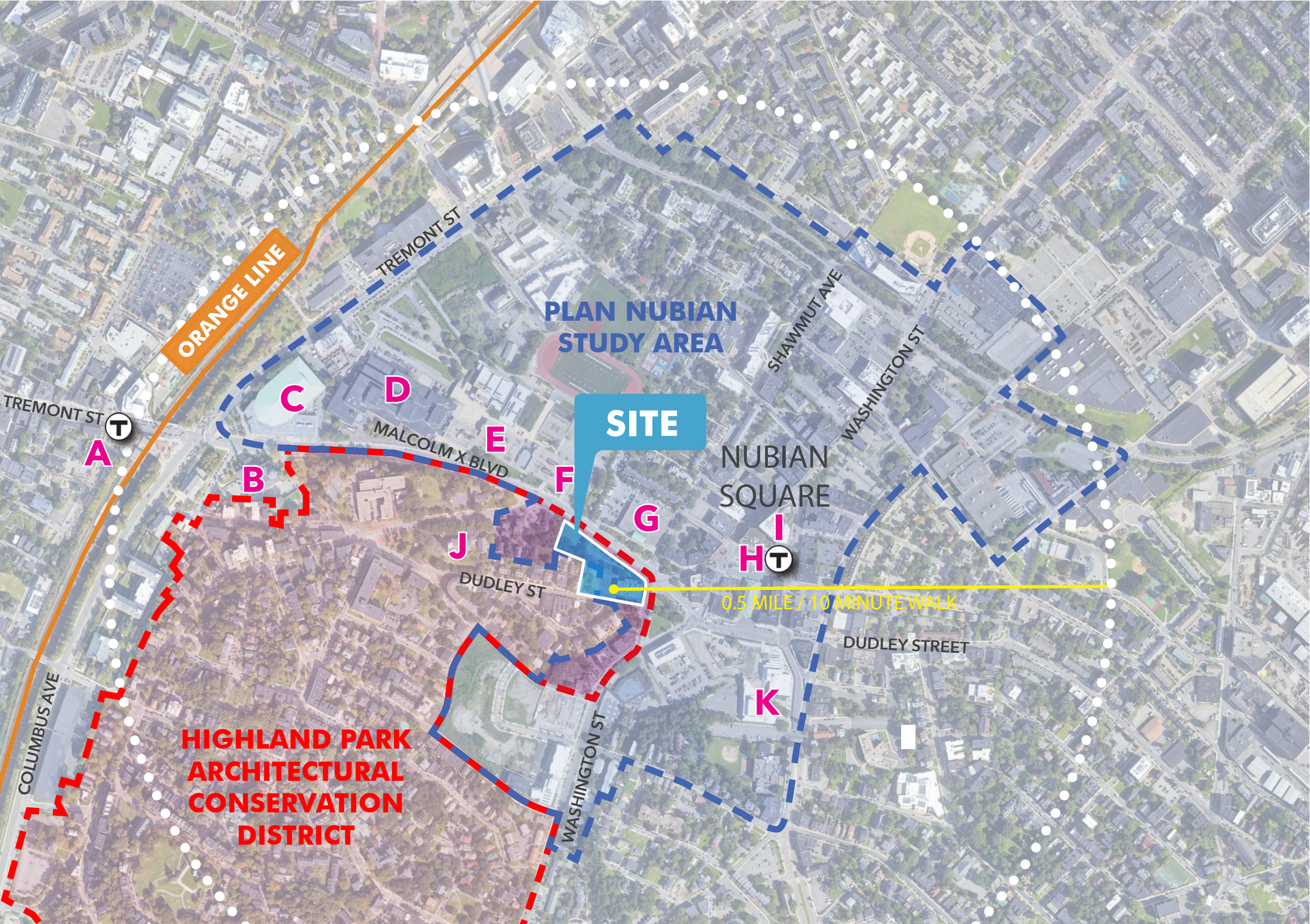
## PROPOSED

- 20 MALCOLM X BOULEVARD
  - 6 STORY RESIDENTIAL BUILDING
  - 111 RENTAL UNITS
  - 1,850 SF COMMERCIAL SPACE
- 70 DUDLEY STREET
  - 3 STORY RESIDENTIAL BUILDING
  - 12 HOME-OWNERSHIP UNITS
- THIRTY THREE (33) INDOOR PARKING SPACES
- NINETEEN (19) AT-GRADE PARKING SPACES





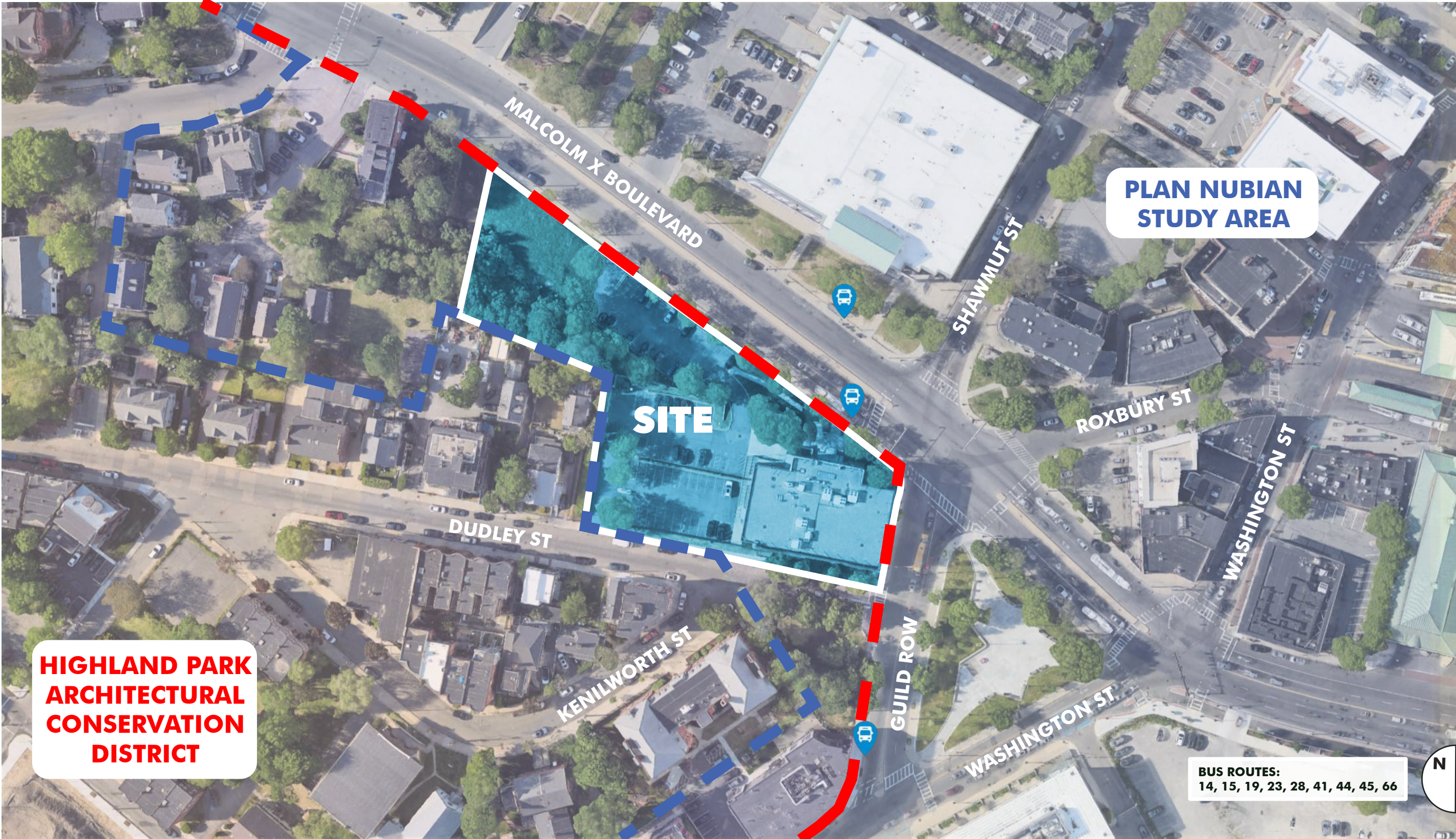
# SITE LOCATION



- 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 O'BRYANT HIGH SCHOOL
- G USPS
- H NUBIAN STATION
- I BOLLING BUILDING
- J FIRST CHURCH IN ROXBURY
- K ROXBURY BPL LIBRARY



# EXISTING SITE





# MALCOLM X BOULEVARD CONTEXT



6 KENILWORTH ST.



55 ROXBURY STREET - USPS



35-51 ROXBURY STREET



75-81 DUDLEY STREET



2451 WASHINGTON STREET



135 DUDLEY STREET





# DUDLEY STREET CONTEXT



6 KENILWORTH ST.



71 DUDLEY ST.  
O'ACES SALON



63 DUDLEY ST.



38 DUDLEY ST.



1 JOHN ELIOT SQUARE



10-18 JOHN  
ELIOT SQUARE



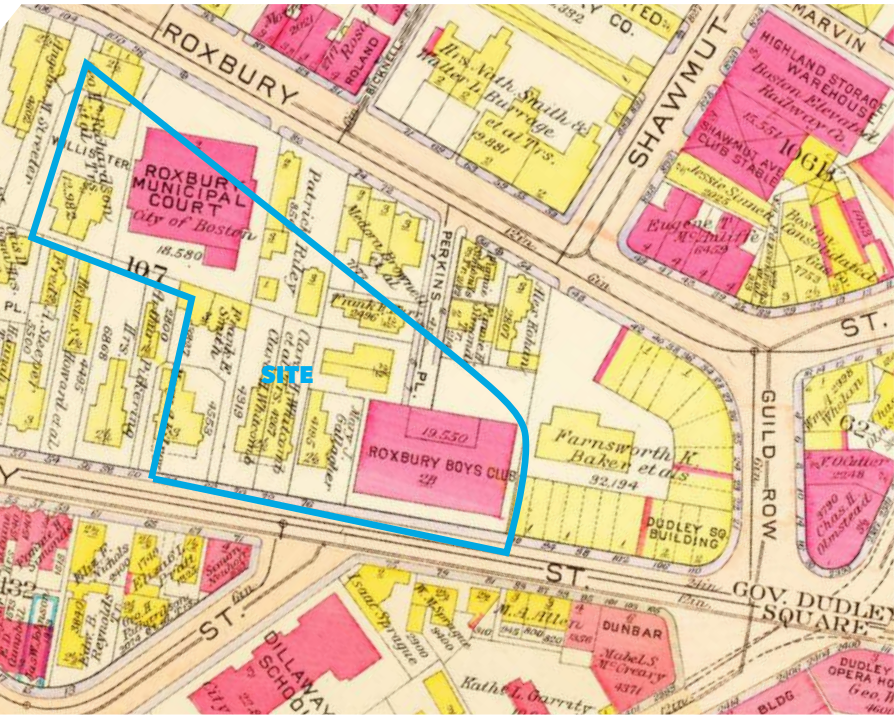
MARCUS GARVEY  
GARDENS





# BUILT ENVIRONMENT EVOLUTION : 1915 - 1994

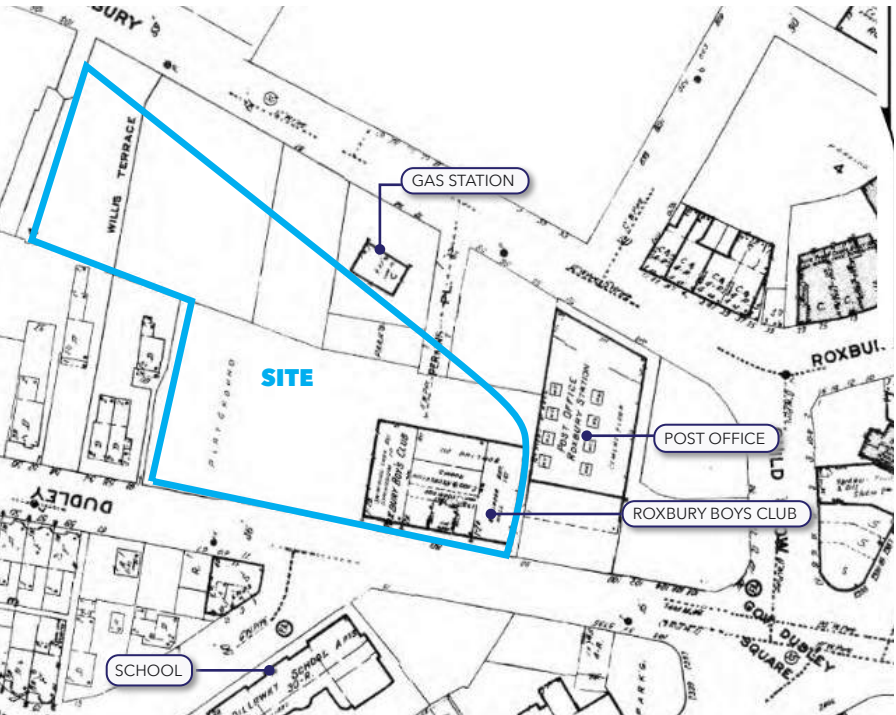
CHANGE TO INFRUSTRUCTURE, DENSITY AND USE



