

The Architectural Team reimagines old buildings with The Archer Residences

Nav Pal

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Two university buildings become a single structure, creating the first full-service condominium, with 62 units in the Beacon Hill neighborhood

The development is a case study in generating valuable housing assets from conversions of complex and underutilized commercial buildings.

The project joins two former Suffolk University buildings into a single, 172,000 sq ft structure, topped with a pair of penthouse additions and a landscaped roof terrace. Led by developers JDMD Owner, LLC and with interiors by LDa Architecture & Interiors, the residences offer market leading finishes, 14 ft windows and other preserved original elements, and a mix of one to four bedroom condominium homes.

“From a design perspective, this is one of the most significant projects we’ve ever completed in a historic district. It can be very difficult to find suitable development sites in an older urban core,

and too often, this reality forestalls the addition of new housing. With The Archer Residences, we found square footage horizontally instead of vertically by combining two adjacent structures. The result is that we could preserve the streetscape and intimate neighborhood feel, while giving fresh, dynamic life to two underused buildings. We see this as a valuable strategy that will become increasingly common in urban contexts.”

Jay Szymanski, AIA, NCARB, LEED AP, Principal, The Architectural Team



To create a cohesive internal transition between the two distinct six story structures, TAT stitched them together with a staircase and elevator banks, among other structural moves. The design team guided the restoration of the 1920s building’s façade and reclad the 1960s modernist building with a new brick and granite skin. This approach forms a cohesive feel and shared architectural language for the two buildings, while preserving their architectural characters.

TAT restored decorative cast concrete panels and exterior brickwork on the older classical revival structure. Aiming to reduce the conversion’s embodied carbon, TAT was able to reuse approximately 85% of the original building materials by surface area.

For the second building, TAT strengthened the original modernist design statement, while responding to the neighborhood context. The project team replaced the original brick

façade with new cladding in a palette of red brick and granite. At ground level, bronzed storefront windows with smooth granite surrounds and columns generate an inviting presence along Temple Street, and offer a complementary juxtaposition to the rough stone apse of a church across from the building. Higher up, a new line of horizontal ribbon windows on the fifth and sixth floors form a visual cornice line at the fourth story, creating better alignment with the adjacent low rise historic buildings on either side of the street. Individual materials were all selected for their sustainability and long product life cycle.

The project's penthouse additions, including a copper and glass jewel box residence, are set back as a result of extensive sightline studies, meeting local guidelines and ensuring they are unseen from the street. Residents benefit from this approach, as the penthouse setbacks create space for nearly 5,000 sq ft of shared roof gardens and outdoor amenity areas, a health and wellness boon, and views of Massachusetts State House.

Residents benefit from amenity programming, space planning, and interior design. As the first fully amenitized, full-service luxury condominium in the Beacon Hill neighborhood, the property blends the area's historic elegance with 21st century convenience. The interior design by LDa Architecture & Interiors combines old world materials with contemporary application and detailing.



The proportioned individual units offer either a contemporary or transitional style, accommodating a range of tastes. All units feature unique layouts with large chef's kitchens, open floor plans, rift oak flooring and cabinetry, marble countertops and baths, and prewiring for Lutron window treatments and home entertainment systems.

Amenities include a full-service pet spa, fitness and wellness center, a conference room, kid's playroom, and bike storage, along with a club room featuring a double sided Mont Blanc quartz fireplace. The design also provides 50 below grade parking spots, serviced by

a 24-hour valet and accessed via a vehicle elevator. The parking system uses tandem car stackers, making the most of what was once a subterranean university cafeteria.