

Esteemed members of the Historical Commission

My family acquired this property earlier this year, in January. For the better part of the last three months, we have worked tirelessly with our builder and architect to design a home that both fits the needs of our family as well as works within the context of the neighborhood.

If you were to ask me six months ago what my wife's dream house would be, it is not what it is on the presentation we are speaking from today. After listening to the input of the board at our last meeting, speaking with neighbors, and spending time walking the neighborhood, we were able to take a step back and really think through the character of the neighborhood. We have tried our best to listen and design a home where the charm and scale would work within the context of the neighborhood. This was a thoughtful and iterative process, and a great deal of credit goes to our architect and builder who sat side by side with us and carefully worked through designs and options. And after a fair amount of blood, sweat and tears, we all took a step back at the finished product and fell in love with what we had collaboratively pulled together. I am happy to say, as we sit here today asking for your approval to move forward in this process, that this is my wife's dream house and our family is extremely excited to press ahead and start the next chapter of our lives in this home.

As you will see in the attached elevations, we have paid close attention to every detail including ridge height, materials, windows, dormers, shutters, roof lines, and the list goes on. The goal was to pay homage to the history of the neighborhood while meeting the needs of our family, and in our view we have exceeded expectations. Please refer to the next page (*Appendix B*) for a full architectural narrative.

In addition to the aforementioned thoughtful design process, we have also made an effort to connect to the neighborhood. We have reached out to over twenty neighbors in proximity of our property (focused on Priscilla Road and Standish Road), opening up a direct line of communication and offering up open discussion for our neighbors to see the plans, discuss their thoughts, and know we are available throughout this process (see *Appendix B*). We have met with over ten of our neighbors in person, including our five abutters and Catherine Johnson, shared the plans with each of them, and discussed the project at length. Everyone we have spoken with has been supportive of the project and has been very welcoming to us. It was a great experience to see the fruits of our labor as each neighbor we met with picked up on various details of our design, which they could tie back to their own homes or others in the neighborhood. Folks were greatly appreciative and could tell we are genuinely trying to work within the context of the neighborhood and become part of the community.

We believe this house will be a welcome addition to the neighborhood and embodies the underlying mission statement of the Historical Commission to preserve and protect the architectural, aesthetic and history of Wellesley

Many thanks for your time and consideration on this matter.

The Fannings

Joe, Mary Ann, Santino, Siena and Donato

Appendix A – Architecture narrative

Throughout this process our goal has been to design a charming, character filled house which the Fanning's will be proud to call home. A lot of time and effort has gone into developing a home that meets all of the needs of their family and does so while being sensitive and considerate of their new neighborhood. The neighborhood and it's architectural character informed every decision made during the design process from the siting of the home, the massing, roof lines, height, materials, windows, details. etc. We choose to design an English Revival Cottage style home for it's proportion, scale, materials, and details. This style was popular during the early 1900's and fits well within the existing context of neighborhood. There are many examples of this style in Wellesley and it is not out of place on this street.

When siting the home on the lot, we left additional space in the front yard and did not crowd the house against the front yard setback. This provides relief from the street and is also more consistent with the existing homes. The driveway and garage were maintained on the right side of house so there is no change in how the vehicles enter and leave the site or how the cars will impact the neighbors. The garage was also placed 10' back from the front gable to provide relief to the garage and lessen it's prominence from the street because the narrow lot did not allow for a side entry garage. The width of the house was also kept approximately 6' narrower than the maximum width could have been.

The massing of the home was also carefully crafted to provide a design which does not feel as though it overwhelms the street. The main front gable is a steep pitched roof which is typical of the style and is set atop 6'-0" walls to provide a lower appearance. The max ridge height for the home is also less than 30' from the top of foundation. Maintaining a house that is much shorter than current zoning would allow. The overall massing of the home is broken into 3 sections with the amount of vertical wall and roof getting lower as the home steps back away from the street.

The main, front facing gable also allows us to have less mass facing the neighbor to the left of the home and lessen the impact on their lot. The gable is visually broken into smaller sections by the materials and trim details. The bottom of the wall is anchored with stone and was how we met the clients request to incorporate stone into the exterior. Above the stone, the windows and cottage shutters fit within a band of shingles and are capped with a shallow, curved flare detail. The upper part of the gable houses two windows, spaced apart to play on the vertical appearance of the steep gable.

All of the gables have a shallow roof rake, carefully proportioned to the home. The eaves are dotted with brackets, providing scale, interest and detail to the simple forms. The level of detailing lessens towards the rear of house as well. The remainder of the front elevation roof runs side to side to have less mass facing the street and is consistent with many of the nearby homes. A small shed dormer pokes up from above the curved front entry roof, with the cheek walls being hugged closely by the eaves to minimize the visible sidewall.

The stone entry below is recessed back from the main gable in an effort to provide scale, with it's soft, curved roof. This provides a subtle but welcoming arrival to the home. It also provides the entry with the level of importance the front door should have but in a way that does not compete with the main gable.

The garage roof comes down to the second floor deck and extends with a deep overhang and anchored by large brackets, articulating the change in the depth. Above, two dormers break up with roof. The

smaller casement windows in the dormers were used to reduce the scale and provide hierarchy to the elevation.

The left elevation was broken up with additive massing, allowing the house to step back and get smaller towards the rear and utilizing two paneled bays to break up the facade. The stone continues down the side of the house but stops where the wall and roof break. Additive massing was also used along the rear of the house and rear of the garage to provide visual breaks and a sense of scale to the different elevations. The mudroom along the rear of the garage was designed as though it was an addition to the home, slotted into the crux of the main house and garage.

