



CHAIRMAN
John E. Igneri

COMMISSIONERS
Kelly Bloom
Lisa M. Cooper
David G. Westmoreland

EXECUTIVE DIRECTOR
Brian T. Bidolli

TO: Members, Norwalk Redevelopment Agency
FROM: John Igneri, Chairman
DATE: March 5th, 2021
RE: Regular Meeting Notice

**March 9, 2021
5:30 P.M.
REGULAR MEETING
AGENDA**

The next meeting of the Norwalk Redevelopment Agency will be held on Tuesday, February 9, 2021 at 5:30 p.m. Due to the ongoing public health situation the regular meeting will be held as a Zoom videoconference via the link provided below. The meeting will also be broadcast on the Norwalk Redevelopment Agency YouTube channel.

https://www.youtube.com/channel/UCHMiAZt32k6BnjaKdnUalug?view_as=subscriber.

ZOOM Meeting Link:

<https://zoom.us/j/2038547810?pwd=bVZjM3duS1QwRlR6QVMwT09yeDg3Zz09>

CALL TO ORDER

ROLL CALL

PUBLIC PARTICIPATION

I. ADMINISTRATION

1. APPROVAL OF MINUTES

- i. Approve Minutes of the February 9th, 2020 Regular Meeting

2. FINANCIALS

- i. Approve Norwalk Redevelopment Agency Statement of Revenues and Expenditures and Balance Sheets for all funds Year-to-Date January 31, 2021.

II. BUSINESS

1. MLK Façade Improvement Grant Program

- i. Approve funding for projects selected for Phase I of the MLK Façade Improvement Grant.
- ii. Authorize Executive Director to enter into contracts as required for Phase I of the MLK Façade Improvement Grant.

2. Norwalk Redevelopment Agency Strategic Plan

- i. Presentation of Final Draft Agency Strategic Plan 2020-2025 available for download at:

https://drive.google.com/file/d/1mjUSaUU0CL4QFFkuoecl1ufJT_yhJ8Iy/view

3. Design Review

- i. 637 West Ave
 1. Approve design proposal for 637 West Ave.
- ii. 724 West Ave
 1. Approve design proposal for 724 West Ave.

III. NEW BUSINESS

IV. OLD BUSINESS

ADJOURNMENT



CHAIRMAN
John E. Igneri

COMMISSIONERS
Kelly Bloom
Lisa M. Cooper
William R. Speirs
David G. Westmoreland

EXECUTIVE DIRECTOR
Brian T. Bidolli

ATTENDANCE: John Igneri, Chair; Kelly Bloom, Lisa M. Cooper, William Speirs, David Westmoreland.

OTHERS: Brian Bidolli, Executive Director; Marc Grenier, Esq.; Ms. E. Lupinski Redevelopment Agency; Mr. Vincent Hynes, Redniss and Mead, Michael Serrao, Pustola Team, Jonathan Hopkins, Bill Andropolis, , Seligson Properties; Katie O’Leary; Bill Andriopoulos

CALL TO ORDER

Mr. Igneri called the meeting to order at 5:31 p.m.

ROLL CALL

Mr. Igneri called the roll and announced that there was a quorum present.

PUBLIC PARTICIPATION

**** MR. IGNERI MOVED TO SUSPEND THE RULES TO ADD AN ITEM REGARDING THE WASHINGTON PLAZA DESIGN SERVICES FOR CONSIDERATION AND POSSIBLE ACTION.**

**** MR. SPEIRS SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

I. ADMINISTRATION

1. APPROVAL OF MINUTES

i. Approve Minutes of the December 8, 2020 Regular Meeting

**** MR. IGNERI MOVED THE MINUTES OF THE DECEMBER 8, 2020 REGULAR MEETING.**

**** MR. SPEIRS SECONDED.**

**** THE MOTION PASSED WITH FOUR (4) IN FAVOR (IGNERI, COOPER, SPEIRS AND WESTMORELAND) AND ONE (1) ABSTENTION (BLOOM).**

ii. Approve Minutes of the January 5, 2021 Special Meeting

**** MR. IGNERI MOVED THE MINUTES OF THE JANUARY 5, 2021 SPECIAL MEETING.**

**** MS. COOPER SECONDED.**

**** THE MOTION TO APPROVE THE MINUTES OF THE JANUARY 5, 2021 SPECIAL MEETING AS SUBMITTED PASSED UNANIMOUSLY.**

2. FINANCIALS

i. Approve Norwalk Redevelopment Agency Statement of Revenues and Expenditures and Balance Sheets for All Funds for Year-to-Date December 31, 2020.

Ms. Lupinski stated that for the six months ending December 31, 2020, Operating Fund 100 had actual revenues of \$786,000 versus a year-to-date budget of \$794,000 which resulted in an unfavorable variance of \$8,000. Total actual expenditures of \$784,000 versus a budget of \$810,000 resulted in a favorable variance of \$26,000. This is primarily due to an unfavorable variance in legal expenses of \$79,000 for Wall St. litigation which was offset by a favorable variance in personnel costs of \$86,000 and other administrative expenses of \$19,000. There's an actual operating surplus of \$2,000 versus a budgeted deficit of \$16,000 which results in a favorable operating variance of \$18,000.

The balance sheet for Fund 100 at December 31, 2020, has \$5,513,000 in cash, accounts receivable and property, and \$1,013,000 in net loans receivable and other assets. There's \$1,454,000 in deferred revenues which will be earned when expended and \$3,510,000 in net assets.

The financial statements for the other funds are also included in the package. There are no major variances except for the CDBG Non-Revolving Loan Fund 300 which had an operating deficit of \$381,000 which has been drawn down and reimbursed.

**** MR. IGNERI MOVED TO APPROVE THE NORWALK REDEVELOPMENT AGENCY STATEMENT OF REVENUES AND EXPENDITURES AND BALANCE SHEETS FOR ALL FUNDS FOR YEAR-TO-DATE DECEMBER 31, 2020.**

**** MR. SPEIRS SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

II. BUSINESS

1. URBAN CORE LANDSCAPING & MAINTENANCE SERVICES

i. Approve contract with Meticulous Landscaping through June 30, 2021 not to exceed \$40,000.

There was a three year contract with Meticulous Landscaping with the requirement that they would come back to the Board for approval on a yearly basis. However, the City will assume maintenance performed by the Urban Core Landscaping when contract expires.

**** MR.IGNERI MOVED TO APPROVE THE CITY OF NORWALK ASSUMING THE MAINTENANCE PERFORMED BY THE URBAN CORE LANDSCAPING WHEN CONTRACT EXPIRES.**

**** MR. SPEIRS SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

2. MATHEWS PARK DESIGN SERVICES

i. Approve contract with Heritage Landscapes not to exceed \$27,500 with \$10,000 of funds provided by the Norwalk Historic Commission.

Mr. Bidolli reported that the development plan for Matthews Mansion has moved forward and Heritage Landscapes has been selected for the project.

**** MR.IGNERI MOVED TO APPROVE THE CONTRACT WITH HERITAGE LANDSCAPES NOT TO EXCEED \$27,500 WITH \$10,000 OF FUNDS PROVIDED BY THE NORWALK HISTORIC COMMISSION.**

**** MS. COOPER SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

3. SOUTH NORWALK TRAIN STATION TOD STUDY

i. Approve contract with VHB for COVID-19 market response planning services not to exceed \$25,000.

Mr. Bidolli said that they were looking at the impact of the COVID-19 and the strength of the retail market, along with the economic impact. They have also looked at the development in the area and plans for the future.

**** MR.IGNERI MOVED TO APPROVE CONTRACT WITH VHB FOR COVID-19 MARKET RESPONSE PLANNING SERVICES NOT TO EXCEED \$25,000.**

**** MR. WESTMORELAND SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

4. DESIGN REVIEW

i. 637 West Ave

Mr. Bidolli announced that the Redniss and Mead development team were present on the call to give a PowerPoint presentation.

Mr. Vincent Hynes of Redniss and Mead came forward and narrated the presentation regarding the property located at the intersection of West Avenue and Chapel Street. It was stated that the applicant needs the approval of the Redevelopment Agency before it is presented to the Zoning for approval.

Mr. Andriopoulos of ADA Architects said he reviewed the changes and added that he had considered all the comments from a recent meeting. He said that they had not yet seen a color sample for the proposal.

Mr. Hynes said that they had received a copy of Bill's comments on Friday afternoon and were working on addressing his concerns.

Mr. Bidolli noted that the proposal was within the design review guidelines.

Mr. Westmoreland said that the removal of the front columns was a major change. He felt that the new design was a generic office box as opposed to the current portico and columns, which compliments St. Mary's Church next door. He added that with such a dramatic change, the Board may wish to table this for a month to allow for public comment since he did not think that people were aware of the proposed changes. Discussion followed.

**** MR. WESTMORELAND MOVED TO TABLE THE DESIGN REVIEW FOR 637 WEST AVENUE TO THE NEXT SCHEDULED MEETING.**

Mr. Westmoreland explained his concerns and Mr. Andriopoulos said that he remembered going to the bank, but now they were dividing the building for two tenants. One will be a bank, and the other will be a medical use. This would be in keeping with the developer's goal to update the architecture. Discussion followed.

Mr. Igneri asked where the application was in the process. He was told that it had been submitted to Planning since it was a change of use, there would not be a public hearing.

**** MR.IGNERI SECONDED.**

Mr. Igneri said that he would like to have some public input.

**** THE MOTION TO TABLE THE DESIGN REVIEW FOR 637 WEST AVENUE TO THE NEXT SCHEDULED REDEVELOPMENT AGENCY MEETING PASSED UNANIMOUSLY.**

IV. NEW BUSINESS

Washington Plaza Design Services for consider and possible action.

**** MR.IGNERI MOVED THE ITEM.**

Mr. Bidolli said that they would like to have this project provide additional furniture in the park for \$6,700.00.

**** MR. WESTMORELAND SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

Mr. Speirs announced that this would be his last meeting with the Redevelopment Agency because he has moved out of the city, although he still owns property in Norwalk.

III. EXECUTIVE SESSION

1. DISCUSSION REGARDING AGENCY LEGAL SERVICES

i. Possible action regarding item III.1

**** MR. WESTMORELAND MOVED TO ENTER INTO EXECUTIVE SESSION TO DISCUSS THE AGENCY LEGAL SERVICES.**

**** MR. SPEIRS SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

The Board Members, Atty. Grenier and Mr. Bidolli entered into Executive Session at 6:24 p.m. to discuss legal services. They returned to Public Session at 6:34 p.m. No actions were taken or motions made during Executive Session.

**** MR.IGNERI MOVED TO APPROVE THE PROPOSED LEGAL SERVICES CONTRACTED AS DISCUSSED DURING THE EXECUTIVE SESSION.**

**** MS. COOPER SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

V. OLD BUSINESS

There was no old business to consider at this time.

ADJOURNMENT

**** MS. COOPER MOVED TO ADJOURN.**
**** MR. WESTMORELAND SECONDED.**
**** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 6:36 p.m.

Respectfully submitted,

S. L. Soltes
Telesco Secretarial Services

Norwalk Redevelopment Agency
Explanation of Statement of Revenues & Expenditures
Year-To-Date January 31, 2021

- Operating Fund 100 had revenues of \$921,314 versus budgeted revenues of \$926,328 for an unfavorable variance of \$5,013.
- Total actual expenditures of \$880,159 versus budgeted total expenditures of \$937,251 resulted in a favorable variance of \$57,092. This is primarily due to an unfavorable variance in legal expenditures of \$70,276 resulting from the Wall Street litigation which was offset by favorable variances in personnel expenditures of \$101,489 and other administrative expenses of \$25,879.
- The actual operating surplus of \$41,155 versus a budgeted operating deficit of \$10,924 resulted in a favorable variance of \$52,079.

Norwalk Redevelopment Agency Inc.
Statement of Revenues and Expenditures - Board 2021 Rev&Exp Comparison-YTD,Budget,Prior YTD
100 - NRA Operating - Fund 100
From 7/1/2020 Through 1/31/2021
(In Whole Numbers)

	YTD Actual	YTD Budget	YTD Variance	Prior YTD Actual	Annual Budget	Annual Budget \$ Remaining
REVENUES						
Grant Revenues						
Grants - City Positions	83,156	83,156	0	84,175	142,553	59,397
Grants - NRA Project Funds	512,730	512,730	0	480,262	878,966	366,236
Grants - CDBG City Neighborhoods	129,626	136,261	(6,634)	141,466	233,590	103,964
Grants - CDBG Program Admin	116,625	115,819	806	110,652	198,547	81,922
Grants - CDBG CV Admin	44,307	34,030	10,277	0	58,337	14,030
Grants - Other	0	30,896	(30,896)	3,280	52,964	52,964
Total Grant Revenues	886,445	912,892	(26,447)	819,835	1,564,957	678,512
Other Revenues						
Interest Income from Notes	30,446	6,436	24,010	6,752	11,033	(19,413)
Interest Income - Other	432	7,000	(6,568)	17,424	12,000	11,568
Miscellaneous Revenues	3,991	0	3,991	459	0	(3,991)
Rental Income	0	0	0	20,470	0	0
Total Other Revenues	34,869	13,436	21,433	45,104	23,033	(11,836)
Total REVENUES	921,314	926,328	(5,013)	864,939	1,587,990	666,676
EXPENDITURES						
Personnel						
Salaries	447,145	507,948	60,803	460,025	852,041	404,896
Taxes & Benefits	168,082	208,769	40,686	177,894	357,889	189,807
Total Personnel	615,227	716,716	101,489	637,919	1,209,930	594,703
Administrative Expenses						
Professional Fees - Legal	143,193	72,917	(70,276)	206,686	125,000	(18,193)
Professional Fees - Other	7,875	8,750	875	7,292	15,000	7,125
Consultants/Contracted Svcs	17,330	20,417	3,087	22,500	35,000	17,670
Occupancy	68,539	66,072	(2,467)	62,012	113,267	44,728
Office Expenses	7,931	16,646	8,715	12,982	28,536	20,605
Insurance	0	7,737	7,737	340	13,264	13,264
I.T. Expense	6,589	6,782	194	5,336	11,627	5,038
Training	3,016	6,875	3,859	4,073	11,786	8,770
Agency Marketing	9,268	11,422	2,154	5,795	19,580	10,312
Miscellaneous	1,191	2,917	1,726	132	5,000	3,809
Total Administrative Expenses	264,932	220,535	(44,397)	327,148	378,060	113,128
Total EXPENDITURES	880,159	937,251	57,092	965,067	1,587,990	707,831
NET OPERATING SURPLUS/(DEFICIT)	41,155	(10,924)	52,079	(100,128)	0	(41,155)

Norwalk Redevelopment Agency Inc.
Statement of Revenues and Expenditures
100 - NRA Operating - Fund 100
From 1/1/2021 Through 1/31/2021
(In Whole Numbers)

	Month Actual	Month Budget	Month Variance	Prior Year Month
REVENUES				
Grant Revenues				
Grants - City Positions	11,879	11,879	0	12,025
Grants - NRA Project Funds	73,247	73,247	0	68,601
Grants - CDBG City Neighborhoods	20,265	19,466	799	51,479
Grants - CDBG Program Admin	18,418	16,546	1,873	22,342
Grants - CDBG CV Admin	5,985	4,861	1,124	0
Grants - Other	0	4,414	(4,414)	0
Total Grant Revenues	129,795	130,413	(618)	154,447
Other Revenues				
Interest Income from Notes	5,197	919	4,278	884
Interest Income - Other	(35)	1,000	(1,035)	1,809
Rental Income	0	0	0	1,978
Total Other Revenues	5,162	1,919	3,243	4,672
Total REVENUES	134,957	132,333	2,625	159,119
EXPENDITURES				
Personnel				
Salaries	56,095	65,542	9,447	87,067
Taxes & Benefits	23,695	29,824	6,129	31,171
Total Personnel	79,790	95,366	15,575	118,238
Administrative Expenses				
Professional Fees - Legal	1,300	10,417	9,117	35,614
Professional Fees - Other	1,125	1,250	125	1,042
Consultants/Contracted Svcs	5,360	2,917	(2,443)	17,500
Occupancy	13,768	9,439	(4,329)	7,442
Office Expenses	1,745	2,378	633	2,239
Insurance	0	1,105	1,105	0
I.T. Expense	318	969	651	295
Training	244	982	738	826
Agency Marketing	(8,225)	1,632	9,857	140
Miscellaneous	132	417	285	0
Total Administrative Expenses	15,766	31,505	15,739	65,098
Total EXPENDITURES	95,557	126,871	31,314	183,336
NET OPERATING SURPLUS/(DEFICIT)	39,401	5,462	33,939	(24,216)

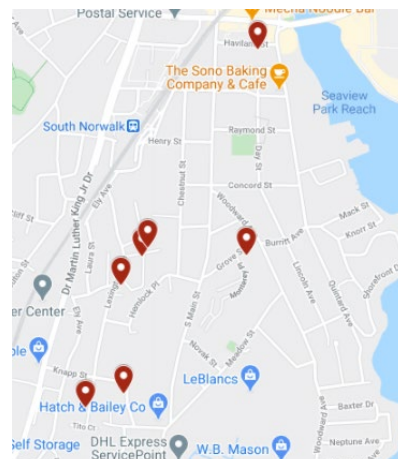
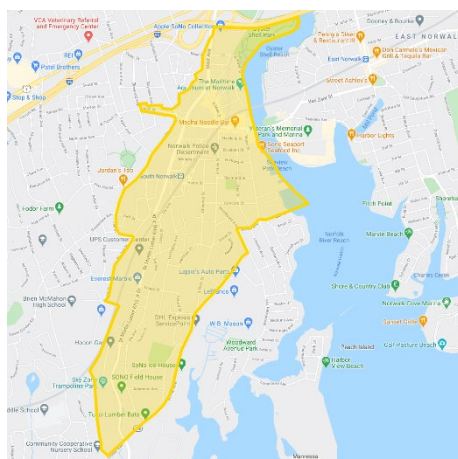
To: Commissioners, Norwalk Redevelopment Agency
From: Redevelopment Agency Staff
Re: MLK Corridor Façade Improve Grant Phase I
Date: March 5, 2021

MLK Façade Improvement Grant Phase I Property Review and Recommended Funding

Available Funding:	\$103,000
Total Recommended Funding:	\$96,000
Total Recommended Funding with Contingency	\$103,000

Project Overview

The Martin Luther King Corridor façade improvement grant is a grant program for eligible owners to make repairs and improvements to their residential properties within selected boundary zones. The MLK façade grant is currently capitalized with \$103,000 of CDBG funding. Approximately 400 fliers, which included links to the application instructions and guidelines, were mailed out and distributed to residents within the boundary. At the deadline of January 25, 2021 15 applications were submitted with the required documents. In order to remain within the available funding limit, owner occupied units were targeted for funding. 5 of the selected 7 applicants are owner occupied properties, with a total of 13 residential units. The maximum grant funding was limited to \$25,000 per unit. The proposed funding amounts are based on project need.



