

Board or Committee:	Design Review Board – Regular Meeting
Date and Time:	Wednesday, July 26, 2023, at 6:00 pm
Meeting Location:	Remote Participation via Zoom
DRB Members Present:	David Jaquith, Catherine Miller, Marc Perras, J. Michael Sullivan, Sarah Tarbet
DRB Members Absent:	Paul Durand, Glenn Kennedy
Others Present:	Kate Newhall-Smith
Recorder:	Kate Newhall-Smith

Vice Chair Perras calls the meeting to order at 6:10PM. Roll call was taken.

Signs in the Urban Renewal Area

1. 30 Federal Street: Museum of Torture

Ken McTague, Concept Signs, was present to discuss the project.

The applicant is seeking to install one projecting sign at the Federal/Washington Street corner of the building.

Sullivan confirms the sign location in relation to the entrance to the business. He states that the proposed location doesn't make sense given the business entrance.

Perras confirms that the applicant is seeking only one sign at this time and questions if the sign can be installed on the Federal Street side of the building.

Board members and McTague discuss potential Federal Street locations. Perras states that the space to the left of the entrance seems to make sense for the sign. Tarbet agrees. McTague confirms the location is to the left of the door, between the vent and window, and perpendicular to the building.

Jaquith states that if the blade sign is on the Washington Street façade the applicant should put an A-Frame sign in front of the entrance to help with wayfinding. Perras believes that an A-frame sign is necessary even if the blade sign is moved to the Federal Street façade.

McTague confirms that the business is appointment-only. Miller states that the blade sign and possible an A-frame will be sufficient since visitors will be seeking out the business and using their GPS to find it.

McTague confirms his appreciation for Glenn Kennedy's design suggestions, which were provided to the Board in advance of the meeting.

Public Comment:

Newhall-Smith confirms that the board received three letters in advance of the meeting – Jean Harrison, 1 Orne Square, 7/25/23; Bonnie Henry, 38 Summer Street, 7/25/23; and Pam Broderick, 28 Federal Street, 7/26/23.

Pam Broderick, 28 Federal Street – discusses the application itself and the name of the owner as being incorrect. Confirmed that her building shares a party wall with 30 Federal Street and mentions

the driveway easement. She reviews the document that describes the business' interior space. She asks how visitors to the museum will exit it and is concerned that people will exit via the emergency egress which puts them within 10-feet of the property line. She is concerned about trespassers and asks that signs about the private property be posted in this area.

Raphael Luckom, 28 Federal Street – reviews the Downtown Renewal Plan and believes that the proposal does not fit in with existing signage on the building. He also believes that the sign is intended to be distressing, which is in conflict with the Downtown Renewal Plan's guidance that there is a pleasant environment for multiple modes of transit on sidewalks.

Jane Stauffer, 1 Washington Street – agrees with all comments already made.

Public comment period is closed.

Board members discuss outstanding questions and concerns relative to the application and ownership of the building, cohesiveness among the building's existing signage, if visitors will be exiting the building via the emergency egress, and sign design.

VOTE: Jaquith: Motion to continue to the August meeting. Seconded by: Sullivan. Roll Call: Jaquith, Miller, Sullivan, Tarbet and Perras were in favor. Passes 5-0.

2. **41 Lafayette Street:** Barrio

Ken McTague, Concept Signs, was present to discuss the project.

The applicant is seeking to install two wall signs and a blade sign on the Lafayette Street façade of the business.

McTague reviews the signs – the large wall sign will be individual letters, reverse channel lit to produce a halo illumination effect, the smaller wall sign will be black individual letters, non-illuminated; the blade sign will be a double-sided, carved sign installed on the right side of the façade.

Perras asks how this current proposal differs from prior ones the board reviewed. McTague and Newhall-Smith review prior iterations. Perras confirms that the painted sign on the perpendicular part of the façade was installed.