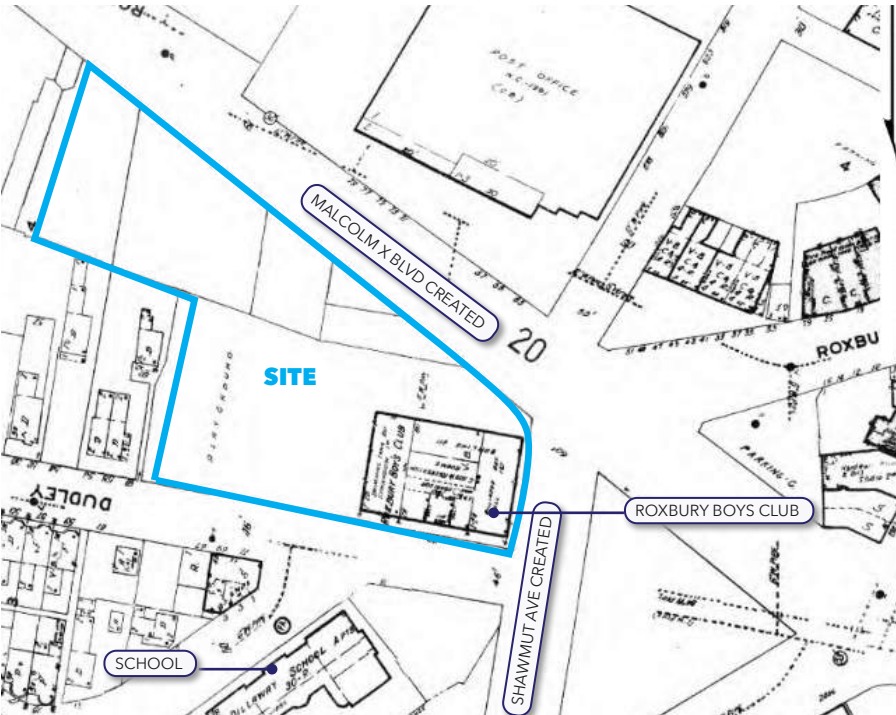
SANBORN MAP - 1915



SANBORN MAP - 1964



SANBORN MAP - 1988

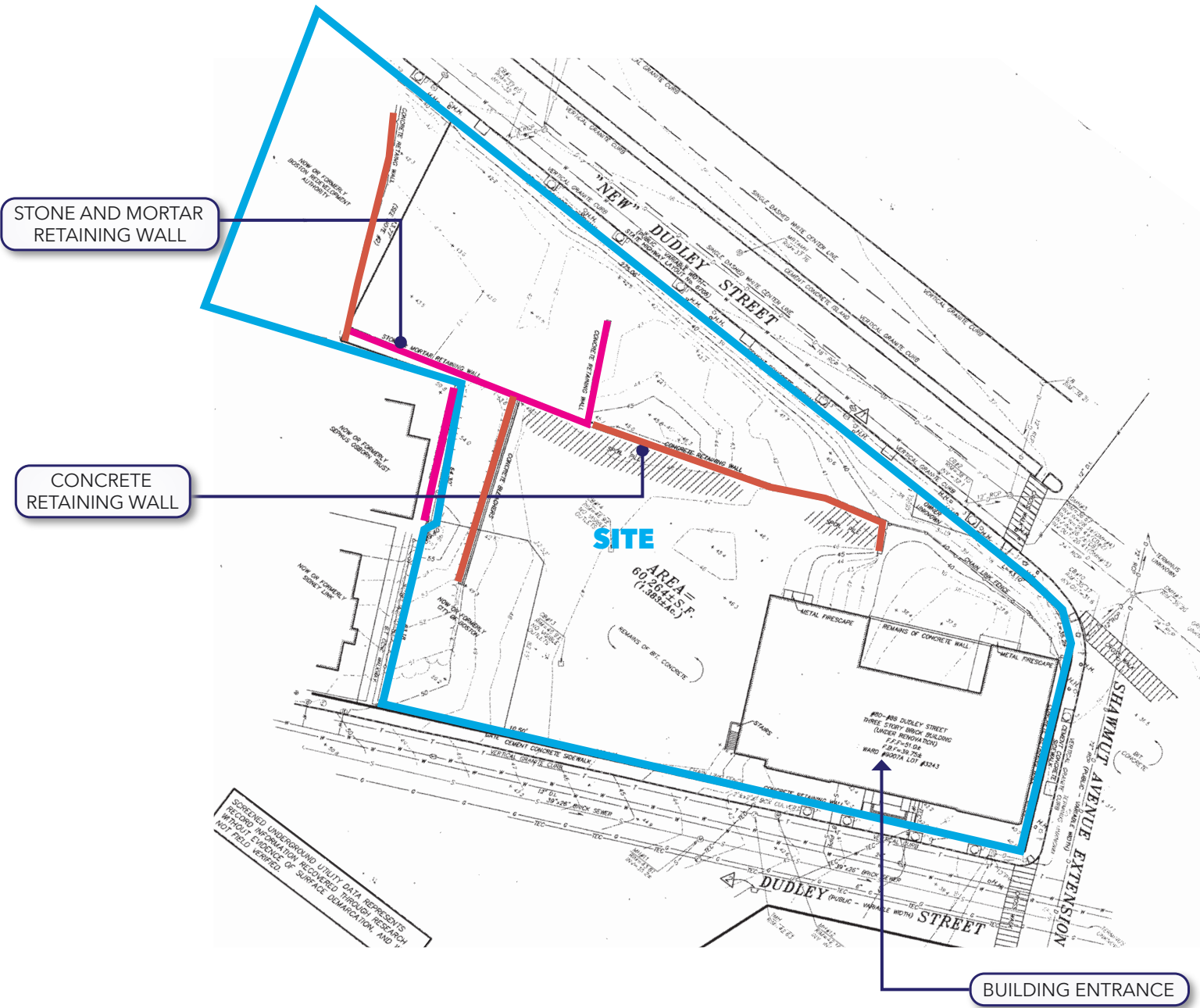


SANBORN MAP - 1994

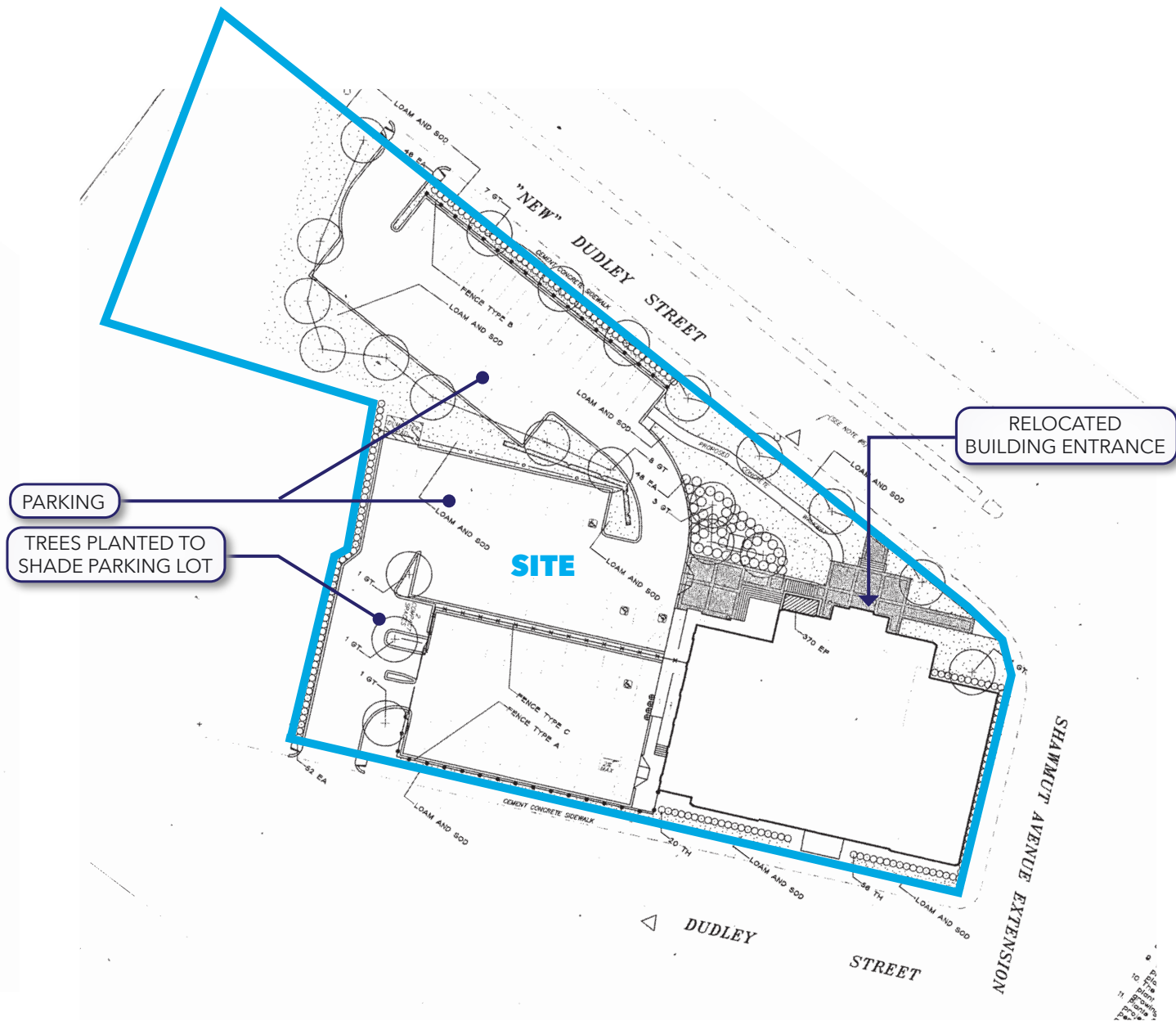


# CREATION OF SURFACE PARKING AND NEW ENTRY TO 10 MALCOLM X

SITE SURVEY : 1998



SITE PLAN : 2000





# EXISTING COMMERCIAL BUILDING TO REMAIN



LOOKING SOUTH TOWARDS EXISTING BUILDING FROM MALCOLM X BOULEVARD



LOOKING NORTHWEST FROM JUSTICE EDWARD O. GOURDIN VETERANS MEMORIAL PARK



LOOKING NORTH ALONG DUDLEY STREET



LOOKING EAST ACROSS EXISTING PARKING AT SITE



# EXISTING SURFACE PARKING



EXISTING SURFACE PARKING FACING EAST TOWARDS EXISTING BUILDING



EXISTING SURFACE PARKING FACING NORTHWEST TOWARDS DUDLEY STREET



EXISTING SURFACE PARKING FACING NORTHWEST TOWARDS MALCOLM X BOULEVARD



EXISTING SURFACE PARKING FACING SOUTH TOWARDS DUDLEY STREET



# HIGHLAND PARK ARCHITECTURAL CONSERVATION DISTRICT

## 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)

### " INTENT OF THE DISTRICT", PAGE 2

- Preserve and prevent the demolition of buildings that contribute to the character of the district or the distinctive configuration of its streetscapes;
- Protect and enhance the unique character of the quality of this environment, specifically with regard to public view corridors, parks, open space, and streetscapes; and
- Encourage new construction and infill development that is compatible with the goals of the district to preserve and/or enhance its character-defining aspects. This is not to preclude different types of structures, but rather to establish that what new developments arise will support the environment that is being protected by these guidelines

