

# 40 Mount Hood

1650 Commonwealth LLC



August 8, 2019 | Aberdeen Architectural Conservation  
District Commission  
1650 Commonwealth LLC





LOGAN INTERNATIONAL AIRPORT



GARDEN

MASSACHUSETTS GENERAL HOSPITAL

FINANCIAL DISTRICT  
SUFFOLK

SEAPORT DISTRICT

PROJECT SITE

KENDALL SQUARE

BACK BAY

CAMBRIDGE

FENWAY PARK

MUSEUM OF FINE ARTS

LONGWOOD MEDICAL AREA

Beth Israel Deaconess Medical Center

BRIGHAM AND WOMEN'S HOSPITAL  
Children's Hospital Boston  
DIANA-FARBER CANCER INSTITUTE



BOSTON LANDING

BOSTON UNIVERSITY

COOLIDGE CORNER

BROOKLINE

ALLSTON/BRIGHTON

BRACON STREET

WASHINGTON SQUARE

COMMONWEALTH AVENUE

WASHINGTON STREET

BEST WESTERN UNIVERSITY BOSTON

COMMONWEALTH AVENUE

BOSTON COLLEGE





PROJECT SITE

Commonwealth Avenue

Mount Hood Rd

Egremont Rd

Corey Rd

# Aberdeen Historic District Guidelines Overview

## New Construction:

1. Similar overall **height** to surrounding buildings, if adjacent buildings have varying heights, relate to one of them or chose an intermediate height
2. **Setbacks** need to be provided from street and adjacent buildings. Should be related to buildings of similar scale and type in surrounding area.
3. **Rhythm** of projections like porches and bays should be taken from surrounding buildings.
4. **Entrances to parking** should not be on the front of the building unless necessary.
5. **New buildings** should utilize elements that give the area **character**.
6. Requirements for apartment and townhouse buildings:
  - **Brick or stucco exterior finish** (freestanding homes and small apartment buildings can be clad in wood clapboard, wood shingle, brick, stucco, or stone)
  - **Stone or cast stone** for ornamentation and foundation
  - Defined **base, body, and cornice**
  - **Windows** with **strong vertical** proportions
  - **Windows** should be **single or grouped** in pairs or groups of three
  - **Large proportions of glass** and openings on street face
  - **Well defined entry**





