

TOWN OF WESTPORT ARCHITECTURAL REVIEW BOARD

MEETING MINUTES JUNE 23, 2015

The meeting was brought to order at 7:30 PM by George Masumian, Chairman

Members Present: George Masumian, Ward French and Vesna Herman. Minutes from the meeting of June 9, 2015 were approved as presented.

Rick Hogue, applicant #1, suggested applicant #2 should appear first.

2. **79 Newtown Turnpike**, free standing sign (Site plan: Rose-Tiso & Co., 12/15/14)

Appeared: Bob Storm, Architect

Mr. Storm described the proposed site sign for Chabad Lubavitch of Westport, Weston, Wilton & Norwalk as a black and white sign with ground lighting:

- 7 ft. 6 in. wide x 3ft. 3 in. high wood sign board
- 6" x 6" wood posts are 4 ft. 2 in. high with a ball cap
- Black lettering is on a white ground
- Lighting is from two dark bronze ground lights
- The sign is located at the south west corner of the building next to a sidewalk entrance off of Newtown Turnpike

Mr. Storm also had materials samples of board and batten vertical siding, white wood shingles and dark gray architectural asphalt roof shingles. He said there is existing field stone on the property that will be used for the building's base where it is visible.

Board members had no questions about the sign design. George Masumian asked about the material of the board and batten. Mr. Storm said it would be an MDO back board with cedar battens, painted white.

Board members agreed the sign design and materials were appropriate.

THE SIGN DESIGN AND BUILDING MATERIALS ARE RECOMMENDED FOR APPROVAL
(Unanimous)

3. **605-635 Post Road East**, ZBA Appl. #7409, façade renovations (/Rick Hoag, Architect 6/15/15)

Appeared: Rick Hoag, Architect; Ehud Kupperman, owner's representative

Mr. Hoag said this appearance is a preliminary review of the redesign of the Fresh Market shopping center. He will return with more details and materials. He said Fresh Market did not want to be included in the design update and will remain the same. He described the project:

- Replace the asphalt roof with a metal standing seam roof
- Replace existing dormers with more sculptural shaped dormers with translucent elements
- Remove existing clapboard fascia and canopy columns to lighten up the front
- Replace the fascia and columns with a metal sign panel and v shaped steel columns
- Reskin the existing cupolas with a translucent skin
- Paint the existing brick
- Install a new aluminum framed store front system
- Add a little more color in the trim

Mr. Hoag said the intent is to keep it clean and simple but updated.

Vesna Herman asked for a description of what would replace the fascia. Mr. Hoag said a grill frame but set back on the same plane as the eaves. Ms. Herman asked if the proportions of the reskinned cupolas would remain the same. Mr. Hoag said they will be reskinned with a plastic grill that will be effervescent in daytime and will glow at night. Ms. Herman verified that the cupolas would be refurbished and not replaced. She asked if the moldings would remain. Mr. Hoag said he had not been up to look at them for detailing. He said they are fake and don't do anything but are an icon of the building. With the long roofline, any projections makes it more interesting. For that reason the dormers will be replaced with more sculptural shapes and lined with an LED translucent panel inside them.

Ward French asked what material would be used for the standing seam roof. Mr. Hoag said probably a zinc colored aluminum. Mr. French said he had done a lot of metal roofs and he wasn't sure they could make the winged dormers work; it is not a very forgiving material and could be problematic. Mr. French asked if the fascia is a mesh. Mr. Hoag said no, it is tubes. Mr. French asked if the new glazing would be the same as the existing. Mr. Hoag said no, the existing glazing is all different, the new will be all the same, long panes with smaller panes on top.

George Masumian asked for more details of the tubing fascia. Mr. Hoag said they are basically horizontal tubes and the top tube will have to support the eave. There was discussion of the details. Mr. Masumian asked if the arched windows at Fresh Market would be changed and was told no. Mr. Masumian asked if they had considered using any photovoltaic systems. Mr. Hoag said he had mentioned it to the client. The main roof is south facing, which makes it problematic, but there is a large flat roof behind it. But at the moment, there are no plans to use them.

Vesna Herman said the design is very interesting and she was sorry Fresh Market is not part of it. She appreciated replacing the wood fascia with a floating metal fascia and the standing seam roof is ok. She thought the reskinning of the cupolas was an interesting idea. She thought the cupola rendering's proportions were different from what exists but looked good closer to the roof. Mr. Hoag said he hadn't yet had the cupolas surveyed but the intent is to re sheath, not change the proportions. Ms. Herman said she hoped they would look translucent during the day. Mr. Hoag said they would catch the sun and be ever changing. Ms Herman said it is important that they look good during the day. She said she had a problem with the dormers; they are too big, too strong and esoteric, especially if they will be lit at night. The proportions will be overwhelming and the shapes have nothing to do with the building. But overall, she liked the direction of the design.

