

ARCHITECTURAL REVIEW BOARD
DARIEN, CONNECTICUT
MINUTES
November 18, 2014

The meeting of the Architectural Review Board on Tuesday, November 18, 2014 was opened at 8:00 p.m. in Room 213 of the Darien Town Hall.

Members present: Macdonald, Lawrence, Hughes, Castell
Staff Present: Keating

ARB #31-2014

First Congregational Church of Darien, 11 Brookside Road, DB-1 Zone
Proposed alterations.

Neil Hauck reviewed the interior alterations of this late 19th century residential building in Darien's National Register District. The lower level will become a Youth Center dedicated for FCC programs, the first floor will have one half converted to a Community Meeting Room with a separate entrance from Brookside Road for various church boards. The remainder will be living space and kitchen area for an Associate Pastor. The second floor will be bedrooms and baths. The roof is Timberline in Pewter Gray. Exterior façade will have two new doors, two windows removed (retained or reused in another location if possible), three double-hung ganged windows that will keep the same proportion and pane dimensions as the existing. The shutters will be kept with more added if possible, and central air with hidden mechanicals might possibly be added. This was approved with suggested changes.

ARB #32-2014

Cellco Partnership dba Verizon Wireless, 1926 Boston Post Road.
Proposing 2 antennas at Darien Book Aid Plan Inc.

Ken Baldwin, of Verizon, outlined the request for the placement of antennas inside the existing cupola then covering the existing openings with opaque white radio transparent screen panels on each side. The existing narrow crossed bars in the openings will remain on the exterior, but the Board requested the use of louvers on each side instead of the crossed bars. This was approved with suggested changes.

ARB #19-2009 modification

Espresso NEAT 22 Grove Street, CBD Zone
Replacement of hanging sign.

The proposed sign of 9" white letters on a PMS Warm Red background was felt to be a little "brutal." This was agreed to be soften by more space of the side borders, with the suggestion of inserting a tiny white border just inside edge of the red sign. This was approved with suggested changes.

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ARB #29-2008 Modification
77 Leroy Avenue R-1/5 Zone.

Dean Hindrick and Greg Grew presented the redesigned condos project, Pemberton 16. The new design kept the same site plan as the previous plan, with the parking at ground level under the proposed building. Parking area will be accessed by a contemporary curved gate. The roof peak is now 40 feet and the second floor has full interior wall height that effectively eliminates any break-up of the very straight roofline. There are more upstairs window in this modification and more open storage. The materials are a Timberline Weathered Wood roof, Hardie clapboard in Light Mist Gray with vertical panels underneath that are trimmed with Azek Bright White 6" wide and 1" deep, and topped with a 2 foot imitation stone veneer base. The only exterior lighting will be under the canopy.

The design was presented as a "nod" to the Victorian neighborhood. No site plan was presented, and the plan was difficult to read because the compass orientation was not specified. The building consisted of so many flat planes, with no roof breaks or dormers so that the "nod" to reflect the Victorian residential neighborhood was hard to read.

ARB made quite a few suggestions. There was support for the 3 story batten section, and a suggestion was made to convert the vertical clapboard section to match the other batten ones. Requests were made to create more dimension to the structure; to break up the flat blank section of the facade on West Avenue; perhaps to incorporate a gable; to remove the horizontal short clapboards between the windows on West Avenue; to use louvers instead of aluminum fencing on the West Avenue ground level in order to hide the underground parked cars; consider vent louvers or something else at the gable peaks; present new alternatives for the curved contemporary entrance canopy and the garage/parking entrance including the gates. Instead of projecting out beyond the previous plan, the revised plan should create recessed areas to break up the flat façades. It was noted that the proposed walls are now designed to go straight up from the outside of the foundation instead of being recessed in as shown on the previous drawings. This design was not approved.

ARB #22-2014 Continuation
2 Squab Lane, CBD Zone
Proposed façade

Tucker Chase, Architect, along with Daniel and Phil Dolcetti outlined the changes. The previous restaurant centered entrance door was moved to be at the east end of the structure for restaurant logistical reasons. The 15 foot wide staircase, centered at the top by an oak tree on Town property near Squab Lane, drops to a level stone terraced area bordered by planters with seasonal floral displays, and some hanging baskets. This area, with lighting and flowers, will serve as a

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representation of a stage and orchestra setting for events. From that terrace there are two stairs on each side going to a lower plaza toward Brooks Brothers on the Boston Post Road and toward Grove Street and the lower retail area of the proposed building. There is also auxiliary stairs from this terrace directed to the Squab Lane restaurant entrance.

Dave Keating said that he met with Public Works officials at the site and that they do not want the top of the proposed stairs or any proposed work near the oak tree. Instead they want the connection to the Squab Lane portion of Town property to be to the east of the oak tree where there is a gap in the large trees. The Dolcetti's shared their thoughts on the use of the oak tree that is on Town property and currently shown as centered on the proposed major stairs to the mid-level terrace. Dave suggested that a ramp from this terrace to the Squab Lane entrance of the second floor restaurant would make access easier from the lower parking area, and encourage parking activity away from Squab Lane.

The transformer will be relocated to the corner near the intersection of Squab Lane and Day Street. A ganged three window was centered on the pediment of the gables, and a metal seamed roof supported by brackets represent other changes.

The design of the retail windows were discussed in detail with further study requested focused on the look of Victorian retail windows, combining wood and brick, using examples such as Tokeneke Road shops and SoNo Bakery as suggestions for ideas.

Colors; cement board will be Monterey Taupe with white trim and classic red brick. ARB suggested vertical louvers instead of three windows in the upper gables. Lighting will be presented in the future.

Dave Keating asked to consider the levels of entrances easier, and to account for necessary air handling units and the placement of vent stacks for the restaurant all to be concealed on the flat portions of the roof and hidden by the parapet walls.

This design was not approved.

ARB # 33-2014

Orvis Company, 432 Boston Post Road

Proposed exterior sign

Informal discussion without applicant present.

It was felt that the signboard and lettering were too large, and a straight line of lettering pinned to the wall was preferred.

Sign was not acted upon. Applicant is to proceed to ZBA in December.

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ARB #34-2014

Peau Advanced Skin Care 432 Boston Post Road
Exterior sign proposal.

The size and color will be in Hunter Green, BN 2041-10 with gold leaf lettering identical to existing sign, with the only change being the new letters. This was approved.

The meeting was adjourned at 10:30pm.

Respectfully submitted,

Marian Castell