Looking south on Mt Hood Rd



Looking north on Mt Hood Rd



# EXISTING CONDITIONS

Looking south on Mt Hood Rd





Looking west on Egremont Rd



Looking west on Egremont Rd



Looking east on Egremont Rd



Looking west on Egremont Rd



# NEIGHBORHOOD CONTEXT



Well designed Stair groupings

Strong Cornice Lines



Brick and stone lintels



Inset Stairs the exception



Base material & height variation

Ornamental Metal Railings



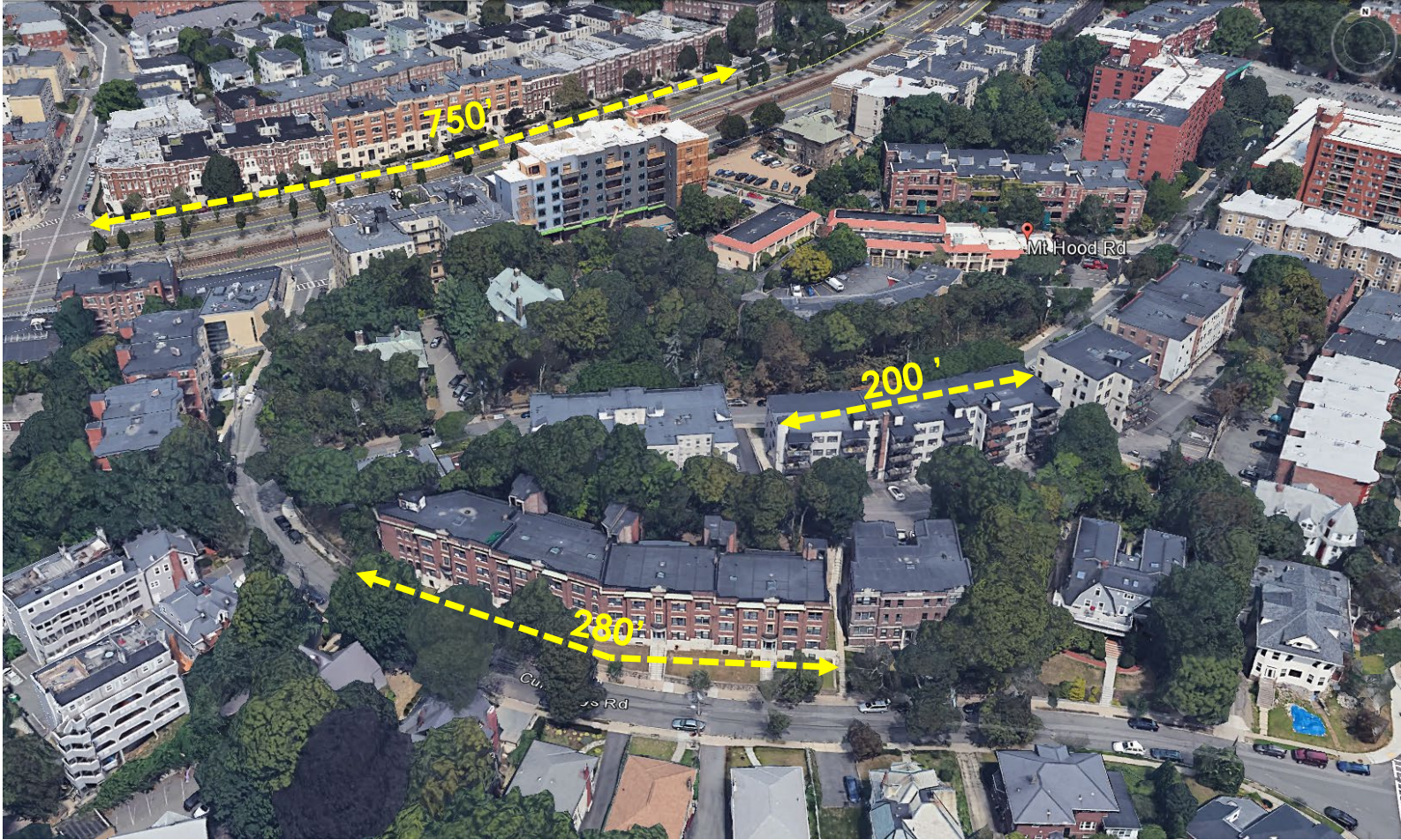
# NEIGHBORHOOD CONTEXT

Connected Façade Lengths





# NEIGHBORHOOD CONTEXT





# Project Summary:

1. Site Area: 75,084sf/ **FAR = 2.2**
2. **151 Home Ownership Units** including 12 two-story duplex units
3. **16% Affordable Units**
4. **201 Parking spaces** in structured parking

## Variances Required:

- Lot Area per Dwelling Unit
- Floor Area Ratio (FAR): 1.0 to 2.2
- Building Height: 35' to 70'
- Usable Open Space: 30,200sf to 10,000sf
- Setbacks: varies

**TOTAL UNITS PER LEVEL**

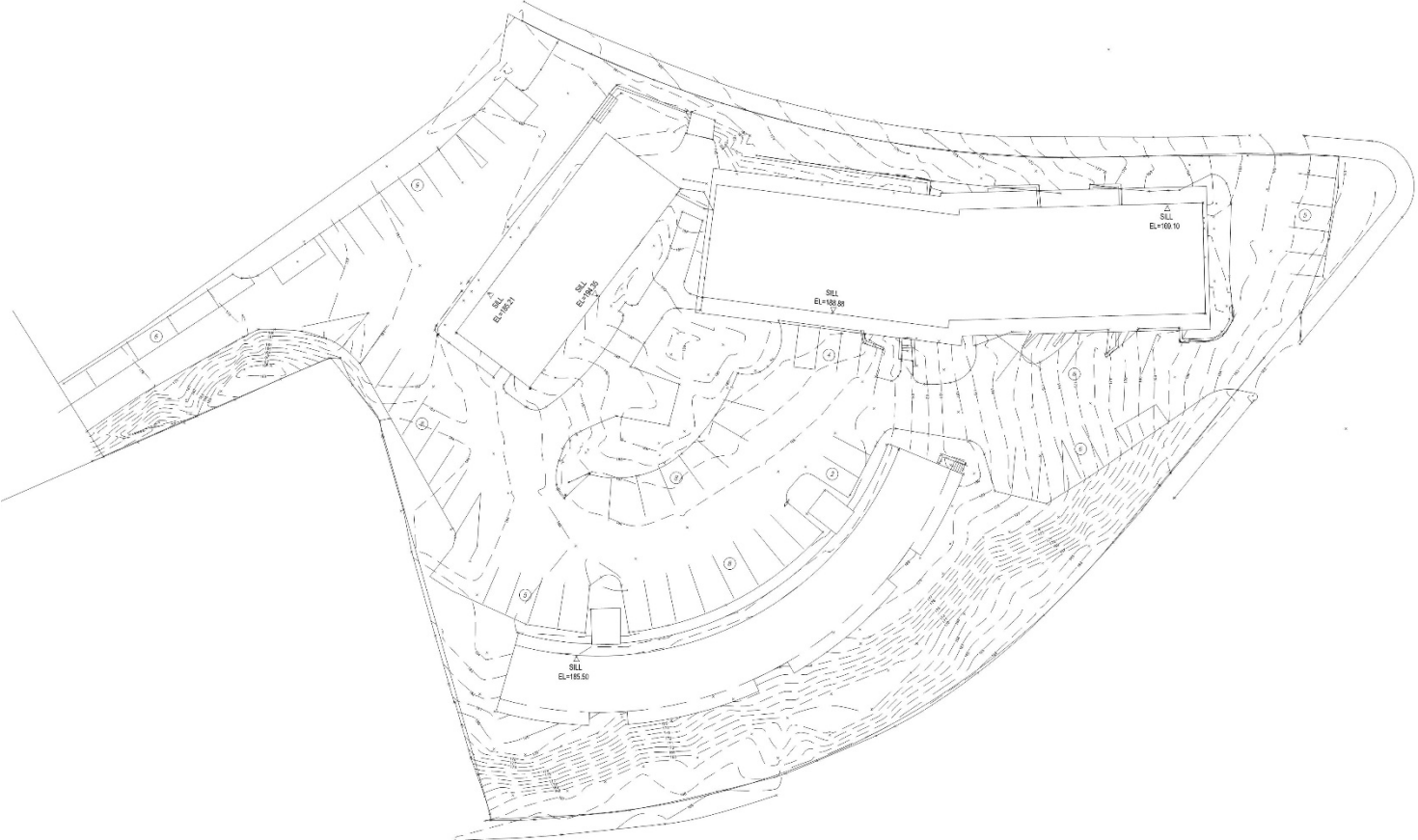
	0 BR	1 BR	2 BR	3 BR	3 BR-T	TOTAL
Level 6	1	8	5	2		16 Units
Level 5	1	12	7	1		21 Units
Level 4	1	12	7	1		21 Units
Level 3	1	29	10	1		41 Units
Level 2	2	26	9	1		38 Units
Parking Upper			2			2 Units
Parking Lower		1	1		10	12 Units
<b>Units per Type</b>	<b>6 Units</b>	<b>88 Units</b>	<b>41 Units</b>	<b>6 Units</b>	<b>10 Units</b>	<b>151 Units</b>
<b>% per Type</b>	<b>4%</b>	<b>58%</b>	<b>27%</b>	<b>4%</b>	<b>7%</b>	<b>100%</b>
<b>NSF per Type</b>	<b>488 NSF</b>	<b>739 NSF</b>	<b>1,216 NSF</b>	<b>1,382 NSF</b>	<b>1,432 NSF</b>	<b>930 NSF</b>
<b>Total IDP Units</b>	<b>2 Units</b>	<b>18 Units</b>	<b>4 Units</b>	<b>0 Units</b>	<b>0 Units</b>	<b>24 Units</b>

