

scott simons architects
designed for human potential



Rice Public Library

May 7, 2019

Agenda



75 York Street
Portland, Maine 04101
phone 207 772 4656
fax 207 828 4656
www.simonsarchitects.com

Meeting Agenda: Meeting No. 07 – 4th Schematic Design

Date: May 7th, 2019
Project: Rice Public Library Renovation and Expansion
Location: Kittery, Maine – Kittery Community Center
To: Kendra Amaral + Library Planning Committee
Prepared by: Scott Simons Scott Simons Architects
 Ryan Kanteres Scott Simons Architects
 Chris Berry Scott Simons Architects

Meeting title: Building Committee Meeting No 7

1. Programming Study Follow up

A. Building Assessments

1. Deliverable date for Historic Preservation Report

2. Summary of 4/24 Community Meeting

A. Review summary of comments

B. Discuss take away from breakout sessions

C. Committee feedback and discussion of documenting community meeting outcomes

3. Schematic Design Progress

A. Review progress of both North and South Scheme

B. Compare merits of both, North and South Scheme

1. Discuss complexity, cost, and site development of each

4. Next Steps and New Business

5. Next meeting time TBD



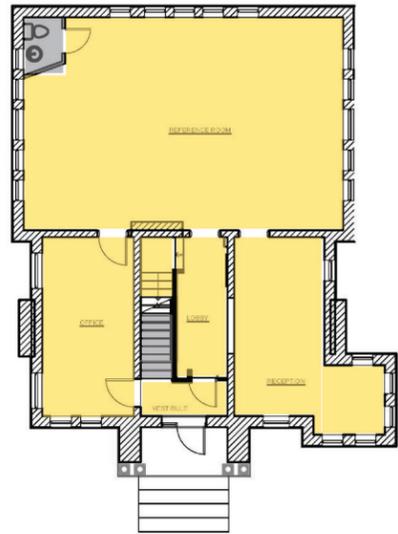
RICE PUBLIC LIBRARY
KITTERY, MAINE

PRESERVATION PLAN

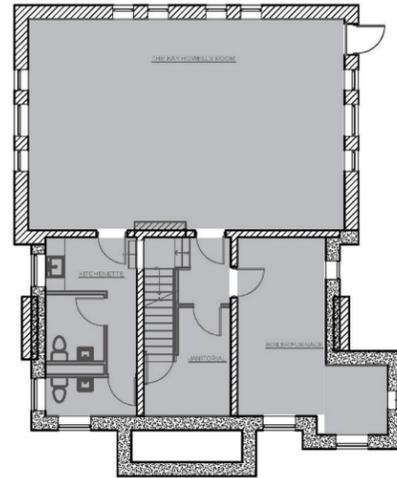
SIGNIFICANCE AND CHARACTER-DEFINING FEATURES

“...Rice Public Library retains its most significant features to a remarkable degree.”

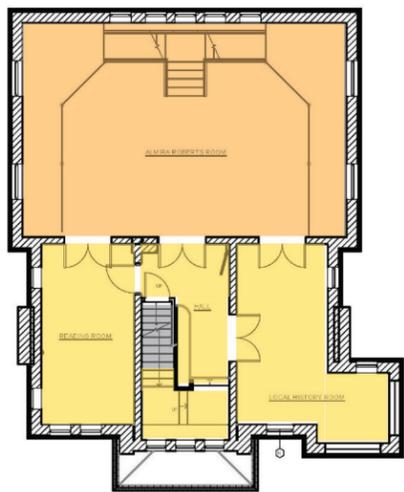
- Views from Wentworth Street
- Tower and Roof Profile
- Multicolored Masonry
- Windows
- Entrance Portico
- Marble Flooring at Entrance
- Typical Wall Treatment
- Doors, Frames, and Hardware
- Fireplaces
- Interior Shutters
- Delivery Desk
- Transom Windows, Laylights, and Dormers
- Wood Columns at Basement
- Roof Trusses



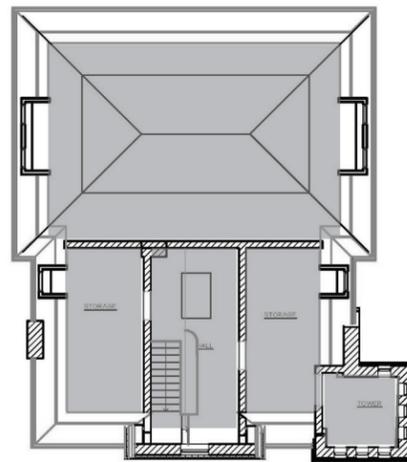
FIRST FLOOR



GROUND FLOOR



SECOND FLOOR



ATTIC FLOOR

- PRESERVATION
- REHABILITATION
- ADAPTATION

RECOMMENDED PRESERVATION TREATMENTS
RICE PUBLIC LIBRARY

PRESERVATION PHILOSOPHY

Preservation: The act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction...The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.

