



DRB Memorandum

18 June 2017

Project Location:

Craftsman Village, 184 Main Street, Acton, MA

Date of Review:

7 June 2017

Proponent Representatives in Attendance:

Mark O'Hagan, Weston Development Group, Inc.
Sotir Papalilo, Weston Development Group, Inc.

DRB Members in Attendance:

Holly Ben-Joseph (HBJ)(Landscape Architect); Kim Montella (KM)(Civil Engineer); David Honn (DH)(Architect); Peter Darlow (PD) (Architect); Janet Adachi (BoS Representative)

Drawings Reviewed:

Schematic Site Plan, Front Elevation, Left Side Elevation, Rear Elevation, Foundation/Basement Plan, First Floor Plan, Second Floor Plan
All drawings were undated.

General Comments:

The DRB met on the above date to meet the project proponents and review preliminary drawings.

The project is a proposed 40B housing development. The 38,038 square foot site is currently occupied by the 1861 Alonzo Tower house which is currently under a 12 month demolition delay placed by the Acton Historical Commission on March 8, 2017.

Project description:

See the attached Project Summary provided by the proponent.

Meetings:

The proponents presented the project at a land use departmental meeting on May 31, 2017. DRB member DH attended and offered design comments. Upcoming meetings include:

June 19, 2017 ACHC

June 21, 2017 ACHC Public Meeting

July 10, 2017 BoS

Site Comments:

- The buildings along this stretch on Main Street are single family homes, generally 2-2 ½ stories in height, gable ends oriented to the street with roofed porches. Houses directly to the north and south of the proposed project are smaller ranch and cape styles. There is one large home facing the rear of the project on Prospect Street.
- There is a hierarchy of spaces from public to private commencing with Main Street, then a public sidewalk,

then generally a fence or wall, then a porch, then the front door to the residence. Photos of these houses were presented by the proponent for discussion.

- The DRB recommends the following as depicted on the attached annotated drawings:
 - Push the front facades back from Main Street to allow fencing and/or a wall along the sidewalk and roofed entry porches;
 - Widen the entry road between the buildings from 30 feet to a minimum of 32 feet to allow for landscaping along the entry drive facades;
 - Use pavers on the entry drive to distinguish the area from the paved parking area;
 - Revise the visitor parking scheme to terminate the entry drive with landscaping instead of the rear of vehicles;
 - Screen the visitor parking from the Prospect Street house with tall landscaping.

Building comments:

- The DRB recommends the following as depicted on the attached annotated drawings:
 - The gables facing Main Street should be revised so that they are mirrored about a centerline.
 - The double gables depicted is unnecessary; the façade could be simplified by using a projecting bay window which is more typical in South Acton at the second story;
 - Add covered front porches with railings and other architectural features to add scale elements that will tie the new buildings to the existing building streetscape;
 - The center two- unit block should be pushed several feet further from the gable facades to help reduce the mass of the building.
 - Shed dormer walls should be pushed back from the eaves and dormer roofs should terminate below the main roof line;
 - Deck columns and beams should have more architectural detail to relate to the other houses along Main Street;
 - Add basement windows;
 - Push garage doors back to create shadows and deemphasize garage doors;
 - Exterior trim should be bolder-5/4 stock and 8-10 inches wide; see new house on River Street for examples;
 - All corner rooms would benefit by having glazing on two facades instead of one.

Recommendations:

The DRB recommends that the proponent schedule follow-up reviews with the DRB.

Respectfully Submitted,

Design Review Board