

ARCHITECTURAL REVIEW
BOARD MINUTES
October 17, 2023

Place: Room 119, Darien Town Hall

Time: 7:00 p.m.

In attendance: Brown, Geiger, Morrison, Lopatansky Greene

Staff: Hamon

ARB-35-2023 (PL-23-28 in Viewpoint online system)
(40 Heights Road, Citibank, facade update & signage)
Robyn Kiernan, AIA, Phase Zero Design

Board issued a favorable report to the revised proposal. ARB comments from our prior meeting were sophisticatedly incorporated and alternative options in style and color given where necessary. To recap those changes and the building revisions:

New trim applied to all four facades above the window sets; Building footprint and material will remain with facade modifications to the windows, doors, lighting, landscape, signage and overall articulation as it presents to the public.

- Existing brick to remain and cleaned or replacement matched as needed.
- **Main entrance** in the parking lot renovated to create a marquee entrance, expanded lobby with new entry doors, window sets and a contrasting black metal canopy to match roof. Canopy length expanded to 30'. It will support a 3D sign that is integrated into its roof. Doors equipped with 3' stainless steel vertical door pull
- Building Roof replaced with a new standing seam metal roof in Burnished Slate. Existing chimneys and mechanicals to remain.
- New 2' aluminum sign band in Burnished Slate will wrap the facade, and carry tenant signage as needed (see additional signage details below; reviewed and approved under a separate application). Original frieze board profile reduced. Please extend the sign band to the Western extension on the Heights Road facade along the western window set only (same as it does on the Eastern side of the building); the band should span the length of that first window set only — again seen adjacent end of the facade.
- **Windows:** openings enlarged and windows replacement throughout with a 12-pane divided light aluminum window. Window lintels and sills redone in vertical, matching brick course. Window frames color will be Burnished Slate to match roof and trim.
- **Eastern and Western facades** received articulation upgrades to match their high visibility. New decorative metal screens fastened to the inset brick course along these two walls and will match the rhythm and width of the above, second-story windows. The screens on the Western facade will have an ivy planted at the base; those on the Eastern wall will remain vine less to maintain the sidewalk at their base. 2' sign band will extend over the window sets on these facades.
- Replacement gutters and downspouts, painted Burnished Slate to match.
- New vents throughout, painted Burnished Slate to match.
- **Heights Road Faux Entrance:** Replacing handrail with one continuous rail that matches the same rail at Gregory's and Seamore's

Existing ATM to remain but the post and beams will be painted Burnished Slate to match the building roof and trim, and the bollards painted black. The large, underhung lights removed. Any potential signage on the ATM structure and its

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related parts has not been approved or ever presented.

In following submission to the ARB and/or revisions.

- **Lighting;** four pole lights will remain at the corners of the building - any additional pole lights will be removed from the site. Board requested the two sets of second-story wall light removed. Board supported the proposed sconce lights along the northern and southern facades.
- **Signage:** Board will need to see a revised presentation of the entire building's signage plan separate to this application now that the building modifications presented and approved. The application should include both its two first-floor feature tenants and the ATM area. The depicted monument sign and tenant wall signs supported in appearance. Board made four suggestions alterations for a revised presentation:
 - 1) Marquee building sign built into the canopy overlapping proud at its front. Suggest a greater overall letter depth than presented to relate to the proportion of the extended canopy.
 - 2) Citibank sign over the Heights Road entrance doors shifted to the western wing of the building and centered over the left set of windows (to mirror the adjacent Edward Jones sign location). Size of sign adjusted accordingly.
 - 3) Alternately, the location of the Citibank and Edward Jones wall signs on the front of the building (parking lot side) might require further study for balance and functional accuracy.
 - 4) Consider a window cling at the Heights entrance doors to direct traffic to the real building entrance.
- **Landscape:** Please replace English Ivy at the base of the Western screens to match that planted at the entrance to the Darien Commons site. Hydrangea and ground cover selections reviewed but no changes made in the meeting.

Outcome: Favorable report issued for façade treatment (not including signage). A revised set of plans that illustrates the selected windows and building paint colors needs to be sent to the Planning & Zoning Offices for our records. These revised PDFs should also detail the final minor changes in the landscape and lighting plans and include the ATM area. Signage to be approved under a separate application.

ARB-37-2021 (PL-21-168 in Viewpoint online system)

(151 Boston Post Road, Birdcode, facade amendments)

**Jenny Morgenthau, JMA Home Design - Architect Phil Killorn, Co-Founder
Richard Fontaine, P.E. - Civil Engineer Jay Klein, Attorney - Carmody Law**

Applicants structurally install awnings at the main entrance doors as depicted on the original proposal. The extended awning along the Post Road window set was removed and proposed six red gooseneck lights along the window set in its place.

