

**City of Salem Massachusetts
Public Meeting Minutes**

Board or Committee:	Design Review Board, Regular Meeting
Date and Time:	Wednesday, January 24, 2018 at 6:00 pm
Meeting Location:	120 Washington Street, Third Floor Conference Room
DRB Members Present:	Chair Paul Durand, Ernest DeMaio, Glenn Kennedy, Chris Dynia, David Jaquith, Helen Sides, J. Michael, Sullivan
DRB Members Absent:	None
Staff Present:	Matt Coogan & Tom Devine
Recorder:	Colleen Brewster

Chair Paul Durand calls the meeting to order at 6:00PM. Roll call was taken.

Mr. Devine stated that this will be his last meeting with the SRA and introduced Mr. Matt Coogan, the new Principal Planner, who will be taking over for Andrew Shapiro.

Urban Renewal Area Projects Under Review

- 1. 9-11 Dodge Street, 217-219 Washington Street and 231-251 Washington Street (Hampton Inn, Mixed-Use Development Project):** Discussion and vote on proposed restaurant corner awning and cornice.

Attorney Thomas Alexander of Alexander & Femino and Andrew Kleem – Assistant Project Manager were present to discuss the project.

Kleem presented the construction materials; the base material will be a smooth faced masonry unit in a darker tone, the protruding cap cornice was replaced with a typical cap flashing detail from the masonry up to the rainscreen which will be a dark grey, as will the adjacent metal shingle. The spandrel material at the Option B connector will have a black core. The full bed masonry units are 24”L x 8”H and will extend up to the window head with a metal cap flashing detail that runs up the wall behind the rainscreen. The metal will extend up the face of the upper level and the cap will extend 2” down the face. The metal will also match the aluminum frame windows. Sides asked what the base material along Washington Street will be. Kleem replied a grey block masonry. The hotel brick has no flashing and the residential brick will have edge flashing.

Jaquith noted that the awnings have been removed from the renderings and added that with the afternoon sun they will be necessary. Kleem replied that the restaurant tenant will have to apply to the DRB for them. Kennedy added that the patio will also require screening in the future. Kleem replied that there are currently 28” high granite blocks and steps between defining the changes in grade that will provide three points of access to the building, and seating areas at each level.

Chair Durand noted that the restaurant entry has been stripped and is understated. Kleem replied that there was a previous discussion to make a more unified element. Chair Durand added that the entry could be recessed to make it more pronounced. If passing under the entry awning a defined entrance will indicate where to go.

Kennedy asked for the square footage at the restaurant. Kleem replied 5,200 SF. Chair Durand noted that the corner needs something. Kennedy suggested that the awnings be included with the programming of the building so the DRB knows where signage will be located. Kleem replied that the signage will be placed along the signage band and the future awnings will be below. Sides stated that he liked the canopy over the door. Sullivan stated that he likes the clearly defined base and steps along Washington Street. Atty. Alexander predicts that there will be some modification at that area and they will keep that open based on the future first floor tenants preference. Chair Durand noted that awnings would reinforce the entry. Sides agreed and suggested that they might recess the glass and not the structure.

DeMaio stated that the spandrel color is a significantly darker grey color in the rendering than the panel color and in reality, it will read more monolithic unless the spandrel color is darker to be closer to the window frame color, and the darker contrast looks better in his opinion. Kleem noted that the same Kawneer Charcoal color will be used at the upper and lower windows. DeMaio added that darker feels more transparent at the ground level. He asked if the spandrel glass at the transition piece will that be duplicated on Dodge Street. Sides replied that it was eliminated so there wouldn't be too much going on at the façade. The corner pier on Washington Street could be another material or shape or feel more like the windows than the wall, especially if the entrance become recessed. DeMaio stated that he prefers the new understated coping. Chair Durand added that it could be wrapped in the metal to match the upper panels. Kennedy agreed and added it could also be pushed inward. DeMaio noted that there is another structure at that lower level that is treated in a slender manner and the thick masonry base is competing with the more open transparency. Sullivan suggested a square or round column.

Chair Durand opens public comment.

Emily Udy, 8 Buffum Street, asked to see the proposed materials.

Jessica Herbert, Chair of the Historic Commission. Noted that at the last meeting there was an option to convert the lower level to residential if there were no commercial offers on the spaces and asked if there was a plan to show what that would look like. Chair Durand replied that the applicant would have to return to the DRB with a proposed plan.

No one else in the assembly wished to speak.

Chair Durand closes public comment.

Chair Durand requested that a duplicate set of samples be provided for the city.

Sides: Motion to approve with the comments made to revisiting the front column, recessing the entry, and providing a darker spandrel glass color at the final design review..

Seconded by: Jaquith. Passes 7-0.

- 2. 30 Church Street (East Regiment Beer Company):** Discussion and vote on proposed signage (sign permit) and outdoor seating area (café permit) scheme.

Scott Perry was present to discuss the project.

Mr. Perry provided a shelf example and awning. The 2"x2" square tubing to be painted black with pine posts at the face. The pine bar drink shelf will be all pine since the corrugated was not approved. In between the posts there will be middle span support posts at bar height. The shelf will be continuous and only the 2x2's will protrude up through the bar shelf.

Sides asked where the curtain edge will fall. Perry replied at the outside edge of the bar, the awning will overhang approximately 2", the sides will roll up at the inside face and be hidden by the overhang. The curtain will be secured to the base of the deck for an air seal and the curtain material will be weatherproof. It will be as close to the pebble tweed color as it can be or black. In terms of the deck finishes, a clear stain was presented but any finish can be selected. A heavy duty grey finish will hold up better. Sullivan asked if the grey was slip resistant. Perry replied yes. It will be a Behr decking in a Slate Grey color. Perry noted that the awning side panels can zip together and bolted to the posts or if the casing of the awning posts is carried up to the top the awning company can provide a thin strip of the awning to attach the side panels to.

