Highland Park Architectural Conservation District Commission Design Review

40–42 Lambert Street

New construction of a two-family townhouse

Address	40–42 Lambert Street, Roxbury, MA 02119
Hearing	November 19, 2026
Owner	Taj Development Company, LLC
Architect	Stack Architecture & Development, LLC
Issue	11.05.2026



View from Lambert Street

STACK

Proposed two-family home on a vacant lot

The project located at the vacant parcel of 40–42 Lambert Street proposes a new two-family residence: two side-by-side townhouse units, each with three bedrooms across three stories. Staff found the height and setback appropriate. The facade has since been revised to give the building a cornice, a symmetrical composition and trimmed openings, taking its cues from the contextual homes on Lambert Street.

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Project data

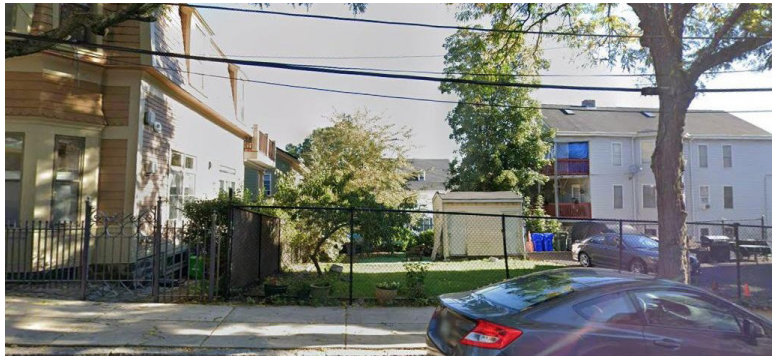
Lot	3,366 SF, 60’ frontage
Zoning	Roxbury Neighborhood, 3F-4000, NDOD
Program	2 townhouse units, 3 BR / 3.5 BA each
Height	3 stories, 31’-2” (35’ max.)
Yards	Front 2’, sides 10’ / 10’, rear 15’
FAR	1.28 (4,312 SF)
Parking	1 space on the existing curb cut
Zoning relief	Granted 9/11/2026: lot area, FAR, rear yard, parking

