**TOWN OF DEDHAM**

**COMMONWEALTH OF MASSACHUSETTS**

Dedham Town Hall

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**v**

**Design Review Advisory Board**

John C. Haven, RLA, ASLA, Chair

Bryce M. Gibson, Vice Chair

Steven R. Davey

Christine M. Perec



**DESIGN REVIEW ADVISORY BOARD**

**MINUTES**

**Wednesday, August 1st, 7 p.m., Town Manager’s Office**

**Present:** John Haven, Chairman

Bryce Gibson, Vice Chair

 Steven Davey

Mr. Haven called the meeting to order at 7:13 pm.

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| **Applicant: Kevin Caldwell** |  |  |
| **Project Address:80 Bridge Street** |   |  |
| **Property Owner/Address: Wayside Realty Trust, 139 Country Drive, Weston, MA 02493** |  |  |
| **Materials Submitted: July 2, 2018** |  |  |
| **Representative: Kevin Caldwell**Kevin Caldwell represented himself on behalf of Caldwell architectural associations and his client, Wayside Realty Trust. Mr. Caldwell explained that this building was originally constructed in the 1950s and has had one significant addition in the late 1980s. It has been vacant for some time, and the newest owner wants to renovate the exterior and eventually perform new buildouts. However, this application only covers the exterior renovations.Mr. Caldwell presented the proposed building schematics, which include an expanded front entry vestibule. He provided a colorized street-level view of the building to describe the aesthetic changes to the exterior. Notably, there will be new roof edging, new windows, and new siding. However, the configuration will not be changing and the rentable square footage will not increase.Mr. Gibson asked if the tenants would all be entering via the new vestibule. Mr. Caldwell answered that it is the primary door, but there is also a rear egress door and a door on the Charles river side.Mr. Caldwell explained that the current building has a stucco drybit siding that is showing its age and needs to be replaced. The interior of the building is a mixture of various construction types. The new planned siding could be either an EIFS or a metal paneling. Mr. Gibson described the planned changes as a big step in the right direction. He raised concerns that the large unvarying surface areas on the building could come off as flat, and recommended doing more to use the appearance of the new entrance.Mr. Caldwell presented a stone sample for the brick surfacing on the tower.Mr. Haven pointed out a local medical building that was renovated similarly, that he views as a success. He expressed support for the metal paneling over the EIFS. Mr. Haven asked if they planned to incorporate other materials with the metal paneling. Mr. Caldwell answered they would likely use exclusively metal paneling but introduce variations in color and texture. Mr. Caldwell gave the example of infilling the space between the windows with a different color to present a banded look as one strategy to break up the façade. Mr. Davey suggested that creating variations or appearances of depth could improve the look of the building from the street level. Mr. Caldwell clarified that the landscaping is going to be replanted in the same location. Mr. Haven asked how they planned to move forward with their construction work. Mr. Katzioupolis, the primary trust of Wayside Realty Trust, asked for input on the elevator tower appearance. He asked if placing metal paneling on the side of the elevator tower could be a good substitute for stone.Mr. Gibson re-iterated a desire to see the window style for the tower carried over for the rest of the building. Mr. Caldwell stated that they were attempting to capture that with a new window framing style, and presented the board with a sample.Mr. Haven reviewed the metal panel samples that were provided and suggested avoiding certain beige colors.Mr. Davey asked if they had considered the possibility of signage being introduced to this building. Mr. Caldwell suggested the upper region of the wall is one possibility.Mr. Haven pointed out that the sign code might render that impossible. He suggested they attempt to plan for signage as far in advance as possible. Mr. Davey suggested a freestanding sign may be optimal for visibility. Mr. Davey motioned to approve the application as shown with the recommendation of using metal paneling on the side in a grey palette, revisiting the window style, and that the applicant provide the board with the aforementioned color paneling and material sample. Mr. Gibson seconded. It was voted 3-0.The second applicant on this evening’s agenda was not present at the meeting.Mr. Gibson noted an error on the minutes from 6/6/2018 where the applicant for 530 providence highway is not correctly listed. He voted to approve the minutes from 6/6/2018. Mr. Davey seconded. It was approved 3-0. Mr. Gibson motioned to adjourn, Mr. Davey seconded. It was voted 3-0. Meeting concluded at 8pm. |  |  |