

TOWN OF SCITUATE  
*Design Review Committee*

**Meeting Minutes for: Tuesday, May 7, 2019**

**Agenda Topics:**

- I. Informal Discussion Senior Center – Linda Hayes**
- II. Old Business/New Business/Correspondence/Administrative Items/Updates**
  - a. Approve Meeting Minutes**

*The meeting was held in the Scituate Town Hall, Selectmen's Hearing Room and called to order 7:00PM.*

**In Attendance:**

Hal Stokes (DRC Chairman)  
Laura DeLong (DRC Member)  
Craig Mutter (DRC Member)  
Karen Joseph, Scituate Town Planner

Linda Hayes, Council on Aging, participant  
Rachel Young, architect, Bargmann Hendrie+Archetype (BH+A)  
Steve Kirby, engineer/OPM, Vertex  
Jennifer Kuhn, 20 Carrie Litchfield  
Gordon A. Price, 48 Mann Lot Road  
Emilie Green, 337 First Parish Road (abutter)  
Susannah Green, 337 First Parish Road (abutter)  
Louis Chin, 42 Tilden Road  
JD Miller, 313 Coiuntry Way

- I. Informal Discussion, Senior Center**
  - a. BH+A met with Design Review for a preliminary discussion on the Senior Center. BH+A also had a preliminary discussion with the Planning Board on April 25. Senior Center project will be presented at Town Hall meeting on Monday May 13 with Election on May 18. BH+A is meeting with DRC for preliminary feedback. BH+A had not officially submitted any documents to the town. Architect Rachel Young was the primary presenter, speaking to a slide presentation.**
  - b. Site Plan.**
    - i. Campus identified as: 'A-Wing' the current Recreation Department, 'B-Wing' the existing old Gates building and 'C-Wing' old classroom building.**
    - ii. Wing C is proposed to be demolished and the new Senior Center built. Proposed Recreation Parking lot relocated to preserve the entire Cudworth Estate, including a historic well.**

- iii. Most mature trees to remain -- 3 trees will need to come out
- iv. Parking – adding 160 spaces
- c. **Architecture History**
  - i. **Original architectural features – Posts and hitching pole original and preserved in new campus. BH+A intention is to preserve original design features such as brick, large double hung windows, pediment, muntins, and keeping the footprint of new building similar to existing Gates Building.**
- d. **New Building Architecture**
  - i. **Hardie Board veneer panels (rainscreen) and clapboard (direct applied). Colors presented are white with dark gray panels. Preserved green space. Massing tying to existing Gates school, large windows (4' x 7'), roof pitch (4/12) and pediment similar to existing Gates School. Brick will be on the east side of the new building to match existing Gates School. Cast Stone. Asphalt shingles at pitched roof. Bronze window with white trim. Emergency Generator screen base will reuse the demolished stone along building topped with wood privacy screen. Length of building broken up with dark colored veneer panels. Brick installation is proposed as a rain screen wall with True Brix Thin Brick System applied to metal panels. Will look similar to traditional brick building, but more cost effective. Flat roof proposed as a rubber membrane roof.**

**ii. DRC Comments**

- 1. **Concern about eliminated circular entrance in its entirety. Existing granite posts and hitch post seem lost in new design.**
- 2. **Concern with unknown future of the existing Gates Building. New Building is sited on the campus of the vacant existing building with no future plans for the existing unoccupied building.**
- 3. **DRC questioned if the existing Gates Building has been reviewed to be repurposed for the new senior center in lieu of building a brand new building.**
- 4. **DRC is generally in agreement with the massing strategy of the building with pavilions relating to the existing Gates building, connected by recessed mass (called 'the hyphens').**
- 5. **DRC is concerned about the reference to 'fiber cement panel rainscreen' as the proposed material for the 'hyphen' connectors. Design team should eventually describe the actual proposed materials and assembly systems including proposed waterproofing transitions from rainscreen to non-rainscreen construction.**
- 6. **DRC commented on the ambiguity of the entry sequence and between front and back of the building. Visitors arrive on the service side of the building and enter the building from the**

back side of the building. DRC recommends that the design team consider how to use the 3 sided porch as an opportunity to connect the entrance experience to the green (front) side of the building. DRC encourages the design team to make the experience of the campus quad part of the visitor's experience.

**iii. Community Comments:**

- a. Attendees to the meeting commented on the need for sidewalks at the pedestrian approach from First Parish.
- b. Neighbors are concerned about the visibility of second floor windows adjacent to abutters' properties. Design team confirms that all windows will have blinds; restroom windows will have high sill heights;
- c. Attendees praised the inclusion of the Veterans Affairs suite in the plans.

**Conclusion:** No formal action taken by DRC, since this was an informational meeting only.

Date Approved: July 9, 2019