



Over the past twenty-five years, architect Anthony J. Barnaba has done his share of historic restoration. Two projects in particular are close to his heart. He renovated, interior designed, and landscaped his own Victorian home in Great Barrington, Massachusetts. Now he is putting his mark on the former Eagles Club building at 146 First Street, which became the new headquarters for his architectural firm, Blueline Design, this past July.

“One of the long-standing goals of my business has been to own what we work in,” explains Barnaba, who describes himself as an “architect in brick and steel,” meaning he generates concepts and works to comple-

BLUELINE DESIGN MOVES TO EAGLES CLUB

tion on both residential and commercial projects.

His newest project will be no exception, as Barnaba moved around the corner from his previous leased location at the Howard Block building on Federal Street, into the new First Street space, the building renovations were still in progress. He explains that such a situation is not unusual. In fact, it is often a requirement of many commercial projects which need to keep operations running smoothly while a site is under construction.

“We’re used to completing multiple projects on a set timetable,” noted Barnaba. “We’ve simply fit this project into our schedule. We’re able to complete work on this building and move-in prior to completion by doing it in phases.

Barnaba and his business partner Jim Bashour, a website

developer, purchased the First Street property from Eric G. Hilton for \$315,000 and plan to invest another \$200,000 in renovations. Mass Development has provided financing. In addition, tax credits will be available to the pair since they will be not only preserving and reusing much of the historic structure, but also reclaiming and reinterpreting disassembled materials.

“We are trying to keep as much of the history intact as possible,” said Barnaba, “We will be salvaging as much of the building as we can. We shall either sell or repurpose the materials in our own building.”

Wood paneling on the second floor will be integrated into the redesign, while the floors from the bowling alley will be fashioned into furniture.

“We are preserving the build-

ing as opposed to knocking it down and starting over in following our vision for Blueline Design,” explains Barnaba.

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The Eagles Club's shared second and third floor layouts.



BANKING ON NORTH STREET: NEW YEAR & FUTURE FOR UNION FEDERAL SAVINGS BUILDING

Awaiting final permits, development at 48 North Street seeks to introduce businesses and apartments to downtown. A block's walk from Park Square and across from Beacon Cinema, the construction will join the growing effort to return North Street to the cultural cornerstone it once was during the last century.

Building owner and developer, David Kahn, and project architect Anthony Barnaba of Blueline Design, are planning to convert the building's usage. Previously zoned as fully commercial, the new layouts will include separate ground level café and retail spaces, with eleven residential apartments occupying the floors above, the

majority of them 2-bedroom spaces.

This type of development, created through the cooperation between the private building owner and city officials, follows suit with Mayor Roberto's master plan for Pittsfield's downtown revitalization. With intentions to reintroduce the residential aspect into the heart of

North Street and create an ideal living location for the urban-minded, the apartments are geared towards young professionals and others who are interested in a suburban alternative.

The building is centralized and within walking distance of not only the city's title buildings, but

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HOW TO WORK WITH AN ARCHITECT

In today's economy, whether commercial or residential, every choice a property owner makes is important. If you are considering doing any work, your choice of building professionals may be the largest decision you will make. Some may have experience with an architect, but many need some information before they enter a working relationship.

Why do I need an architect?

An architect can provide not only an original design that meets your needs, but also provide money-saving ser-

vices before, during, and after the design phase. The scope of your project may also determine the necessity of a design professional.

Designed by an AIA architect, you will know that your project is up-to-code and structurally sound, not to mention aesthetic, functional, and, if desired, sustainable. Should you choose to include them, pre-design services like site evaluation or feasibility studies, may raise important issues within your project and help find solutions early to problems that could have

become complicated during design phases. Services after the design phases can cover construction administration and benefit the client with consistent project direction and supervision; assessing quality standards and specifications called for in drawings.

Architect selection depends on various personal preferences as well as being driven by your project's unique requirements. Does the architect have an aesthetic style that you like? Do they give appropriate weight to your suggestions and input? Can

you communicate with them at a level conducive to problem solving? There are endless questions that you can ask yourself about your potential relationship.

Talking to past clients, researching firms who have created your favorite buildings, or contacting The American Institute of Architects (AIA) are all great ways to start your selection process. The AIA also provides additional literature on their website www.aia.org to guide you when making this important decision.

“Designed by an AIA architect, you will know that your project is up-to-code and structurally sound, not to mention aesthetic, functional, and, if desired, sustainable.”

How does an architect work?

What materials, time, and information does the architect need? Each architect will have an individual design process and you should make yourself familiar with the design schedule and communication process during the earliest interviews. Be open and clear, expressing your expectations while meeting; the potential partnership with your chosen architect will be a long-term relationship.

After articulating your goals, and discussing the project, an initial proposal will be created. This should establish a schedule that both you and your architect can work within, and lay the groundwork for what both parties

can expect from one another during your project. The schedule will help you prepare for meetings and know when to expect sketches, models, or computer drawings, for example.

