

Architectural Design Review Committee

Meeting Minutes

July 18, 2019

Town Hall – Council Chambers

7:00 p.m.

Members in attendance were Tim Eagles, Dian Barnes, Dean Burhoe, Sheldon Crosby, Tim LeBouthillier, and Bob Sanford. Also in attendance Town Planner DeVoe and Assistant Town Planner Rutherford.

1. 784 Farmington Ave., Farmington, CT – Chase Bank

Attendees for the owner and applicant:

Robert Weiner, owner

Attorney Robert Reeve on behalf of the owner

Josh Kline, Stonefield Engineering, for applicant

Hernan Graziano, TPG Architecture, for applicant

Richard Dordas, Chase Bank

Attorney Reeve gave a brief history of the work completed to date regarding plans for the property and explained Mr. Weiner's interest in the final development plans.

The Chase Bank representatives presented the revised architectural elevations that were updated in response to the comments received at the March 2019 meeting. Overall the Committee found the presented elevations to be an improvement over the elevations that were shared in March. Through the course of the dialogue Josh and Hernan confirmed that the HVAC mechanical units will be placed on the lower level roofs and will be screened by a 3ft to 4 ft parapet wall, the site plan and landscaping comments provided in March will be addressed once the building elements are closer to being finalized,

The following is a list of suggested changes and improvements to:

Building Architecture

1. The rear entrance of the building is more ornate than the front entrance facing Farmington Ave. The Farmington Ave. elevation requires more detail and architectural treatment at the entrance. Suggestions included adding a portico and columns to the front entrance.
2. The material of the main portion of the building should be red brick. The wings could be clapboard. This would mimic other buildings in the area that have a brick main building and the additions were clapboard. There are several Miss

Porter's buildings completed in this way. The brick portion of the building needs more detailing. The MDC Reservoir building was cited as an example. As presented, it was felt that the building still does not have the appropriate stature for a bank.

3. The east façade is too plain. This is the elevation that people will see as they enter Farmington headed westbound on Rte 4. Understanding the building will only be partially blocked by the adjoining at 778 Farmington Ave. the Committee would like to see the detail improved on this elevation.
4. The two-story rear entrance on the north side of the building is too narrow. Consider at least doubling the depth of this feature.
5. Tim shared a sketch from Jack Kemper that changed the roofline on the main portion of the building. The sketch was provided to Hernan and is included as an attachment to these notes.
6. The windows should be set into the masonry openings using a brick mold. The balance of the trim (rake, eave, pilasters, etc...) could be applied.
7. There should not be brick quoin detailing added to the clapboard portion of the building. There should not be a brick water-table added to the clapboard portion of the building.
8. The entrance should be simple and traditional. Consider replacing the glass entrance doors with a solid panel door or stile and rail door with glass over a raised panel.
9. After some discussion regarding the sign on the front of the building it was generally agreed that the sign on the wing portion of the building was ok. The sign should have some lighting. The lighting should be small goose neck lighting hung above the sign. The lighting will be LED.
10. The second-floor windows shall be opaque. Black out glass should not be used.
11. On the north elevation consider adding windows at the second floor, add columns and portico, and consider a solid panel door or stile and rail door with glass over a raised panel.
12. On the clapboard portion of the building consider using mitered corners rather than four-inch trim at each corner.
13. Consider rear entry in clapboard, leaving only the main portion of the building in brick. Possibly use panel wood on rear building, with wings in clapboard and main building in brick. The architect is encouraged to explore these options.
14. Remove the cupola.
15. The Committee will share photos of some typical detailing that they would like to see for the building.
16. The architect is welcome to submit the next round of drawings for review electronically with the Committee.

ATM

1. Columns to be used at the building entrances should also be used at the ATM to support the canopy.

Pedestrian Access and Use of the Existing Building

1. Full sidewalk along perimeter of property and access to existing building.
2. The existing building has approximately 800 SF of usable space per R. Weiner. There is entrance facing the backage road and the ATM.
3. The committee would like the building to be an active part of the site plan. The use and parking accommodations need to be included.

The following are a carried over from the March meeting.

The following is a list of suggested changes and improvements to the site layout and amenities:

1. Consider removing the landscaping at the southwest corner of the building – between the building access sidewalk and the backage road, and instead create a plaza area. Note the sidewalk treatment used for the sidewalk installed along the west side of the backage road. Add some interest to the plaza – pavers, color, benches, etc.
2. Remove the narrow band of landscaping between the building and backage road and install sidewalk along the entire western edge of the property.
3. Remove the narrow band of landscaping along the eastern edge of the parking lot and install the parking head to head with the spaces on the adjoining lot.
4. The shared parking with the neighbors should be shown to depict the full scope of the project in context with the adjacent uses.
5. Add variety to the plant material.
6. Include walk up ATM in front vestibule facing Farmington Ave.