

ARCHITECTURAL REVIEW BOARD
DARIEN, CONNECTICUT
MINUTES
July 18, 2023

Members Present: Liz Geiger (chair), Dave Humphrey (vice-chair), Dave Reilly*, Ania Janis, Cherie Green, Sean Brown
Staff Member: Herve Hamon

The meeting was called to order at 7:06 P.M.

ARB-31-2023 (PL-23-113 in Viewpoint online system)
(150 Heights Road, Bareburger façade and outdoor dining)
Zoning District: NH Noroton Heights Business Zone

Presenter:

Clarissa Arnone- O'Neil Langan Architects
Samantha Goldman- O'Neil Langan Architects
Julie Brock- Federal Realty

Proposal:

Proposed Storefront for new restaurant, consists of clear insulated glazing, matte black metal framing with clear glass doors and upper matte black metal awnings over the entrances. The intake and exhaust for the HVAC will be positioned on the west side of the building. The louver will have a similar black finish to the metal panels. The entry doors will be double doors with clear glazing with matte black metal hardware. The storefront system will be surrounded by a brick veneer that will be painted green (branding color).

Proposed round gooseneck wall sconce lighting at both front and side entry.

Proposed outdoor seating with black metal table with white metal chairs and umbrellas. To wrap on the north and west sidewalks. Planters to provide privacy from parking lot.

Umbrellas at the tables to be 'Sunbrella Astoria Lagoon'

A menu board will be positioned to the right side of the primary entry doors.

Note: Signage is shown for reference and design purposes only. The signage drawings will go through formal Landlord review and ARB approval at a later date once finalized.

Minutes- ARB comments:

Herve noted that in most cases the outdoor seating is positioned against the building. Julie responded that the seating as shown is typical for the Darien Commons restaurants.

Liz- use of glass/ industrial feel seems nice for corner location. Concern about the painted brick color. Need to coordinate with the rest of the facade and siding above. Green is not picked up in other locations- stands out too much. Use less of it/ other color.

Open to other color options.

Sean- feels the glass sill is higher than the adjacent storefronts. Can it be brought down to match. 6" would make a difference. Clarissa noted the window sills are coordinated with the interior design/ seating. Perhaps matching the window heads and having brick below the window sills.

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The windows at the other corner- Sweetgreens, have brick below the windows.
Question about whether the match the transom height or windows- needs to be resolved.

Concern there are not enough architectural elements to make this corner a destination/ anchoring element for that end of the building. Perhaps using more variety of brick to bring more depth to the facade. Different coursing, pilasters, etc. Comparison with Seamores.

Perhaps make a more industrial aesthetic with the windows (smaller pane size). Cannot have windows open too much due to open kitchen (health codes).

Also where does the brick color end- at the southwest corner? Need to study.

Other suggestion- marquee to wrap corner? Can be done with awnings.

Lighting- possibly incorporate string lights to continue from other facades.

Tables would have individual lights.

Option for the gooseneck lamps? OK if they stay with facade adjustments.

Is there an option for the umbrella fabric? Current selection is more 'beachy' - may not be appropriate with a more industrial look.

This location will be highly visible as it is the first building seen when entering from Edgerton Road.

Outcome:

The board issued an unfavorable report with comments and requested a second visit.

Updates may be sent in informally for review prior to next meeting.

Next meeting is in September 19th.

Side question- should there be a Darien Commons sign on Edgerton? Needs study.

OTHER BUSINESS

There was no other business discussed.

APPROVAL OF MINUTES

The minutes of the meeting on June were unanimously approved.

The meeting was adjourned at 7:55pm.

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Respectfully submitted,

David Reilly

ARB/ELG