

40 Mount Hood

1650 Commonwealth LLC



**June 12, 2018 Subcommittee Meeting:
Boston Civic Design Commission &
Aberdeen Architectural Conservation District Commission**

Comments from Previous Meeting:

Massing/Character:

1. Massing Reduction Option of 6 stories/4 Stories with Courtyard Opening (generally) preferred
2. Mt. Hood:
 - 'Courtyard Opening is benefit to community' –*streetwall enhancement, daylight*
 - 'Landscape' in front of terrace should be designed as placemaking opportunity
3. Egremont Façade: balance design between length (based on precedents) and 'natural variation' along street.
 - "Long façades not really a problem, particularly on a curve"—but detail is important
 - Balance between 'contextual' and 'contemporary' –respectful of historic but not 'formulaic'
 - 'Coordination of breaks in the façade with design of ground plane could create new placemaking

PROJECT SITE

Commonwealth Avenue

Mount Hood Rd

Egremont Rd

Corey Rd

PROJECT SITE

Steep street sloping down to neighborhood

Newer 6 Story Residential Project

12' high stone estate wall along property edge

Single Family Residence

Attached 3 1/2 story townhomes



EXISTING SITE PLAN



NEIGHBORHOOD CONTEXT



Well designed Stair groupings

Strong Cornice Lines



Brick and stone lintels



Inset Stairs the exception



Base material & height variation



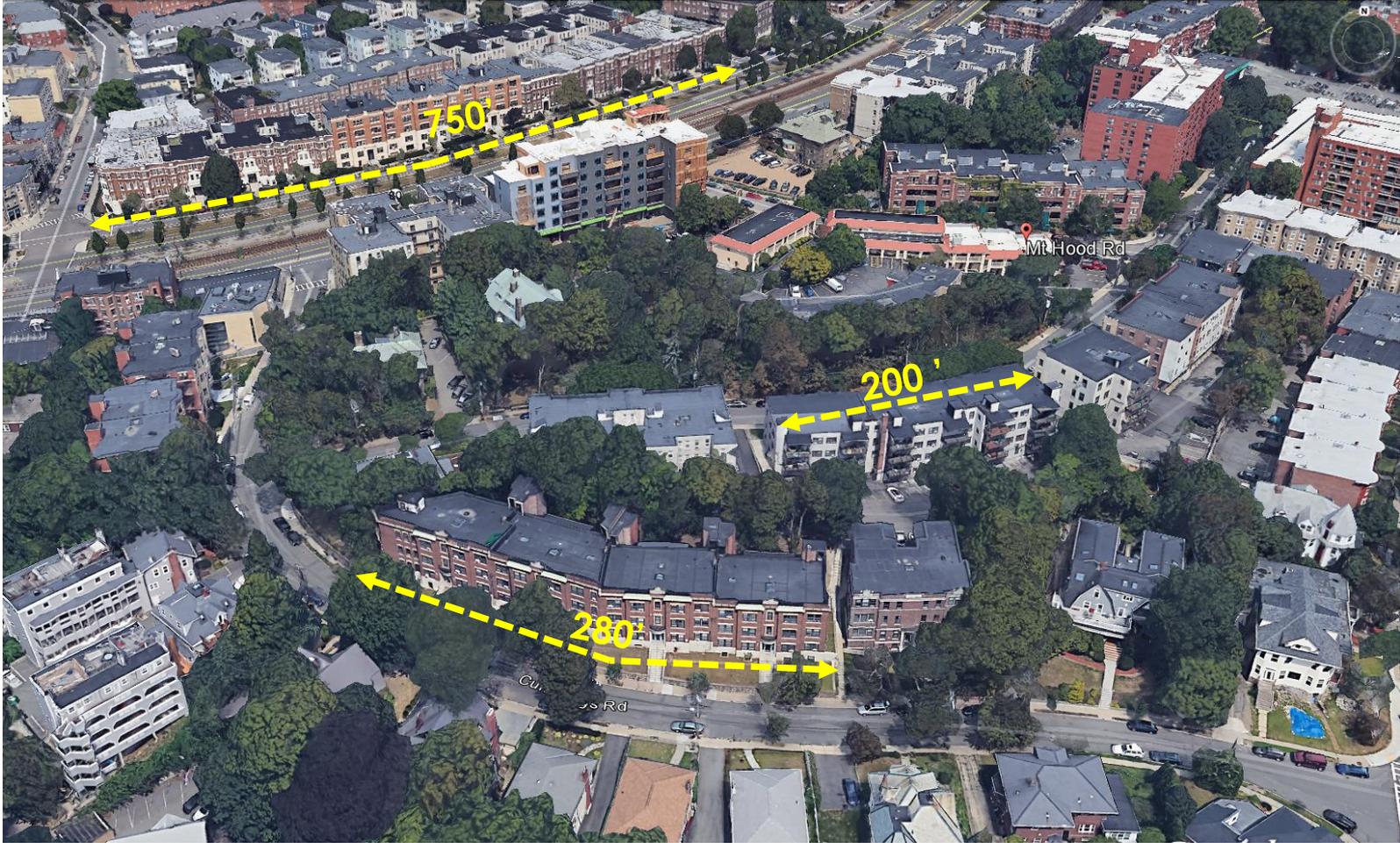
Ornamental Metal Railings

NEIGHBORHOOD CONTEXT

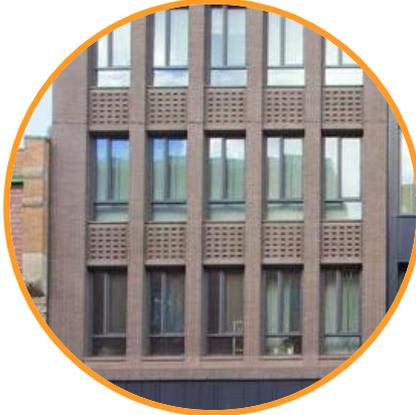
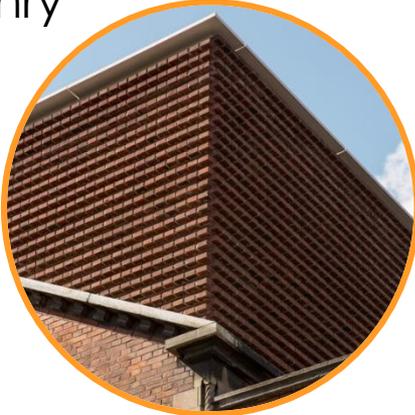
Connected Façade Lengths



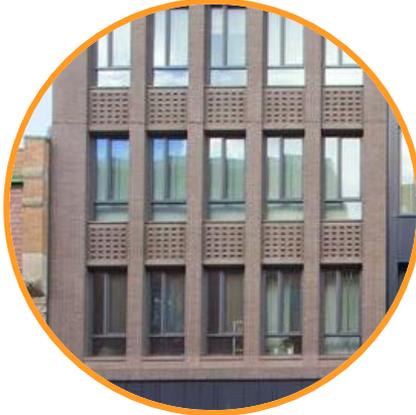
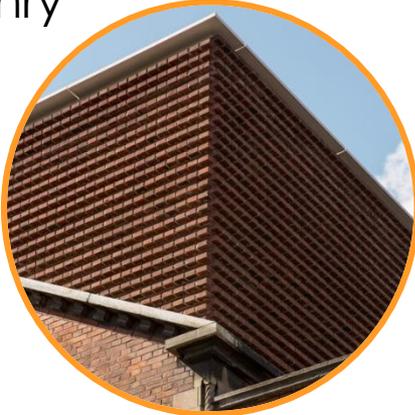
NEIGHBORHOOD CONTEXT



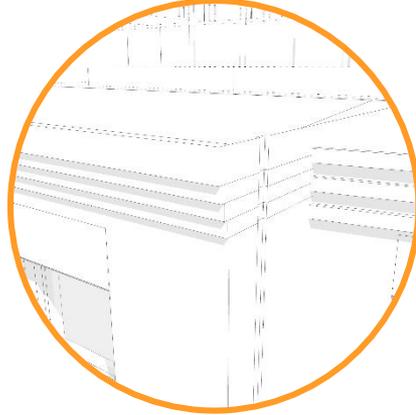
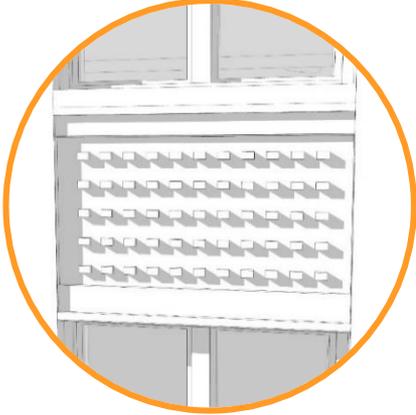
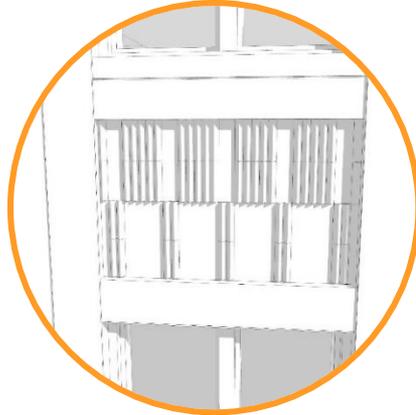
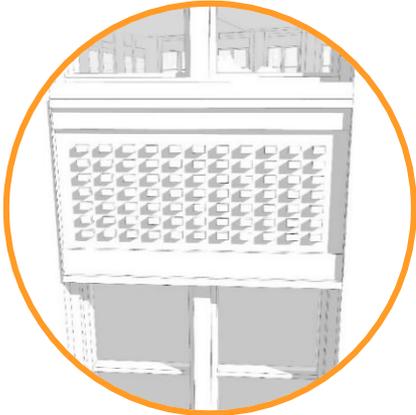
Detail: Contemporary Masonry