There were many levels of thought which went into the design of this home. We sought out to create a well designed home with character, detail and scale, which would be seen as a welcome addition to the neighborhood and we hope the board agrees that we have succeeded. This is a design, which our entire team is very proud of.

Appendix A – Copy of letter used in neighborhood

Hello. My name is Joe Fanning. My family and I recently purchased 7 Priscilla Road. As future neighbors, we were hoping to connect with you to discuss our plans for the lot. We appreciate construction is never something we look forward to. We are very focused on making our project as least disruptive to the neighborhood as possible, and will do everything we can to accommodate as such. Please feel free to reach out to me at any time, my contact information is below. We look forward to meeting and speaking with you, more importantly we are very excited to become part of the neighborhood.

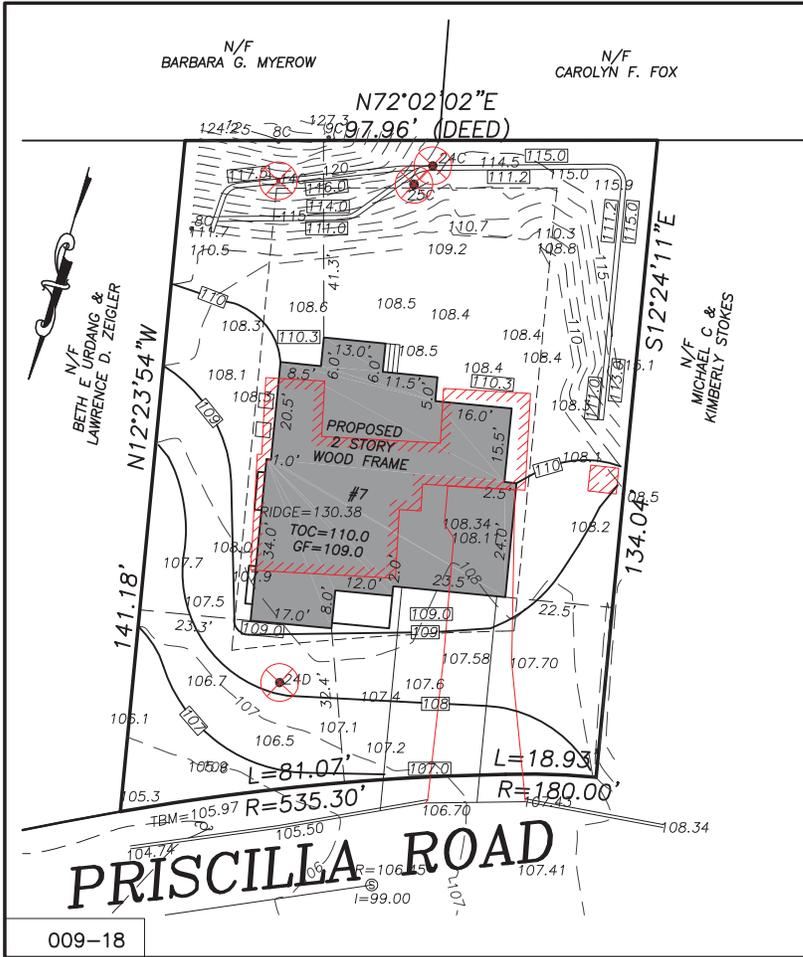
Talk soon. Many thanks.

The Fannings

Joe, Mary Ann, Santino, Siena and Donato

617.504.8961

joseph.fanning@ey.com



ZONING INFORMATION: SINGLE RESIDENCE 15 (SR15)		
	REQUIRED	PROPOSED
MINIMUM LOT AREA	15,000 SF	13,350 SF
MINIMUM LOT FRONTAGE	60 FEET	100.00 FEET
MINIMUM FRONT SETBACK	30 FEET	32.4 FEET
MINIMUM SIDE YARD	20 FEET	22.5 FEET
		23.3 FEET
MINIMUM REAR YARD	15 FEET	41.3 FEET
MAXIMUM BUILDING COVERAGE	20%(2670 SF)	19.0%(2540 SF)
MAXIMUM BUILDING HEIGHT	36 FEET	31.46 FEET
MAXIMUM BUILDING HEIGHT	2 1/2 STORIES	2 1/2 STORIES

I CERTIFY THAT THE PARCEL SHOWN HEREON LIES WITHIN A ZONE "X", AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF WELLESLEY, MASSACHUSETTS, COMMUNITY PANEL NO. 250255 0017 E, MAP NUMBER 25021C 0017 E EFFECTIVE DATE: JULY 17, 2012.

NOTES:

- 1) BENCHMARK INFORMATION:
TEMPORARY BENCHMARKS SET :
SPIKE SET IN UTILITY POLE #6
SEE PLAN FOR LOCATION
ELEVATION = 105.97
- 2) ELEVATIONS REFER TO TOWN OF WELLESLEY BASE
- 3) CONTOUR INTERVAL EQUALS ONE (1) FOOT.



ZONING BOARD OF APPEALS
PLAN OF LAND
7 PRISCILLA ROAD
WELLESLEY, MASS.

Field Resources, Inc.
LAND SURVEYORS



MAY 29, 2018 SCALE 1"=20'
P.O. BOX 324 281 CHESTNUT ST.
AUBURN, MA NEEDHAM, MA.
508 832 4332 781 444 5936
fieldresources@hotmail.com





FRONT PERSPECTIVE
NORTH



LEFT PERSPECTIVE
EAST



LEFT/REAR PERSPECTIVE
SOUTH EAST



REAR PERSPECTIVE
SOUTH



RIGHT PERSPECTIVE
WEST





FRONT PERSPECTIVE
NORTH



LEFT PERSPECTIVE
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REAR PERSPECTIVE
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RIGHT PERSPECTIVE
WEST