Ward French said, in general, the design is ok. He was not crazy about the dormers. They are not detailed yet and it's hard to understand how they will look. But the design intent and direction are on the right path.

George Masumian agreed with the others. He liked the cupola design. The dormers' details and scale have an artistic quality and look fresh and new, but could overpower the roof and cupolas. The fascia design is nice and will look good with signage. He agreed the design is going in a positive direction; it's a tired complex in need of refreshing.

Ward French suggested they find a way to bring Fresh Market into the design. There was discussion about what they might do if they could.

Mr. Kooperman said Fresh Market has a lot of restrictions on what they'll allow to be done to their building. He hoped with similar materials and colors, it will look ok.

George Masumian suggested Mr. Hoag play around with dormer forms and return with design changes, details and materials.

4. **645 Post Road East**, ZBA Appl. #7410, façade renovations (Rick Hoag Architect 6/15/15)

Appeared: Rich Hoag, Architect; Ehud Kooperman, owner's representative. Mr. Hoag described the building as the Patio's.com building. He proposed giving the building an industrial design, bookending the shopping center with Terrain on the west side of the Fresh Market. It is a long, rectangular shaped building he wants to shorten and make look taller. He proposes:

- Removing the existing clapboard canopy and columns
- Replace the canopy with smaller steel and glass canopies over entrance doors
- Repair and repaint the brick
- Replace the storefront system with a new bronze anodized aluminum or steel storefront system

An existing part of the brick parapet is exposed on the back corner of the building. He had been hoping to pick up on its design but it doesn't continue all the way around. He can't match the existing brick so will have to whitewash instead of clear coat it. But the existing brick is a grayish white so it should be ok. He is regularizing the storefront and really, just uncovering what was there.

Ward French asked about the rain screen. Mr. Hoag said it is wood.

Vesna Herman asked about the details of the cornice. Mr. Hoag said it is brick, corbled out, copying what is there. She asked if the canopies would be steel and glass. Mr. Hoag said it will probably be aluminum and glass.

George Masumian asked if there would be rooftop equipment. Mr. Hoag said yes; it is behind the parapet but will have to be screened if it becomes visible. They are not lowering the parapet. Mr. Masumian asked if they are not using steel windows. Mr. Hoag said probably not, it is expensive and hard to maintain. Mr. Kooperman said it is a long term maintenance issue but if Free People, the new tenant, want steel, they will pay for it and maintain it.

Ward French liked the design and doesn't see any problems with it.

Vesna Herman liked the industrial style and materials, but painting the brick will cheapen it. She liked the clear coat originally proposed. Mr. Hoag said matching the brick is almost impossible. He'll play with red brick and white wash. Ms. Herman said she like the consistency of the style.

George Masumian agreed, he liked the design and looked forward to Mr. Hoag's return with further developments.

1. **20 Saugatuck Avenue**, applicant returning (Rick Hoag, Architect, 2/23/25)

Appeared: Rick Hoag

Mr. Hoag said the project had already been approved by the ARB. He was returning because the ZBA had a problem with the canopy turning the corner onto the west elevation, which is in a residential zone. The canopy has been removed from the design.

THE APPLICATION WAS APPROVED AS PRESENTED (Unanimous)

5. **Amendment #696**, text amendment to modify Paragraph 5 Definitions, Coverage – building and Structure (Statement of Purpose, Gloria Gouveia of Land Use Consultants, 6/11/15)

Appeared: Gloria Gouveia, Land Use Consultants; Chuck Coletti, Unitarian Church

George Masumian asked why the ARB was reviewing this application since ADA access is a law. They agreed it was basically to bring the town into compliance with ADA regulations. He said, to save time, it

was not necessary for Ms. Gouveia to educate the board on ADA regulations; as architects, they are very familiar with them.

Ms. Gouveia said we have gone beyond the basic need for ramps for handicap access. She has looked at the regulations and this text amendment allowing lifts would be confined to buildings that require public access.

Ms. Gouveia said the ramp at the Unitarian church is a joke. She said she had researched American and European lift companies and had found a number of them. She supplied photos of some samples. She had found a package for the Unitarian church for about \$30,000 for installation as opposed to \$100,000 for an elevator. They have found a location in an unobtrusive part of the site that is perfect for its installation and use.

Board members agreed that there is a need to allow lifts. Mr. Masumian said, given that need, the path is clear.

THE PROPOSAL TO REWRITE WESTPORT ZONING REGULATIONS TO ALLOW LIFTS FOR ADA REQUIREMENTS IS RECOMMENDED FOR APPROVAL (Unanimous)