

August 16, 2024

Planning & Zoning Commission
c/o Richelle Hodza
Town Hall Annex
24 School Road
Weston, CT 06883-1007



Rob Sanders Architects
Celebrating 20 Years

Re: 190 Weston Road

Dear Weston Planning and Zoning Commission,

We have reviewed the application for Zoning approval submitted by Josh Tolk for Weston Shopping Center Associates LLC, regarding modification to the restaurant space known as The Lunchbox.

The applicant has submitted a request for exterior alterations to their current space, including creation of a new east-facing entrance and replacement of the existing windows and entry door on the south elevation. The purpose of the alterations is to optimize interior floor space and improve street visibility.

The proposal for the entry includes a new opening with glazed door and surrounding windows, in an aluminum window wall assembly. The entryway is to be sheltered by a projecting metal canopy bearing the business name, suspended from the building by metal armatures from above. The canopy includes concealed cove lighting for the entrance area.

The remainder of the east elevation shows board & batten siding continuing vertically to the capstones of the Flemish end gable. The existing screen fencing concealing the LP gas tanks is to be extended to enclose an AC condenser, and will be further concealed with plantings in front of the fence.

On the south elevation, the existing entry door and two picture windows are to be replaced by upward-acting bi-fold windows, which when opened will provide projecting canopies 8' above the sidewalk. Between the windows, the existing brick veneer will be replaced by board & batten wall section holding sconces with indirect lighting.

Design Analysis:

The overall design intent to increase the visibility of and re-orient the entry to the restaurant space provides a refreshing and attractive visual entry to the shopping complex. The proposed mixture of glazing materials, wood siding and steel canopy, complement the existing brick masonry architectural character of the building.

One concern involves the incorporation of the canopy windows on the south elevation with the continuous fascia beneath the roof edge on the shopping center façades. The glazing system mechanics require sufficient height to provide pedestrian clearance, and is shown mounted to a structural header behind the fascia. As a result, the glazing extends up to the underside of the roof overhang, interrupting the continuous fascia.

We find the current siding panel west of the left window abruptly terminates the fascia beside the doorway of the adjoining tenant. A modification of the proposed design could include a brick pier matching the width of the brick at the southeast corner, with a similar-width siding panel to the left of the west opening. The overall effect would be that the original building had an open loggia area which has been enclosed by the proposed glazing system.

Conclusion:

With minor modifications, we find the proposed design complements and enhances Weston Shopping Center, and provides a positive precedent for future improvements.

Feel free to contact me with any questions.

Sincerely,



Robert Sanders AIA

RS:wr

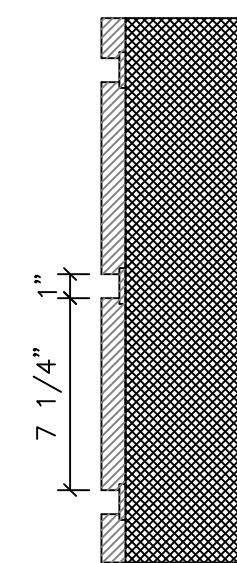
attachments



EXISTING WESTON ROAD ELEVATION



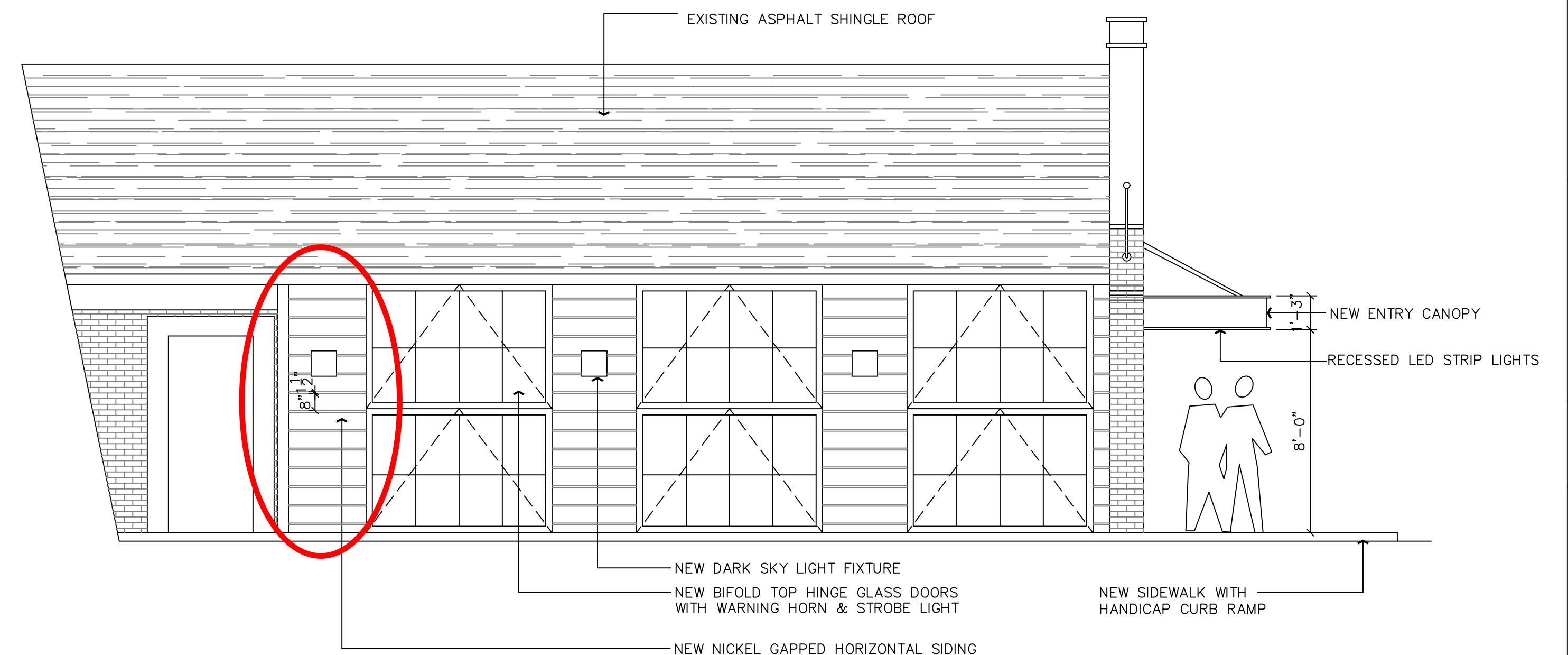
PROPOSED WESTON ROAD ELEVATION



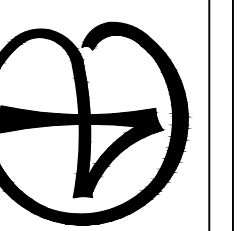
PROPOSED REVERSE BOARD & BATTEN SIDING



EXISTING PARKING LOT SIDE ELEVATION



PROPOSED PARKING LOT SIDE ELEVATION



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SCALE: 1/4"=1'-0" UNLESS NOTED OTHERWISE
 DATE: 5/16/24
 REVISIONS:
 7/16/24 Rev elevations add siding detail