"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"



## 8.2 LEVELS OF REVIEW

### A. ACTIVITIES REQUIRING AN APPLICATION AND FULL COMMISSION REVIEW:

1. FULL DEMOLITION (NOT APPLICABLE)
2. PARTIAL DEMOLITION (NOT APPLICABLE)
3. MAJOR ARCHITECTURAL ALTERATION (NOT APPLICABLE)
4. MAJOR LANDSCAPE ALTERATION (APPLICABLE)
5. NEW CONSTRUCTION (APPLICABLE)
6. SUBSTANTIVE INCREMENTAL CHANGES AS DEEMED BY THE COMMISSION (NOT APPLICABLE)



## 8.3 STANDARDS AND CRITERIA

### MAJOR LANDSCAPE ALTERATION (APPLICABLE)

#### B. LANDSCAPE ELEMENTS

##### **Intent**

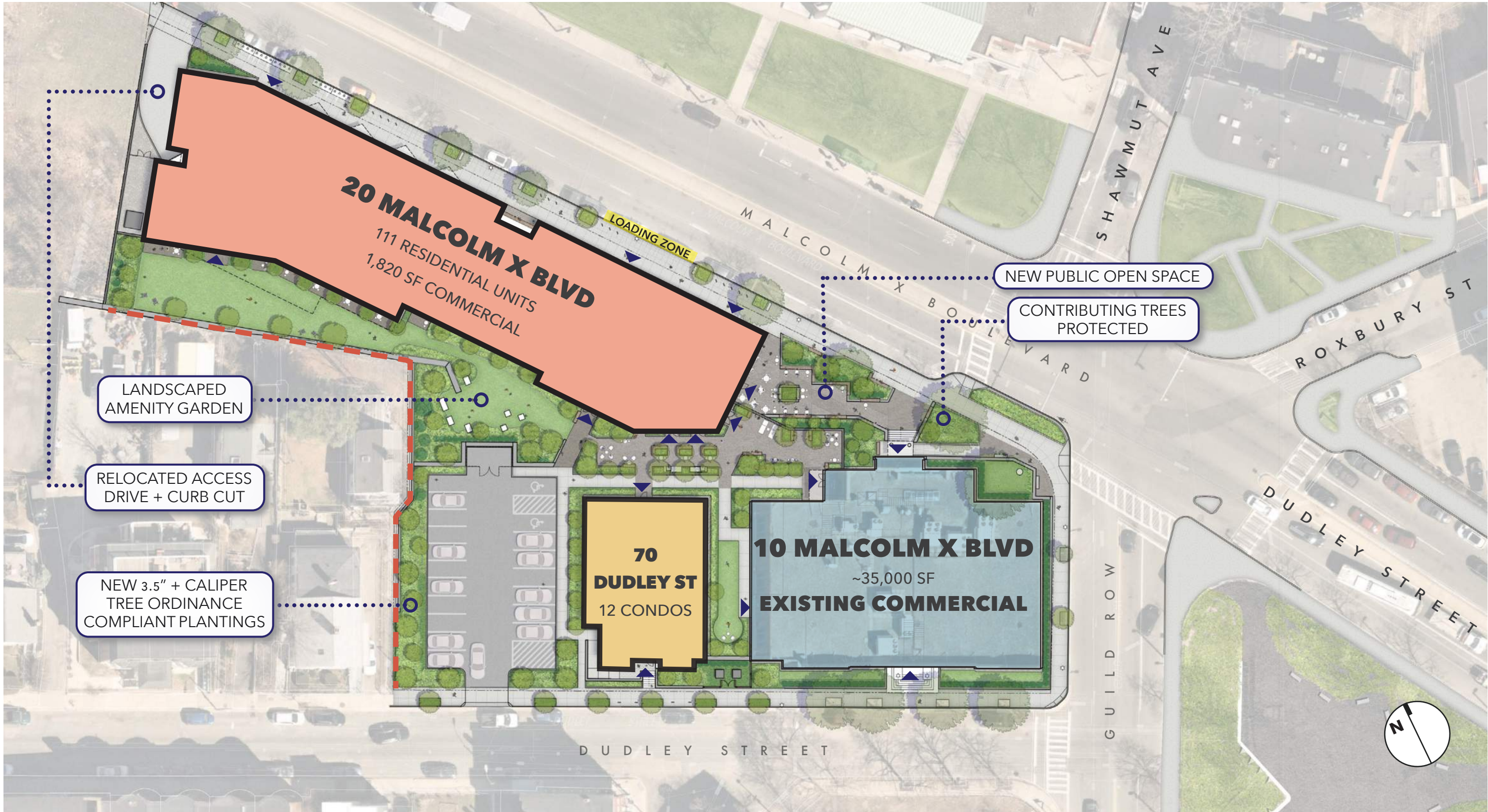
1. The intent of the landscape standards is to preserve the overall natural and human-made landscape features that define the character of Highland Park, including trees, stone outcroppings, historic walls, historic gate posts, boundary markers, and green spaces.

#### **THE PROJECT WILL :**

- PROTECT CONTRIBUTING TREES FROM CONSTRUCTION ACTIVITY
- RETAIN CONTRIBUTING TREES TO THE MAXIMUM EXTENT FEASIBLE
- REPLACE REMOVED CONTRIBUTING TREES WITH TREE CANOPY ORDINANCE COMPLIANT PLANTINGS
- DESIGN LANDSCAPE TO REFLECT HISTORIC RELATIONSHIP BETWEEN BUILDINGS AND OPEN SPACE
- LIMIT MODIFICATION TO EXISTING STONE WALL TO ALLOW FOR OPEN SPACE AND LIFE SAFETY ACCESS TO THE REAR OF 20 MALCOLM X. ALL STONE TO BE RETAINED AND RE-USED ON SITE.

