



Lincoln Eliot School – Design Review Committee Meeting

Design Review Committee Meeting with SBC and others in attendance.

Meeting: July, 12 2023 (6:00PM-8:00 PM)

Location: Digital, via Zoom

Attendees

City of Newton:	Joshua Morse	Alejandro Valcarce	Stephanie Gilman
Design Review Committee:	Ellen Light Emily Prenner SingNing Kuo	Andrea Kelley Maria Leo Tom Gloria	Carol Schein Rob Hnasko
Arrowstreet Architects:	Larry Spang	Tora Coursey	
Hill International:	Douglas Murray	Mark Krikorian	
Others:	Isabella Fitman	Steve Brown	

[Link to Meeting Recording](#)

[Link to Presentation PDF](#)

Alejandro Valcarce noted that the design team will be uploading the 90% documents to a DRC Microsoft Teams shared drive for the DRC to review and comment.

Mr. Valcarce suggested rescheduling the next DRC meeting take place a week earlier, on August 9th, as opposed to the scheduled August 16th meeting in order to complete the vote and proceed to bidding in September.

Larry Spang of arrowstreet reviewed the project milestone schedule:

2023

July 12 – DRC/SBC Meeting

July 13 – 90% Bid Documents Review

July 27 – Comments due from DRC (2 weeks)

August 9 or 16 – DRC/SBC Meeting (DRC Vote on 90% Bid Documents)

August 31 – Final Construction/Bid Documents

September 7 – Bid Phase

November 2 – Award/Start Construction (18-month duration)

2025

May 1 – Complete Construction

July/August – School Move-in

Exterior Design

Larry Spang presented and reviewed perspective views of the updated gymnasium design.

- Approach from Jackson Road-
 - o Masonry CMU block simplified to two materials
 - Lighter colored masonry up top
 - Medium tone masonry block banding
 - o Kalwall reconfigured and broken up
 - o Slightly larger kalwall above the gymnasium door to give connection between upper and lower level
- View from Northwest
 - o Darker patterning to build a consistent base for the gymnasium
 - o Pier elements to break up and reduce kalwall and get a rhythm in the design
- Approach from Waban st.
 - o Admin and Media center have remained unchanged

Larry Spang presented and reviewed elevations of the gymnasium.

- South Façade
 - o Band that carries over the gymnasium door and ties into the Admin portion
 - o Kalwall along the upper level of the gymnasium
 - o Two colors of CMU on gymnasium – One lighter, one darker.
- Western Façade
- Northern Façade
 - o Kalwall also carries into the east elevation

Larry Spang noted that the Kalwall should allow plenty of light into the gymnasium however, Arrowstreet will be conducting a lighting study to confirm.

Questions/Comments

Ellen Light noted that it looks wonderful, sophisticated, puts an emphasis on the entry to the building and likes how the entry to the gymnasium looks.

Emily Prenner added that the changes “hit the nail on the head”, noting that it is a great design and keeps all the previous desired elements, and with the more muted colors it is excellent.

Larry Spang presented photos of the exterior building materials.

Stephanie Gilman noted that she is pleased with the design and the team incorporated all the comments from the working group and Design Review Committee.

Rob Hnasko noted that his monitor may not be displaying the existing brick color correctly as it looks pink on his screen.

Larry Spang noted it is a red brick with a white glaze overtone and added that material samples can be left at City Hall if people want to look at and review.

Alejandro Valcarce noted that the mason will submit a product that they believe meets all of the requirements, after which a decision will be made.

Interior Design

Larry Spang presented interior renderings of the interior. Mr. Spang noted working with Principal Maura Morse, members of the school department, and the working group to identify a color pallet and color selections.

Tora Coursey noted that the artwork shown in the lobby is a placeholder until a design is agreed upon with the school department.

Larry Spang added that the city is working with an artist to incorporate a mosaic on the wall above the elevator which will stretch around the corner.

Emily Prenner added that the artist is the same artist who completed the mosaics at Angiers, Zervas, and Cabot schools. The artist will be working with the art teacher, students, and the community to incorporate student artwork into the mosaic.