The Agency is seeking to launch Phase I of the MLK Façade Improvement Program. Staff have worked with each of the homeowners to develop a preliminary scope of work for each house and is seeking funding approval before putting the projects out to bid.

Per Façade Improvement program guidelines, the contracts will be a 3-party contract between the owner, contractor and Agency (as payee and owner's agent). Any work performed on the houses beyond the program eligible scope of work or approved funding will be the responsibility of the homeowner or will have the scope of work amended to follow guidelines related to maximum funding.

5 Olean Street and 8 Olean Street

Project Description: 5 and 8 Olean Street are owned by the same family. The owner's live in 5 Olean and rent out two units of 8 Olean Street. These properties will be bid out as one package because of their close proximity. 8 Olean Street is the priority target of the funding due to the need for a roof replacement to address the damaged shingles. Any remaining funding past roof repairs will be used to replace the decaying fence at 5 Olean street and potentially the replacment of damaged windows.

Maximum grant funding: \$30,000

26 Haviland Street

Project Description: The scope at 26 Haviland Street will be limited to the scraping/sanding of any loose paint on the siding of the structure and repainting the property to a matching color.

Maximum funding: \$12,000

18 Grove Street

Project Description: Funding will prioitize the repair or replacement of exterior fascias and trims. Any remaining funding will be used to replace damaged windows.

Maximum funding: \$12,000

25 Oxford Street

Project Description: The front porch of the structure has started to deteriorate and the column/foundation supporting the right side of the porch is beginning to collapse. Funds will be used to rehabilitate the front porch to fix structural issues and make cosmetic improvements.

Maximum funding: \$25,000

124 Lexington Ave

Project description: Funding for this project will be used to fix a variety of trims throughout the exterior of the house and replace any broken windows. Remaining funding will be used for exterior door replacements and siding repair.

Maximum funding \$12,000

59 Lexington Ave

Project description: Funding for this project will be used to make repairs to broken fencing along the left side of the driveway and to replace windows with broken seals.

Maximum funding: \$5,000 + remaining contingency money up to \$7,000.

Contingency Funding

The unallocated \$7,000 of the available \$103,000 will be used as contingency funding to address unexpected work as needed. Staff is expecting 8 Olean Street and 25 Oxford Street to be the only properties with unforeseen work. If contingency funding is not needed, the maximum funding for 59 Lexington Avenue will be increased, up to a maximum of \$12,000.

Requested Action:

Approve the funding for projects selected for Phase I of the MLK Façade Improvement Grant.

Authorize Executive Director, to enter into contracts as required for Phase I of the MLK Façade Improvement Grant.

5 Olean Street







8 Olean Street







26 Haviland Street







18 Grove Street







25 Oxford Street







124 Lexington







59 Lexington Ave









CHAIRMAN

John E. Igneri

COMMISSIONERS

Kelly Bloom

Lisa M. Cooper

William R. Speirs

David G. Westmoreland

EXECUTIVE DIRECTOR

Brian T. Bidolli

Memo regarding 3rd Party Design Review for 637 West Avenue

March 5, 2021

Norwalk Redevelopment Agency

3 Belden Avenue

Norwalk, CT 06850

Dear Norwalk Redevelopment Agency Chairman and Commissioners,
At the February 9th meeting of the Norwalk Redevelopment Agency, the Commissioners voted to table the review of 637 West Avenue in order to provide the application with an opportunity to reconsider their proposal to replace the existing portico with a two-story glass atrium. 637 West Avenue is listed on the local Norwalk Historic Resources Inventory List. Its most prominent feature is its existing two-story wood columned pediment, which mimics the design of the old City Hall building on Main Street.

The applicant has revised its proposed design to include the following work:

- Retention of the existing front portico;
- New exterior lighting, site paving, and canopies;
- Installation of two new exterior doors on either side of the main entryway;
- Removal of a drive-thru window and rebuilding of the window opening and brick wall;
- Installation of new doors and windows throughout; and
- Creation of a new rooftop mechanical structure.

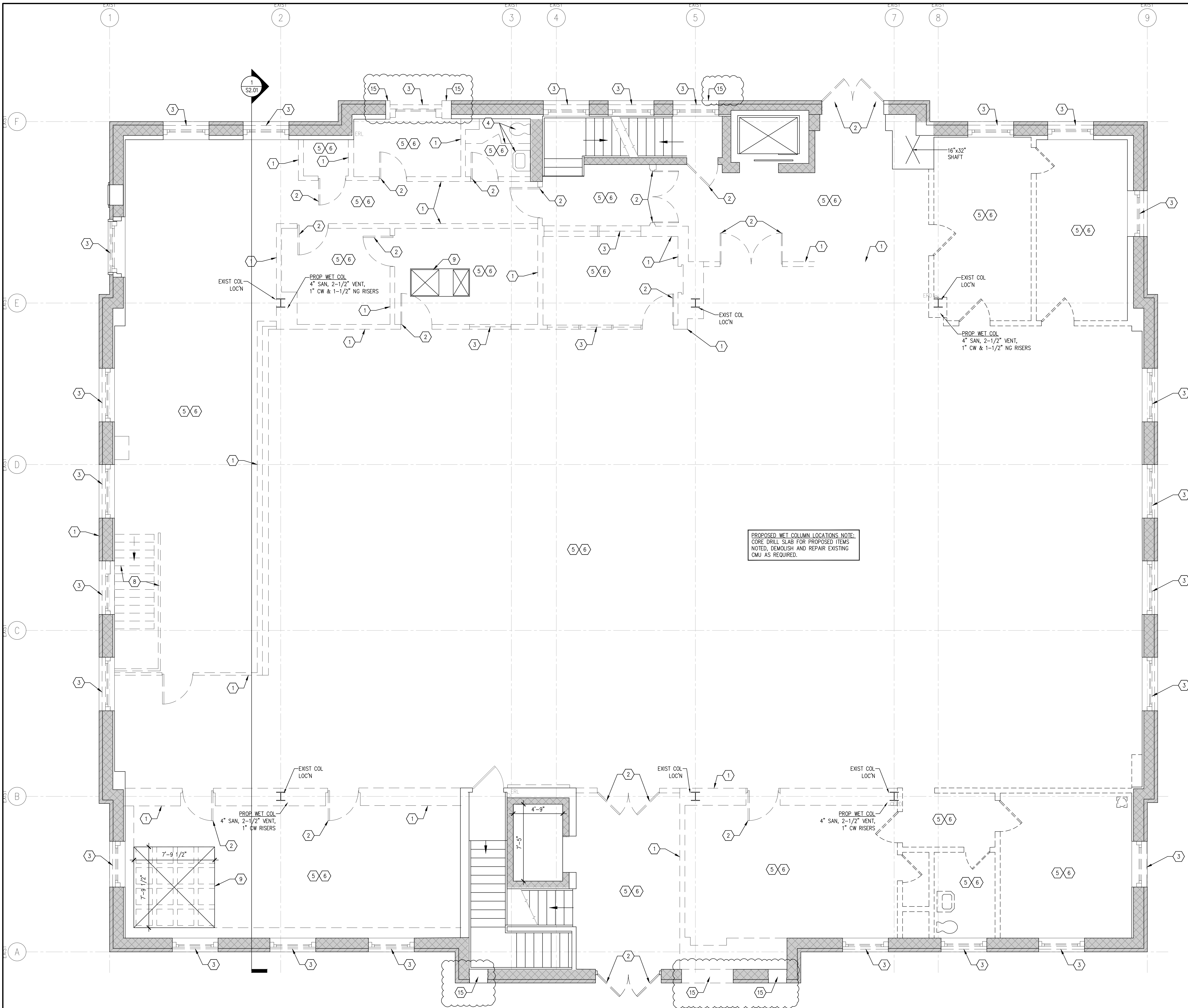
Andriopoulos Design Associates was selected as the 3rd Party Design Reviewer to comment on the compliance of these proposed Façade Improvement with the Wall-West Neighborhood Design Guidelines. ADA previously recommended approving the proposed design for being compliant with the Wall-West Design Guidelines.

It is up to the Board to render a final decision regarding the proposed design's compliance with the Design Guidelines.

A handwritten signature in black ink, appearing to read "BBidolli", with a stylized flourish at the end.

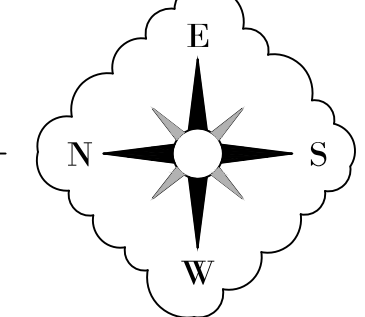
Brian Bidolli
Executive Director





1
D1.01
PROPOSED FIRST FLOOR DEMOLITION PLAN
1/4" = 1'-0"

NOTES:
• ALL EXISTING COLUMN LOCATIONS AND EXISTING BEARING WALLS NOTED ON PLAN ARE APPROXIMATE LOCATIONS.



DEMOLITION NOTES

- DEMOLITION NOTES:
1. REMOVE ALL OTHER ITEMS, NOT SPECIFICALLY MENTIONED HEREIN BUT REQUIRED TO BE REMOVED TO CONSTRUCT THE PROJECT, AS INDICATED ON THE DRAWINGS.
 2. THE CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS REQUIRED TO DEMOLISH, REMOVE FROM SITE AND PROPERLY DISPOSE OF ITEMS INDICATED TO BE REMOVED.
 3. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES OF THE STATE OF CONNECTICUT AND THE LOCAL AUTHORITIES.
 4. OPERATIONS DURING DEMOLITION PROCEDURES SHALL NOT INTERFERE WITH NORMAL TRAFFIC ON ADJACENT ROADS AND WALKS OR THE REMAINING AREAS OF THE BUILDING; AND IN ALL CASES THE DEMOLITION CONTRACTOR SHALL PROVIDE FOR THE PROTECTION OF THE PUBLIC AND BUILDING OCCUPANTS.
 5. PROTECT ALL EXISTING BUILDINGS, TREES, SHRUBS, ETC. THAT ARE DESIGNATED TO REMAIN.
 6. DISPOSE OF ALL MATERIAL IN STRICT ACCORDANCE WITH ALL APPLICABLE STATE, LOCAL AND FEDERAL REGULATIONS. ALL DEBRIS MUST BE REMOVED FROM THE SITE.
 7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPORT THE DISCOVERY OF ANY ADDITIONAL SUSPECTED HAZARDOUS, TOXIC, OR ASBESTOS MATERIAL TO THE ARCHITECT IMMEDIATELY UPON DISCOVERY. CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR THE PROPER REMOVAL AND DISPOSAL OF ALL HAZARDOUS AND NON-HAZARDOUS MATERIALS.
 8. PROVIDE ALL REQUIRED TEMPORARY SHORING, BRACING, SUPPORTS, ETC. AS REQUIRED. ALL SHORING TO BE DETAILED BY CONTRACTOR AND SUBMITTED FOR ENGINEERS REVIEW PRIOR TO CONSTRUCTION.
 9. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR CONSTRUCTION SITE SAFETY, CONSTRUCTION METHODS AND TECHNIQUES, ALL TEMPORARY SHORING, SUPPORTS, ENCLOSURES AND BRACING.
 10. ALL WALLS THAT ARE DESIGNATED TO BE REMOVED SHALL INCLUDE THE REMOVAL OF ALL ASSOCIATED HVAC, PLUMBING, AND ELECTRICAL COMPONENTS.
 11. ALL EXISTING ELECTRICAL SERVICE, OUTLETS, SWITCHES, CONDUITS, WIRING AND FIXTURES TO BE REMOVED IN THEIR ENTIRETY.
 12. ALL EXISTING PLUMBING AND FIXTURES TO BE REMOVED IN THEIR ENTIRETY, INCLUDING ALL FLOOR DRAINS AND RELATED PLUMBING LINES.

1. EXISTING WALLS TO BE REMOVED
2. EXISTING DOORS, TRIM & FRAME TO BE REMOVED
3. EXISTING WINDOWS, TRIM WORK, CASINGS & FRAMES TO BE REMOVED
4. EXISTING PLUMBING FIXTURES, GRAB BARS, AND PARTITIONS TO BE REMOVED.
5. EXISTING FINISH CEILING TO BE REMOVED.
6. EXISTING FINISH FLOORING TO BE REMOVED.
7. EXISTING DUCT CHASE TO BE REMOVED
8. EXISTING STAIRS & RAILINGS TO BE REMOVED.
9. PORTION OF EXIST SLAB TO BE REMOVED.
10. PORTION OF EXIST ROOFING & ROOF DECK TO BE REMOVED.
11. COVERED SALLY PORT TO BE REMOVED IN ITS ENTIRETY.
12. EXISTING ROOFING SYSTEM TO BE REMOVED IN ITS ENTIRETY.
13. EXISTING ROOF TOP UNITS TO BE REMOVED.
14. EXISTING LOUVER TO BE REMOVED
15. PORTION OF EXISTING WALL TO BE REMOVED. COORDINATE EXTENTS OF REMOVAL WITH OTHER TRADES.

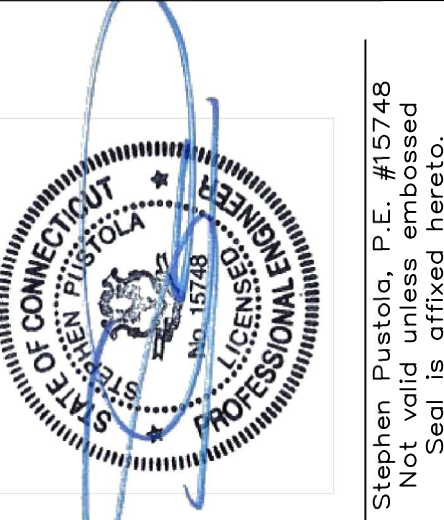
ASBESTOS REMOVAL NOTES

• ASBESTOS CONTAINING MATERIALS AREA PRESENT IN THIS BUILDING. REFER TO THE TECHNICAL SPECIFICATIONS IN THE REQUEST FOR BID (RFI), OR FINAL CONSTRUCTION CONTRACT TO VIEW THE ACM REPORT AND THE PROPER ABATEMENT PROCEDURES. IT IS THE GENERAL CONTRACTORS RESPONSIBILITY TO PROPERLY REMOVE ALL ASBESTOS CONTAINING MATERIALS PRIOR TO DEMOLITION.

REVISIONS

REV	DESCRIPTION	DATE
C	DESIGN REVIEW COMMENTS	2/2/2021
B	MISC REVISIONS	9/23/2020
A	ISSUED FOR REVIEW	9/9/2020

CONSULTANTS



Pustola & Associates
CONSULTING ENGINEERS, LLC
Design and Construction Services
Naugatuck, Connecticut 06770
(203) 729-6675
Fax (203) 720-2816
www.pustola.com

PROPOSED MEDICAL SPACE

637 WEST AVE.
NORWALK, CONNECTICUT 06850

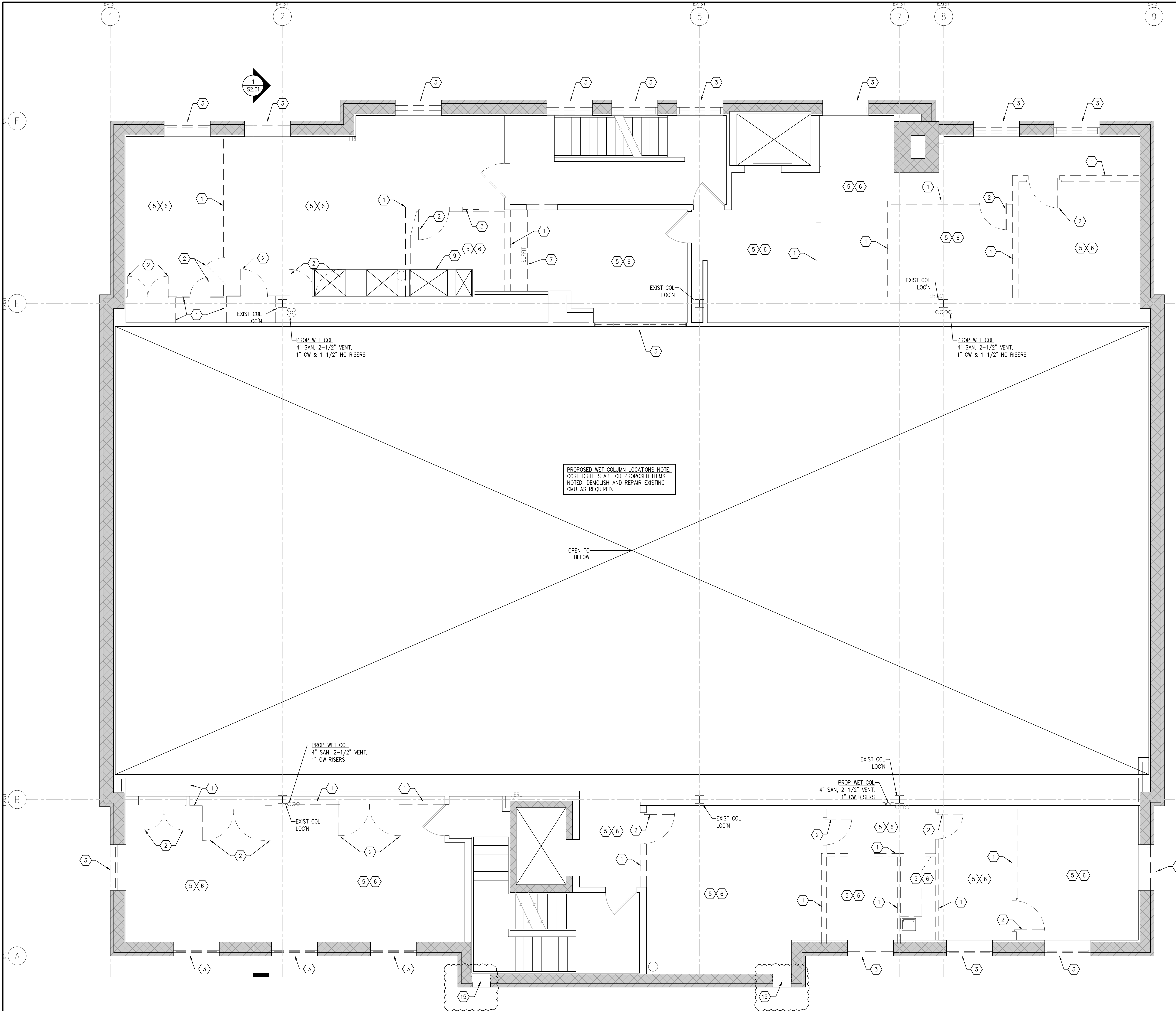
PREPARED FOR
STANLEY SELIGSON PROPERTIES

605 WEST AVE.
NORWALK, CONNECTICUT 06850

PROPOSED FIRST FLOOR DEMOLITION PLAN

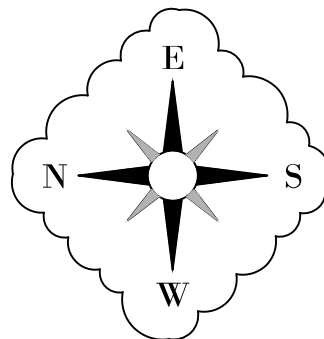
DATE:	9/9/2020
SCALE:	AS NOTED
PROJECT NO.:	18137.00
DRAWN BY:	BZ
CHECKED BY:	
CHECKED BY:	

D1.01



1
01.02
PROPOSED MEZZANINE DEMOLITION PLAN
1/4" = 1'-0"

NOTES:
• ALL EXISTING COLUMN LOCATIONS AND EXISTING BEARING WALLS NOTED ON PLAN ARE APPROXIMATE LOCATIONS.