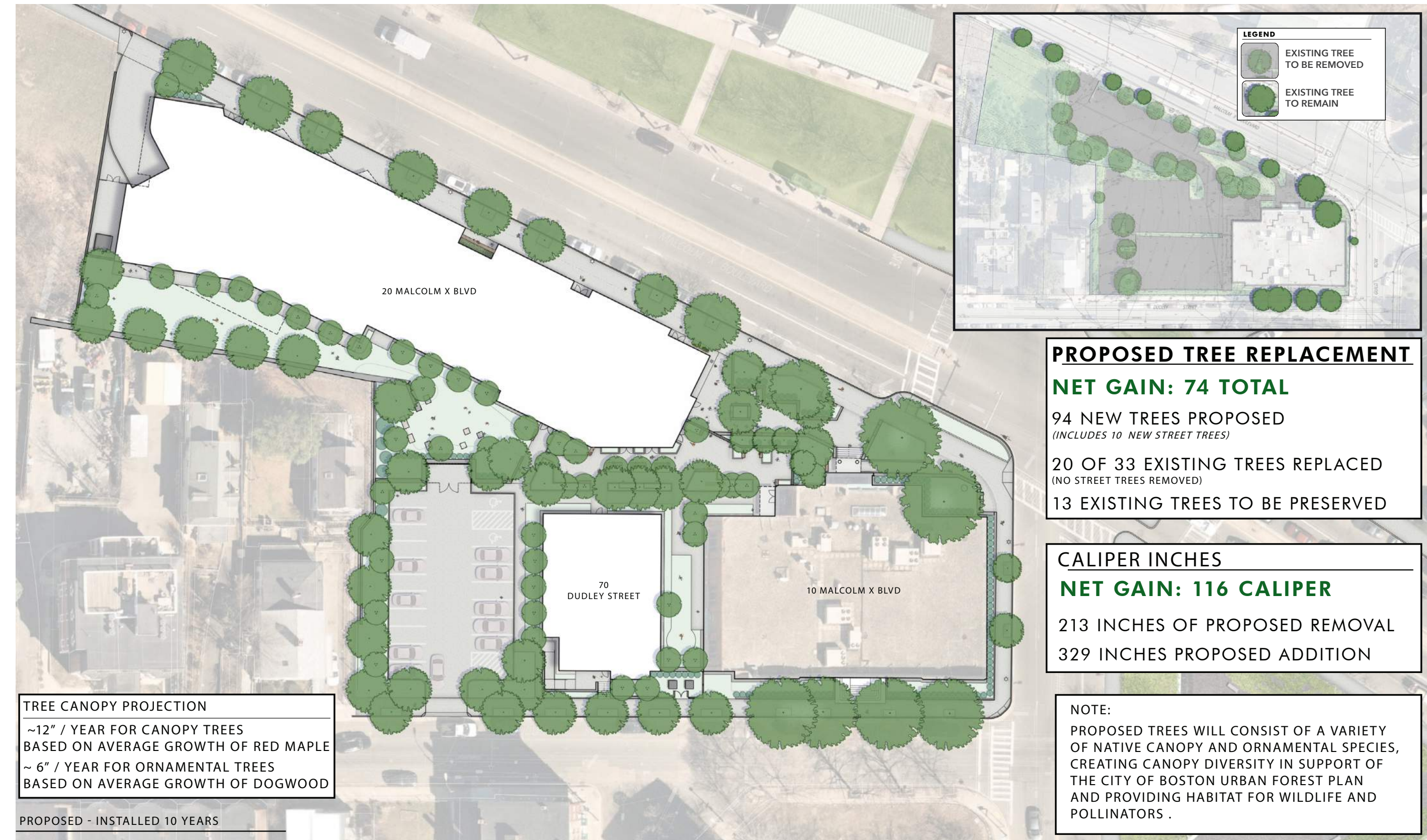


# ARCHITECTURAL SITE PLAN





# PROPOSED TREE CANOPY - FUTURE CONDITIONS





# SHARED PUBLIC PLAZA



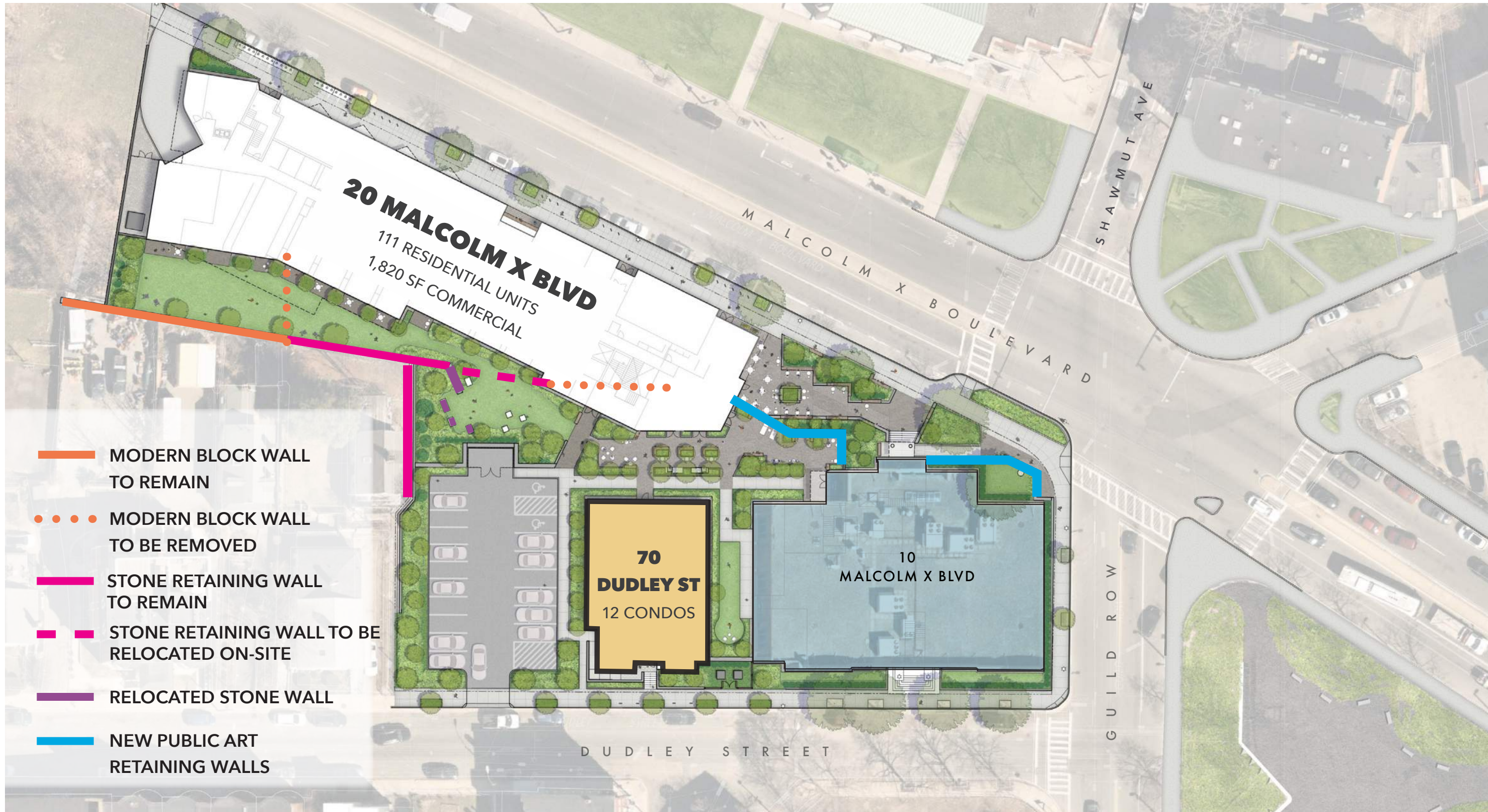


# SHARED PUBLIC PLAZA





# SITE RETAINING WALLS





# STONE WALL AT OPEN SPACE AMENITY





## 8.3 STANDARDS AND CRITERIA

### NEW CONSTRUCTION (APPLICABLE)

#### E. NEW CONSTRUCTION

**Intent**

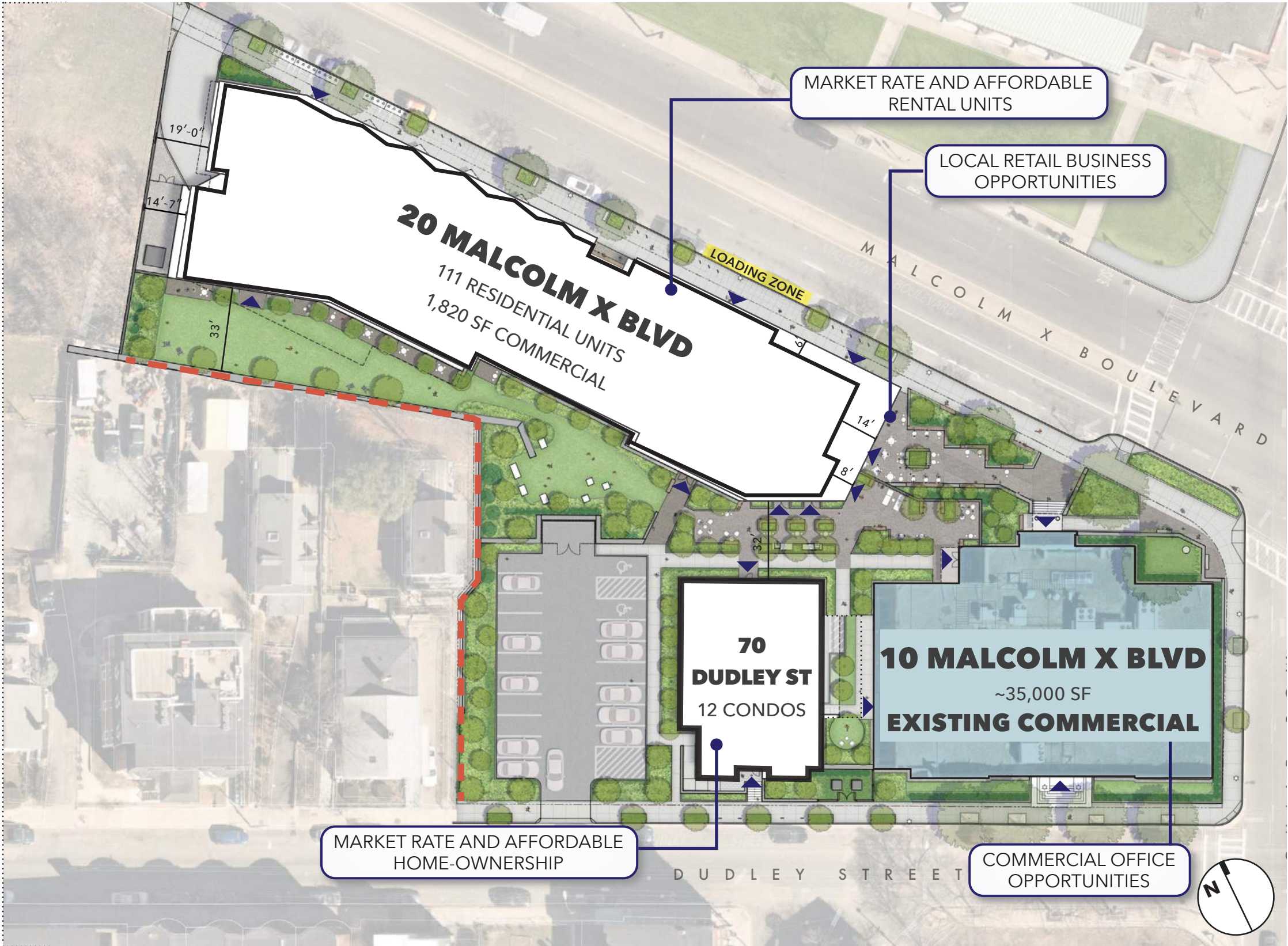
1. The intent of the new construction standards is to encourage construction that is sympathetic or compatible with the goals of the district to preserve and/or enhance the character-defining aspects of it. The purpose of the district is not to inhibit innovative design or lock new buildings into patterns that simply replicate historical forms.

#### PROJECT WILL :

- ENHANCE SIGNIFICANT FEATURES OF THE DISTRICT :  
SOCIAL, POLITICAL, HISTORICAL, AESTHETIC
- PROVIDE HEIGHT AND MASSING RESPECTFUL OF THE SCALE OF THE DISTRICT
- PROVIDE SETBACKS AND SPACE BETWEEN BUILDINGS THAT ENHANCE AND/OR PRESERVE EXISTING RELATIONSHIPS
- REPLACE PRIVATE SURFACE PARKING AREA WITH INFILL DEVELOPMENT WITHOUT DISPLACEMENT
- RELATE TO THE NEIGHBORHOOD CHARACTER



# SOCIAL BENEFITS : DIVERSITY OF ACTIVITY



PUBLIC OPEN SPACE



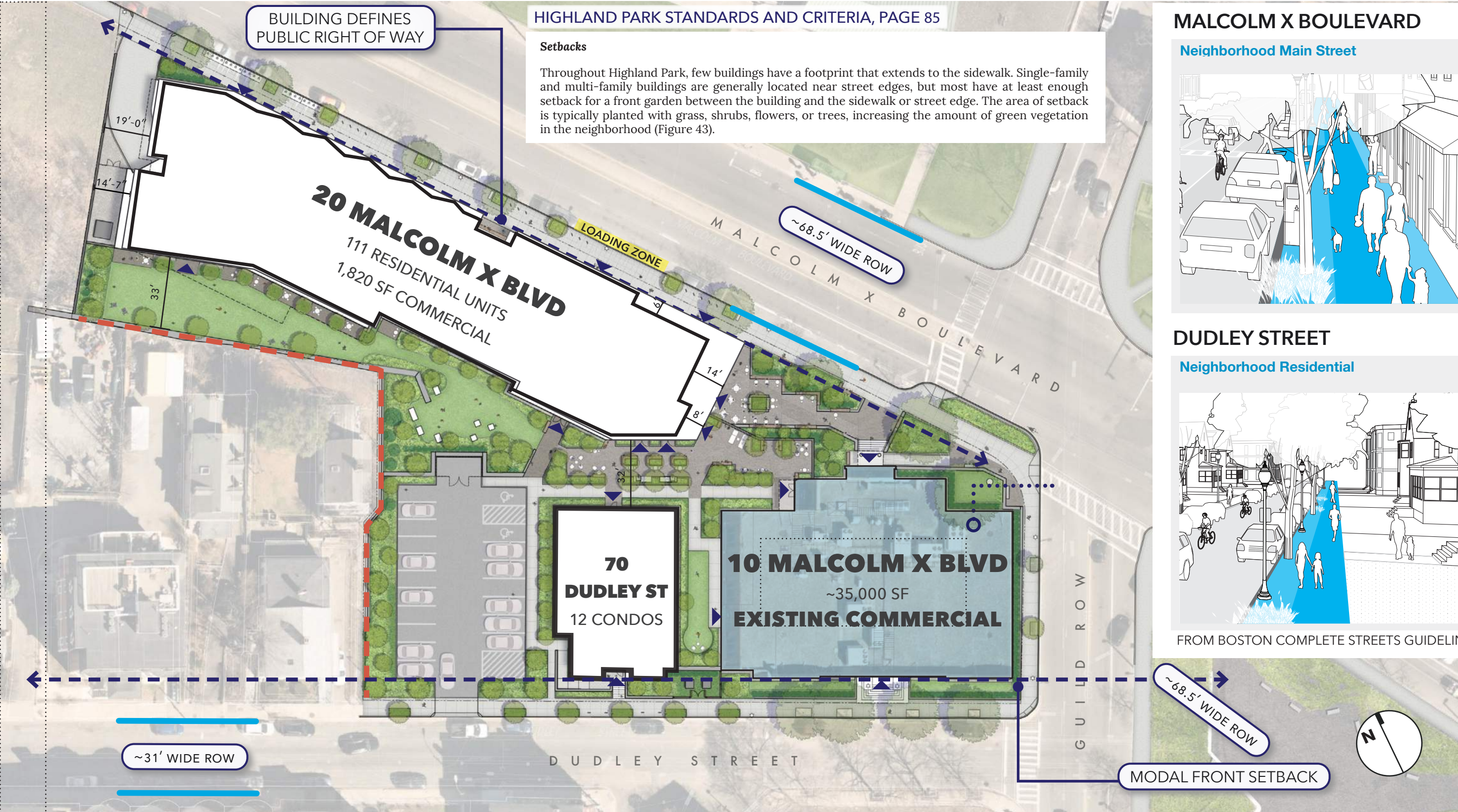
TENANT AMENITY SPACE



NEIGHBORHOOD RETAIL



# CHARACTER DEFINING FEATURES | SETBACKS





# CHARACTER DEFINING FEATURES | DIVERSITY OF MASSING AND HEIGHT

## Diversity of building massing and height

Highland Park contains a diverse array of scales and massing of housing; this provides the neighborhood with a range of housing options for individuals, couples, and families or housemates. Within Highland Park, there are detached single-family homes, two-family dwellings, row houses, triple deckers, and larger multi-family buildings (Figure 42).

