

Architectural Design Review Committee Meeting Notes

September 19, 2019

Chase Bank representatives presented their most recent illustrations and renderings for the proposed Chase Bank branch at 784 Farmington Avenue. Seated for the ADRC were David Quisenberry, Dean Burhoe, Tim Eagles, Bob Sanford, Jack Kemper, and Tim LeBouthillier.

Chase Representatives presented the plans including a site plan, landscaping plan, elevations, and conceptual renderings of the proposed structure in the existing/proposed setting.

The Committee has the following comments/suggestions:

1. Sidewalks: Look at moving the sidewalk in front of the relocated structure to the curb line in keeping with the design in front of the branch office.
 - a. Staff noted that the TPZ may in fact be in favor of carrying the sidewalks through to the termination of the property where it meets 780 Farmington Avenue (Udolf).
2. Landscaping:
 - a. The type of landscaping in front of the branch directly on Farmington Avenue was noted as being particularly high maintenance. Consider alternate plantings that can be easier to care for as this is a highly visible location.
 - b. Consider replacing the landscaping on the southwestern corner of the branch location (Farmington Ave. and Backage Rd.) with hardscape to match entrance pavers. Consider the use of a planter/urn that matched the period appearance of the overall design.
3. Roof Features:
 - a. Strive to maintain equal pitch on the front and rear rooflines.
 - b. Consider elongating depth of rear roofline at least 2-3 feet.
 - c. Consider using Slate-Line shingles.
4. Front Canopy:
 - a. Add pilasters at either side of the entrance canopy.
 - b. Beef up the columns supporting the canopy.
5. Windows, Doors, Trim:
 - a. Lights can be modified for security. Two solid bottom panels with two larger glass panes would be acceptable in a similar door design
 - b. Add brick molding around door trim to match window trim.
 - c. Consider a lintel over the front doors to pick up on similar window features.
 - d. Consider adjusting windows for compatibility with brick coursing.
 - e. Pane sizes on the windows should be consistent.

- f. Consider:
 - i. Using windows in clapboard structure in place of the brick structure. Discussion was had regarding use of a transom window over a double hung in place of the 7 plus foot high windows in the brick structure. This idea was abandoned in favor of the following.
 - ii. It would be acceptable to have 3 course over 4 course double hung windows in place of the fixed 7 foot windows. Again, pane sizes should all be similar and match coursing. The windows may be fixed so they cannot be opened.

- 6. Miscellaneous:
 - a. Lower/center the architectural features in the gables and consider resizing. Ad emphasis and insure that trim matches that in the rest of the building. Look at options such as faux windows.

The ADRC agreed that given the general acceptance of these ideas, that details could be transmitted via email for a final consensus. Chase representatives agreed.

Additional comments may be forthcoming from those who could not be in attendance but had a later opportunity to review the presented plans.

Respectfully submitted,

Mark DeVoe, Town Planner 9/20/19