

TOWN OF SCITUATE



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Design Review Committee

Minutes

Design Review Committee Minutes

Meeting date: 2/12/2019

The Design Review Committee met on Tuesday, Feb. 12, 2019.

Present were:

Hal Stokes, DRC Chairman

Craig Mutter, DRC member

Karen Joseph, Scituate Town Planner

Doris M. Crary, applicant

Phillip Baker (Rockwood design) in support of the applicant

Susan Sullivan, Scituate, in support of the applicant

There was one project on the agenda that evening, a discussion of a multi-family dwelling proposed for construction at 87 Glades Road.

Prior to discussion of the project, the DRC approved minutes for its meetings Aug. 7 and Oct. 16, 2018.

87 Glades Road

Applicant Doris M. Crary and her representative, Phillip Baker of Rockwood Design, were present to address the intended design considerations involved in the razing of a multi-family dwelling and construction of a new multi-family dwelling on property described as map-block-lot: 5-3-28. Rockwood Design are the designers of the new building. Additionally, present in support of the applicant was Susan Sullivan of Scituate. The applicant is seeking approval of a Site Plan Administrative Review for the project.

The project as presented will involve demolition of a three-story, 4-unit/8-bedroom residential building, and reconstruction of a 3-unit/6-bedroom residential building. Although the new building will also have 3 floors of livable space, the new building will be a full story taller, extending to the full allowable height of 40 feet, since it will be built on piers with parking at the grade level beneath the living units. The Planning board had particularly requested DRC input on the massing of the new structure, and opinion on

how the building would fit into the existing neighborhood.

Updated drawings presented:

The plans seen by the DRC on Feb. 12 were said by the applicant to be a new set of drawings, labeled “Design Review Set – 2/12/2019.” These drawings showed several significant changes to the set previously submitted under the title: “ZBA Submittal – 4/18/2018.” The chief and most notable changes are:

- Roofline. No longer a collection of shallow-pitched, hip-roof shapes. Now a simpler ridgeline roof with gable ends showing from the front, the rear, and the right-side elevations.
- Removal of skirting at the street level. The previous drawing showed skirting enclosing the street-level parking as well as garage doors fronting Glades Road, all of which added the impression of solid mass to the building. The new plans remove those elements and show the bare piers unadorned with any cladding. A viewer at the street level will be able to look straight under the building from front to back.
- Small, but significant relief to the flat front wall afforded by a 1-foot setback. This enables the addition of balconies to the front elevation of the second and third floors, and also justifies the gable roofline on the front elevation.
- Significant relief similarly added to the right-side elevation by a 2-foot setback, again breaking up the flat expanse of the tall vertical wall, and likewise justifying the gable roofline detail seen from the right-side view.
- The applicant has indicated that they intend to obtain a variance from the ADA board to address the fact that the design could potentially accommodate a future ADA lift.

Massing and fitting into the neighborhood:

In discussion, the DRC expressed opinion that the new drawings represented a significant improvement to the massing that had been seen in the previous drawings. Overall, the removal of the skirting plus the relief afforded by the setbacks on the Front and Right elevations – and the added balconies on the front – help to reduce the impression of mass. The roofline appears to be more in tune with other buildings in the neighborhood. Instead of a large four-story building, the new design looks more like a 3-story building raised up on pilings – a look that has become more common in the coastal neighborhoods of the town.

Materials and colors

No samples of materials were presented to the DRC. In discussion, the applicants declared their intention that the roofing will be of asphalt-shingle. Intended siding was declared to be cedar shingles that will be allowed to weather. Windows will be Anderson 400, all shown as 6-over-one double-hung with the exception of casement kitchen windows. Trim for balconies, cornerboards, windows & doors, and elsewhere will be of white PVC material such as Azek. The DRC specified that the white trim be non-glossy.

The materials as declared are acceptable to the DRC. The DRC requested that the applicant bring examples or brochures of the materials to the Planning Board, which then has the authority to specify the materials when permitting.

Specific DRC requests:

In addition to clearly specifying the materials, the DRC made several other specific requests of the applicant:

- Provide a scale “streetscape silhouette” drawing of the proposed building *in situ*, which also includes the neighboring buildings from roughly #85 through #91 Glades Road, so that the Planning Board can see the proposed scale in juxtaposition with neighboring buildings.
- Add to the drawings that will be seen by the Planning Board the location of exterior lighting fixtures on the building. Bring catalog pictures of the intended exterior fixtures so that the PB can specify them.
- Be prepared to show or discuss before the Planning Board the lighting of the under-building parking area. It was suggested that the lights will be tucked up and hidden behind the floor joists of the first floor and would therefore not create a light nuisance to the neighborhood.
- Add to the drawings to show the location of any mechanical equipment and air-conditioning compressors. It was suggested that they would be under the building toward the rear.
- Add to the drawings to show where the trash barrels will be located.
- It was noted by the DRC that the main entrance (the only entrance, in fact) to the building is located on the rear elevation of the building. Currently it is represented as a single windowless entrance door. The DRC is concerned that this entrance is mean in character and offers no protection from the elements. The DRC recommends the following:
 - Consider adding sidelights flanking the door to add more glass and significant presence to this as the main entrance
 - Consider adding a roof overhang (shed or hip roof) over the main entrance as well, again to highlight its presence as the main entry, as well as to add further detail to the plain, massed, 4-story wall that will enclose the stairwell.
 - Add at least three additional windows to the face of the “stairwell tower” in the rear elevation. Suggested staggering the sill elevations of these, to break up the wall and create architectural and design interest. Windows should be the same size and double-hung nature as the windows already shown on the plan.
- In the right-side elevation, consider enlarging the two family-room windows on the top floor so they are full-size double-hungs, instead of the small awning windows specified. The windows at this level will stand above the neighboring

house at #89, and will therefore be readily seen from the street.

Final note to the Planning Board:

In the DRC meeting, the applicant mentioned that the property, along with the approved plans, might be sold to another owner, rather than for Ms. Crary to undertake the work under her own stewardship.

In light of this, the DRC believes that the Planning Board should make any design requirements for the property as specific as possible, since Ms. Crary may not be the one to be making the final decisions when it comes time for the property to be built.

Date Approved: March 5, 2019