The height and massing of buildings in Highland Park varies throughout the neighborhood. However, among this diversity of massing and height, most streets have a certain defining rhythm.

Single-family homes are distributed throughout Highland Park, but they are interspersed with a variety of other scales of housing. For example, portions of Fort Avenue, Highland Park Avenue, Linwood Square, and Kenilworth Street and other streets are characterized by 4- to 5-story row houses. A particularly distinctive series of marble-clad row houses is located on Cedar Street. Triple-deckers are found on the south side of Beech Glen Street as well as on Highland Street, Lambert Avenue, Lambert Street, Thornton Street, and others. The neighborhood also contains larger multi-family structures, such as the Marcus Garvey Gardens which is a 7-story affordable housing complex located at 44 John Eliot Square. This variety of housing scales and types is important to the neighborhood’s diversity because it accommodates a range of family sizes and provides units for the elderly and low-income residents.

With the exception of row houses, there is separation between many of the residential buildings in Highland Park that allows for a variety of side yard, driveway, and alley configurations. These spaces provide more access to light, air circulation, and views.



6 KENILWORTH ST.



MARCUS GARVEY GARDENS



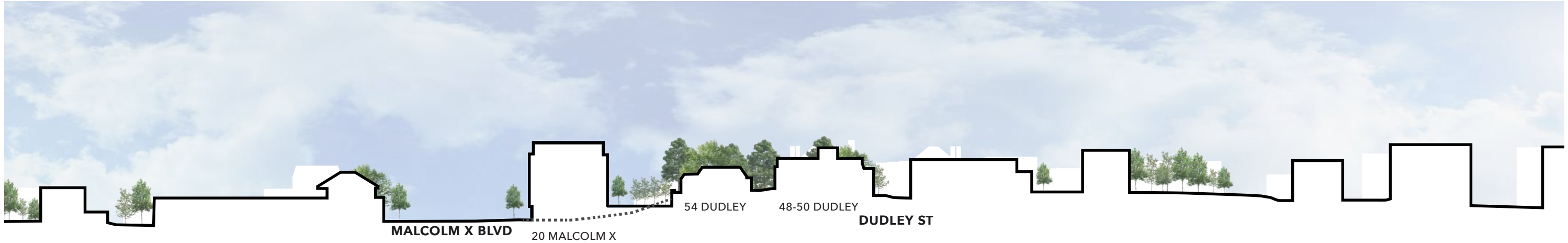
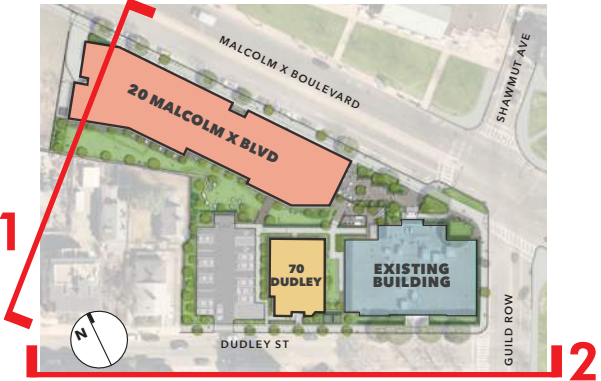
1 JOHN ELIOT SQUARE



FIGURE 42



# HEIGHT AND SETBACKS | CONTEXT SECTIONS



1 - Site Section - Towards Nubian Square



2 - Site Section - Along Dudley



# PROJECT HEIGHT AND MASSING IN CONTEXT





# MASSING AND SETBACKS | FACING EAST ON DUDLEY STREET





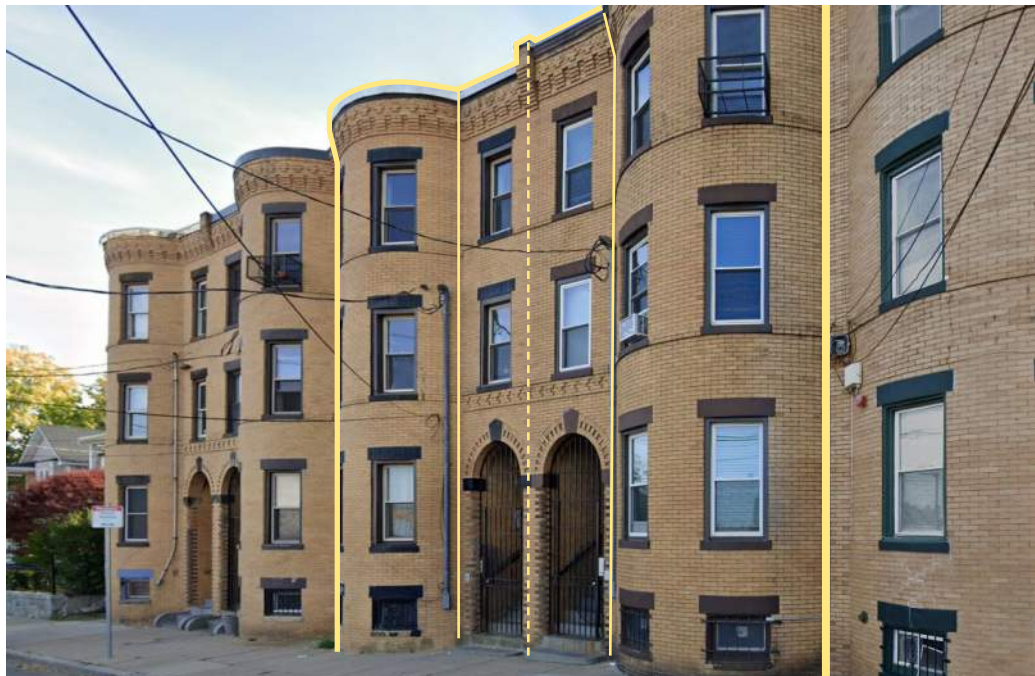
# MASSING AND SETBACKS | FACING EAST ALONG MXB





# CHARACTER DEFINING FEATURES | ARCHITECTURAL MATERIALS + DETAILING

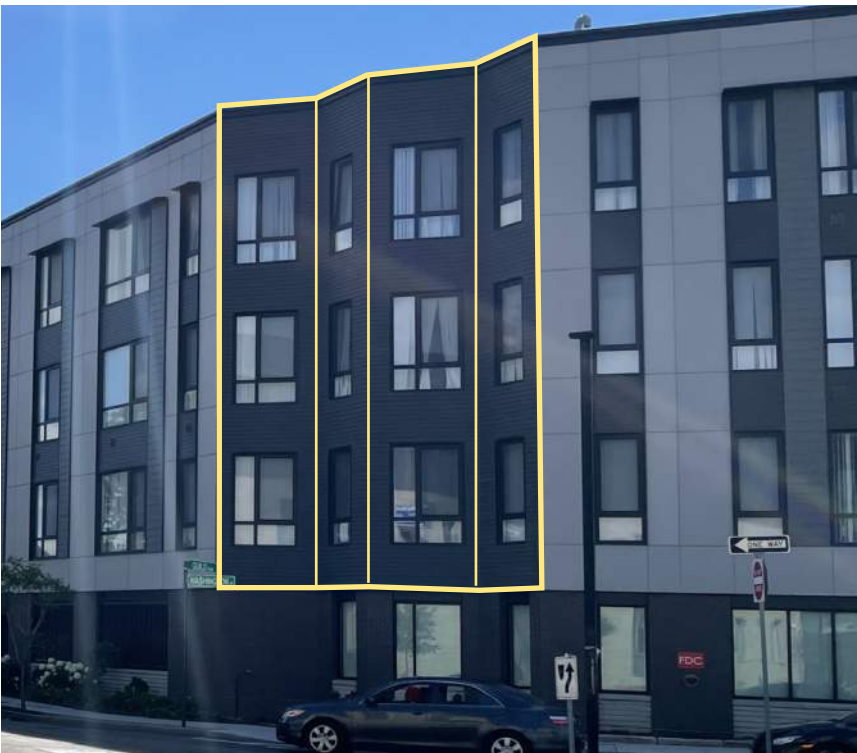
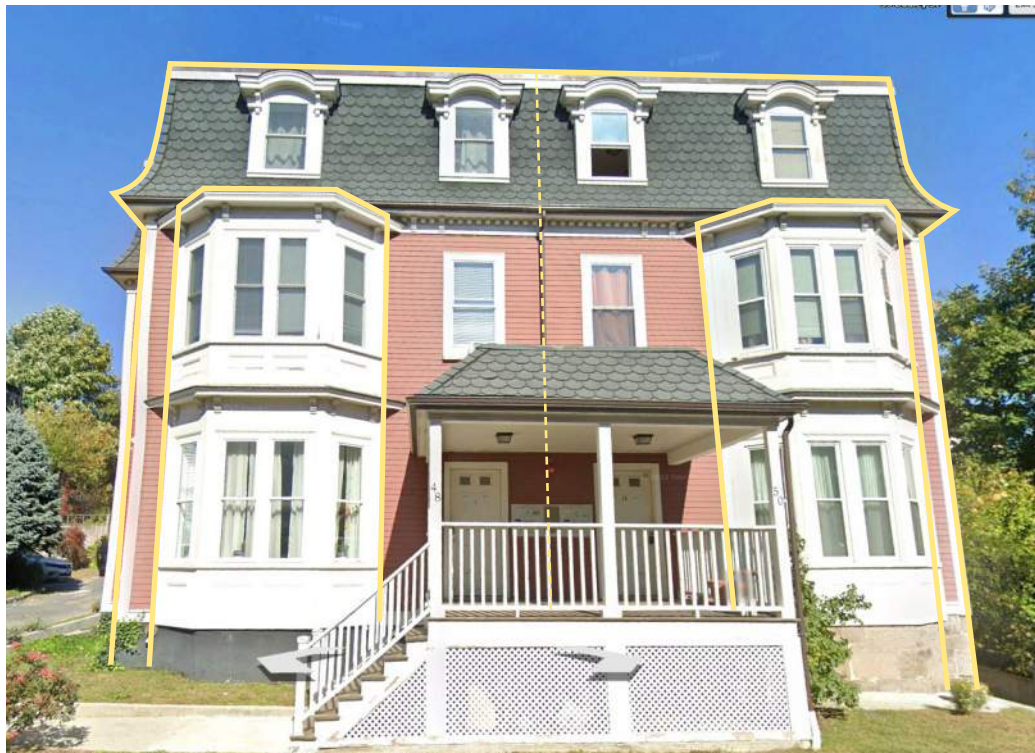
## ARTICULATION OF TOWNHOUSE



