

TOWN OF WESTPORT ARCHITECTURAL REVIEW BOARD

TUESDAY, NOVEMBER 28, 2023

Board Members Present: Ward French, Chairman, Vesna Herman, Jon Halper. Staff: Donna Douglass Minutes from the September 26, 2023 meeting were approved.

- 1. 170 Riverside Avenue:** Proposed demolition and rebuild of the Field Clubhouse at 170 Riverside Avenue (Parcel ID# C08/032/000) submitted by Anna Rycenga, LANDTECH, for property owned by the Town of Westport BOE/First Selectwoman located in a Zone A. (Site plan dated 7/21/08; Building design by Beinfield Architecture PC, 9/25/23)

Appeared: Anna Rycenga, Landtech; Brian Goddard & Seelan Pather, Bruce Beinfield Architects

Ms. Rycenga described the building, a 1936 PAL clubhouse on town property fronting athletic fields between Saugatuck and Bedford Elementary schools. The existing building is in poor shape and will be demolished. The proposed building consists of 3 levels with storage in the lower level, the main level has offices, a meeting area and a concession with outdoor access. The top floor will have coach's offices, a large multi-purpose room and a bank of windows with views of the playing fields. The building is ADA compliant. A zoning variance is needed for the second floor.

Brian Goddard described the new building as having a salt box form, consistent with New England style buildings with gray shingle siding, a stainless-steel metal roof in "linen" and panoramic windows on the second floor for viewing sports activities and score keeping.

Vesna Herman asked if the second floor was exclusively a viewing area. Mr. Goddard said no, as well as an area for viewing games there are offices. Ms. Herman asked about the wood band below the second-floor bank of windows. Mr. Pather said it is a modern take to reinforce the windows. Ms. Herman said she thought the bank of windows looked awkward.

Ward French and Jon Halper had no questions.

Ward French said the building feels a little off the mark, a little bit not together with the New England vernacular double hung small pane windows below the second-floor casements, the shed dormer off the back; there are a lot of incongruent pieces. He said he agreed with Ms. Herman.

Jon Halper said he appreciated what they are trying to do, taking a traditional New England saltbox residence style and transforming it to a commercial use. But the tension between the traditional first floor and the second floor is disturbing. He liked the composition and appreciated the authenticity of the 12 lite lower windows, but this just isn't quite right.

Vesna Herman said she had no problem with the massing, shape and function, but the second floor just doesn't go with the salt box first floor. You need to find a more uniform design.

Ward French said he liked the design's functionality, scale and form, and the respect for the traditional residential neighborhood, but it just needs a little tweaking to the conflicting front elevation.

Jon Halper agreed and said it's close, the windows on the first and second floors have to be more holistic.

APPLICANTS HAVE BEEN ASKED TO RETURN AFTER TAKING THE BOARD'S COMMENTS INTO CONSIDERATION (Unanimous)

2. **36 Riverside Avenue:** Proposed façade renovations at 36 Riverside Avenue (Parcel ID #C09//103/000) submitted by Julie Verni, for property owned by Scotti Pietro TR & Janine TR, located in a GBD zone. (No site plan presented, Building design 1111/23)

Appeared: Julie Verni, Architect

Ms. Verni said the building, the site of the former Da Pietro's restaurant, is to be changed to a single family residence with an accessory apartment. She described the area around the site as a commercial neighborhood not far from Route 1.

She described the proposed design:

- Reside the entire structure with Hardi plank gray clapboard
- White window frames and trim
- Black iron balcony railings on 2 second floor front windows
- 2 side by side blue paneled front doors
- The exterior staircase is enclosed
- All new windows

Jon Halper said the design was much improved and thanked the applicants.

Vesna Herman requested that they consider making the front door moldings simpler, all the panels look busy and complicated. The design has been cleaned up and looks much better.

Ward French concurred. He said they have done a nice job and had listened to the board's previous comments. He supports the application.

Jon Halper said he agreed regarding the door pattern, but it is minor. The building looks very nice.

Vesna Herman said she definitely supports the new design and her observation regarding the door panels was just a suggestion.

Board members agreed the new design and materials are very attractive.

THE APPLICATION IS RECOMMENDED FOR APPROVAL AS PRESENTED
(Unanimous)

Sally Palmer, Recording Secretary