

Stony Creek Architectural Review Board
Canoe Brook Senior Center, 11 Cherry Street
Meeting Minutes – September 06, 2017

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Chairman Ames called the meeting to order at 7:05 PM

In Attendance: G. Ames – Chairman, J. Herzan, S. Kirby, W. Murray, G. Buchanan.

Staff: Rich Stoecker – Assistant Town Planner

Other: Bob Errato – Alliance TCC, Vladimir - Project Designer, Stephanie Williams, Larry Appleton - Landscape Architect.

The meeting was called to order at 7:05 PM

Motion to approve the minutes of the June 07, 2017 made by Sam Kirby and seconded by George Buchanan. Vote was unanimous.

Informal Review

128 Thimble Island Road (Legacy Theater): Everyone introduced themselves around the table.

Bob Errato, Vladimir and Stephanie Williams briefly described the project and the early designs for the Legacy Theater exterior, interior walls and grounds. Individual Board members noted observations, concerns, and expectations of the building façade and how it fits with the cultural character of the Stony Creek Village district.

Gregory Ames – Noted that the Legacy Theater building was a very significant cultural building in the Stony Creek Village District. G. Ames emphasized the drawing/sketch of the renovated theater was lacking in terms of scaled elevations, detailed architectural features with dimensions. The design seems too ornate to mesh well with existing design features in the Stony Creek Village. He noted that soundproofing the building and mechanical condensers was very critical. G. Ames suggested that the team hire an acoustical consultant.

Sam Kirby – Focused his attention on the following issues:

- The overall look of the design sketch does not fit with the original façade or design for a rather simple façade with use of siding and brick on sides. He did not know where the proposed sketch came from and would be more comfortable with designs consistent with the Stony Creek Guideline document.
- May want to consider the hiring of an Architect to keep the project on schedule with cost budgeting benchmarks.
- Focused on the sound issues with plaster on the inside walls and use of Brick/2 X 6” walls with two coats of plaster.

John Herzan – Focused his attention on the following issues:

- The proposed building sketch was lacking in a historic identity.
- Team may want investigate a grant for Historic Preservation and could get them in touch with the key people to help investigate grants for restoration. (Jane Montenero) from the Trust for Historic Preservation.
- Mentioned similar renovations of like size theaters in New Haven (Lincoln Theater) and the Ivoryton Playhouse. Suggested that a Historic Analysis be undertaken and conversation with the Town Historian Jane Bouley may be helpful..
- Suggested keeping the front façade elegant and do not try and produce a high stylistic look, and recognize the older theater entrance and an acoustical evaluation is critical.

George Buchanan – Focused his attention on the following:

- Suggested that the applicant team investigate the use of historic tax credits.
- Consider a redesign of the windows.
- Use a holistic approach for the look of the theater with a simple well organized façade with the use of vertical siding.
- Emphasize the look of the recent past with use of brick sides and a white front façade.

Bill Murray – Focused his attention on the following

- The construction materials used in the project. Maintain the brick sides and interior soundproofing. Recognizing the balance between acoustics and R- factor of interior plaster walls.
- Use of skylights to bring light into the upper office buildings and the integrity of the structure and roof.
- The simple less ornate design for the front façade with use of vertical siding is preferable.
- Filling in the windows with brick may have a more effective look/identity and less expensive than an acoustical wall.

Bob Errato – Focused his attention and response to the Board suggestions on the following;

- Noted his background in theater renovation, soundproofing and acoustical construction techniques.
- Noted some of the stipulations from the judgement including the fact that the detailed wall construction soundproofing cannot extend past the overhang eaves. Also, the theater is constrained by how much interior wall soundproofing construction techniques could be used without losing too many seats.
- Discussion of the roof integrity and the use of sky lights, condition of inside plaster walls, and display window redesign.
- Understands that the noise ordinance is enforced by the Police Department and the need to be a good neighbor and seek all ways to minimize noise emanating from the building.
- Understands the preferred look of the front faced to be simple with vertical siding and brick sides.

- Is looking forward to working with Vladimir on theater design and the Board to reach consensus on a well designed theater that fits the Stony Creek Village community character and is realistic in providing needed seating and minimizing overall cost.
- The schedule and cost of design and materials will drive the fundraising for the renovation of the Legacy Theater.

Chairman Ames looks forward to meeting with the team as the Site Plans and architectural design plans are fleshed out. The project is very important and exciting for the Stony Creek Village District.

2016-17 Annual Report.

The Board reviewed the report and unanimously approved the 2016-17 Annual Report as amended. S. Kirby made motion seconded by B. Murray

The meeting was adjourned at 8:20 PM

Minutes prepared by Richard H. Stoecker, Assistant Town Planner