### HIGHLAND PARK STANDARDS AND CRITERIA, PAGE 85

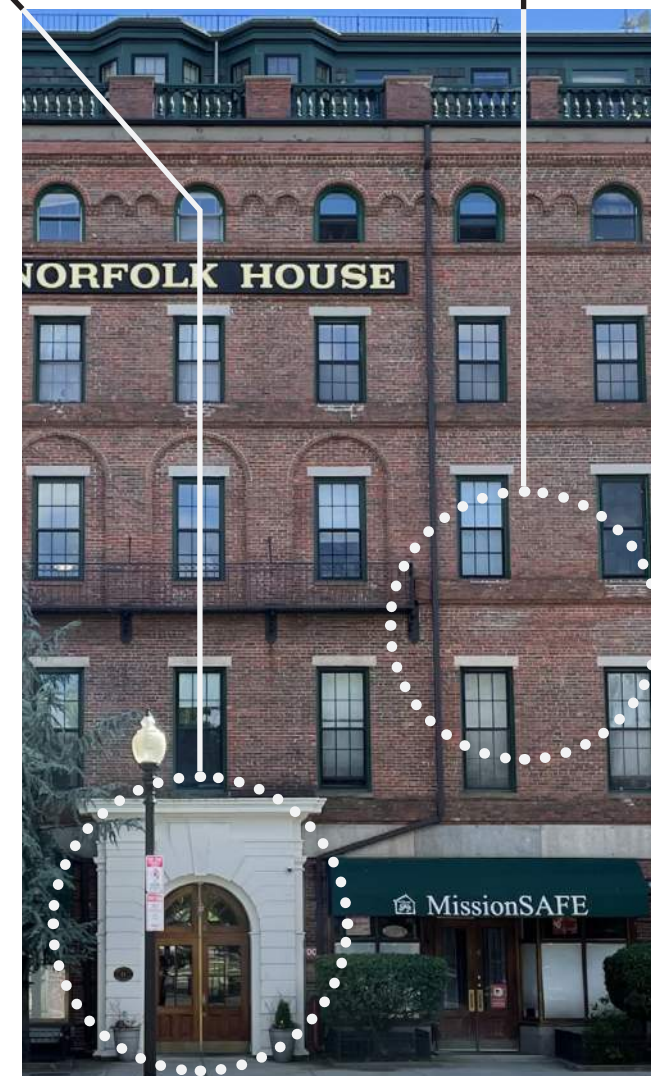
#### Architectural materiality and detailing

The buildings of Highland Park that were constructed between the eighteenth and mid-twentieth centuries are generally notable for the quality of their traditional building materials and the attention to detail in their construction. Many buildings retain their original materials and details. High-quality materials commonly found in the district include brick, wood, stone, and slate. Architectural details include door and window surrounds, scrollwork, bargeboards, cornice brackets, porch balusters, shingle patterns, and brick details. These details cultivate variety and visual interest within the district and create a sense of connection to the styles and craftsmanship of the past. Just as much, however, this neighborhood is characterized by the innovative ways in which structures have been freely adapted, often without architects and in informal ways. Extra stories have been added, new windows, and often sometimes experimental structures added such as greenhouses, certain outbuildings, and the like. These are all evidence of later ways of making do with existing building stock that could be turned to new purposes, often in very individual and singular ways. Conservation of this culture of making do, or even dreaming, with these structures and their challenges - as well as the opportunities they give - is essential, and to undo all those modifications would be to erase the physical signs of a long tenure of many different people here.





# CHARACTER DEFINING FEATURES | ARCHITECTURAL MATERIALS + DETAILING





# CHARACTER DEFINING FEATURES | OPEN SPACES



BRICK



TRESPA



CLADDING



WINDOWS



SIGNAGE



# CHARACTER DEFINING FEATURES | ARCHITECTURAL MATERIALS + DETAILING



METAL PANEL INFILL  
BETWEEN WINDOWS

BRICK RELIEF DETAILING  
ABOVE ENTRIES ONLY

INCREASED WIDTH  
AT PIERS FRAMING ENTRY

HORIZONTAL MASONRY BAND  
BETWEEN EACH LEVEL

BUILDING BASE REINFORCED  
WITH STOREFRONT AND  
AWNING DETAILS

SOLDIER COURSING  
AT CORNICE

RETURN QUOINING AT  
BUILDING CORNER

VERTICALS CONTINUE  
TO GROUND; FEATURE  
RETURN DETAILING

REGULARIZED  
OPENINGS

RETURN QUOINING AT  
BUILDING CORNER

SECONDARY MASONRY  
TYPE AT BUILDING ENTRY;  
FEATURES BELT  
COURSING DETAIL



# CHARACTER DEFINING FEATURES | RELATIONSHIP TO HISTORICAL BUILDING





# CHARACTER DEFINING FEATURES | ARCHITECTURAL MATERIALS + DETAILING





# CONTEXT VIEWS | DUDLEY STREET







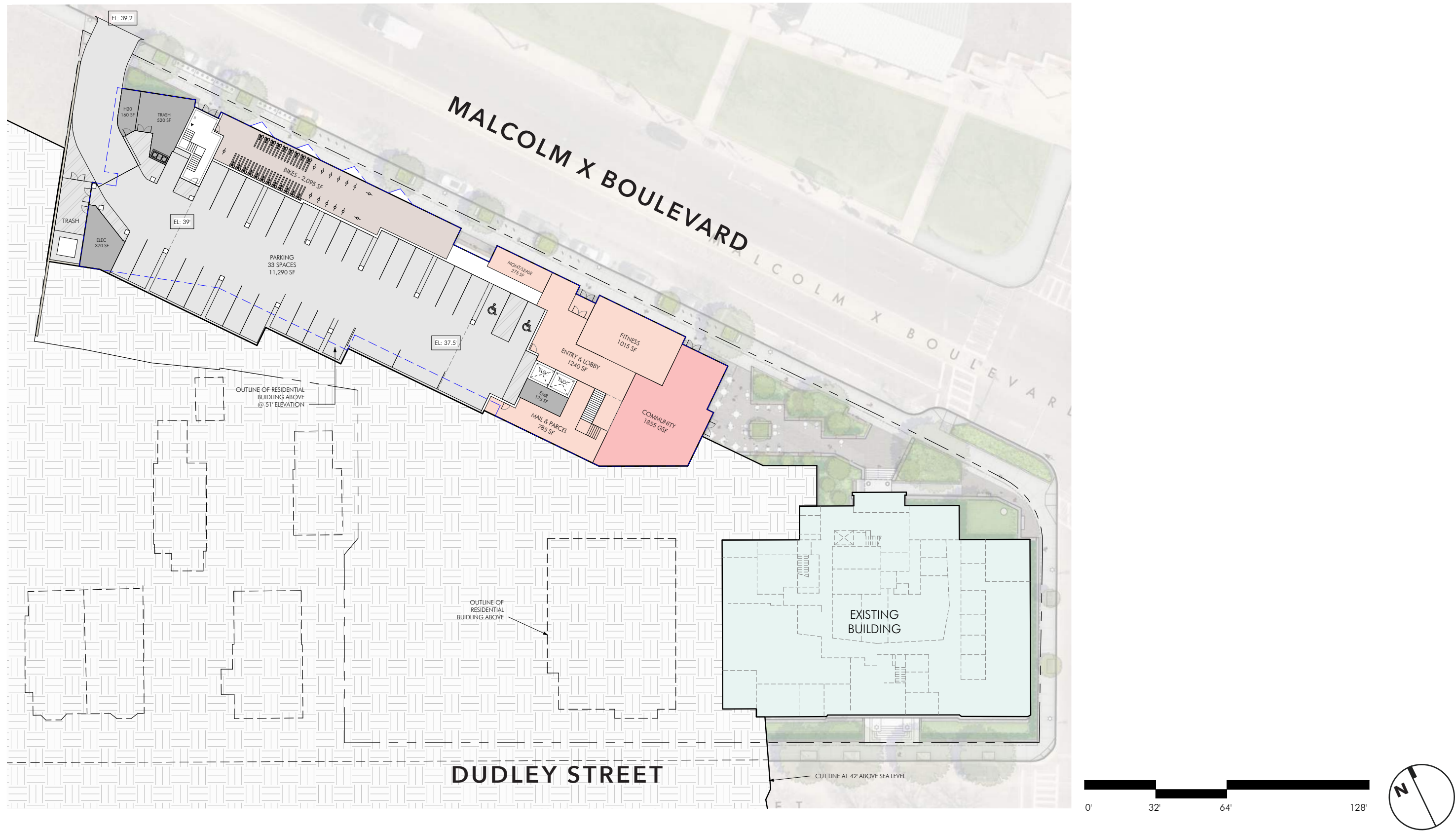
Thank You!