DEMOLITION NOTES

DEMOLITION NOTES:

1. REMOVE ALL OTHER ITEMS, NOT SPECIFICALLY MENTIONED HEREIN BUT REQUIRED TO BE REMOVED TO CONSTRUCT THE PROJECT, AS INDICATED ON THE DRAWINGS.
2. THE CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS REQUIRED TO DEMOLISH, REMOVE FROM SITE AND PROPERLY DISPOSE OF ITEMS INDICATED TO BE REMOVED.
3. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES OF THE STATE OF CONNECTICUT AND THE LOCAL AUTHORITIES.
4. OPERATIONS DURING DEMOLITION PROCEDURES SHALL NOT INTERFERE WITH NORMAL TRAFFIC ON ADJACENT ROADS AND WALKS OR THE REMAINING AREAS OF THE BUILDING; AND IN ALL CASES THE DEMOLITION CONTRACTOR SHALL PROVIDE FOR THE PROTECTION OF THE PUBLIC AND BUILDING OCCUPANTS.
5. PROTECT ALL EXISTING BUILDINGS, TREES, SHRUBS, ETC. THAT ARE DESIGNATED TO REMAIN.
6. DISPOSE OF ALL MATERIAL IN STRICT ACCORDANCE WITH ALL APPLICABLE STATE, LOCAL AND FEDERAL REGULATIONS. ALL DEBRIS MUST BE REMOVED FROM THE SITE.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPORT THE DISCOVERY OF ANY ADDITIONAL SUSPECTED HAZARDOUS, TOXIC, OR ASBESTOS MATERIAL TO THE ARCHITECT IMMEDIATELY UPON DISCOVERY. CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR THE PROPER REMOVAL AND DISPOSAL OF ALL HAZARDOUS AND NON-HAZARDOUS MATERIALS.
8. PROVIDE ALL REQUIRED TEMPORARY SHORING, BRACING, SUPPORTS, ETC. AS REQUIRED. ALL SHORING TO BE DETAILED BY CONTRACTOR AND SUBMITTED FOR ENGINEERS REVIEW PRIOR TO CONSTRUCTION.
9. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR CONSTRUCTION SITE SAFETY, CONSTRUCTION METHODS AND TECHNIQUES, ALL TEMPORARY SHORING, SUPPORTS, ENCLOSURES AND BRACING.
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11. ALL EXISTING ELECTRICAL SERVICE, OUTLETS, SWITCHES, CONDUITS, WIRING AND FIXTURES TO BE REMOVED IN THEIR ENTIRETY.
12. ALL EXISTING PLUMBING AND FIXTURES TO BE REMOVED IN THEIR ENTIRETY, INCLUDING ALL FLOOR DRAINS AND RELATED PLUMBING LINES.

1. EXISTING WALLS TO BE REMOVED
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13. EXISTING ROOF TOP UNITS TO BE REMOVED.
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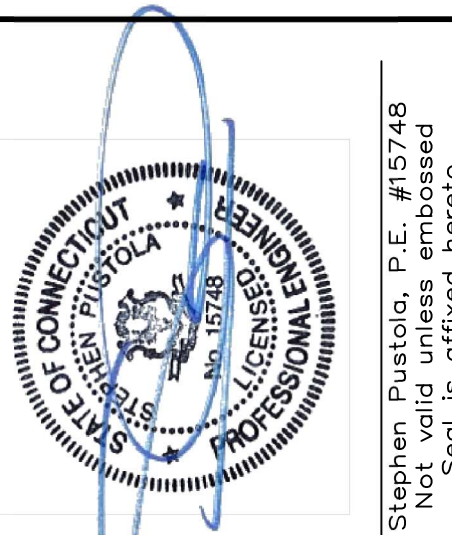
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REVISIONS

REV	DESCRIPTION	DATE
C	DESIGN REVIEW COMMENTS	2/2/2021
B	MISC REVISIONS	9/23/2020
A	ISSUED FOR REVIEW	9/9/2020

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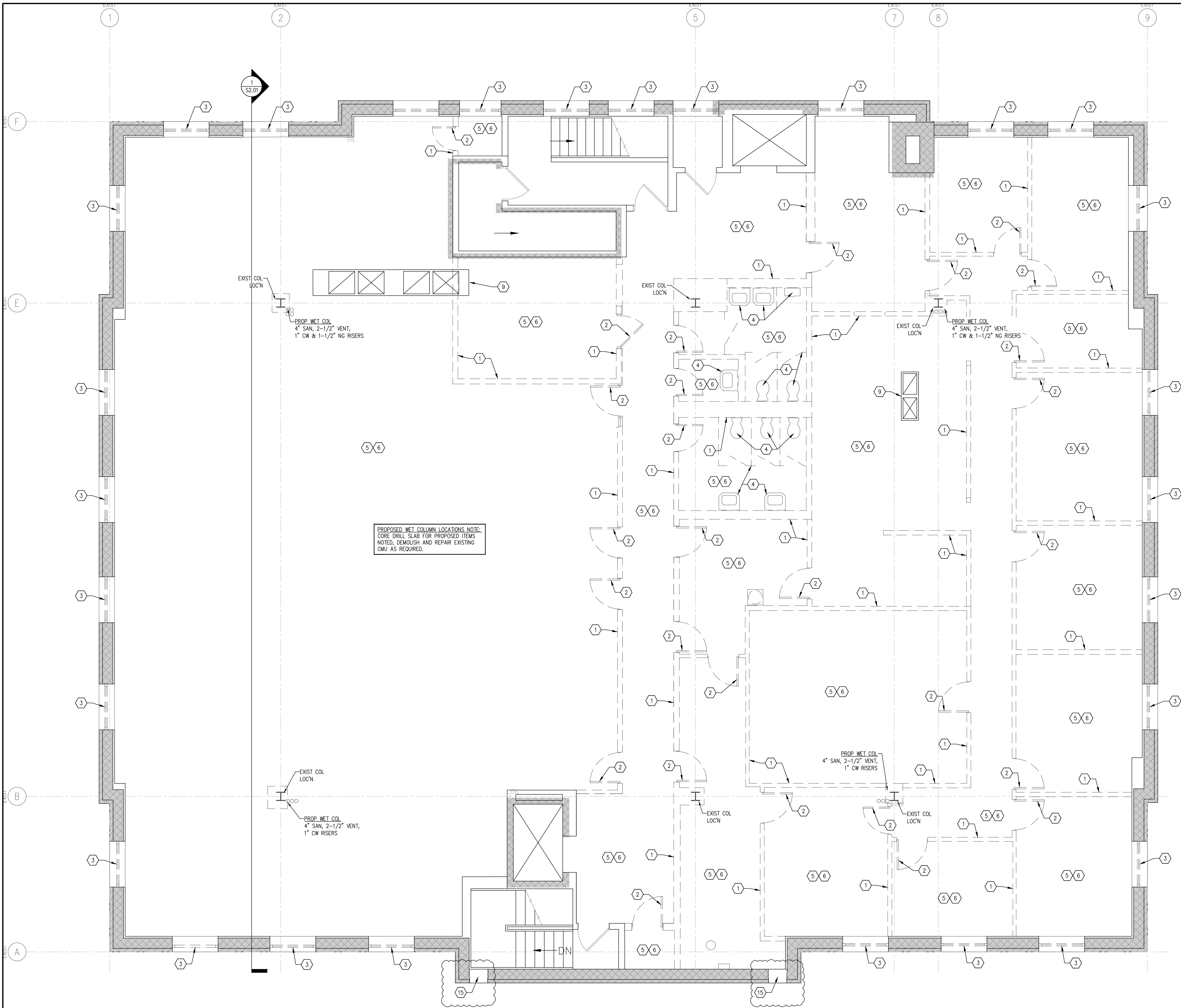
STANLEY SELIGSON PROPERTIES

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PROPOSED MEZZANINE DEMOLITION PLAN

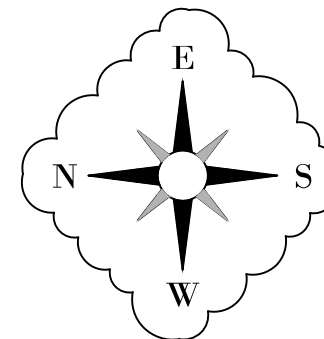
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1
01.03
SECOND FLOOR DEMOLITION PLAN
1/4" = 1'-0"

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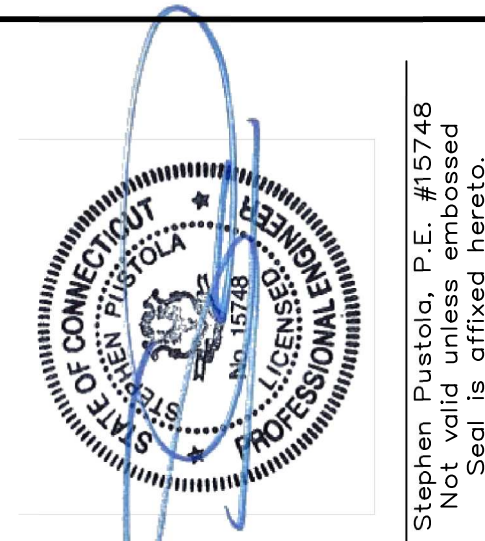
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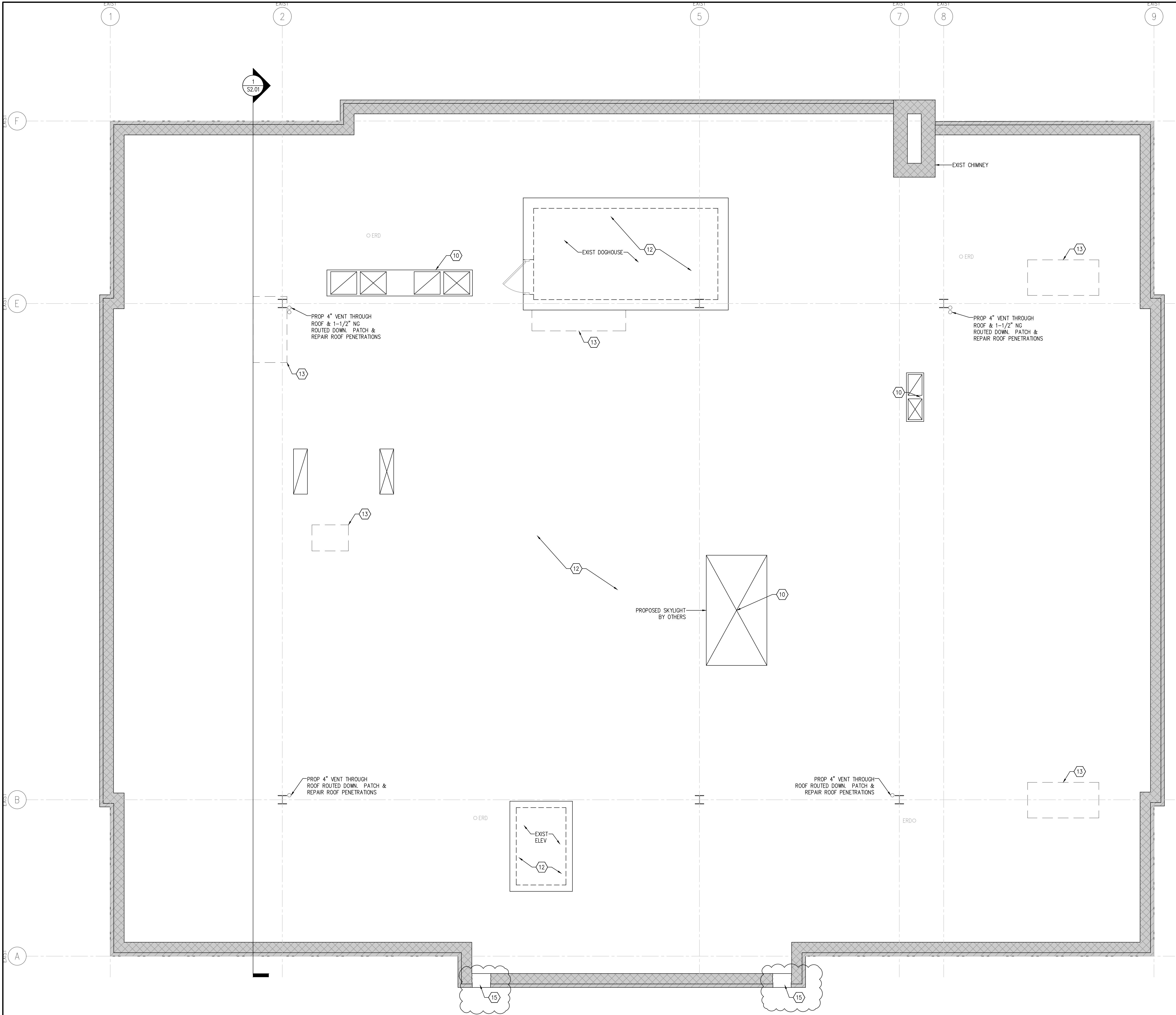
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SECOND FLOOR DEMOLITION PLAN

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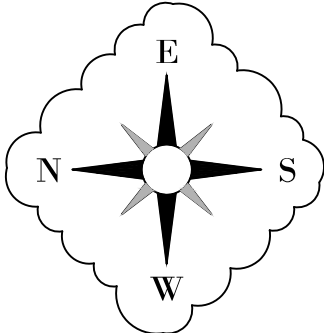
D1.03



1
D1.04
PROPOSED ROOF DEMOLITION PLAN
1/4" = 1'-0"

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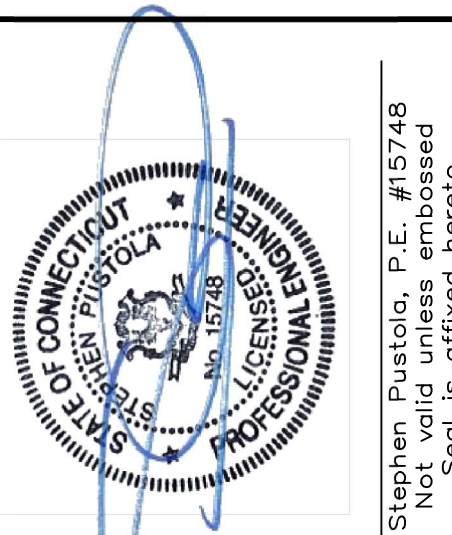
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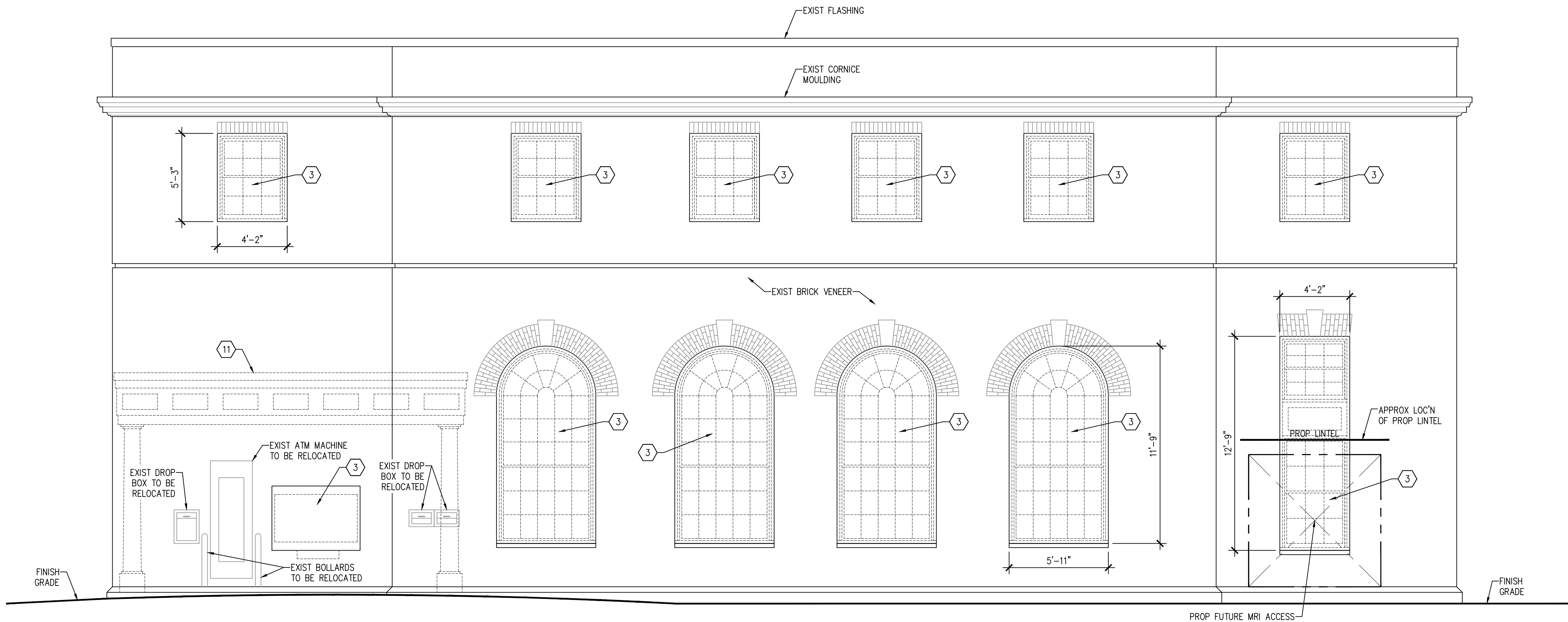
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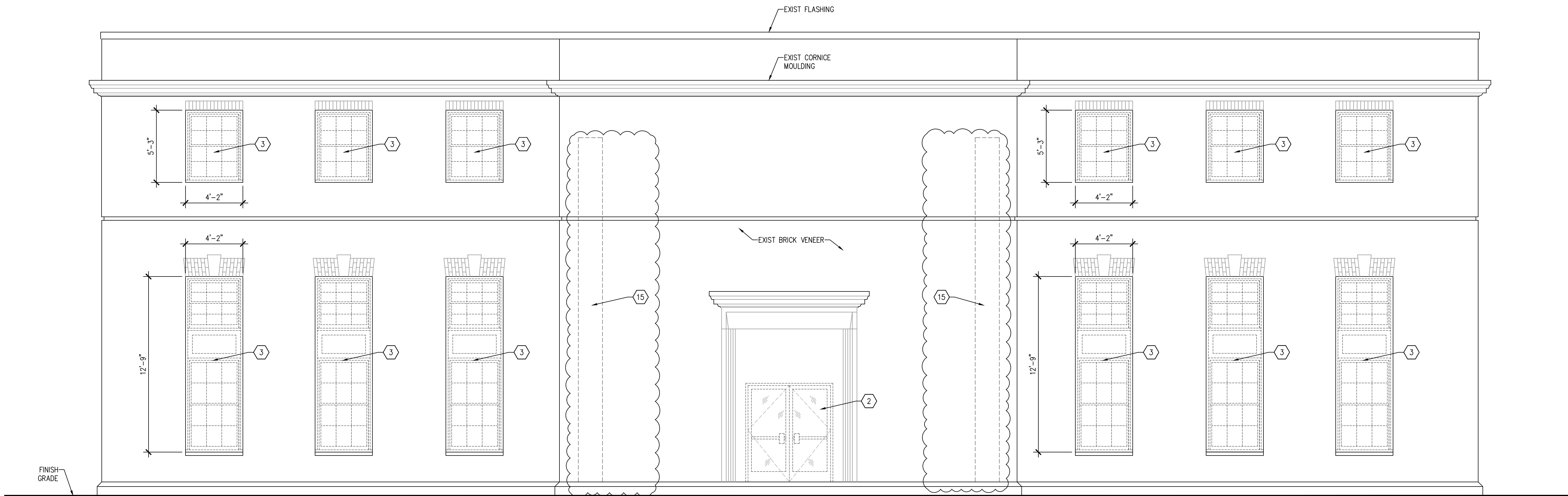
PROPOSED
ROOF
DEMOLITION
PLAN

