

TOWN OF SCITUATE  
*Design Review Committee*

Meeting Minutes for: Tuesday, July 9, 2019

2020 JUL 28 AM 9:12

Agenda Topics:

- I. Senior Center – 327 First Parish Road
- II. Old Business/New Business/Correspondence/Administrative Items/Updates
  - a. Approve Meeting Minutes

*The meeting was held in the Scituate Emergency Operations Center 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 Country Way (Senior Center Board Chairperson)

- I. Formal Discussion, Senior Center (DRC recommendations to go to Planning Board)
  - a. BH+A met with Design Review and the public for a design presentation on the Senior Center. 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 -- 5 trees will need to come out
    - iv. Parking – adding 160 spaces
    - v. Developer was able to save even more greenspace by using stabilized turf that would allow emergency vehicle access to Wing A and B without need for pavement. DRC appreciated this further enhancement to the "campus quad."
  - c. Architecture History

- i. **A campus approach:** The proposed building is sited on the southeast edge of the site to create an enclosed quadrangle. The proposed building height is under the 35' threshold and is lower than the adjacent Gates buildings.
  - ii. **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. The original stone gates and hitching post will be incorporated into the site design.
- d. **New Building Architecture**
- i. **Material samples presented:**
    - 1. 3 types of brick samples are presented based on the range of brick found on the existing buildings. Brick will be on the east side of the new building to match existing Gates School. screen Brick installation is proposed as a rain screen wall with True Brix Thin Brick System applied to metal panels
    - 2. West half of the facility is articulated as three smaller residential volumes rendered with Hardie Board veneer panels (rainscreen) and clapboard (direct applied). Colors presented are white with dark gray panels. Length of building broken up with dark colored veneer panels.
    - 3. Large windows (4' x 7') Bronze window with white trim.
    - 4. Main roof pitch (4/12) and pediment similar to existing Gates School. Asphalt shingles at pitched roof. Flat roof of the covered porch proposed as a rubber membrane roof.
    - 5. Emergency Generator is proposed in a prominent location immediately adjacent to First Parish and the entrance drive to the facility. Screen base will reuse the demolished stone along building topped with wood privacy.

ii. **DRC Recommendations**

- 1. DRC approves of the campus strategy and the decision to keep the axial configuration of the paved walkway through the quad. DRC recommends a stronger transition from the sidewalk along First Parish and the turn into the interior of the quad. Thought should be given to anticipating a future pedestrian crossing from Central Park, or a crossing from the First Parish Church parking lot, if a right-of-way could be obtained, to allow residents of the senior housing at Central Park to walk over.
- 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 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'). Although DRC recommends lowering the height of the two outer masses (see more in comment 7, below).
4. DRC recommends that designers consider extending the covered porch to allow the entrance more frontage on the quad. The proportion of the porch is a bit squat. Consider raising the height of the porch. Consider a sloped metal roof in lieu of a flat membrane roof. 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.
5. DRC agrees with the choice of brick color and appreciates the analysis of the existing building's use of brick. DRC recommends that designers use the various brick coursing patterns as inspiration for the coursing on the new façade.
6. DRC recommends that special attention be paid to the screen wall at the emergency generator. This is a very prominent location and the screen should be composed of real building materials and be incorporated into the architectural language of the building. The design team to return with updated proposal.
7. DRC recommends that designer consider decoupling the heights of the eaves at the western pavilions from the eave height of the main brick volume. The eaves on the west pavilions seem artificially high and may be able to be lowered. Designer is accommodating mechanical systems with 14' floor to floor heights. DRC believes there may be room to lower eave and still accommodate mechanicals.

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:** DRC recommends approval of the proposed design with the incorporation of the recommendations described above.



CHAIR

7/27/2020