

ARCHITECTURAL REVIEW BOARD
DARIEN, CONNECTICUT
14 DECEMBER 2010
MINUTES

Members Present: Lawrence, Gadsden, Groppa, Brown, Macdonald

Staff Present: Keating

1. ARB #46-2010

Christopher & Margaret Stefanoni
57 Hoyt Street, R-1/3 Zone.

Proposing a 16 unit residential building for seniors.

Michael Stein from Stein Troost Architecture presented materials samples for the project including a Hardy plank clapboard in “Taupe” and Architectural roofing shingles “Slate Blend”. The proposed windows are a simulated divided light Anderson windows in white, either aluminum or vinyl clad. The windows will have board and batten black shutters. The board requested that the shutters be mounted with traditional hinges to provide depth to the façade, so that the shutters do not lie flat against the façade. Following the recommendation of the board, the architect added windows in the stairwell, along the north elevation. The architect is considering the use of motion sensor light bollards in the parking area, to avoid all-night lighting in a residential neighborhood. It was suggested that the architect consider the use of residential decorative lighting sconces flanking the exit doors, rather than a commercial overhead light.

From an architectural perspective, the design was deemed to be acceptable.

2. ARB #47-2010

Christopher & Margaret Stefanoni
4 Pheasant Run/Tokeneke Road, R-1 Zone

Proposing a 30 unit residential building for seniors.

Michael Stein from Stein Troost Architecture presented material samples for the building, including a synthetic rough stucco in “Sand” color, a board sample of the cultured stone base, and fiberglass roofing shingles in a dark grey color. The proposed window trim is a dark brown color.

Following the architect’s presentation the board discussed the building’s design and suggested that it’s Swiss chalet style is not typical of this area’s architecture and questioned the appropriateness of its design in Darien. The architect responded that the building’s Craftsman style was in fact not uncommon and suitable for the neighborhood. The board suggested that the large scale of the proposed building with its 220’ long west elevation along Pheasant Run is not in keeping with the residential scale of its neighboring houses along the street. The architect offered that it’s modulated façade

served to reduce the perceived scale of the building. The board also commented that the north elevation with a garage entrance looked like a rear façade, and recommended that the north elevation warranted a more primary design due to the significance of Tokeneke Road and the prominence of the site on the road. The elevation along Tokeneke Road presents an opportunity for the architect to create a design which could enhance and contribute to the street as it descends toward the bridge and Rowayton.

The board commented that the proposed stucco material was not typical of residential buildings in the area, and suggested that the architect consider using shingles as an alternative to stucco. The use of residential shingles may have the effect of adding texture to the building façade. The architect will present revised drawings of the project with shingles and a revised color scheme in January.

3. ARB # 49-2010

Rebecca Martin for Becca Catering
7 Tokeneke Road, CBD Zone
Proposing a wall sign.

William Patry, a Principal in Becca Catering, presented a sign proposed for the “becca” storefront. The proposed sign, 16” h x 48” l, is to be mounted in the sign band area over the storefront. The dark grey brushed aluminum letters “becca” are mounted on a light grey panel. The letter “b” is 10” high. “becca, innovative catering” will be stenciled on the store’s glass windows. The board recommended that the street address number “7” be added on to the door. The signage was approved as submitted.

4. Amendment of ARB 11-2010

Al Filippone Associates @ William Raveis Real Estate
1063 Boston Post Road, CBD Zone
Revised plan for a building sign.

Nancy Dietlin from Al Filippone Associates presented a revised proposal to add the letters “Al Filippone Associates” to the building. The letters are to be mounted under the existing “William Raveis” sign on the building. The pin mounted aluminum letters would match the blue color and style of the existing lettering. The board approved the proposal. The photoshop illustration erroneously included awnings on the second floor windows and lettering on the awnings. **The awnings are not to be installed.**

5. The minutes of November 16, 2010 Regular Meeting were approved.

Respectfully submitted,

Rita Gadsden