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Bryce Gibson, Vice Chair
Paul J. Corey
Steven Davey
Christine Perec

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TOWN OF DEDHAM
COMMONWEALTH OF MASSACHUSETTS

DESIGN REVIEW ADVISORY BOARD MINUTES
Wednesday, October 4, 2017, 7 p.m., Lower Conference Room

CLERKS OFFICE

2017 NOV -7 AM 9: 53

TOWN OF DEDHAM

Present: John Haven, RLA, ASLA, Chair
Bryce Gibson, Vice Chair
Paul Corey
Steven Davey
Richard J. McCarthy, Jr., Planning Director

Call to order 7 p.m. The plans, documents, studies, etc. referred to are incorporated as part of the public record and are on file in the Planning and Zoning office. Member Christine Perec was not present for the meeting due to illness.

Applicant: Ursuline Academy Dedham, Inc.
Project Address: 45, 55, 65, 75, 85, and 111 Lowder Street, Dedham, MA
Case #: DRAB-09-17-2265
Property Owner/Address: Ursuline Academy Dedham, Inc., 65 Lowder Street, Dedham, MA

Materials Submitted:

- DRAB application
- Ursuline Academy Sign Program
- Renderings of proposed signage and locations
- Site As-Built Plan prepared by Cavanaro Consulting, 687 Main Street, P.O. Box 5175, Norwell, MA 02061

Representative:

- Peter A. Zahka II, Esq., 12 School Street, Dedham, MA
- Travis Veigas, President, Whitney Veigas, 56 Coulton Park, Needham, MA 02494
- Hisako Matsui, Whitney Veigas, 56 Coulton Park, Needham, MA 02494
- Kevin Hines, Hines Project Management, 90 Highland Avenue, North Falmouth, MA 02556
- Peter McManus, Facilities Director, Ursuline Academy

The Applicant is here for DRAB review of the proposed sign package, as well as its recommendation to the Zoning Board of Appeals. Ursuline is just completing a new athletic/convocation center, and this should complete the project. They want to replace signage and have a complete sign package so they all match and have a semblance of order. Ursuline campus is 45, 55, 65, 75, and 85 Lowder Street, and has over 27 acres of land with over 1,500 feet of frontage on Lowder Street and almost 500 feet of frontage on Highland Street. Directly across the street is 111 Lowder Street, which is used as administrative offices. Mr. Zahka presented a listing of signs and explained that relief is necessary because the school is in a residential zoning district. The Sign Code does not distinguish between single family dwellings or institutional buildings such as the school. The school is in the residential zoning district and is allowed by right. The signs serve a number of purposes. The main one, other than identifying the school, is directional. There are six buildings in total. There is a lot of foot traffic and vehicular traffic on the campus itself.

A listing of the signs and renderings were supplied to the Board. All of the signs, with the exception of the ones going on the building in terms of applied letters, are the same. A sample was shown and the materials were described. The signs are aluminum panels on both sides with extruded aluminum tubes with ball and finial, fabricated aluminum panels, and digitally produced final wraps on the surface. These are durable and high quality, and have a life expectancy of 15-20 years. There will be no illumination of any sign. The location of each sign was described as noted in the DRAB application. The walls are on the property line, so that is why a 0 setback was requested.

Relief to be requested from the Zoning Board of Appeals: To be allowed waivers from the Town of Dedham Sign Code for signs at Ursuline Academy to be set forth as the Ursuline Academy Sign Program including but not limited to relief or waivers for 21 signs with a total sign area of approximately 191 square feet, for up to 17 free-standing signs with a total area of approximately 100 square feet, for up to 6 wall signs with a total sign area of approximately 111 square feet, for wall signs higher than 25 feet or above the second floor window frames, for free-standing signs with heights of 8 feet, for signs mounted to stone walls, and for front yard setbacks of 0 feet. *Town of Dedham Sign Code Sections 237-14, 237-19, 237-29, 237-30, Table 1, and Table 2*

Mr. Corey asked what the neighbors thought about all the signs and what the impact would be on the neighborhood. Mr. Veigas said he understood that all the abutters were notified; Mr. Zahka said they would be notified by the Zoning Board of Appeals. It is not yet known what the neighbors think about the signs. Mr. Veigas felt that the signs would make vehicular circulation through the neighborhood easier than it is now. People can find the appropriate parking areas adjacent to the six buildings on campus. When the actual project was being done, there were neighborhood meetings, although they had to knock on doors to show them the new, huge building. In addition, they were notified by the Zoning Board of Appeals about a previous hearing in 2016, and only two people showed up to speak in favor of it. Mr. Corey said they have been good neighbors for many years, and wants to maintain that. Mr. McManus said the school is in frequent communication with the neighbors about any events that are planned, whether it is graduation or a play, etc. There is plenty of staff coverage and parking.