**IDP UNITS PER LEVEL**

	0 BR	1 BR	2 BR	3 BR	3 BR-T	TOTAL
Level 6						0 Units
Level 5	1	3				4 Units
Level 4		4				4 Units
Level 3	1	5	1			7 Units
Level 2		6	2			8 Units
Parking Upper						0 Units
Parking Lower			1			1 Units
<b>Units per Type</b>	<b>2 Units</b>	<b>18 Units</b>	<b>4 Units</b>	<b>0 Units</b>	<b>0 Units</b>	<b>24 Units</b>

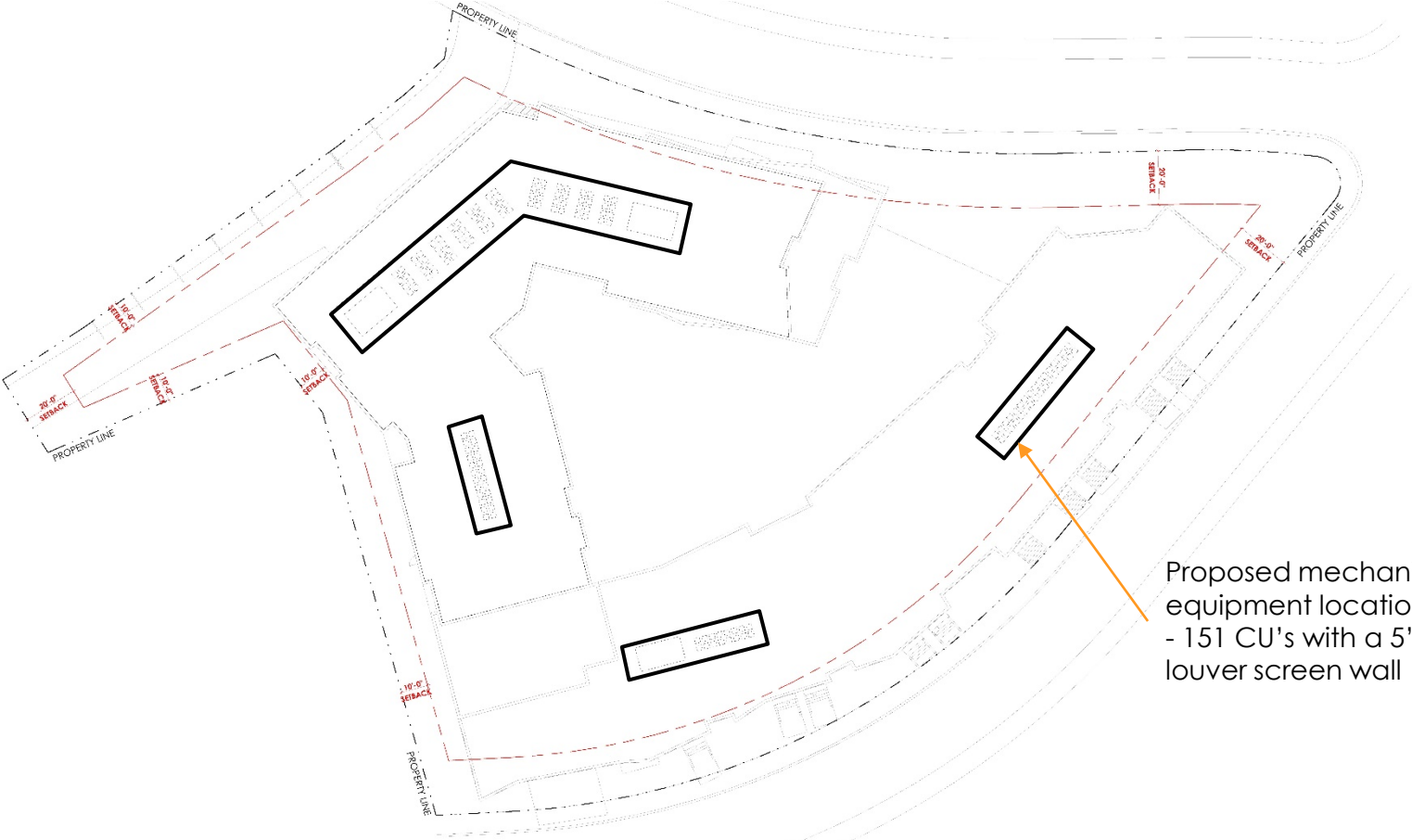


# Existing Site Plan





# Proposed Roof Plan



Proposed mechanical equipment locations - 151 CU's with a 5'-0" louver screen wall



