

ARCHITECTURAL REVIEW BOARD
DARIEN, CONNECTICUT
Minutes
March 18, 2014

Members Present: Lawrence, Greene, Macdonald, Gadsden, Castell
Staff Present: Keating

ARB #4-2014

Dynamic Athletics, 25 Old King's Highway North, DC Zone
Proposed wall sign.

Ray McClelland, A to Z Signs, presented a 13.6 square foot white Azek board backing for a dark navy vinyl wall sign with white lettering and a silver logo affixed to the wall of building that projects at right angles to the entrance of Dynamic Athletics. As this location was not close to the entrance, it was recommended to clarify the entrance location either by adding white vinyl lettering to the window of the entrance door or by utilizing the existing blade sign bracket to hang another sign near the door to better identify the entrance door. If a hanging sign near the door is desired by the client, they must send the proposed details to Dave Keating who will forward them to the ARB members for review. The proposed wall sign was approved.

ARB #5 -2014

Palmer's Market, 264 Heights Road, DC Zone with NHR Overlay
Proposed facade change and addition.

Jeff McDougall of William Seymour & Associates presented the façade changes of a 2,507 square foot addition primarily for kitchen and storage use. The exterior, stucco over concrete block, will match the existing façade in both color and material. Due to the height of the land as well as landscaping adjacent to the addition, the service area is well protected from the neighbors. The design of the addition and the façade were approved.

ARB #6-2014 (clubhouse)

ARB #7-2014 (bathhouse)

Tokeneke Club Inc., 4 Tokeneke Beach Drive, R-1 Zone

Attorney Wilder Gleason, Chris Pagliaro of Pagliaro Bartels Sajda Architects, LLC and Chris McCagg of James G. Rogers Architects present the two applications. They presented a three-dimensional computer printed model for a major addition to the 86 year old concrete clubhouse (#6-2014). The second proposal is a renovation and addition to the bathhouse (#7-2014) as well as removing the tennis hut. These changes were dictated by the deterioration of the existing structures and the new requirements of the Velocity Flood Zone.

With the exception of a snack bar on grade, the clubhouse's semi-circular addition embraces the first floor entertainment dance floor that is open to the sky with retractable awning. In the interest of eliminating all use of current grade levels, the proposed second floor houses administration, offices, conference areas, tennis retail and lockers. The existing kitchen has also been expanded in the original building, and the whole addition has a pitched asphalt, shingled roof. They plan to conceal all the roof mounted mechanicals and creating a sizeable storage area on the level above the second floor.

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The one story bathhouse, **ARB #7-2014**, to be extensively renovated to conform with the new FEMA requirements, will have a reduced lot coverage allowing for a wider service entrance to prevent the sounds of backing trucks, a one open-sided space, open to the sky with retractable canopies, containing portable lockers and four roofed, family changing rooms.

Following the presentation there was a discussion about the exterior design that focused on the need for and shape of the attic space windows and the impact of the large roof with the three sharply pointed pyramid shaped peaks, starting at mid-roof and projecting above the roof line. There were several suggestions made regarding the configuration of the sharp peaks for the architects to consider.

The roof dormer/windows seemed slightly out of proportion in relation to the massive roof. It was explained that the building height, and thus the window size and shape, was dictated by the Zoning Regulations, but it was felt that perhaps something could be done for a better proportion.

The new curved addition's connection with the hard-edged existing rectangular concrete block design seemed awkward to the Board primarily because the meeting of these two elements seemed to occur at the very visible main entrance to the restaurant from the parking lot. The architect pointed out that, in fact, the connection is further toward the beach and, thus, will not be as visible as the drawing would make it appear.

The main clubhouse curved addition carrying a shingled skirt as well as shiplap siding will be painted white, which is appropriate to the Board, but the dark color tone of the proposed asphalt shingle roof caused some concern about its dominance of almost half the elevation view. A lighter color, GAF Cedar Blend, was suggested.

As this is to be one of the most significant structures in Darien, the ARB was very concerned that there was little time to consider, absorb and decide on these plans (with its tight Planning & Zoning Commission deadline) at the very moment they were presented. Chairman Lawrence expressed all the Board member's feelings about the necessity of coming to ARB for creative discussion earlier in the approval process to avoid the pressure to decide immediately upon first viewing.

Attorney Gleason promised that the architects would consider the design issues discussed and get back to Dave Keating with further studies to be emailed to the Board for their response. The applications will be on the agenda for discussion at the next meeting.

Approval of Minutes

Minutes of February 25, 2014 were reviewed and approved.

Respectfully submitted,

Marian Castell, Secretary