Mr. Gibson said this will help circulation. He asked if there is any precedent as to approving signage in a residential zoning district, and if there are any other areas where this could happen. The Applicant mentioned Dedham Country Day School and Noble and Greenough, which are contained campuses. In addition Dedham Medical Associates is in a residential zone. Mr. Zahka said

that Noble and Greenough has a lot of front property with one entrance, and then cars divide off. Ursuline is intermingled, so it is unique. He said that when they went through the Planning Board process without any neighbor input per se, they had to develop an entire parking plan, including for major events, to make sure the neighborhood would not be impacted. There is an arrangement with another school for off-site parking if needed. The primary signs that will be seen from the street are the "Do Not Enter" and the school identification on the building. He believed that half of the signs would not be seen unless you are on the campus.

Mr. Davey agreed that the quality of materials looks very good. They are being sensitive to the neighborhood. He mentioned the Ursuline Academy logo. He really liked the building with the huge cornice, saying it pushes the limits of what a cornice can be, but it is really balanced and nice. His only negative comment is the initials UA. He said it seemed to be just stuck on. It does not go with the signage and is not part of the logo. He feels that this is an outlier, and does not go with the building. He asked what the thinking was for this. Mr. Veigas said the actual make-up of the UA matches the trim windows on the building and the galvanized aluminum trim on the fascias. He thought it will bring the symmetry of the building into the sign. It is on the east side of the building and faces the convent. The idea was also to assemble graduating classes so that they would have a backdrop outside the building. Ms. Matsui said they picked this up from the school guidelines.

Mr. Haven asked which signs will be on the stone wall. Mr. Veigas said showed these on the plans as signs #6 and 11. Sign 6 is directional indicating that you are on Lowder Street, and Sign 11 will take you off the campus when you are coming down Lowder Street and indicate that it is the last entrance. It is a two-way driveway that circulates around the Athletic/Convocation Center and shows parking there, the carriage house, and the convent. Mr. Haven asked if there would be landscaping in front of the wall for Sign 6. Mr. Veigas said there would not be, although they thought about it. Mr. Haven understood the limitations of this. He asked about Sign 11 and all the green space. It is at a very awkward bend of the wall. He asked if there was an opportunity to move the sign to another location as a free-standing sign. He did say the picture may be deceiving. Mr. Veigas said there is potential there.

Mr. Corey moved to recommend the sign package for Ursuline Academy as presented and with the addition of an amendment that the Board will ask the Zoning Board of Appeals to support the waiver. Mr. Davey seconded the motion. The vote was unanimous at 4-0.

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| Applicant: | Horse Thieves Tavern, Blue Bunny, and North Star Building |
| Project Address: | 574-585 High Street, Dedham, MA |
| Case #: | DRAB-09-17-2266 |
| Property Owner/Address: | Washington High, LLC, P.O. Box 1299, Dedham, MA |
| Materials Submitted: | <ul style="list-style-type: none">• DRAB application• Photograph of existing conditions• Proposed exterior renovation and restoration• Exterior Elevations, Washington and High Streets, prepared by Sorensen Partners, 15 Remington Street, #1, Cambridge, MA |

- Exterior Elevations, Book & Cigar Shops, prepared by Sorensen Partners, 15 Remington Street, #1, Cambridge, MA
- Letter from Mollie Moran, AIA, Moran and Associates, Dedham, MA

Representative:

