

## LONGFELLOW PLACE

*Boston, Massachusetts*

*Client: Equity Residential*



Elkus Manfredi Architects provided design for the repositioning of two downtown Boston luxury apartment towers designed in 1970. The autocourt, colonnade, building entries, shared amenities, pool area, and retail streetfront were redesigned to create an upgraded image that gives the residential complex a fresh presence and competitive edge in the marketplace.

The previously undefined courtyard now presents a clear, welcoming entry sequence and distinctly pedestrian orientation. The center island features three-season plantings and inviting granite and wood benches. Light-colored pavers replace black top; large structural steel canopies and dramatic light fixtures enhance each formerly obscured residential entry. On the second level, glass balustrades allow daylight into the colonnade. Colonnade columns were narrowed and reclad in light stone; ceilings and paving were lightened and architectural illumination added to make the walkway safe and appealing. A new ground-floor amenity space was created with full kitchen and dining area, living room/lounge, meeting rooms, a playroom, and a large event/movie-viewing space. The outdoor pool area was transformed with an upscale cabana area, poolhouse, outdoor showers, bathhouse, and complete resurfacing. Retail frontage on the street was unified into an engaging retail row. Using graphic patterning, shifting colors, and strategic placement of all elements, Elkus Manfredi created visual interest for the redesigned areas not only at ground level but also as seen from the residences above.

Photography: Chuck Choi



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