Rehabilitation: "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

Technical Preservation Services, *The Secretary of the Interior's Standards for the Treatment of Historic Properties* (2017)

Perservation

- Exterior: south, west and north elevations.
- First floor: hall, reading rooms and Library Room.
- Second floor: hall and reading rooms.

Rehabilitation

- East (rear) elevation
- Roberts Room.

EXISTING CONDITIONS & REPAIR

Site



Roofing & Drainage



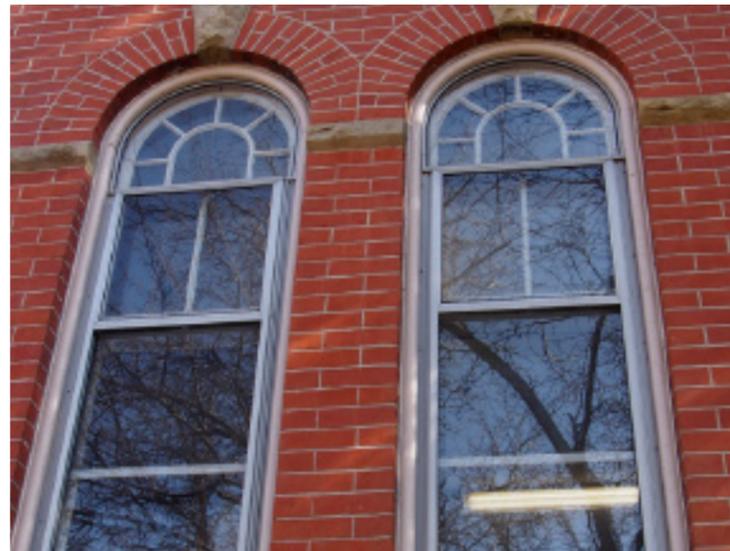
Masonry



Metals



Windows



Doors



EXISTING CONDITIONS & REPAIR

Flooring



Walls and Ceilings



Finish Woodworking



Fireplace Surrounds



Lighting



GENERAL

- Spaces for programs for all ages
- Reading areas
- Areas for light reading / socialization
- Computer and tech support spaces
- Concerns about excessive overlap with community center (conference rooms, meeting hall)
- Public/civic meeting space in heart of Kittery Foreside
- Enhance community connections
- Addition must complement existing building

MODERN LIBRARY

- Flexible, multi-use dividable meeting rooms
- Exhibition space
- Children's area – separate
- Socialization / Café space
- Drive-through book drop
- Charging stations
- Maker space
- Reading areas
- Accessibility
- Cross-generational programming
- Coatroom and lockers
- Study rooms
- STEM support spaces
- Small business services
- Air and environmental quality
- Video room

HISTORIC BUILDINGS

- Maintain historic beauty
- Views of historic building
- Historic woodwork, staircase and details on interior
- Brick detailing on exterior
- Respecting Naval history and views
- Arabella Rice Room
- Tower

PERFORMANCE & SUSTAINABILITY

- Solar panels
- Energy efficiency
- Daylighting
- Carbon footprint
- Environmentally friendly materials
- Living building challenge
- Sustainable Sites initiative
- Integrated storm water
- Natural ventilation
- Bike racks
- Rooftop garden