Chris Lutes, owner of Horse Thieves Tavern
Mollie Moran, AIA

Ms. Moran has only been involved in the project for two or three weeks. The applicant is before the Board only for the lower façade at this time, but there are some ideas for proposed signage for which they would like Board feedback. All the windows in the storefronts are irreparable. The glass is single pane, not tempered. The plan is to replace the storefront windows to the ground including the marble tiles attached to the front. The wooden wall would be replaced with thin concrete. The drawings show brick to match the existing brick. All the windows replaced will line up with the top transom. The cigar shop and the Blue Bunny will not be changed at this time, but are planned. The Blue Bunny will be done when the schedule allows; this is their busiest time of year, so it may be done in the spring. A window sample and the material were shown to the Board. The honed stone was shown, which will be framed by aluminum. The concrete will be duplicated around the corner and painted yellow to match what is existing. They will eventually paint the whole thing. They are addressing any safety concerns for the façade. Once the restaurant opens, there will be more funds available to finish the repairs and restore the building. The upper windows will be replaced at some point. These are probably 20 years old, double paned, insulated, double hung, and easy to wash. The casings are white. Mr. Haven asked about the heavy frame around the upper windows. Mr. Lutes said the area was built in a little bit, and was probably used as a sign. It will be consistent with the rest of the building.

Ms. Moran passed out a rendering of the signage, which will be a projecting sign with the logo. It will be black iron with a band across the bottom with frosted letters around the top of the storefront. They are considering decals on the windows. There will be two downlights in the vestibules on Washington Street. Mr. Corey and Ms. Moran agreed that it will be a challenge to match the brick. They are considering not putting up an awning because once the storefront is restored, it will be so elegant that it would not make sense to hide it. A name change for Blue Bunny is in the works, and they do not plan to put up an awning.

A decaying purple wall that is completely separate construction from the rest of the building will be rebuilt. They will put a white stucco skim coat on it, then a mural that would be suitable for the history of Dedham and the theme of the restaurant. There is a large area with an arched top on the upper tier of the building needs to be repaired now, as a chunk is missing and it is falling apart. Mr. Corey recommended that the Building Commissioner insist that they fix this. Mr. McCarthy asked if they could narrow down the timeline to finish the whole building. He knew they would do the work in phases, but it is such a prominent corner in the Square to have only part of it done. Mr. Lutes said that the two pieces that are not going to be done right now are the cigar shop and Blue Bunny. Mr. McCarthy asked if the restaurant piece would have the second floor done. Mr. Lutes said they are not going to paint it yet. Mr. Haven said the second floor is considered Phase 2. Economically, the restaurant has to open in order for the bank to complete the financing of the building. This will allow for the rest of the work to be done. Mr. Lutes explained the purchase of the building and his work with Peter Reynolds, who did not know the scope of

that a huge amount of structural work needed to be done, installing a sprinkler system, and new electrical, all of which cost a lot of money. Bringing it up to code has been a huge project.

The bottom will match all the way along. They will return when they finalize the signage and will also have a rendering of a mural. The mural would not be lit. Mr. Corey said the mural would take up a lot of the allowable signage. Ms. Moran asked, in the interest of putting some art in the Square, whether they could get the support of DRAB if they had to go to the Zoning Board of Appeals. There is a lot of frontage and very little signage. Mr. Davey did not consider the mural to be signage, but Mr. McCarthy said this was discussed at the time of the DRAB meeting regarding the Oakdale Square mural, and it is a sign. Mr. Gibson liked the idea of a mural. There would be no wording on it. Ms. Moran said that when the wall is repainted, it will be a different color, not the yellow on the rest of the building. This would probably blend in more with a mural.

Mr. Lutes said that the reason for this meeting is for DRAB approval of the windows and the facade, and if it is worth pursuing their rehabilitation. Mr. Davey wondered, in terms of a mural, if they wanted to put something on the granite on the bottom. The base will be continuous and filled in. The granite is raised up two inches over the storefront curb and is not going down to the street. Mr. Corey moved approval of the window package and the concrete paneling underneath, seconded by Mr. Gibson. In discussion, Mr. Davey asked whether they had considered moving the windows on the Washington Street side, given that it is a restaurant and it would let in more natural light. Mr. Lutes said is a lot of great natural light with the transom windows above all the way around. Their real frontage is on High Street. They are preserving the windows without the awnings, and you will be able to see in a lot more. The right side where the shoe store used to be is going to be the kitchen, so you will be able to see into it. Ms. Moran said the old beadboard on the inside of the solid wall will be preserved. With regard to the motion and the second, the vote of the Board was unanimous at 4-0.

