

# WRIGHT BUILDERS

## News

ALL THE NEWS THAT'S FIT TO BUILD

FALL 2011

### EASTVIEW COMPLETE



After 25 years of planning, the former Northampton State Hospital Grounds are finally in the build-out stages of redevelopment. After three years of planning, design, and construction, Eastview (which is the region's first all - LEED certified townhouse project) is complete and has been turned over to owner-trustees, a little ahead of schedule, despite the unique economic times.

All the units are in the process of receiving their LEED documentation, and the owners report very comfortable and enjoyable environments, even with eleven units on 2/3

of an acre. Everyone has a private patio with space for their personal plantings and outdoor living. Cooperative agreements are in place for snow removal, trash removal and other management functions to ensure smooth operations with the neighbors at Hilltop Apartments.

Developed by Wright Builders, the design work by Kuhn Riddle Architects and the Berkshire design group really shines on this project. We at Wright thank our hard-working staff.



### MORNINGSIDE NEAR COMPLETION

Like the Eastview town homes, Morningside is the first market-rate single family homeownership development at the old Northampton State Hospital site, rechristened Village Hill. The last three single family homes at Morningside will be delivered this fall, with all of these homes also LEED certified. Although the lots are only 7000 sq. feet, the proximity of the open space to the east, the Beech Tree Park across the street and the imaginative and innovative house and site designs make this a uniquely livable community. There is a neighborhood email list in place already, and Tuesday Yoga has begun in the park!

Homes are, in large part, about construction, but not all. One of the most striking features of Morningside is the installed landscaping for each home, which is both thematic and varied from house to house, yielding a truly delightful streetscape. Hats off Jeff Squires at Berkshire Design Group who developed and detailed these designs.

Of further note is that LEED Platinum certification has been awarded for the new Victorian Cottage home of Vicki Healy and Larry Danielle. A combination of a superb insulation system, airtight detailing, triple glazed windows from Pella, and state-of-the-art mechanical systems have provided a near Zero-net performance for this home. In addition, they have his 'n hers Prius! Special thanks to Larry and Vickie.



Jeff Squires

# WHAT WE'VE BEEN UP TO...

## Introducing the Whitman Cottage and the Walden Farmhouse for Emerson Way in Florence

This new subdivision, prepared a few years back and now marketed by Kohl Construction, has pleasing overall design and lots of open space. Wright Builders is delighted to participate with two lots to help start up the build-out of this new neighborhood, including construction starting this fall (for spring delivery) on a Whitman Cottage.

This is a 2100 square foot, four bedroom craftsman-style home with a first floor master suite, built to attain Energy star 3.0 certification in 2012. This home includes triple glazed windows, an 8" R-36 wall assembly and many other features. The homes are being offered by Goggins Real Estate.

If you see another lot offered by the developer that you prefer, we would be delighted to assess it for you and then build one of these two new designs on it for you, or build a different custom design that we can develop. Just contact us or Goggins Real Estate.

## Gage Wiley

This venerable investment business, founded in 1927, has moved prominent new quarters at 120 King Street, Northampton, with a fully accessible, Deep Energy Retrofit, of a classic early 20th century building. With our help they leapt into the 21st century.

Peter Lapointe of Architmetrics Design Studio led the design team, and the results bear a visit. The finishes are lovely, the mechanicals ensure comfort and privacy, and the building envelope, with an R-34 exterior wall and R-66 ceiling, along with high performance glazing, yield a totally quiet, very healthy and supremely comfortable building. They even have a beautiful, classic tin ceiling in the front foyer. We are proud to have had a large part in this project.

Gage Wiley services individual and institutional accounts throughout western New England with low key, personal and detailed attention. Congratulations and thank you, to Chris, Judee and the entire Gage Wiley team.



# THE CAVE RESIDENCE

Carolyn and Kyle Cave have moved into their new Home in Hadley, designed by Coldham and Hartman Architects in Amherst. Increasingly, the public is aware of HERS ratings, which establish the tested performance of a home. 100 is code compliant, and 0 is zero net. We are really excited to receive confirmation that a HERS rating of Minus 33 has been assigned to this home, as a result of the exceptional design, remarkable execution, and, especially, the Cave's willingness to invest in large photo voltaic array, (in essence, solar panels) engineered and installed by Pioneer Valley Photo Voltaic (PV2).