# Proposed Rendered Site Plan








# Parking Lower Level – Egremont Street Plan



**PROJECT UNIT MIX:**

STUDIO:	6 Units
1BR:	88 Units
2BR:	41 Units
3BR:	6 Units
3BR-T:	10 Units
<b>TOTAL UNITS:</b>	<b>151 Units</b>
<b>Parking Total:</b>	<b>201 Cars</b>

-  Parking Entry
-  Loading Entry
-  Building Entry





# Parking Upper Level – Mt. Hood Street Plan





# Level 2 Plan



**PROJECT UNIT MIX:**

STUDIO:	6 Units
1BR:	88 Units
2BR:	41 Units
3BR:	6 Units
3BR-T:	10 Units
<b>TOTAL UNITS:</b>	<b>151 Units</b>
<b>Parking Total:</b>	<b>201 Cars</b>



# Level 3 Plan



**PROJECT UNIT MIX:**

STUDIO:	6 Units
1BR:	88 Units
2BR:	41 Units
3BR:	6 Units
3BR-T:	10 Units
<b>TOTAL UNITS:</b>	<b>151 Units</b>
<b>Parking Total:</b>	<b>201 Cars</b>



# Levels 4-6 Plan





# Mt Hood Elevation



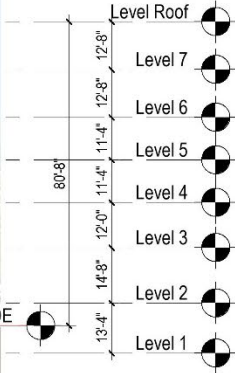


# Egremont Elevation





# North Elevation





# West Elevation

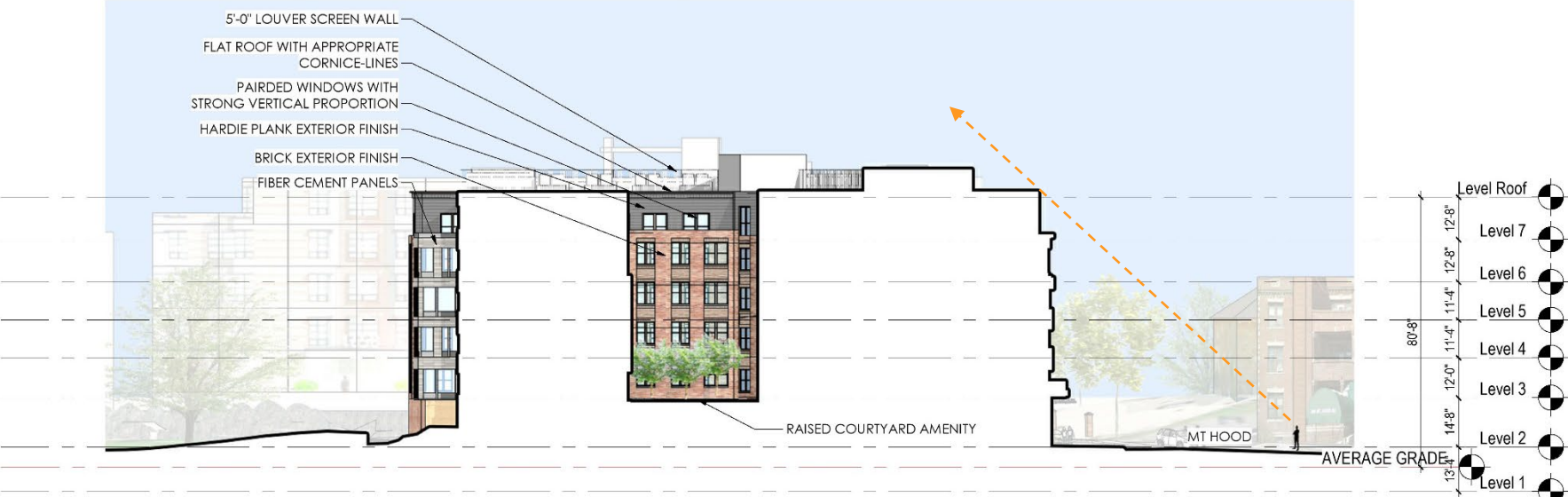


# Interior Courtyard West Elevation





# Interior Courtyard North Elevation



# Interior Courtyard East Elevation





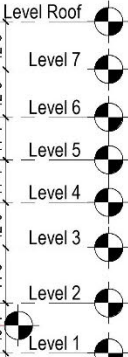
# Interior Courtyard South Elevation

5'-0" LOUVER SCREEN WALL  
 FLAT ROOF WITH APPROPRIATE  
 CORNICE-LINES  
 PAIRED WINDOWS WITH  
 STRONG VERTICAL PROPORTION

