

ARCHITECTURAL REVIEW BOARD
DARIEN, CONNECTICUT
MINUTES
March 15, 2016

Members Present: S. Lawrence, M. Castell, T. Macdonald, A. Hughes, D. Reilly, E. Geiger
Staff Present: J. Ginsberg

The meeting was called to order at 8:02PM.

ARB #04-2016

Carnegie Hill Skin Care, PC,
1472 Boston Post Road, SB Zone

Application was submitted by Amy Zabetakis, legal representative to property owner, and proposed building renovations/façade review was presented by Frank Diurno & James Livingstone, building Architects.

The owner wants to remove the garage on west side of building, and expand the back of building via a fill-in addition to give the building a more cohesive look and make it more consistent overall with its original design, and ultimately more functional. They will remove cooler currently jutting off back of building. The side of building will be finished with exact brick, trim, cornice and frieze work matching current style, color and materials of front of building, and back will be finished in red stucco to match current posterior facade. Window/shutters from current garage will be salvaged and used on side of building where garage was removed in place of old door. Parking spaces will be redrawn in place of garage with Handicap space relocated there next to an updated ramp entrance in back. Roof in back will be leveled to one consistent plane – exhaust fan will also be removed so overall the building will be updated to be more architecturally consistent with original design as well as more functional. No changes to signage, building colors, or building material; and no alterations to front of building. Increased conformity will also enhance aesthetics with residential neighborhood that rests just off the property’s back yard.

The Board approved the plans as presented.

“Other Business”—Informal discussion regarding 701 Boston Post Road

Jeremy Ginsberg brought to the table the Town’s new question of what to do with the upcoming availability of Community Fund of Darien building, located in the downtown historic district at 701 Boston Post Road. The Town owns the building but the Community Fund has rented there the last 35 years, and the building is in need of costly repairs – new windows, new roof, new electricity and possibly more, opening a conversation within the Board of Selectman on whether to refurbish, demolish, or even sell. Complicating the discussion is the building’s 200-year history as a vital member of the town’s only Nationally Registered Historic district. As the Town Historian, Marian Castell noted that the National Register allows building additions compatible with the original

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building, but demolition requires a more involved process, particularly if there were written objections, however it is possible. There are a handful of buildings in this nationally registered district along this Post Road strip from the Congregational Church to Academy Street that are or will be in need of large repairs, or will similarly face demolition. Marian further noted that the removal of one building could fuel the teardowns of others, in time possibly washing the district completely, which took over two years of work with an architectural historian and the state of DC to recognize in the first place. The Board unanimously supported restoring 701 and requested its stance be written by Marian as the Town Historian and member of the ARB, for the Board of Selectman, as well as the Darien Times, to educate them on the building and district's history and help in their determination. I included a copy of the National Register District Map as an attachment for reference.

A copy of the National Register District Map is attached for reference.

OTHER BUSINESS

Chairman Susan Lawrence announced her resignation and proposed succession by Liz Geiger. Board vote will be added to the upcoming agenda.

APPROVAL OF MINUTES

Minutes from February's meeting have not yet been provided but are schedule to be submitted and reviewed at April's session. (February Stenographer was Cheryl Greene)

The meeting was adjourned at 8:45PM.

Respectfully submitted,

Elizabeth Geiger

ARB/2016/03.15.16min

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