

ARCHITECTURAL REVIEW BOARD  
DARIEN, CONNECTICUT  
MINUTES  
TUESDAY 28 FEBRUARY 2012

Members Present: Lawrence, Castell, Gadsden, Brown, Macdonald, Hughes, Groppa, Greene

Staff Present: Keating

1. ARB #25-2011

Darien Station Associates, LLC 20 West Avenue, CBD Zone  
Follow up of renovation plans approved in September 2011.

Larry Zeug from Pinnacle Construction Group, and Amy S. Zabetakis, Esq., from Rucci Law Group, LLC, presented an update on the renovation plans for the project. The project architects are Atema Architecture. On the west elevation, the proposal includes adding new brick to match the existing brick façade, installing new bronze clad windows, and installing new window awnings using taupe Sunbrella fabric on the west and north elevations. The stucco on west and north elevations will be painted Benjamin Moore classic gray. The building's shutters will be repaired or replaced where necessary, and painted a dark forest green color. The Board requested that the shutters be hung with authentic hinges, and that the replacement shutters be sized to correctly reflect the actual width of the windows. New wall sconce lights on the building and lighting poles will be installed, to match those at the adjacent Tilley Pond. The Board approved the proposal.

2. ARB #31-2011

Leona Pfeiffer College Nannies and Tutors 10 Center Street  
Proposed signage.

John Doherty, site owner, presented a proposal for signage for the building's entrance on Center Street. The Board preferred option #2, a single hanging sign reading "10 Center Street". The hanging sign will clearly state only the address of the site, not the name of any tenants. The Board recommended that the new sign match the quality and coloring of the existing "Darien Social" sign rather than being a stark white sign on a white pole. A revised sign drawing will be submitted for review. The existing temporary sign announcing the second floor tenant will be removed.

The Board recommended that under the existing wall sign of Darien Social, it might be appropriate to have a single directory sign or smaller signs for the second floor tenants. Then an interior sign for the second floor tenants, including College Nannies and Tutors, be located in the interior lobby adjacent to the elevator.

The concept of the proposal was approved, and will be subject to the submission of revised drawings.

3. ARB #1-2012

Normandy Real Estate Partners, LLC 320 and 330 Boston Post Road  
Proposed signage near Old Kings Highway North entrance driveway, and revise sign on Boston Post Road

Christopher Adams, from AdamsAhern, sign consultant, and Mike Cottle, from Normandy Real Estate Partners, presented the proposal. The existing Darien Green V-shaped ground sign on the Boston Post Road will be updated: the brass plates are to be replaced with satin brushed aluminum and black letters, and the existing forest green panels replaced with dark gray panels and raised numbers.

At the Old King's Highway North entrance, a new single faced ground sign is proposed, installed behind the 30' zoning setback line. The OKHN sign will be similar in design and materials as the Boston Post Road sign, in order to present a unified and coherent design at both entrances to the complex. Each of the signs will include individual tenant panels. The 320-330 Boston Post Road address will be included on this sign. The board approved the proposal.

4. ARB #2-2012

Linguakids 43 Tokeneke Road  
Proposed signage.

Jean-Louis Troch, for Michelingua, LLC, Linguakids presented a proposal for a new sign on Tokeneke Road. As Linguakids is on the second floor with its entrance on Tokeneke Road, the board discussed the difficulty of identifying Linguakids at the street level. The Linguakids door is located in an arched opening, adjacent to Johnny's and Darien Carpet. The Board suggested that to Mr. Troch that the preferred signage solution would be to mount a sign below the keystone in the arch, reflecting the shape of the arch, and hung in line with the adjacent signs. The Board recommended that the owner install a mock up of the sign for review.

5. ARB #3-2012

Abello's Deli  
72 Tokeneke Road  
Proposed signage.

Steve Montello, owner, presented a proposal for a new sign "Abello's Deli and Catering" mounted on the roof area over the front door of the building. The sign has a white background with dark green lettering. The Board recommended a 1 1/2" wide border in red to match the building's red trim. The proposed sign was approved as revised.

6. ARB #4-2012

Town of Darien and Darien Board of Education  
35 Leroy Ave (site of the former Darien Library)

Window modifications and replacement signage for new offices.

Rusty Malik, AIA, from Quisenberry Arcari Architects in Farmington, CT presented the proposal to renovate the former Darien Library building. Norman Guimond and Robin Woods were in attendance. On the North elevation the proposal includes the removal of all ivy plantings, the addition of 4 new windows and the modification of the large multi-paned window to accommodate a new interior wall, and the installation of a new door.

The Board discussed the addition of more fenestration to create a more interesting northern elevation. Budgetary constraints may preclude this option.

On the West elevation, the proposal includes a new door to replace an existing window, a new replacement door and sidelight, and a new louver panel at the basement level to accommodate generator exhaust.

The South elevation will have a new handicap ramp and paths to access the building from the parking areas. The project requires new rooftop mechanical units, for which 3 opaque screens will be added on the rooftop to reasonably block views of the units from the street, as well as from neighboring houses and properties. The screens will be set 18" above the roof floor, to a height of 4 ½ feet, and painted to match the existing slate roof. A replacement sign will be installed within the frame of the old library sign.

The proposal was approved.

7. ARB #5-3012

Green & Tonic  
1098 Boston Post Road

Facade modifications and signage for new tenant.

Jeffrey Pandolfino, the owner of Green & Tonic presented a proposal to paint the storefront yellow (pantone 106C), install a wall sign above the door, and install a new a hanging sign on the existing sign post positioned at the end of the property's entrance wall. The wall sign is aluminum with gray/yellow/green/white/orange lettering and accents, as is their logo. The sign on the post "green & tonic" will include the store's 1098 street address. The proposal includes additional gooseneck lighting on the sign post. The Board proposed that alternative lighting, such as ground lit lighting, would be preferable to the goose necks. The owner offered to investigate alternatives. The project was approved.

8. The minutes of the 13 December 2011 meeting were reviewed and adopted.

Respectfully submitted,

Rita Gadsden