Perry stated that in terms of the fasteners, a lag bolt detail has been included in the packet. Sullivan asked how long the wall sections would be. Sides noted that the shop drawing indicated posts every 11 feet. Perry replied a post every 5-1/2 feet over the entire 70-foot length.

Sides stated that she is in favor of the grey and not the stain because it will read as ground and the stain might glow. She prefers the grey awning color to the black; however, all other components can be black. Perry provided alternate deck color options. Kennedy suggested that if Behr's Deckover product is used that the deck should be sanded prior to the application of the stain or it will start to peel within a year.

Chair Durand asked if the building department will review this project or if a fire suppression system will be required and suggested that he figure that out before he goes too far into the design. Perry replied that he spoke with Building Inspector Tom St. Pierre and that will be dealt with during the building permit process. Jaquith noted that this structure might be under the 7,500 SF that requires a fire suppression system.

Sullivan asked if the door to the patio be of the same material. Perry replied that a welded frame will be created and a door will be installed that is wrapped in the curtain material. The door will be placed next to the exterior wall of the building and if there is a gap between the door and wall it will be in-filled with the curtain material. Sullivan asked if the door will be open or closed when the awning is up and noted that it is an odd door for a restaurant. Perry replied that they want to keep the door to keep people from entering and they will card people at the bar. Sides added that the door will probably be in a frame and have cross bracing. Perry replied that it will have 2x1's and not 2x2's.

Chair Durand stated that he is nervous with this project not "fitting in" like many Salem residents prefer, and seems temporary in nature. It has no interior function and is an exterior look. This is a totally different aesthetic for this part of Salem. Kennedy replied that this is not a bad thing and a few refined changes can improve it. He suggested that a light grey stain might stand out and look like plastic and suggested a brown / coffee

color that could make it disappear otherwise the brown lines of the deck structure below will show between the spaces of the deck surface. He noted that he would almost prefer black awning color since the grey can look generic. Sullivan questioned whether this vernacular fits into this part of town. He can see it in an industrial location and not next to a quiet residential area. He doesn't think it's appropriate in this location of Salem and the overall visualization is still uncertain. Sides added that they are only seeing samples and they are used to seeing big pictures images where you understand what it will look like.

Perry stated that the hours were cut back to midnight but will cut them back to 11PM for their own liability, intoxicated patrons will be removed from the premises, and employees will do the same or be let go. They won't have live music and want to make it all about the beer they are producing. Chair Durand replied there are concerns for the neighborhood, including vandalism, a place to people hide, and suggested they have security cameras. Perry replied that cameras will be installed.

Perry stated that they wanted to match the black awnings at Turner's. Chair Durand asked if the outdoor structure would be removed if there were an interior space available in the future that would be suitable for an indoor tasting room. Perry replied that they are taking the steps to make this work and have a 2-3 year timeline in mind.

Sullivan asked what the timeline is to build the structure. Perry replied that all of their contractors is ready to start in February.

Jaquith stated that the Building Department will require drawings showing the full space with egresses, lighting, possibly a pull station, and that is not what has been provided. The architect would have put a package together for their review. Perry replied that the contractor who is building the deck and installing the bathrooms will handle the drawings to get a building permit. The Basement work is mechanical, HVAC, electric, gas, and the brew house. The only building taking place is the outside structure of the tap room. Jaquith noted that a "place of assembly" may require more than he thinks. Sullivan suggested Perry speak with the Building Department again to determine what they will accept. Perry noted that many entities require approval from another board before an approval can move forward.

Sides presented a photo from a similar structure using metal only to make it more transparent and the wood can be used to make the furniture. The proposed design should be more of a monochrome steel structure where the bottom 36" is acting more like a fence to contain the area. The side panels can be modular to support the structure above it with vertical members and the tent enclosure could remain. The tent enclosure would also cover it completely so the exterior design would not change although there should be some distinction between roof edge and wall. Perry noted that the structure will be fixed to the deck to prevent drafts and noted that the awning company can work on a revised design and are already working on the overhang. Chair Durand agreed that the awning needs to break the plane of the roof and wall. Perry noted that his logo flag colors are fire engine red and black. Sides suggested that a maroon, black, or slate gray awning color would work. Jaquith noted that the overhang will help during rainy days.

Perry stated that they can clear coat milled steel. Sides stated that the structure will need approval from the Building Department. Perry replied that the awning company's designs are building to handle snow loads, etc. Sullivan suggested that the cross-hatch

(the X) at the mid-spans in the posts are half of the 11-foot length otherwise they will require center posts. Perry replied that the lag bolts and metal plates will be used to secure the structure and noted that those lag bolt connections could be covered in wood.

Kennedy stated that the bar and shelf made of wood will showcase the bar and added that Perry should make sure these design changes fit in with the overall brand. He offered to help them finalize the design. Jaquith stated that he wanted Perry to return with the working drawing but doesn't want the idea to change. Kennedy suggested a photoshop mock-up with the building image in the background. Chair Durand suggested a section and one or two views of the proposed design. The SRA needs to see it and others in the City will want to know what the DRB approved. Kennedy offered to review details, and create good visual images with minor details. Chair Durand suggested a special meeting date to review the final design.

Chair Durand opens public comment.

No one in the assembly wished to speak.

Chair Durand closes public comment.

Jaquith: Motion to continue to a special meeting to be determined.
Seconded by: Sides. Passes 7-0.

Old/New Business

Minutes

No minutes to review.

Adjournment

Jaquith: Motion to adjourn the meeting.
Seconded by: Sides. Passes 7-0.

Meeting is adjourned at 7:25PM.

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