SCHEME PREFERENCES

North

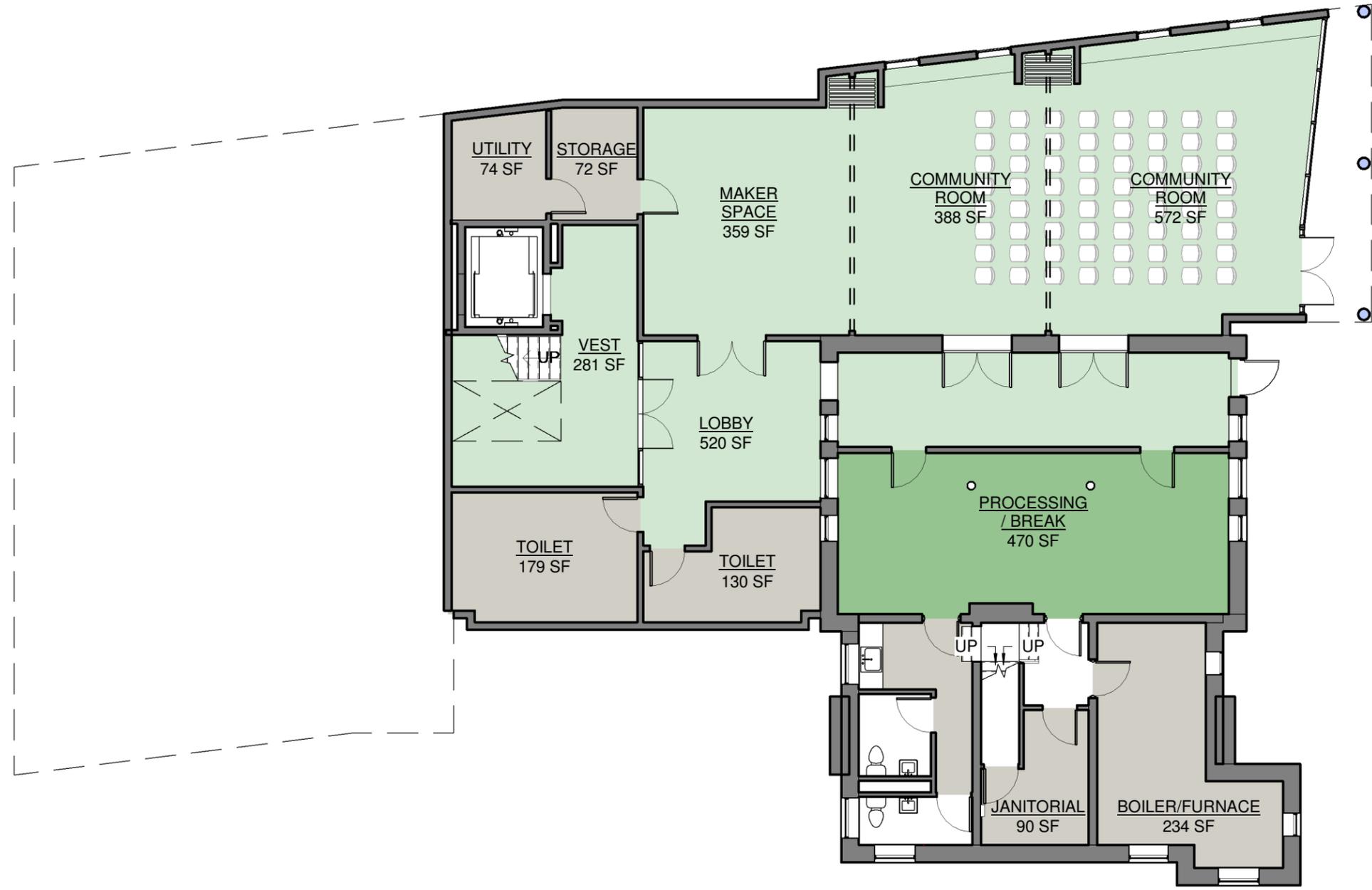
- Opportunity for parking garage on south side of site with garden on top
- Entrances closer to parking – better accessibility
- Children's area on 2nd floor preferred
- Better showcases historic building
- Larger circulation desk

