



PLANNING AND SUSTAINABILITY • CITY OF NORTHAMPTON

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The Central Business Architecture Committee

Minutes of Meeting

Sept 6, 2016

City of Northampton Hearing Room 18, 210 Main St., Northampton, MA

R	Chair, Aelan Tierney	
R	Vice Chair, Joe Blumenthal	
R	Bruce Kriviskey	
R	Bob Walker	
R	Bridget Goggins	
R	Melissa Frydlo	

Staff:

	Planning Director, Wayne Feiden	
R	Senior Planner, Carolyn Misch	

7:00 PM Aelan Tierney opened the meeting there was no public comment.

7:00 PM Aelan Tierney opened the Continuation of a review (from May 11) for New England Urban Senior Living LLC for new construction 62 unit residential building with 9,000 square feet of ground floor commercial use and associated parking structure at 10 Hawley St, Northampton Map Id 32A-170, 171, 197.

Bridget Goggins noted her previous professional relationship with Michael Scecenti and noted that she did not feel it would influence her ability to review the application objectively.

Dave Sanders, New England Urban Senior Living, reviewed the previous submission and revisions based on previous comments. Principally, the retail store front recesses were removed and details of façade change.

Aelan Tierney asked whether any of the materials will be applied to a banding?

Sanders noted that banding will be used to break up horizontal massing.

Aelan Tierney asked about presentation of three dimensional renderings?

Sanders noted that he hadn't prepared any for this review.

Bruce Kriviskey noted that his greatest concern was for the façade abutting the church. He noted he had no problem with the balcony elements. He suggested a pilaster and articulation with some roof treatment for the projecting column on the Hawley façade.

Sanders suggested that leaving detail off would allow church building to stand out more.



Aelan Tierney proceeded through guidelines and how the project would meet the guidelines. Noted that the center bay appears to break that façade She asked for clarification on the shadow line and projection distance.

Tierney noted that the mechanicals should be centered on roof as shown to meet the guidelines and noted that many of the guidelines appeared to be met: windows and spacing. She noted the schematic cornice details needed more consistency.

Sanders noted that the cornice details on Hawley are 2' and they simplify as the building gets closer to the neighborhood. Mechanical units on roof will be hidden by consistent cornice

Bob Walker asked for clarification about setback measurement. Noted positive effect of the balcony element and the bay projection.

Walker asked for confirmation that the color changes represents setback. If so, he suggested that adding any vertical piers would create too busy of a façade.

Joe Blumenthal asked about window detail?

Sanders noted they would use Marvin metal clad with simulated lights and some would likely be casements .

Bob Walker asked if a meeting rail would be used on the casement.

Sanders confirmed there would be no snap in grills.

Aelan Tierney asked if they were proposing to use a variety of casement and double hung?

Sanders confirmed yes.

The Committee discussed the look of varied window types and concern about casements along the Hawley Street façade. The Committee suggested that double-hung windows should be used along this façade and wrap at least that portion of the building to the next break.

Goggins asked about the smaller square windows and asked if they were operable.

Sanders stated they would not be operable.

Bob Walker asked about detail of upper plaza to ensure that there would be no stucco.

Sanders stated that the upper bay of front building to be all brick not stucco.

Frydlo asked about stucco material and if it were true stucco or foam?

Sanders confirmed that it would be cementitious.

Frydlo asked about changes in the cornice detail or if there would be consistency along the entire length?

Sanders, noted that the cornice size changes with the façade changes..

There was no public comment.

The Board discussed conditions.

Upon motion by Joe Blumenthal and second by Bruce Kriviskey the Board voted unanimously to approve the permit as presented with an option for the top balcony as presented and with the following conditions:

1. The entire façade on Hawley Street be brick,
2. The center element project between 4-8",
3. The front building portion facing Hawley Street shall have double hung windows. Casement windows on elevations except on this façade are allowed.

Other:

The Board reviewed minutes and suggested edits. Upon motion by Bob Walker and second by Bridget Goggins, the Board voted unanimously to approve the minutes of 8-3-16.

The Committee reviewed of submittal requirements

Upon motion by Joe Blumenthal and second by Bruce Kriviskey, the Committee voted to approve changes to submittal requirements and locate them with a hotlink on application page.

Next meeting 22nd at 5:30

The Committee discussed establishing a standard meeting date on the First Tuesday of the month at 6:30 PM. Beginning November 1st and discussed utilizing the time to review and change guidelines.

Upon motion by Joe Blumenthal and second by Bob Walker the Committee adjourned at 9:11 PM.