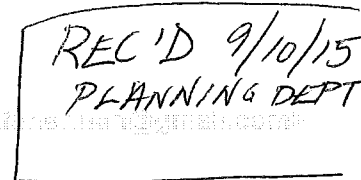




Barbara Sherman &lt;barbarafsherman@gmail.com&gt;



## My Thursday Presentation/ First Draft

5 messages

**Dave Jack** <davidcjack@gmail.com>

Wed, Sep 2, 2015 at 3:30 PM

To: Barbara &lt;barbarafsherman@gmail.com&gt;

### General Comments on Design of Facade

The building's facade components and their corresponding proportions (roof, walls, windows, surface articulation, architectural components) appear to have been planned in isolation with one another and the Building continues to lack a harmonious composition and balance

Too many architectural elements have been incorporated into the public facades, the result is that the building's Crowninshield facade lacks a hierarchy of its different parts. The building's height and volume already places it at odds with the scale of the existing Neighborhood buildings, the proposed facade design introduces a profusion of applied architectural details at the expense of incorporating proportion and scale to the Elements defining the building facade

### Roof

The current scheme essentially "flips" the design presented in July, allowing the lower roof height to address Janis Bellow's home to the immediate south and the adjoining homes on Crowninshield Road. The intentions of placing the lower roof level near the existing buildings is good, but the roof (as presently designed) lacks order and a simple profile. The design of the roof is critical because it will be the tallest element in the neighborhood and it is one of the first design elements that people will see. Much of the roof detailing appears fussy and gratuitous, and the lack of scale is particularly troubling. For example, the dormers on Crowninshield Road are of different sizes in relation to each other and the sizing of the primary dormer window openings is greater than the sizing of the double hung windows located beneath the Jerkenhead gable, which is counter intuitive. Moreover, the size of the dormer massing is exacerbated by the hip roof and the architectural model suggests the massing of the hipped dormer is visually larger than the Jerkenhead roof while also introducing multiple roof ridge heights. We Also want to point out that the dormer on the south side of the Jerkenhead roof lacks windows and that it is smaller than its flanking dormer twin located on the north side of the Jerkenhead roof. The application of brackets to the hipped roof appears gratuitous and the brackets are undersized in proportion to the visual load they are suggested to carry. The Design Review Group appreciates the effort of the designer to break down the massing of the facade by introducing a Jerkenhead roof, but the execution is clumsy. The eaves and rake boards of the Jerkenhead roof appear excessively deep (how deep are they- 2/3'?) and the composition appears out of scale with the rest of the facade. We also question the rationale of introducing multiple roof pitches, or roof slopes, and multiple roof ridge heights, it unnecessarily complicates the roof form. We think the designer has missed an opportunity to design a roof system that effectively incorporates the top habitable floor, instead of applying an expensive, ornamental roof that adds height to an already too tall building.

### Proportional Consideration of Window Openings/Wall Massing/ Facade Hierarchy

I will be brief in summarizing our concerns. As presently designed, the Crowninshield building facade lacks any order or hierarchy. If we turn to Sheet A-15 we immediately notice the discrepancies: Building entrance massing compared to the hip dormer massing, above, the difference in visual scale between the left side of the elevation and the Jerkenhead side of the elevation, the use of Two story high oriel projections to visually break up the wall massing, and, most importantly, the indiscriminate sizing of the windows. As outlined in the Town's 7/27/15 letter to the Developer, a hierarchy of facade parts must be established in order to organize the multiple components defining the Crowninshield facade. The Neighborhood Design Review Committee believes that much work remains to be done on this matter.

## Practical Concerns

The building's height has been reduced by approximately 3 feet- does the Designer plan to install any mechanical units on the flat portion of the proposed building? Will the membrane floor be dropped to screen any mechanical units? How many mechanical units might be required, and what are their approximate sizes? Would a dropped membrane roof effectively shield the mechanical units from a public sight line? Are there other areas where mechanical units might be located on the Site? How much noise will the mechanical units generate?

Is an elevator penthouse required on the roof? Will any elevator projections be viewable from a public vantage point? If there are penetrations, where are they located on the Roof? What is the estimated size of the penetrations?

## Lighting?

How will the headlight arc of the cars entering/leaving the Proposed building affect neighbors living adjacent to the structure? What kind of lighting is proposed on the south side of the building? What provisions have been made to insure that the lighting will not inversely affect Janis Bellow's home to the south, or the patient rooms located in Arbour HRI Hospital to the west?

## Building Materials

What are the proposed building materials? How are the proposed materials compatible to those found in the existing neighborhood? Are any PVC manufactured products being proposed? If so, where would they be applied? What kind of roofing is proposed? What material will all the roof valleys be made from? How is roof water collected? Does the building integrate the roof gutters into the roof design, or are gutters and rain leaders applied to the fascia and wall? What material are the rain gutters and leaders made of? What material are the windows made from? Are the mentions depicted in the elevation drawings true divided lites, or are they strips applied/embedded to the glazing?

There appears to be some kind of masonry material applied to the building's base- how far above grade does this masonry extend?

## Porches

From a perspective of safety and noise the Crowninshield neighborhood continues to resist the introduction of porches into the project: what are the depth and width of the porches?

## Crowninshield Road Landscaping

What is the general height of the landscaping proposed along the facade of Crowninshield Road? Will the height of the proposed landscaping cover the base of the oriel window bays? Will the height of the landscaping visually compete with the massing of the Building's Primary public Entrance?

## Our General Observations About the Virtual Model

No human scale is provided: we are assuming the Primary entrance door is 7'-0" high, is this assumption correct/incorrect?

The neighborhood context is abstracted and shown as massing blocks- it is difficult to determine what the height of the context blocks represent- eave height? Roof ridge height? The contextual structures also lack any architectural elements that define the typical scale and proportion of the existing neighborhood structures. While it is helpful to view the virtual model the lack of site context information makes the proposed building read as a stand alone design

Finally, the virtual model depicts the structure in a warm wether context: how will the building be viewed in a cold weather context when there is no foliage available to soften/ mitigate the proposed public facade?