



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

Meeting Minutes: Meeting No. 08 – 5th Schematic Design

Date: May 22, 2019
Project: Rice Public Library Renovation and Expansion
Location: Kittery, Maine
To: Kendra Amaral + Library Planning Committee
Prepared by: Scott Simons Scott Simons Architects
Ryan Kanteres Scott Simons Architects
Chris Berry Scott Simons Architects
Attending: James Anderson, Tim Brochu, Jennifer Brewer, Peg Meyers, George Dow, Lee Perkins, Douglas Green, Charles Denault, David Batchelder, Scott Simons, Ryan Kanteres, Matt Maiello, Sarah Hourihane
Not Present: Kendra Amaral, Jeff Pelletier
Meeting title: Building Committee Meeting No. 8

1. Review of Outstanding Old Business

2. **Poll Building Committee Members** Straw poll results: 7 South – 2 North (4 including absentee)
Review of positions from board members
Charles- Preferred the North scheme because it leaves Existing building more dominant
Douglas- Preferred the North scheme citing better connection to site, better layout, and the formal shape of early iterations
Lee- Preferred the South scheme citing better sight lines, less excavation, and better solar access
George- Likes the South scheme because of its relationship to site and surrounding neighborhood, its efficient layout, and view to the foreshore
Jen- South Scheme seemed more functional, but is on the fence and likes both
Tim- Likes that the South Scheme engages with the foreshore. Creates a 'plea' to go and preserves good visibility to existing building. Likes North Scheme as well, but thinks South is more successful
Jim- South Scheme may avoid approx. \$75-100K in ledge removal and preserves the never fully realized Olmstead brothers garden design. Fundamentally prefers how the South Scheme relates to the foreshore
David- Likes the flow of the North Scheme but prefers the visibility of the entry in the South Scheme
Kendra- Not present- Likes the North Schemes circulation and connection to the existing
Jeff- Not present- Likes how the North Scheme engages with the existing better

3. Identify Single Scheme

A. Review progress of North and South Schemes

- A. Code issues regarding open stairs were reviewed for both schemes
 - B. The balcony in the upper level reading room was discussed in both projects
2. North scheme and South Scheme developments were presented
- A. Lee comment positively on the public use of the torrent room spaces, discussed access and control of the local history room on the lower floor. Additionally Lee thought included

audio books in e-commons will work and she ask us to consider sittting people on the east side of the curved desk, and graphics on glass fronted meeting rooms.

- B. David reacted positively to South Scheme layout
- C. General concern was mentioned about location of copier
- D. Jen, and general, effort should be taken to identify study carols and tutoring rooms
- E. Tim ask SSA to represent the view to the foreside

B. Compare merits of North and South Schemes

1. North Scheme Pros

- A. Preserve the prominence of the existing building south façade
- B. Less underpinning required
- C. More connected out door space
- D. More equal parking
- E. Simpler flow between new and old
- F. Opportunity for courtyard garden space
- G. Better shaded west windows

2. South Scheme Pros

- A. Strong gesture to the Foreside
- B. View from building
- C. More contiguous new floor plate
- D. Active spaces more visible to downtown
- E. Good roof top solar collection opportunity
- F. Less excavation (risk of ledge)
- G. More new south windows

3. North Scheme Cons

- A. More excavation (risk of ledge)
- B. Requires handicap ramps (cost)
- C. Less visibility form Foreside
- D. Requires modification of the Mezzanine

4. South Scheme Cons

- A. More underpinning required (at Elevator and west wall)
- B. Collection on lower level (staffing)
- C. More total earthwork
- D. Requires removal of Mezzanine
- E. Less encapsulation of north wall

C. Final decision

1. Final Vote 6 South Scheme – 2 North Scheme

4. Next Steps and New Business

5. Next meetings time June 5, 2019
Block Party June 15, 2019