

# TOWN OF WESTPORT ARCHITECTURAL REVIEW BOARD

## MEETING MINUTES JULY 14, 2015

The meeting was brought to order at 7:30 PM by Ward French, Vice Chairman.

Members present: Ward French, Vesna Herman, Jon Halper, David Mann. Minutes from the meeting of June 23, 2015 were approved as presented.

### 1. **13 Riverside Avenue**, façade renovation (plans: Beinfield Architecture PC, 6/25/15)

**Appeared:** Mark Goodwin, Beinfield Architecture; Jim Donaher, Gault's

Mr. Goodwin said the building to be renovated, owned by the Gault's, is on the Saugatuck River. It is to be modernized and brought up to date. The east and south facades will be changed to bring more light to the interior; currently, the south elevation has no fenestration.

The purpose is keep the new design simple and graphic, like an old mill building. The renovations include:

- Replace existing east elevation arched windows with taller and wider plain windows with minimal surrounds
- Replace existing brick veneer with Redland brick rocky ridge milva
- Replace existing EIFS base with Tisbury black granite
- Replace existing roofed entrance and handicap access ramp on south elevation with a steel entrance canopy and ramp with cable rail railing
- Add a new glass door to the south elevation
- Add new large windows on the south elevation to match the east elevation
- Replace existing crown and continue brick up to a low profile bronze flashed parapet

Jon Halper asked the age of the building. Jim Donaher said it was reconstructed in the 1980's but the footprint has been there since the 1920's.

Vesna Herman asked about the water table line and the flood elevation. Mr. Goodwin said the flood elevation is 10 ft. Ms Herman verified that the new granite base will be at the same height. She asked if the parking would remain the same. Mr. Donaher said yes. Ms. Herman said her concern was that the cars would block the ground floor windows. Mr. Goodwin said they don't park against the building. Ms. Herman said she was still trying to assess how much the cars might block the windows. She asked if there was a sample of the window glass. Mr. Goodwin provided samples of clear plate glass, granite, bricks and mortar.

David Mann asked if the mortar would be applied like it is on the sample board. Mr. Goodwin said yes, it would be raked in square, as simple as possible. Mr. Mann asked him to explain how the windows are installed. Mr. Goodwin said they are set into a channel behind the brick with only an inch or two of the aluminum frame showing.

Ward French had no questions.

Jon Halper asked how a broken window would be replaced. Mr. Goodwin said they will be able to get to it from the interior. Mr. Halper asked if they had given any thought to keeping the arches. Mr. Donaher said no, the arches are a real detriment to the interior, especially on the second floor where

they destroy the view and make it dark inside. Mr. Halper said he thought the design was clean, simple and handsome; he liked it.

Vesna Herman agreed it was a good approach. She was still concerned that parked cars could block the first floor windows.

David Mann said the design cleans up the building and is a significant improvement. The windows are well proportioned and the parking is what it is.

Ward French agreed with the previous comments.

**THE NEW WINDOW DESIGN AND BUILDING UPDATES ARE RECOMMENDED FOR APPROVAL AS PRESENTED (Unanimous)**

**2. 535 Riverside Avenue**, review of construction

**Appeared:** Bill Achilles, Architect; Pat Fahy, Tenant

Mr. Achilles said they were appearing because of changes to the design. The first was a problem with the window order which had been a mistake. The windows installed are grill windows, not the simulated divided light windows specified in the approved design. The window company is providing a solution. Ward French confirmed that it would be an applied grid over the spacer bars. Board members agreed that the windows will read differently than simulated divided light windows.

Jon Halper asked if the grids would be applied outside and inside. Mr. Achilles said no, only outside. Ward French asked if all the windows would be getting grids and was told yes. David Mann said they would at least be consistent.

Ward French said there are other differences; the cedar shingle roof and the water table were a surprise. Mr. Achilles said there would also be copper gutters. Mr. Fahy said the water table was a decision he made on site. Mr. Achilles described the difficulties they had stabilizing the building's foundation and frame. Board members agreed the cedar shingle roof and water table were positive additions.

John Halper summarized the changes: roofing, water table, copper gutters and window correction.

Mr. Achilles said they wanted to make additional changes: use full glass doors to match the front door instead of half glass doors on north side elevation, and change the 3 full light French doors to a full glass garage style door to the deck at the rear of the second floor.

Vesna Herman confirmed that the opening would be the same size as the original proposal. There was discussion about how it would be installed and operate.

There was discussion about how to act on the changes without documentation. Ward French said the board has no problem understanding the changes.

Jon Halper said he had no issue with the door changes, what was needed is a paper trail.

Mr. Achilles said Mr. Fahy was considering using wood grained doors. Board members agreed that painting wood grained doors is problematic and recommended a smooth grain surface. Mr. Fahy agreed.

Vesna Herman said the windows had been a mistake but will look ok with the applied grids. She liked the other changes.

David Mann agreed. He thought the glass door changes were positive and the garage door was a very nice idea. He suggested to Mr. Fahy that he make sure to get what looks good to fix the windows.

Ward French agreed although he was still concerned about how the main windows would look with the applied grid fix. He verified that the barn door on the upper front elevation would be rebuilt to match the existing.

After discussion, the board agreed it was willing to accept the 8 ft aluminum garage door in the upstairs rear elevation and the full light doors downstairs with the understanding that Mr. Achilles would submit specs and drawings to the Planning and Zoning office. (Unanimous)