Source: refusal set, sheet G003

Lambert Street Context



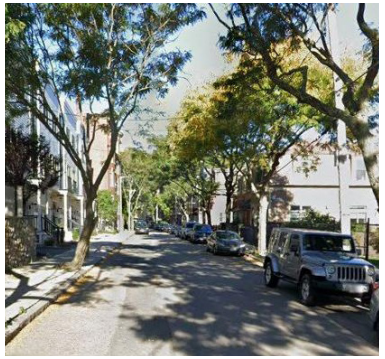
Aerial Site View



A The site from Lambert St



B Townhomes across street

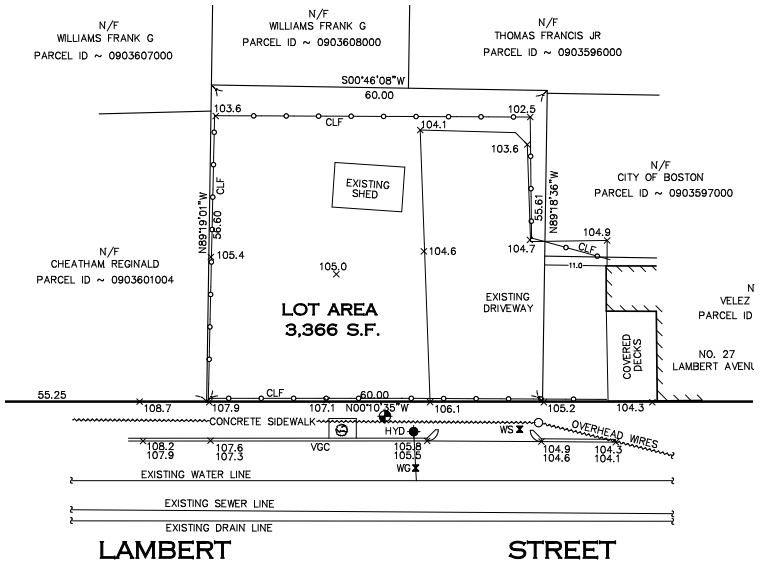


C Lambert St looking NW

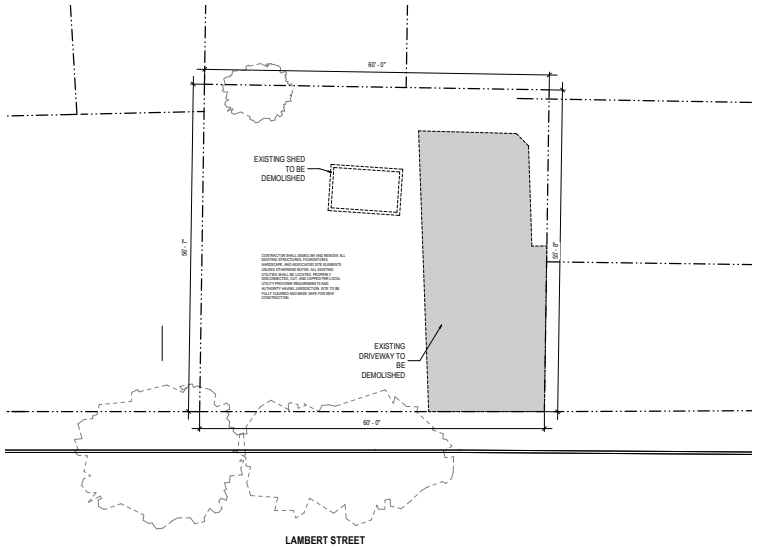


D Lambert St looking SE

Existing Site Conditions



Existing conditions survey



Site demolition plan

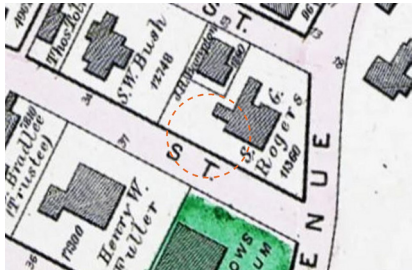


The lot from Lambert Street

Existing conditions

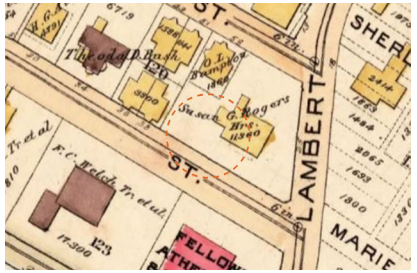
Lot	Vacant, 3,366 SF. An existing 100 SF shed and a paved driveway are removed
Trees	The street tree and the on-lot tree remain and are protected during construction.
Curb cut	The existing curb cut is reused for the one parking space; no new curb cut.
Landmarks	No historic landmarks on the lot, such as old stone walls, and no visible ledge or outcroppings.

40–42 Lambert Street History



1873

One estate. The site is the side yard of the S.G. Rogers estate (11,360 SF), which spread across several of today's parcels.



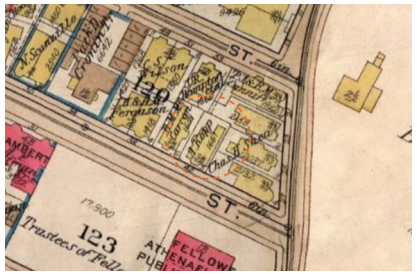
1890

Still one estate, held by the Rogers heirs. The house sits near the corner of Lambert Avenue.



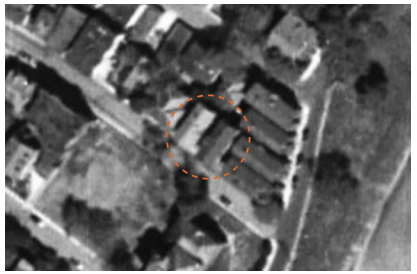
1895

Subdivided. The estate is split into small house lots: a house and an empty lot now occupy today's site.



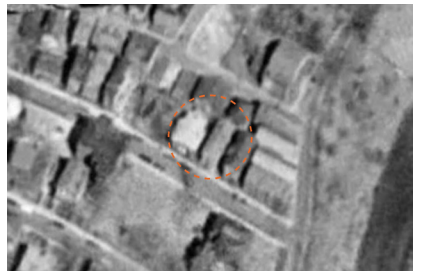
1931

Built out. Two wood-frame houses on lots of about 1,600 SF each, together close to today's 3,366 SF parcel.



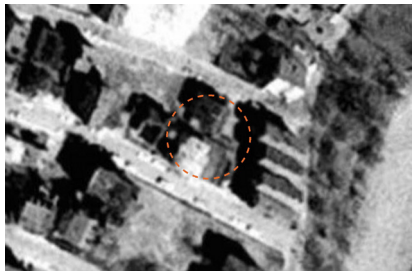
1952

The block is fully built with wood-frame houses; the two houses on the site remain.



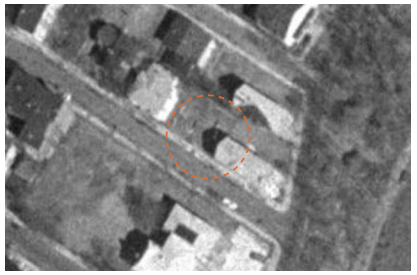
1969

The two houses and the rest of the block are still standing.



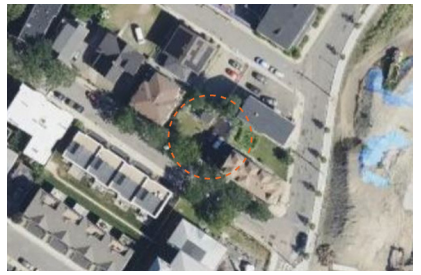
1978

Still standing, as disinvestment begins to open up lots across the district.



