



VOLUME II - GRAPHICS

28-30 WENDELL ST
CAMBRIDGE, MA
06/23/25



VOLUME II - GRAPHICS

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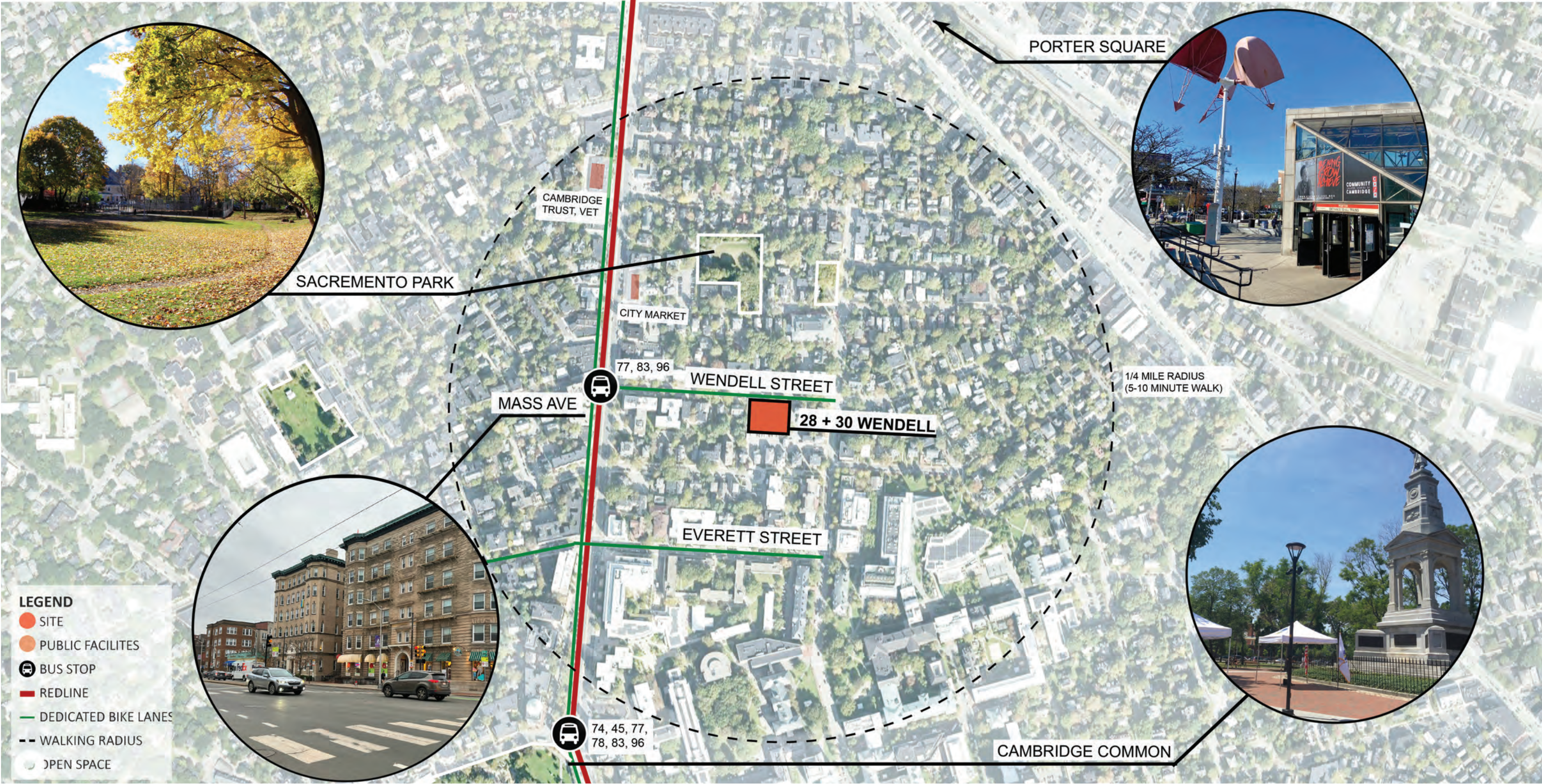
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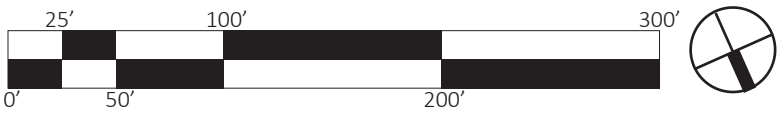
SHADOW STUDIES _____ 52



CONTEXT MAP & ANALYSIS









VIEW 1



VIEW 2

WENDELL STREET



VIEW 3



VIEW 1



VIEW 2

OXFORD STREET



VIEW 3



VIEW 1

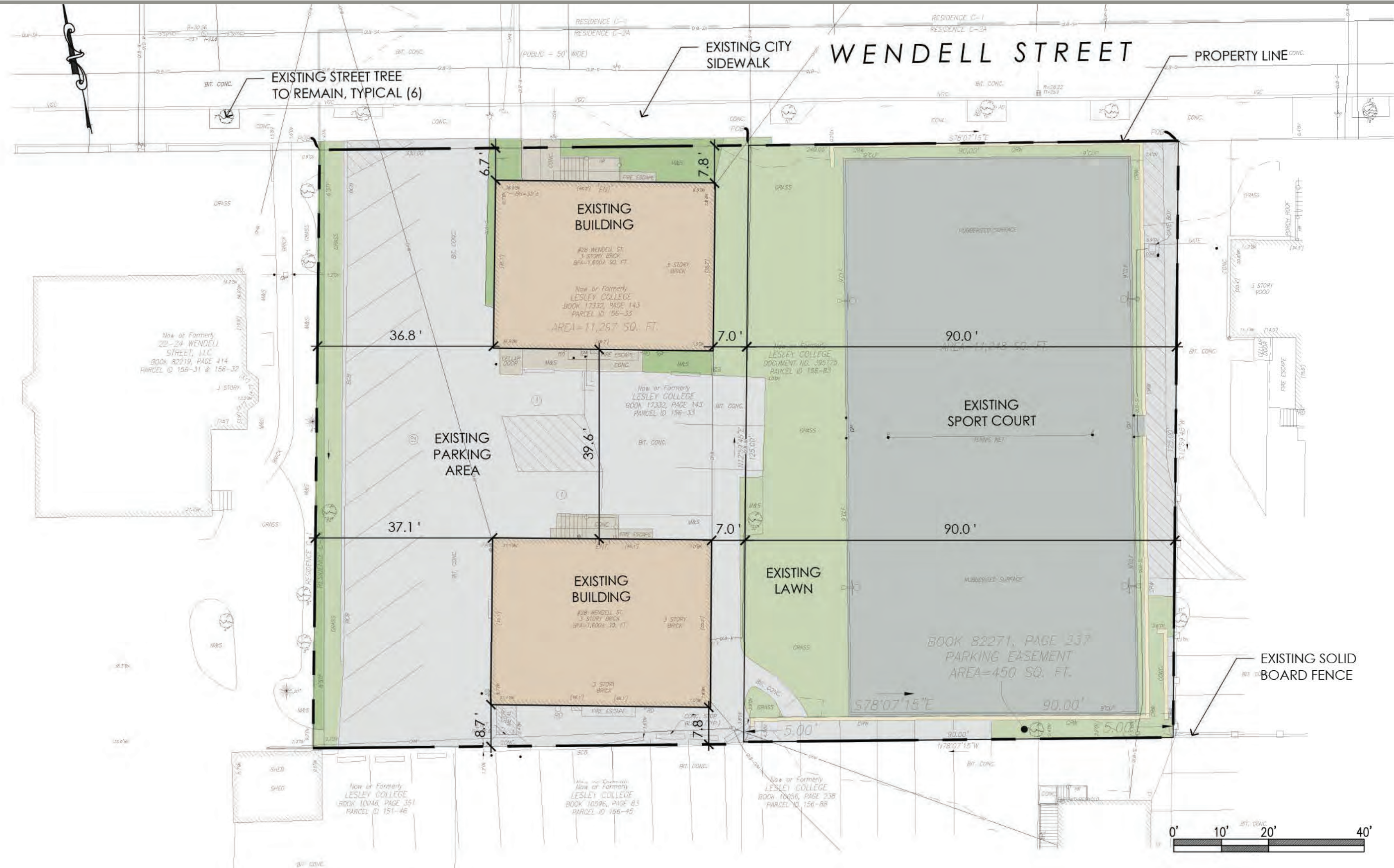


VIEW 2

OXFORD STREET



VIEW 3



PROJECT SUMMARY & BUILDING MASSING



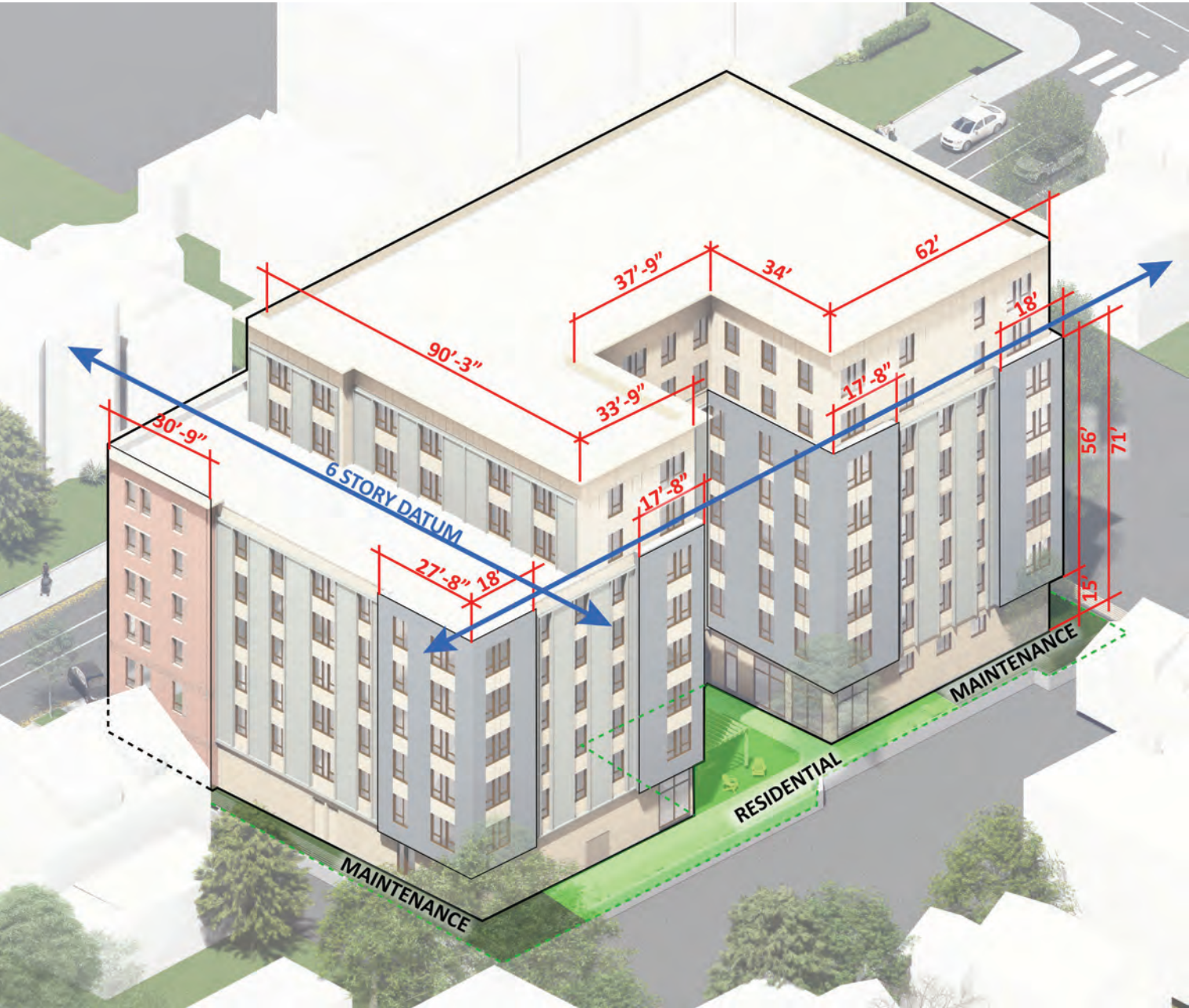
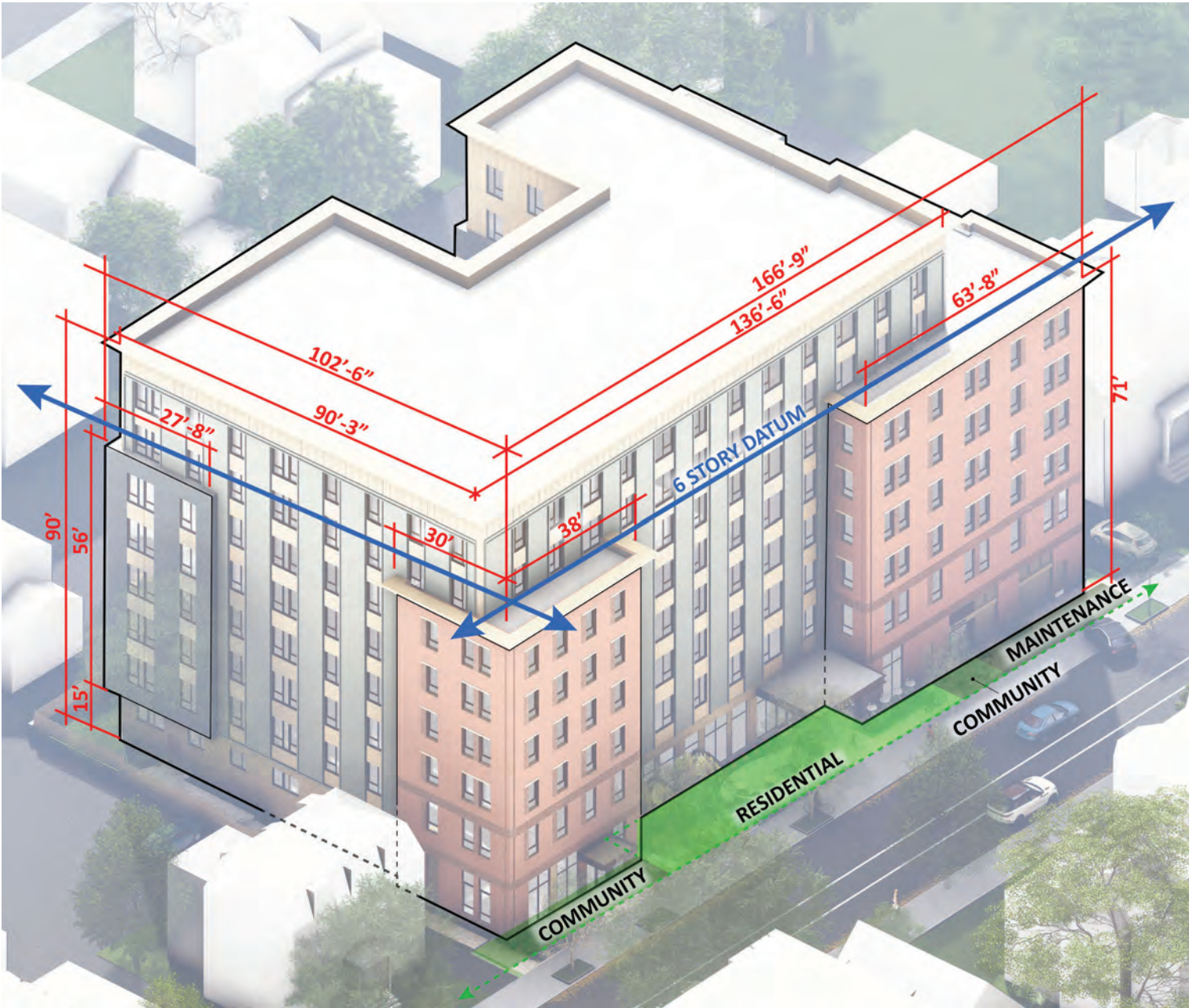
The design team for 28-30 Wendell took inspiration from nearby masonry buildings on Massachusetts Ave and in the Baldwin neighborhood. ICON and HRI toured the Baldwin neighborhood and looked at multi-family, multistory buildings across Cambridge. In early design conversations, Community Development Department staff provided examples of brick and stone buildings for HRI to use as references for façade design, cornices, fenestration, and streetscape integration. Inspired by these precedents and by the existing urban fabric, the project team worked to design a building with a strong streetscape along Wendell Street. The ground floor of the building is pedestrian friendly, with clear sightlines into the lobby and community spaces while also promoting interaction along the sidewalk and front yard. At the front, the nineteen-foot setback at the center of the building provides an ample entry court and a relationship to the street appropriate for the building's height. The front entry has an inviting canopy and organic seating area that, together create a welcoming interface with the community further enhanced by signage, accent lighting, and landscaping. Vehicle, pedestrian and bicycle access are separated along the primary façade. A discrete entry to the garage is situated at the northwest corner of the site, utilizing the existing curb cut. The building's main entry is located at its center and the entry to the community Hub space is to the east, which is adjacent to a path at the side of the building that leads to bike parking. The fifteen-foot setback at the rear of the building allows room to accommodate a variety of smaller open spaces for residents as well as hosts space for some of the building's condensers that will be pad mounted rather than building mounted to minimize vibrations and maximize resident comfort. A south-facing courtyard for resident use is the focus of the backyard and will include a variety of seating options, a shade structure, and small play elements. Given the distance of abutting buildings from the shared property lines, the side setbacks are minimized and utilitarian in nature: the east side setback is a path to the interior bicycle parking while the west side setback serves as a maintenance corridor. HRI and ICON worked closely to balance the open space and setback aspects of this project to ensure beautiful living spaces for future residents and neighbors as well as meet the