Pergola adjusted; six red support legs, thickness of roof increased. String lighting remains under the pergola roof.

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Added Adirondack Chairs to terrace area.

Outcome: Favorable report - but now work with Building department to confirm that you have their approval.

**ARB-40-2023 (PL-23-146 in Viewpoint online system)
(54 Boston Post Road, Cloud 10, Facjade, lighting and 2 signs)**

Brendon Johnson, CEO Cloud 10;

Jay Klein, Carmody Law, LLP - Attorney

Bruce Beinfield, Beinfield Architecture PC - Architect

Steve Sause, Builder & Operator

Matthew Popp - Landscape Architect

Board loved the presentation and was highly favorable of the concept of a simple sculptural object in the landscape but found the presented rectangular building to be too oversimplified and needing volume relief. Board favored the initial sketch of the off-centered inward sloping roof line coupled with the simple composite aluminum and translucent panel skin. Creation of horizontal lines with the paneling would be a strong articulation as would some sort of upward lighting to highlight the building architecture. Board was also supportive of visible functionality concept and seeing activity expressed on the exterior would be an acceptable and fun addition: the vacuum apparatuses sitting proud support this concept (please include spec sheet on these for second presentation) and we'd also support additional opportunities to reflect this scientific reflection on the building exterior, other than via a light display.

Current building size was proposed at approximately 22 feet high, 141 feet long, 36 feet wide. Future dimension proposals should similarly favor the large-scale sculptural appearance versus meet any perceived dimensional expectations.

Lighting: Board did not respond positively to any exterior lighting displays, but believe there is an opportunity for that on the interior. Please provide a site lighting plan that considers the building and site as a whole in harmony with the larger building and site's artistic goals. Please also include spec sheets on any lighting selections.

Landscape plan: would like to see this as a greater extension of the sculptural artistry throughout the property and using plant selections that prove to be timeless in reflecting this. The sculptural bollards were a neat addition, and the Board loved the solar flower and its functionality! Thank you for keeping the old Sycamore and Willow Oak trees at the corners of the property. Please note the revised plans which shows that trees will be kept & trimmed. Further specific plan alterations or replacement suggestions detailed once P&Z receives a complete file of the landscape proposal.

Signage: consider submitting a separate signage application, to be reviewed and approved on a separate timeline to that of the building and site. Rework the signage proposal so that it's a natural extension of the high level of design and quality materials being presented for the rest of the project. Wall sign should be "integrated"

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into the building. Monument sign on Post Road is a strong second sign option. Metal and soft lighting discussed for design ideas.

Outcome: No official report issued yet — Board needs to see a revised presentation

**ARB-41-2023 (PL-23-147 in Viewpoint online system)
(150 Heights Road, Bareburger, new signage)
David Hahn**

Unfavorable report issued: Board does not like the black backboard presented behind the canopy sign and would like to see a free-standing 3D sign resting on top of the canopy as shown on the renderings. Suggest a halo lit option verse back lit to achieve same effect. (Perforated black sides with a solid white face could work.) Consult with Federal Realty and DMA Associates (Julie Brock) to consider alternate successful site signage options. Please feel free to also contact P&Z offices with additional questions or to discuss alternative options prior to resubmission of a formal proposal. We will also need to see details for the non-illuminated blade sign in the resubmission.

Note that the letter size, style, and location off the premier sign on the awning were all supported; and the temporary construction signage was approved. Applicant requested to present update of design on November 14, 2023, 7 pm.

**ARB-39-2023 (PL-23-144 in Viewpoint online system)
(975 Boston Post Road, Antonio's, new signs)
Ashley Andrews, Antonio's**

Favorable report to be issued via an administrative approval by the Planning & Zoning Office once the applicant completes the following:

- 1) Confirm official name of business includes "Italian bistro" or else it should be removed from both signs
- 2) Submit revised PDFs to P&Z offices to reflect the following changes:
Center the front wall sign over the door, and centered on the eastern awning. Remove "Italian bistro" from the front wall sign because illegible at that size. Add an address to the front and back entrance doors. New replacement black awnings are all approved. Rear entrance wall sign is approved as presented once business name is confirmed.

In addition, client can also consider adding clings to the widow that describe the business or highlight a business logo, but this window signage is limited to 10% coverage. Outdoor folding menu signs are not allowed.

The meeting adjourned at 9:33 pm

Respectfully submitted,

Cheryl Greene

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