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D1.04



1
D2.00
PROPOSED NORTH ELEVATION LOOKING SOUTH EXTERIOR DEMOLITION ELEVATION
1/4" = 1'-0"



2
D2.00
PROPOSED WEST ELEVATION LOOKING EAST EXTERIOR DEMOLITION ELEVATION
1/4" = 1'-0"

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STOREFRONT & DOORS NOTES

ALUMINUM STOREFRONT FRAMING AND GLAZING (VISION GLASS) SHALL BE CONSIST OF KAWNEER 451T 2" X 4 1/2" ANODIZED ALUMINUM FRAMING SYSTEM WITH THERMAL BREAK, 1" INSULATED GLAZING UNIT WITH LOW E COATING ON #2 SURFACE, GUARDIAN SN 54 CLEAR/CLEAR U-0.29, SHGC 0.28, VL T 54% PROVIDE A HIGH PERFORMANCE ANODIZED ALUMINUM SUB-SILL AND BRAKE FORMED ANODIZED ALUMINUM SILL FLASHING WITH BACKER ROD AND SEALANT AT PERIMETER.

ALUMINUM STOREFRONT FRAMING AND GLAZING (SPANDREL GLASS) SHALL BE CONSIST OF KAWNEER 451T 2" X 4-1/2" ANODIZED ALUMINUM FRAMING SYSTEM WITH THERMAL BREAK, 1" INSULATED GLAZING UNIT WITH LOW E COATING ON #2 SURFACE, OPAQUE CERAMIC FRIT ON SURFACE #4, GUARDIAN SN 54 PROVIDE A HIGH PERFORMANCE ANODIZED ALUMINUM SUB-SILL, BRAKE FORMED ANODIZED ALUMINUM SILL FLASHING WITH BACKER ROD AND SEALANT AT PERIMETER. PROVIDE 3" FOIL FACED MINERAL WOOL SPANDREL INSULATION, R-12.6, TAPED AT PERIMETER WITH METAL STUD FRAMING 16" ON CENTER AND 3-1/2" UNFACED FIBERGLASS INSULATION AT STUD CAVITY, R-13. A TOTAL OF TWO (2) SIX FOOT (6'-0") WIDE AUTOMATIC LAZED SLIDING DOUBLE DOORS, WITH INTERIOR VESTIBULE, AS MANUFACTURED BY HORTON AUTOMATIC OR EQUAL, WITH THERMAL BREAK FRAMING SYSTEM, 1/4" TEMPERED GLASS, HAVE BEEN INCLUDED AT THE MAIN ENTRANCE. DOORS SHALL BE EQUIPPED WITH ALL HARDWARE.

GLAZED ENTRANCE DOORS SHALL CONSIST OF KAWNEER 350 MEDIUM STYLE WITH 1" INSULATED GLAZING UNIT WITH LOW E TEMPERED GLASS, WITH CLEAR ANODIZED ALUMINUM FRAMING. THE DOORS SHALL BE FULLY EQUIPPED WITH 0-1 1-1/2 SURFACE CLOSERS, CONCEALED VERTICAL ROD EXIT DEVICES WITH ELECTRIC LATCH RETRACTION, VON DUERN EL-3347 A-NL, THRESHOLD. DOOR HAVE BEEN PROVIDED FOR TWO (2) ENTRANCES.

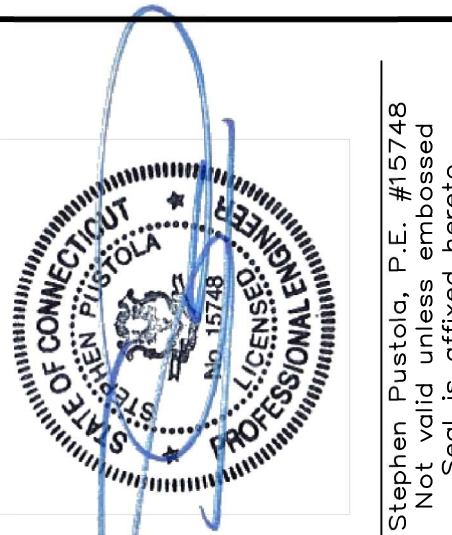
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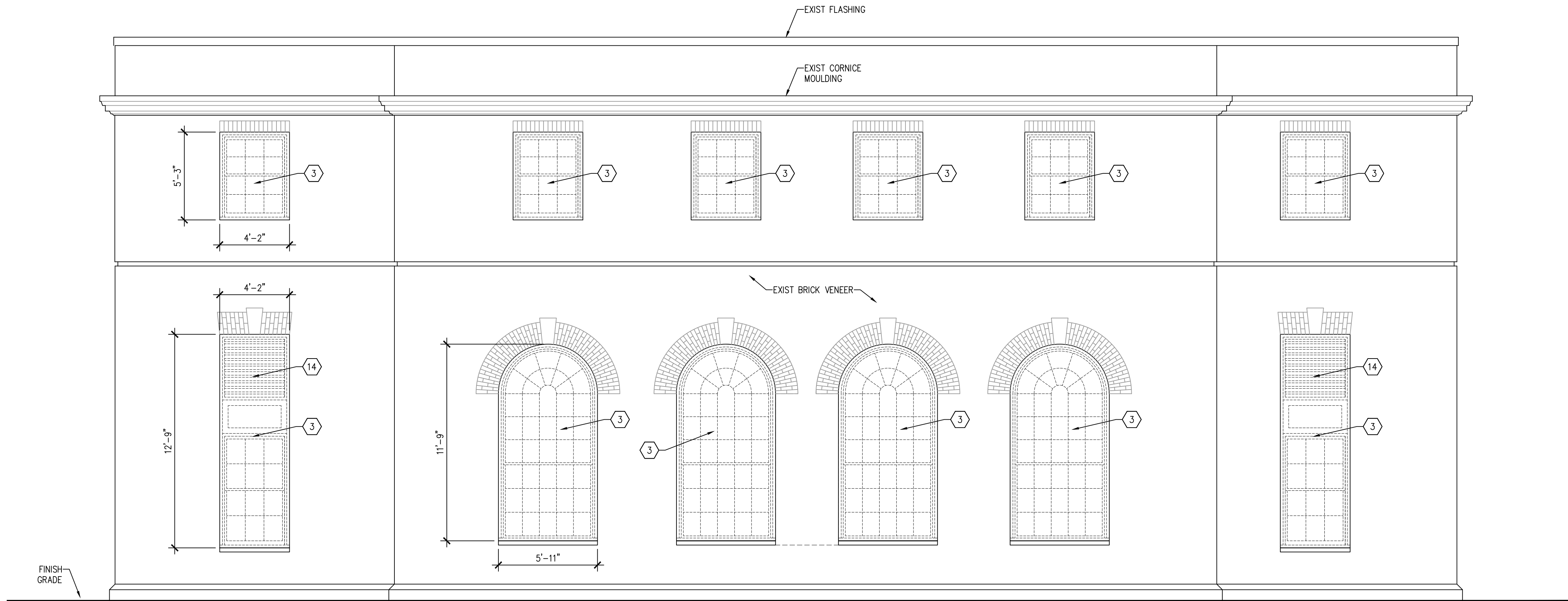
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PROPOSED EXTERIOR DEMOLITION ELEVATION

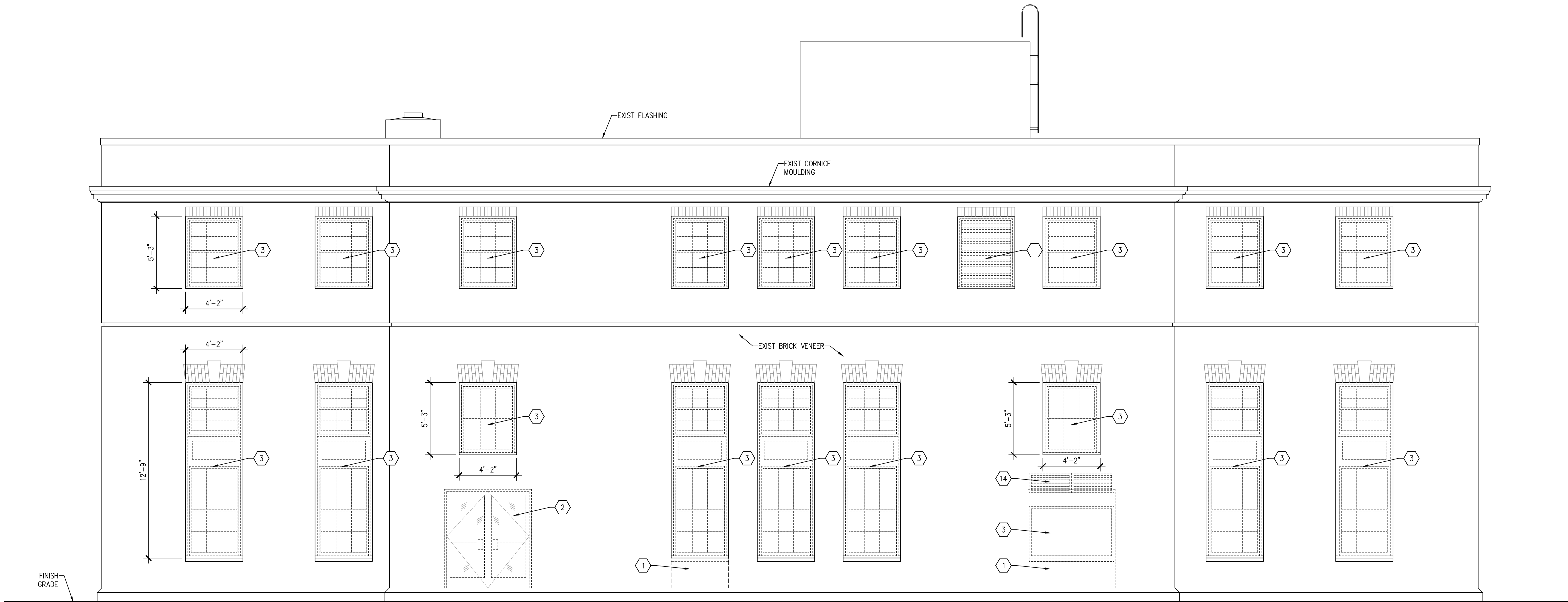
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- REMOVE ALL OTHER ITEMS, NOT SPECIFICALLY MENTIONED HEREIN BUT REQUIRED TO BE REMOVED TO CONSTRUCT THE PROJECT, AS INDICATED ON THE DRAWINGS.
- THE CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS REQUIRED TO DEMOLISH, REMOVE FROM SITE AND PROPERLY DISPOSE OF ITEMS INDICATED TO BE REMOVED.
- ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES OF THE STATE OF CONNECTICUT AND THE LOCAL AUTHORITIES.
- OPERATIONS DURING DEMOLITION PROCEDURES SHALL NOT INTERFERE WITH NORMAL TRAFFIC ON ADJACENT ROADS AND WALKS OR THE REMAINING AREAS OF THE BUILDING; AND IN ALL CASES THE DEMOLITION CONTRACTOR SHALL PROVIDE FOR THE PROTECTION OF THE PUBLIC AND BUILDING OCCUPANTS.
- PROTECT ALL EXISTING BUILDINGS, TREES, SHRUBS, ETC. THAT ARE DESIGNATED TO REMAIN.
- DISPOSE OF ALL MATERIAL IN STRICT ACCORDANCE WITH ALL APPLICABLE STATE, LOCAL AND FEDERAL REGULATIONS. ALL DEBRIS MUST BE REMOVED FROM THE SITE.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPORT THE DISCOVERY OF ANY ADDITIONAL SUSPECTED HAZARDOUS, TOXIC, OR ASBESTOS MATERIAL TO THE ARCHITECT IMMEDIATELY UPON DISCOVERY. CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR THE PROPER REMOVAL AND DISPOSAL OF ALL HAZARDOUS AND NON-HAZARDOUS MATERIALS.
- PROVIDE ALL REQUIRED TEMPORARY SHORING, BRACING, SUPPORTS, ETC. AS REQUIRED. ALL SHORING TO BE DETAILED BY CONTRACTOR AND SUBMITTED FOR ENGINEERS REVIEW PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR CONSTRUCTION SITE SAFETY, CONSTRUCTION METHODS AND TECHNIQUES, ALL TEMPORARY SHORING, SUPPORTS, ENCLOSURES AND BRACING.
- ALL WALLS THAT ARE DESIGNATED TO BE REMOVED SHALL INCLUDE THE REMOVAL OF ALL ASSOCIATED HVAC, PLUMBING, AND ELECTRICAL COMPONENTS.
- ALL EXISTING ELECTRICAL SERVICE, OUTLETS, SWITCHES, CONDUITS, WIRING AND FIXTURES TO BE REMOVED IN THEIR ENTIRETY.
- ALL EXISTING PLUMBING AND FIXTURES TO BE REMOVED IN THEIR ENTIRETY, INCLUDING ALL FLOOR DRAINS AND RELATED PLUMBING LINES.

- EXISTING WALLS TO BE REMOVED
- EXISTING DOORS, TRIM & FRAME TO BE REMOVED
- EXISTING WINDOWS, TRIM WORK, CASINGS & FRAMES TO BE REMOVED
- EXISTING PLUMBING FIXTURES, GRAB BARS, AND PARTITIONS TO BE REMOVED.
- EXISTING FINISH CEILING TO BE REMOVED.
- EXISTING FINISH FLOORING TO BE REMOVED.
- EXISTING DUCT CHASE TO BE REMOVED
- EXISTING STAIRS & RAILINGS TO BE REMOVED.
- PORTION OF EXIST SLAB TO BE REMOVED.
- PORTION OF EXIST ROOFING & ROOF DECK TO BE REMOVED.
- COVERED SALLY PORT TO BE REMOVED IN ITS ENTIRETY.
- EXISTING ROOFING SYSTEM TO BE REMOVED IN ITS ENTIRETY.
- EXISTING ROOF TOP UNITS TO BE REMOVED.
- EXISTING LOUVER TO BE REMOVED
- PORTION OF EXISTING WALL TO BE REMOVED. COORDINATE EXTENTS OF REMOVAL WITH OTHER TRADES.

STOREFRONT & DOORS NOTES

ALUMINUM STOREFRONT FRAMING AND GLAZING (VISION GLASS) SHALL BE CONSIST OF KAWNEER 4511 2" X 4 1/2" ANODIZED ALUMINUM FRAMING SYSTEM WITH THERMAL BREAK, 1" INSULATED GLAZING UNIT WITH LOW E COATING ON #2 SURFACE, GUARDIAN SN 54 CLEAR/CLEAR U-0.29, SHGC 0.28, VL T 54% PROVIDE A HIGH PERFORMANCE ANODIZED ALUMINUM SUB-SILL AND BRAKE FORMED ANODIZED ALUMINUM SILL FLASHING WITH BACKER ROD AND SEALANT AT PERIMETER.

ALUMINUM STOREFRONT FRAMING AND GLAZING (SPANDREL GLASS) SHALL BE CONSIST OF KAWNEER 4511 2" X 4 1/2" ANODIZED ALUMINUM FRAMING SYSTEM WITH THERMAL BREAK, 1" INSULATED GLAZING UNIT WITH LOW E COATING ON #2 SURFACE, OPAQUE CERAMIC FRIT ON SURFACE #4, GUARDIAN SN 54 PROVIDE A HIGH PERFORMANCE ANODIZED ALUMINUM SUB-SILL, BRAKE FORMED ANODIZED ALUMINUM SILL FLASHING WITH BACKER ROD AND SEALANT AT PERIMETER. PROVIDE 3" FOIL FACED MINERAL WOOL SPANDREL INSULATION, R-12.6, TAPED AT PERIMETER WITH METAL STUD FRAMING 16" ON CENTER AND 3-1/2" UNFACED FIBERGLASS INSULATION AT STUD CAVITY, R-13. A TOTAL OF TWO (2) SIX FOOT (6'-0") WIDE AUTOMATIC LAZED SLIDING DOUBLE DOORS, WITH INTERIOR VESTIBULE, AS MANUFACTURED BY HORTON AUTOMATIC OR EQUAL, WITH THERMAL BREAK FRAMING SYSTEM, 1/4" TEMPERED GLASS, HAVE BEEN INCLUDED AT THE MAIN ENTRANCE. DOORS SHALL BE EQUIPPED WITH ALL HARDWARE. GLAZED ENTRANCE DOORS SHALL CONSIST OF KAWNEER 350 MEDIUM STYLE WITH 1" INSULATED GLAZING UNIT WITH LOW E TEMPERED GLASS, WITH CLEAR ANODIZED ALUMINUM FRAMING. THE DOORS SHALL BE FULLY EQUIPPED WITH Q-LJ 1-L SURFACE CLOSERS, CONCEALED VERTICAL ROD EXIT DEVICES WITH ELECTRIC LATCH RETRACTION, VON D D L DUPRIN EL-3347 A-NL, THRESHOLD. DOOR HAVE BEEN PROVIDED FOR TWO (2) ENTRANCES.

