

**Historic Preservation Advisory Commission Meeting
Regular Meeting of May 17, 2010 7:00 pm**

The regular meeting of the Historic Preservation Advisory Commission took place on the above date. Chairwoman LeFrois read the Open Public Meeting Act and requested Board Secretary Mrs. Citterbart called the roll. Board Secretary Citterbart stated there was a quorum.

MEMBERS PRESENT: Mr. Kaplan, Mr. Read, Mr. Wright, Mrs. Schulte and Mrs. LeFrois

EXCUSED: Mr. Storm and Mr. Becker

FLAG SALUTE

CONSIDERATION OF MINUTES

None

APPLICATIONS

**Applicant: #HPC-08-2010 - Lin Xing/China Garden
Property Location: 71 Spring Street
Block: 716, Lot: 14**

New Chinese Take-Out Restarurant. Applicant proposing to replace wood exterior with brick and replace existing sign.

Kevin Tung, Esq., representing the applicant stated: It is a vacant store right now. My client is the owner of the store and he has been over several years since he bought this premises. He was not able to rent it out and has he decided to open a Chinese Take-Out Restaurant at the location. The proposed drawing has been submitted and you have the drawing. When the drawing was reviewed they raised a question to the duct work in the back of the building which they thought could be seen from the front but has been modified. You will see the smoke is actually now lowered so you cannot see it from the front. The other question was that there is no neon sign. My client will change the sign. The new drawing presented to the board is the correct drawing.

Mr. Wright stated: This is known as the brick row. The building to the right is the oldest and it was built in 1857, moving to the court house the last was completed in 1863. They were originally stores on the ground floor and businesses on the upper two floors. I can't tell you specifically about the store front. The one to the left in the picture was two stores combined to form originally Newbury's in 1925. So I imagine that the store fronts all date to approximately that time. In the 1860's they had wooden awnings that came out to the sidewalks.

Chairwoman LeFrois stated: For this application you are looking for approval to change the sign from the leather outlet to something else and what is the material on the front?

Mr. Tung stated: I think it used to be wood but we will be replacing it with brick.

Chairwoman LeFrois asked: Do you have a drawing or some type of rendering proposing how it will be looking?

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Mr. Wright asked Mr. Tung: Are you referring to a section in the back of the building that you want to change from wood to brick or the façade?

Mr. Tung stated: I am talking about the front. The surrounding structures are wood and we are going to replace that with bricks. That will be the only change.

Mrs. Schulte asked: Leaving the windows where they are?

Mr. Tung stated: Yes. The windows will stay. Nothing changes except the sign becomes a Chinese take-out restaurant. The sign will remain the same size; the same shape. I don't have a picture of the front.

Mrs. Schulte asked: Do you think you will be able to match the brick to the rest of the building?

Mr. Tung stated: I believe so.

Mr. Wright asked: In the windows of the store you can see two columns, are those support columns?

Mr. Tung stated: My client told me that the two columns will still be there. It won't be changed.

Mr. Wright stated: I am just guessing because of those two columns that this was once a more solid wall and when they did the store front they resurfaced the whole front with the brick.

Mr. Tung stated: My client told me that the two columns are supporting the weight of the building and they won't be changed.

Chairwoman LeFrois stated: The sign on the front of the building, you are not changing anything except for the name and it will not be internally illuminated, correct?

Mr. Tung stated: Correct.

Mrs. Citterbart asked: Can they put gooseneck lighting up?

Chairwoman LeFrois stated: Yes. They can put gooseneck lighting up to come out and shine on the sign.

Mrs. Citterbart asked: Is there any place in particular that the dumpster needs to be at in the rear?

Chairwoman LeFrois stated: It really is not a concern to us.

Mr. Read stated: Gentlemen, the back of your building is a parking lot, do you have part of that parking for your own employees?

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Mr. Tung stated: There are eight spots in the back of the building.

