

TOWN OF WESTPORT ARCHITECTURAL REVIEW BOARD

MEETING DRAFT MINUTES JULY 27, 2021

Members Present: Ward French, Chairman; Vesna Herman, Jon Halper. Staff: Donna Douglass

The meeting was brought to order at 7:30 PM by Ward French via Zoom.

Minutes from the Zoom meeting of 5/25/21 were approved.

The first applicant, Bill Achilles, was at another application meeting and would appear when free.

1. **30 Hillspoint Road:** Proposed interior remodeling with minor modification to windows (Parcel ID #C09//121/000) for property owned by Conservative Synagogue Inc in AA Zone. (Architect: Perkins-Eastman, plans dated 7/7/21; Site plan by Charles Leonard, dated 9/7/16)

Appeared: Robert Storm

Mr. Storm said he was a member of the congregation, not the architect. He reminded the board that they had last appeared in 2019 with plans for an addition and interior remodeling which had been approved. Due to the pandemic, financing will only allow for interior remodeling and changes to windows in the sanctuary/social hall space. While there is no change to the footprint, Steve Smith and the fire marshal requested that they appear before the ARB.

Ward French asked if any of the changes are visible from the road. Mr. Storm said most are on the north and west sides of the building. 2 in the school room face Hillspoint Rd.

Vesna Herman said the muntin pattern in the new windows is different, smaller and rectangular as opposed to the square pattern of the existing windows. Mr. Storm said some of the windows and 2 doors have been enlarged for more light in the sanctuary and social area, as well as a couple of upstairs windows in the pre-school. He was only speaking for the architect; it was his design choice.

Jon Halper said he had the same general question as Vesna, why the change? The design choice should have a rationale, this seems random and arbitrary.

Ward French said he didn't disagree but he didn't want to hold up the application for details that are not seen on the street side. He was in favor of supporting it as presented.

Vesna Herman agreed but only because the windows won't be seen.

Mr. Storm said he would tell the architect about the board's observations. Mr. French thanked him.

THE APPLICATION IS RECOMMENDED FOR APPROVAL AS PRESENTED

(Unanimous)

2. **181 Main Street:** Proposed canopy (Parcel ID# C10//089/000) for property owned by Acadia 181 Main Street LLC located in an RBD. (Renderings by MOJO aid, dated 7/15/21)

Appeared: Christina Gordon and Eric Lucknich, Architect

Ms. Gordon said the project is for the House of Clement, a retail and design building and introduced Mr. Lucknich.

Mr. Lucknich said they were updating the entrance by replacing the existing portico, front door and barn lamps. The portico will be replaced by a black, metal roofed canopy with wood trim and metal support rods. The wood trim is brown to match the existing façade. The canopy is as minimal as possible and will provide rain protection. The door will be a wood and glass Dutch door.

Jon Halper asked about the molding. Mr. Lucknich said it's crown molding. Mr. Halper asked why crown molding and not steel and was told they didn't want to make it too contemporary.

Vesna Herman verified that the door was being changed from traditional to contemporary and they are attempting to make the canopy look more traditional. Mr. Lucknich said they didn't want to go too contemporary. The new wood door is much nicer than the existing.

Ward French asked why the canopy is asymmetrically placed on the wall over the door. Mr. Lucknich said people come from the parking area to the entrance walk from that side of the building and there is a garden to the right of the door. The canopy is for rain protection. Mr. French said he found the asymmetry off putting, it looks a little unbalanced. But it's not the end of the world.

Vesna Herman thought the existing entry is more traditional.

Jon Halper said the position of the canopy could be balanced out with a sconce to the left of the entrance or the canopy could be centered over the door. It's not really traditional with crown molding on the canopy. He didn't agree with it as an architectural solution. He wouldn't deny the application as it's not egregious, but it is not something he would do.

Board members agreed that the balance could be improved and asked Mr. Lucknich to take their comments into consideration. He agreed.

THE APPLICATION IS RECOMMENDED FOR APPROVAL WITH THE UNDERSTANDING THAT THE BOARD'S COMMENTS WILL BE TAKEN INTO CONSIDERATION. (Unanimous)

3. **49 Riverside Avenue, Building #51:** Proposed changes to street façade of the #51 building to add picture windows (Parcel ID# C09//121/000) for property owned by Sumaran Limited Partnership in a GBD. (Renderings by Achilles Architects dated 6/21/21)

Appeared: Bill Achilles, Architect

Mr. Achilles said there are currently 2 vertical picture windows at each end of the façade on Riverside Avenue, the rest are slatted windows. They propose replacing the picture windows with square windows and adding 2 picture windows to match at the center. The window trim will be white and the building repainted the same dark gray.

Ward French asked who would be occupying the space. Mr. Achilles said an art dealer who wants some display options.

Vesna Herman verified that the existing picture windows are vertical. She said they have a certain proportion to the rest of the slatted windows in the façade. Now you are introducing a square. Mr. Achilles said it is to maximize the viewing. He measured all the windows and tried to get them as symmetrical as possible. Ms. Herman said the windows are the only architectural element on the building. Why make them square? Mr. Achilles said the desire of the prospective tenant. He asked if she thought if they were made more longitudinal, they would match the existing better? Ms. Herman said yes.

Ward French said the 2 large window at the center still have two skinny windows right next to them. It adds to the oddity of the elevation. It looks crowded, you don't need the two outside skinny windows.

Jon Halper suggested Mr. Achilles could highlight the center of the facade by capturing the too close skinny windows and making 3 large side by side large vertical windows.

Ward French said the board could support that as an amended design. Mr. Achilles was asked to take the comments into consideration and agreed.

THE APPLICATION IS RECOMMENDED FOR APPROVAL WITH THE UNDERSTANDING THAT THE APPLICANT WILL TAKE THE BOARD'S COMMENTS INTO CONSIDERATION FOR THE FINAL DESIGN. (Unanimous)

4. **499-501 Post Road East:** Proposed signage (Parcel ID# C09//063/000) for property owned by 499-501 Post Road East Associates located in a GBD. (Sign designs by Fast Signs, Milford, CT dated 3/29/21)

Appeared: Ronni Molinari

Ms. Molinari said the monument sign design has been updated since their last ARB appearance to match the wall sign. It is the same structure and size in the same location. The double-sided sign board is:

- 38" high x 55" wide
- Total sign height off the ground is 7 ft
- Lexan sign face with Autostrada logo
- 5" high street number is on sign face
- Aluminum trim

The wall sign is a 4ft round LED illuminated lightbox of the logo with aluminum frame and acrylic face.

Jon Halper had no questions and said the design was fine.

Vesna Herman asked where they came by the name. Ms. Molinari said it means highway in Italian, auto related. Ms. Herman liked the design.

Ward French had no issues and said the design was fine.

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

Sally Palmer, Recording Secretary