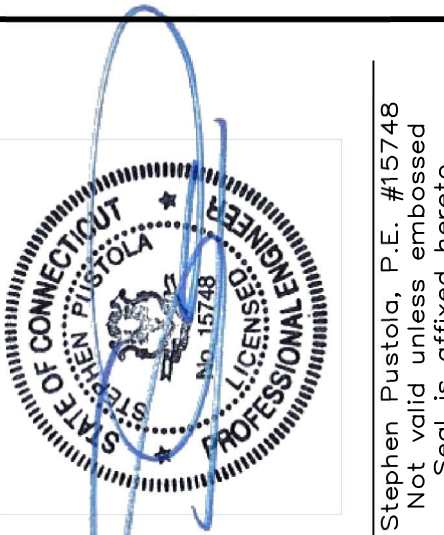
ASBESTOS REMOVAL NOTES

- ASBESTOS CONTAINING MATERIALS AREA PRESENT IN THIS BUILDING. REFER TO THE TECHNICAL SPECIFICATIONS IN THE REQUEST FOR BID (RFB), OR FINAL CONSTRUCTION CONTRACT TO VIEW THE ACM REPORT AND THE PROPER ABATEMENT PROCEDURES. IT IS THE GENERAL CONTRACTORS RESPONSIBILITY TO PROPERLY REMOVE ALL ASBESTOS CONTAINING MATERIALS PRIOR TO DEMOLITION.

REVISIONS

REV	DESCRIPTION	DATE
D	DESIGN REVIEW COMMENTS	2/2/2021
C	MISC REVISIONS	11/24/20
B	MISC REVISIONS	9/23/2020
A	ISSUED FOR REVIEW	9/9/2020

CONSULTANTS



Pustola & Associates
CONSULTING ENGINEERS, LLC
Design and Construction Services
Naugatuck, Connecticut 06770
(203) 729-6675 Fax (203) 720-2816
www.pustola.com

PROPOSED MEDICAL SPACE

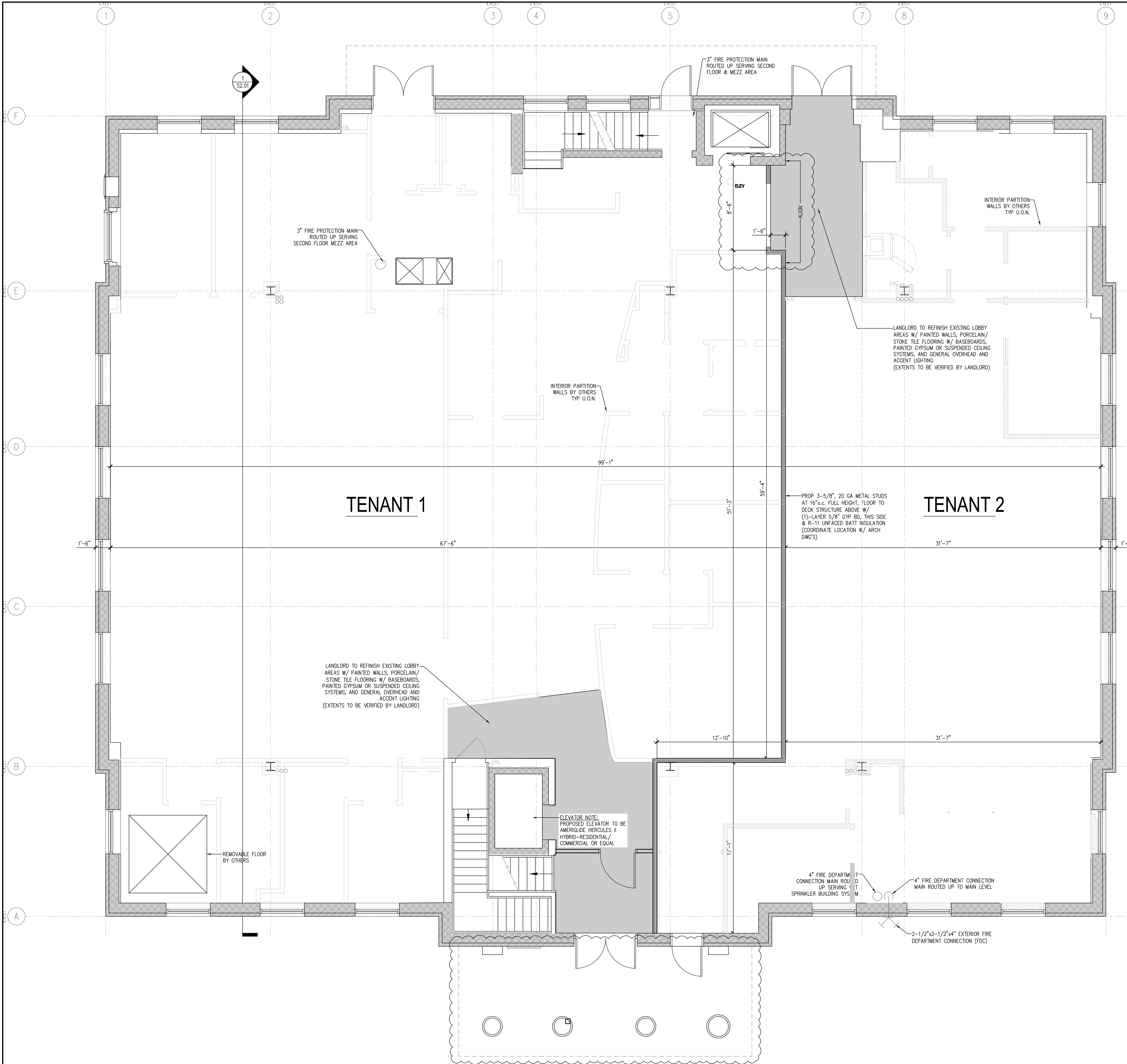
637 WEST AVE.
NORWALK, CONNECTICUT 06850

PREPARED FOR
STANLEY SELIGSON PROPERTIES
605 WEST AVE.
NORWALK, CONNECTICUT 06850

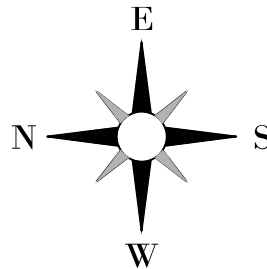
PROPOSED EXTERIOR DEMOLITION ELEVATION

DATE:	9/9/2020
SCALE:	AS NOTED
PROJECT NO.:	18137.00
DRAWN BY:	BZ
CHECKED BY:	
CHECKED BY:	

D2.01



1 PROPOSED FIRST FLOOR PLAN - (ALTERNATE)
A1.00 1/4" = 1'-0"



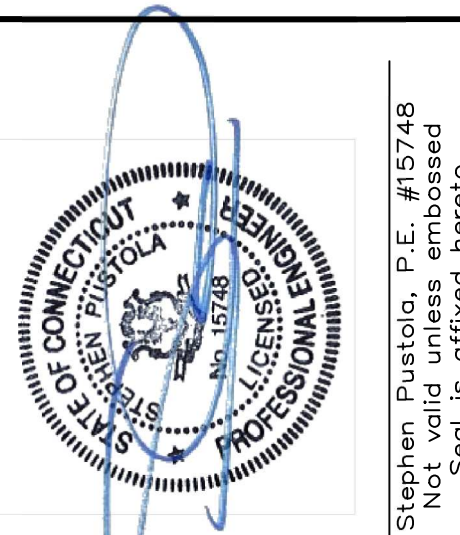
GENERAL NOTES

- NOTES:
- ALL EXISTING COLUMN LOCATIONS AND EXISTING BEARING WALLS NOTED ON PLAN ARE APPROXIMATE LOCATIONS.
 - EXISTING ROOF DRAIN (ERD) LOCATIONS NOTED ON PLAN ARE APPROXIMATE AND NEED TO BE VERIFIED IN FIELD.
 - DIMENSIONS ARE FROM FACE OF WALL TO FACE OF WALL (I.E. FACE OF GYPSUM BOARD OR MASONRY) OR FROM FACE OF EXISTING CONDITION OR FROM COLUMN CENTERLINE, UNLESS OTHERWISE NOTED. DIMENSIONS NOTED AS "CLEAR" SHALL BE FROM FINISH FACE TO FINISH FACE, (I.E. FACE OF CERAMIC TILE TO FACE OF CERAMIC TILE). VERIFY ALL EXISTING DIMENSIONS IN THE FIELD.

REVISIONS

3/5/2021		
E	MISC.	REVISIONS
D	MISC. REVISIONS	3/5/2021
C	DESIGN REVIEW COMMENTS	2/2/2021
B	MISC. REVISIONS	11/24/20
A	ISSUED FOR REVIEW	9/9/2020
REV	DESCRIPTION	DATE

CONSULTANTS



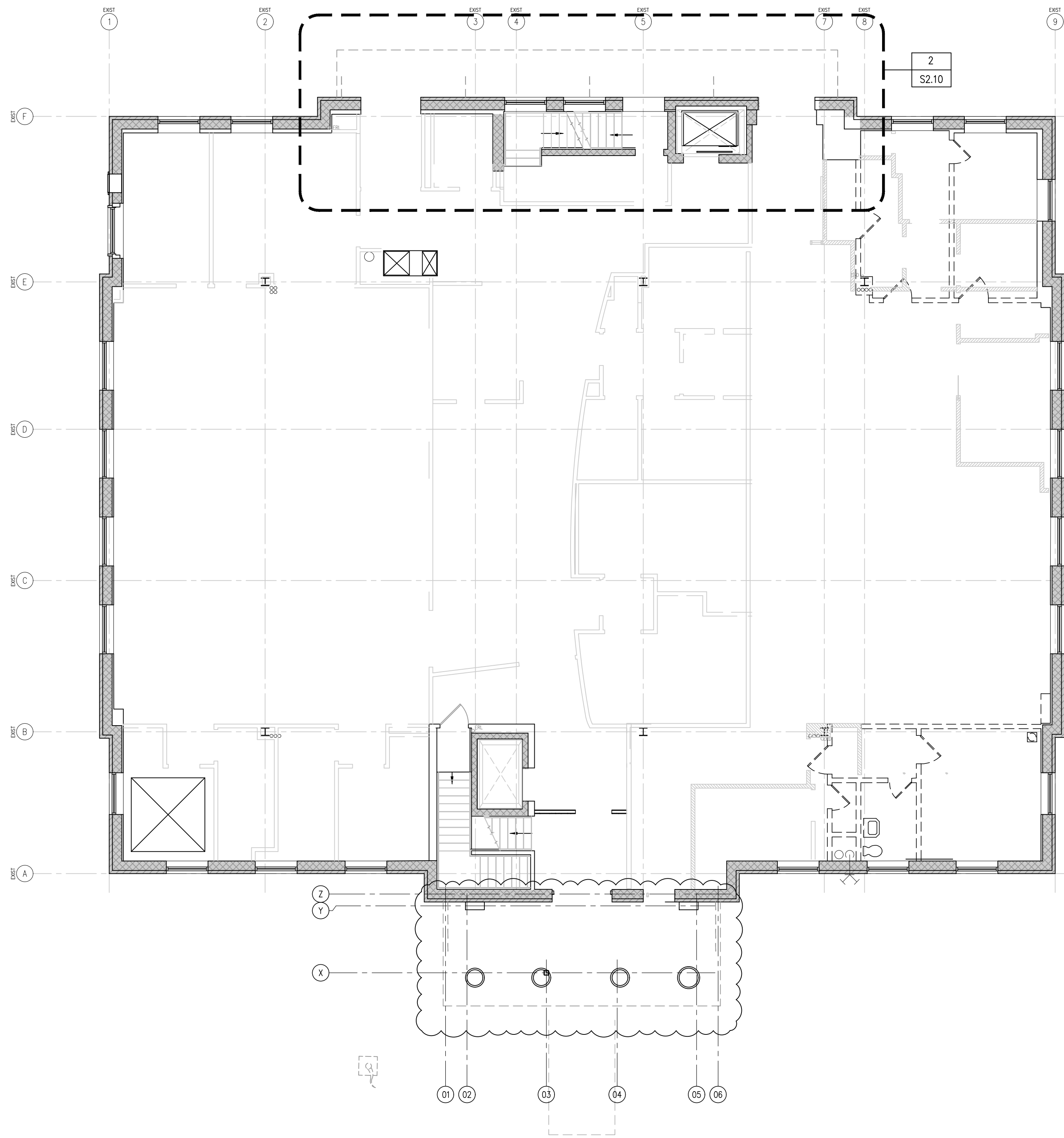
Pustola & Associates
CONSULTING ENGINEERS, LLC
Design and Construction Services
Naugatuck, Connecticut 06770
185 Meadow Street
(203) 729-6675
Fax (203) 720-2816
www.pustola.com

PROPOSED MEDICAL SPACE
637 WEST AVE.
NORWALK, CONNECTICUT 06850
PREPARED FOR
STANLEY SELIGSON PROPERTIES
605 WEST AVE.
NORWALK, CONNECTICUT 06850

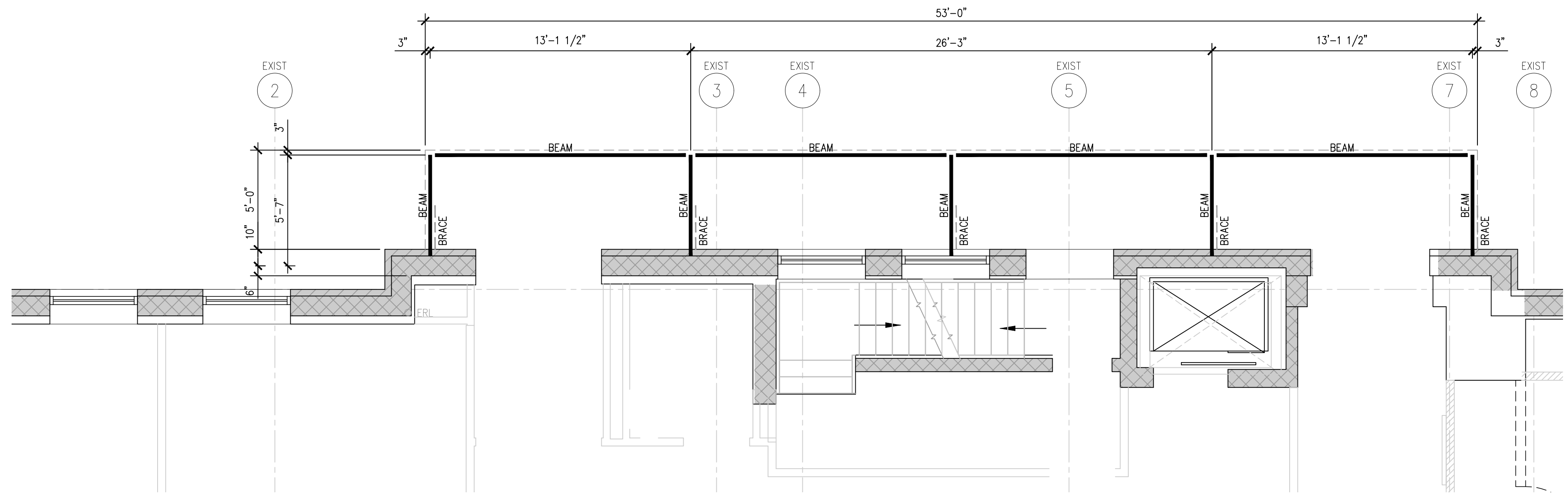
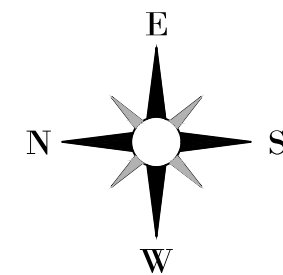
PROPOSED FIRST FLOOR PLAN

DATE:	9/9/2020
SCALE:	AS NOTED
PROJECT NO.:	18137.00
DRAWN BY:	BZ
CHECKED BY:	
CHECKED BY:	

A1.00



1
S2.10
PROPOSED OVERALL FLOOR PLAN
1/4" = 1'-0"

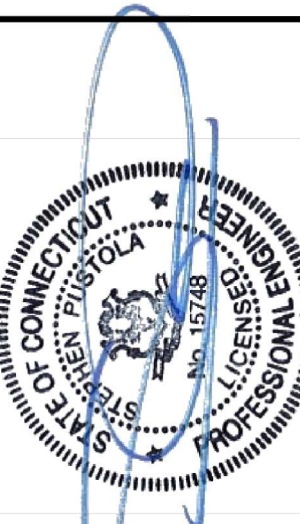


2
S2.10
PROPOSED REAR ENTRANCE CANOPY FRAMING PLAN
1/4" = 1'-0"

REVISIONS

REV	DESCRIPTION	DATE
-----	-------------	------

CONSULTANTS



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Naugatuck, Connecticut 06770
(203) 729-6675
Fax (203) 720-2816
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**PROPOSED
MEDICAL
SPACE**
637 WEST AVE.
NORWALK, CONNECTICUT 06850
PREPARED FOR
**STANLEY SELIGSON
PROPERTIES**
605 WEST AVE.
NORWALK, CONNECTICUT 06850

**PROPOSED
FRAMING
PLANS**

DATE:	11/24/20
SCALE:	AS NOTED
PROJECT NO.:	18137.00
DRAWN BY:	BZ
CHECKED BY:	
CHECKED BY:	

S2.10

S2.11

CHAIRMAN

John E. Igneri

COMMISSIONERS

Kelly Bloom

Lisa M. Cooper

William R. Speirs

David G. Westmoreland

EXECUTIVE DIRECTOR

Brian T. Bidolli

Memo regarding 3rd Party Design Review for 724 West Avenue

March 5, 2021

Norwalk Redevelopment Agency

3 Belden Avenue

Norwalk, CT 06850

Dear Norwalk Redevelopment Agency Chairman and Commissioners,
724 West Avenue contains two buildings, the former Norwalk United Methodist Church (now Cornerstone Church) and the former Parish House of the Church located at #718. According to the Wall Street Historic District Nomination Form, the former Parish House was built in 1869 and is a

"two-story frame dwelling with a mansard roof and two projecting bays with gable fronts on the main elevation. Central bay contains entry with porch under pair of round headed windows all surmounted by a gabled dormer. Flanking bays project slightly from the plane of the central section; each has a square window at the first floor with single arch-topped window in the second floor and a single, smaller, arch-topped window in the gable. There is also a one-story porch on the south side. 2-over-2 windows. Late 20th century re-cladding in aluminum siding removed many of the building's details but its massing and relationship to the adjacent church are important character defining features."