The Board then discussed blade signage and the mural, but did not vote on these. Mr. Lutes wanted to be sure that the Board was in agreement with what might work. Sign calculations need to be done, and they may need to go to the Zoning Board of Appeals. Allowances were discussed, and Mr. McCarthy said that it is now 10% of wall area, not 5%. The building is multi-storied, so this would need to be considered. The only other signage would be for the cigar shop awning and the upstairs office signage.

Mr. Corey said he would not commit to a mural or the concept until he sees something. He likes the signage. Mr. Gibson liked the idea of a mural, but questioned the gray scale, which showed the yellow. He asked if it would be relevant once the rest is painted. They will make sure that colors that will work well together with brick, and are considering more of a gray than yellow. Mr. Gibson agreed with this. He wondered how they could reconcile that and paint the rest, and asked if they would paint the mural with the gray and if it would clash. Mr. Corey said they would do the mural when they did the rest of the building. Mr. Gibson said he liked the idea of a blade sign, noting that there is a very prominent corner there. There would be only two down lights, one at the vestibule and one at the entry to the offices, which would also be the secondary egress. They are putting in a fire door, so it will not be a black door. The door to upstairs and another door will remain the same, although they will have to switch the right door to open out since it is the secondary egress. Both doors will be glass. The awning will remain for now.

Mr. Davey said he liked the signage, which will be very minimal. He thought that the phrase “Food and Drink” was superfluous. Since they are not putting up awnings, he wondered if there was a way to get the insulation properties with that with something like bubbled glass. He cited the Heart of the Square and the vision business, who have transom glass. Ms. Moran said these are glass blocks. There will be canopies inside the restaurant. Mr. Davey said he would be happy to support the mural. Mr. Haven said he would also support the mural. With regard to the signage, he said it felt “off the rack.” He said it would be beautiful as a steel plate. Mr. Lutes said a blacksmith will be making the sign. The rendering is an off-the-rack sign that the designer just plugged. This was discussed in depth. It was suggested that some of the detail could be used inside as well. They will return to the Board when their design is complete.

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| Applicant: | Blue Ribbon Barbeque |
| Project Address: | 342 Washington Street, Dedham, MA |
| Case #: | DRAB-09-17-2269 – Scoping Session |
| Property Owner/Address: | Supreme Development, Inc., 21 Eastbrook Road, Dedham, MA |
| Materials Submitted: | Rendering of proposed sign Photographs of signage at other locations |
| Representative: | Scott Gubitose, Manager, Blue Ribbon Barbeque |

The Applicant is here to get feedback prior to the official application. They hope to open by December 1, 2017. They will be using SRP Signs, which has done all the Legal Seafoods signs. They originally wanted to do two signs, but decided that was overkill. They would prefer that it be seen from the lights in the Square, as well as the rotary coming off Route 1 onto Washington Street.

It is to be noted that much of the discussion could not be understood because there were multiple people speaking at once and asking different questions at the same time. Every attempt was made to try to understand what was said.

Mr. Gubitose proposes a blade sign that will go on the front above the doors. The façade of the door extends 14 inches. It is recessed in 14 inches above the windows. The top of the door, where the glass is, is 10’4.” The first molding before the window is 12’ 9.” This is really high. They will come off that spot between the door and the window. There is a soffit there with a couple of down lights for safety, and the sign provide more light. They would like to put up an awning if it is allowed, and hope that the other restaurant will do the same one. The owner does not want just one awning. The lease line is 48 feet, so they are allowed 48 square feet of signage. The blade sign is 37” x 38.” It is fabricated aluminum, stencil cut with pushed-through acrylic letters. It will be internally lit with LED, and will require a waiver. The white part of the blade sign will not be lit, but the words “Pit Smoked,” “Est. 1995,” and “Blue Ribbon Barbeque” will be lit internally, as will the lines on the side. There will be a scalloped edge on both sides with lights. The colors on the rendering are what they would like to use, but Mr. Gubitose is not 100% sure. He described what the inside would look like. Photographs of signage at other locations was shown. The phrase “pit smoked” is smaller than the one in the photo. The second choice for a sign is an all-metal sign.

Mr. Corey asked if there was any idea of what the Mexican restaurant’s sign would look like. He did not want the two signs to fight each other. Mr. McCarthy did not know. Both Mr. Corey and Mr.

