

ARCHITECTURAL REVIEW BOARD  
DARIEN, CONNECTICUT  
MINUTES  
October 16, 2012

Members Present: Lawrence, Castell, Gadsden, Macdonald, Hughes, Groppa  
Staff Present: Keating

The meeting was called to order at 8 P.M.

**Continuation of ARB #29-2012**

Maplewood of Darien, 599 Boston Post Road, DB-2 Zone

Update on proposed ground signs.

Amy Zabetakis of Rucci Law Group and Chris Cocotas of Maplewood returned to discuss the signage at Maplewood. The wall sign proposed will be on the left without a street number on the low stone wall entrance. The post sign will be on the far right, 24x36, perpendicular to the road, to be seen when driving southbound. The Board requested that the pole be under 9 feet. Unfortunately the transformer at approximately 4 ½ feet high interferes with having a much shorter pole. The sample monument sign, erected on the corner of the Boston Post Road and Brookside, was fine with the Board, but will need to go to ZBA for approval, as will the wall sign. The hanging sign was approved as proposed.

**Amendment/Modification ARB#23-2012**

Lanphier Day Spa, 20 West Avenue, CBD Zone

Proposed awning modification.

Eileen Rizvi, owner of Lanphier Day Spa, requested a sign on the West Avenue side of the 20 West Avenue building. Their previous sign location will become the property owner's sign giving the building name and address, Station Place, 20 West Avenue. The Board felt that the Station Place sign could become one that includes a listing of all tenants at a later date, if the property owner agrees. In the meantime, Dave Keating will work with Mrs. Rizvi on a solution, since the new location suggested by Mrs. Rizvi is Town property, not part of the 20 West Avenue property. The request for a modification to the awning was approved. The dark brown sunbrella awning will now include the logo L in script and white vinyl 10 inch block letters of the name, Lanphier Day Spa.

**ARB #30-2012**

Hitchcock Munson Opticians, 35 Tokeneke Road, CBD Zone

Proposed blade sign.

Terry Quinn, owner of Hitchcock Munson Opticians requested a blade sign to be mounted with a decorative bracket in iron to the left of the store windows. The sign will be an oval shape, 15x28 inches, black vinyl lettering, 2 ½ inches, with eye glasses in pale blue. The Board approved the plans as presented.

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**ARB #31-2012**

Venture Yoga, 10 Center Street (934 Boston Post Road), CBD Zone  
Proposed hanging sign, wall signs (front and rear of building).

Erin Huot, owner of Venture Yoga, requested 3 signs. The first, on the 10 Center Street side of the building, she requested a wall sign to hang above the Darien Social sign, the same size, 2x4 feet, and same background color, charcoal, with white letters and a gold elephant. This sign will need ZBA approval.

She also requested a 4x24 inch hanging sign on the 10 Center Street side, to hang off of the already existing general identification sign, 10 Center Street, along with the other tenants. The sign will be black with gold trim, with carved 3 inch letters painted white. The Board approved that sign as presented.

The third sign requested is for the second floor façade of 934 Boston Post Road above the Darien Social sign. The location is difficult because the building bends to shape to the corner. The Board suggested a 2 part sign, "Venture" and "Yoga" between the 2 sets of windows rather than above the windows. The sign will be white with black lettering or black with white lettering, 10 inch letters. The Board approved the plan in concept.

**Update on ARB #21-2012**

Bodega Taco Bar, 980 Boston Post Road, CBD Zone  
Update and status

David Genovese, owner of Baywater Properties, and Charlies Salia, owner of Bodega Taco Bar, updated the Board on improvements to 980 Boston Post Road. Mr. Genovese plans to remove the metal cornice on the building, front and back, and replace it, along with the shutters and hardware. The corner lanterns will be removed in favor of goose neck lights above the signage. The new brick color will be Benjamin Moore Tapestry Beige, the shutters will be Restoration Hardware Slate Andoise, and the mullions will be Benjamin Moore Iron Mountain. The Board requested that the new cornice be shorter, to allow brick to be exposed above the windows. Also, the size of the UCBC sign needs to be checked. The letters look too large.

**Update on ARB #23-2011**

Baywater 745BPR, LLC, 745 Boston Post Road, DB-1 Zone  
Update and status

David Genovese of Baywater Properties and Seelan Pather, the architect, presented new colors for the building. The hardy plank clapboard will be a darker color to make it softer, Cobblestone, instead of Benjamin Moore Calm, which was approved. The shutter colors will be sand, hammered

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silver, and driftwood. They are a composite manufactured by Atlantic. The Board approved the changes as presented.

**OTHER BUSINESS**

The Board then voted unanimously to go into Other Business to discuss additional items.

**70 Old Kings Highway North**

Jim Lewis, owner of 70 Old Kings Highway North, and Neil Hauck, architect, presented plans for the renovation of the Protected Town Landmark. The porch on the front exterior will be enclosed as an addition and columns added for balance. The windows in the new addition will be large to reflect the old porch. The Board requested divided lights in the new windows. In the rear, the building will be squared off, the small additions added over the years will be taken off and rebuilt. The Board approved the plans as presented.

**ARB #28-2012**

St. Luke's Episcopal Church, 1864 Post Road, R-1 and R-1/2 Zones  
Proposed façade change.

Neil Hauck, architect, presented the new entrance to the Undercroft of the church with the changes that the Board had requested. The doors will be painted a limestone color to match the limestone of the church. The two stone walls on either side of the entrance will be moved closer together, so that a smaller six foot opening will be created. Once through the two stone walls, the walkway widens into a courtyard to take advantage of the expanse of doors and sidelights. The Board approved the plans as presented.

**APPROVAL OF MINUTES**

The minutes of the meeting on September 18, 2012 were unanimously approved.

Respectfully submitted,

Judy Groppa

*ARB/ALM/10.16.2012*