1995

The two houses are gone and the lot is cleared. Several neighboring lots are also empty.



Today

Vacant since. New townhouses across the street have begun to refill the block.

No historic landmarks remain on the site today, such as old stone walls.

Site circled. Historic atlases and aerials: MassGIS Data Hub (compiled from multiple sources). Lot sizes as shown on the atlases.

Lambert Street Contextual Character



Two-family with a gable, eave and porch



Gabled house with trimmed openings



Brick row house with stone sills and trim



Recent townhouses across the street



36–38 Lambert Street abutter



Next door: the abutter to the site

Features the revised design responds to

1	A defined top. Houses finish with a cornice, eave, gable or mansard roof that caps the facade.
2	Trimmed openings. Windows and doors are framed with trim boards or stone sills that read against the wall.
3	Ordered, symmetrical facades. Openings line up floor to floor and around a center line.
4	Base and top. A roof or upper level reads as a cap over a lighter body.
5	Lap siding in light colours, with planting between the house and the sidewalk.

Design changes after staff review



Before — refusal set west elevation, A200, June 2026



After — revised west elevation, October 2026

Staff comment, October 2026 (summary)

Height and setback are appropriate. The ZBA approved design lacked a cornice, and its asymmetrical balconies read as out of character with the neighborhood.

What changed

1	A cornice now caps the facade, giving the building a defined top.
2	Balconies are recessed at both top-floor corners under a roof, clad in wood-look siding.
3	Trim frames every window and door, as on the neighboring houses.
4	The darker top floor separates the top from the base and lowers its apparent height.
5	Openings are arranged symmetrically about the center line of the two-family.