Of further note is the airtightness of the home, verified through a pressurized blower door test, which Wright Builders performs on all of its homes. 2.0 air changes per hour is the Energy Star top rating. Bruce Coldham had set of goal of 1.0 air change per hour. The building tests at .91, one of the best ratings achieved anywhere, and the tightest home our independent rater has certified.

To keep it all fresh, the Energy recovery vent system provides filtered exterior fresh air, after scavenging over 70% of the heat, or air-conditioning, from the exhaust air. We think the Caves may be opening a window more than occasionally in the winter if they light a few too many candles! Congratulations (and thank you) to Carolyn and Kyle.



# CAFÉ SIP OPENS!

Once you stop by this new Crafts Avenue venue in Northampton, and taste a cup of their individually drip-brewed coffee, you will be a devoted fan. Check out the baked goods, the salads, and the terrific ambiance. Designed by Chuck Robert and Rachel Chase of Kuhn Riddle Architects. Congratulations and thank you, to owners Eugene and Michelle.

Tear off the coupon attached and stop by for a cup of their delicious brew, bring a friend and stay for some of Michelle's wonderful baked goods or a light lunch.



SIP coffee & tea bar

**ONE FREE COFFEE**

8 crafts avenue  
northampton, ma



## THUMBS UP

**R.K. Miles**, the largest building materials supplier in Vermont, took over an existing location in West Hatfield about 3 years ago, and they do a phenomenal job with product and customer service.

In September they moved into a brand new state-of-the-art showroom and indoor lumber yard just across the street, with 60,000 square feet under their roof! They have the best displays of windows, doors and cabinets that we have seen anywhere – so stop by and take a look. They have lots of other convenient items as well, including decorating materials, paint, and of course, lots of helpful advice.



## THUMBS UP

**Triple glazing** is one of those items that is sometimes met with the “What’s my payback?” question. That’s only part of the story. The best window we can buy is an R-5, as part of a challenge to the industry to make a super-high performing window. So it has the insulating value of a 1” piece of pine.

Every window can be a cold spot, toward which heat rushes, so high performance triple glazing that reduces that rate by 50% is a phenomenal gain in performance and in comfort.

Pella has several triple glazing options in their Designer line, which we have used with great success. Also, Paradigm Windows, based in Maine, has a very effective all-vinyl window that meets the R-5 challenge, and is available through R.K. Miles in West Hatfield.



## THUMBS DOWN

For this issue, rather than a product comment, we’d like to give the thumbs down to nay-saying about our economy. Let’s focus on helping each other.

What we are experiencing with jobs shipped overseas has been underway for 20 years. Here in the Valley, we have a strong backbone of institutions that are known worldwide. With them comes the strength that does not ebb and flow with the moment. Let’s work together to build on our strengths.



# WRIGHT BUILDERS

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## WINTER'S COMING

If you suffered through last winter's ice damming, it's not too late to undertake insulation projects like additional attic insulation, air sealing of your basement windows, and additional basement wall insulation.

In addition Wright Builders offer a full range of wood, wood/clad, and vinyl replacement windows, including some of the highest performing windows available today. It is smart, too, to look long-range. When it's cold we can easily help you assess what to do for next winter – how to frugally address some issues like ice dams, cold air leaks and high heating bills. We look forward to working with you.

To have us explore options with you, for construction, renovation, or retrofitting, call 413 586.8287.

### What's up with ENERGY STAR?

Since the Obama Administration took office, the Energy Star designation has advanced from a simple checklist to a strong performance-based system. The standards are more meaningful and harder to achieve.

The 2012 standards will require thermally “broken wall” systems and a host of other features, as well as a high level of performance testing and achievement.

Some builders are grumbling about “regulation,” but at Wright Builders we welcome a more transparent and demanding set of standards, with independent testing and certification.

If you consider this, just meeting the building code is no small order, but it is only half the story.

We'll keep you posted, but, in the meantime, encourage everyone you know to choose Energy Star products whenever possible. Conservation is the only sustainable path. And the smart one.