The applicant proposes to undertake the following exterior façade improvement work on the former Parish House at an estimated cost of \$101,000:

- Repair in-place and replace in-kind, as necessary, the existing roofing and original wood siding, trim, and details with cedar and pine painted historically-appropriate colors;
- Install a new wheelchair accessible exterior ramp in front;
- Replace all existing windows with new 2-over-2 Marvin Ultimate double hung and single-hung round top custom wood windows to be installed in existing framing and exterior trim molding;
- Repair the original double front doors, unless required to install new fire-rated doors by the Building Department and Fire Marshall, in which case the new doors will match as closely as possible with the style of the existing doors;
- The remaining exterior doors that were previously replaced, will be replaced with new Jeld-Wen composite fiberglass exterior doors;
- Construct an addition on the south side of the building using matching siding, roofing, and windows using the footprint of the existing side porch;
- Install HVAC compressors in the rear, existing gas meter to remain, electric meter will be on the north side screened by plantings, and one plumbing vent stack will vent out of the rear roof, and
- Landscaping work not to detract from the historic character of the former Parish House.

The 3rd Party Design Reviewer, ADA, recommends approval of the application as the proposed design complies with the Wall Street-West Avenue Neighborhood Plan's Design Guidelines (see attached).



Brian Bidolli
Executive Director



*Andriopoulos Design Assoc., LLC
32 Main Street, Ste. 203
Norwalk, CT 06851
P: 203-853-8006
E: ADA@andriopoulosdesign.com*

March 5, 2021

Mr. Jonathan Hopkins
c/o City of Norwalk
Redevelopment Agency
3 Belden Avenue
Norwalk, CT 06850

Re: 3rd Party Peer Review - Final Report for The Boothroyd Group, LLC
rehabilitation of the Cornerstone Parish House
located at 724 West Avenue
Norwalk, CT 06850

Dear Jonathan,

I have reviewed the design documents for the proposed site work and exterior elevation/facade renovation work prepared and submitted by the applicant The Boothroyd Group, LLC (on behalf of the Cornerstone Community Church) located at 724 West Avenue, Norwalk, CT. The primary use of the structure most recently and in the proposed future, will be office use for the church.

The project work scope meets the intent of the design regulations, as outlined in the Wall Street- West Avenue Neighborhood Plan, Design Guidelines for Neighborhood Improvements. Specifically, in providing accessibility to an existing structure and in rehabilitation of the exterior facade of an existing historical structure.

When reviewing the A-2 Survey drawing prepared by Bruce Root, dated 12/4/20, the design intends to install a new accessible ramp on the property from the front sidewalk to a new side entry to be constructed on the footprint of the current (original) side porch which is currently in a state of disrepair.

When reviewing the Architectural drawings provided by designer Deborah Olchowski , dated 3/9/21. The developer has chosen to remove the current existing aluminum siding



and to repair/replace the existing siding and trim beneath. The exterior program outline is to repair (where possible) or replace with like/ kind materials (i.e.: cedar wood clapboard siding and pine wood trim & casings). The program also calls for new energy efficient replacement windows and doors.

Our suggestions for Redevelopment Agency approval are as follows:

1.) That the development team will review and consult the Federal Guidelines for Historic Buildings, for resources and guidance for the replacement of any materials (trim, siding, details, etc) on the existing structure and the new 1-story addition provide the same materials (trim, siding, windows, doors, etc.). This will ensure that the addition will closely follow the style of the existing historic building.

It is my opinion that this application for new accessible ramp improvements, fenestration, new facade improvements (if executed as outlined and noted in the latest plans and revisions) are in keeping with the Wall Street-West Avenue Neighborhood Plan Design Guidelines. Therefore, it is my recommendation for approval of this application.

If you have any questions, please feel free to contact our office.

Thank you,

A handwritten signature in blue ink, appearing to read "William N. Andriopoulos", written over a faint, larger version of the same signature.

William N. Andriopoulos, R.A./AIA
Andriopoulos Design Associates, LLC
WNA/mg

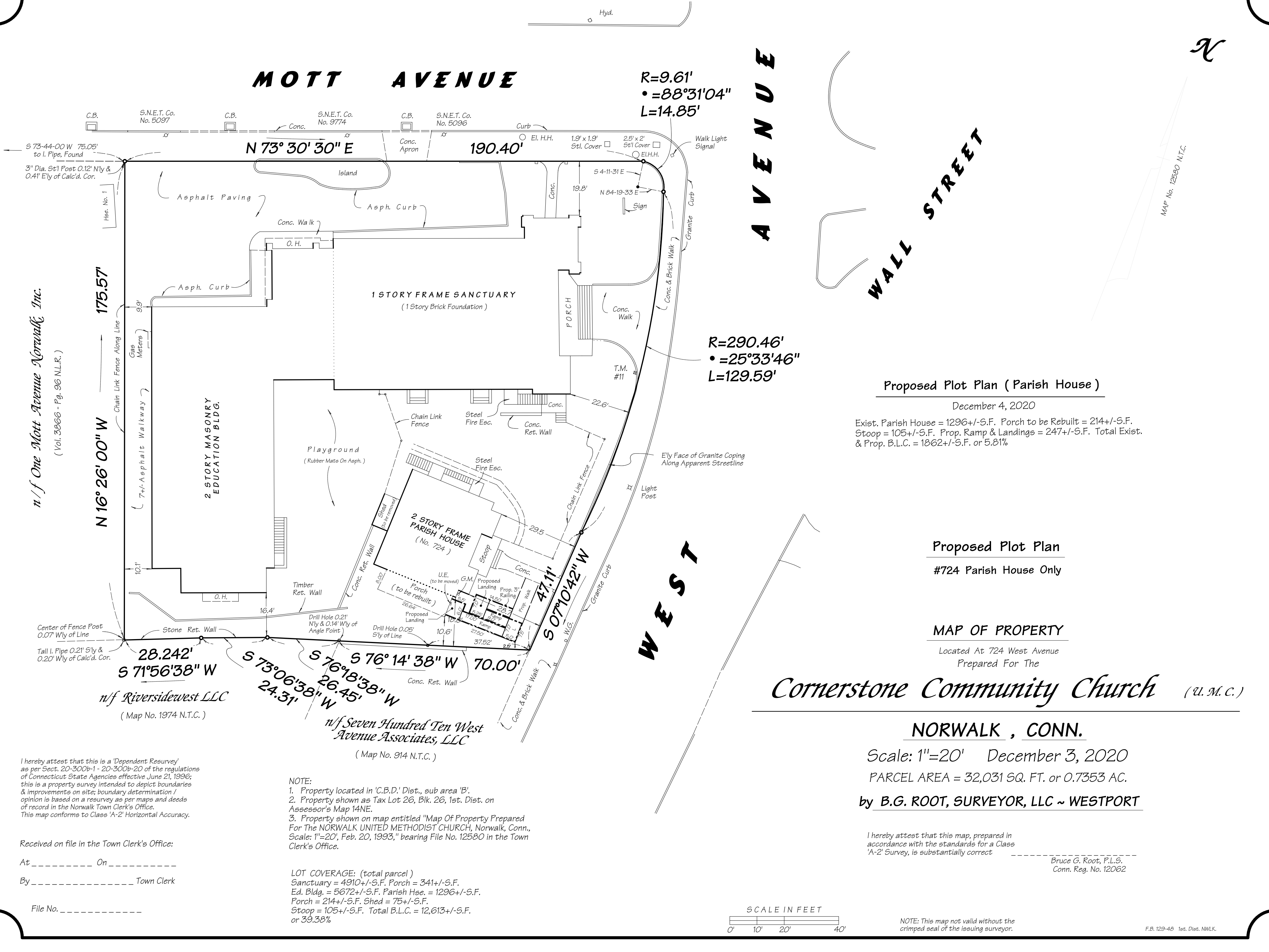
cc: B. Boothryd, Applicant



PERMIT SET
03-09-2021

T-01





n/f One Mott Avenue Norwalk, Inc.
(Vol. 3866 - Pg. 96 N.L.R.)

N 16° 26' 00" W 175.57'

28.242' S 71° 56' 38" W
n/f Riversidewest LLC
(Map No. 1974 N.T.C.)

24.31' S 73° 06' 38" W
26.45' S 76° 18' 38" W
70.00' S 76° 14' 38" W
n/f Seven Hundred Ten West Avenue Associates, LLC
(Map No. 914 N.T.C.)

WEST AVENUE

AVENUE

WALL STREET

Proposed Plot Plan (Parish House)

December 4, 2020

Exist. Parish House = 1296+/-S.F. Porch to be Rebuilt = 214+/-S.F.
Stoop = 105+/-S.F. Prop. Ramp & Landings = 247+/-S.F. Total Exist.
& Prop. B.L.C. = 1862+/-S.F. or 5.81%

Proposed Plot Plan

#724 Parish House Only

MAP OF PROPERTY

Located At 724 West Avenue
Prepared For The

Cornerstone Community Church (U. M. C.)

NORWALK , CONN.

Scale: 1"=20' December 3, 2020

PARCEL AREA = 32,031 SQ. FT. or 0.7353 AC.

by B.G. ROOT, SURVEYOR, LLC ~ WESTPORT

I hereby attest that this map, prepared in accordance with the standards for a Class 'A-2' Survey, is substantially correct
Bruce G. Root, P.L.S.
Conn. Reg. No. 12062

NOTE:
1. Property located in 'C.B.D.' Dist., sub area 'B'.
2. Property shown as Tax Lot 26, Blk. 26, 1st. Dist. on Assessor's Map 14NE.
3. Property shown on map entitled "Map Of Property Prepared For The NORWALK UNITED METHODIST CHURCH, Norwalk, Conn., Scale: 1"=20', Feb. 20, 1993," bearing File No. 12580 in the Town Clerk's Office.

LOT COVERAGE: (total parcel)
Sanctuary = 4910+/-S.F. Porch = 341+/-S.F.
Ed. Bldg. = 5672+/-S.F. Parish Hse. = 1296+/-S.F.
Porch = 214+/-S.F. Shed = 75+/-S.F.
Stoop = 105+/-S.F. Total B.L.C. = 12,613+/-S.F. or 39.38%



NOTE: This map not valid without the crimped seal of the issuing surveyor.

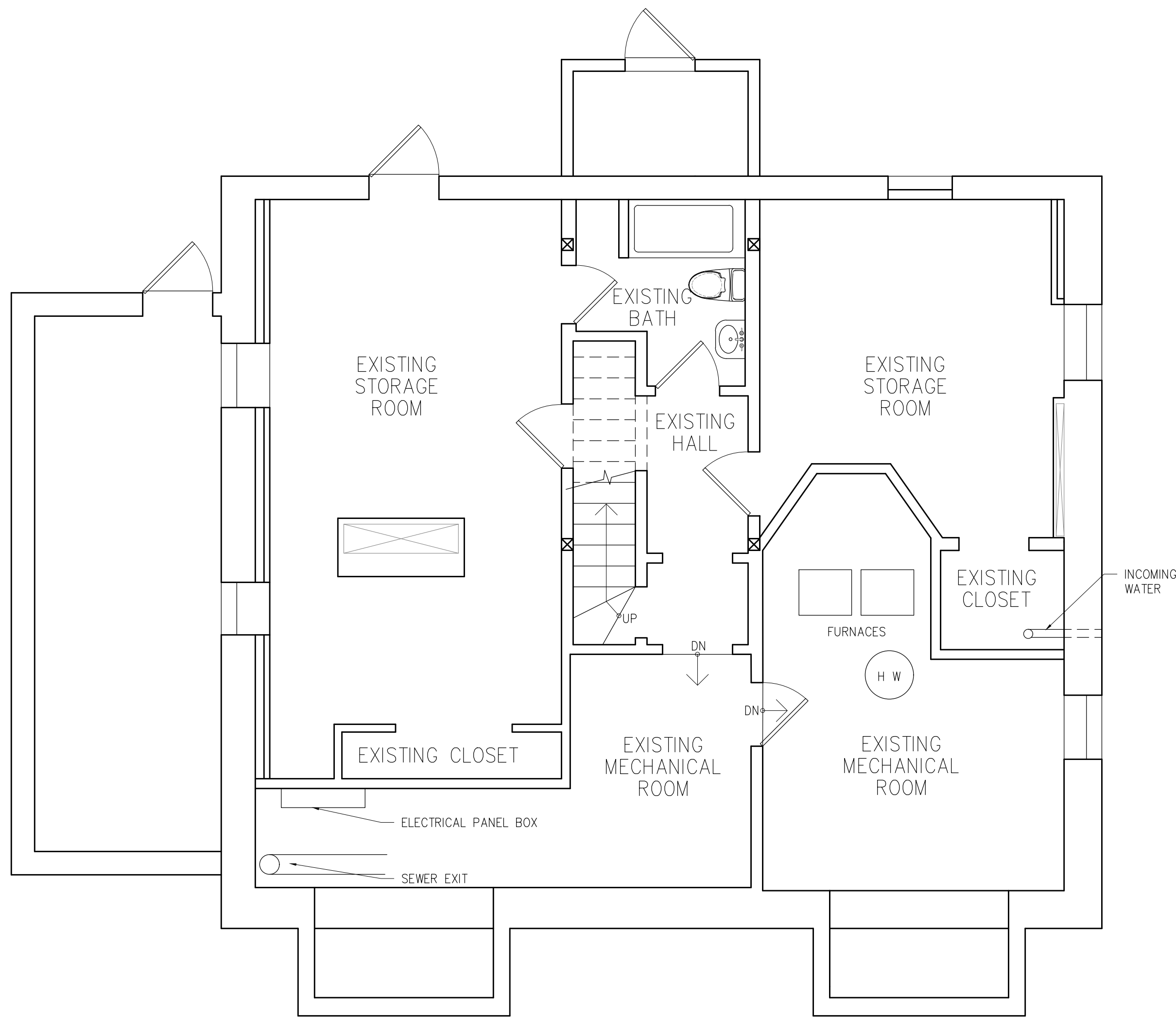
I hereby attest that this is a 'Dependent Resurvey' as per Sect. 20-300b-1 - 20-300b-20 of the regulations of Connecticut State Agencies effective June 21, 1996; this is a property survey intended to depict boundaries & improvements on site; boundary determination / opinion is based on a resurvey as per maps and deeds of record in the Norwalk Town Clerk's Office. This map conforms to Class 'A-2' Horizontal Accuracy.

Received on file in the Town Clerk's Office:

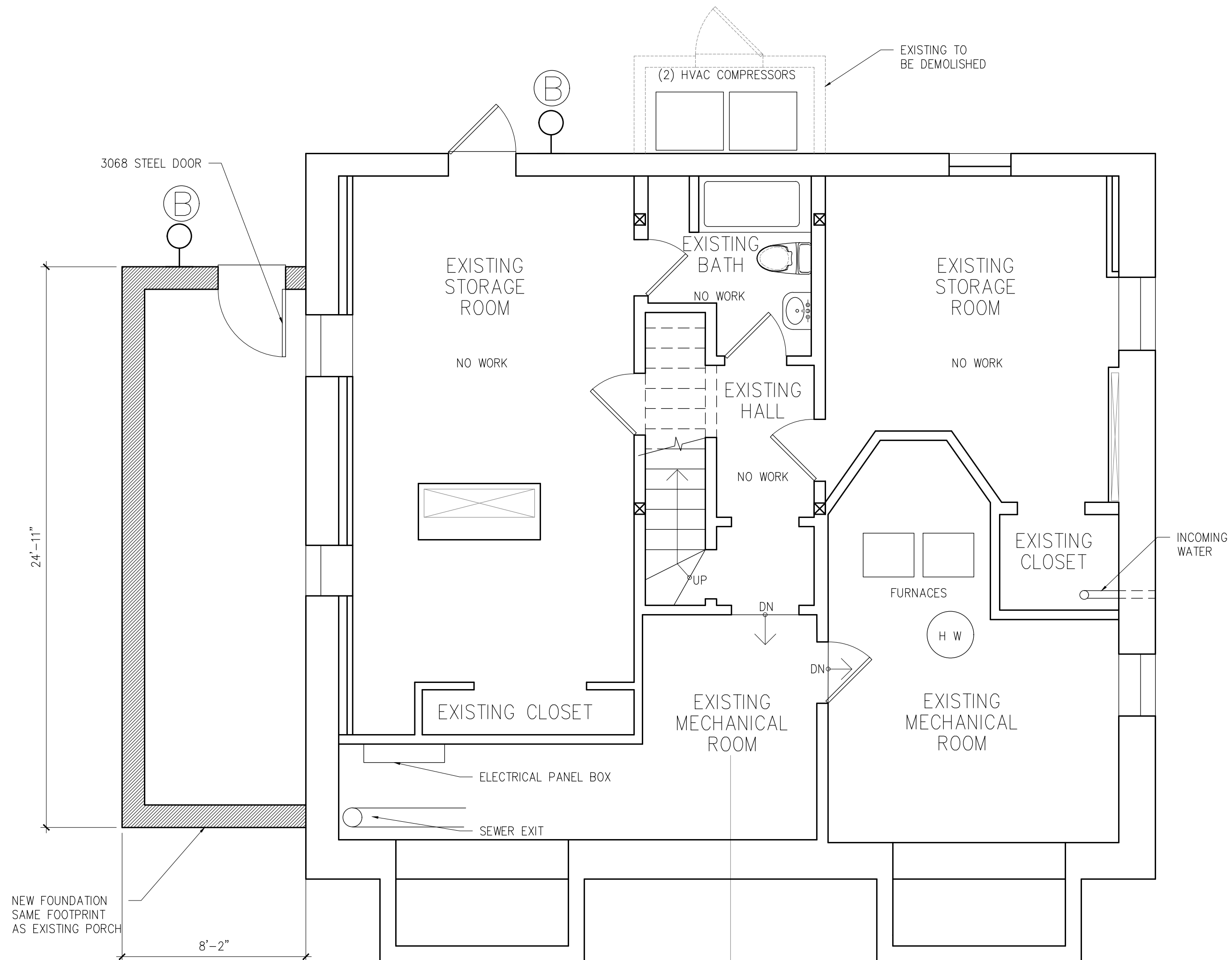
At _____ On _____

By _____ Town Clerk

File No. _____



1 EXISTING BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 PROPOSED BASEMENT FLOOR PLAN — NO NEW INTERIOR WORK
SCALE: 1/4" = 1'-0"