Detail: Contemporary Masonry

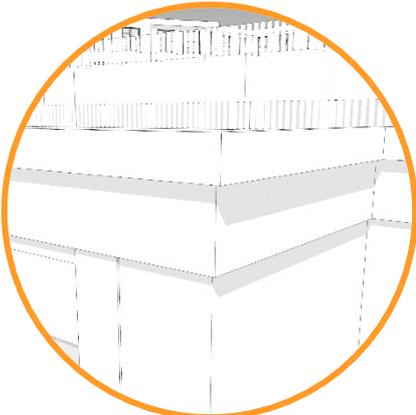
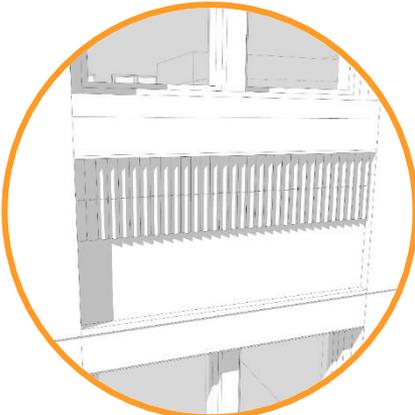
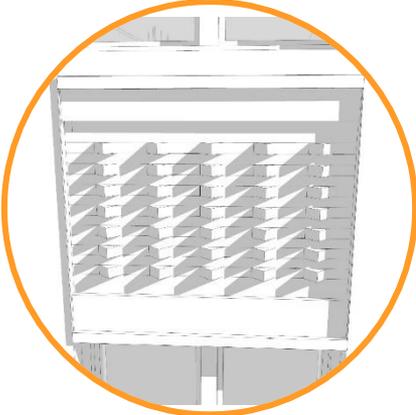
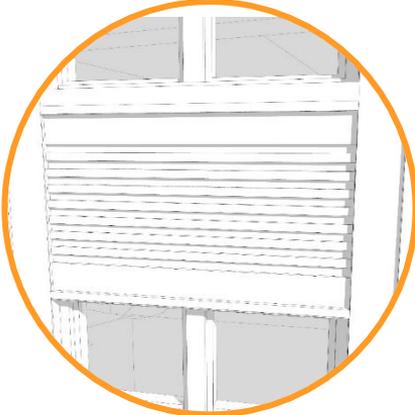


