

**143 Rowayton Ave Narrative: BFJ Peer Review Memo, Beinfield Architecture Responses
January 26, 2021**

FOR REVIEW WITH BFJ

Overall Development Comments

Beinfield Response: Thank you for your comments regarding the 143 Rowayton proposed design.

1. The proposed building design is generally compatible with the surrounding area. However, we think the western façade has more glass than the other three proposed building facades which are more traditional and complementary to the design of the Rowayton Avenue corridor. The Applicant should present their reasoning for the proposed design of the western façade to the Commission.

Beinfield Response: We used 111 Rowayton Avenue's elevation approvals as a starting reference point here. For 143, the Western façade and portions of the Southern and Northern facades are designed to maximize views up and down the Five Mile River which will greatly increase the value of these units. The façade is simple and organized and meant to be a casual accessory structure to the formal forms of the street-ward façades of the building. Waterfront structures have had two-story porches along the water face of the building. This design gives the appearance of a glassed-in-once-open porch structure. The Western façade is not visible from the Rowayton Avenue corridor.

2. We appreciate the design of the building with dormers on the third floor but think the roof overhang on either side of each dormer could be made narrower.

Beinfield Response: We have modified the dormer overhangs to be 6" deep.

Basement Level Comments

3. The northwestern corner of the basement is designed with eight flood vents. Four of the vents lead into a storage room which then only has a single vent leading into the garage. There are more vents letting water into the storage room than there are letting water out of the room into the garage. The southern façade does not have any flood vents but may have been designed so the garage door would open during a flood event. The Applicant should discuss the details of the vent layout and design with the Commission to ensure the vents are placed around the building effectively.

Beinfield Response: Three (3) additional Flood vents have been added to the storage room. Flood vents are located on a minimum of two exterior walls as required by code. The garage door will be installed with a float switch.

4. The trash and storage room in the southwestern corner of the basement is bordered by an area of compacted fill and an exterior wall. The Applicant should explain why the fill is necessary instead of just having a larger storage area.

Beinfield Response: The trash area is the amount of room needed. The compacted fill is included so that the fill area would not count towards the coverage.

First Floor Comments

5. We are supportive of the design of the public walkway on the northern and western sides of the building. However, the architectural drawings seem to show that a member of the public could walk up the stairs to the patio of Unit B and peer through the ample glass into the unit. The Applicant should discuss security designs or precautions with the Commission.

Beinfield Response: A gate has been added to the bottom of the exterior stairs to control public access to match the gates located at the bottom of the stairs on the North elevation.

Third Floor Comments

6. The third floor plan shows the location of mechanical equipment. The basement is located in the Flood Zone AE, so building mechanicals should be placed outside of the flood hazard area. The Applicant should confirm that all mechanicals, including the elevator and building heating and cooling systems are not located in the flood hazard area.

Beinfield Response: The elevator will be Machine Room Less traction drive with a drawer-style in-wall control panel so no additional space will be needed and not equipment will be below the flood elevation. The elevator will have a float switch.

Rooftop units will be AC condenser units and have be labeled on the plan. There is no equipment located below the flood elevation.

East Elevation Comments

7. The first floor and Unit A's garden patio is elevated three and a half feet above the sidewalk to be out of the Flood Zone AE. The Applicant should consider designing a safety railing for the raised patio.

South Elevation Comments

Beinfield Response: Railings in this location are not desirable on top of the 3' retaining walls. They will have an adverse impact on the overall colonial aesthetic of the front elevation. A (two) 2' landscape buffer is included in the landscape plan.

Railings are not required for retaining walls under 4' where a 2' buffer is included as per section IBC1015.9 regarding retaining walls.

8. The eastern façade shows glass windows leading to the patios on the western side of the building. The south elevation does not show a door leading to the patio. The Applicant should explain to the Committee how the windows and doors would operate.

Beinfield Response: Beinfield Response: Centered French doors have been added to the first and second floors for access to the patio and deck on the South elevation.

North Elevation Comments

9. A group of windows above the westernmost stairs on the north façade are not symmetrical. The two eastern windows could be moved further east to make the window layout symmetrical.

Building Materials and Colors Comments.

Beinfield Response: We want to keep the Eastern most windows in their locations. So in response to the asymmetry, we have modified the elevation by shifting the second floor Western window to the West, creating symmetry on that floor and added a roof and exterior light fixture over the first floor door to create a balanced elevation. We are unable to shift the door location.

10. The reference photos do not specify what type of cedar shingles would be used. The applicant should specify the type of shingles and consider presenting examples to the Commission.

Beinfield Response: Wood shingles will be treated with a Cabot's bleaching stain.

11. The aluminum windows in Photo 7 appear brushed and the windows in Photo 8 are painted. The applicant should state what type of finishing will be on the windows and show where the different finishes would be applied.

Beinfield Response: Windows will be painted. Photo 7 has been updated to show a painted sliding door system.

12. Photo 8 shows metal windows with an operable panel, and those windows are shown leading onto the western patios. The Applicant should explain how these windows would work with a door to provide an entrance to the patios.

Beinfield Response: The exterior elevations have been updated indicating operable windows in the lower third of the glazing on the North, West and South elevations.