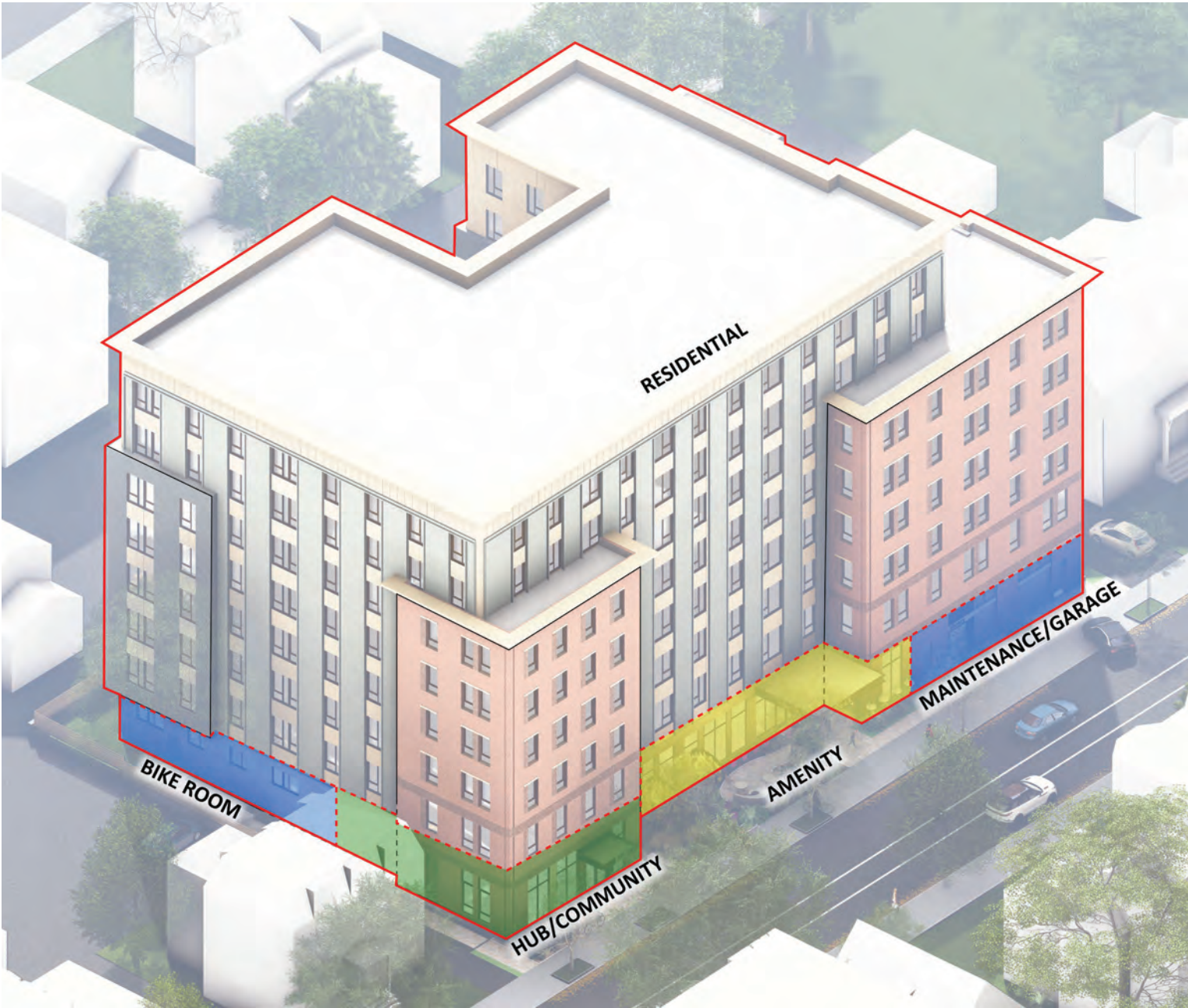
city's mandate to create a substantial number of new affordable homes.

As a response to the neighborhood's concern for the building's height, the maximum height of 9 stories as of right through the Affordable Housing Overlay is not being pursued; instead, the main massing is 8 stories. Two 6-story bookends at the building's primary façade create varying planes along Wendell street and anchor the building on either end. These bookends are capped at 6-stories, a datum that is established by the larger context, including Lesley and Harvard buildings and large multi-family buildings along Mass Ave. Both of the bookend elevations are fully clad in true brick to relate to the number of masonry buildings in the neighborhood, and particularly the two near the project site on Wendell Street. Brick detailing is incorporated into the design, with soldier coursing at the first two levels to relate to the existing wood-frame structures in the area. Soldier coursing is also used adjacent to windows, to help the openings appear larger and, to group multiple windows. The Wendell façade has 24% glazing, to align with both high envelope performance goals and with building precedents along Wendell that have lower glazing percentages. The increase at the ground floor to 34% glazing helps to distinguish the community and gathering spaces from the residential floors on the upper levels. Bookshelves, a mural, and a protruding pattern of bricks define an area at the ground floor for a 'Little Free Library,' to further activate the streetscape and pay homage to an existing effort by a former neighbor. The fiber cement cladding on the remainder of the building has subtle differences across the façade to differentiate the base, middle, and top of the building. At the ground level, the siding has a sandstone texture, best appreciated from the view of a pedestrian. The main body of the façade includes vertical elements in a rhythm that is informed by the changing widths of windows, and the top of the main mass is capped with a cornice that is slender and deep. At the rear of the building, the top two floors are differentiated, and the massing is further articulated by bays that wrap the corners, with an accent color that ties them to the rest of the building. Their 5 story heights relate to the mid-rise buildings in the neighborhood.



A small garage within the building footprint accommodates five parking spaces, to help with building management as well as support for the residents (e.g. visiting nurse). This area connects to the main trash room which therefore has direct access to the curb for trash collection, but is otherwise fully contained. The majority of the building's mechanical systems are at the roof of the building, with the only exception being heat pump hot water condensers that are pad mounted at the southeast corner of the building to remain close to the water room and maximize their efficiency. The systems are central, and therefore there is little equipment on the roof, all of which is set 10' or more from the edge to ensure they cannot be seen from the street and to help maximize the area for solar panel installation. The transformer serving the building is within the building footprint to maximize the use of the site.





