

Architectural Review Board
Minutes
August 2, 2018

ROLL CALL:

Maria Bruni
Gef Chumard
Bobby Lerz
Anna Madden
Kathleen Rifkin

ABSENT:

Alvaro Garcia

GUESTS: A.J.Coppola, Jim Gould, Brian Connor, Shana Brathwaite, owner of Bee Tavern

CALL TO ORDER: Maria Bruni called the meeting to order at 10:00 AM.

29 Centre Street - The owners of the Bee Tavern came to the meeting for their sign approval. There were two signs which will fill the existing spaces of the previous signs. The signs are black with gold lettering and a logo. There were no objections to the signs. Kathy Rifkin made a motion that the signs be approved as presented. Anna Madden seconded the motion. Bobby Lerz abstained from the vote. The motion was approved unanimously.

Mr. Coppola reported that there are eight buildings on North Street, so far, which are part of the façade program. This meeting will begin with 17 North Street, crossing to 28 North Street and continuing up North Street. The properties are out to bid now. All of the buildings have SHPO letters which authorize the designs of the facades of the buildings.

17 North Street (Something Sweet.) The windows are being replaced on the second, third and fourth floors of the building. All of the windows will look the same as before. They will be of wood wrapped in aluminum. The cornices will be painted the same colors as before. The leaded windows on the first floor will be covered with plate glass and reinforced at the bottom to prevent sagging. The colors will be Monroe Bisque, and Garrison Red and the green which is already on the building as per the historic Benjamin Moore colors. Bobby Lerz made a motion that the design be approved for 17 North Street. Gef Chumard seconded the motion. Anna Madden abstained. The motion was approved unanimously.

26 North Street – the renovations are for the lower floor only. On the first floor, North Street side the windows will be new. On the King Street side, the 5 windows will be replaced and framed with black aluminum rims. The front door will be changed as well. Kathleen Rifkin made a motion that the windows be changed, keeping the historic look. Gef Chumard seconded the motion. The motion was carried unanimously.

28 North Street – The entrance to the building will be one door which leads to the store and the upstairs apartments. The buildings on North Street will be restored to close to original look by replacing display windows, and the leaded glass above the display window. They will not be leaded glass, but a representational substitute. There will be concrete plank panels under the windows. The doorway of 28 North will serve as an alcove access to the store and the stairway to the upper floors. The door will have two wood panels with a window above. There is also room for a sign above the store window. Above the display window, the drawing showed the windows with the bead above the door. Mr.

Coppola agrees to a change so that those windows go across evenly from the display window straight across the door. The colors are Garrison Red, Whitehall Brown and Monroe Bisque. There will be a field verification of the colors so that there are no surprises as to the color when the building is painted. The window trim is light bronze. The windows on the top floor will be replaced with circular tops. The second floor will have the same type windows, aluminum clad wood windows. The tenants are responsible for the signs for their business, however, Mr. Coppola suggests that should not be backlit with channel letters. Gef Chumard made a motion that the design be approved, taking into consideration that the leaded glass look be in a straight line across. Bobby Lerz seconded the motion. The design was approved unanimously.

32-34 North Street- The four windows on the third floor of the building maintain the original window shape. They will be replaced with aluminum wrapped wood windows. The second floor of the building has been completely changed by previous owners and the windows are out of character with the building. There is a lot of work to be done on this building. The second floor has to be rebuilt, including brick work and windows. There are two doors now, one goes to the staircase and the other to the store. Mr. Coppola states that the store front will be essentially like 28 North Street. The building has a pediment which they are not going to deal with. Monroe Bisque will be the color of both buildings since one of them is painted already. The cornices will be painted with the Garrison Red and Whitehall Brown. There is a steel beam which goes across the windows and supports the sign box. The sign box is part of the scope of the rehab. The colors are the three colors which were used on 28 North Street. Kathleen Rifkin made a motion that the drawings be approved as presented. Anna Madden seconded the motion. The motion was approved unanimously.

63 – 67 North Street - The masonry stays the same, as well as the lower and upper cornices.

One door to the apartments has already been replaced. New store front will go around the corner. On the Orchard street side, paint will be removed, cornices will be painted and windows replaced on the first floor. There will be a new store front on the right as well. The recessed vestibules will be retained. The store fronts will essentially stay the same. A.J. Coppola introduced goose neck lighting on the signage. The colors here will be Revere Pewter and New London Burgundy on the cornices. On the back of the building there is paint which may be removed if money for that remains. There are no plans, at present, to change the paint on the back. This program does not include the back of the building. Anna made a motion that the plans be approved as presented. Kathy Rifkin seconded the motion. The motion was approved as presented.

142-144 North Street. The upper cornice of the Mc Williams Building, indicated by a stone panel on the façade, will be painted. The center windows on the upper floors present a problem since there are bathrooms behind the windows which are on North Street side. The windows of the bathrooms are angled inside of the outer window which is visible on North Street. There will be a wood shutter and screen which will allow light through, ventilation and keep the bugs out of the building. On the first floor there are no grills over the windows. There is a clear plate glass transom. SHPO stated that front door cornices must be maintained. They do not want the goose neck lamps over the sign. SHPO asked them to recreate the store front cornice which created some problems. Mr. Coppola did not want to do that. He raised the transom, but could not widen the doorway. Anna Madden made a motion to approve the design of the building at 142-144 North Street. Gef Chumard seconded the motion. The design was approved unanimously.

146-148 North Street – This building is similar the previous 142-144 North Street. There is a center door which leads to the apartments over the stores. There will be gooseneck lighting for the signs and beaded glass over the windows of the store front. The colors of the painted areas will be Monroe Bisque, Garrison Red and Whitehall Brown. There are four store fronts in the buildings. The signage should be uniform. One of the businesses has already been before the ARB for his sign, but was told of the façade program. He put up a temporary banner. There will be no back lit signs. Bobby Lerz made a motion that the designs be approved. Kathy Rifkin seconded the motion. The motion was approved unanimously.

NEXT MEETING: Thursday, September 6, 2018

Kathy Rifkin made a motion that the meeting be adjourned. Bobby Lerz seconded the motion. The meeting was adjourned at 11:15 AM.

Respectfully submitted,

Anne Kelly, Secretary