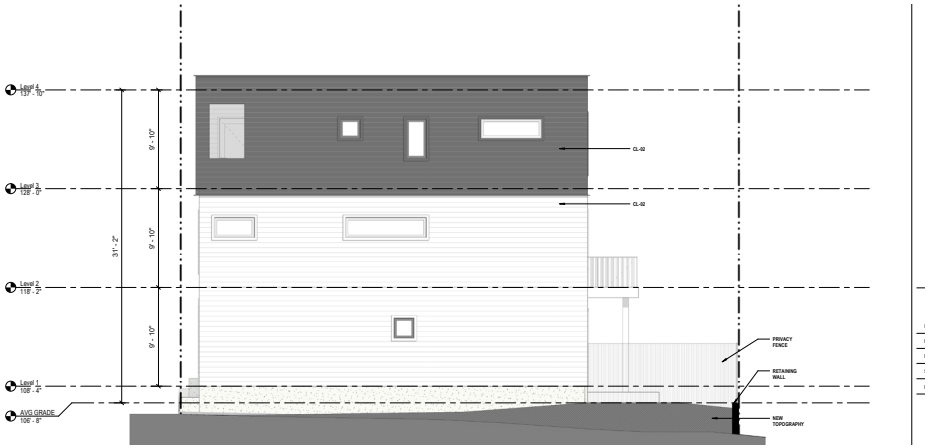


View from Lambert Street

Exterior elevations



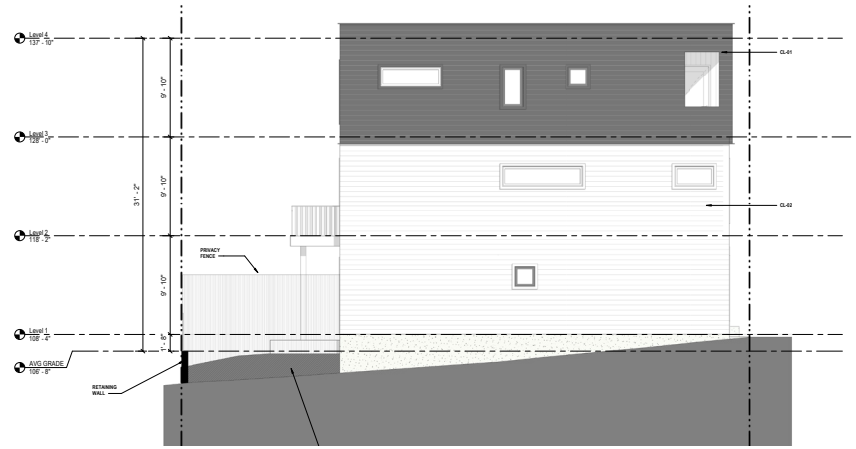
West (Street) Elevation



South Elevation

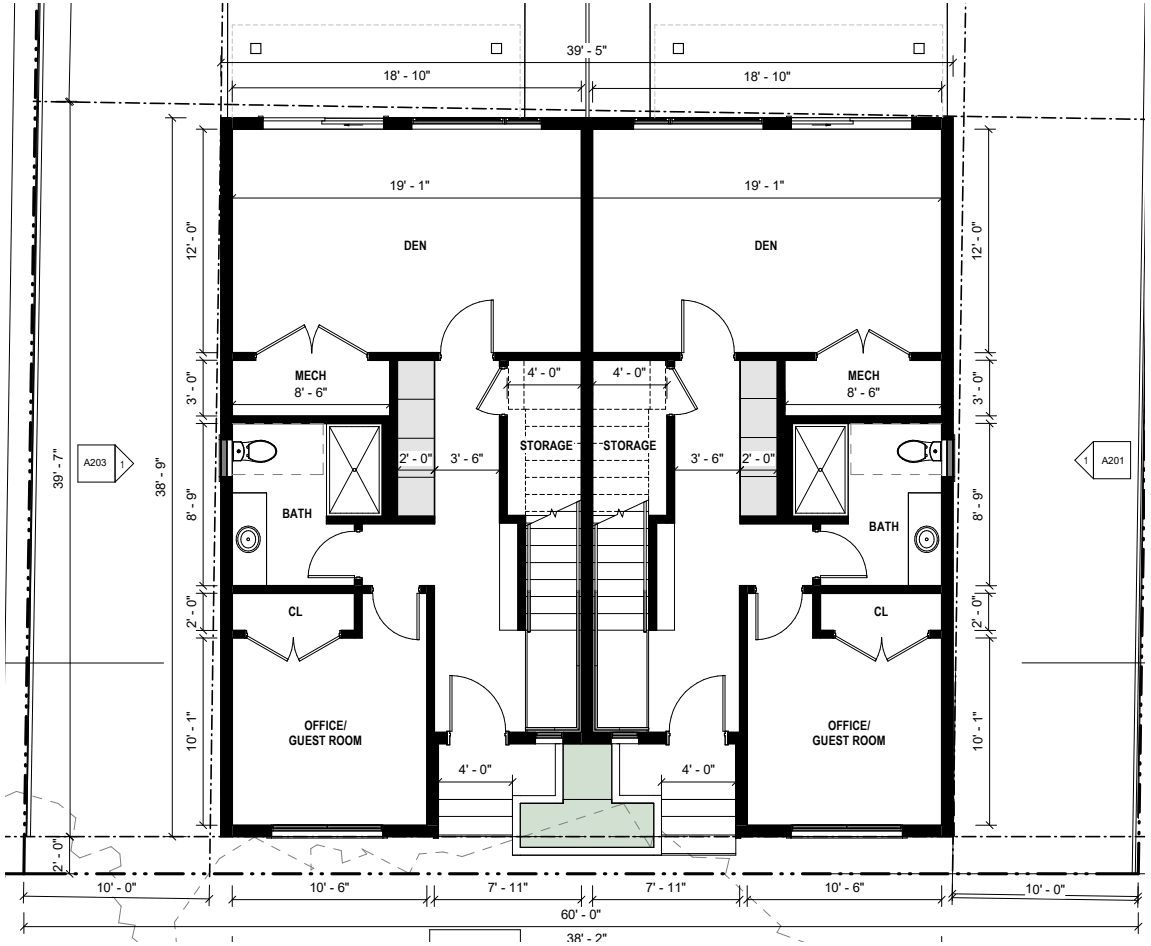


East (rear) Elevation

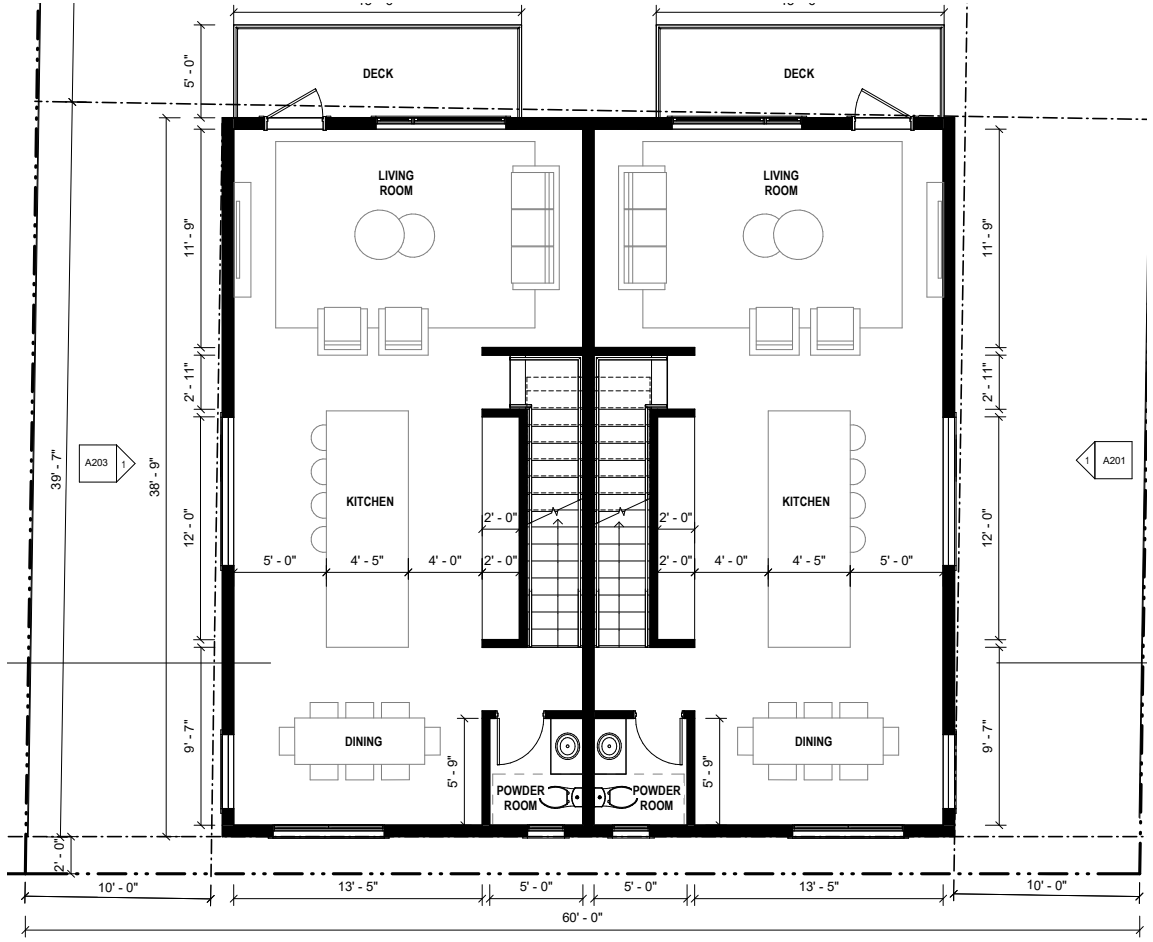


North Elevation

Floor plans: levels 1 and 2



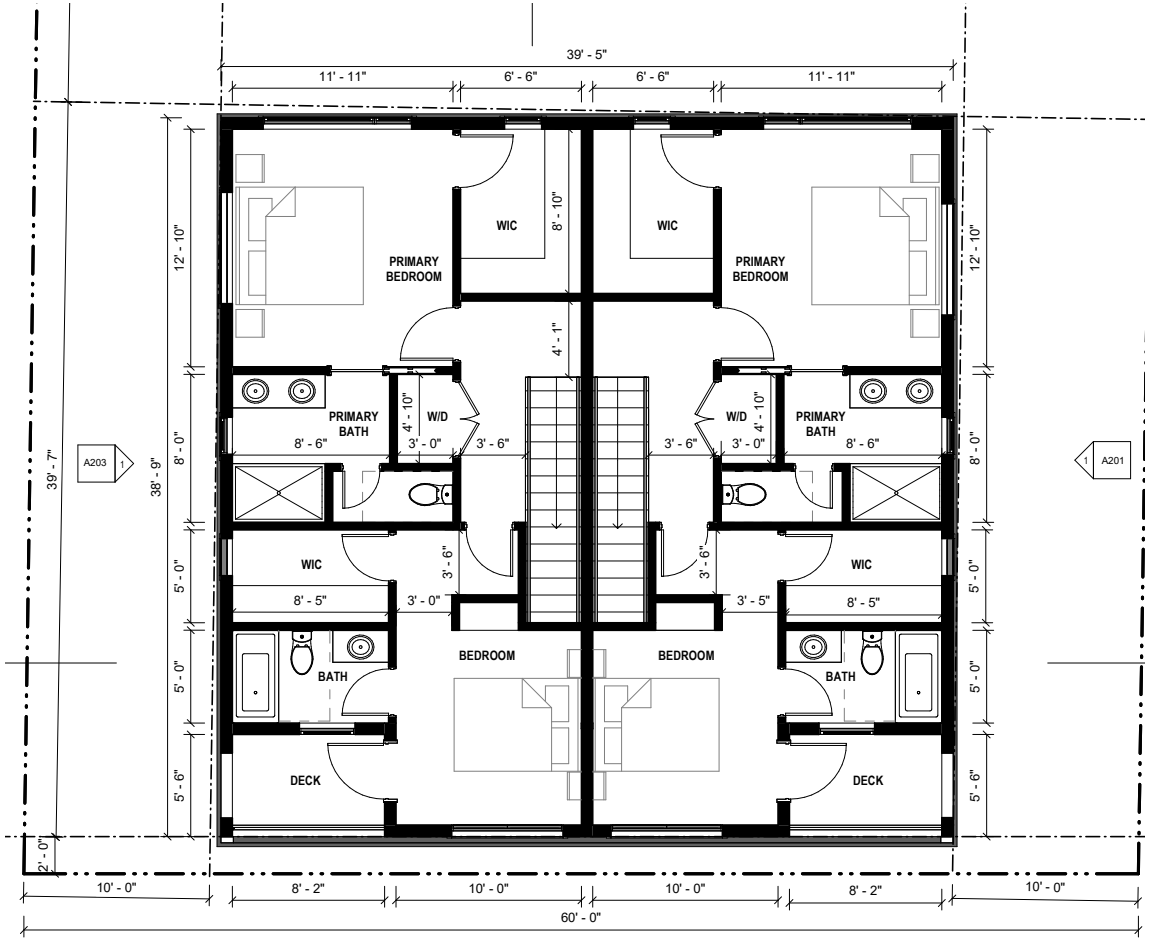
Level 1, A101



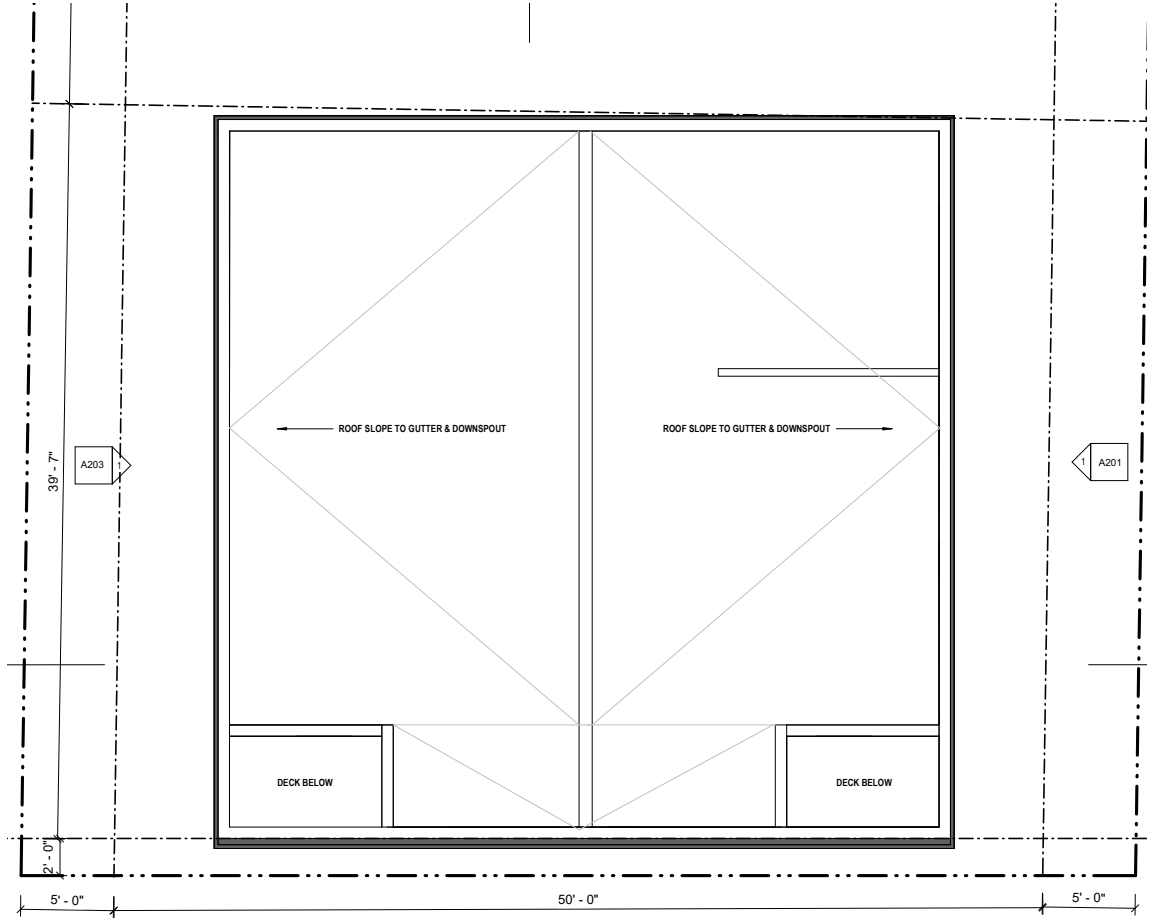
Level 2, A102

Plans are shown for reference

Floor plans: level 3 and roof



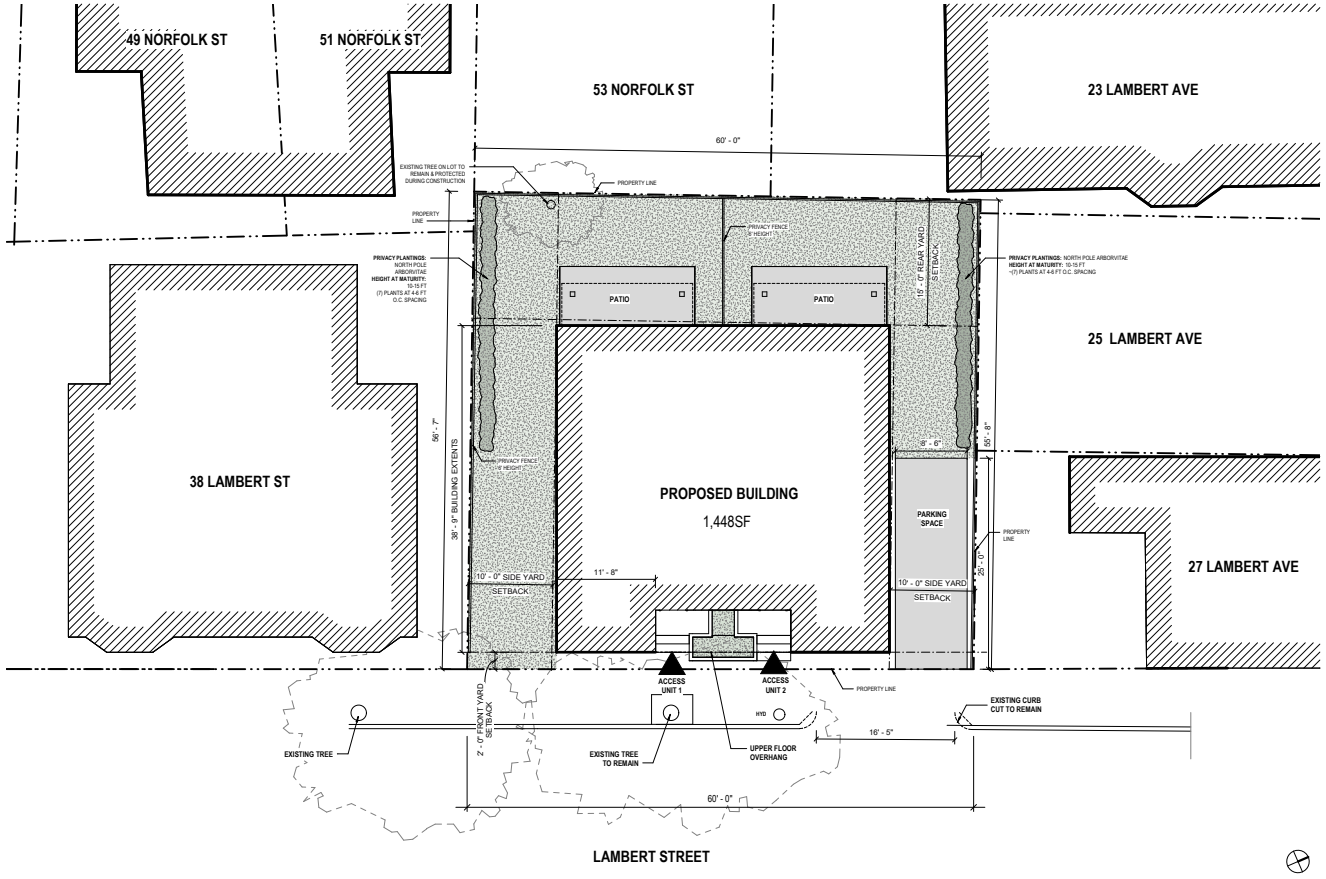
Level 3, A103



Roof, A104

Plans are shown for reference