Davey thought the Blue Ribbon sign is precedent setting for the town. Mr. Davey explained the reason why he liked one of the other signs better. Mr. Gubitose showed their new logo. He said that the word “Barbeque” is what they feel is the recognizable nature of what they do. He is afraid that the logo would get lost if it was in the middle of a 28” wide sign. A lengthy discussion was held. Mr. Davey thought the sign contrasted the building, but in a way that tried to compete with it. The building has so many materials. ***Much of the discussion could not be understood because of multiple people speaking at once.*** He played with the sign and stacked it. He thought there was too much going on in terms of what else is going on with the building. Mr. Gubitose thought this would be simpler. He said they really want “Barbeque” to stand out.

Mr. Gibson asked if the lettering or red lines and red band would be eliminated. Mr. Gubitose said the red band would not be eliminated, but the red lines would. Mr. Gibson said that the white is a little concerning, almost like barber shop. Mr. Gubitose said he did not like white either, and wondered if there was an alternative such as cream. Mr. Gibson suggested polished aluminum or brushed aluminum to give it more of an authentic look. He said it is tough to picture what it will look like with just the letters illuminated, and not the band around the outside. Mr. Gubitose thought there would be enough light coming from the letters. Mr. Gibson suggested that the red band glow out to help; otherwise, it might look flat with just the letters popping out. He reiterated that the white is concerning because it looks stark. Mr. Gubitose said that everything in the space is not going to be that; it will be antiqued. ***Much of this discussion was unintelligible due to multiple speakers at once.***

Mr. Gibson said the bulbs coming out of the sign are almost too modern. ***Mr. McCarthy’s comments could not be understood due to multiple voices and laughter.*** He pointed out an area that would be LED lighting; it is not known where this is. He said this looks like neon, and would need a waiver for being internally lit. Mr. Davey said this sign goes with the building. Mr. Gubitose said it would go with the space in the building and sets the tone of what people are going into. The building is fairly modern. Mr. Davey said that this sign is kind of retro and working against the building. Mr. Gubitose suggested that perhaps it would help if it was a different color. Mr. Gibson thought the lines might be competing, and suggested just doing a metal up top. Mr. Corey said the scalloped edges bother him. He said the rendering looks like a cookie. He said the applicant would get more bang for his buck if the edge was smoother. Mr. Gubitose this is the route they wanted to go in order to bring new branding to the sign.

Mr. Haven asked if the material is all acrylic. Mr. Gubitose said the sign is fabricated aluminum with pushed-through acrylic lettering. Not all the lettering would be cut and pushed through, and the rest would be aluminum. ***Much of this discussion was unintelligible due to multiple speakers at once.*** Mr. Gubitose said they were going to do a halo lit wall sign above the glass windows as well, but it was too much. The lettering on this sign is more retro and has cleaner lines; they were not tempted to do that with all back lit halo lights. ***Discussion at this point was unintelligible due to multiple speakers at once.***

Mr. Gubitose said their timeline does not line up with having to go to the Zoning Board of Appeals. Mr. Corey said he has until next Friday to file it for the November 15, 2017, agenda [*An application was filed with the Zoning Board of Appeals, on Friday, October 13, 2017, and they will have a hearing on November 15, 2017.*]. He would come to DRAB for the November 1, 2017, meeting for their review and recommendation, and then go to the ZBA. Mr. Gubitose asked what the Board thought if they used a different font for “Barbeque,” a brushed metal instead to replace the

white, and maybe illuminate the outer edge. Mr. Corey asked how he would illuminate the outer edge. He suggested making it an acrylic edge instead of metal. He still did not like the scallops, but liked the red line. He did not want the sign to look too kitschy.

Mr. Haven discussed the internal illumination and the view in the Square. Mr. McCarthy said there are some internally illuminated signs in the Square, i.e., Café Bagel. Mr. Haven said this is a pretty minimal sign in terms of internal illumination. It goes with the brand name and makes the sign work. Spotlighting the sign will look strange. He said he was looking ahead to the Mexican restaurant. The whole strip will likely be internally illuminated. Mr. Gubitose said he was pretty sure they used the same sign in each location and they were lit with gooseneck lighting. He said that the owners of Blue Ribbon likes each of their signs to be unique.

