

TOWN OF WESTPORT ARCHITECTURAL REVIEW BOARD
MEETING MINUTES OCTOBER 13, 2015

The meeting was brought to order at 7:30 PM by George Masumian, Chairman.

Members Present: George Masumian, Jon Halper, David Mann, Philip Weiner. The 9/8/15 meeting minutes were approved as presented.

1. **605 Post Road East**, facade renovations, **applicant returning** (Plans dated 10/1/15)

Appeared: Rick Hoag, Architect

Mr. Hoag said he was returning because the Board had been unhappy about the design of the dormers in the metal roof. He decided the design would be better off without the dormers, so they are no longer part of the design. Everything else has stayed the same: the standing seam metal roof, redesigned cupolas, removal of the canopy and the new storefront systems.

Jon Halper and Philip Weiner had no questions.

David Mann asked what hours the lights in the cupolas would be operational. Mr. Hoag said he didn't know for sure but they will probably operate on a time clock and turn off when The Fresh Market closes.

George Masumian asked if there would be a way to control the intensity of the light output of the cupolas. Mr. Hoag said the intention is not to light up the site, but for the LED lighting to make them glow.

Board members agreed they liked the new design without the dormers. David Mann said he appreciated that the cupola will be lit by LED's but hopes they will just glow as suggested.

George Masumian thanked Mr. Hoag for rethinking the design and returning to the Board.

THE NEW DESIGN WITHOUT DORMERS IS RECOMMENDED FOR APPROVAL AS PRESENTED (Unanimous)

2. **59 Wilton Road**, facade renovation, **applicant returning** (Plan dated 10/2/15)

Appeared: Rick Hoag, Architect

Mr. Hoag gave a rundown of the project, saying it is essentially a residing job, an effort to provide more light and adjust the interior floor plans. A new tenant is taking the second floor.

- replacing horizontal clapboard siding with smooth sawn, wide plank, vertical cedar siding stained "Driftwood"
- replacing gable end windows with modern storefront butt glazed windows
- using Pella architectural series aluminum clad windows elsewhere
- repairing and repainting brick with whitewash
- there is an area of horizontal red cedar siding on the west elevation
- slate colored Timberline architectural asphalt shingle roof

Mr. Hoag said they had tried to reuse the casement windows above the entrance on the southwest elevation but the Board had felt they looked out of place, so they will be replaced with the a butt glazed storefront system. The canopy over the entrance in the previous design has been eliminated and there are 2 separate entrance doors.

George Masumian asked if the simulated barn door on the west elevation is still there. Mr. Hoag said no, it is just horizontal cedar siding.

Board members had no more questions

Jon Halper said it is a nice, simple well done project. Philip Weiner agreed it is a handsome project .

David Mann also agreed and asked Mr. Hoag to consider a cool roof product with some reflectivity in line with the town's green policy. He showed Mr. Hoag some materials and Mr. Hoag said he would consider it.

Mr. Masumian said he appreciated that the applicant had refrained from putting a faux track on a faux barn door on the west elevation. He agreed that the project is nice and simple.

THE DESIGN CHANGES ARE RECOMMENDED FOR APPROVAL WITH THE UNDERSTANDING THAT THE USE OF GREEN ROOF MATERIALS WILL BE TAKEN INTO CONSIDERATION (Unanimous)

3. **535 Riverside Avenue**, modifications to approved plans (most recent plan date is 9/17/15)

Appeared: Patrick Fahy

Mr. Fahy said that when the project was approved it was anticipated that the building, the rebuilt restaurant at the site of the Mansion Clam House, would stay red. It was decided to change the color and Bill Achilles, the architect, suggested he should return to the ARB with the new color: Benjamin Moore HC-155 Newburyport Blue.

Mr. Fahy said the original building's fisherman figure and rowboat are beyond repair; the building looks so nice and new that he is not planning on replacing them. He also doesn't want to suggest that it is a seafood specific restaurant. In addition, Steve Smith of the building department said that the brick chimney proposed to screen the exhaust hood could be a fire issue and suggests eliminating it. It would have to be too big to give the exhaust proper clearance. Mr. Fahy said he is trying to figure out how to give the exhaust a copper look, like the rest of the trim, but it may have to stay silver.

George Masumian asked about the status of the windows. Mr. Fahy said they are 100% fixed. ARB member Ward French had come by and thought they looked good.

Jon Halper and David Mann had no questions.