SINGLE WINDOWS:
40 instances
1122 SF

WIDE WINDOWS:
14 instances
574 SF

MASONRY WINDOWS:
45 instances
1140 SF

GROUND FLOOR
STOREFRONT: 895 SF
34% GLAZING

WINDOW/WALL RATIO FOR
WENDELL ST FACADE: 25%

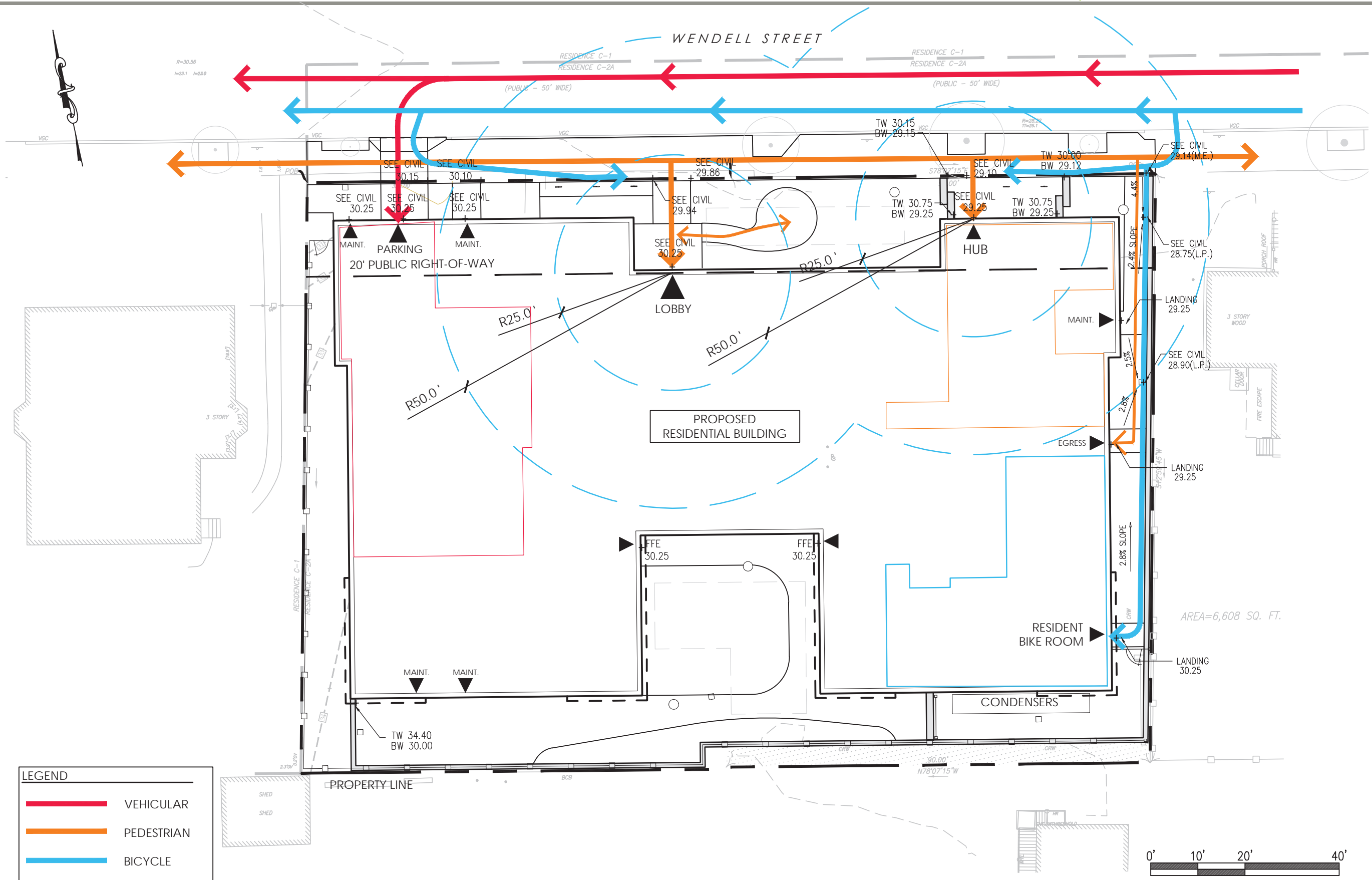




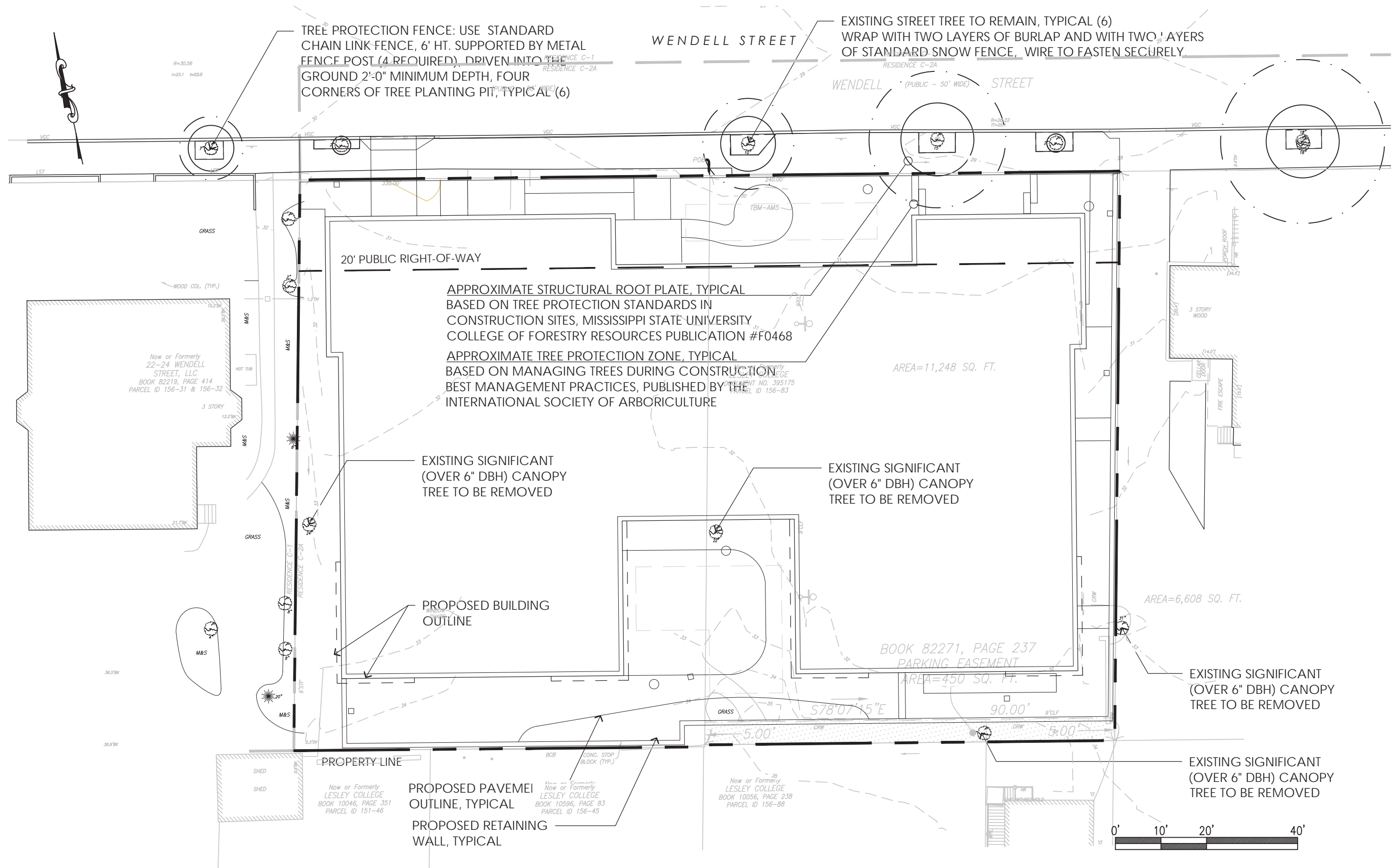
PROPOSED SITE CONDITIONS



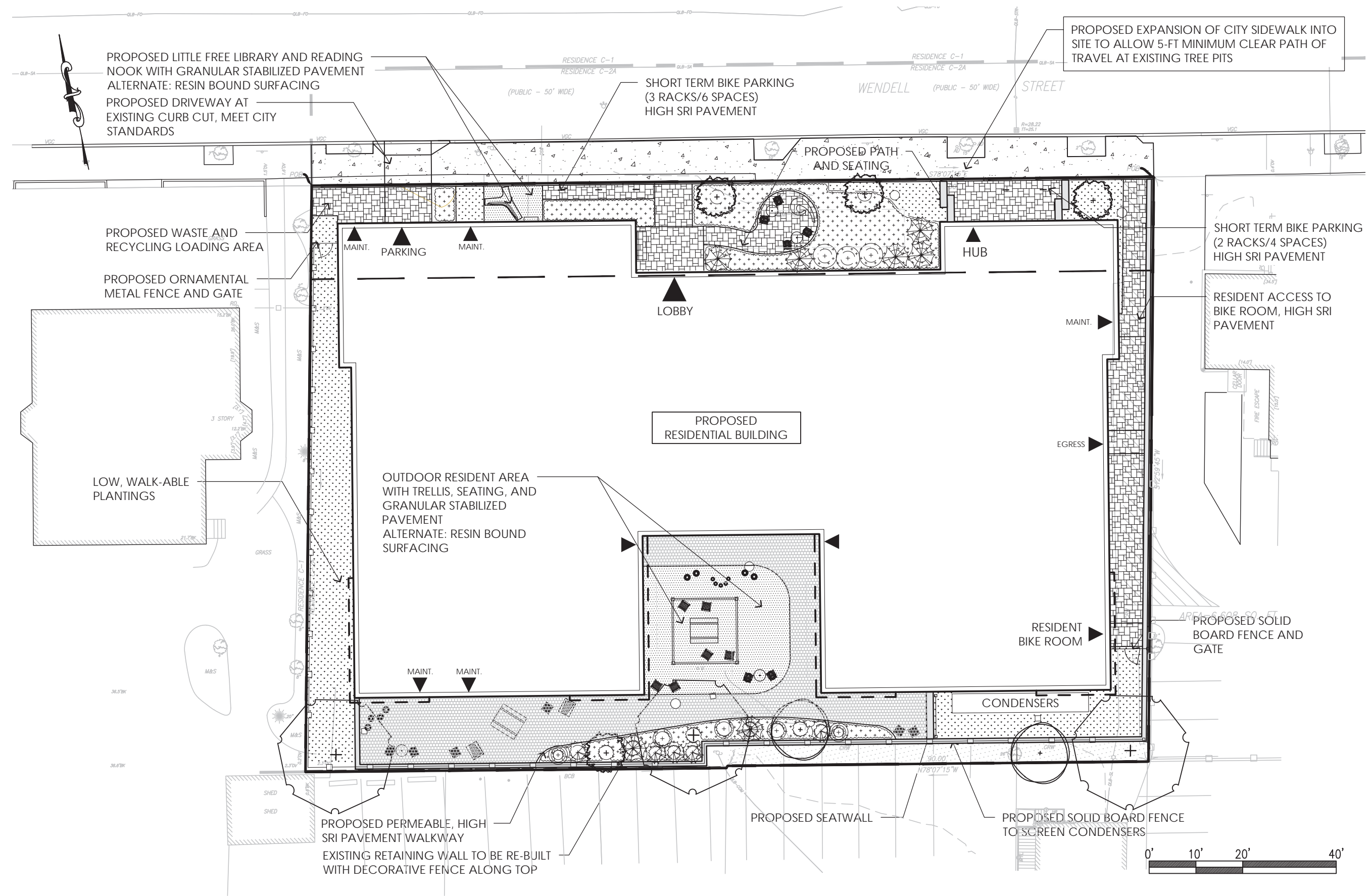




SITE ACCESS AND CIRCULATION PLAN



EXISTING TREE PROTECTION PLAN



SYM	BOTANICAL NAME	COMMON NAME	SIZE	QTY	SPACING	NOTES					
	TREES										
CH	<i>Carpinus caroliniana</i>	American Hornbeam	2-2 1/2" Cal.	2		⊗	*	∂			η
CC	<i>Cercis canadensis</i>	Eastern Redbud	2-2 1/2" Cal.	1		/	*	∂			η
GT	<i>Gleditsia triacanthos inermis</i>	Thornless Honeylocust	2-2 1/2" Cal.	1			*	∂			η
HV	<i>Hamamelis virginiana</i>	Common Witchhazel	5/6' Ht. B&B	2		⊗	*	∂			η
NS	<i>Nyssa sylvatica</i>	Sweetgum	2-2 1/2" Cal.	1		/	*	∂			η
OV	<i>Ostrya virginiana</i>	American Hophornbeam	2-2 1/2" Cal.	1		/	*	∂			η
QR	<i>Quercus rubra</i>	Red Oak	2-2 1/2" Cal.	1			*	∂			η
	SHRUBS AND GRASSES										
AB	<i>Aronia a.</i> 'Brilliantissima'	Red Chokeberry	#3 Pot	3		/	*	∂	⊞		η
IG	<i>Ilex glabra</i> 'Shamrock'	Shamrock Inkberry	#7 Pot	5		/	*	∂		ε	η
IV	<i>Itea virginica</i>	Sweetspire	#3 Pot	3		⊗	*	∂	⊞		η
KL	<i>Kalmia latifolia</i>	Mountain Laurel	#3 Pot	7		⊗	*	∂		ε	η
VC	<i>Viburnum d.</i> 'Christom'	Blue Muffin Viburnum	#3 Pot	2		/	*	∂			η
	GROUNDCOVER AND PERENNIALS										
Cross Hatch	<i>Arctostaphylos uva-ursi</i>	Bearberry	#1 Pot	30	18" O.C.	⊗	*	∂		ε	η
	<i>Asclepias tuberosa</i>	Butterfly Weed	#1 Pot	11	18" O.C.		*	∂			η
	<i>Carex plantaginea</i>	Plantain-leaf sedge	4" av. Pot	73	12" O.C.	⊗	/	∂			η
	<i>Comptonia peregrina</i>	Sweetfern	#1 Pot	30	36" O.C.	/	*	∂			η
	<i>Echinacea purpurea</i>	Purple Coneflower	#1 Pot	24	36" O.C.		*	∂			η
	<i>Eragrostis spectabilis</i>	Purple Lovegrass	#1 Pot	7	24" O.C.		*	∂			η
	<i>Heuchera americana</i>	American Alumroot	#1 Pot	30	18" O.C.	⊗		∂			η
	<i>Juniperus horizontalis</i>	Creeping Juniper	#3 Pot	30	36" O.C.		*	∂		ε	η
	<i>Liatris spicata</i> 'Kobold'	Blazingstar	#2 Pot	37	15" O.C.	/	*	∂			η
	<i>Panicum virgatum</i>	Switchgrass	#1 Pot	11	18" O.C.	/	*	∂			η
	<i>Polystichum acrostichoides</i>	Christmas Fern	#1 Pot	30	18" O.C.	⊗		∂		ε	η
	<i>Yucca filamentosa</i>	Adam's Needle	#2 Pot	30	36" O.C.		*	∂			η
	LOW, WALKABLE PLANTINGS										
Grass Hatch	<i>Carex pensylvanica</i>	Pennsylvania Sedge	Plugs	600	12" O.C.	⊗		∂			η
	<i>Carex plantaginea</i>	Plantain-leaf sedge	4" av. Pot	600	12" O.C.	⊗		∂			η
	Northeast Native Grass Mix	By American Meadows	Seed	1/2-LB		/	*				η
	Comprised of Virginia Wildrye, Switchgrass, Canada Wildrye, Little Bluestem, and Indiangrass; Neonicotinoid Free; Non-GMO										

PLANT SUBSTITUTIONS

If making substitutions on plant selections, care shall be taken to match the qualities shown in note section, as described to the right.
Plant qualities noted are based on local extension services resources and nursery catalogs.

Shade Tolerant ⊗ / Part Shade
Full Sun Tolerant *
Drought Tolerant ∂
Inundation Tolerant ⊞
Evergreen ε
North America Native η

NO PLANT MATERIAL MAY BE DELIVERED TO THE JOB SITE THAT IS ON THE MASSACHUSETTS PROHIBITED SPECIES LIST.

NATIVE PLANT AVAILABILITY

Native plant selections may be difficult to source. Nurseries should be contacted as soon as possible to confirm availability. Potential sources include, but are not limited to:

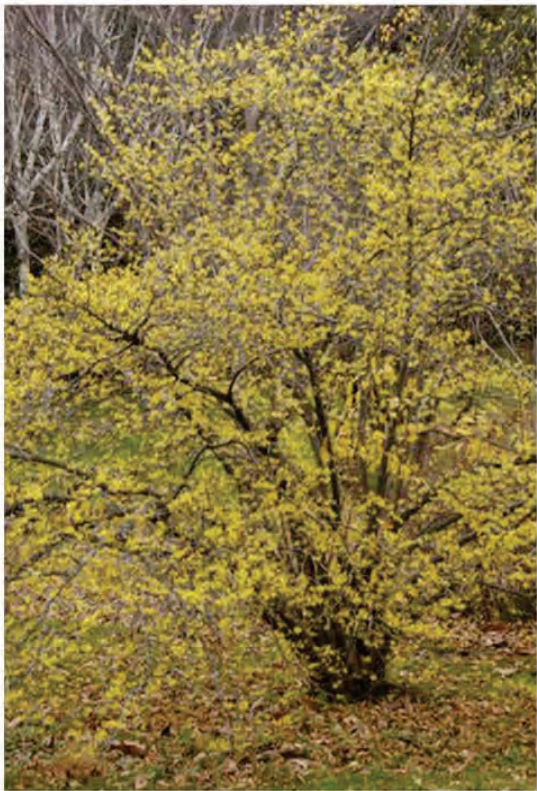
- Bigelow Nurseries, Northboro, MA, 508-845-2143
- Blue Moon Farm Perennials, Wakefield, RI, 401-284-1783
- Earth Tones Native Plants, Woodbury, CT, Earthtonesnatives.com
- Native, Fairfield, Ct, Anativeplantnursery.com
- Native Plant Trust, Framingham, MA, 508-877-7630
- Nasami Farm, Whately, MA, 413-397-9922
- Rolling Green Nursery, Greenland, NH, 603-436-2732
- Russell's Garden Center, Wayland, MA, 508-358-2283
- Sylvan Nursery, Westport, MA, 508-636-4573
- Weston Nurseries, Hopkinton, MA, 508-435-3414