Interior spaces were presented and reviewed.

- Entry Lobby
 - o Benches outside of the Library have been simplified
- Cafeteria
 - o Similar acoustic baffle system as seen in the Lobby
 - Fabric for these baffles will be more resilient and design specific for cafeteria use.
- Auditorium
 - o Existing wood paneling on walls will be preserved
 - o Existing plaster will attempt to be preserved
 - o Seats will be removed and replaced
 - o Floor will be raised slightly to meet ADA guidelines for accessibility
 - o Ramp for stage access will be constructed
 - o Rear-side lecture halls will be closed off and utilized for storage

3D Renderings of the proposed auditorium designs were presented and reviewed

- New seats
- New carpet
- Displacement ventilation wall chases down to the floor
- Dark painted ceiling to help hide ductwork
- Ceiling mounted acoustic panels for improved sound dynamics
- Sound booth at the back of the auditorium for a sound board
- Simplified sound and lighting system, consistent with an elementary school use
 - o Can be updated/upgraded in the future if desired

Questions/Comments

Thomas Gloria commended the design team on their choice of CMU, noting that after a review of the chosen CMU it was discovered that they are very low embodied carbon.

Alejandro Valcarce noted that the 90% documents will be distributed to the DRC to review over the next two weeks. Mr. Valcarce wanted to ensure the DRC has sufficient time to review the documents and respond. Mr. Valcarce added that the meeting can be moved to August 9th however, if the date of the meeting remains as August 16th it will provide additional time for document review.

Ellen light noted that she is fine with meeting on August 9th in-leu-of August 16th, and suggested polling the group via email for those who were not able to attend tonight and may not be available on August 9th.

Alejandro Valcarce noted that the DRC should send over all document review comments to Hill for compilation. Hill International will distribute to the design team, compile the design teams responses, and redistribute the comments and responses to the DRC for review.

The Lincoln-Eliot portion of the meeting concluded at 6:40PM.

Please send any questions/comments to: lincolneliot@newtonma.gov

Meeting recording can be found on the project website at:
<http://lincolneliot-necp-projects.com/meeting-recordings/>

The next Lincoln-Eliot Design Review Committee Meeting will be scheduled for August 9, 2023 at 6:00PM via Zoom.

These notes will become part of the project record as written

To the best of my knowledge, these notes are a fair representation of the items discussed at the meeting.
Additional items or corrections should be brought to the attention of the writer.
Submitted by: Mark Krikorian

DESIGN REVIEW COMMITTEE	SIGN IN
Meeting Date:	12 July 2023
Place/Room:	Remote Meeting Via Zoom

Name	Initial	Organization	E-Mail
DESIGN REVIEW COMMITTEE			
Peter Barrer vm	<input type="checkbox"/>	Design Review Committee Co-Chair	pbarrer@gmail.com
Ellen Light vm	<input checked="" type="checkbox"/>	Design Review Committee Co-Chair	elslight@rcn.com
Ambrose Donovan vm	<input type="checkbox"/>	Design Review Committee Member	AJD@mcphailgeo.com
David Gillespie vm	<input type="checkbox"/>	Design Review Committee Member	davidgillespie74@outlook.com
Thomas Gloria vm	<input checked="" type="checkbox"/>	Design Review Committee Member	tgloria@fas.harvard.edu
Robert Hnasko vm	<input checked="" type="checkbox"/>	Design Review Committee Member	hnasko@gmail.com
Jonathan Kantar vm	<input type="checkbox"/>	Design Review Committee Member	jonathan@sagebuilders.com
SigNing Kuo vm	<input checked="" type="checkbox"/>	Design Review Committee Member	singning.kuo@gmail.com
Amy Mackrell vm	<input type="checkbox"/>	Design Review Committee Member	amackrell@mds-bos.com
Carol Schein vm	<input checked="" type="checkbox"/>	Design Review Committee Member	cschein@rcn.com
Steve Siegel (partial) vm	<input type="checkbox"/>	Design Review Committee Member	spsiegel10@gmail.com
vm	<input type="checkbox"/>	Design Review Committee Member	
City Council & School Committee Reps.			
Emily Prenner	<input checked="" type="checkbox"/>	School Committee Representative	prennere@newton.k12.ma.us
Andrea Kelley	<input checked="" type="checkbox"/>	City Council Representative	akelley@newtonma.gov
Project Community Reps.			
Adam Bernstein vm Countryside	<input checked="" type="checkbox"/>	Resident	Adam.bernstein@gmail.com
David Gane vm Countryside	<input checked="" type="checkbox"/>	Resident	davidgane@gmail.com
Maria Leo vm-le	<input checked="" type="checkbox"/>	DRC Community Member – Lincoln Eliot	leofm@rcn.com
John Mulligan (partial) vm-le	<input type="checkbox"/>	DRC Community Member – Lincoln Eliot	john@mulliganphoto.com
Committee Staff			
Josh Morse	<input checked="" type="checkbox"/>	DRC – Public Buildings Department	jmorse@newtonma.gov
Barney Heath	<input type="checkbox"/>	DRC – Planning Department	bheath@newtonma.gov