THE BOOTHROYD GROUP LLC
Contruction Management

ROBERT BOOTHROYD
TEL 203.952.3414
rhboothroyd@aol.com

CONSULTANTS:
DEBORAH OLCHOWSKI
DESIGN & DRAFTING

TEL 203.858.6250
dolchow@optonline.net

CONSULTANTS:

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REVISIONS:

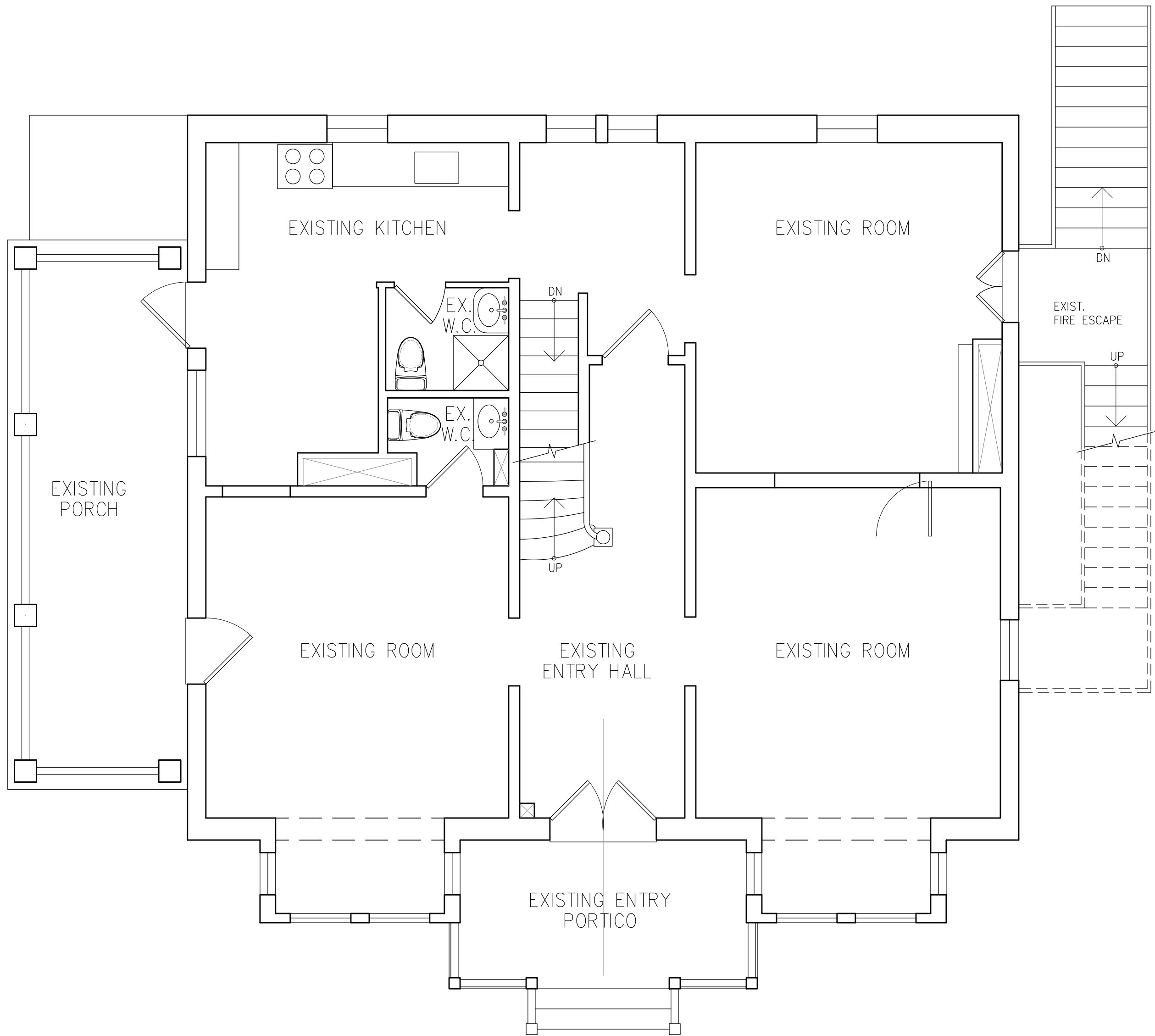
DATE:	ISSUE:
03.09.21	PERMIT SET
12.03.20	ZONING SUBMITTAL
03.23.20	PRESENTATION
DATE:	DESCRIPTION:
ISSUE:	

PROJECT:
CORNERSTONE CHURCH
PARISH HOUSE
724 West Avenue
NORWALK, CT 06850

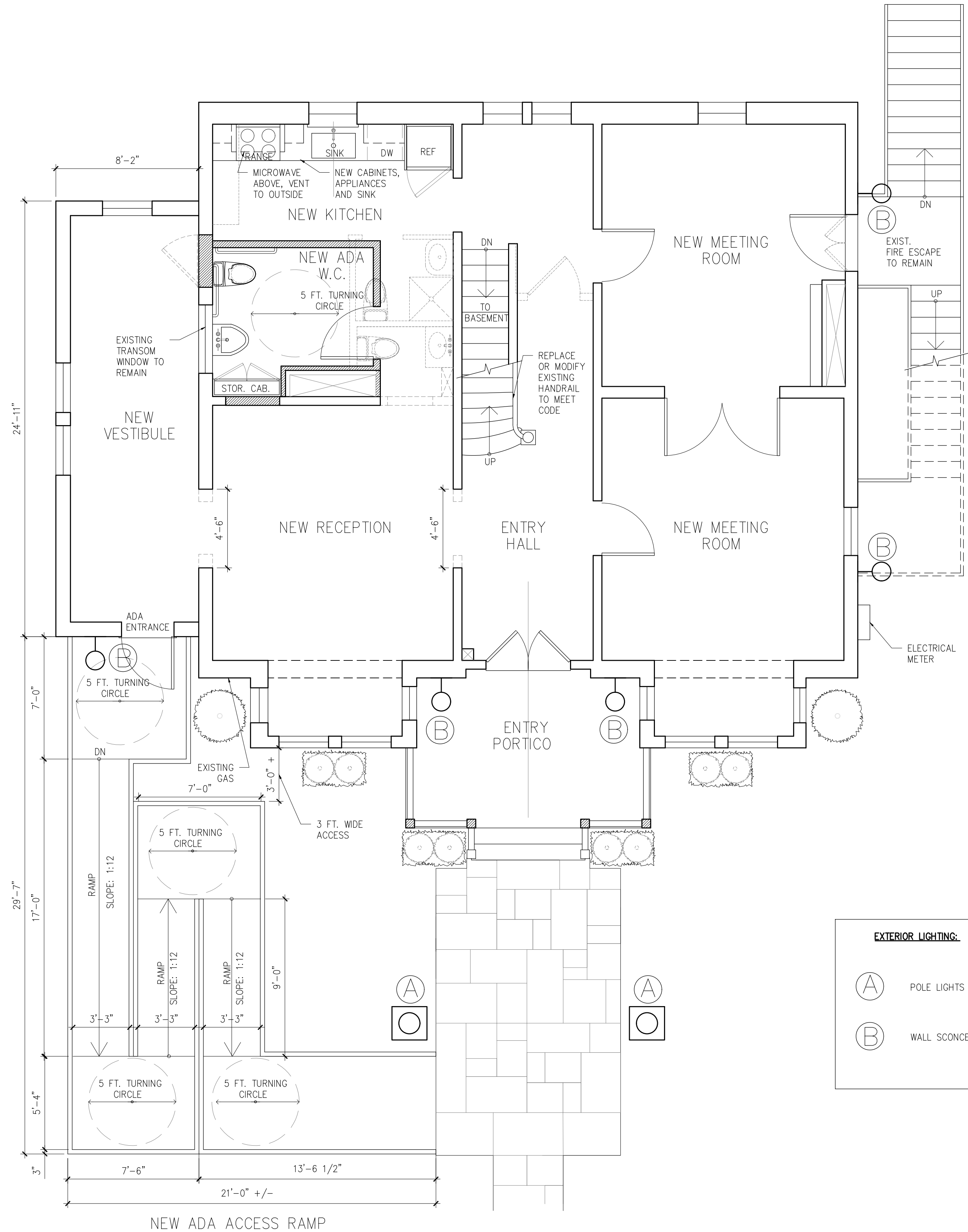
DWG. TITLE:
EXISTING BASEMENT
FLOOR PLAN
PROPOSED BASEMENT
FLOOR PLAN

DATE:	03.14.20
JOB NO:	2001
DRAWN:	DO
CHECK:	RB
DWG. NO.	

A-00



1 EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

EXTERIOR LIGHTING:

(A) POLE LIGHTS

(B) WALL SCONCES

THE BOOTHROYD GROUP LLC
Contruction Management

ROBERT BOOTHROYD
TEL 203.952.3414
rhboothroyd@aol.com

CONSULTANTS:
DEBORAH OLCHOWSKI
DESIGN & DRAFTING

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CONSULTANTS:

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REVISIONS:

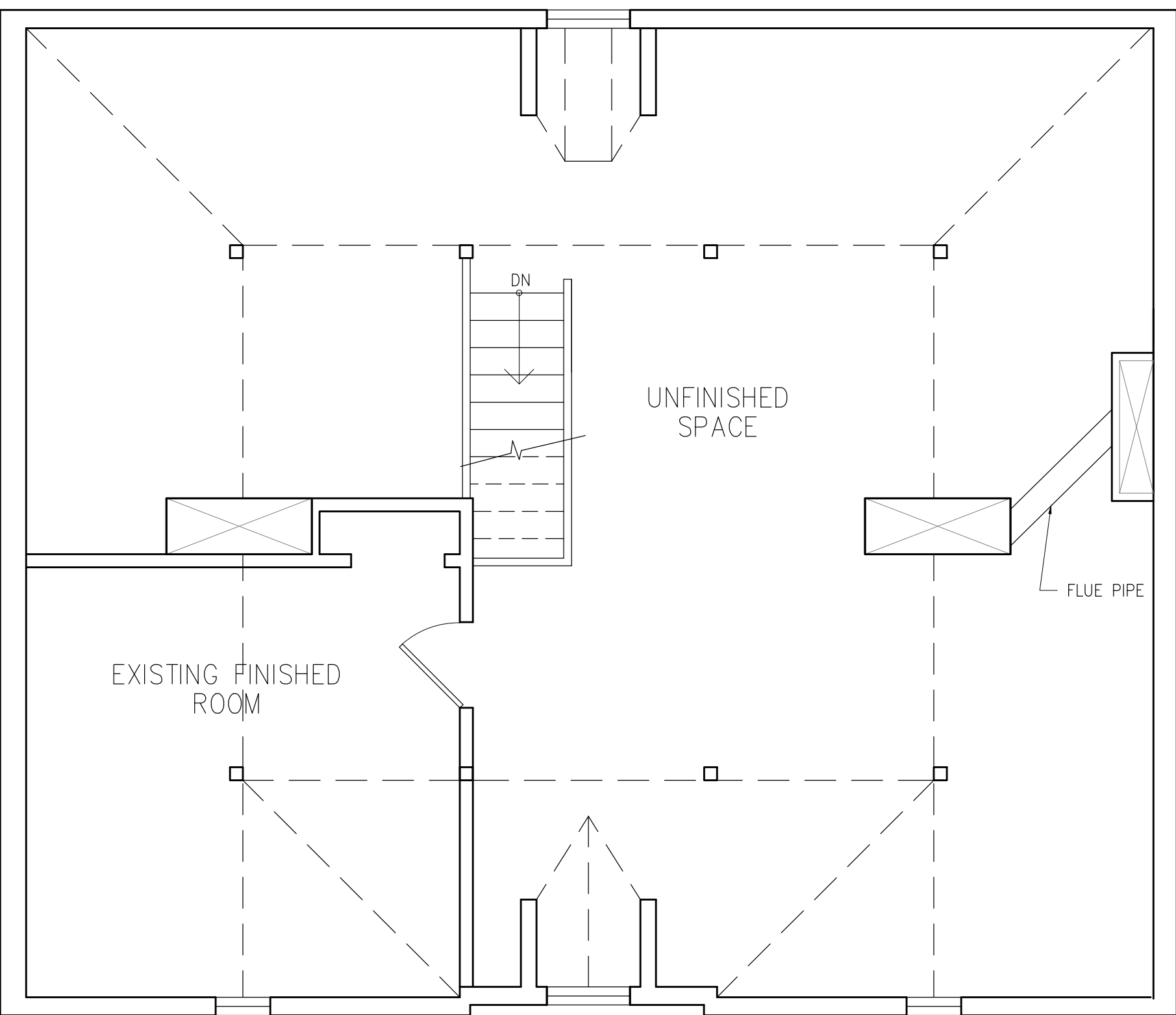
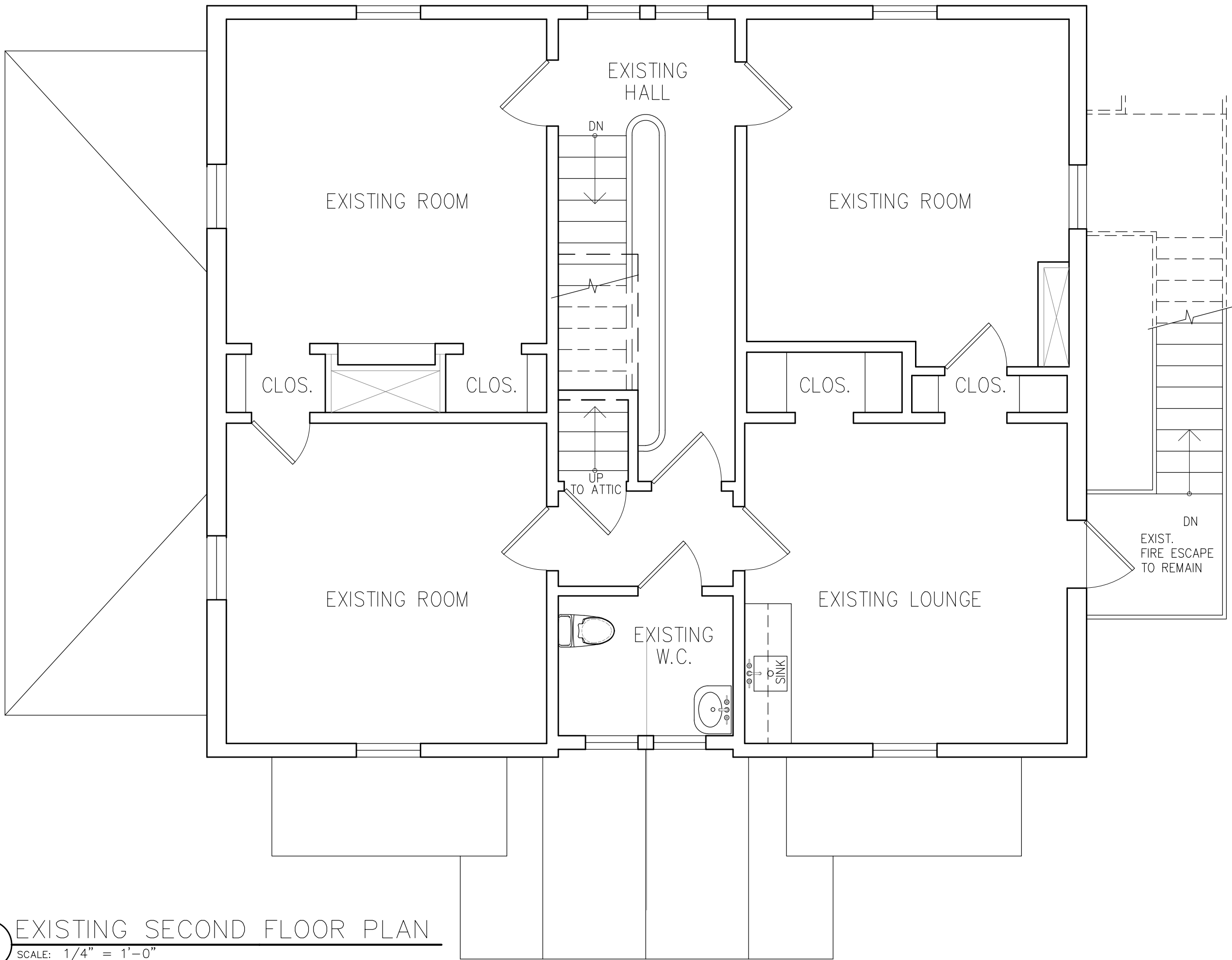
DATE:	ISSUE:
03.09.21	PERMIT SET
12.03.20	ZONING SUBMITTAL
03.23.20	PRESENTATION

DATE:	DESCRIPTION:
ISSUE:	

