

TOWN OF WESTPORT ARCHITECTURAL REVIEW BOARD

MEETING MINUTES DECEMBER 13, 2016

MEMBERS PRESENT: Vesna Herman, Acting Chairman; Jon Halper, David Mann. Vesna Herman had a proxy vote for Ward French. November 22, 2016 meeting minutes were approved. The Board agreed to change the order of the agenda for the convenience of the applicants.

1. **521 Riverside Ave**, Free standing sign (Sign design not dated, Site plan last revised 5/6/16)

Appeared: Marty Rogers, sign maker for Howard Winklevoss, owner Saugatuck Rowing Club

Mr. Rogers said he had received ARB approval and a permit for a previous sign for the restaurant at the Saugatuck Rowing Club, an internally lit box sign sited in a planting area at the entrance. Mr. Winklevoss changed his mind and asked for a carved sign.

Mr. Rogers said it is a replication of an old identification sign for the club that now also advertises the club's public restaurant:

- 38" wide by 52" tall shield shaped sign board suspended between 2 decorative wood posts
- Posts are fluted and 4" x 4" by 6 ft high
- Colors are the club colors, signal red and black with white lettering in acrylic poly paint
- The sign is one sided and complies with all requirements

Ms. Herman verified that it is located in a planting area on the entrance drive. She asked if it would be lit. Mr. Rogers said with flood lights.

David Mann said he would appreciate it if the lights did not spill out around the sign. Mr. Rogers said he would be they didn't.

Board members agreed that it was an attractive sign.

THE SIGN DESIGN WAS RECOMMENDED FOR APPROVAL AS PRESENTED
(Unanimous)

2. **154 Post Road East**, façade renovations, Applicant returning (Plans by DFA Design Architect dated 6/1/16, Site plan dated 8/26/16)

Appeared: Jeff Kaufman and Mark Homburg, JMKA Architects

Mr. Kaufman showed the site plan and photos of surrounding buildings for context. He said they had taken the board's comments into consideration at their previous appearance and returned with changes:

- The rear loading dock remains but the roof over it is removed
- 2 large storefront windows, one with a door, will be installed in the rear wall
- Windows on the east and north elevations will have red awnings
- The rear parking area will be enlarged and the retaining wall rebuilt

The applicants supplied samples of the window frames and glass.

Mr. Kaufman said signage will be a separate application. David Mann asked why. Mr. Kaufman said the firm's design architects in California want to do the signage.

Jon Halper asked if there would be signage on the awnings. Mr. Kaufman said he didn't know as he hasn't seen the signage package. Mr. Halper clarified that the applicants are the architects of record and are consultants to the design architects for Design Within Reach.

Vesna Herman asked if the wall of the new handicap ramp on the east elevation will be fieldstone to match the existing retaining walls. Mr. Kaufman said he agrees that it should match. Mr. Homburg said he thought it would match, but it is ambiguous in the plans and the board might want to make it a condition of its approval. Ms. Herman asked about the design of the canopy on the east elevation and was told it is a gray aluminum tubing grid. She asked about its supports and was told they are existing.

Mr. Kaufman said the existing exterior lighting will remain.

David Mann asked about the materials for the new rear retaining wall. Mr. Kaufman said it would probably be cement block. Mr. Mann asked if they could consider another material. Mr. Kaufman said it will probably be an engineering decision.

Jon Halper said he was not concerned about the canopy and we can agree to make the ramp wall match the existing fieldstone. He wasn't happy about the block system in the parking lot. He wasn't sure how much visibility it has but is inclined to recommend something else. He understands that it is a matter of economics.

Mr. Kaufman said the current wall is stucco. Mr. Homburg said it is the least visible location. David Mann disagreed. He was concerned that we could end up with just one more unattractive wall like has happened too many times in the past.

Board members agreed there was not enough specific information to approve the application. Vesna Herman said the board needs details of the canopy grid, and the actual materials for the handicap and parking lot retaining walls.

Mr. Kaufman said the aluminum canopy should not be an issue, it is a pretty straight forward aluminum grid. Jon Halper agreed, he did not think DWR would put up anything that is not attractive.

THE DESIGN FOR THE HANDICAP RAMP RETAINING WALL AND THE CANOPY ARE RECOMMENDED FOR A CONDITIONAL APPROVAL WITH THE UNDERSTANDING THAT THE RAMP WALL WILL BE FIELDSTONE TO MATCH THE EXISTING WALLS AND DETAILS OF THE CANOPY WILL BE SUBMITTED TO THE PLANNING AND ZONING DEPARTMENT

APPLICANTS ARE ASKED TO RETURN WITH THE DESIGN AND MATERIALS OPTIONS FOR THE PARKING LOT RETAINING WALL.

3. **521 Riverside Avenue**, Entry vestibule enclosure (Plans by Halper Architects dated 10/24/16)

APPEARED: Jon Halper, Architect

Mr. Halper recused himself from the board.

Mr. Halper said the Saugatuck Rowing Club wants a permanent glass enclosure for the entry vestibule; what is there now is a seasonal vinyl enclosure. The proposal is for a simple glass box entry way, as seamless as possible, with 5/8 inch tempered glass panels, personalized with oars for pulls.

David Mann asked how it is supported. Mr. Halper said by a 4 inch channel at the bottom and a buried channel at the top.

Vesna Herman asked if the pulls are real oars and how they are affixed. Mr. Halper said they might be real and they are pinned through the glass. She asked about the colors. Mr. Halper said maybe red, white and blue.

David Mann suggested consistency with the club's color scheme would be nice. He liked the simplicity and modernity of the design and thought the oar pulls were cool.

Vesna Herman agreed, she said it was beautiful, like a jewel box.

THE DESIGN IS RECOMMENDED FOR APPROVAL AS PRESENTED.