DETAIL STUDIES



Typical Bay Elevation

DETAIL STUDIES



Typical Bay Elevation

DETAIL STUDIES



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DETAIL STUDIES



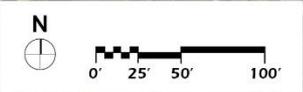
ORIGINAL SITE PLAN

COMMONWEALTH AVENUE

MT. HOOD ROAD

EGREMONT ROAD

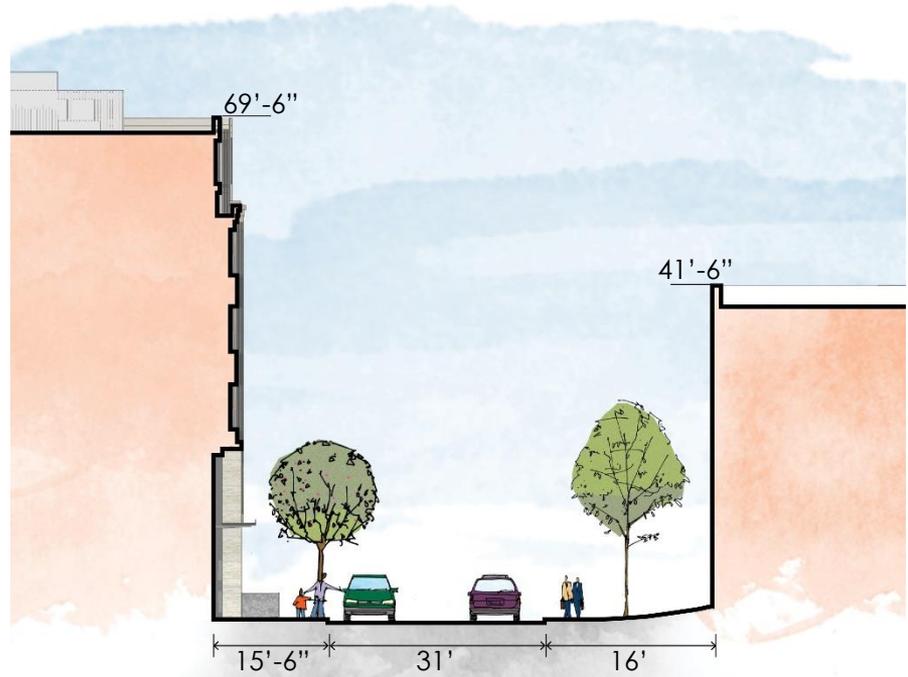
COREY ROAD



SETBACK PLAN

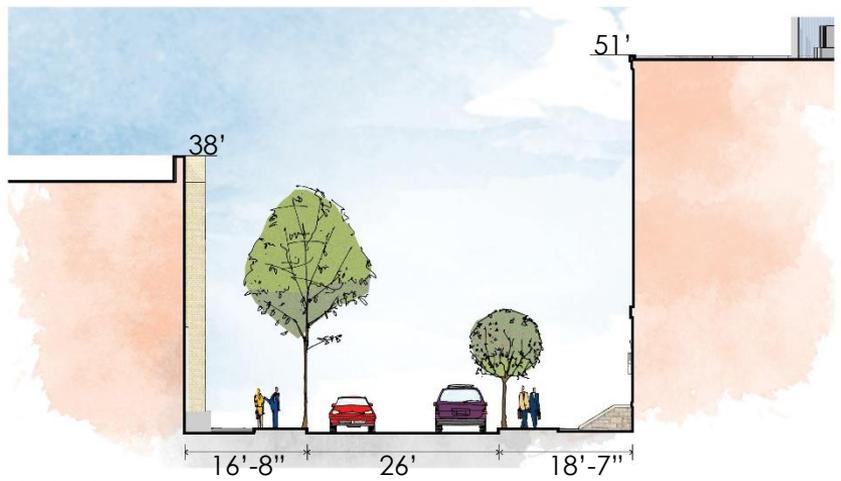


Mt HOOD ROAD SECTIONS

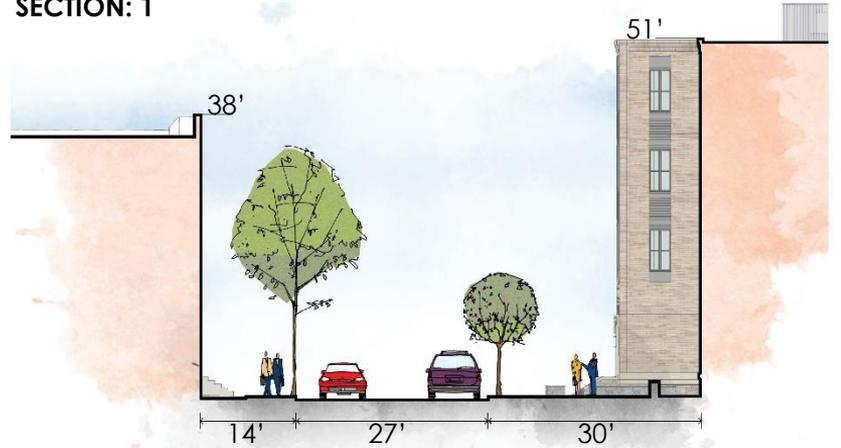


SECTION: 3

EGREMONT STREET SECTIONS



SECTION: 1



SECTION: 2

FLOOR PLANS



LOWER
PARKING LEVEL



UPPER PARKING
LEVEL

-  Parking Entry
 -  Loading Entry
 -  Building Entry
-  Stantec