NATIVE & NATURALIZED TREES & SHRUBS TOLERANT OF
SHADE, DROUGHT, URBAN STRESS, ROAD SALT

Amelanchier canadensis



Hamamelis virginiana



Source: Mt. Cuba Center

Clethra alnifolia



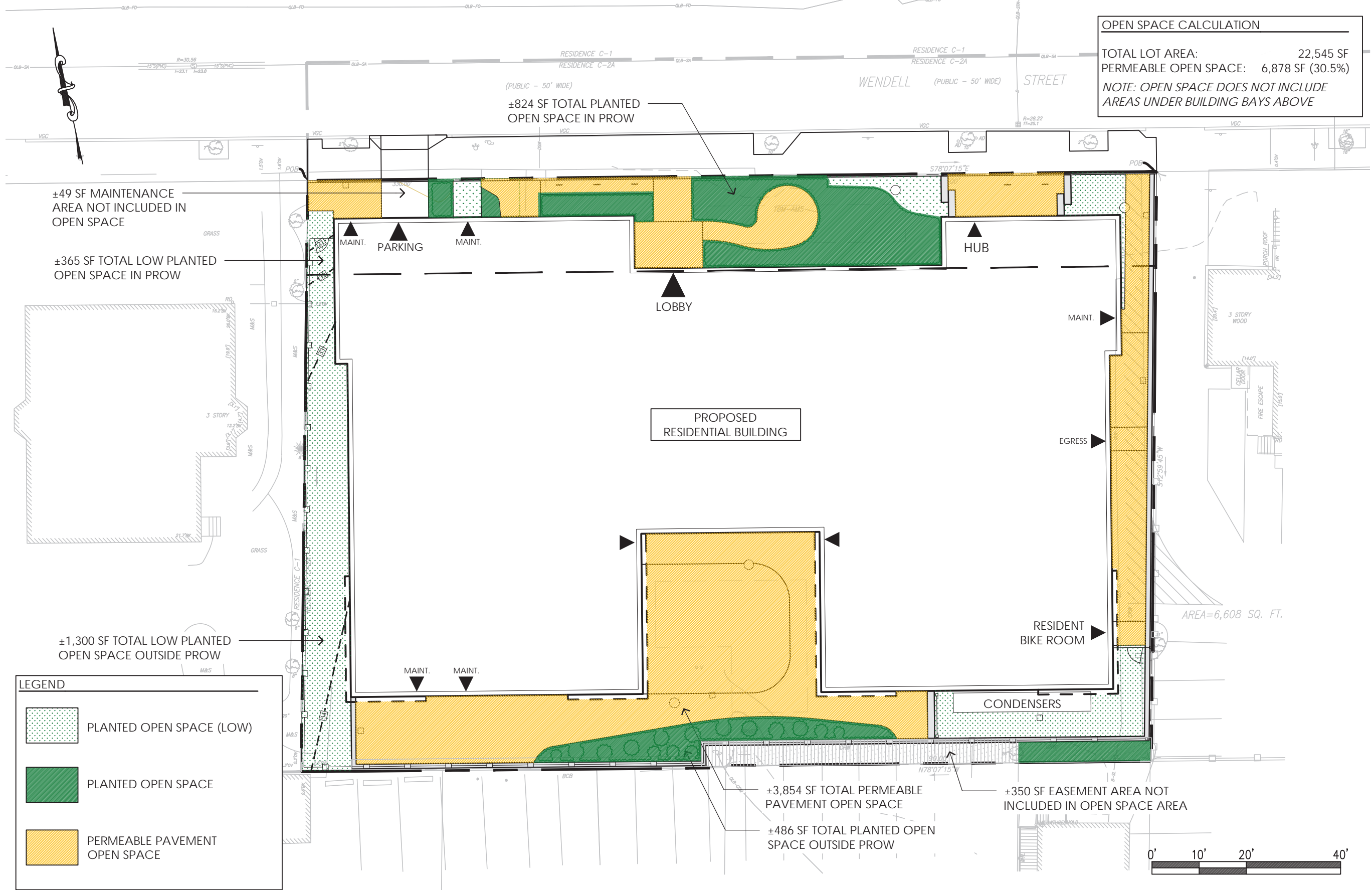
Itea virginica



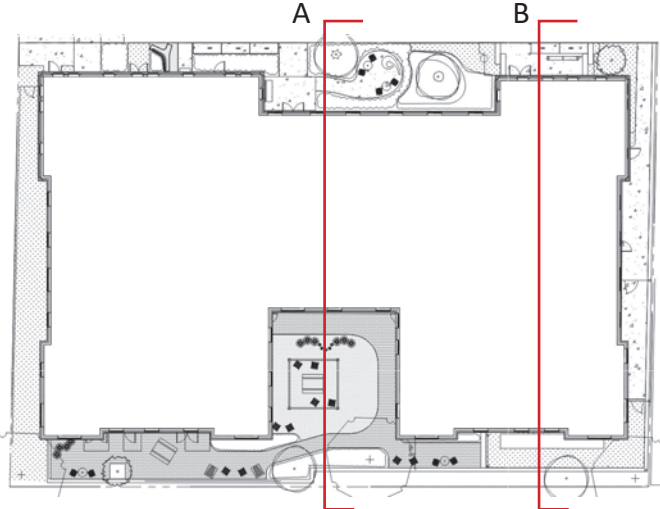
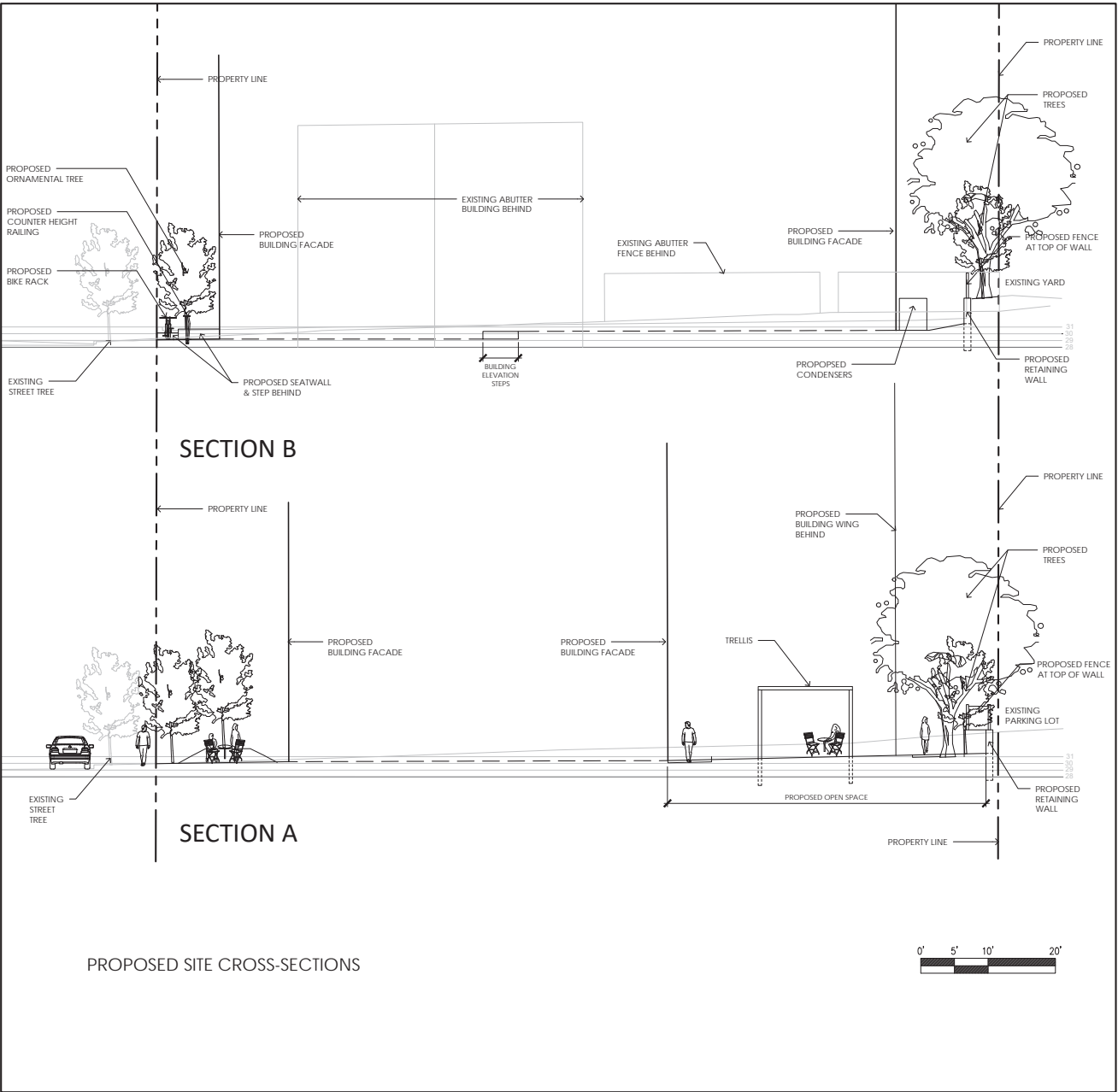
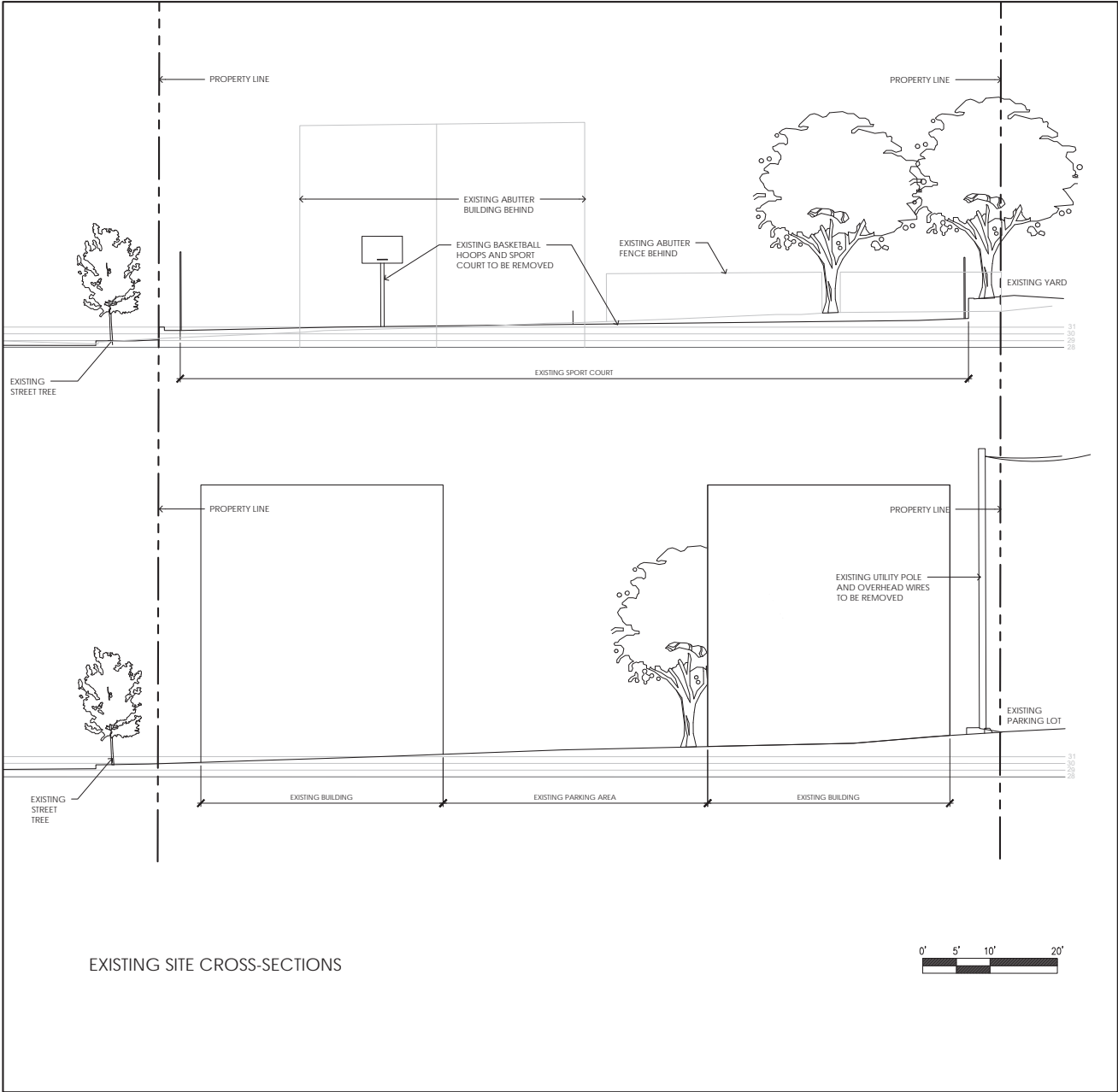
Kalmia latifolia



