

ARCHITECTURAL
REVIEW BOARD

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TOWN HALL ANNEX
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VILLAGE DISTRICT DESIGN ADVISORY COMMITTEE

FINDINGS/RECOMMENDATION REPORT

RE: SDP # 4-23 – Wilton Center Lofts, LLC
12 Godfrey Place, 42 unit multifamily under CGS 8-30g
April 4, 2023 Application meeting

SUMMARY:

The Architectural Review Board met to discuss the proposal to remove an existing 3 story brick office building and replace it with a 5 story, 42 unit multifamily residential development with related site improvements.

The applicant's attorney (Elizabeth Suchy) and project principle/architect (Mr. Granoff) presented the project and showed the design and features architectural elements of the building. Confirmed that the building base would be cement stucco, as would the large "chimney" element. Reviewed the project landscaping, looking to screen the transformers, generator. Discussed fencing on the east side of the building and how the buildings first floor seemed short in comparison to the remainder of the building.

GENERAL CONSIDERATIONS:

- The Board discussed the architectural elements of the building as proposed. .
- Members concerned that the massing is too tall and may overwhelm the other buildings in the area. The height of almost 75' is out of character and represents an urban building. Committee discussed the context of the surrounding buildings as it related to the height of this building.
- Collectively, it had an objection to what it considered an over massing of the building as it spatially related to public rights-of-way, areas of open space and pedestrian walkways. In addition, the scale of the existing buildings in the areas would be dwarfed by the scale, proportion and massing of this building.

For these reasons, the Committee voted unanimously by a vote of 4-0 that it could not endorse this project.