FLOOR PLANS



TERRACE LEVEL



RESIDENTIAL LEVEL

NEW MASSING SITE PLAN



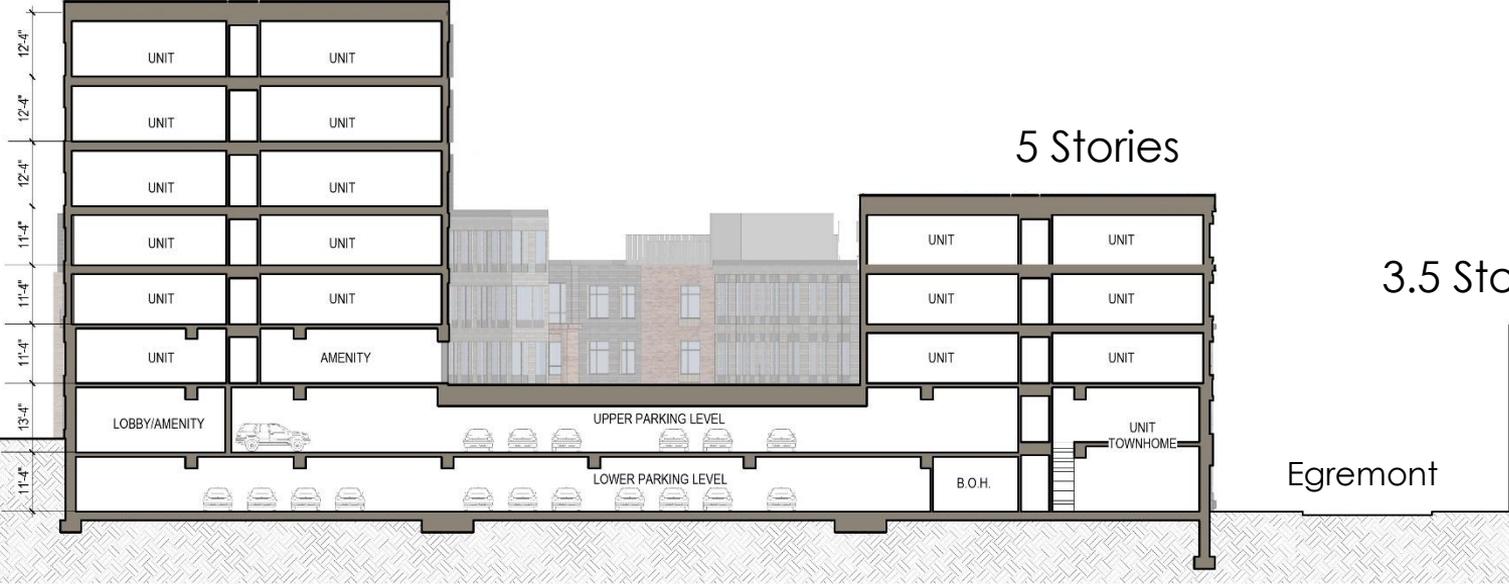
ORIGINAL SITE SECTION

7 Stories

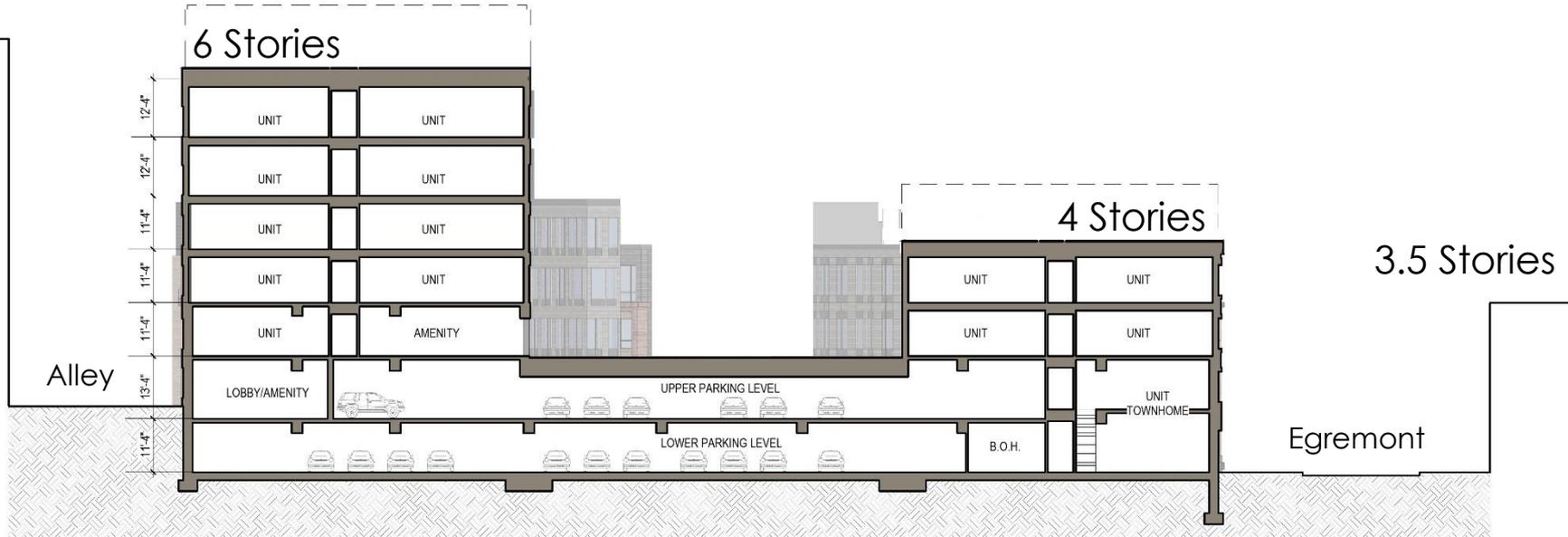
5 Stories

3.5 Stories

Alley



MASSING 2 SITE SECTION



ORIGINAL MASSING

7 Stories off Alley

5 Stories off Egremont

6 Stories off Alley

4 Stories off Egremont

186'

28'

138'



VIEW FROM COMM AVE

ORIGINAL MASSING



VIEW FROM COMM AVE

NEW MASSING



VIEW FROM MT HOOD

NEW MASSING



- Massing steps down from 6 stories to 4 stories.
- Lobby entrance at midpoint to animate street.
- Multiple Building massing and materials to create rhythm of individual blocks