PROJECT:
CORNERSTONE CHURCH
PARISH HOUSE
724 West Avenue
NORWALK, CT 06850

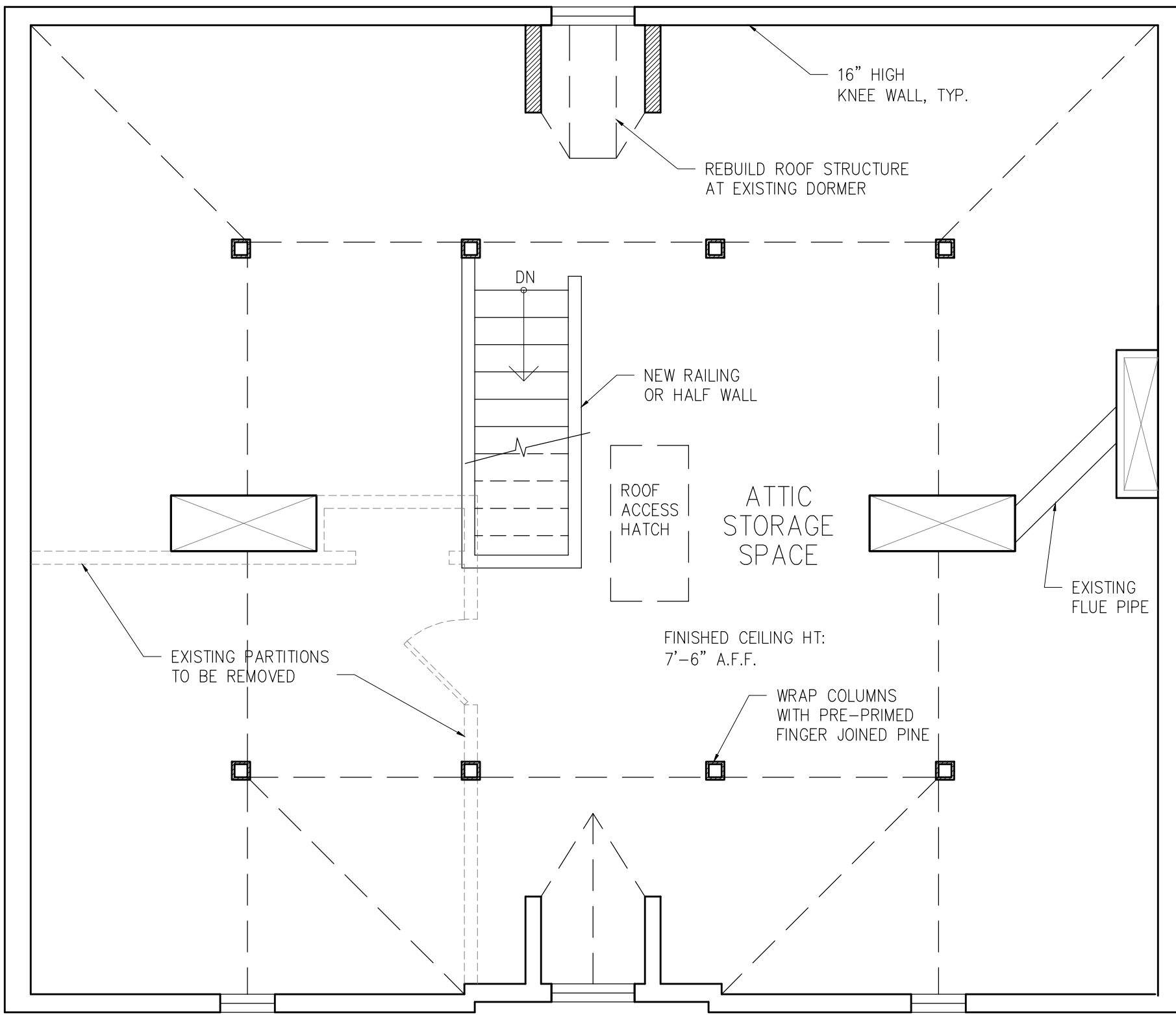
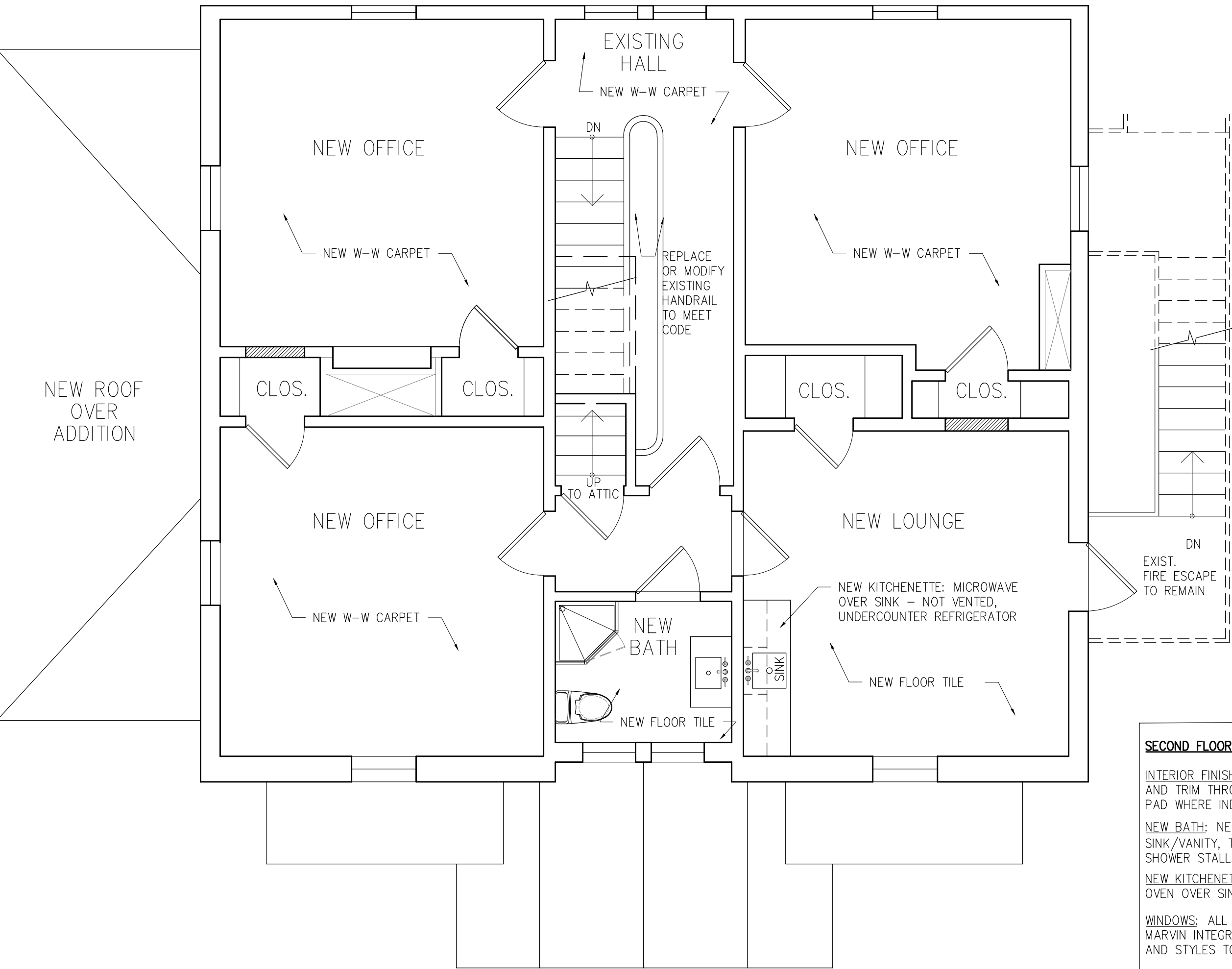
DWG. TITLE:
EXISTING FIRST
FLOOR PLAN
PROPOSED FIRST
FLOOR PLAN

DATE:	03.14.20
JOB NO:	2001
DRAWN:	DO
CHECK:	RB
DWG. NO.	



1 EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

2 EXISTING ATTIC PLAN
SCALE: 1/4" = 1'-0"



3 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

4 PROPOSED ATTIC PLAN
SCALE: 1/4" = 1'-0"

SECOND FLOOR NOTES:
INTERIOR FINISHING: PRIME AND PAINT WALL AND TRIM THROUGHOUT. INSTALL CARPET AND PAD WHERE INDICATED ON PLAN AND ON STAIRS.
NEW BATH: NEW FLOOR TILE, WALL TILE, NEW SINK/VANITY, TOILET AND PREFABRICATED SHOWER STALL.
NEW KITCHENETTE: NEW CABINETS, SINK, MICROWAVE OVEN OVER SINK AND UNDERCOUNTER REFRIGERATOR.
WINDOWS: ALL WINDOWS WILL BE REPLACED WITH MARVIN INTEGRITY WINDOWS OR SIMILAR. SIZES AND STYLES TO MATCH EXISTING.

ATTIC NOTES:
INTERIOR FINISHING: ADD SHEET ROCK AND INSULATION TO CEILING AND KNEE WALLS. PRIME AND PAINT. INSTALL CARPET AND PAD, FLOOR AND STAIRS. WRAP COLUMNS WITH PRE-PRIMED FINGER JOINED PINE. ADD ELECTRICAL OUTLETS, SWITCHES AND RECESSED LIGHTING IN CEILING. ADD BASE MOLDING THROUGHOUT, PRIME AND PAINT.
WINDOWS: ALL WINDOWS WILL BE REPLACED WITH MARVIN INTEGRITY WINDOWS OR SIMILAR. SIZES AND STYLES TO MATCH EXISTING.
INSULATION: FIBERGLASS OR CELLULOSE INSULATION.
ROOFING: ROOFING TO BE REPAIRED AS REQUIRED. ADD ROOF ACCESS HATCH AS NOTED.

THE BOOTHROYD GROUP LLC
Contruction Management

ROBERT BOOTHROYD
TEL 203.952.3414
rhboothroyd@aol.com

CONSULTANTS:

DEBORAH OLCHOWSKI
DESIGN & DRAFTING

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CONSULTANTS:

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REVISIONS:

DATE:	ISSUE:
03.09.21	PERMIT SET
12.03.20	ZONING SUBMITTAL
03.23.20	PRESENTATION
DATE:	DESCRIPTION:
ISSUE:	

PROJECT:
CORNERSTONE CHURCH
PARISH HOUSE
724 West Avenue
NORWALK, CT 06850

DWG. TITLE:

EXISTING SECOND
FLOOR & ATTIC PLAN
PROPOSED SECOND
FLOOR & ATTIC PLAN

DATE:	03.14.20
JOB NO:	2001
DRAWN:	DO
CHECK:	RB
DWG. NO.	

A-02



1 EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"

NOTE:

SIDING AND TRIM: REMOVE ALL EXISTING ALUM. SIDING. EVALUATE WOOD CLAPBOARD SIDING AND TRIM FOR POSSIBLE RESTORATION. IF CLAPBOARD SIDING AND TRIM CANNOT BE RESTORED, SIDING WILL BE REPLACED WITH PRE-PAINTED HARDI PLANK BY JAMES HARDI CORPORATION, 5 INCH EXPOSURE TO MATCH ORIGINAL CLAPBOARDS. DAMAGED TRIM WILL BE REPLACED WITH JAMES HARDI CORPORATION COMPOSITE TRIM BOARDS.

WINDOWS: ALL WINDOWS WILL BE REPLACED WITH MARVIN INTEGRITY WINDOWS OR SIMILAR. SIZES AND STYLES TO MATCH EXISTING.

INSULATION: FIBERGLASS OR CELLULOSE INSULATION WILL BE BLOWN INTO ALL WALL CAVITIES FROM THE OUTSIDE DURING THE SIDING RESTORATION/REMOVAL PROCESS.

ROOFING: ROOFING TO BE REPAIRED AS REQUIRED.

EXTERIOR LIGHTING:

(A) POLE LIGHTS
(B) WALL SCONCES



2 PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"

THE BOOTHROYD GROUP LLC
Contruction Management

ROBERT BOOTHROYD
TEL 203.952.3414
rhboothroyd@aol.com

CONSULTANTS:

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CONSULTANTS:

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PARISH HOUSE
724 West Avenue
NORWALK, CT 06850

DWG. TITLE:
EXISTING FRONT
ELEVATION
PROPOSED FRONT
ELEVATION

DATE: 03.14.20
JOB NO: 2001
DRAWN: DO
CHECK: RB
DWG. NO.

A-03



NOTE:

SIDING AND TRIM: REMOVE ALL EXISTING ALUMM SIDING. EVALUATE WOOD CLAPBOARD SIDING AND TRIM FOR POSSIBLE RESTORATION. IF CLAPBOARD SIDING AND TRIM CANNOT BE RESTORED, SIDING WILL BE REPLACED WITH PRE-PAINTED HARDI PLANK BY JAMES HARDI CORPORATION, 5 INCH EXPOSURE TO MATCH ORIGINAL CLAPBOARDS. DAMAGED TRIM WILL BE REPLACED WITH JAMES HARDI CORPORATION COMPOSITE TRIM BOARDS.

WINDOWS: ALL WINDOWS WILL BE REPLACED WITH MARVIN INTEGRITY WINDOWS OR SIMILAR. SIZES AND STYLES TO MATCH EXISTING.

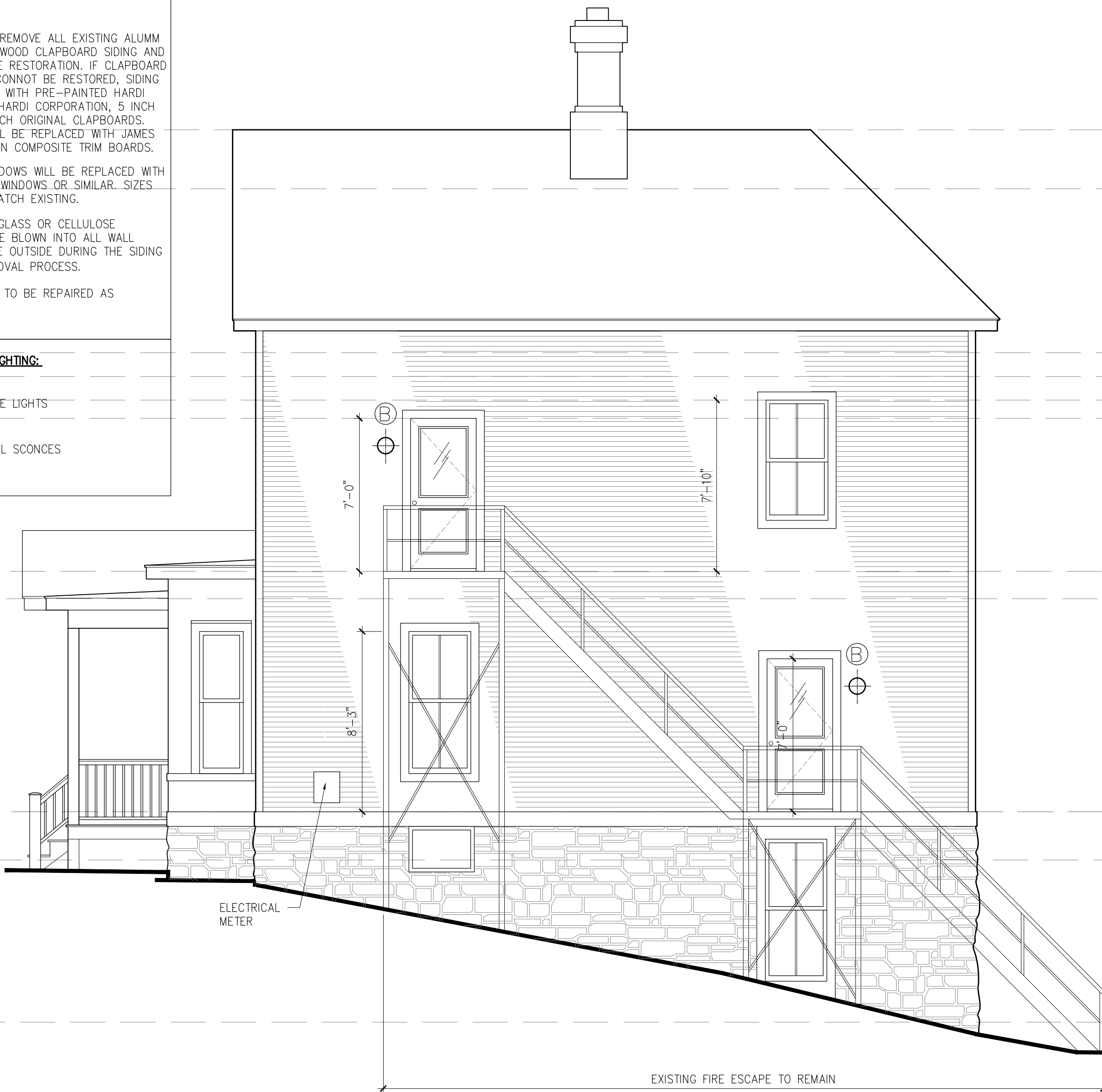
INSULATION: FIBERGLASS OR CELLULOSE INSULATION WILL BE BLOWN INTO ALL WALL CAVITIES FROM THE OUTSIDE DURING THE SIDING RESTORATION/REMOVAL PROCESS.

ROOFING: ROOFING TO BE REPAIRED AS REQUIRED.

EXTERIOR LIGHTING:

(A) POLE LIGHTS

(B) WALL SCONCES



1 EXISTING NORTH SIDE ELEVATION
SCALE: 1/4" = 1'-0"

2 PROPOSED NORTH SIDE ELEVATION
SCALE: 1/4" = 1'-0"

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PROPOSED NORTH SIDE
ELEVATION

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A-04



1 EXISTING REAR ELEVATION
SCALE: 1/4" = 1'-0"

NOTE:

SIDING AND TRIM: REMOVE ALL EXISTING ALUM. SIDING. EVALUATE WOOD CLAPBOARD SIDING AND TRIM FOR POSSIBLE RESTORATION. IF CLAPBOARD SIDING AND TRIM CANNOT BE RESTORED, SIDING WILL BE REPLACED WITH PRE-PAINTED HARDI PLANK BY JAMES HARDI CORPORATION, 5 INCH EXPOSURE TO MATCH ORIGINAL CLAPBOARDS. DAMAGED TRIM WILL BE REPLACED WITH JAMES HARDI CORPORATION COMPOSITE TRIM BOARDS.

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INSULATION: FIBERGLASS OR CELLULOSE INSULATION WILL BE BLOWN INTO ALL WALL CAVITIES FROM THE OUTSIDE DURING THE SIDING RESTORATION/REMOVAL PROCESS.

ROOFING: ROOFING TO BE REPAIRED AS REQUIRED.

EXTERIOR LIGHTING:

(A) POLE LIGHTS

(B) WALL SCONCES



2 PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"

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PARISH HOUSE
724 West Avenue
NORWALK, CT 06850

DWG. TITLE:

EXISTING REAR
ELEVATION
PROPOSED REAR
ELEVATION

DATE:	03.14.20
JOB NO:	2001
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CHECK:	RB
DWG. NO.	A-05



1 EXISTING SOUTH SIDE ELEVATION
SCALE: 1/4" = 1'-0"

NOTE:

SIDING AND TRIM: REMOVE ALL EXISTING ALUM. SIDING. EVALUATE WOOD CLAPBOARD SIDING AND TRIM FOR POSSIBLE RESTORATION. IF CLAPBOARD SIDING AND TRIM CANNOT BE RESTORED, SIDING WILL BE REPLACED WITH PRE-PAINTED HARDI PLANK BY JAMES HARDI CORPORATION, 5 INCH EXPOSURE TO MATCH ORIGINAL CLAPBOARDS. DAMAGED TRIM WILL BE REPLACED WITH JAMES HARDI CORPORATION COMPOSITE TRIM BOARDS.

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INSULATION: FIBERGLASS OR CELLULOSE INSULATION WILL BE BLOWN INTO ALL WALL CAVITIES FROM THE OUTSIDE DURING THE SIDING RESTORATION/REMOVAL PROCESS.

ROOFING: ROOFING TO BE REPAIRED AS REQUIRED.

EXTERIOR LIGHTING:

(A) POLE LIGHTS

(B) WALL SCONCES



2 PROPOSED SOUTH SIDE ELEVATION
SCALE: 1/4" = 1'-0"

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EXISTING SOUTH SIDE
ELEVATION
PROPOSED SOUTH SIDE
ELEVATION

DATE: 03.14.20
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A-06



Brand: GOALPLUS



22

Goalplus Outdoor Wall Light Fixture for Porch Antique Bronze Wall Lantern One-Light E26 Exterior Wall Sconce with Clear Seeded Glass, 19 1/2" High, IP44 Waterproof, LM3601-UPM





GYDZ Solar Post Lights Outdoor Solar Lamp Post Light for Gate...

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Brand: GOALPLUS

★★★★★ 36

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