

19 September 2023

133 Essex St 40B Development, 133 Essex St, Hamilton, MA

Re: **Architectural Project Narrative**

Building Massing and Development Relationship with Adjacent Properties Narrative:

Overall, the three types of buildings were developed to minimize the overall length of each building type by developing deeper units that are staggered allowing for visual interest in the building architecture to be designed. Taking cues from the many styles of the neighboring area homes, traditional New England architectural elements were used to articulate the buildings of this development.

Architectural Elements that are incorporated into the proposed development from the cues of the surrounding adjacent properties include:

- entry porches
- gable roofs
- shed and gable dormers
- lap and shake siding
- shifted building massing elements

Three building types were developed: Triplex, Duplex and Single unit buildings. The site approach was to distribute these building types throughout the development to create a varied building landscape, which is typical of rural New England. Furthermore, the buildings are set significantly back into the site so as not to be as readily seen from Chebacco road.

The approach to the elevations of the triplex buildings was to create a cohesive single building with added building articulation to break down the overall mass of the building. This approach is typical of New England Farmhouse architecture that is added on over the years to create a larger cohesive home but has defined building elements. Providing a single gable at the center of the building with varied dormers (shed and gable) breaks up the overall roof line, and the staggered units provide a push/pull to the building to further break down the massing. The varied porch sizes and locations for unit entries further create unique features in the building. The small gable roofs over the garage entries allow for the opportunity to put lighting in to accent the garage door and highlight the wood tone of the garage doors. The opportunity to vary the garage door wood tones exists to further create visual interest in the building. The decorative brackets in the gable dormers create a further layer of detail to the building.

The approach to the elevations of the duplex buildings was similar to the triplex to provide larger gables over different areas of each unit so the building is not seen as a “mirror”. Added accent dormers further break down the massing of the building roof and the varied porch sizes and location for unit entries further create unique features in the building. The shifted building element massing is also seen in this building type. The single-unit buildings feature the same building elements as the Triplex and Duplex, with the added feature of a larger front sitting porch.

Proposed building materials for all buildings include:

- 6” Exposure vinyl lap siding (gray/beige)
- 4” Exposure vinyl lap siding – accents (light gray/beige)
- 6” Exposure vinyl shake siding – accents (wood tones)
- 1x PVC trim boards (white)
- Fiberglass double-hung windows and balcony sliders (White)
- Asphalt architectural roof shingles (charcoal)
- Large double-car Garage Doors (Wood Tones)

The proposed development incorporates references to the architectural vocabulary of the varied structures in the area and significantly improves the quality of design over some of the 1960s and 1970s vintage homes. The combination of all the architectural elements create visual interest in the buildings with articulated, broken-down massing of all the buildings. By varying the mix of buildings throughout the site, visual interest is created across the entire development.