# APPENDIX

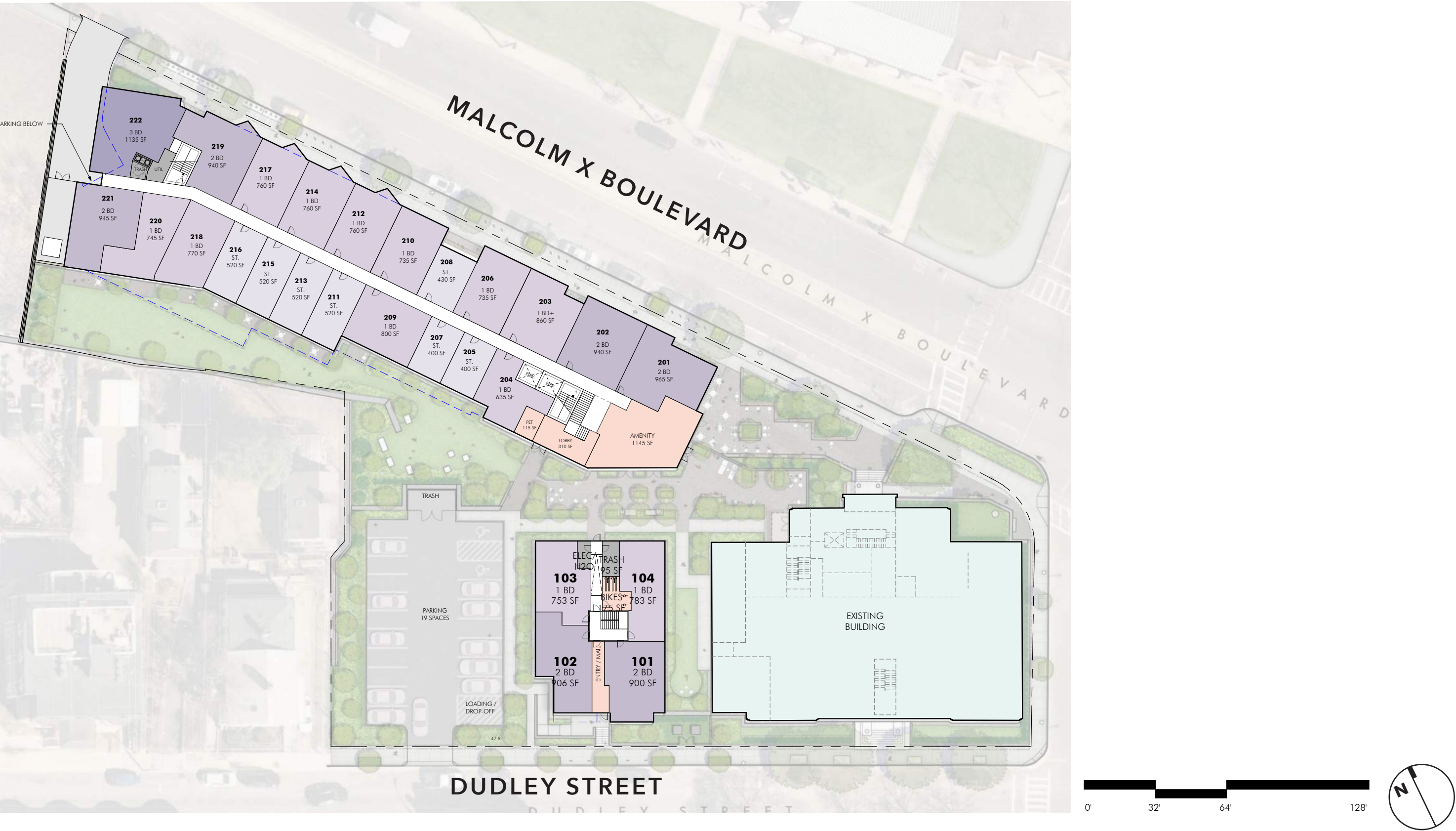


# MALCOLM X BOULEVARD GROUND FLOOR PLAN



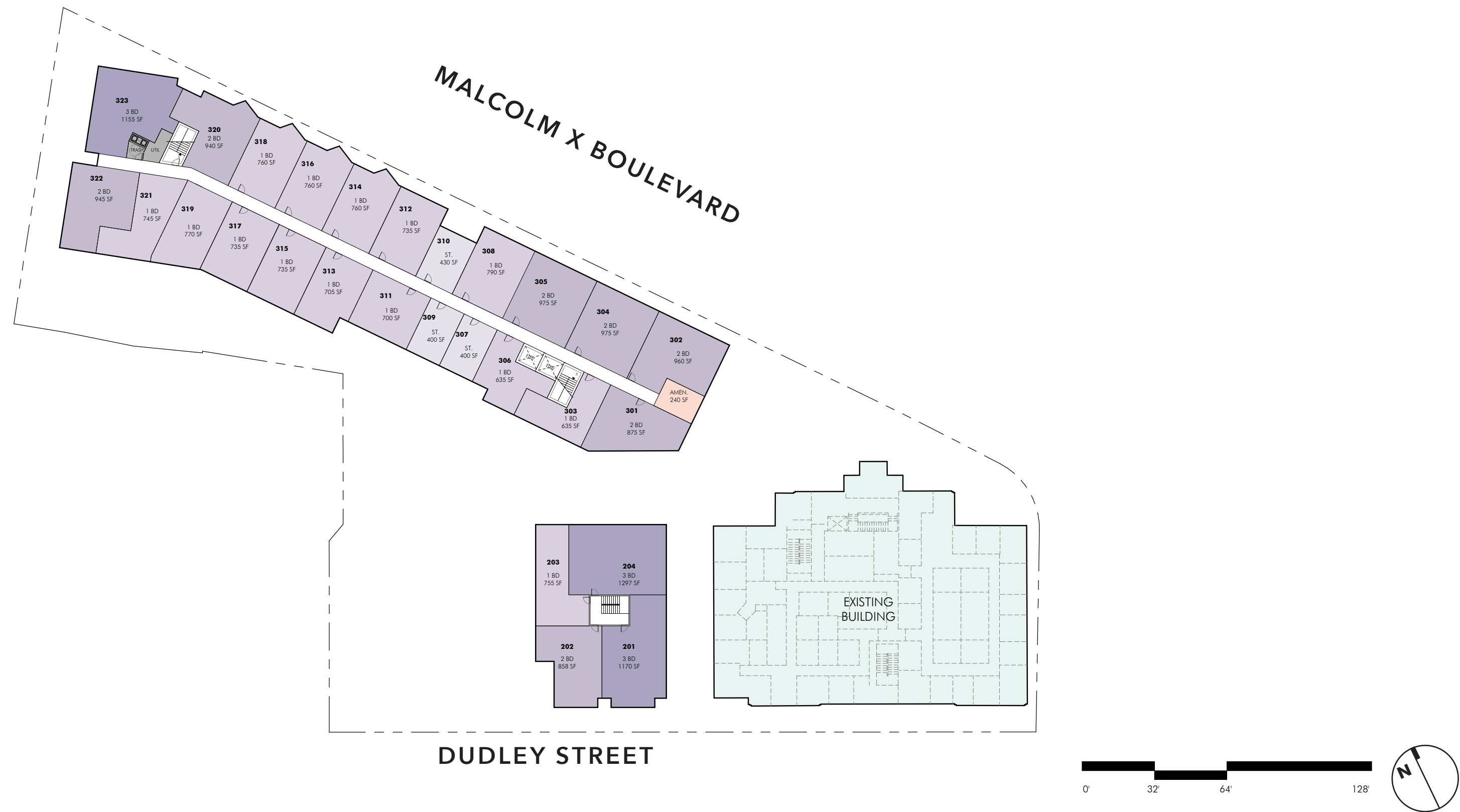


# MALCOLM X BOULEVARD SECOND FLOOR PLAN



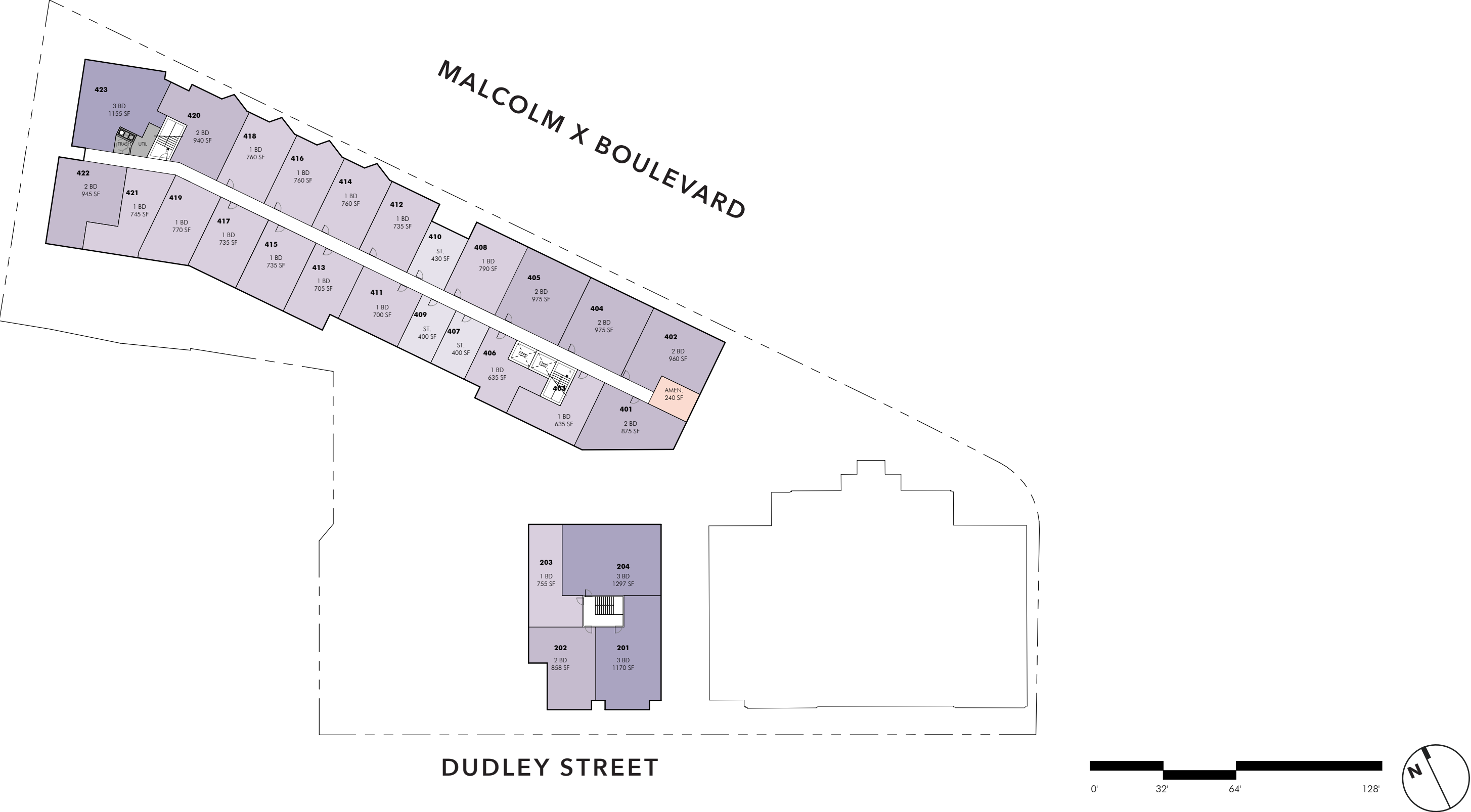


# MALCOLM X BOULEVARD THIRD FLOOR PLAN



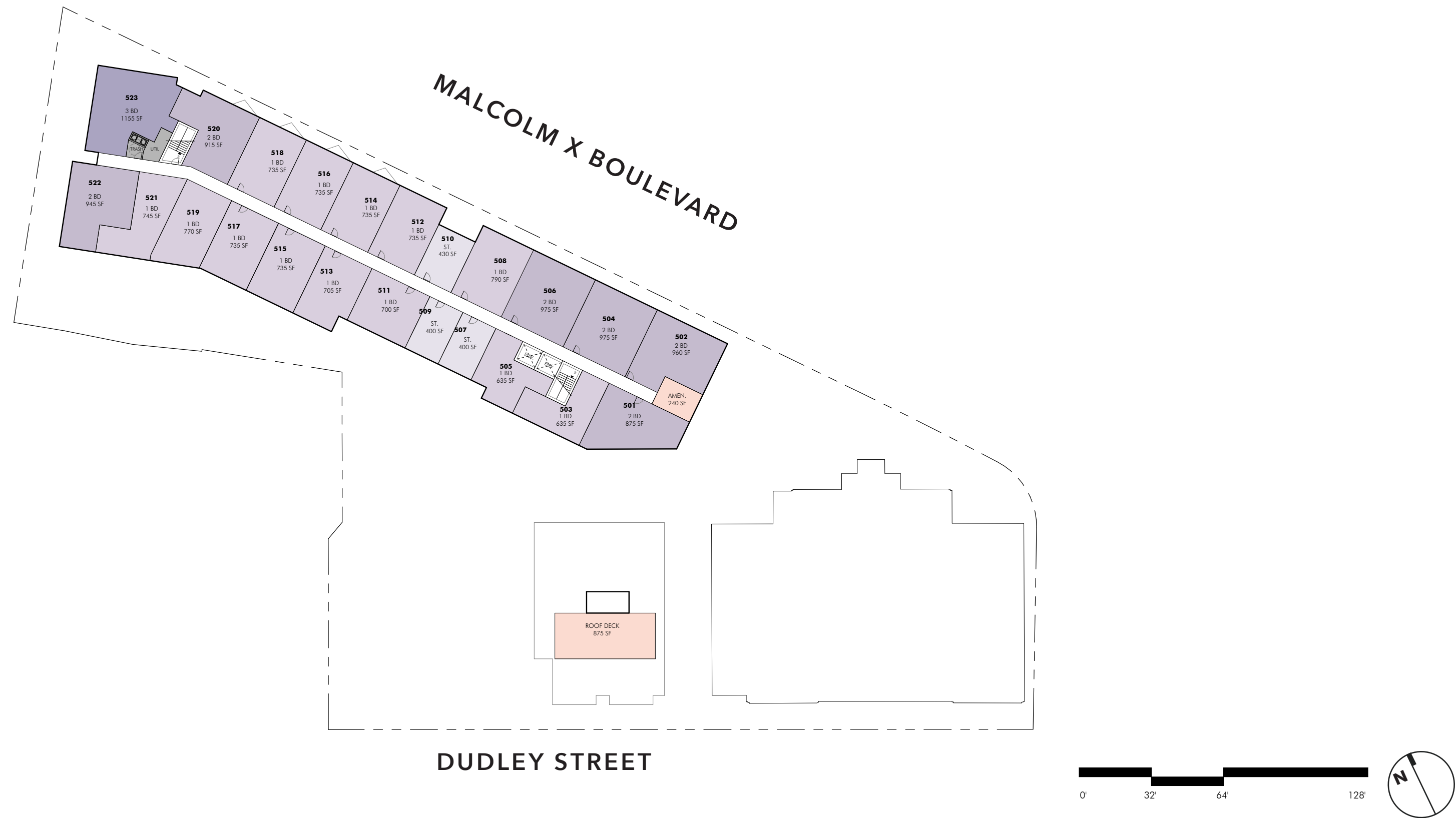


# DUDLEY STREET FOURTH FLOOR PLAN



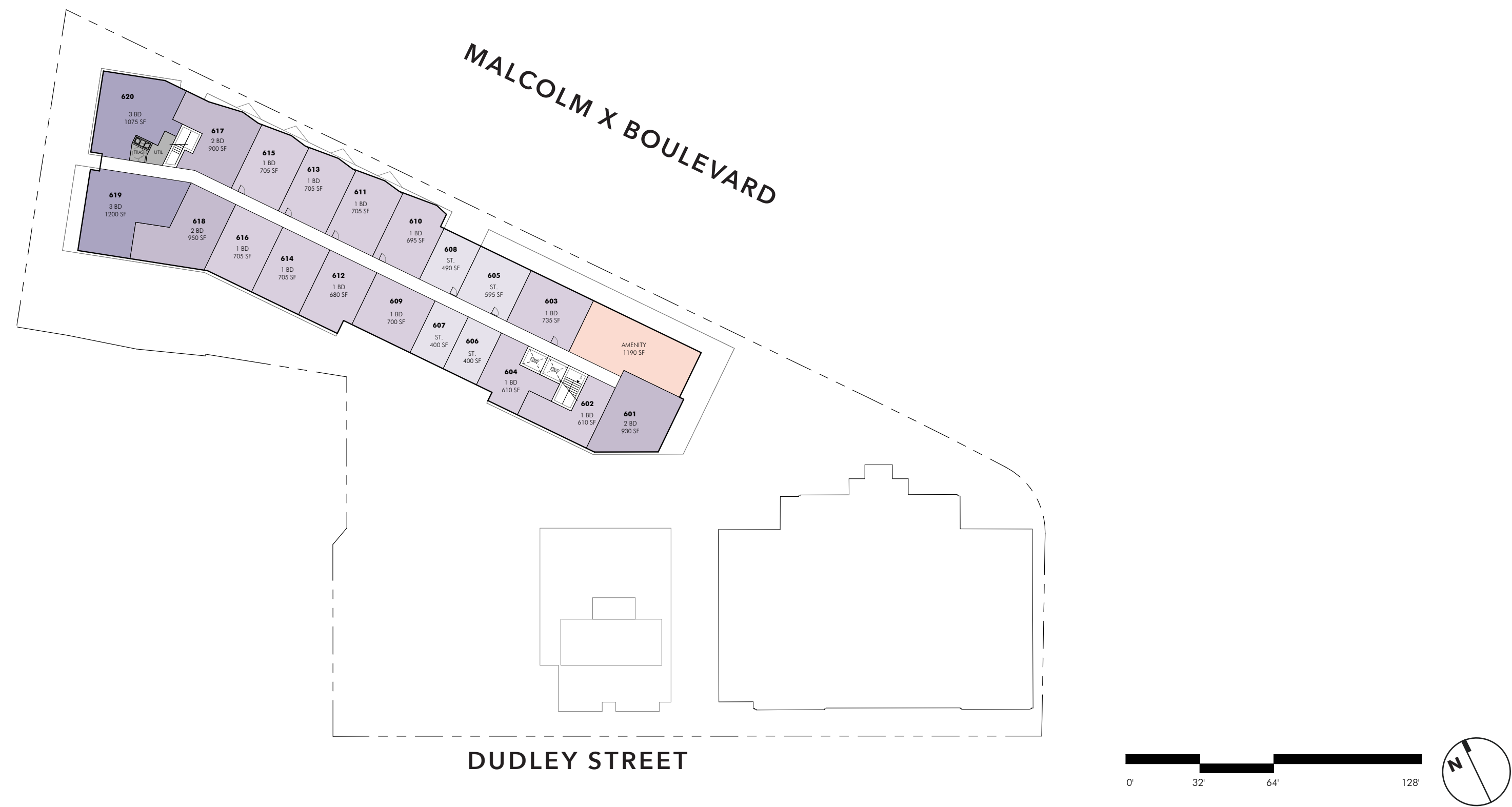


# MALCOLM X BOULEVARD FIFTH FLOOR PLAN



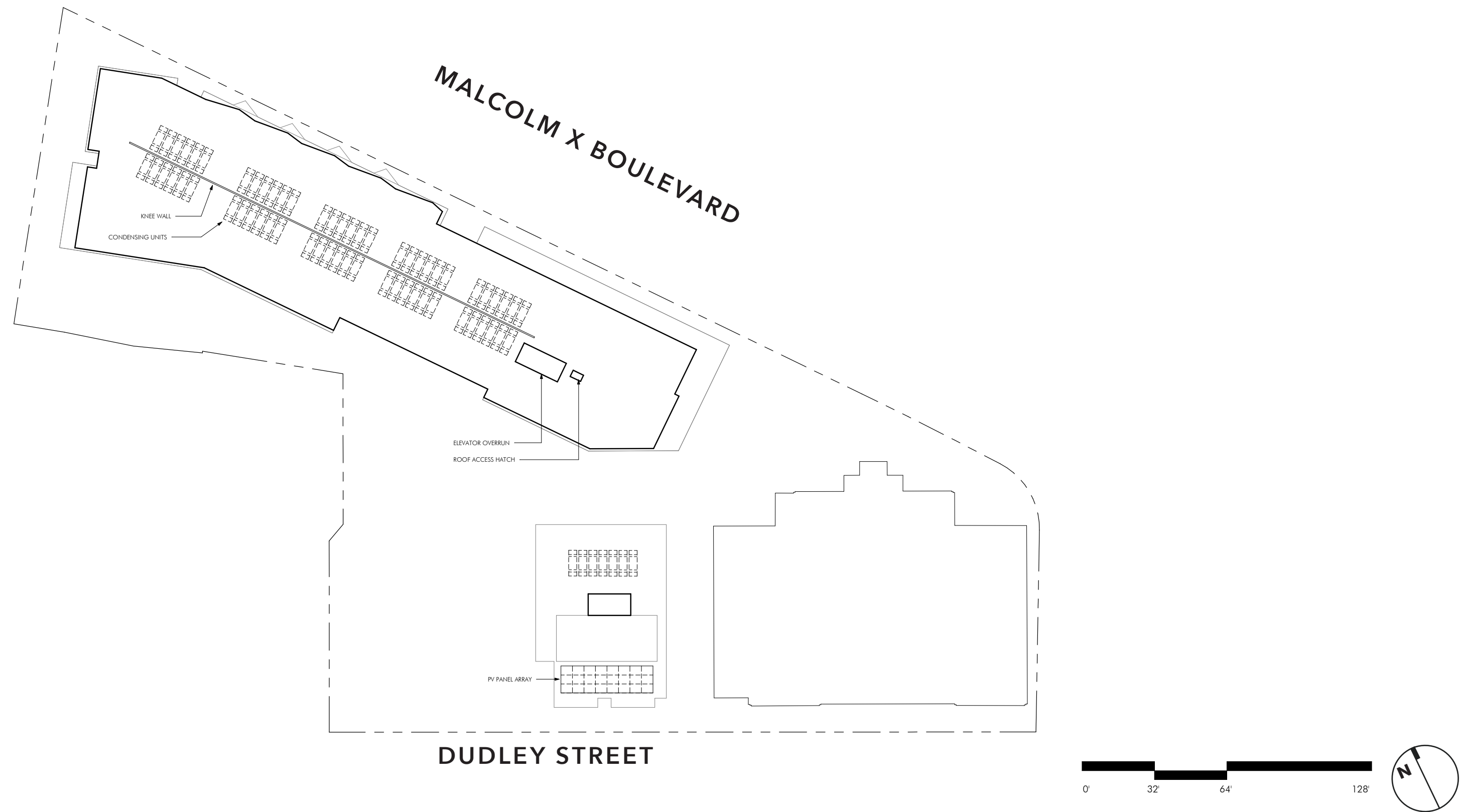