STREETSCAPE

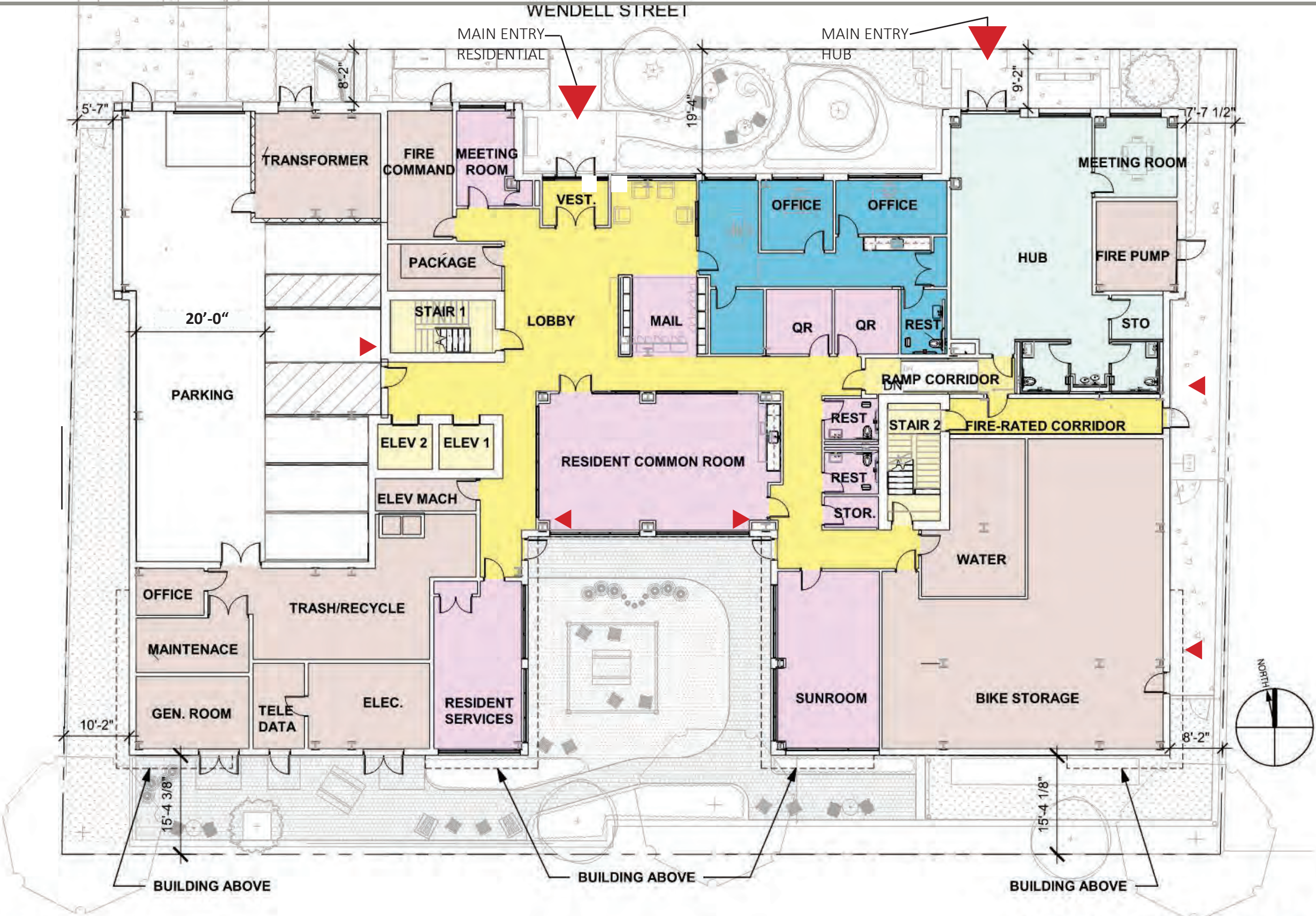






FLOOR PLANS





— PROPERTY SETBACK
▼ ENTRANCES/EXITS



28 & 30 WENDELL ST

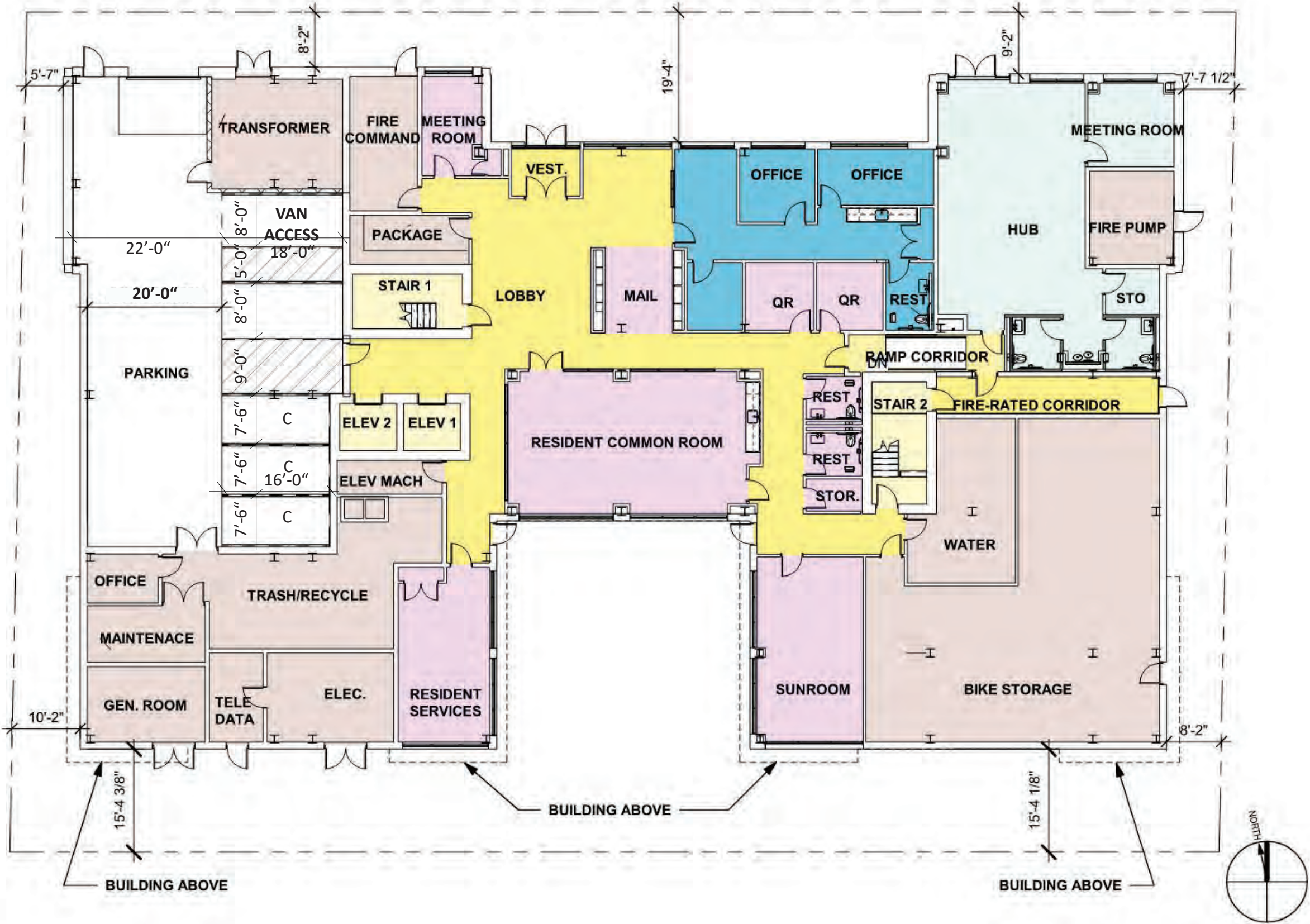
HOMEOWNER'S REHAB, INC.

02/24/2025

SCALE: 1/16" = 1'-0"

LEVEL 1 + SITE PLAN

AHO-100



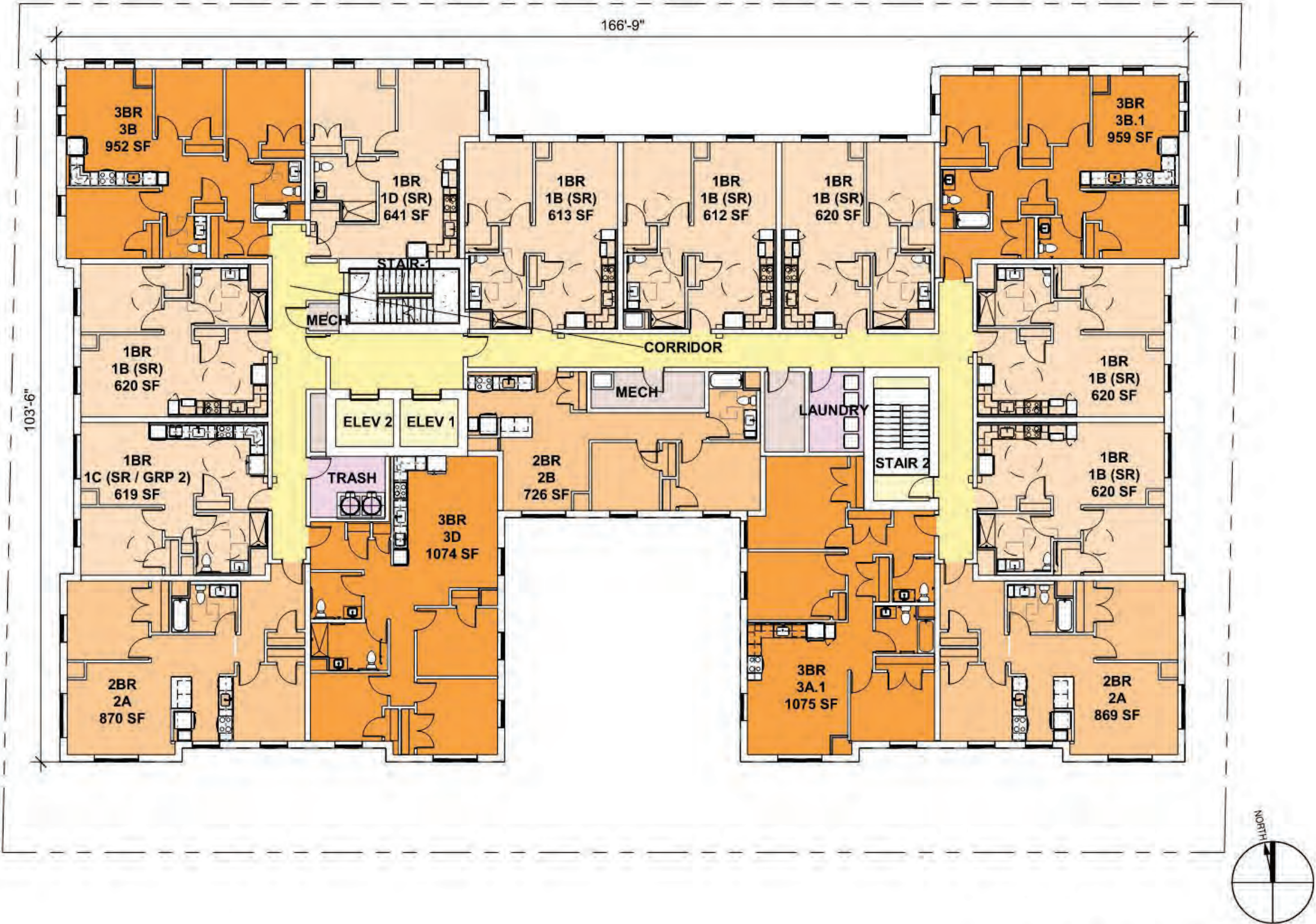
28 & 30 WENDELL ST

HOMEOWNER'S REHAB, INC.

02/24/2025 SCALE: 1/16" = 1'-0"

LEVEL 1 FLOOR PLAN

AHO-101





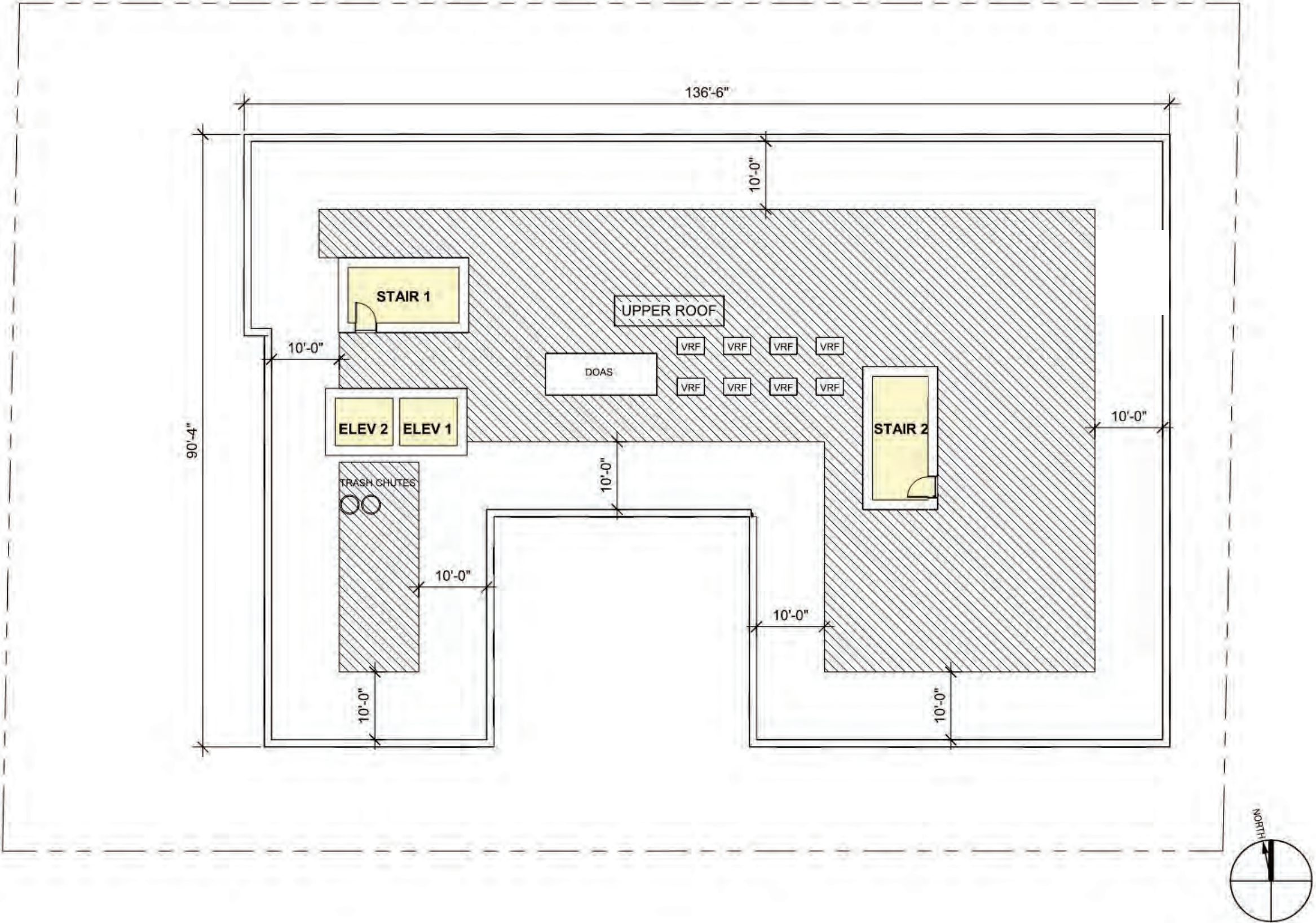
28 & 30 WENDELL ST

HOMEOWNER'S REHAB, INC.

02/24/2025 SCALE: 1/16" = 1'-0"

LEVEL 7-8 FLOOR PLAN

AHO-103



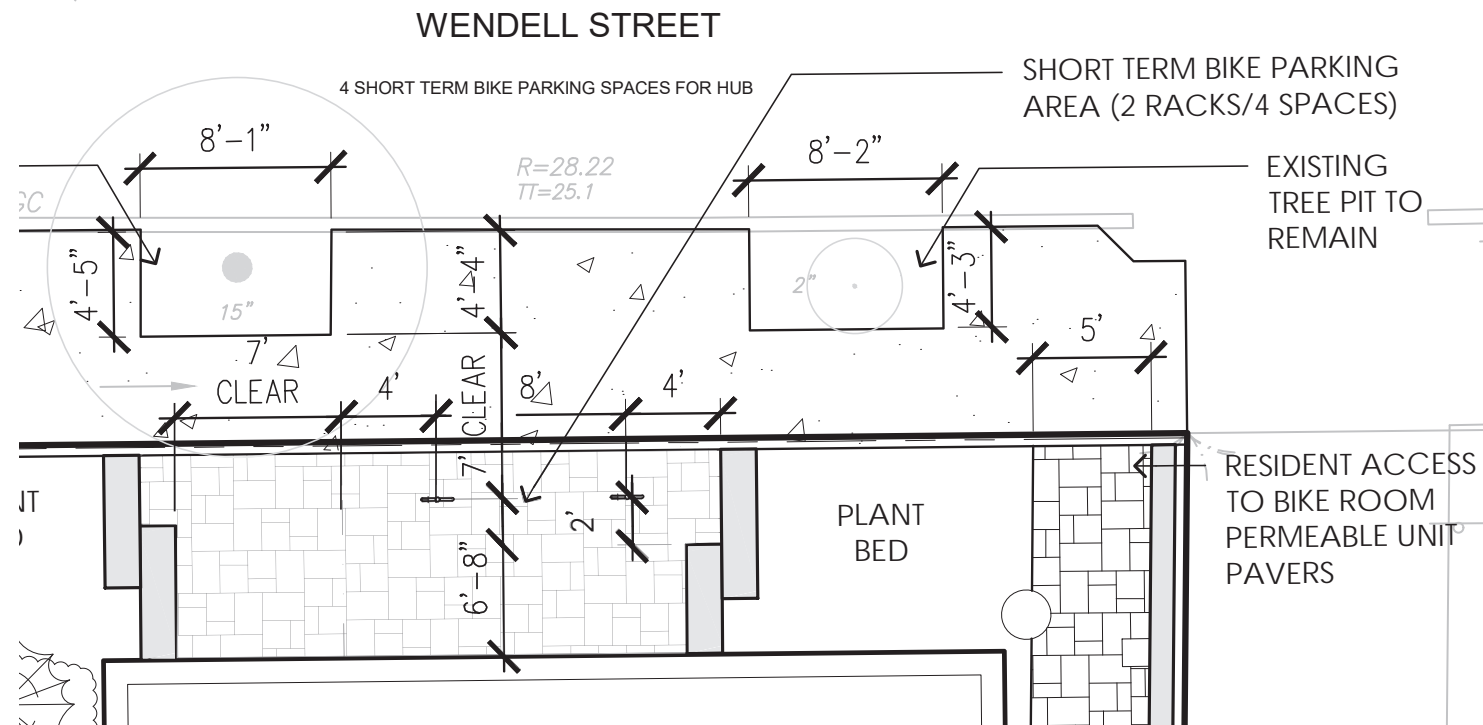
28 & 30 WENDELL ST

HOMEOWNER'S REHAB, INC.