Perras asks why a blade sign is needed if the painted sign is already on the building. McTague states that it's a small blade sign and would only likely grab pedestrians.

Perras asks about overall square footage. McTague discusses sign area limits. The proposal is currently within size requirements.

Tarbet asks about relocating the blade sign. McTague's client wants people to find her front door and visibility from Front Street. Board members discuss potential locations with McTague. Miller prefers a larger door sign to the blade sign. The blade sign feels redundant with all of the other signs on the building.

Perras reviews the previous filing; Miller reviews the signage that has been completed on the Central Street façade. Perras believes there is too much signage and believes that the proposed sign will be visible without the blade sign.

Miller is willing to entertain an A-frame sign application for a sign on the sidewalk near the door. McTague believes he will have the sign area allotment if the blade is removed, and an A-frame is used. Perras believes this would be an acceptable solution.

Tarbet asks about the existing fixtures for exterior illumination. McTague confirms that they will be removed along with the conduit.

Perras states that the temporary signs need to come down with permanent signage installed.

Public Comment – no one wished to speak.

Public comment period is closed.

VOTE: Sullivan: Motion to approve without the blade sign and a recommendation to apply for an A-frame sign if so desired. Seconded by: Jaquith. Roll Call: Jaquith, Miller, Sullivan, Tarbet and Perras were in favor. Passes 5-0.

3. **140 Washington Street:** Haus Witch Home + Healing

Ken McTague, Concept Signs, was present to discuss the project.

The applicant is seeking to install a new wall sign with individual black letters installed directly onto the façade.

Miller and Jaquith state that they have no issue with the sign.

Public Comment – no one wished to speak.

Public comment period is closed.

VOTE: Jaquith: Motion to approve the wall sign as presented. Seconded by: Tarbet. Roll Call: Jaquith, Miller, Sullivan, Tarbet and Perras were in favor. Passes 5-0.

4. **18-20 Front Street:** Jenni Stuart Fine Jewelry

Ken McTague, Concept Signs, was present to discuss the project.

The applicant is seeking to install a new blade sign, carved with gold leaf and a cut-out with the business logo in gold. The sign will be on an existing bracket.

Members express support for the sign.

Public Comment – no one wished to speak.

Public comment is closed.

VOTE: Jaquith: Motion to approve the wall sign as presented. Seconded by: Tarbet. Roll Call: Jaquith, Miller, Sullivan, Tarbet and Perras were in favor. Passes 5-0.

Projects in the Urban Renewal Area

1. **23 Summer Street:** Modification of Approved Design – Request to replace slate roof with GAF slateline fiberglass/asphalt shingle and request to change from Hardie siding to LP Smart Siding, continued from June 28, 2023.

The applicant was not in attendance.

VOTE: Jaquith: Motion to continue to the August meeting. Seconded by: Sullivan. Roll Call: Jaquith, Miller, Sullivan, Tarbet and Perras were in favor. Passes 5-0.

Projects Outside the Urban Renewal Area

There are no projects outside the Urban Renewal area to review.

New / Old Business

1. Approval of Minutes:

June 28, 2023

VOTE: Tarbet: Motion to approve the June 28, 2023, meeting minutes as presented. Seconded by: Sullivan.

Roll Call: Kennedy, Miller, Perras, Sullivan, Tarbet, and Durand. Passes 4-0 (Jaquith abstained).

2. Staff Updates, if any:

Newhall-Smith presented the flow chart for the review of art on privately owned properties that is visible from the public way in the urban renewal area.

Miller asked if window painting regulations and/or enforcement was going to be pursued. Newhall-Smith stated that it wasn't at this time.

Adjournment

Jaquith: Motion to adjourn. Seconded by: Tarbet.

Roll Call: Jaquith, Miller, Sullivan, Tarbet, and Perras. Passes 5-0.

Meeting is adjourned at 7:15PM.

Know your rights under the Open Meeting Law M.G.L. c. 30A §18-25 and City Ordinance Sections 2-028 through 2-203