

TOWN OF WESTPORT ARCHITECTURAL REVIEW BOARD

MEETING MINUTES SEPTEMBER 22, 2020

Members Present: Chairman Ward French, Vesna Herman, Jon Halper and David Mann. The meeting was brought to order at 7:30 PM by Ward French via ZOOM.

Minutes from the zoom meeting of 8/18/20/20 were approved.

- 1. 276 Post Road West:** Proposed free standing sign (Parcel ID# B08//042/000) submitted by Chris Peters for property owned by GA Family 276 Westport LLC located in the Corporate Park District zone. (Sign design Archer Sign 6/12/20)

Appeared: Chris Peters for owners; Bryan Vassar of Archer Sign

Mr. Peters said the proposal is for a new monument sign at the entrance to the office building. The current sign was installed in 1987. It is one sided, horizontal to the Post Road, brown and is 6 ft high by 12 feet long with room for 2 tenants.

The building is being upgraded and the number of tenants will be expanded. They need new a new sign to accommodate up to 6 tenants. They want to turn the sign so it is 2 sided and perpendicular to the Post Road to be more visible from both directions. It will be located on the same site in the setback.

Bryan Vassar described the sign:

- 4 ft high x 7 ft 1/2 inches wide, including the separate street number on the top of the sign board
- Aluminum monument sign with removable individual tenant panels, vinyl letters and raised aluminum trim
- Stone veneer base
- An address panel on top of the sign that reads 276 PRW
- 2 ft high stainless steel address number on a stone wall along the Post Road in a bright color, red proposed

Vesna Herman asked if there are lights. Mr. Peters said there is no internal lighting but there will be a couple of ground spots. Ms. Herman asked if they had checked with the police or fire department if they were ok with the address panel saying PRW. Mr. Peters said no, but most signs only have numbers and no one has said anything.

David Mann asked about the red numbers on the front wall. Mr. Peters said they want to put large bright colored street numbers at car level for further identification on the Post Road.

Jon Halper asked Mr. Vassar to clarify how the sign works. Mr. Vassar said it is a gray aluminum box with white aluminum tubing trim. The tenant panels are aluminum with attachment screws on the side, letters are applied vinyl. Mr. Halper asked if the individual panels drop into a frame mounted on top of the box. Mr. Vassar said yes, the 3/4 inch panels are raised off of the face of the gray box. Mr. Halper verified that there is space between the panels.

Ward French said the new design is much more attractive than the current sign. Board members agreed.

David Mann was concerned about the large red numbers on the stone wall and wondered if another color might be more appropriate. Mr. Peters said he wants them to be seen.

Ward French suggested white numbers, David Mann and Vesna Herman agreed. Mr. Peters agreed.

THE APPLICATION IS RECOMMENDED FOR APPROVAL WITH THE UNDERSTANDING THAT THE NUMBERS ON THE STONE WALL ARE WHITE (Unanimous)

2. **5 Post Road West:** Proposal for replacing a steel door with a glass window (Parcel ID# C09//118/000) submitted by Alon Panovka for property owned by Ansey Westport Riverside LLC located in a GBD. (Building façade and new window depiction 8/5/20)

Appeared: Alon Panovka

Mr. Panofka said the building fronts on the Post Road and Riverside Avenue, this site is around the corner on Riverside Ave. They would like to replace a large steel door with a glass window the same size as an adjacent window to make the site more symmetrical.

Jon Halper asked if you look in the window do you see the restaurant at that location. Mr. Panofka said you see a seating area for people waiting to get into the restaurant.

Board members had no questions.

Ward French said it is an improvement, the symmetry is better than the steel door. Board members concurred.

THE APPLICATION IS RECOMMENDED FOR APPROVAL AS PRESENTED (Unanimous)

3. **355 Riverside Avenue:** Applicant did not appear

4. **1365 Post Road East:** Proposed ground sign (Parcel ID# G09//104/000) submitted by Redniss & Mead for property owned by AP 1365 Post Rd E Westport LP and Asana Partners LP Located in a GBD. (Site map CCA, LLC, Brookfield 3/10/17; Sign design Kieffer & Co., Inc. 1/4/17)

Appeared: Ray Mazzeo

Mr. Mazzeo said the sign is an in kind replacement of the former Anthropology sign, the same size and location but for Ulta, the current tenant. He described the sign:

- Fabricated non illuminated 2 sided cabinet with treated wood planked facing
- Aluminum tube interior framing with treated wood faces, top and filler
- Painted finish to match corporate color Orange Pop
- Ultra logo is flat cut out ½” aluminum stud mounted letters flush to cabinet face, painted white
- Cabinet will be secured to existing frame
- Address numbers are flat cut ¼” aluminum and stud mounted flush to the sign face in the lower, street side corner
- Illuminated by ground lighting

David Mann asked if the lights will be shrouded. Mr. Maseo said they shine directly onto sign.

Board members had no more questions.

Ward French said the sign is a nice update in a given location.

APPLICATION IS RECOMMENDED FOR APPROVAL AS PRESENTED (Unanimous)

5. **42 Railroad Place:** Proposed signage (Parcel ID#B05//098/000) for property owned by Hanes Realty Corp. located in a GBD. (No site plan or attributed designer)

Appeared: Alexis Blake

Ms. Blake described the 2 signs for their new Railroad Place location:

- A 3’ 5” by 2 ft wood signboard base for the oval Eleish Van Breems Studio logo, located over the entrance
- A 13ft 4” by 1 ft 8” wood sign board with white vinyl letters depicting Eleish Van Breems Studio over an adjacent display window

Ms Blake said the logo sign is carved wood and is similar to their signs in other locations.

Jon Halper asked if the letters on the plank sign are carved. Ms. Blake said they are thick white vinyl pin letters.

Vesna Herman asked if there is any lighting other than the goose neck lights near the entrance. Ms. Blake said they will keep the goose necks on a timer and there is no additional lighting. Ms. Herman asked if they need any variances. Ms. Blake said the signs comply with regulations and she has not heard anything otherwise.

David Mann and Ward French had no questions.

Ward French said they are attractive signs. Board members agreed.

THE APPICATION IS RECOMMENDED FOR APPROVAL AS PRESENTED (Unanimous)