

TOWN OF SCITUATE



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Design Review Committee

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Memo

TO: Planning Board
FROM: Hal Stokes, Chairman Design Review Committee
RE: 6 Country Way; proposal, DRC Meeting Comments
DATE: Aug. 8, 2016

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Thank you for the opportunity to comment on this proposal. The Design Review Committee met with the Applicant team on Tuesday, Aug. 2 to review a new drawing and discuss design details for the proposed brewery at 6 Country Way.

This was the 2nd meeting with the Applicants. An initial meeting was held on July 12, 2016. As summarized in our memo to you on July 26, the DRC was generally favorable to the proposed plan, with the following notations:

- The only requirement suggested by the DRC members was for a more appealing means to connect the brewery to the schoolhouse. A suggestion arose to define the vestibule aspect with a different material and style approach, as opposed to attempting to make the brewery and schoolhouse look like one continuous building.
- The applicants understood the suggestion and stated that they would return to the DRC with new drawings and plans based on all comments at this meeting.
- New designs should be approved by the DRC before the Planning Board takes action on the permit.

At this 2nd meeting Aug. 2, the new drawing and other design details were discussed. It should be noted that this color drawing has already been seen by the Planning Board at its July 28 meeting, but had not come officially before the DRC until Aug. 2.

Attendees:

Applicants: Matt Elder and Charles Fagan
Design Review Committee: Laura DeLong, Hal Stokes (John Roman unable to attend)
Planning Board Liaison: Bill Limbacher
Town Planner Laura Harbottle
Scituate Historic Commission: Doug Smith (chairman)
Economic Development Commission: Nolan Kelly

Documents: The design review was based the new drawing, in addition to site plans and drawings previously submitted.

DRC Action and Comment:

The DRC voted to recommend the project to the Planning Board, with the following specific comments:

Old Union Schoolhouse (being moved to the site to become the lead element):

- Will be used as the tasting room
- Interior with historic architectural detail such as beadboard will be preserved and restored
- Three windows along each side of the schoolhouse, shown as 12-over-12 in the new drawing, will be fully glazed. (the drawing shows the rear windows on each side to be partially-filled in, in order to provide privacy for the restrooms that will be located in those rear corners). The applicants agreed to fully glaze the windows, using opaque glass or some other means of providing privacy, while maintaining the fully-glazed appearance.
- The large window at the front of the schoolhouse, filling in what is now a garage door, will consist of multiple panes and muntins in a generally historically-appropriate design. While details were not fully specified, the applicants agreed to work with the Historic Commission to achieve a correct look to keep the large window from appearing "modern or commercial."
- Siding color: grey
- Roofing material: cedar shingle which will weather to a grey (or dimensional architectural asphalt shingle of a similar color)
- "Historically appropriate" gutters and downspouts (there were originally none)
- Placement of a historical placard on the grounds, similar to others used throughout the town

Vestibule joining schoolhouse to new, commercial Morton Building:

- This was the area of greatest concern in the July 12 DRC meeting, and it appears to have been handled to DRC satisfaction in the new color rendering (though architectural plans were not submitted).
- The vestibule, which also serves as entrance from the parking lot, will present a near-full-glass wall on both sides of the structure. This is what is seen in the new color rendering of the complex (not what is shown in the current set of architectural drawings). It appears that this effect will be composed of fixed glass set into wood framing, as well as glass doors leading to the parking lot (and we may assume to the patio on the south side).
- The patio on the south side will be red brick, or red pavers
- Roofing: green metal roofing, of the same nature as that of the Morton Building

New Morton Building

It was accepted by that this would be built as drawn, including the following details:

- 6 x 2 fixed light windows over each of the large doors on the north side facing the parking lot.
- Placement of two Morton cupolas on the Morton Building, as shown in the drawing
- Colors: an "off-white" siding as seen in the Morton catalog, and Morton's "Evergreen" green colored metal roofing. Large utility doors will also be the same green color.
- Roof pitch: After some considerable discussion, it was determined that the roof pitch as shown at 4/12, would be acceptable, as long as the soffit depth is maintained at between 18 -24 inches.
- DRC encouraged the owners, agreed to by Mr. Elder, to plant and grow a "wall of hops" along the south side of the Morton Building, to provide visual relief to the long expanse of featureless wall on that side. (A similar feature can be seen in photos of the Ipswich Ale Brewery at <http://www.ipswichalebrewery.com/>)
- Lighting: wall-mounted gooseneck lights
- It was requested that the builders do not mount the Morton Building logo/badge at the apex of the gable end

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