BRICK EXTERIOR FINISH  
 BRICK ORNAMENTATION

RAISED COURTYARD AMENITY

AVERAGE GRADE



MT HOOD

# MASSING SITE SECTION

6 Stories

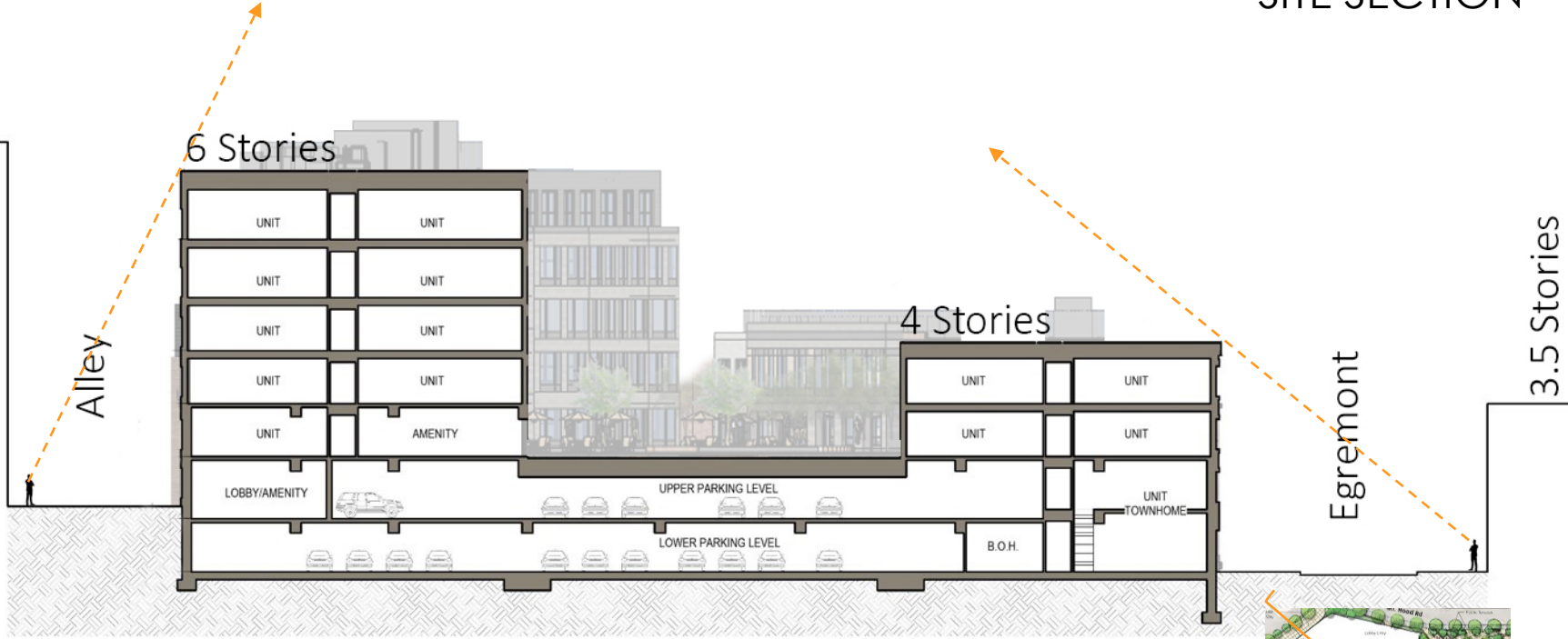
6 Stories

4 Stories

3.5 Stories

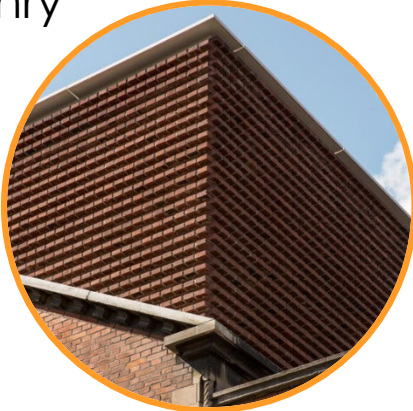
Alley

Egremont

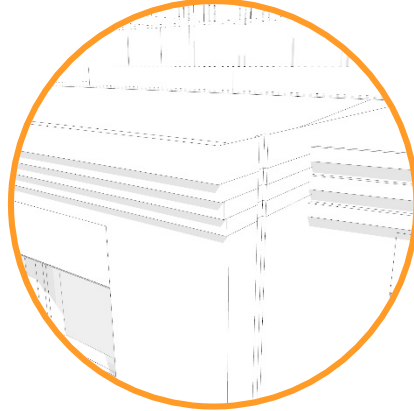
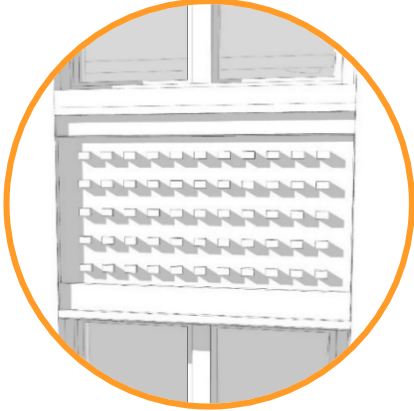
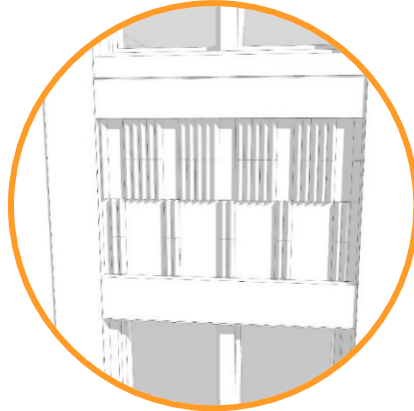
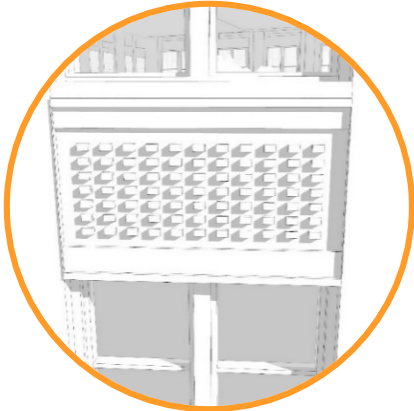




Detail: Contemporary  
Masonry



# DETAIL STUDIES



Typical Bay Elevation



# DETAIL STUDIES





# PROPOSED MASSING

6 Stories at top of Mt.  
Hood Street

4 Stories on  
Egremont







Raised Courtyard

New mid-block pocket park

New sidewalks, planting areas, stoops and seating.

