

Town of Darien
ARCHITECTURAL REVIEW BOARD
2 Renshaw Road
Darien, Connecticut 06820

September 21, 2020

Amy E. Souchuns
Hurwitz Sagarin Slossberg & Knuff LLC
47 N. Broad Street
Milford, CT 06460

Re: ARB #19 – 2020, 7-Eleven Inc., 306 Boston Post Road – New Structures and Signage

Dear Mrs. Souchuns

At the meeting of the Darien Architectural Review Board on September 15, 2020, we reviewed a proposal for a new 7-Eleven structure and gas station at 306 Post Road and were not able to issue a final report. The Board will need to see a revised application with a few alternate options of the proposed design as well as some additional materials needed to support the application. In addition, the ARB will need to await the Zoning Board of Appeal's ruling on the proposed sign variances before reviewing and addressing that final part of the application.

In trying to recap a list of suggestions to help formulate alternate design options here are some things to consider:

- Please provide further clarity on the chosen style “colonial revival” as stated, and explain your interpretation of the style by providing reference materials/pictures
- Consider alternate architectural styles: shingle, federal, contemporary, farmhouse
- Consider alternate materials and authentic substitutions (clapboard, shingle, copper, metals/steel, stone, glass, etc.)
- Pairing of vinyl siding and a brick read unnatural – unclear if structure is brick with inserts of vinyl or vinyl clapboard with heavy brick trim but the pairing feels awkward
- Add more depth and dimension throughout the facade – building surfaces, windows, doors, trim, cornice, fascia, pilasters, etc.
- Utilize more architectural detailing and features authentic to the building style
- Consider windows with divided light and/or transoms and further definition in the openings
- Recommend not using lattice or other decorative features as replacement for architectural details and any features should serve a functional purpose (i.e. lattice should contact the ground and feature relatable plantings)
- Rethink overall structure proportions – entrance dormer massing reads too large, and brick arch/pillars too heavy
- Consider alternate gable height and roof pitch and how the two relate
- Rework façade facing the Post Road knowing it will be the primary interface with the public
- Consider contextual detailing in the pediment space above the entrance doors
- Provide samples of the doors, windows, and other construction materials

As part of the revised presentation, there are also a handful of materials that we will need to see as part of your application. Please provide actual samples of building materials including doors, windows, and other construction materials, and color pallets. We also need to view full schematics of the gas canopy structure itself and any signage associated with the structure. Please also provide a comprehensive lighting plan that includes any proposal for lit signs including interior windows, and a revised landscape plan that meets the notation criteria detailed in the Town Guidelines. Lighting under the canopy will be critical. Make sure that the light fixtures are recessed into the canopy so that the source of illumination (the bulbs and reflectors) are not visible from the street or anywhere offsite. A roof plan and building section would also be appreciated in the application.

In your process of developing alternate design iterations, it would be helpful to see any inadmissible options alongside the final renderings to help us better understand your processes for landing on a particular design, style, detail or material.

Any replacement structure at this location is critical to Darien because it represents a gateway area as well as a section of town that was once out of focus but is finally gaining overdue attention with the many recent and successful commercial redevelopments. The Architectural Review Board has worked to bring thoughtful, strong, contextual architecture to our community and will want to see that any new plans here meet our town's standards for design & architecture alongside functionality.

If you have any questions please feel free to contact the Planning & Zoning offices who will work with you to provide any additional resources or guidance that may be of help. They will also facilitate in providing the Board with all the necessary application materials needed for a revised presentation. Thank you for your application and look forward to discussing further.

We will include this matter on the agenda for the October 20th meeting, so please provide updated application materials to us by October 13, 2020.

Sincerely,

A handwritten signature in blue ink that reads "Elizabeth Geiger" followed by a small mark.

Elizabeth Geiger, Chairman
Darien Architectural Review Board

cc: Stephen Olvany, Chairman P&ZC