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September 19, 2018

Lenore Mahoney, Executive Secretary
Wellesley Zoning Board of Appeals
525 Washing Street
Wellesley, MA 02482

Project: 135 Great Plain Avenue (Fieldstone Way) Comprehensive Permit Project
Applicant: Northland Residential Corporation

Dear Ms. Mahoney,

We have received the comments and recommendations from the Planning and Design Review Boards in response to the architectural plan set submitted on August 31, 2018. Thank you for the thoughtful review of the preliminary design package. In order for the record to reflect how the design team plans to address these issues in final design, our responses to each of the specific comments are noted below.

Planning Board Recommendations, Updated 9/7/18

Architecture:

- *Window detailing and window trim seems to be inconsistent between tiers. The Board recommends that the window design featured in Tiers 2 and 3 be incorporated into Tier 1 as well.*
- *The Board recommends that the applicant add a few more elements of architectural articulation (window boxes, horizontal molding, etc.) to structures in Tier 1.*

We fully intend to implement a consistent level of detail and articulation through all the Tiers. Typical window casings, gable end details, and framed panels will be utilized throughout the project. We will study the inclusion of additional details in the Tier I homes to bring more decorative elements into the first tier. For example, panels to form



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groupings of windows and changes of siding may help elevate the Tier I designs.



a. Bay window at unit H.



b. Window panels at unit J.

- *The Board recommends that the applicant add small cupolas to the roof of the carriage houses.*

We agree that a cupola will be a nice feature to break the long continuous roof ridge. We will add a decorative cupola at the cross-gable of each carriage house. See sketch below.



c. Cupola at the Carriage House.

- *Although the interior layout is not typically part of the Board's review, the Planning Board noticed that units J-J (Tier 1, duplexes) feature floor plans where the "powder room" is accessed by walking through the pantry. The Planning Board advises against this.*

We agree that this is not an ideal layout for guests utilizing the powder room. Upon completion of final design plans, we will arrange the interior layout to allow entry to the powder room without passing through the pantry space.



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Design Review Board Recommendations, Dated September 13, 2018

Architecture:

- Carriage House Units:
 - *There is a discrepancy between the floor plans and elevation drawings submitted for this unit type. The floor plans show windows in the bedroom and living room areas that are not shown in the elevations.*
 - *To let in natural light (and in lieu of the cupola suggested by the Planning Board), we recommend four gable dormers on both sides of the building located on either side of the main gable. This would greatly add value to the unit, and meet required daylighting standards for occupied space.*

The openings depicted in the plan of the bedroom, walk-in closet and living room of the Carriage House are intended to represent access doors to the eaves for off-season storage. Because of the small size of the dwelling we chose not to add dormers, which would interrupt the ability to furnish and utilize the living room and bedroom. The 60" knee walls are thoughtfully designed to allow the most efficient layout and use of the space.

We calculated that the patio doors and windows shown in the plan and elevation will meet the quota for code-required glazing at the habitable spaces. We will continue to study the window sizes and seek opportunities to increase the natural light without violating the privacy of the neighboring yards. Skylights or high transom dormers may be alternative solutions.

- *Unit H-I: The rear porches and second floor windows are not centered on the façade. The Board understands that these are two different sized units, but recommends centering these elements to reinforce the design.*

We agree that this elevation can be improved by creating a symmetrical design. We will study this and any implications to the plan during design development.



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- **Porch Columns:**
 - *The columns appear undersized for such large porches. The Board recommends sizing up to the next standard column size for the most visible parts of the project. The Applicant would still have the economy of quantity is cost is a concern.*
 - *There are several types of brackets shown on the columns. The Board recommends choosing one type for uniformity. However, the Board prefers a simple column capital articulation to match the modern design of the development.*

The design intent is to utilize a square porch post with a triangular bracket. The post is intentionally smaller than would be appropriate for a correctly-proportioned column with a capital. We agree to be thoughtful about the post size and implement this detail consistently among the small porches. See image d. below.

On the large porches, such as the covered or screened porches on the rear of the Tier II and III duplexes, we agree that a larger column with capital may be more appropriate. See image e. below.

In locations of walk-out basements or tuck-under garages, we plan to use supporting posts that “stack” below the porch. These posts will be paired with a corbel to visually support the posts and long spans above. A typical detail for this condition will be used consistently among all the Tiers. See image e. below.



d. Front and “small” porches



e. Rear and “large” porches (above).
Lower level porches (below).

The design approach outlined above will include three distinct details with varying column type, size, and bracket to be utilized throughout the development. The limited palette will create the consistency requested by



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the Design Review Board, while approaching each of three distinct conditions in an appropriate manner.

- *Windows: Vinyl windows are efficient, but not very durable. The Board recommends higher performing aluminum-clad wood windows to promote the sustainability and longevity of the project.*

We agree that a typical vinyl window does not have the quality the Applicant desires for this project. The model we are specifying is the Andersen 200 Series, or equivalent. This is a vinyl-clad wood window that will give the appearance and performance sought by the Design Review Board. The window construction and interior finish are solid wood, while the exterior cladding is vinyl. The windows will have simulated divided lites, which creates a muntin profile on top of the glass.

We hope this summary and the architectural plan set reflect the attention that has been paid to the preliminary design to make Fieldstone Way a distinctive condominium community. We trust this is helpful to the Board in their final review of this project.

Sincerely,

Christina Carlson
Project Architect