

TOWN OF WESTPORT ARCHITECTURAL REVIEW BOARD

MEETING MINUTES SEPTEMBER 24, 2024

Members Present: Brad French, Chairman; Vesna Herman, Jake Watkins, David Halpern and Jon Halper. Staff: Donna Douglass. Minutes from the meeting of July 23, 2024 were approved.

1. **260 Compo Road South:** Proposed revised plans including but not limited to removal of the gable roof to the right of the entrance and the dome at the rear at 260 Compo Road South (Parcel ID# C04001000) submitted by Peter Romano, LANDTECH, for property owned by the Town of Westport which is located in Zone AAA_AA.

Appeared: Ken Nadler, Architect; Michael Ryan, Lessee (Site plan Landtech 3/5/24; Building design Landtech 9/11/24)

Mr. Ryan said there are 2 changes to the exterior, the front gable to the right of the porte cochere and entrance is eliminated, as well as the elevator to the second floor. The building will look like it does now. The windows and dormers have been cleaned up. The dome over the back terrace will also be eliminated.

Mr. Nadler said it still looks in character but simplified.

David Halpern said he didn't mind the removal of the gable at the front, but he was unhappy about the elimination of the elevator. It is excluding a fair amount of people from accessing the upstairs rooms. Mr. Ryan said there are 12 upstairs rooms total. It became evident that it was going to be prohibitively expensive to install the elevator. There is no room in the building as it is. Mr. Nadler agreed, it was going to be very difficult to fit into the building. Mr. Halpern said he still thought the building should have an elevator. Mr. Ryan agreed but it was cost prohibitive.

Mr. Halpern said he would also miss the rear elevation dome. It added character and he'll miss seeing it.

Jake Watkins was unsure about how the operable screens would work with the columns on the rear elevation. Mr. Ryan showed how they would be housed in the columns. Mr. Nadler said they had also gone back to the original round shaped columns. Mr. Watkins thought the rear scaling works, but he was still concerned about the screen details. Without seeing them, he's concerned it will take away from the appearance.

Jon Halper agreed. He's also not sure how roll down screens work with tapered columns. He also agreed with Mr. Halpern about the elimination of the elevator but understands the constraints. He'd also miss the dome in the rear but was not opposed to its removal.

Vesna Herman said there's not much to add. She gives the applicants the benefit of the doubt regarding the screens as long as they don't injure the columns. She was also sorry about the loss of the elevator.

Ward French agreed with the comments and said he would also miss the installation of an elevator. He suggested they rely on the architects to come up with a plan for the roll down screens and asked board members if they wanted the applicants to come back or just circulate the details. The consensus was to circulate the details.

BOARD MEMBERS WERE DISAPPOINTED WITH THE DESIGN CHANGES BUT UNDERSTOOD THE FINANCIAL CONSTRAINTS. APPLICANTS WERE ASKED TO PROVIDE DETAILS ABOUT THE ROLL DOWN SCREENS ON THE REAR TERRACE

(French, Herman, Halper and Watkins Yes; Halpern No)

- 2. 1620 Post East:** Proposed revised plans including but not limited to new curtainwalls, exterior egress stairs, elevator lobby enclosure, façade finishes at 1620 Post Road East (Parcel ID# H09174000) submitted by Rick Hoag, Frederick Hoag Architect, for property owned by 1620 PRE-Associates, LLC which is located in Zone GBD/AIHZ. (No new site plan; Building design plans Rick Hoag, Architect 9/16/24)

Appeared: Rick Hoag, Architect

Mr. Hoag reminded board members that this structure is for a golf simulator club. Unfortunately, they discovered that the building has no foundation. The condition of the building has required far more work than anticipated. So the design has been simplified.

- The designed front curtain wall screen will be replaced with a plain curtain wall.
- The rear exterior stairs will be open and not enclosed as planned
- The second-floor penthouse/bar will be simplified from a round to rectangular structure

Mr. Hoag said everything has just been simplified and all changes are budget related.

Vesna Herman had no questions.

Jake Watkins said he liked the design changes. He asked if the west wall will be stucco. Mr. Hoag said no, just repainted. There will be painted stucco on the front.

David Halpern asked if there will be signage. Mr. Hoag said yes, it is under 50 s.f. so does not need approval. It will be a clean, uncontroversial design.

Jon Halper was also interested in the sign design. Mr. Hoag assured him it is a handsome, understated design.

Ward French proposed the design changes should be accepted. Board members agreed.

THE APPLICATION IS RECOMMENDED FOR APPROVAL AS PRESENTED
(Unanimous)