

PHOTO TOUR: Hearth At Four Corners

Posted by Tracey Walker, Managing Editor | October 4, 2021



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The Hearth at Four Corners project redevelops a formerly vacant lot as affordable and supportive senior housing.



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Given its location in a residential neighborhood with historic character, the building is designed with a massing strategy and façade treatments that feel contextual with its surroundings. A landscaped plaza at the building's main entry adds to the urban design approach.



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Set on a plateau above Boston, residents can enjoy compelling views and take advantage of a great transit-oriented location just steps away from a commuter rail station.



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The interior design places a strong emphasis on natural light and connection to the outdoors.



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The color palette emphasizes green, teal, white, and natural wood finishes—all of which help create an atmosphere that is calming yet engaging. High-end materials and fixtures provide a luxury feel within an affordable setting.

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Residents can take advantage of a wide array of common areas, amenity spaces, and services including on-site concierge services.



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With a convenient urban location, high level of fit and finish, and thoughtful approach to elements such as art curation in the resident common areas and lounge spaces, seen here, Hearth at Four Corners is emblematic of a new wave of affordable and supportive senior housing that draws inspiration from today's most creative market-rate multifamily properties.



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With engaging wallcoverings and a sun-filled location near the primary entrance lobby, the mailroom at Hearth at Four Corners offers residents a chance to interact in a functional and comfortable environment.

Located in Boston's Dorchester neighborhood, Hearth at Four Corners is a 54-unit supportive senior housing development led by Hearth Inc. (Boston). Opened in July 2021, the 50,000-square-foot affordable community houses 19 units reserved for extremely low-income seniors at risk of homelessness, with eight units set aside to house formerly homeless individuals—together filling a major need in a state whose growing over-60 population lacks attainable housing options.

Situated just blocks from several major parks and other community amenities, the four-story wood-frame building activates a formerly empty lot. The design was led by [The Architectural Team](#) (TAT; Chelsea, Mass.), in conjunction with [D/R/E/A/M Collaborative](#) (Boston), which took on entitlement work with the Boston Planning & Development Agency (Boston) and the Neighborhood Development (Boston) office, and helped to design the building during the schematic and design development phases of the project.

With a brick masonry base and shingle siding, the L-shaped building's façade transitions to flat panels and floor-to-ceiling windows, creating a street presence that feels contemporary and dynamic, while remaining contextual within the area's established residential neighborhoods comprising triple-decker and Victorian-style houses.

A large, glazed center volume houses commercial space, a community room and kitchen, a fitness center, activity space, and central laundry for residents. The community room

connects to a light-filled patio, forming a functional indoor-outdoor extension of the property's living area. Inside, an inviting palette of medium-saturated green and jewel-teal hues combine with warm finishes and colorful, contemporary artwork to provide a vibrant yet tranquil environment.

Project details:

Facility name: Hearth at Four Corners

Location: Dorchester, Mass.

Completion date: July 2021

Owner: Hearth Development

Total building area: 48,883 sq. ft.

Total construction cost: \$19 million

Cost/sq. ft.: \$389

Architecture firm: The Architectural Team (TAT), in collaboration with
D/R/E/A/M Collaborative

Interior design: The Architectural Team (TAT), in collaboration with D/R/E/A/M Collaborative

General contractor: D.F. Pray

Engineering: Samiotes Consultants

Builder: D.F. Pray