# DUDLEY STREET SIXTH FLOOR PLAN



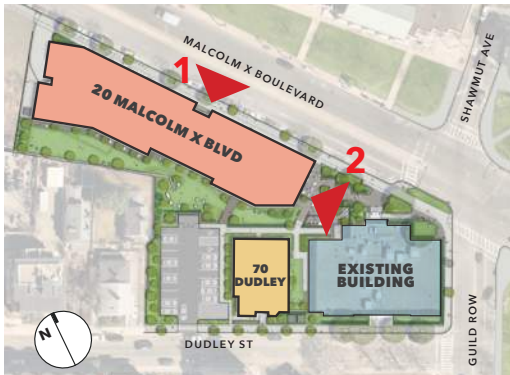


# MALCOLM X BOULEVARD ROOF PLAN





# BUILDING CHARACTER | 20 MXB ELEVATIONS



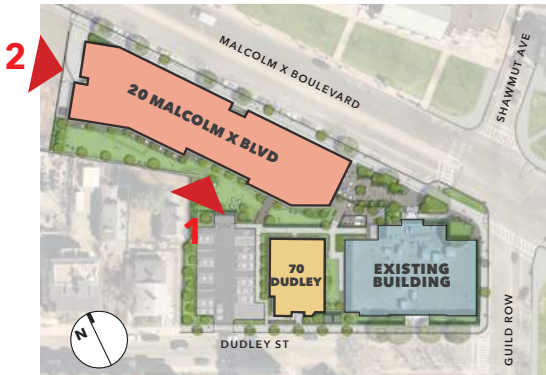
1 - North Elevation



2 - East Elevation



# BUILDING CHARACTER | 20 MXB ELEVATIONS



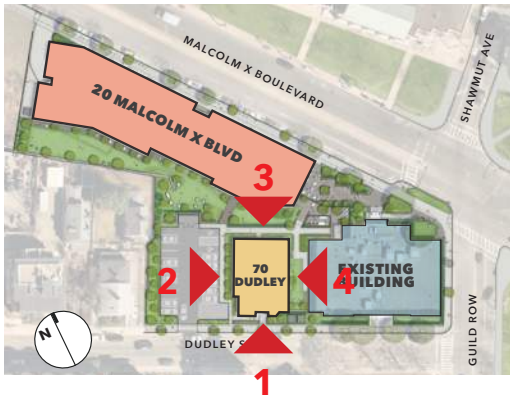
1 - South Elevation



2 - West Elevation



# BUILDING CHARACTER | 70 DUDLEY STREET ELEVATIONS



1 - South Elevation



2 - West Elevation



3 - North Elevation



4 - East Elevation