

MINUTES OF WESTBOROUGH DESIGN REVIEW BOARD
July 12, 2016

The Westborough Design Review Board held a regularly scheduled meeting in the Forbes Municipal Building, second floor, Suite 23. Members present for discussion were Dan Martin, Todd Alexander, Charlie Diamond and Cindy DuBose. Members Mike Hally and Debbie Schradieck were absent.

At 8:30 a.m. the Design Review Board the Board met with the owner of Christina's Cafe, Mr. Spiro Kelly located at 22 South Street.

Mr. Kelly said he is proposing to reface the front façade of the existing building with hardy plank siding, color – costal sand. We will be removing the ornamental iron rails out front of the windows. The windows can't be opened so the railing has no real function. They will remove the lighting, awnings and lettering during renovation. We will then install a black background and use the original gold lettering. They will replace the gooseneck lighting with lights installed under the soffit that will be downward focused. They are installing new windows and doors that will not have mullions. Currently the mullions are clip in.

The Town Planner asked him for more information on the doors.

Mr. Kelly said the doors are being repainted and they are removing the clip in mullions.

Member Dan Martin clarified that they are removing the mullions. What about the recessed wood in the front.

Mr. Kelly said that will all be removed and replaced with hardi plank. The hardi plank siding is colored all the way through and come in 4x8 sheets. They have picked a color acceptable to the Historic Commission.

The Town Planner asked if they will replace the iron grates in front of the windows.

Mr. Kelly responded no. He wants them removed.

The Town Planner said that might be a building code issues. Your windows open?

Mr. Kelly said the windows are stationary and they have never been able to open them. We were never allowed by the Board of Health to open them.

The Town Planner said the grates were designed so you could open the windows and the grates were intended to block people from going in and out of your window.

Mr. Kelly said the windows have never been opened. The Board of Health would not allow it.

The Town Planner asked if the second story windows will still have mullions.

Mr. Kelly said the second story windows will keep the mullions in.

The Town Planner responded that the Design Review Board needs to discuss whether they want to keep or remove the mullions from the windows. This will definitely change the look of the building from a residential look to a commercial looking structure.

Member Charlie Diamond asked if there are gooseneck lamps.

Mr. Kelly said there is now but they are removing them.

The Town Planner said we really need a plan that shows what you are removing from the building. The removal of the mullions from the windows and the iron grating is a major change to the building.

Mr. Kelly responded that he shows a plan for Exterior Rehabilitation of the front of the building that has no mullions or iron railing. He can paint the mullions on the second floor white to match the color of the first story windows. We are trying to get a clean modern look and get rid of the old café look.

The Town Planner asked about the window boxes, are they going too?

Mr. Kelly said he never installed them. They were there from the previous owner. They will be gone. There will be nothing projecting out from the building.

Member Dan Martin asked the Town Planner what he thinks of these revisions.

The Town Planner said the mullions in the windows and the rod iron railing all add character to the building. It makes it look like part of a New England village. The modern look will make it look like anywhere USA. You will lose the character of the building. The mullions do tie in with the second story windows, it carries it forward.

Mr. Kelly responded that he has never liked the existing exterior design of this building. Nothing in that area matches the buildings next to them. The Central Credit Union just built a building that is the look that he wants to achieve. He does not think he should be forced to keep a café look.

The Town Planner asked who owned the building when this redesign was done originally.

Mr. Kelly said it was not him. He does not know.

Member Dan Martin said he like everything he is doing except taking away the grille out front in the windows. He likes that look. His design is very clean.

Mr. Kelly said the windows on the first floor do not have a grille in them. It is the iron railing in front of them that gives that appearance. They can't open the windows so why have the railing. The mullions in the doors don't bother him as much.

The Town Planner asked are you keeping the panels under the windows.

Mr. Kelly responded that they will be removed and resurfaced with hardi plank. The panels between the doors will also be removed.

The Town Planner said this will be a completely different look. This will get rid of a New England style building. What is your thought process behind this, are you going to sell?

Mr. Kelly said he is doing this because this is how he wants to building to be. He needs a new look, a new change. The tenants have asked him to proceed with doing some changes to the building. He would like to keep his building updated and clean. It will be a beautiful building.

The Town Planner asked if he plans to put a decal in the window.

Mr. Kelly said no there will be no decal in the window.

Member Dan Martin asked when he plans to get started on this.

Mr. Kelly said it's been a while since he got his building permit (6 months). He has to make sure it has not expired.

Member Charlie Diamond said he does not think the building will be as appealing without the iron railing and flower boxes.

Mr. Kelly said he personally does not care for it.

The Town Planner said the Town is doing a planter program to beautify the downtown area. Flowers are quite common and will become more common. Is the planter currently maintained by you or your tenant.

Mr. Kelly responded by the tenant.

The Town Planner said do they want the plants?

Mr. Kelly said he does not know but they are fake plants. He did not put them there. Having plantings is just more work to take care of them.

Member Charlie Diamond said this is not a big responsibility; just water them to maintain them.

The Town Planner asked if the flowers in the photo are real. The trim board at the top, the specification sheet shows it as aluminum.

Mr. Kelly said it is aluminum now and is painted brown. He plans to paint it white.

Member Charlie Diamond said you are taking down the awnings, will they go back up after you have done the renovation.

Mr. Kelly said there are trees there that have grown to be quite large and are not letting much light into the building. Maybe with the removal of the awnings they will get better lighting.

Mr. Dan Martin said he would like to look at this building. He understands Mr. Kelly's point of view. He however needs to see the building himself. He does not hate his design but feels it will just become another building modernized. Again, he really would like to see the building.

The Town Planner said we can go to the site now. We can continue this discussion to a later date. The Town Planner said the Design Review Board is visiting the site and will reschedule another meeting at a later date.

There being no further business to discuss, the meeting adjourned at 9:32 a.m.

Respectfully,

Sandy Spinella/Administrative Assistant

APPROVED:

Debbie Schradieck, Chairman

Cindy DuBose

Dan Martin

Mike Hally

Todd Alexander

Charlie Diamond