Mr. Kaplan stated: Looking at your picture on Spring Street is there an existing awning underneath the sign right now?

Mr. Tung stated: Originally they had an awning and now it is broken. It is a remnant.

Mr. Tung asked for the client: Is that allowed to install a new awning?

Chairwoman LeFrois stated: Yes.

Mr. Wright stated: A cloth awning. The same size, similar to the tobacco store.

Chairwoman LeFrois asked: When are you hoping to open?

Mr. Tung stated: As soon as the application is granted approval.

Mr. Wright asked: You intend to use these exact same windows that are there today?

Mr. Tung stated: Yes.

Mr. Wright stated: What I am curious about is you would think if an architect redesigned this façade I don't know if it would be desirable or not but you might want masonry columns to take the place of the columns that are there now.

Mr. Tung stated: But the current design is just to stay the same.

Mr. Wright stated: From the photograph above the windows it looks like wood also and that will be brick down and the present windows will support the weight of the brick above?

Mr. Tung stated: The brick is not real brick. The first layer will be ply wood and then it will be brick façade.

Mr. Wright stated: We would not allow that. It has to be real brick.

Mr. Tung stated for the applicant: If that is not allowed then he will keep it the way it is with the wood.

Mr. Wright stated: We would not allow a false brick. What I am curious about is supporting that kind of weight above the windows. I am supposing that is why these two columns are there, to support the façade of the building.

Mr. Kaplan asked: Will your business be strictly take out?

Mr. Tung stated: According to the drawing there are only several seats just for some people.

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Mr. Kaplan stated: Are you contemplating home delivery or will it just be take-out and eat at home? The parking is very dangerous and we couldn't have someone parking there waiting for something.

Mr. Tung stated: The several seats there are for someone who walks in and wants to wait for food but not a formal eating restaurant.

Mr. Kaplan stated: I am just concerned because if you have home delivery, somebody could run in to get the food and leave their car in the front. That would not be allowed.

Mr. Tung stated: If there is going to be delivery, the car would park behind the building.

Chairwoman LeFois stated: I am not sure we have the same application here.

Mr. Wright stated: If he is not going to change it and he is just going to paint it or maintain it then it is fine. Change the sign and allow a replacement in-kind of the awning so that it suits the ordinance.

Chairwoman LeFois opened this portion of the meeting up to the public.

With no questions or comments from the public, Mrs. LeFois closed this portion of the meeting.

Mr. Tung asked question for the applicant to the Board: The front of the building can it be moved forward instead of the shape which it is.

Mr. Wright stated: That is possible but what you would have to do is have an architect or maybe yourself do a drawing and come back and show us a rendering of it. Even with this façade, real brick might not be a bad idea but you would have to have an architect design it.

Mr. Tung stated to the applicant: The application would have to have an architect plan and come back to the historic commission.

Chairwoman LeFois stated: The application we are looking at is going to be modified because they are not replacing it with brick. They were proposing to replace it with an applied brick/simulated brick material which we are not going to be approving so what the applicant has asked is that we approve the application with regards to the sign being used and just the name changed and that they would maintain the existing store front or replace it exactly in-kind. The applicant has also asked about some structural changes and we have requested that if they want to go forward with that work, we would have to have architectural renderings and come forth if they want to move the door closer or make any changes to the window. As it stands right now, they can replace in-kind or they can do some general maintenance of the wood that is there. They can go ahead and use the sign that is there just changing the name, if they want to apply some type of gooseneck lighting that is fine and if they want to replace the awning as per language in the ordinance that is fine as well.

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Mr. Wright stated: I think we should clarify that they can either maintain the existing façade by simply repainting it or repairing it or they can replace it in-kind with same materials. If they want to use gooseneck lighting or exterior light on the sign, we would like to see the cut sheet and would have to come back to the Historic Commission.

Mr. Wright made a motion to replace existing sign, maintain existing store front or replace with in-kind material, maintain existing store front awning or replace in-kind as per the ordinance. Mrs. Schulte seconded the motion.