VIEW FROM MT. HOOD

NEW MASSING



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Stantec

VIEW FROM MT. HOOD

NEW MASSING



VIEW OF TERRACE LEVEL

ORIGINAL MASSING



VIEW OF TERRACE LEVEL

NEW MASSING



VIEW AT CORNER

ORIGINAL MASSING



VIEW AT CORNER

ORIGINAL MASSING



VIEW AT CORNER

NEW MASSING



VIEW FROM EGREMONT

NEW MASSING



VIEW FROM EGREMONT

NEW MASSING



VIEW FROM EGREMONT

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VIEW FROM EGREMONT

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NEW MASSING



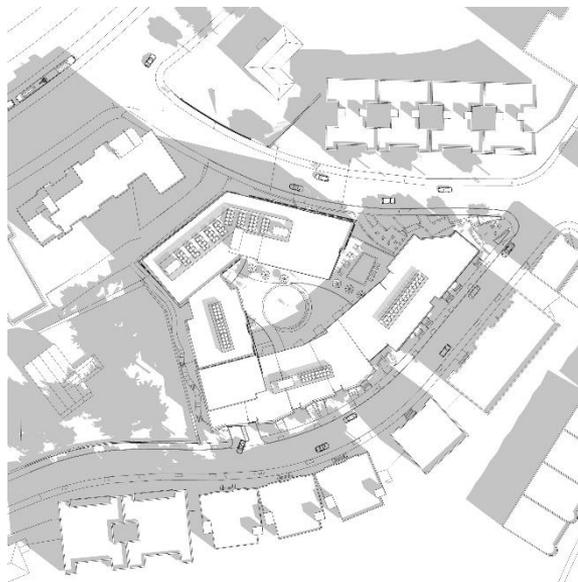
VIEW FROM EGREMONT



VIEW FROM EGREMONT



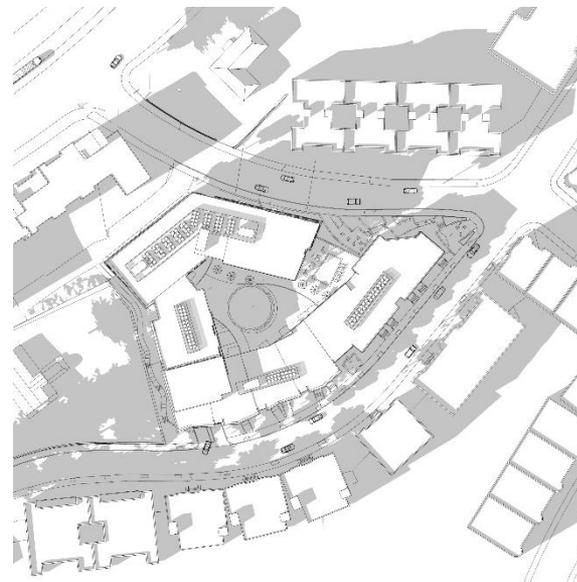
SHADOW STUDIES: MARCH 20



9:00 am

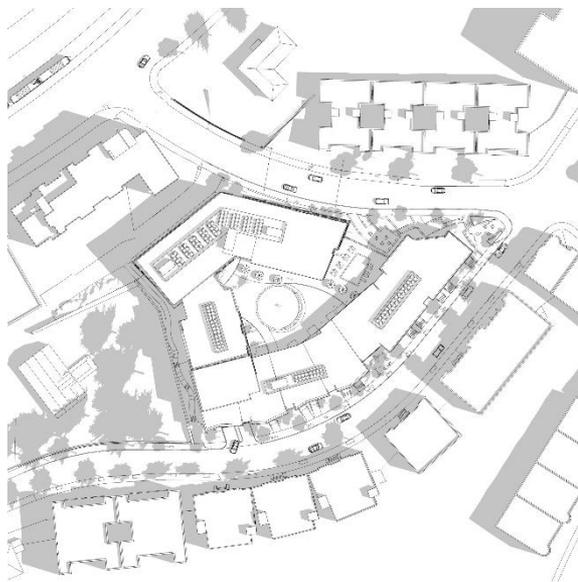


12:00 pm

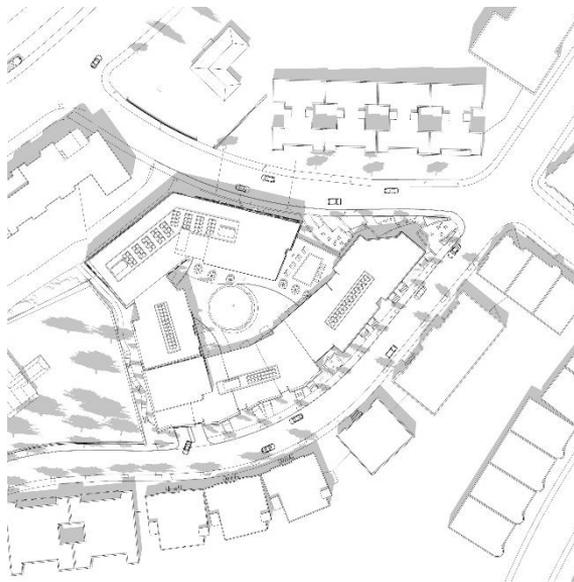


3:00 pm

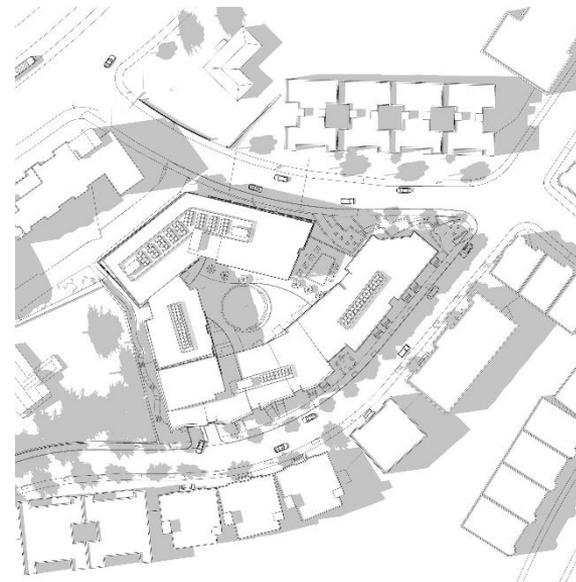
SHADOW STUDIES: JUNE 21



9:00 am

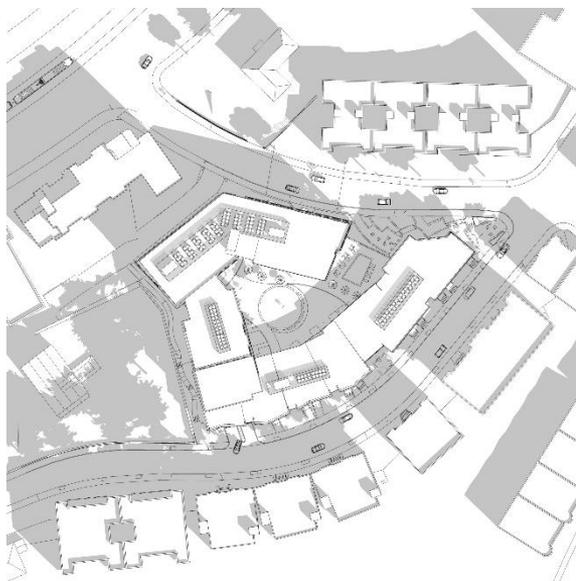


12:00 pm



3:00 pm

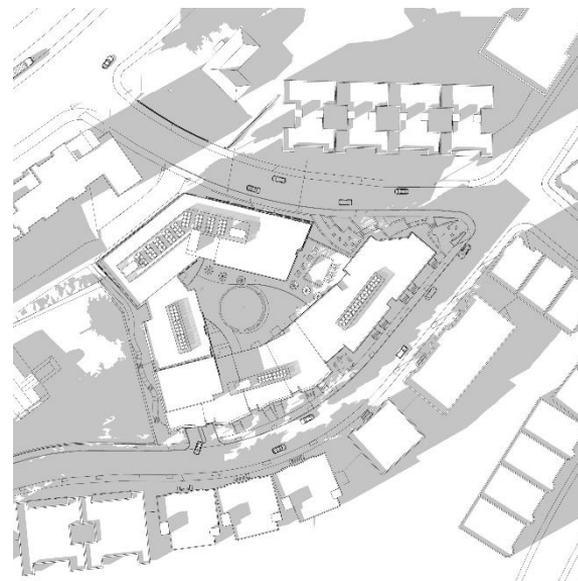
SHADOW STUDIES: OCTOBER 1



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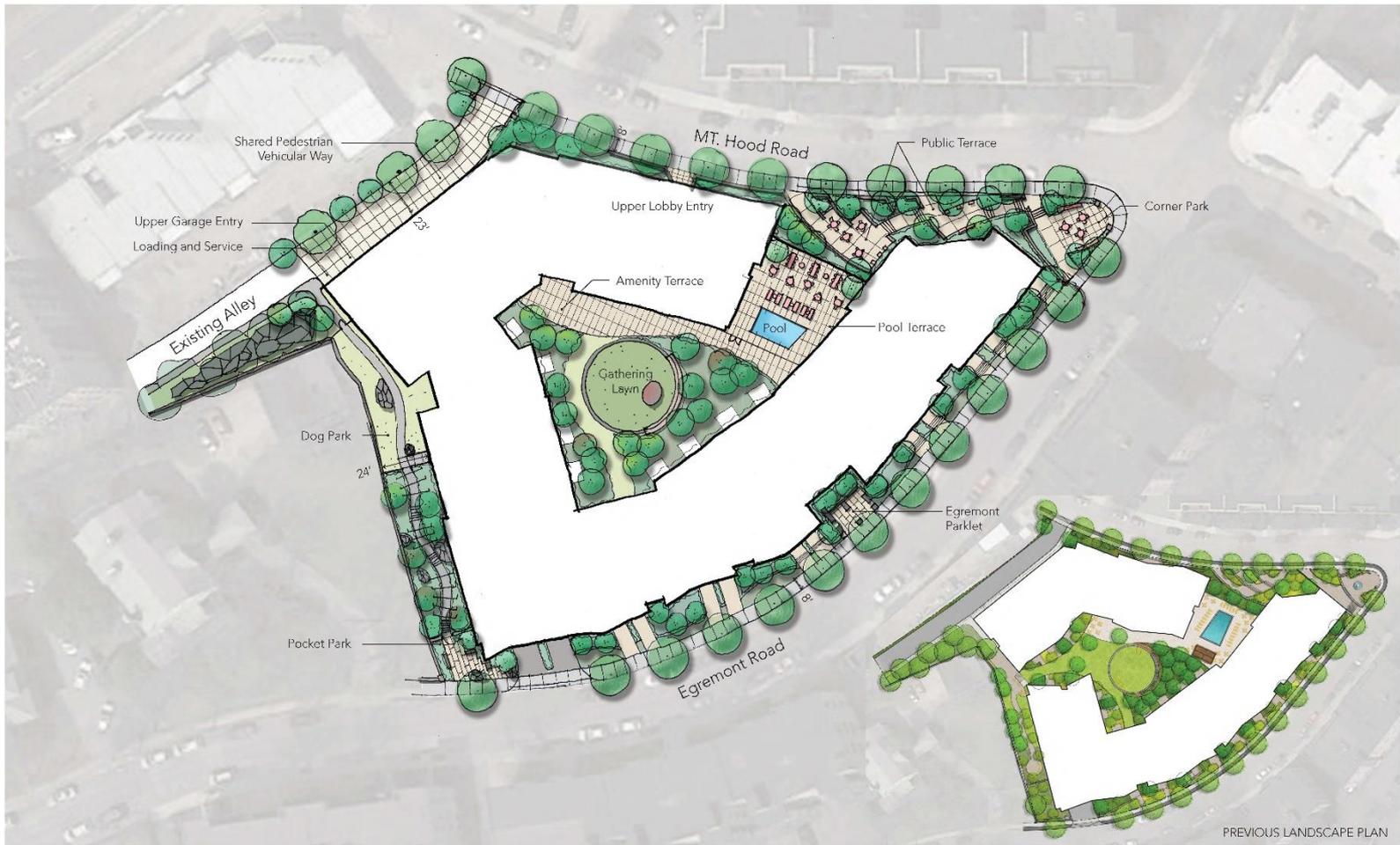