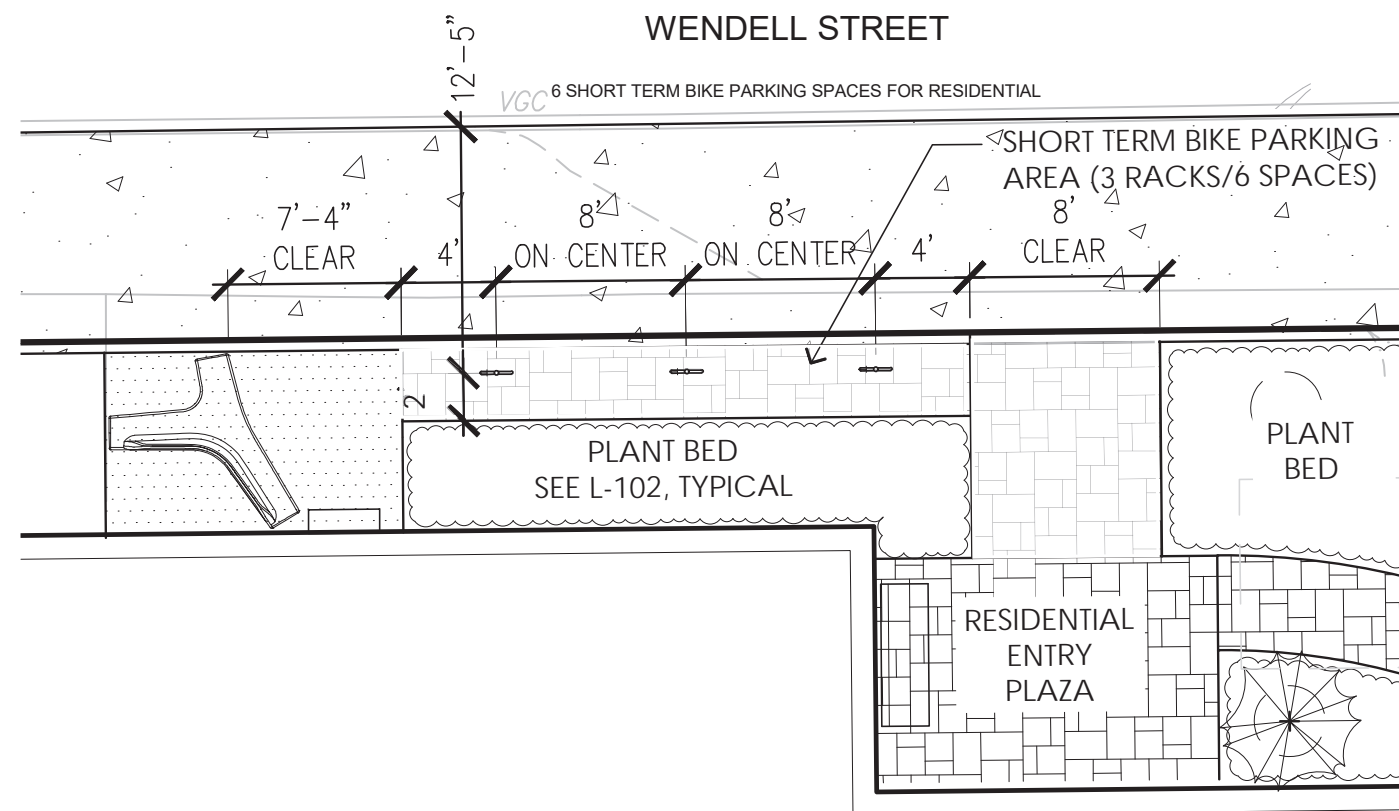
02/24/2025 SCALE: 1/16" = 1'-0"