New park





VIEW FROM MT. HOOD





VIEW FROM MT. HOOD





VIEW AT CORNER





VIEW ON EGREMONT





VIEW ON EGREMONT





VIEW ON EGREMONT LC



# PAVED AREAS

**INTENT**  
 PRESERVE THE HISTORIC ROADWAY, DRIVEWAY AND  
 SIDEWALK CONFIGURATION AND TO LIMIT THE AMOUNT  
 OF ADDITIONAL PAVING IN GENERAL AND IN PARTICULAR  
 IMPERMEABLE PAVING IN YARD SPACES



**PROPOSED ALLEY**  
 -CONCRETE

**EXISTING ALLEY**  
 -ASPHALT

**EXISTING LEDGE**

**SIDE YARD**  
 -STONE DUST WALKS ON FLAT AREAS  
 -CONCRETE WALKS ON SLOPED AREAS  
 -CONCRETE STAIRS

**WOODED EGRESS PATH**

**POCKET PARK**  
 -UNIT PAVERS  
 -CONCRETE PLAZA

**MT. HOOD ROAD**

**EGREMONT ROAD**

**GARAGE DRIVEWAY**  
 -CONCRETE SIDEWALK  
 -ASPHALT DRIVE

**LINEAR AND CORNER PARK**  
 -UNIT PAVER AND CONCRETE PLAZA  
 -CONCRETE STAIRS

**RESIDENT COURTYARD**  
 -CONCRETE UNIT PAVER  
 -TERRACE AND WALKWAYS

**STOOPS**  
 -CONCRETE WALKWAY  
 -CONCRETE STAIRS

**SIDEWALK**  
 -CONCRETE PEDESTRIAN ZONE  
 -PERMEABLE UNIT PAVER FURNISHING ZONE

**POCKET PARK**  
 -UNIT PAVERS  
 -CONCRETE PLAZA



# PAVED AREAS



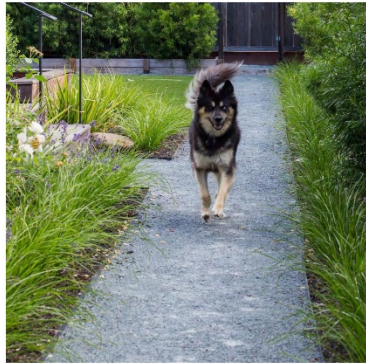
PERMEABLE UNIT PAVERS



CONCRETE



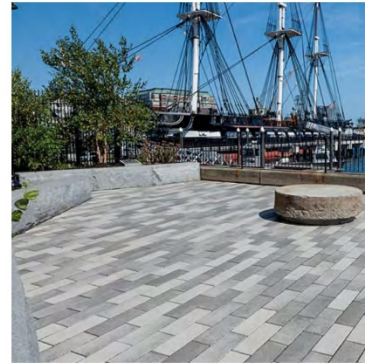
CONCRETE



STONE DUST



UNIT PAVERS



UNIT PAVERS

# TREES AND PLANTING

## INTENT

MAINTAIN THE VERDANT CHARACTER, ESPECIALLY THE TREES AND LAWNS THAT CONTRIBUTE TO THE DISTRICT

- GROVE/BUFFER TREES:**
- PRINCETON AMERICAN ELM
  - RIVER BIRCH
  - FLOWERING DOGWOOD
  - WHITE PINE

- EXISTING GROVE TREES (MATURE SPECIES TO REMAIN):**
- RED OAKS
  - NORWAY MAPLES
  - SUGAR MAPLES

- GROVE/BUFFER TREES:**
- PRINCETON AMERICAN ELM
  - RIVER BIRCH
  - FLOWERING DOGWOOD
  - WHITE PINE

## FOUNDATION AND POCKET PARK PLANTINGS

- SHRUBS:**
- OAKLEAF HYDRANGEA
  - SUMMERSWEET CLETHRA
  - VIRGINIA SWEETSPIRE
  - INKBERRY
  - RED-TWIG DOGWOOD
  - GRO-LOW SUMAC
  - LOWBUSH BLUEBERRY
  - DWARF FOTHERGILLA
  - JAPANESE ANDROMEDA
  - ROSEBAY RHODEDENDRON
  - PERIWINKLE

- PERENNIALS:**
- BLACK-EYED SUSAN
  - MIXED DAYLILIES
  - ASTILBE
  - HOSTA
  - HAY-SCENTED FERN
  - CREEPING LILYTURF
  - CATMINT
  - AUTUMN JOY SEDUM
  - PERIWINKLE

- ORNAMENTAL TREES:**
- EASTERN REDBUD
  - FLOWERING DOGWOOD
  - SHADBLOW SERVICEBERRY
  - THORNLESS HAWTHORNE
  - RIVER BIRCH

- STREET TREES:**
- PRINCETON AMERICAN ELM
  - ZELKOVA
  - HONEYLOCUST
  - SOPHORA
  - RED OAK
  - RED MAPLE

## RESIDENT COURTYARD PLANTINGS

- TREES:**
- RED MAPLE
  - RIVER BIRCH

- SHRUBS:**
- OAKLEAF HYDRANGEA
  - SUMMERWEET CLETHRA
  - VIRGINIA SWEETSPIRE
  - INKBERRY
  - RED-TWIG DOGWOOD
  - DWARF FOTHERGILLA