Making decisions and choices, as well as raising concerns, are important to your project's success, so long as you also understand that late or additional redesign may delay the completion of the final product. Many projects can become sidetracked due to indecision concerning building style, materials, layout, or other highly client-oriented selections.

To avoid common holdups, try deciding on an appropriate amount of time to con-

sider options before making a selection or conducting pre-meeting sessions within your family or business. By thinking about different ideas before your architect's meeting, you may rule out or zero in on particular plans and present to the designer a few clear images of how you see your project evolving.

Just as you would conduct research prior to purchasing your property, become acquainted with your architect and these basic guidelines to be better prepared, and harvest more satisfying end results. ■

Referenced materials: "You & Your Architect: A guide for a successful Partnership" The American Institute of Architects www.aia.org

DESIGN SERVICES:

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EAGLES CLUB... (CONTINUED FROM PAGE 1)

"We appreciate the historical significance as well as the architecture of old buildings."

A prime example of commercial buildings of the early 20th century, this three-story brick structure, was acquired by the Fraternal Order of the Eagles Aerie 358 in 1913 and was their home for nearly seventy years.

While the lodge originally measured roughly 10,000sqft, and contained space formerly used as a ballroom, assembly hall, gymnasium, catering kitchen and bowling alley, the reconfigured building will be transformed into a 7,500 sq ft

stand-alone office site with parking. There will be 2,500 sq.ft. of retail space on the ground floor and 5,000 sq.ft. of shared office space upstairs.

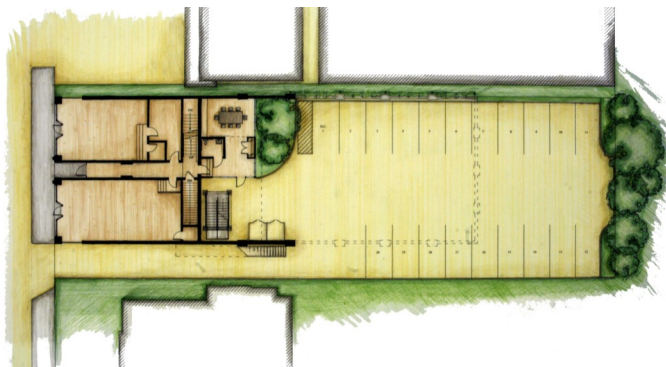
"We appreciate the historical significance as well as the architecture of old buildings."

Various plans for site development are in consideration, including options of either demolition of the rear building or re-actualizing the salvageable sections into an exterior housing for a new-

construction form built within its dimensions. Unfortunately, due to water and mold damage, a full restoration of the original 8-lane bowling alley was not feasible. ■

For more information on the Eagles Club offices please visit our website or contact us for available literature..

One site plan scheme involves the demolition of the rear building and the creation of a courtyard/parking lot, conference addition, and new fire stair. ☺



48 NORTH STREET... (CONTINUED FROM PAGE 1)



☺ Artistic rendering of façade's green wall.

also the large community of downtown restaurants, theaters, galleries, and businesses. With more options opening up in the area every year, the focus on North Street will only make the location more seasoned over time. Prospective tenants can look to invest their interest now and then reap the increasing benefits of the revitalization effort.

Changing the usage of the building brings in other opportunities as well. Blueline

Design is working to integrate certain sustainable features in addition to making the entire building code-compliant and handicap accessible. Green elements on the drawing board include solar panels, new energy efficient windows, and a green wall on the building's façade. Should it be implemented, the vines on the face will not only bring plant life into view, but also soften the hard lines of the current concrete structure.

Another, more subtle sustainable characteristic of the project is its reuse of an existing building. With predictions that some cities will see complete replacement of existing buildings within 30-50 years, the reuse of an existing structure can cut

waste and new material costs in comparison to a project involving demolition, cleanup, and new construction. By recycling this venue, David Kahn and Blueline Design are also preserving almost a century and a half of Pittsfield's architectural heritage.

38-48 North Street has that history; at one point named the Edward's Building, it was constructed over 130 years ago and has hosted a multitude of businesses including a jeweler, drug store, printer, and cobbler.

The Union Federal Savings Bank has occupied various sections of the building since 1931, and the building has undergone several makeovers since that time. Documented changes after the bank began to tenant the building were during 1938, 1949, 1962, and 1978;

many including a façade reconstruction.

"By recycling this venue, David Kahn and Blueline Design are also preserving almost a century and a half of Pittsfield's architectural heritage."

In one of its peak years, circa 1962, the bank was noted for its cutting edge renovations. Now, its planned reconstruction will take it far beyond wall-to-wall carpets and recessed circular lighting that was once considered the pinnacle of innovation. The building project will join other ventures in hopes of making Pittsfield's main street more than just centrally located, but central to the area's diverse population, activities, and cultural development. ■