South

- Preferred layout
- Needs better parking and access

Merits to Both

North Scheme - Lower Level Floor Plan



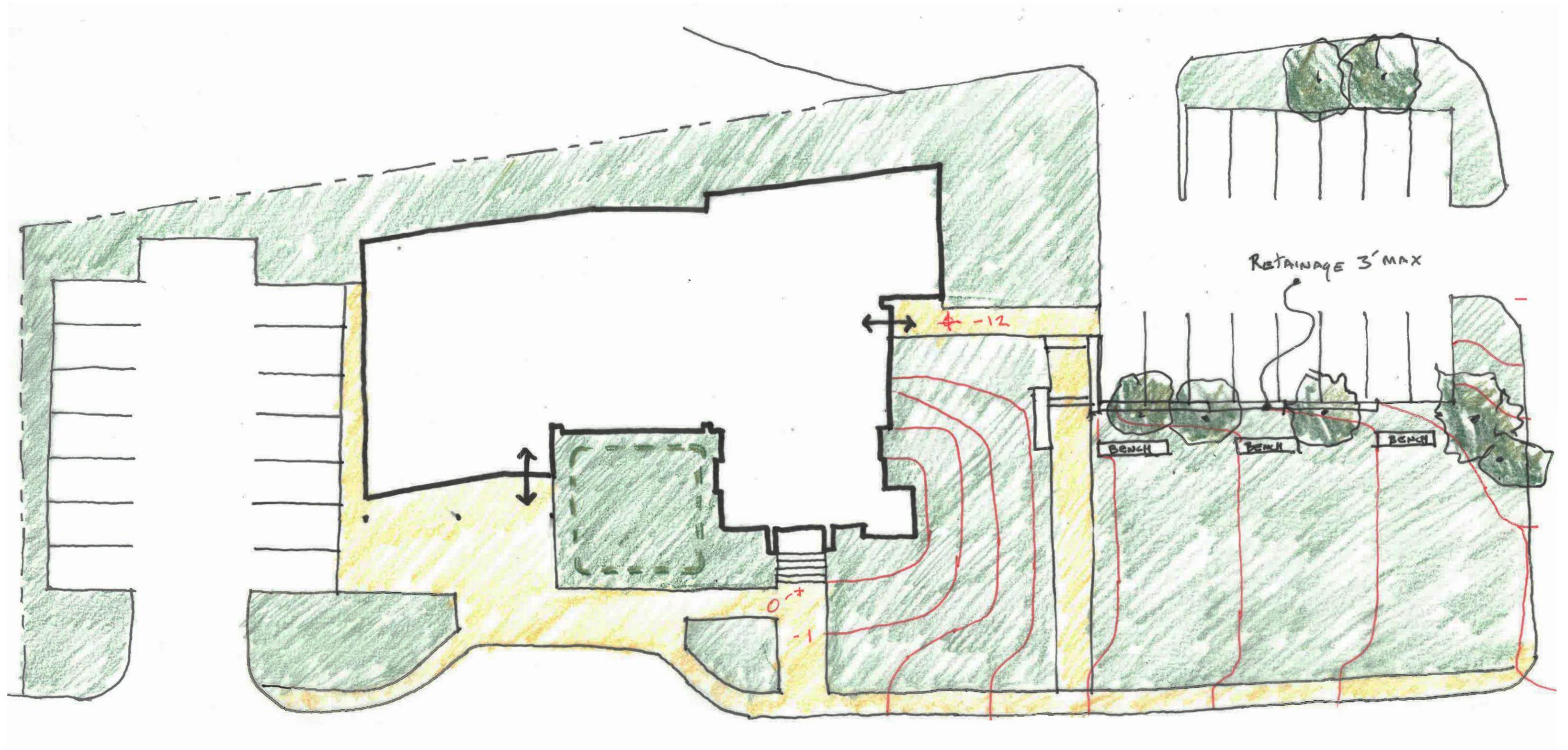
North Scheme - First Floor Plan



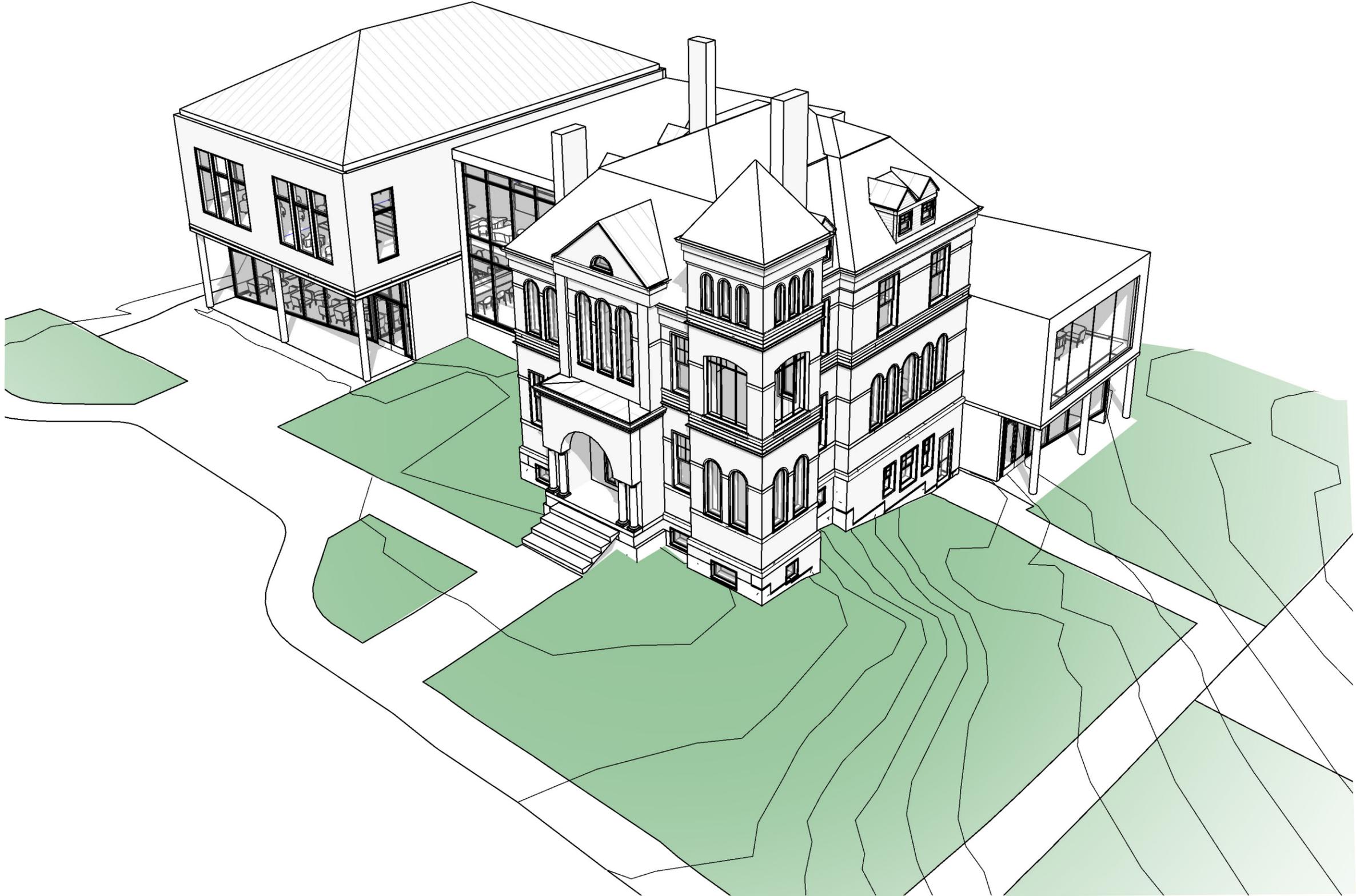
North Scheme - Second Floor Plan