AYE: Mr. Kaplan, Mr. Read, Mr. Wright, Mrs. Schulte and Chairwoman LeFrois

**Applicant: #HPC-09-2010- Lakeland Bank
Property Location: 30 Park Place
Block: 715, Lot: 8**

Applicant requesting to replace all existing signs with new signs at the same square footage.

Tina George of Lakeland Bank and Brian Travers of Butler Sign Company were here tonight to speak about the change.

Chairwoman LeFrois stated: We have your colors and spec sheets for changing the signs. Could you please give us an overview of exactly what you want to do.

Mr. Travers stated: Other than the letter style and the color change everything is going to be identical to what it is now. We were discussing that we were before this very board about five years and I think it has worked well for five years and I think it should work well going into the future.

Chairwoman LeFrois stated: To those members that were not on the board five years ago when Lakeland Bank acquired Newton Trust, signage change had to occur and one of the issues was that the Newton Trust verbiage on the stone we were requiring it still be there. When you factored in the new size of the sign that was going up it was seated very close.

Mr. Travers stated: I think the sq. footage remained the same. The issue was we wanted to actually put up a sign where the Newton Trust Company was.

Chairwoman LeFrois stated: For my own edification, on Page 1, building sign 1, where the red boxes are, you are going to be putting signs up there?

Mr. Travers stated: No, that is not correct. Those are existing lights. The three right above the sign and the two to the side of each which would be the lower rectangular actually shine down on the building. The rectangular above the Newton Trust Company shines down and illuminates the Newton Trust Company which will stay there.

Chairwoman LeFrois stated: So you are not changing that.

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Mr. Travers stated: No. They have been there. We installed them when Lakeland Bank took it over. That was approved by this Board also.

Chairwoman LeFrois stated: On Page 2, the sign that is up at the top you are just replacing that on both sides.

Mr. Travers stated: Those are both painted and will remain painted.

Chairwoman LeFrois stated: Upon entering the parking lot we have the ATM sign that is going to be changed.

Mr. Travers stated: The sign itself is going to stay; we will slide in a couple of new plastic faces.

Chairwoman LeFrois asked: Is that internally illuminated?

Mr. Travers stated: Yes. It will remain internally illuminated.

Chairwoman LeFrois asked: The customer parking/employee parking?

Mr. Travers stated: All of these signs will either be replaced with identical signs or upgraded with overlays and paint. Probably replaced for the most part.

Chairwoman LeFrois stated: On the ATM again that is replacing the other Lakeland name.

Mr. Travers stated: The Lakeland to Lakeland correct. And we will refurbish what is there. There will not be a new ATM brought in.

Chairwoman LeFrois stated: It looks like a drive through banner, kiosk.

Mr. Travers stated: The rest will be the same. Just the headers will change over to Lakeland. They are plastic inserts. The vinyl on the doors will depict the new logo and we are changing the font.

Chairwoman LeFrois asked: Does the Board have any questions or comments.

With no questions or comments from the Board Mrs. LeFrois opened this portion of the meeting up to the public.

With no one coming forward from the public, Mrs. LeFrois closed this portion of the meeting to the public.

Mr. Wright made a motion to approve the application as submitted requesting to replace all existing signs with new signs at the square footage or smaller. Mr. Read seconded the motion.

AYE: Mr. Kaplan, Mr. Read, Mr. Wright, Mrs. Schulte, Mrs. LeFrois

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CORRESPONDENCE

None

ADJOURNMENT

Mr. Read made a motion to adjourn the meeting. Mr. Kaplan seconded the motion. The meeting was adjourned with a unanimous "aye" vote. The meeting adjourned at 8:00 pm.

The next regular scheduled meeting will be held on June 21, 2010 at 7:00 pm in the Council Chambers of the Municipal Building.

Respectfully submitted,



Katherine Citterbart
Historic Board Secretary