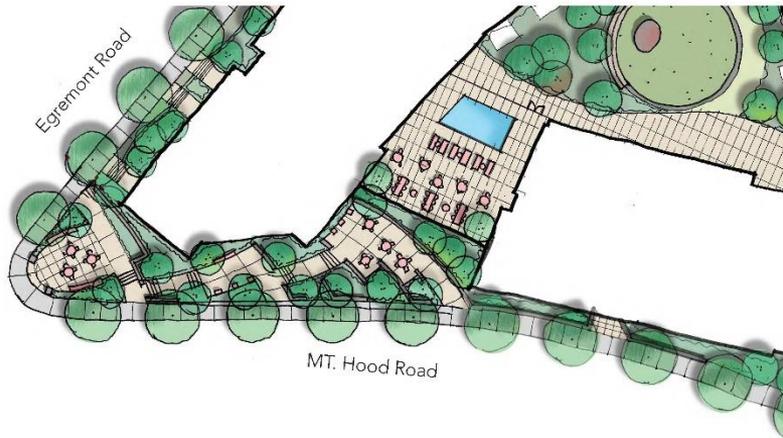
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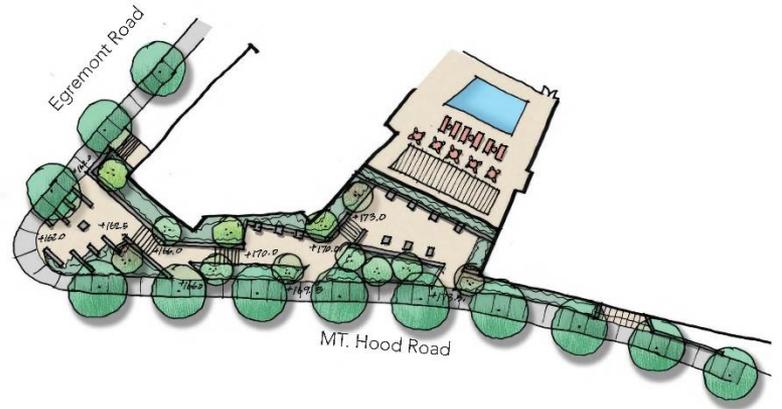
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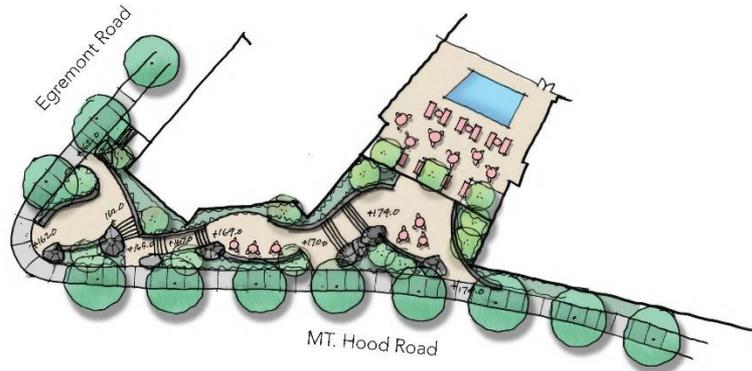




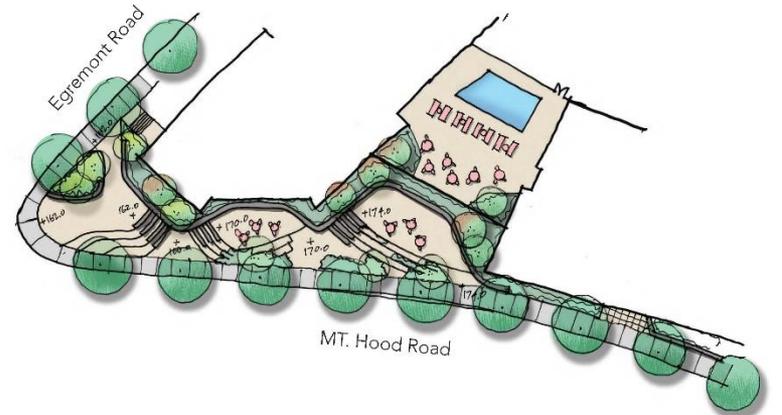
OPTION A



OPTION B



OPTION C



OPTION D