North Scheme - Site Plan



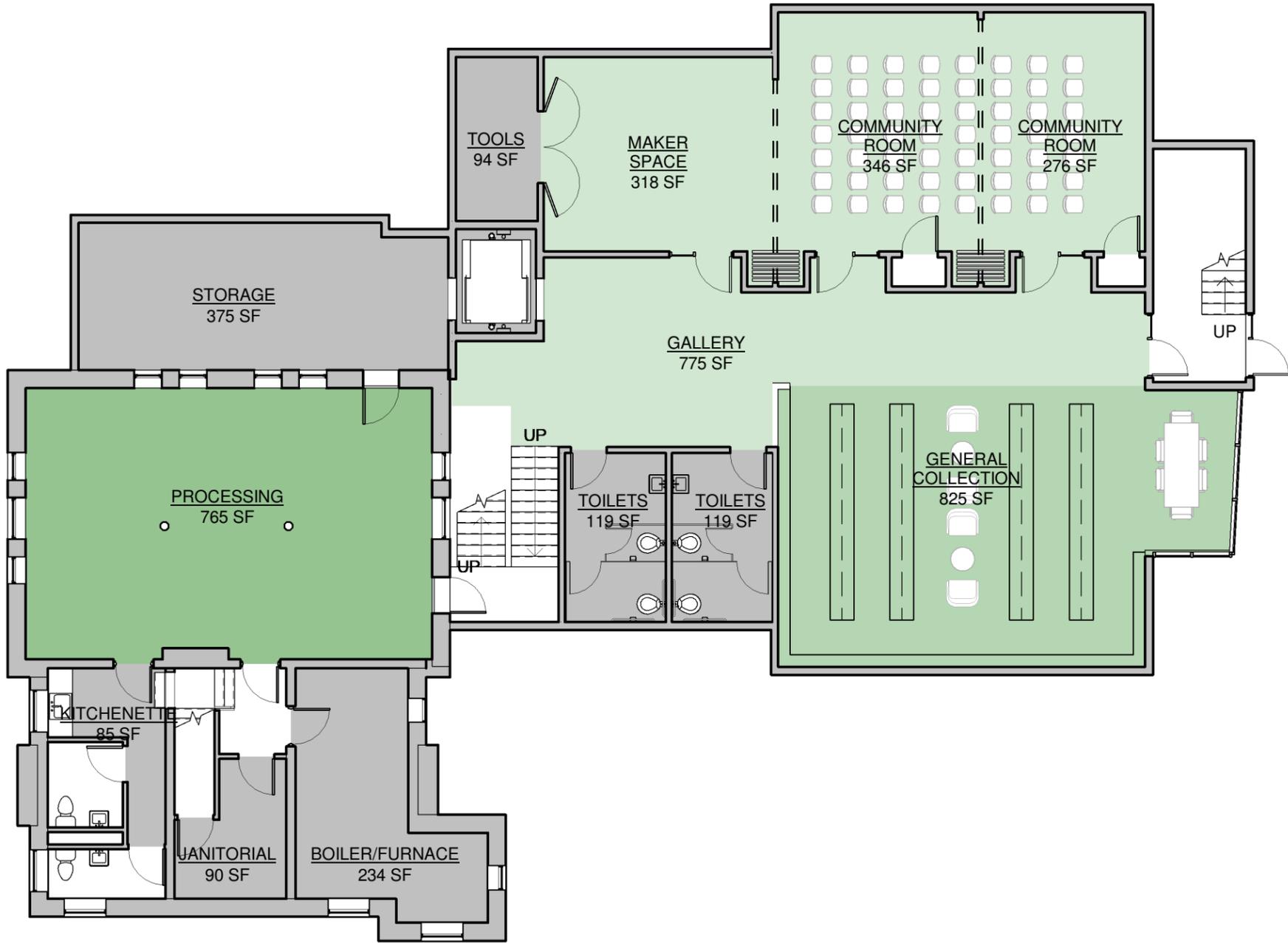
North Scheme - Aerial View



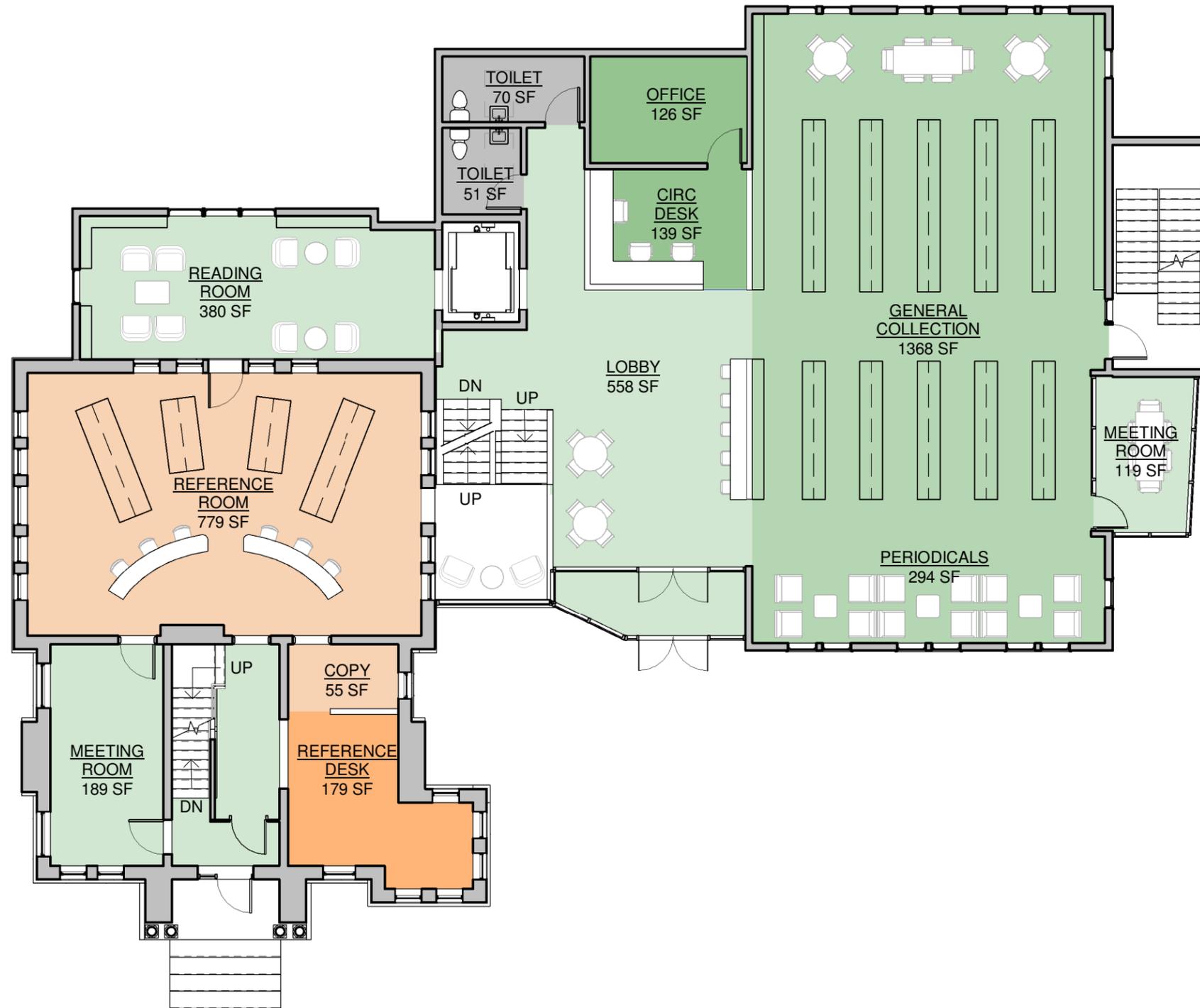
North Scheme - Perspective View



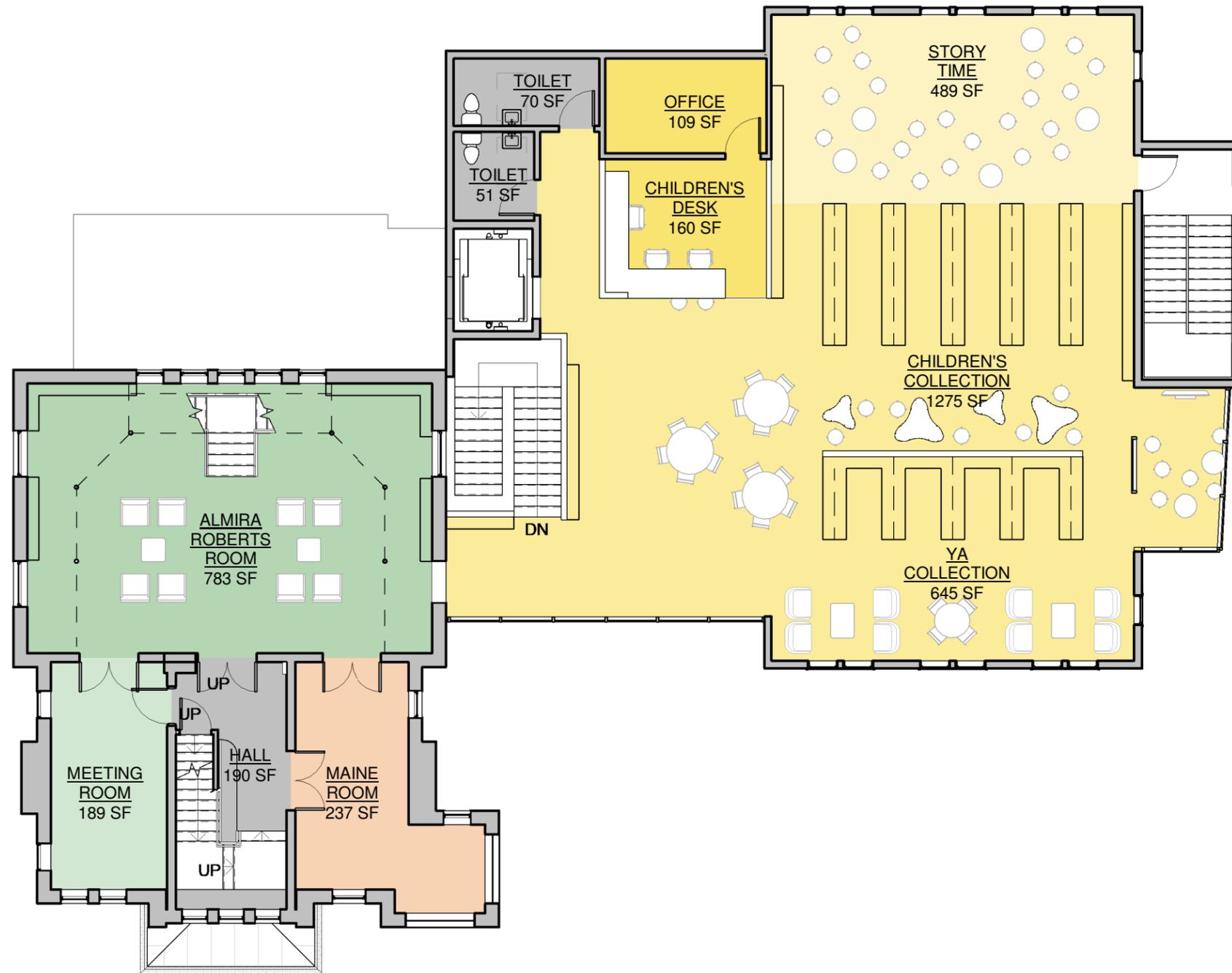
South Scheme - Lower Level Floor Plan



