

TOWN OF WESTPORT ARCHITECTURAL REVIEW BOARD

TUESDAY, MARCH 22, 2022

DRAFT MINUTES

Board Members Present: Ward French, Chairman; Vesna Herman, Jon Halper. Staff: Donna Douglass. Minutes from the 2/22/22 meeting were approved.

1. **191 POST ROAD WEST:** Proposed construction of a 357 s.f. entry canopy (Parcel ID# C08//041/100) submitted by Rick Redniss, Redniss & Mead, for property owned by 191 Post Property Owner LLC located in a GBD.

APPEARED: Rick Redniss; Jim Sackett, Architect (Site Plan: CAI Technologies, 7/7/21; CPG Architects, plans dated 3/2/22)

Mr. Redniss described the project, the building of a new entrance to an existing 30,000 s.f. office building being upgraded for medical use. He introduced the architect, Jim Sackett.

Mr. Sackett said the building is set well back from the Post Road and is 70's vintage with curved features. The tenant has requested valet parking and the new large canopy will provide protection at the entrance. Parking will be restriped and provide handicap access to the entrance. The existing brick planters at the entrance will be retained, the larger one on the right of the entrance reduced in size.

1. The changes include:

- New stainless steel canopy with round skylight projecting out over the extended entrance walkway to driveway
- The vestibule lobby will be expanded with the rest of the space for medical tenant use
- The second floor parapet will be removed, the windows behind it enlarged
- New storefront entrance will have lightly tinted glass
- The ceiling has flat paneling and round LED downlights as well as the round skylight
- Two steel tube canopy support columns will have a concrete cover with the tubes exposed at the top
- The large curved front vertical elements, which hold an elevator and staircases, will be covered in white dryvit with linear joints
- The dilapidated brick walkway will be replaced with granite pavers and a dropped curb under the canopy, and a patterned concrete sidewalk

Jon Halper said he had no questions; it was a very thorough presentation. He thought it was a nice improvement.

Board members agreed.

THE CANOPY DESIGN AND FAÇADE UPDATE ARE RECOMMENDED FOR APPROVAL AS PRESENTED (Unanimous)

2. **374 POST ROAD EAST:** Proposed signage (Parcel ID# D09//122/000) submitted by Tracy Becker, Sign Pro Inc. for property owned by Compo Acres LLC, c/o Equity One Realty located in a GBD/A.

APPEARED: Tracy Becker of Sign Pro (Sign design: Sign Pro 2/4/22)

A former bank location, Mr. Becker said the front door will be replaced by a large matching window. A second door just to the right facing the parking lot, will be the entrance. Signs for Hartford HealthCare Urgent Care appear over both.

Signs are:

- 2 feet high by 14 ft long
- There is a 4 color logo that is 1.6 ft high
- Hartford Healthcare is white front lit channel letters
- Urgent Care is red and blue front lit channel letters

Jon Halper asked what is lit and what isn't. Mr. Becker said all the letters are illuminated.

Vesna Herman asked if a variance was needed. Mr. Becker said no, the sign is within regulations.

Ward French said it works fine. Board members agreed it was a nice sign.

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

3. **1529 POST ROAD EAST:** Proposed signage (Parcel ID# H09//117/000) submitted by John Massari. Accent Signs for property owned by Post Maple East LLC c/o Paragon Management Group LLC, located in a GBD/A. (Sign Design: Accent Signs & Awnings)

APPEARED: John Massari of Accent Signs

Mr. Massari said the location is in a recently remodeled shopping center. There are 2 sign proposed, a larger one facing the Post Road, a second over the entrance on the angled building side:

- The logo is HSS, white letters on a medium blue square background. The sign says Sports Rehab in blue, with Provided by Stamford Health in maroon.
- The sign background color matches the tan building
- The letters are raised channel letters
- The HSS logo is lit

Mr. Massaari said only the Post Road sign is lighted, the sign over the door is for entrance identification.

Vesna Herman asked if there is a street number. Mr. Massari said he would include it if she wanted. Ms. Herman said she did not want one but wondered if the town would. Mr. Massari said he would ask. Ms. Herman asked for clarification on the sign lighting. Mr. Massari said the HSS logo is lit, the other letters are haloed. Ms. Herman said the sign was fine.

Jon Halper agreed.

Ward French said it was simple and appropriate.

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

4. **620 POST ROAD EAST:** Façade renovations (Parcel ID# E09//046/000) submitted by Frederick Hoag Architect for property owned by Equity One Westport Village Center LLC located in a GBDD/A.

APPEARED: Frederick Hoag, Architect (Architecture design by Frederick Hoag Architecture 3/18/22)

Mr. Hoag talked about the changes to the design since his last appearance at the board.

- It is a stepdown building, the client requires a level floor. They were able to raise the interior height by pushing up the roof line and created 2 new gable porticos that will be clad with clapboard siding
- To make it proportional, the glazing has also been raised
- A grow-wall will be installed on the west end of the front façade to break up the size of the wall
- The pergola along the front has also been raised
- The roof now slopes to the front
- The rear pergola and plaza have been more developed

Mr. Hoag said he thinks the design changes have taken some of the mass out of the building.

Vesna Herman and Mr. Hoag talked about the height of the parapet behind the grow wall. Mr. Hoag said there will be a granite planter at the foot of the grow wall. Ms. Herman said she appreciated the changes to the roof and windows and liked the storefront greenery. It is more harmonious and elegant. She liked the design.

Jon Halper agreed.

Ward French said it is a huge improvement and also liked the design.

**THE REVISED FAÇADE DESIGN IS RECOMMENDED FOR APPROVAL AS
PRESENTED (Unanimous)**