Philip Weiner asked if there would be signage. Mr. Fahy said they are using the original sign location and the same size sign. The restaurant's new name will probably have "Mansion" as part of it.

George Masumian said he had noticed mounting blocks above the front windows. Mr. Fahy said they are for bronze goose neck lamps to light the front walkway. Mr. Masumian asked if the hood still has the mushroom on top and was told yes.

Jon Halper said the design is fine as presented. David Mann said the building is still iconic and they are cleaning it up nicely. Philip Weiner agreed that it looks good. George Masumian agreed they are doing a good job and it is appreciated.

THE NEW BLUE BUILDING COLOR, ABSENCE OF FISHERMAN AND BOAT, AND THE HOOD SCREEN REMOVAL ARE RECOMMENDED FOR APPROVAL AS PRESENTED
(Unanimous)

4. **735 Post Road East**, free standing sign (no date on sign design)

Appeared: Marty Rogers, Sign Design

Mr. Rogers said the sign is a single tenant site sign for the second floor law firm. They require a site sign because they can't have a sign on the building. Its location is within setbacks and has no zoning issues. He described the sign:

- Double faced 3 ft x 4 ft PVC sign board with ½ inch deep carved letters
- Suspended between two 5 ft 3 inch high 4 x 4 inch PVC posts with cap and ball on top
- Colors are gray with a pale yellow border to match the building color
- There is a 4 inch high street number in an oval at the top of the sign
- The sign has a total of 24 sf
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Mr. Rogers had a sample of a carved letter in the acrylic material.

There was discussion of how the sign is put together; Mr. Rogers said it is comprised of two panels with the gray panel sitting on top of the yellow.

Philip Weiner verified that the sign is perpendicular to the street and has no ZBA issues. He asked if the finish is glossy. Mr. Rogers said no, it has a satin finish; the PVC surface is sprayed with an acrylic adhesive and then painted.

David Mann was concerned that, given there is only one tenant on the sign, it could cause confusion. Mr. Rogers said the other tenant has prominent signage on the building.

Jon Halper had no questions.

George Masumian asked how the sign panel is attached to the posts. Mr. Rogers said with brackets and flanges bolted to the posts; they are powder coated and rust resistant.

Board members agreed that the sign design was fine. Mr. Weiner said it wasn't the most original design, but it looks good.

THE SIGN DESIGN IS RECOMMENDED FOR APPROVAL AS PRESENTED (Unanimous)
ARB 10/13/15

5. **1365-1385 Post Road East**, free standing sign (No date on the sign design)

Appeared: Marty Rogers, Sign Design

Mr. Rogers said the tenant, a computer school for kids, is located on the second floor of the new addition to the Balducci's building so they can't have a wall sign. The sign is a monument sign sited in the lawn next to the building's entrance and complies with setback regulations. Mr. Rogers had a partial sample of the sign panel:

- 6.6 ft high x 24 inches wide aluminum panel for a total of 29 sf
- The panel is aluminum with a 2 inch welded steel frame
- Colors are gray to match the building with perpendicular white and light blue decorative letters with white subscript
- The sign sits on a purple cement base
- There is no lighting planned at the moment but that might change in the future

Philip Weiner confirmed the sign's size and asked if the lettering is the logo. Mr. Rogers said yes, plus the added subscript. Mr. Weiner asked if there is an address number. Mr. Rogers said no, but he knows it is required. He said he could probably add an inch to the 2 inch wide frame and put the street number down the side of the sign. After discussion of other options, the Board agreed with Mr. Roger's suggestion.

David Mann clarified exactly where the sign will be located. George Masumian verified that the sign sits perpendicular to the road. Jon Halper said he didn't love the purple base. David Mann agreed. Mr. Rogers said the tenant originally wanted a purple sign but the owner wouldn't agree to it.

After discussion, it was agreed Mr. Rogers would change the purple base to a plain, flat concrete pad and possibly add some purple to the bottom of the sign panel beneath the lettering.

Jon Halper said it was a cool sign and graphics. Board members agreed.

THE SIGN DESIGN IS RECOMMENDED FOR APPROVAL WITH THE UNDERSTANDING THAT FRAME WILL BE WIDENED TO 3 INCHES TO ACCOMMODATE A STREET NUMBER FACING THE STREET AND THE CONCRETE BASE WILL BE A FLAT PAD
(Unanimous)

6. **319 Post Road East**, ZBA #7436, free standing sign. The applicant's appearance was cancelled.