ROOF PLAN

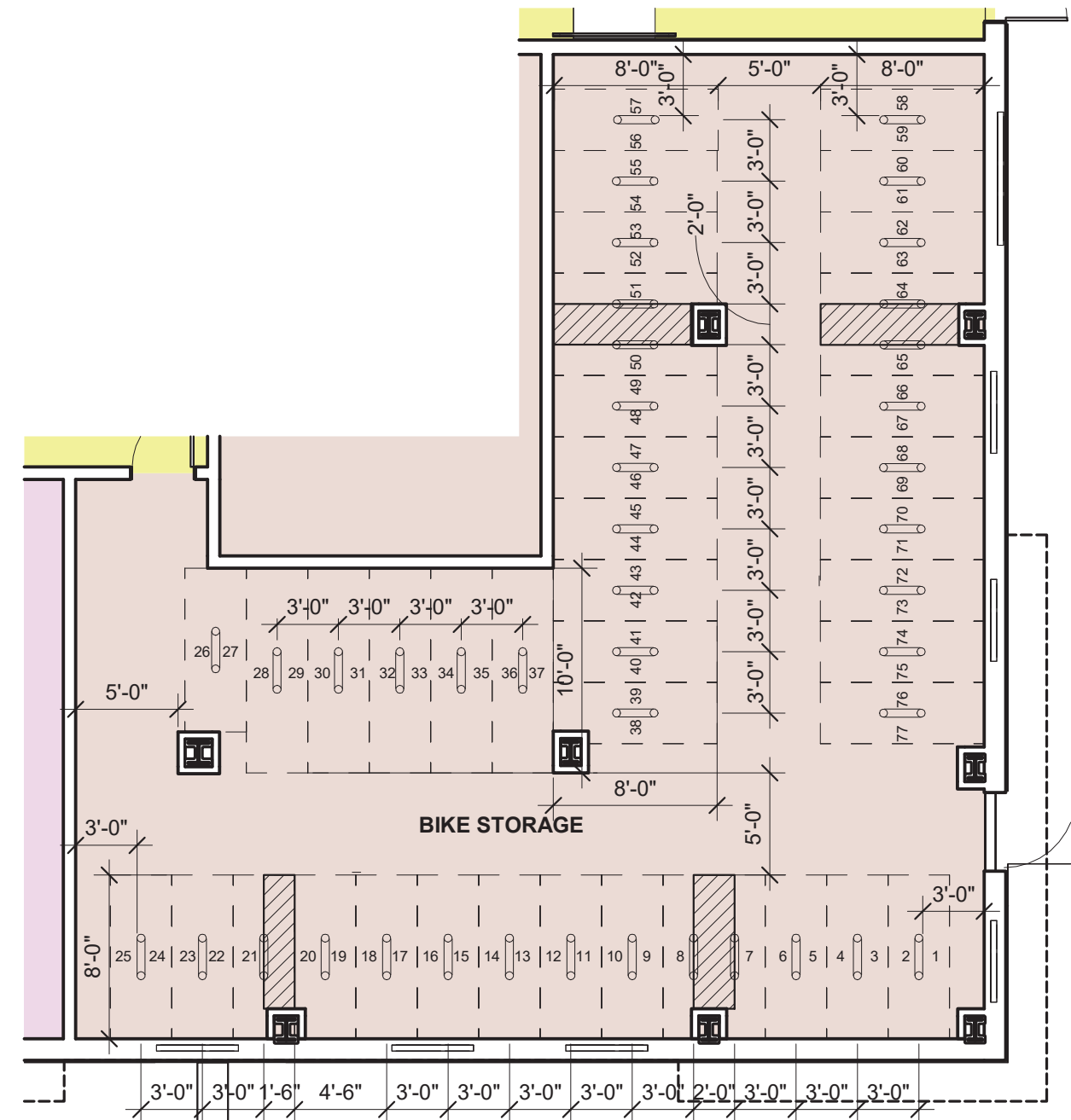
AHO-104



3 ENLARGED SHORT TERM BIKE PARK- HUB



2 ENLARGED SHORT TERM BIKE PARK- RESIDENTIAL
1/8" = 1'-0"



1 ENLARGED LONG TERM BIKE PARKING - RESIDENTIAL
1/8" = 1'-0"

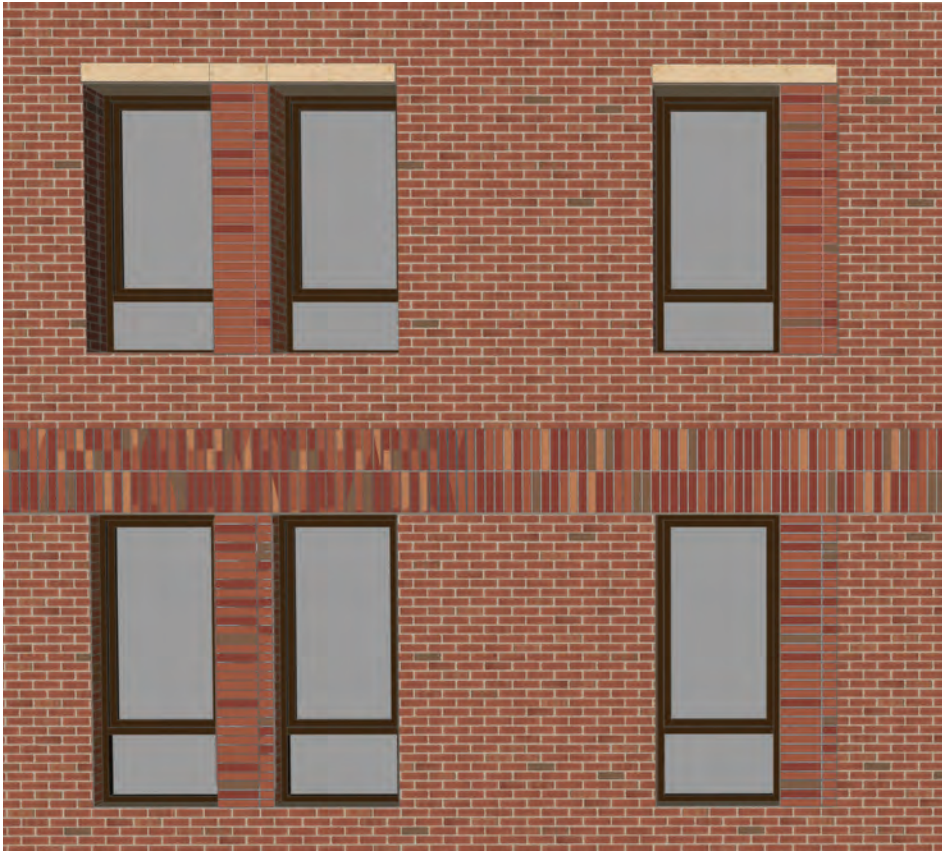
MATERIALITY



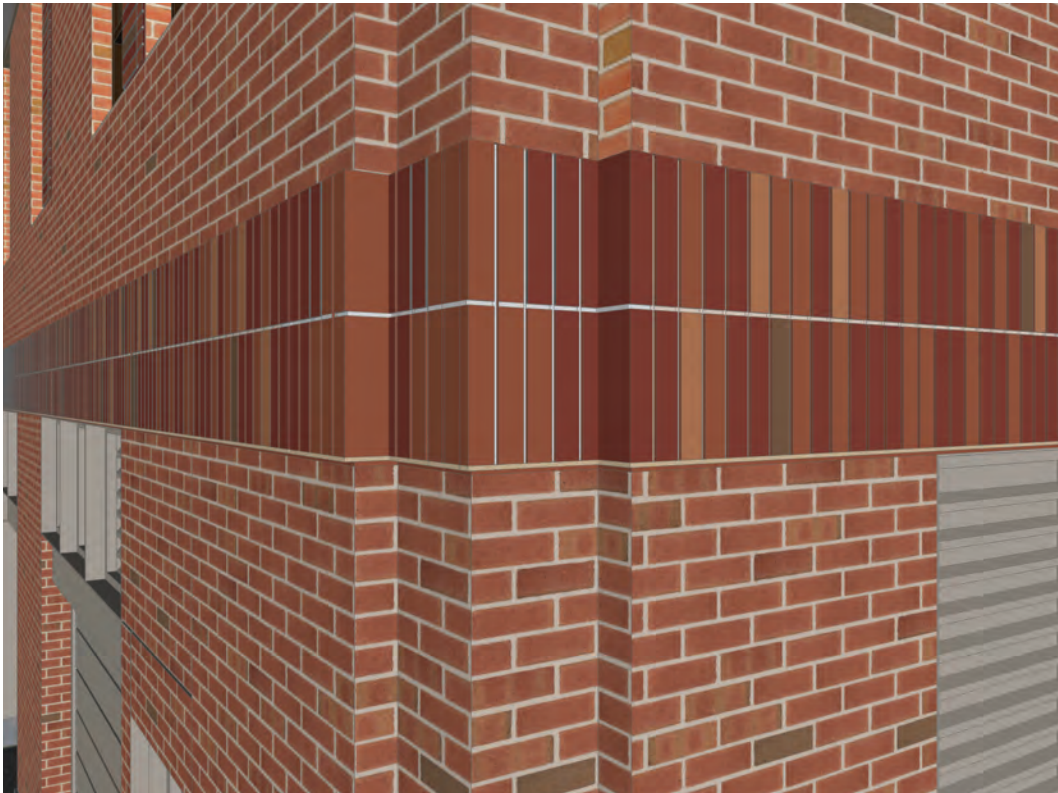
EAST ELEVATION



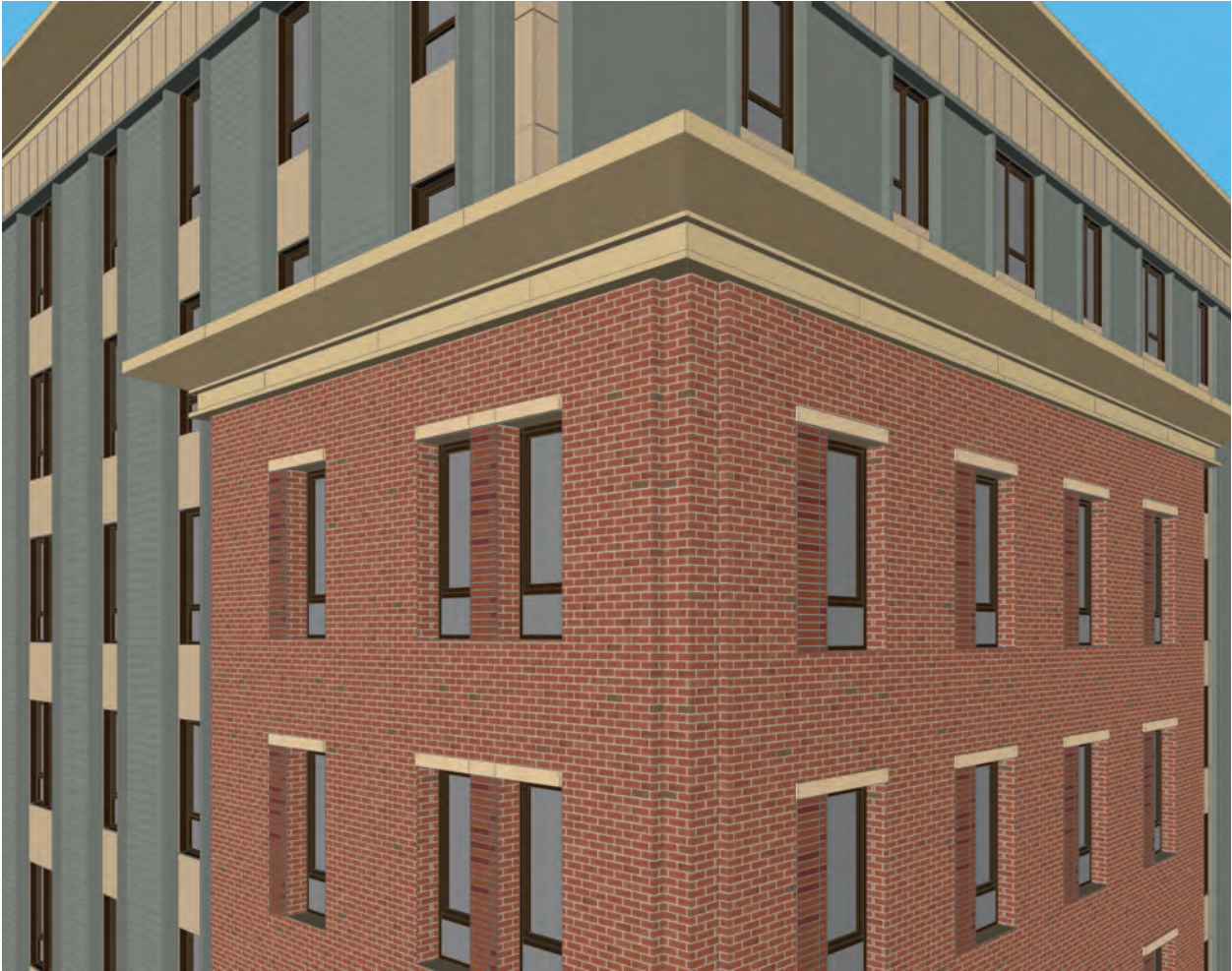
BRICK DETAILING



DETAILING AT WINDOWS IN BRICK



DETAILING AT BRICK CORNERS



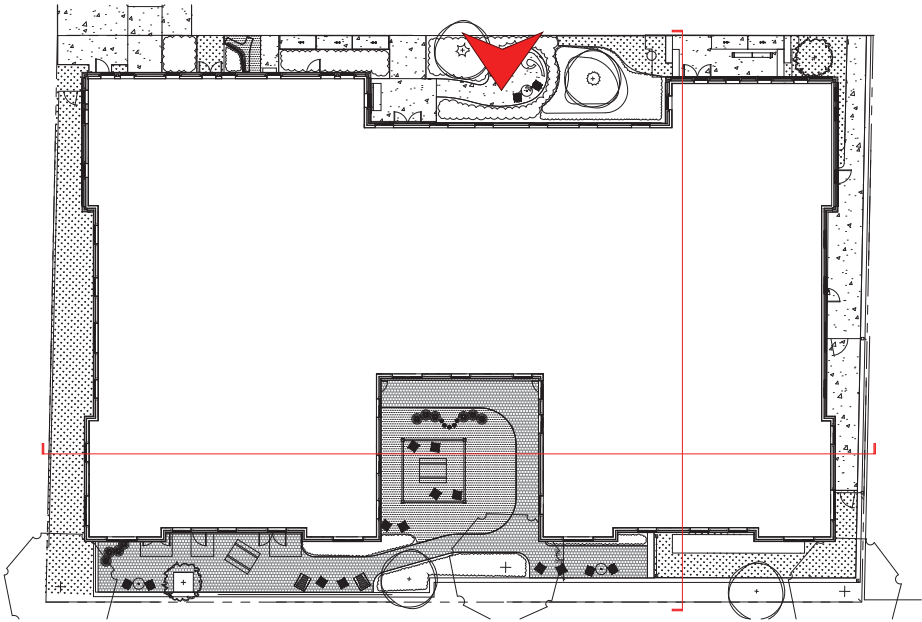
CORNICE AT CORNER



CORNICE PROFILE

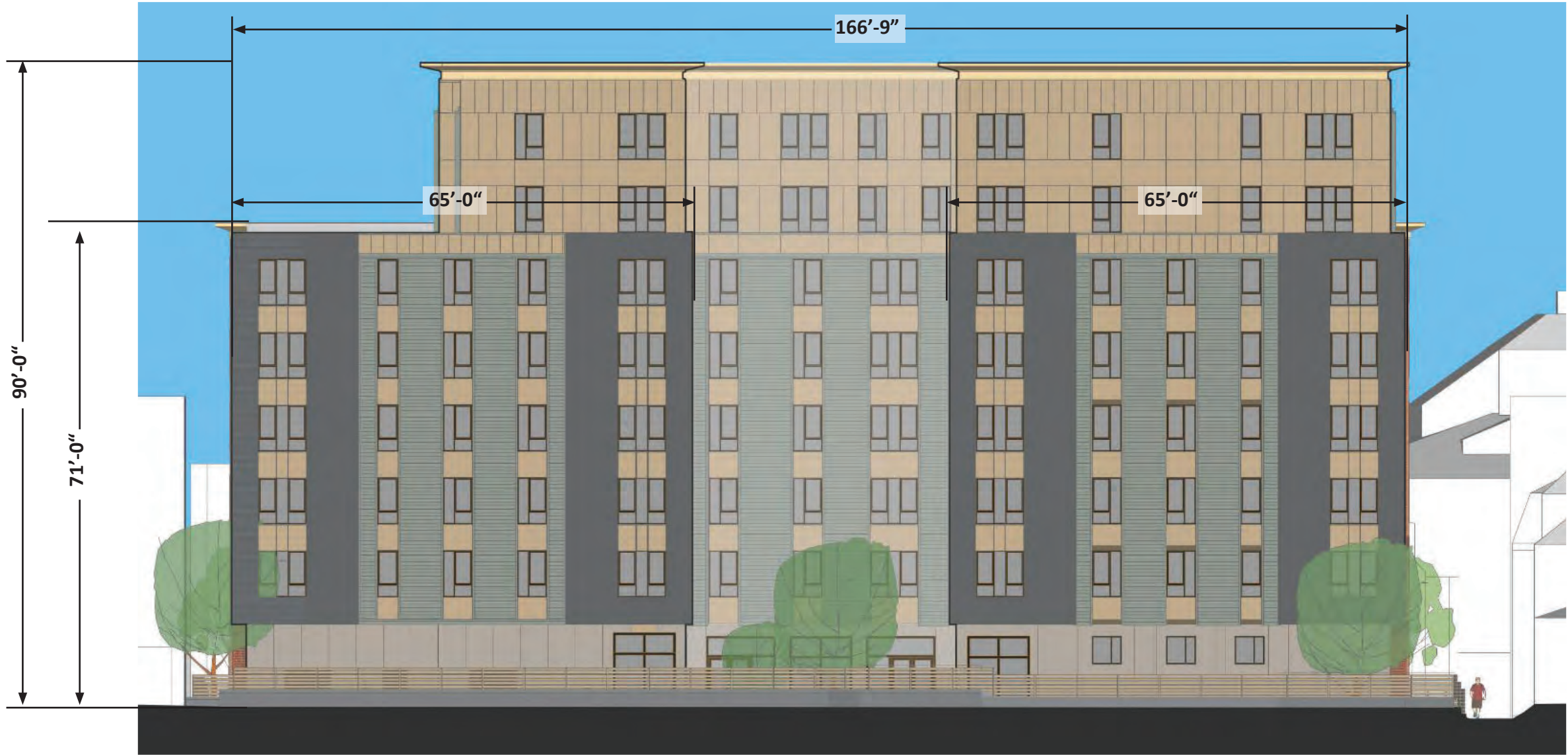
ELEVATIONS & SECTIONS



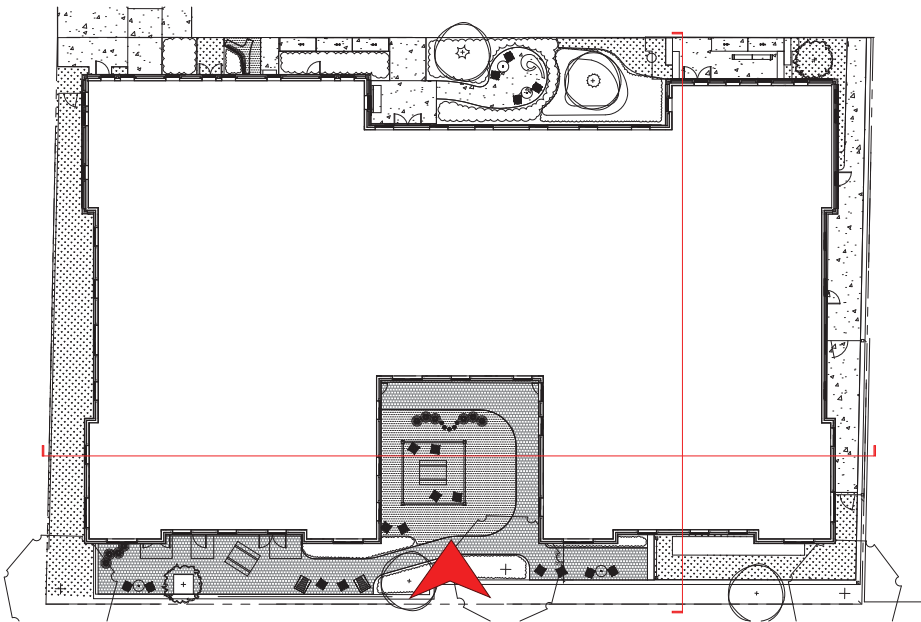
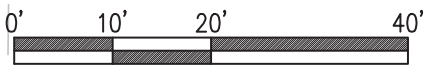


WENDELL STREET / NORTH ELEVATION

0' 10' 20' 40'

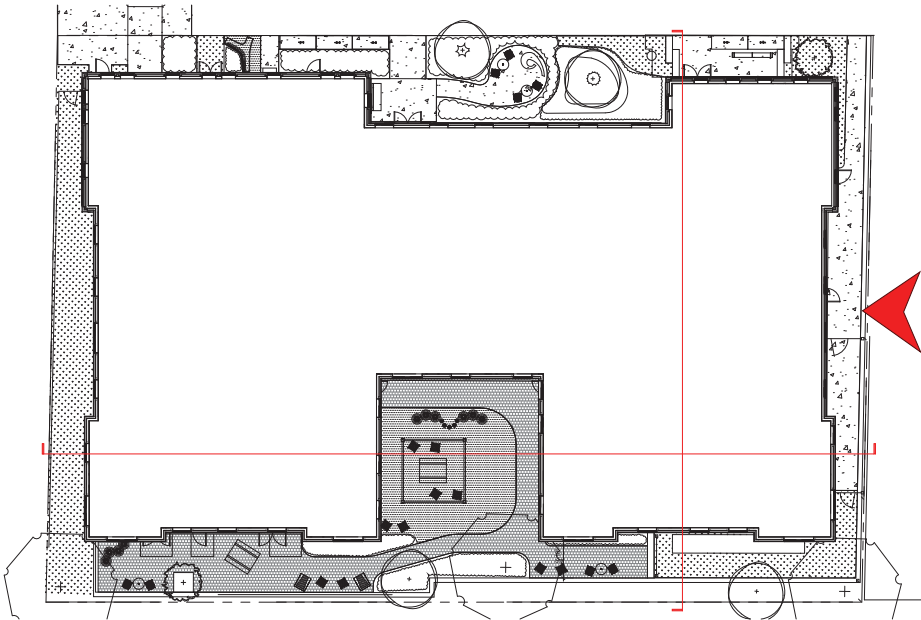
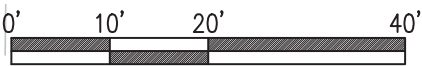


REAR OF BUILDING / SOUTH ELEVATION



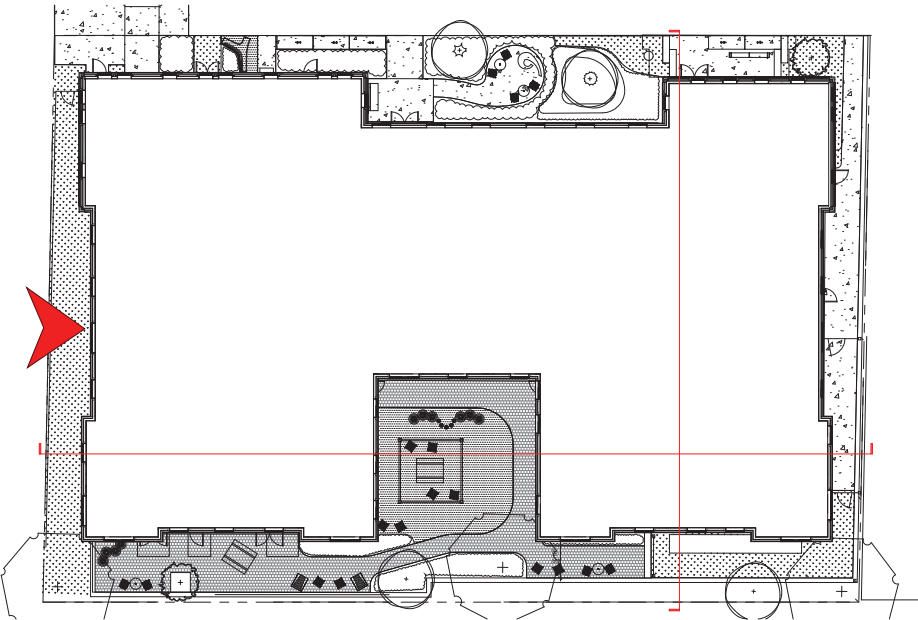
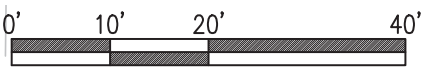