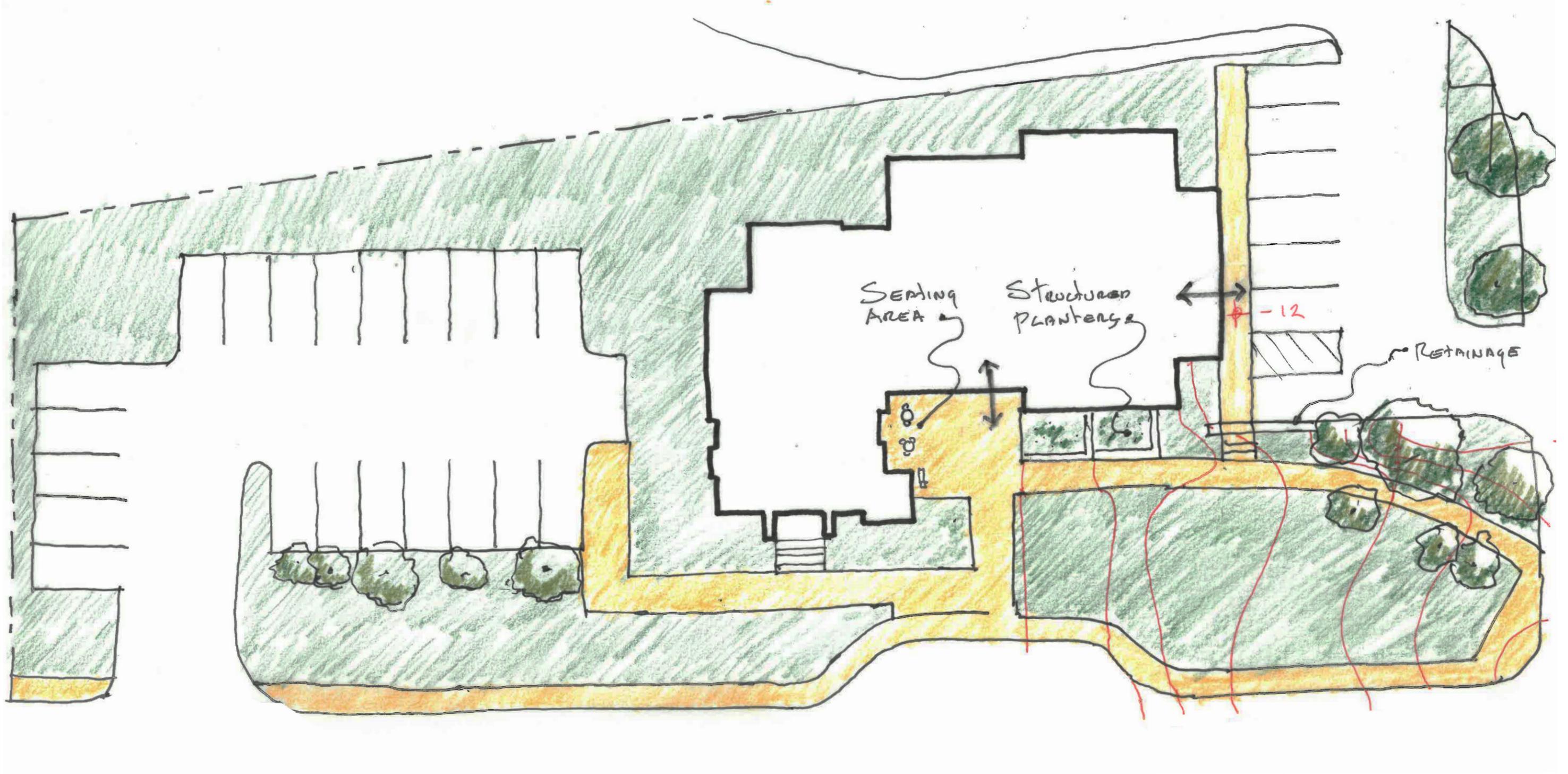
South Scheme - First Floor Plan



South Scheme - Second Floor Plan



South Scheme - Site Plan



South Scheme - Aerial View



South Scheme - Perspective View



Scheme Comparison

Merits of each scheme, cost, complexity, and site development.



North Scheme	South Scheme
More balanced parking	Better daylighting in new spaces
More parking near community room	More connected to Foreside district
Better envelope (more of existing building is engaged)	More balanced cut/fill (unlikely to require ledge removal)
Entry more connected to on-site parking	Less impact on engaging with existing historic building
Less visual impact from Foreside district	Possibly more of a statement (desired by some in community)
Better after hours control for community room	
Better drop-off	