Trees, topography and walls



Proposed plot plan, A011

Standard and response

8.3.B.2 "Contributing trees shall be protected from adjacent construction activity."

No trees are removed. The street tree and on-lot tree to be protected. Seven 'North Pole' arborvitae (10–15' at maturity, 4–6' on center) line the left and right side yards, giving the rear yards privacy.

8.3.B.5 "Changes in landforms or topography shall preserve the historic relationships between buildings and landscape features."

A retaining wall about 3' high at its tallest point along the rear yard allows for a more gradual grade for the proposed rear yard, and may be lower once final grading is set. Fencing is no taller than 6'; its style & finish will be chosen with input from the abutters. No historic walls, landmarks or visible ledge on the site. The existing curb cut to remain.

Massing and height



Street wall elevation

Standard	Requirement	How 40–42 Lambert responds
8.3.E.4	"Generally, the height of new construction shall respect certain standards of scale in order to maintain the District's special qualities including overall building height and massing."	Three stories at 31'-2" from avg. grade, under the 35' limit and within the range of its neighbors on Lambert Street. The darker top floor and cornice cap the facade so the building reads at the scale of the street.
8.4	"Within Highland Park, there are detached single-family homes, two-family dwellings, row houses, triple deckers … Triple-deckers are found … on Lambert Street."	A two-family is one of the housing types the study report names as part of the district's character.

Setbacks and spacing



North side of Lambert Street. Footprints, parcels and front setbacks are approximate, traced from the City parcel and building-footprint map; proposed footprint from A011.