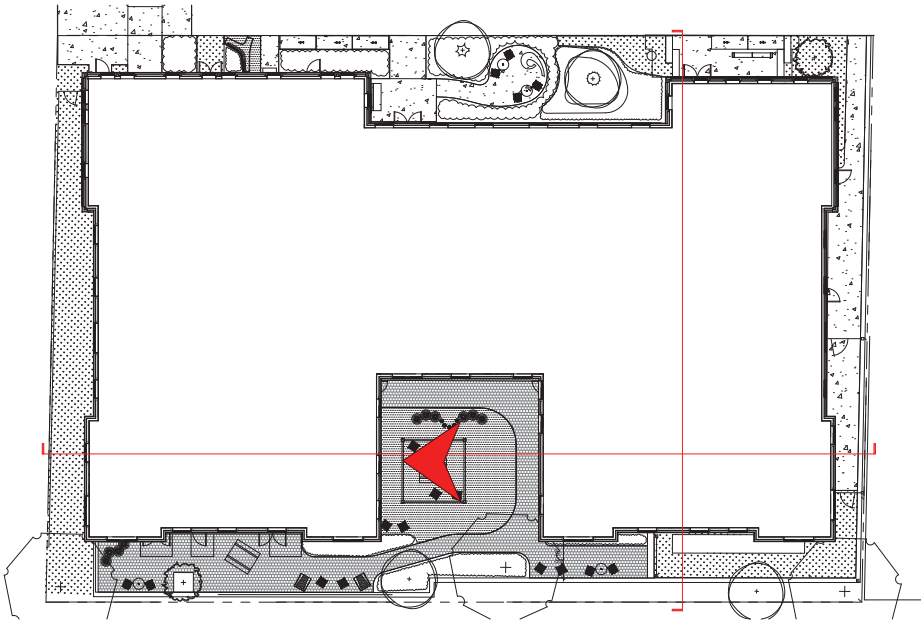
SIDE OF BUILDING / EAST ELEVATION



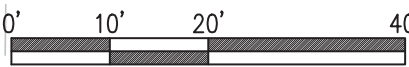


SIDE OF BUILDING / WEST ELEVATION





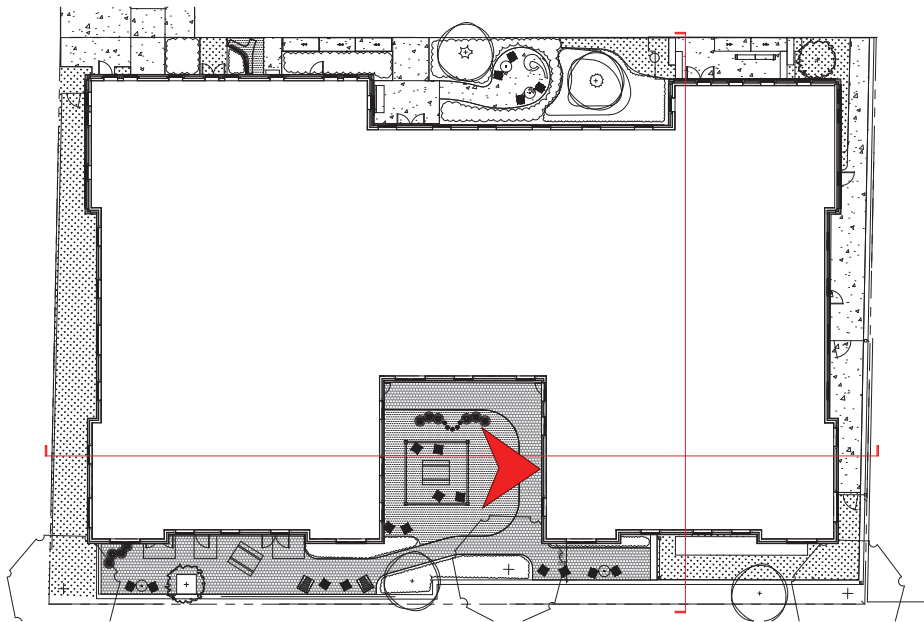
COURTYARD / EAST ELEVATION





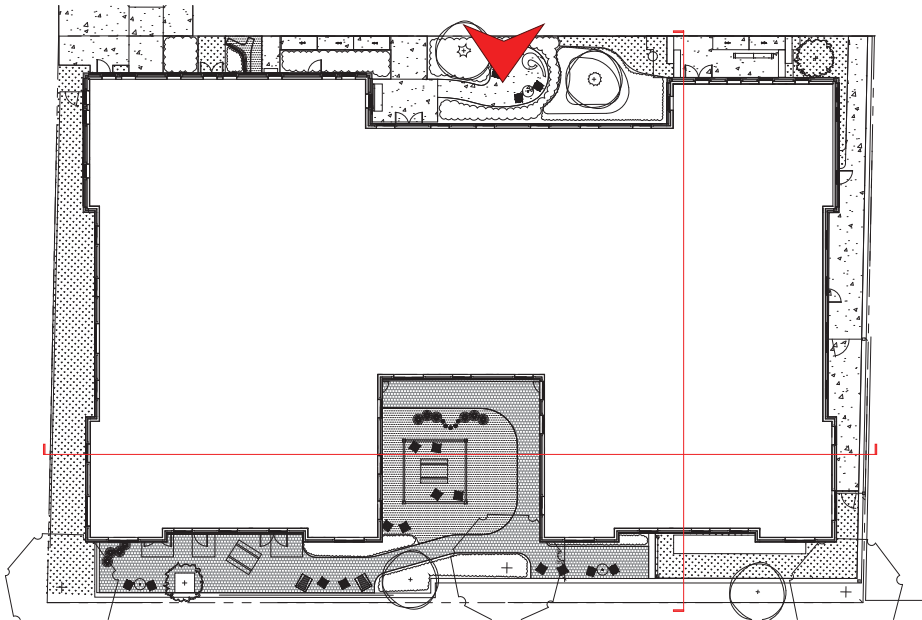
COURTYARD / WEST ELEVATION

0' 10' 20' 40'

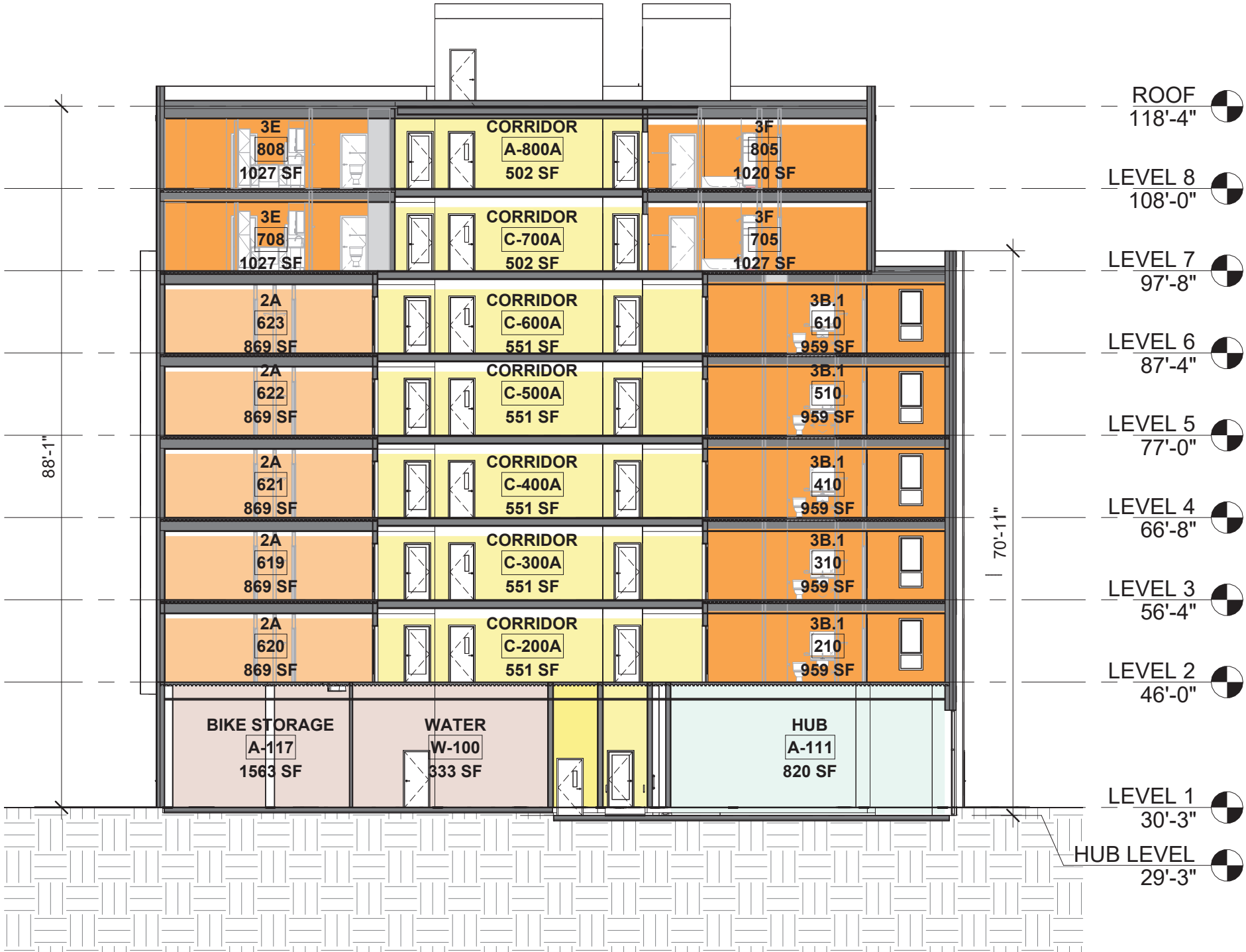
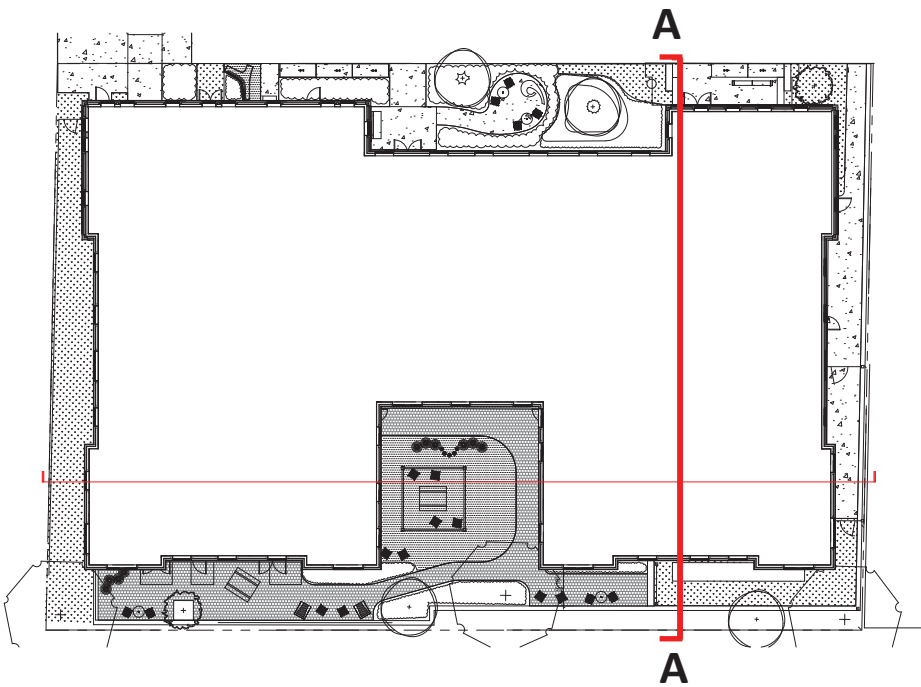




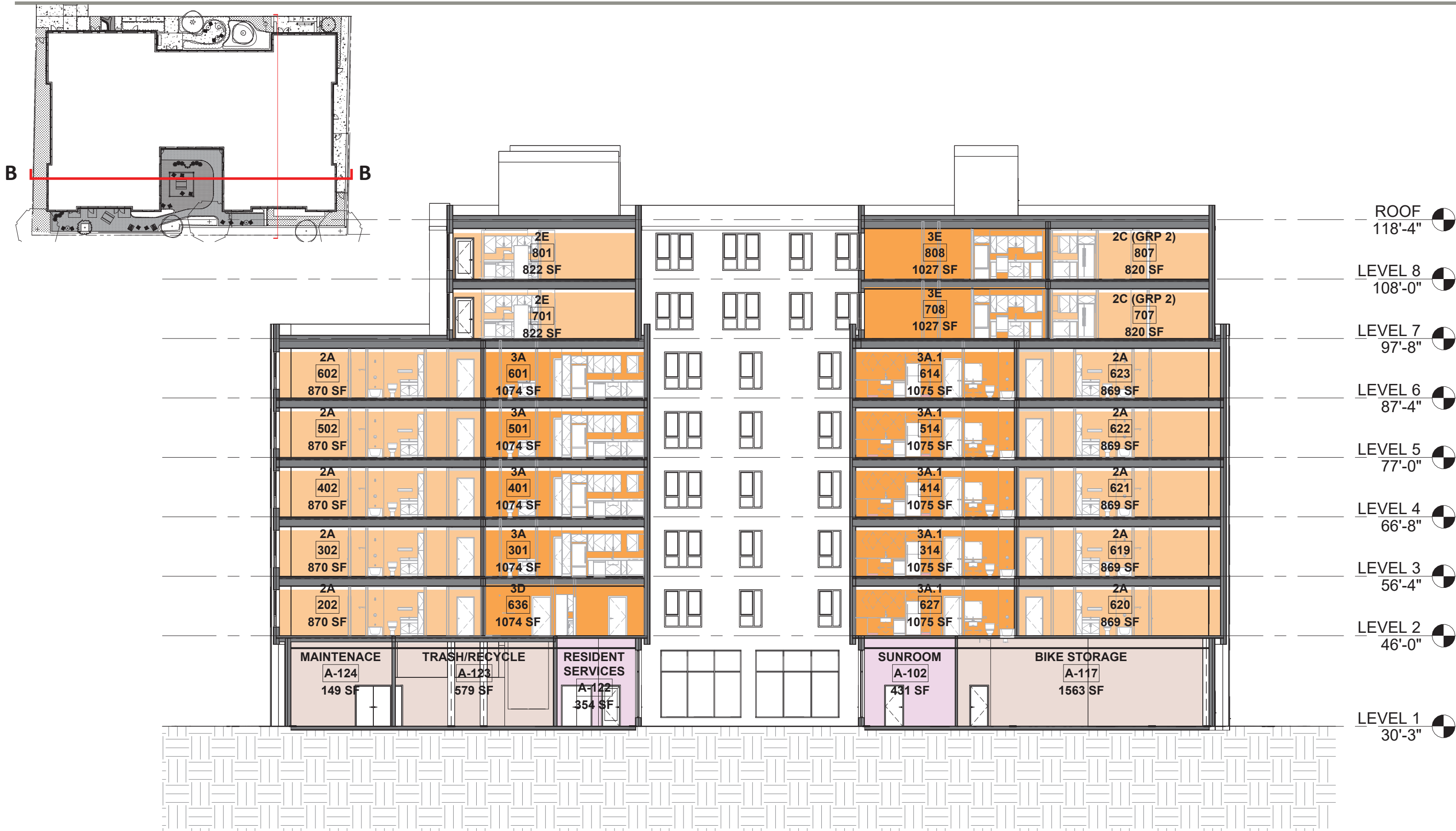
WENDELL STREET / NORTH ELEVATION



WENDELL STREET SITE SECTION / NORTH ELEVATION



SECTION A



SECTION B

PROPOSED PERSPECTIVES













SHADOW STUDIES



