

ARCHITECTURAL REVIEW BOARD  
DARIEN, CONNECTICUT  
MINUTES  
SEPTEMBER 17, 2013

Members Present: Lawrence, Castell, Gadsden, Macdonald

Staff Present: Keating

The meeting was called to order at 8pm.

1. ARB #25-2013

Darien Athletic Foundation at Darien High School, 80 High School Lane,  
R-2 Zone.

Proposed concession stand/pavilion

Neil Hauck, AIA from Neil Hauck Architects presented the design for a new Darien High School Stadium Pavilion, to be sited at the end of the stadium field. The pavilion will house a ticket booth, restrooms, concessions and plumbing/wiring for a possible future kitchen. The pavilion is faced with red brick to match the existing DHS brick with a standing seam metal roof in a pewter color. A glazed blue brick crescent-shaped/curved Founders Wall will serve as a counterpoint to the pavilion and an accent to the abundant use of red brick on campus. A space of 11'-6" between the pavilion and the Founders Wall should allow ample space for entry/exit to the stadium. The Board commended the architect's design and approved the plans as presented.

2. Continuation of ARB #21-2013

UB Darien Inc., Goodwives Shopping Center, 25 Old Kings Highway North, DC Zone.

Proposed hanging sign.

Robert McGuinness from Urstadt Biddle Properties presented a design for a new sign post and hanging signs for the Joy Ride Spin Gym, and Performance Physical Training. The existing corner sign on the building's sign band will be removed, and the new standing sign shall be located on the side of the parking lot and point to the two uses in the side/rear of the building. The Board recommended that the applicant consider a 5" or 6" square ground post with a metal horizontal bracket to support the 2 hanging signs, each with 6" letters to ensure visibility. The top of the post and bracket cannot exceed nine feet (9') and the bottom of the hanging signs needs to be as high as practical so that it can be sign above cars parked adjacent to the sign. The Board encouraged the use of the individual stores' logo colors. The applicant will submit a modified design for ARB review.

3. ARB #22-2013

**Folly**, 1082 Boston Post Road, CBD Zone.

Proposed sign and awning.

Lynn Hamlen presented a sign and awning proposal for her new store "Folly" which will be in the space formerly occupied by Executive Printing. The property owner David

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Genovese is planning to white wash the red brick storefront and remove the existing a/c unit above the door. The proposed awning will match the awning design of the adjacent Olivette store. It will be fabricated in a grey and white striped 'Sunbrella' canvas. The grey wood sign with applied white lettering will be mounted above the awning. The Folly sign board is 5' long x 15" high, with 10" letters. The Board approved the proposed design.

4. ARB #23-3013

Noroton Presbyterian Church, 2011 & 2075 Boston Post Road and 25 Noroton Avenue, R-1/3 Zone.

Proposed additions and alterations.

Dennis Kowal from Dennis Kowal Architects, Somerville, NJ and Bruce Hill, LLC presented a plan for an addition to the Noroton Presbyterian Church. The plan calls for the demolition of a section of an existing two story building and a proposed addition of a new 37,121 square feet structure located between the historic Sanctuary and Chapel buildings. The proposed addition has a cultured stone base extending up to cover most of the first floor, with a red brick and stucco façade, and an asphalt shingle roof. The proposed building footprint as well as the Boston Post Road façade are intended as part of Phase One in a long range plan for the Church's future growth. The final design of the Boston Post Road elevation would include further expansion of the addition towards the road.

The Board noted that the historic Sanctuary and Chapel buildings are situated along Darien's main street, the Boston Post Road, and as such they are an important component of the town's architectural heritage. They form part of a beautiful ecclesiastical ensemble on the Boston Post Road together with two other notable Darien historic churches, St. John's Roman Catholic Church and St. Luke's Episcopal Church. The Board expressed concern regarding the façade design and large scale of the proposed addition, which connects the historic buildings of the Noroton Presbyterian Church compound. It was noted that the design of the addition, with a broken pediment roofline, overwhelms and diminishes the two adjacent historic church buildings. The Board recommended that the applicant explore other locations for the addition, such as the rear parking area, to minimize any negative impact on the churches. It was suggested that the architect consider presenting a thorough master plan for the future growth of the church to the ARB, so that the new design may be reviewed in its final context. The Board suggested that the architect consider an alternative approach in the design of the connector building, one that attempts to create a less important, more subtle design, and one that is sympathetic to the historic character of the churches. It was offered that such a design could both satisfy the space needs of the growing congregation while preserving and enhancing the beauty of the two historic churches along the Post Road. The Board recommended that the broken pediment was not a preferred design element for either the front or rear elevations.

The architect agreed to reconsider the proposed design in consultation with the client.

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5. ARB #26-2013

Berkshire Hathaway, 455 Boston Post Road, DB-2 Zone.  
Proposed wall sign and monument sign section.

Bryan Vasser presented a new horizontal wall sign 6' long x 2'-6" wide for Berkshire Hathaway, to be mounted above the window on the front façade. The existing sign by the Boston Post Road will have a replacement sign panel for Berkshire Hathaway HomeServices/ New England Properties, 4 feet long x 1 foot wide. Both the wall and post signs are fabricated in cabernet and cream colors with white and black lettering. The Board approved the design as proposed.

6. Modification to ARB #8-2013

Station Place, 20 West Avenue, CBD Zone  
Proposed hanging sign and removal of hanging sign on Town property.

Amy Zabetakis from the Rucci Law Group in Darien presented a modified sign proposal to remove an existing hanging sign currently located on Town property, and to install a new Station Place and Lanphier hanging sign in a new location at the corner of the property on West Avenue. Also proposed is a new wall sign and directional sign for Genesee & Wyoming mounted to the right of the main entrance, two signs flanking the employee entrance, as well as a stone with a G & W logo located at the base of the flag pole at the West Avenue entrance. The Board approved the proposal, noting that the sign at the base of the flag pole will need a variance from the Zoning Board of Appeals before it can be installed.

7. ARB #27-2013

Palmer's Market, 264 Heights Road, DC Zone & Noroton Heights Redevelopment Overlay  
Proposed façade change.

Jeff McDougal presented a plan to construct a new one story addition at the rear of the Palmer's Market to house a refrigeration area, an expanded deli prep area and a new hydraulic lift adjacent to the existing loading dock. The proposed addition is approximately 12' x 40' and will be finished with stucco to match the existing building. The Board approved the proposal.

8. ARB #28-2013

Andrew Shaw Memorial Trust, 140 West Avenue, R- ½ and R- 1 Zones.  
Proposed façade change.

Charles Hilton of Charles Hilton Architects in Greenwich presented a plan to install two new second floor windows (one on the West Avenue elevation and one in the rear elevation) and three skylights as part of a renovation of the Boy Scouts Cabin on West Avenue. The Anderson windows will match the existing Cabin windows, and the Velux

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skylights (side elevation) will match the roofing shingles. The added windows will allow conversion of some of the attic space into meeting space. Approval from the Planning and Zoning Commission is needed for the change of use of the space. Three a/c condensers will be located in the rear. The Board approved the proposed design.

APPROVAL OF MINUTES.

The minutes of the meeting of 16 July 2013 were unanimously approved.

The meeting was adjourned at 10:15 pm.

Respectfully submitted,

Rita C. Gadsden