DESIGN REVIEW COMMITTEE

SIGN IN

Meeting Date:

12 July 2023

Place/Room:

Remote Meeting Via Zoom

Name	Initial	Organization	E-Mail
Alex Valcarce	<input checked="" type="checkbox"/>	Public Buildings Department	avalcarce@newtonma.gov
Rafik Ayoub	<input type="checkbox"/>	Public Building Department	rayoub@newtonma.gov
Stephanie Gilman	<input checked="" type="checkbox"/>	Public Schools Department	gilmans@newton.k12.ma.us
Jini Fairly	<input type="checkbox"/>	NewCAL WG/ ADA Coordinator	jfairley@netonma.gov
Maura Morse	<input type="checkbox"/>	NPS LE Principal	
Beth Herlihy	<input checked="" type="checkbox"/>	NPS Countryside Principal	
Guests			
Larry Spang	<input checked="" type="checkbox"/>	AST	
Tora Coursey	<input checked="" type="checkbox"/>	AST	
Doug Murray	<input checked="" type="checkbox"/>	Hill	
Mark Krikorian	<input checked="" type="checkbox"/>	.Hill	
Donna DiNicso	<input checked="" type="checkbox"/>	DDP	
Vivian Low	<input checked="" type="checkbox"/>	DDP	
Anne Davis Woodacre	<input checked="" type="checkbox"/>	DDP	
Steve Brown	<input checked="" type="checkbox"/>	D&W	
Aidan Place	<input checked="" type="checkbox"/>	D&W	
Lori Zinner	<input checked="" type="checkbox"/>	CSBC	
David Kalis	<input type="checkbox"/>	City Councilor, CSBC	
Refer to attached Zoom list of all participants	<input type="checkbox"/>		
	<input type="checkbox"/>		
	<input type="checkbox"/>		
	<input type="checkbox"/>		