- PERENNIALS:**
- SWITCHGRASS
  - FEATHER REED GRASS
  - BLACK-EYED SUSAN
  - MIXED DAYLILIES
  - ASTILBE
  - HOSTA
  - HAY-SCENTED FERN
  - CREEPING LILYTURF
  - CATMINT
  - AUTUMN JOY SEDUM



# TREES AND PLANTING



RED OAK



BIRCH



EASTERN REDBUD



FLOWERING DOGWOOD



HONEYLOCUST



INKBERRY



RED-TWIG DOGWOOD



ROSEBAY RHODEDENDRON



OAK LEAF HYDRANGEA



DWARF FOTHERGILLA



GRO-LOW SUMAC



LIRIOPE



PERIWINKLE



CATMINT



DAYLILY



# TREES AND PLANTING

Symbol	Quantity	Scientific Name	Common Name	Size	Comments
<b>Deciduous Trees</b>					
AR		<i>Acer rubrum</i> 'October Glory'	Red Maple	3 1/2"-4" CAL.	B&B Matched
BN		<i>Betula nigra</i> 'Cully' Heritage	River Birch	8-10' HT.	Multistem
CC		<i>Cercis canadensis</i>	Eastern Redbud	3 1/2"-4" CAL.	B&B Matched
CB		<i>Carpinus betulus</i> 'Fastigiata'	Fastigate European Hornbeam	3 1/2"-4" CAL.	B&B Matched
CF		<i>Cornus florida</i>	Flowering Dogwood	5-6' HT.	B&B Matched
GT		<i>Gleditsia triacanthos</i> 'Shademaster'	Shademaster Honey Locust	3 1/2"-4" CAL.	B&B Matched
LS		<i>Liquidambar styraciflua</i>	American Sweetgum	3 1/2"-4" CAL.	B&B Matched
NS		<i>Nyssa sylvatica</i>	Tupelo	3 1/2"-4" CAL.	B&B Matched
QP		<i>Quercus palustris</i>	Pin Oak	3 1/2"-4" CAL.	B&B Matched
UA		<i>Ulmus americana</i> 'Princeton'	Princeton Elm	3 1/2"-4" CAL.	B&B Matched
<b>Evergreen Trees</b>					
PS		<i>Pinus strobus</i>	White Pine	10-12' HT.	B&B Matched
<b>Deciduous Shrubs</b>					
CA		<i>Clethra alnifolia</i> 'Sixteen Candles'	Dwarf Sweet Pepperbush	#3 POT	30" o.c.
CS		<i>Cornus sericea</i> 'Arctic Fire'	Arctic Fire Dogwood	#5 POT	36" o.c.
FG		<i>Fothergilla gardenii</i> 'Blue Shadow'	Dwarf Fothergilla	18-24" HT.	30" o.c.
HQ		<i>Hydrangea quercifolia</i> 'Snowflake'	Oakleaf Hydrangea	#5 POT	36" o.c.
IT		<i>Itea virginica</i> 'Little Henry'	Little Hentry Sweetspire	#3 POT	24" o.c.
SJ		<i>Spiraea bumalda</i> 'Anthony Waterer'	Anthony Waterer Spirea	#5 POT	36" o.c.
<b>Evergreen Shrubs</b>					
IG		<i>Ilex glabra</i> 'Shamrock'	Inkberry	#5 POT	36" o.c.
MP		<i>Myrica pensylvanica</i>	Northern Bayberry	#5 POT	36" o.c.
PJ		<i>Pieris japonica</i> 'Mountain Fire'	Mountain Fire Andromeda	#5 POT	36" o.c.
RA		<i>Rhododendron arboescens</i>	Sweet Azalea	#5 POT	36" o.c.
<b>Perennials, Grasses, Groundcovers and Vines</b>					
AR		<i>Actaea racemosa</i> 'James Compton'	James Compton Snakeroot	#1 POT	18" o.c.
CK		<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Karl Foerster Grass	#3 POT	24" o.c.
CP		<i>Carex pensylvanica</i>	Pennsylvania Sedge	#1 POT	12" o.c.
ED		<i>Eupatorium dubium</i> 'Little Joe'	Dwarf Joe Pye Weed	#2 POT	24" o.c.
HS		<i>Hemerocallis</i> 'Stella de Oro'	Daylily	#2 POT	24" o.c.
JH		<i>Juniperus horizontalis</i> 'Hughes'	Hughes Creeping Juniper	#1 POT	18" o.c.
LS		<i>Liriope spicata</i>	Creeping Lily Turf	#1 POT	12" o.c.
NR		<i>Nepeta racemosa</i>	Catmint	#1 POT	18" o.c.
PVH		<i>Panicum virgatum</i> 'Shenandoah'	Switchgrass	#3 POT	36" o.c.
RF		<i>Rudbeckia fulgida</i> 'Goldsturm'	Black-eyed Susan	#2 POT	18" o.c.
RG		<i>Rhus aromatica</i> 'Gro-low'	Grow Low Sumac	#3 POT	18" o.c.
VM		<i>Vinca minor</i>	Periwinkle	#1 POT	12" o.c.