Standard and response

8.3.E.5 "New construction shall provide setbacks and space between nearby buildings that preserves and/or enhances existing relationships …"

Buildings on this side of Lambert Street sit 0' to about 12' from the front property line, most within 4'. At 2', the proposed front wall falls within that range and lines up with its immediate neighbors.

Standard and response

8.3.E.6 "… most have at least enough setback for a front garden between the building and the sidewalk or street edge." (8.4)

One building centered on the 60' lot, with 10' side yards, continues the rhythm of buildings and gaps along the street. The 2' front yard is planted with a single row of low grasses on either side of the entry stair.

Styles and materials



West (street) elevation



CL-01



CL-02



CL-03

Standard and response

8.3.E.1 "The purpose of the district is not to inhibit innovative design or lock new buildings into patterns that simply replicate historical forms ..."

The design is contemporary but borrows the street's order: lap siding, trimmed openings, a symmetrical facade and cornice. Limited to three materials only: white lap siding on the body, Iron Gray on the top floor, and stained wood-look siding at the recessed entry and balconies, so the entry at grade and the recesses above balance each other.

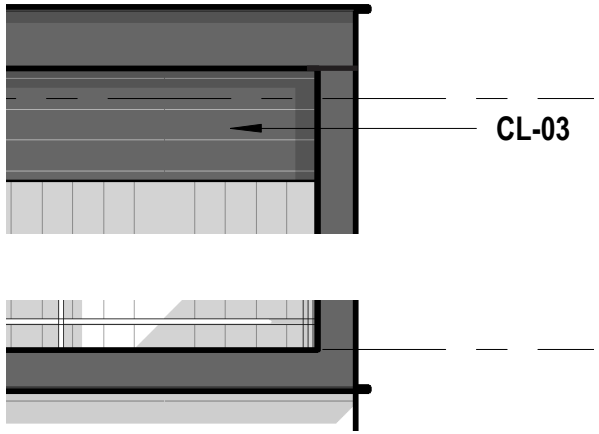
Materials

CL-01	Modern Mill Acre siding, stained; recessed entry and balconies
CL-02	James Hardie lap siding, 5" exposure, Arctic White
CL-03	James Hardie lap siding, 5" exposure, Iron Gray (top floor)
Trim	Painted Azek cornice (to match CL-03); window trim
Windows	Andersen or equal; triple-pane, black finish, simulated divided lites
Railings	Black aluminum, to match the window frames

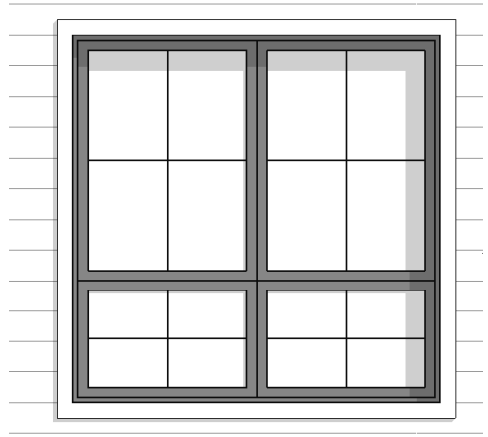
Cornice and window trim



Enlarged west elevation



Cornice & top floor trim detailing



Typical window, trim and simulated lights

The cornice and trim are framed elements to add additional layers to the building's scale and make references to its contextual neighbors. A painted cornice projects beyond the siding to cast a small shadow line at the top of the building. Trim, a 1×3 board, frames every window and door as on the older houses on the street. The recessed balconies are covered, lit and clad in the same stained siding as the entry.

Compliance with the Standards & Criteria

Standard	Requirement	How 40–42 Lambert responds	Page
8.3.B.2	Protect contributing trees	Street tree and on-lot tree kept and protected	12
8.3.B.3–4	Retain or replace trees	No removals; privacy plantings added	12
8.3.B.5	Landforms and topography	Low retaining wall holds existing grade at the abutters	12
8.3.B.6–8	Outcroppings, walls, markers	No historic walls, markers or visible ledge; curb cut reused	4, 12
8.3.E.1	Styles and materials	Cornice, trimmed openings, symmetry, three materials	15–16
8.3.E.2	Show how the project enhances	Fills a vacant lot with two family-sized homes	5, 7–8
8.3.E.3	Compatible with district goals	A two-family, a housing type the report names	6, 13
8.3.E.4	Height and massing	3 stories, 31’-2”, within the range of its neighbors	13
8.3.E.5	Setbacks and spacing	10’ side yards; 2’ front setback, within the street’s range	14
8.3.E.6	Vacant-lot rhythm	One building centered on the lot, open side yards	3, 5, 14

Thank you

Questions

Owner	Taj Development Company, LLC
Architect	Stack Architecture & Development, LLC
Presenter	Daniel Fougere, RA, CPHC, NCARB
	Senior Associate, Stack Architecture & Development