Name (Original Name)	User Email	Join Time	Leave Time	Duration (Minutes)
Alex Valcarce	Public Bu stocci@newtonma.gov	7/12/2023 17:42	7/12/2023 20:07	145
Carol Schein		7/12/2023 17:54	7/12/2023 17:55	1
Carol Schein		7/12/2023 17:55	7/12/2023 20:07	132
Mark Krikorian Hill Intl.		7/12/2023 17:57	7/12/2023 17:57	1
Tora Coursey# Arrowstreet		7/12/2023 17:57	7/12/2023 17:57	1
Mark Krikorian Hill Intl.		7/12/2023 17:57	7/12/2023 18:43	47
Tora Coursey# Arrowstreet		7/12/2023 17:57	7/12/2023 18:43	46
Laurence Spang		7/12/2023 17:59	7/12/2023 17:59	1
Laurence Spang		7/12/2023 17:59	7/12/2023 18:43	45
sneha		7/12/2023 17:59	7/12/2023 18:00	1
Isabella Fitman		7/12/2023 18:00	7/12/2023 18:00	1
Sneha Ameya (sneha)		7/12/2023 18:00	7/12/2023 18:31	32
Isabella Fitman		7/12/2023 18:00	7/12/2023 18:07	8
Andrea Kelley		7/12/2023 18:00	7/12/2023 18:01	1
Doug Murray		7/12/2023 18:00	7/12/2023 18:01	1
Emily Prenner		7/12/2023 18:01	7/12/2023 18:01	1
Rob Hnasko HGA		7/12/2023 18:01	7/12/2023 18:01	1
Andrea Kelley		7/12/2023 18:01	7/12/2023 20:07	126
Emily Prenner		7/12/2023 18:01	7/12/2023 20:07	126
Rob Hnasko DRC (Rob Hnasko HGA)		7/12/2023 18:01	7/12/2023 19:57	117
Doug Murray		7/12/2023 18:01	7/12/2023 18:45	44
Josh Morse (Newton)	stocci@newtonma.gov	7/12/2023 18:03	7/12/2023 20:07	124
SingNing Kuo		7/12/2023 18:04	7/12/2023 18:06	2
Stephanie Gilman# NPS (she# her)		7/12/2023 18:04	7/12/2023 18:06	2
Tom Gloria		7/12/2023 18:05	7/12/2023 18:06	1
SingNing Kuo		7/12/2023 18:06	7/12/2023 20:07	121
Tom Gloria		7/12/2023 18:06	7/12/2023 20:07	121
Stephanie Gilman# NPS (she# her)		7/12/2023 18:06	7/12/2023 20:07	121
Isabella Fitman		7/12/2023 18:08	7/12/2023 18:08	1
Isabella Fitman		7/12/2023 18:08	7/12/2023 18:09	2
Ellen Light		7/12/2023 18:09	7/12/2023 18:09	1
Ellen Light		7/12/2023 18:09	7/12/2023 20:07	118
Isabella Fitman		7/12/2023 18:10	7/12/2023 18:11	1
Isabella Fitman		7/12/2023 18:11	7/12/2023 18:43	33
Maria Leo		7/12/2023 18:30	7/12/2023 18:30	1
Maria Leo		7/12/2023 18:30	7/12/2023 18:45	16
Steve Brown		7/12/2023 18:34	7/12/2023 18:34	1
Steve Brown		7/12/2023 18:34	7/12/2023 20:07	93
Aidan Place		7/12/2023 18:42	7/12/2023 18:43	1
DiNisco Design		7/12/2023 18:43	7/12/2023 18:43	1
Aidan Place		7/12/2023 18:43	7/12/2023 20:07	84
Vivian Low (DiNisco Design)		7/12/2023 18:43	7/12/2023 20:07	84
Donna DiNisco		7/12/2023 18:43	7/12/2023 18:43	1
Donna DiNisco		7/12/2023 18:43	7/12/2023 20:07	84
Anne Davis Woodacre		7/12/2023 18:44	7/12/2023 18:44	1
Anne Davis Woodacre		7/12/2023 18:44	7/12/2023 20:07	83

Design Review Committee Meeting

Participants

July 12, 2023

Lori	7/12/2023 18:52	7/12/2023 18:53	2
Lori Zinner- SBC (Lori)	7/12/2023 18:53	7/12/2023 20:07	74
David Kalis	7/12/2023 18:59	7/12/2023 18:59	1
David Kalis	7/12/2023 18:59	7/12/2023 20:07	68
Beth	7/12/2023 18:59	7/12/2023 18:59	1
Beth Herlihy (Beth)	7/12/2023 18:59	7/12/2023 20:07	68
Adam Bernstein	7/12/2023 19:00	7/12/2023 19:00	1
Adam Bernstein	7/12/2023 19:00	7/12/2023 20:07	67
David Gane	7/12/2023 19:03	7/12/2023 19:05	3
David Gane	7/12/2023 19:05	7/12/2023 19:12	7
David Gane	7/12/2023 19:12	7/12/2023 20:07	55