# RETAINING WALLS

## INTENT

PRESERVE A DISTINCTIVE ELEMENT OF THE DISTRICT THAT WAS CONSTRUCTED OF NATURAL MATERIALS TO RESPOND TO THE SITE

EXISTING LEDGE

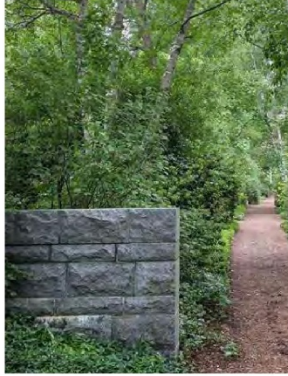
— EXISTING WALL TO REMAIN  
ROUGH HEWN PUDDING  
STONE WALL WITH  
CONCRETE CAP

MT. HOOD ROAD

EGREMONT ROAD

— LINEAR AND CORNER PARK WALLS  
ROUNDED FIELD STONE OR ROUGHLY  
BROKEN NATURAL STONE WITH  
MORTARED JOINTS

# RETAINING WALLS



EXISTING

EXISTING



# STREET FURNISHINGS AND OBJECTS

## INTENT

THE INTENT OF THE STREET FURNISHING STANDARDS IS TO PRESERVE ORIGINAL AND LATER CONTRIBUTING ELEMENTS SUCH AS BENCHES, LIGHTS, ETC., AND TO GUIDE THE DESIGN OF ADDITIONAL OBJECTS TO CONTRIBUTE TO THE CHARACTER OF THE DISTRICT



# STREET FURNISHINGS AND OBJECTS



TABLES AND CHAIRS



BENCHES



BENCHES



BENCH TOP ON WALL



PLACED BOULDERS



MONOLITHIC STONE BENCH



STREET LIGHT POST



LITTER RECEPTACLE



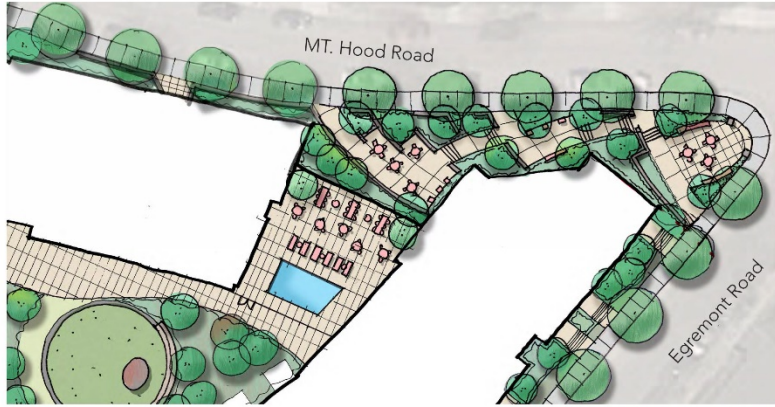
BICYCLE RACK



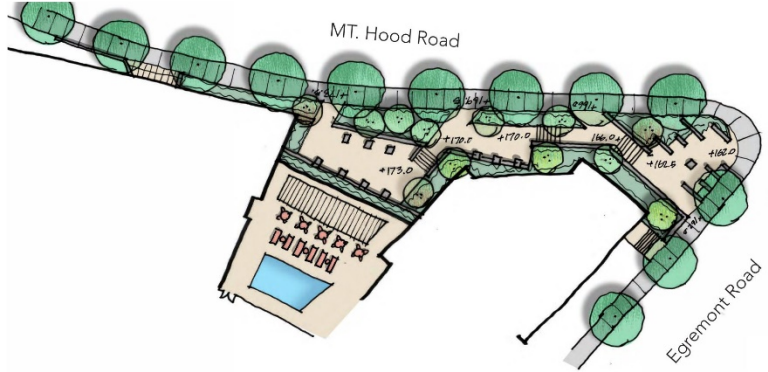
# LINEAR AND CORNER PARK



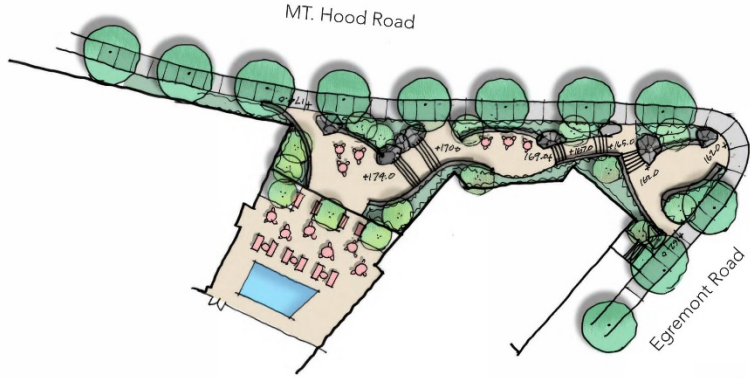
# LINEAR AND CORNER PARK STUDY



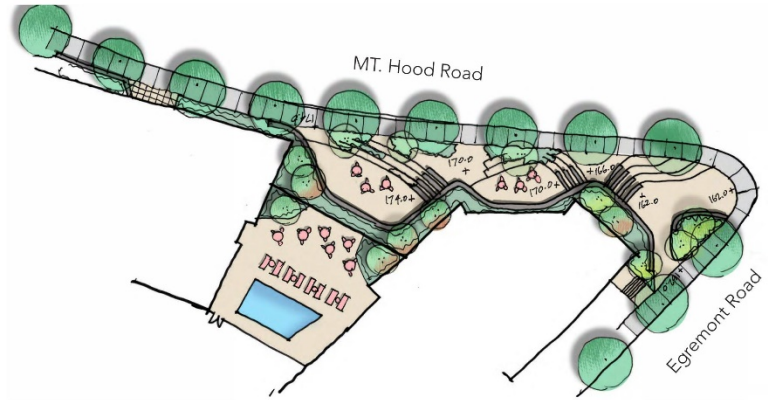
CURRENT PLAN



OPTION B



OPTION C



OPTION D



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