

# Mount Pleasant Home

Jamaica Plain, Massachusetts | Submitted by: Next Phase Studios, Architects

A new three story south-facing fully-glazed atrium connects the new and old structures, and is the “heart” and “lungs” of the home and a true destination, with controlled fresh air, daylight, diverse plantings and a variety of activity spaces for the residents. The first floor of the atrium connects the reception area with a ‘café’ open to all and helps bridge between the new dining facility and the protected courtyard entry & patio. It also connects the expanded staff facilities and kitchen to the rest of the home. The second floor level keeps the old exterior porch as a main gathering spot connected to a range of services and activity areas such as living room, meeting, and medical care spaces. The third floor of the atrium connects a family dining area with views of the parklands, flexible activity spaces and smaller scale meeting space. All three floors include attendant/nurse stations which have visual connections to the entire space. An open stair connects all three levels for easy access for staff and residents, and an elevator allows for full accessibility to all floors.

Within and around the atrium, the wide array of public spaces allowing a range of social interactions from large presentations on the old porch where folks can participate in individual,



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**Architecture:** Next Phase Studios; **Interior Design:** Next Phase Studios; **MEPP Engineering:** RW Sullivan Engineering; **Structural Engineering:** RSE Associates; **Landscape Architecture:** Brown Sardina; **Energy Model & LEED Consultant:** Thornton Thomasetti, Inc.; **Commissioning Agent:** Sebesta Blomberg; **Contractor:** Dellbrook Construction; **Aluminum Curtain Wall:** Kawneer Company, Inc.; **Insulated Translucent Panels:** Kalwall Corporation; **Acoustic Tile Ceiling:** Ecophon/Certainteed; **Acoustic Metal Ceilings:** Ceilings Plus; **Hardwood Flooring:** Preverco Engineered Flooring; **Carpeting:** Interface Commercial; **Ceramic Tile Floor:** Daltile; **Atrium Lighting:** Eliptipar; **Paint:** Benjamin Moore; **Skylights:** Vistawall; **Before & After Photography:** Next Phase Studios



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**Jury comments:**

- Addition connecting new with existing was done in an interesting way – lots of light and connection to outdoors.
- Lots of light and views are allowed in, and the old façade is incorporated into a new art form.
- Limited budget, but still achieved LEED GOLD certification.
- The move to maintain the exterior finish of the existing building rather than cover it, is a bold move that enhances the character and quality of the space immensely.



BEFORE

group or entire facility activities with significant opportunities for informal interaction between residents, staff and the community.

A protected entry courtyard to the south allows residents a comfortable, sunny place to venture outdoors, as well as a shady garden to the north for warm summer days. A park-like landscape around the site is enhanced and woven around the new facility, with native plantings and a rain-garden to capture and treat all on-site storm water. The beautiful, partially wooded site is connected to the neighboring Olmsted Emerald Necklace Park, one of Boston’s historic open spaces.