

**City of Salem Massachusetts
Public Meeting Minutes**

Board or Committee:	Design Review Board, Regular Meeting
Date and Time:	Wednesday, November 15, 2016 at 6:00 pm
Meeting Location:	120 Washington Street, Third Floor Conference Room
Members Present:	Paul Durand, David Jaquith, Helen Sides, Christopher Dynia, Glenn Kennedy, Ernest DeMaio
Members Absent:	J. Michael Sullivan and Christopher Dynia
Others Present:	Andrew Shapiro
Recorder:	Colleen Anderson

Paul Durand calls the meeting to order at 6:00 PM.

Urban Renewal Area Projects Under Review

- 1. 41 Lafayette Street (Kokeshi):** Discussion and vote on proposed installation of signage and new garage doors.

The submission under review includes; a signed application, sign dimensions, existing and proposed elevation photos, and proposed lighting. Larry Leibowitz and Tim Haigh of Kokeshi, were present to discuss the proposed renovation (2 garage doors, 1 entry door, 1 window) and signage.

Shapiro stated that one painted sign (Japanese doll image and restaurant name approximately 2 feet wide x 6 feet high) is proposed on the 4'-0" wide area of brick facing Derby Street is proposed. Haigh added that a new 1" thick, 42" wide x 120" long, flat sign with raised letters (20.56" high and 22.89" high) will be installed above the new garage door on Lafayette Street, with 2 new black gooseneck LED lights attached to existing junction boxes and conduits and facing up to illuminate the sign. Shapiro noted that 60 SF of signage is proposed on the 40 foot long frontage of Lafayette Street, so the Board must request a reduction in signage to 40 SF meeting the maximum 1 to 1 signage ratio. Haigh noted that no signage is being requested on Central Street. Leibowitz added that a small 8 ½ X 11 sign will be placed on the new Central Street door with a light above it, designating the delivery entrance.

Haigh asked if the overall area of the painted sign constituted the sign square footage or if the open brickwork within the painted areas is not classified as signage. Durand replied that all areas that are colored are considered "sign." Shapiro replied that the negative space cannot be reduced from the sign area.

Kennedy noted that the painted sign facing Derby Street could be reduced in height and not width to reduce the overall square footage. The sign is proposed at 4 feet above grade and it should be placed so that it is not blocked by The Cheese Shop sign.

Kennedy stated that he would prefer that the flat sign above the garage door be reduced at the top and bottom by 6" rather than altering the painted sign facing Derby Street, and the lettering on the flat sign be enlarged. Durand suggests that the painted dolls sign be 2 feet

wide x 4 feet high and painted text be 1 foot wide x 4 feet high and reduce the flat sign to 35 square feet.

Shapiro suggests the orientation and look of the sign be considered for approval, and that Glenn Kennedy can review the scaled down version at a later date before the SRA meeting. Haigh noted that the new aluminum garage doors and man door will be black powder coated and will not have aluminum finish, and no blade signs are proposed for over the door.

Jaquith: Motion to approve with sign reduction comments and a final review by Glenn Kennedy.

Seconded by: Sides. Passes 5-0.

North River Canal Corridor Projects Under Review

2. 9 South Mason Street, 3A Buffum Street Ext., and 23 Mason Street: Discussion and vote on proposed four building, 29 unit residential development.

The submission under review includes; project overview packet with NRCC statements, and a full set of revised building plans; site development survey, landscape plan, floor plans, elevations, and existing renderings. The proposed color renderings have not been updated. Ryan McShera, Architect, from Red Barn Architecture and Mark Tranos of Juniper Point were present to discuss the proposed project.

McShera stated that they have reviewed the existing concrete building at the center of the site in terms of exterior finishes, stair towers and how the additions interact with the stair towers. The oversized windows are still in place, however; the metal panel and curtain wall system were reintroduced, and the metal panels were incorporated at the top level of the townhouse units, at the new 3rd floor. The decks at the loading docks also remain with new metal standing seam roofing above.

McShera noted that at the other three wood frame buildings, horizontal trim details has been added to the facades, the double entry roofs were made into shed roofs, the singles will remain dog house dormers. A landscape designer will be consulted to design the landscaping. In terms of lighting, lanterns will be introduced at the rear entry doors and recessed fixtures at the underside of the entries.

McShera noted that the new color palette will be in keeping with the industrial look of the existing concrete building; a light grey façade is proposed, with charcoal or black aluminum paneling, thin line at the roof edges, and oversized steel windows. The stair towers were previously designed to mimic the concrete façade but their façade material has been changed to a new material that will match the new 3rd floor.

Sides stated that the new large scale mullion windows created a busy look and noted that a larger proportion of glass would simplify their look. McShera replied that a president study was done prior to this design and the new steel windows were duplicating the look of the existing.

DeMaio stated that he is in favor of the solid central box with modern additions at each end, however; the standing seam metal porch roofs don't fit well with the other contemporary elements of the building and the roof material should duplicate the original roofs or become more contemporary. McShera replied that the use of cables and thru-bolts was meant to

compliment the industrial feel of the building. Durand added that corrugated metal would help bridge the industrial gap. Jaquith stated that the canopy and stair towers should be modified to look more industrial and with less glass. Sides and Durand agreed that the material to glass proportion at the stair towers is key.

McShera noted that height of the addition, the eave line, and the alignment of the windows vertically has yet to be determined. Their scale and proportion are still being finalized. Jaquith replied that he prefers the additions to be lower and less emphasis on the higher cornice, it should be kept in line with the cornice below. McShera noted that a 10 foot high ceiling is their goal at the 3rd floor. Jaquith noted that the ceiling height can be hidden in the fascia.

Jaquith complimented the variation in roofs at the other buildings, the trim boards should be carried up the dormer to provide breaks in the façade, the dormers on the front elevation of Building 3 should be alternated to break up the rhythm and additional vertical trim and trim at the water table. Sides added that simple shed roofs over the rear entries will also help breakup the flat rear façade with brackets and longer roofs over the double doors. Jaquith noted that the same shed roofs should be added to the rear of Building 2.

Jaquith: Motion to continue the discussion until the next regularly scheduled meeting on December 20, 2016 with revised drawings and details that include the DRB comments.
Seconded by: Sides. Passes 5-0.

Old/New Business

Shapiro noted that Board members have been encouraged by the IT Department to sign up for @Salem.com e-mail addresses.

Approval of the minutes from the October 26, 2016 regular meeting.

Helen Sides requested to amend the October 26, 2016 regular meeting to reflect her absence from the meeting.

Glenn Kennedy requested to amend the October 26, 2016 regular meeting to reflect his presence at the meeting.

Durand: Motion to approve the minutes as amended.
Seconded by: Jaquith, Passes 5-0.

Adjournment

Durand: Motion to adjourn the meeting.
Seconded by: Kennedy. Passes 5-0.

Meeting is adjourned at 7:00 PM

Know your rights under the Open Meeting Law M.G.L. c. 30A §18-25 and City Ordinance Sections 2-028 through 2-2033.