Mr. Haven asked the Board if it was in agreement with the internal illumination of the sign. There was no vote since it is a scoping session, but he wanted to know before the applicant went to the ZBA. Mr. Corey was fine with it. Mr. Davey thought it was a bit much. Mr. Gibson said he thought it could work, but he did not think it looked authentic with the white. Mr. Corey said this would go a long way to making it look more industrial. Mr. Davey said there were too many ideas going on. Mr. Haven thought internal illumination would only be for the letters, and that those letters against the aluminum would give a reflective quality and would be very cool and more authentic. He said that even if DRAB gave a positive recommendation, there would be no guarantee that the ZBA would approve the waiver. DRAB will review it prior to the ZBA meeting so there can be a recommendation letter written. Mr. Corey suggested that the sign company could do a piece of aluminum with the letters inside so exactly what it means would be understood. ***Much of this discussion was unintelligible due to multiple speakers at once.***

Mr. Haven said that, for the next hearing, he should work with Mr. McCarthy in filling out the application to make sure the square footage is okay. Mr. Gubitose was not sure how large the sign needs to be. Mr. Corey said that he is limited to 48 square feet due to the 48 feet of frontage. This would leave them enough square footage that they could put something on the door, i.e., phone number or hours of operation. Mr. Gubitose said two of their restaurants in Virginia have signs on the windows saying things like “brisket” or “pulled pork.” Mr. Haven said he should have the specifics of internal illumination, as well as window or door signage figured out for the November 1, 2017, hearing and how it is applied, noting that the ZBA would want the full picture. If he comes up with something different, he should email it to Mr. McCarthy, who would forward it to DRAB for comments, but not a vote. Mr. Davey suggested that he try to work out everything within the circle, or make the pieces function as one. Otherwise, there are too many things going on, i.e., fonts, cultural references to many colors not there. Mr. Gubitose said they had difficulty squeezing “Blue Ribbon” into the circle, but he said they could make the circle bigger. Mr. Davey said that he thought the building was of a scale that it could be a decent sized sign. Mr. Corey said that if he takes the “Blue Ribbon” piece and incorporates that square footage into the circle, it would ***unintelligible because someone spoke over Mr. Corey.*** Mr. Corey said he would also need a letter from Supreme Development, and he would need to see what they want to do. Mr. Gubitose said he saw it already and was fine with it. A letter from Mr. Petruzzello needs to be furnished.

Applicant:
Project Address:

Chipotle
176 Providence Highway, Dedham, MA

Case #: DRAB-09-17-2262
Property Owner/Address: The Wilder Companies, Ltd., 800 Boylston Street, Suite 1300, Boston, MA 02199
Materials Submitted:

- DRAB application
- Rendering of proposed sign
- Aerial view of location
- Photograph of existing conditions
- Rendering of proposed conditions
- Specifications for signage
- Letter from Kelli A. Burke, Vice President, Development Services, The Wilder Companies, Ltd., 800 Boylston Street, Suite 1300, Boston, MA 02199

Representative: None

Mr. McCarthy said that Jamie Antobenedetti of Apex Sign, 166 Concord Street, Ashland, MA, was supposed to present this application, but had been hospitalized for kidney stones and therefore was not present. He said the application was pretty straightforward. Mr. Corey said this is basically a change of sign without changing much.

- The size is smaller and the colors are better and more obvious. There is only one line instead of the existing two. "Mexican Grill" has been removed.
- Mr. Haven said he thought it was too small on the building.
- It is internally illuminated.
- Mr. Gibson wondered how it would compare with the other signs on the building. Part of one of the signs can be seen for comparison.


The Dedham Mall does not have a sign package, although they have been asked to create one. It was suggested that the sign be centered between the two pilasters.

Mr. Corey moved approval of the sign as presented with the recommendation that it be centered over the door between the two pilasters. Mr. Gibson seconded the motion. The vote was unanimous at 4-0.

Review of Minutes: Mr. Corey moved approval of the minutes of September 6, 2017, seconded by Mr. Gibson. The vote was unanimous at 3-0, with Mr. Davey not voting because he was not present for that meeting.

Mr. Corey moved to adjourn, seconded by Mr. Gibson. The vote was unanimous at 4-0. The meeting ended at 8:45 p.m.

Respectfully submitted,



John Haven, RLA, ASLA, Chair