

**CITY OF TORRINGTON  
ARCHITECTURAL REVIEW COMMITTEE  
AGENDA  
Thursday, September 23, 2021**

1.     **Call to Order:**           5:00 p.m.; City Hall Land Use Office, Room 324, 140 Main Street,  
  Torrington, CT
  
2.     **Roll Call:**
  
3.     **Approval of Minutes:**
  - a.       8/12/21
  
4.     **New Business:**
  - a.       Applicant:    Eileen Marriott, Museum Director  
                          Kids Play Children’s Museum  
                  Location:   57 Main Street  
                  Proposal:   Expansion of exhibit galleries, library, children’s museum;  
                          build new storefront; enclosed open porch area
  
5.     **Adjournment:**

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Land Use Office  
City of Torrington

City of Torrington Planning and Zoning Commission  
Architectural Review Committee  
Architectural Review Form

Name and Address of Applicant:

Eileen Marriott, Museum Director  
KidsPlay Children's Museum  
61 Main St. Torrington, CT 06790

Phone: 860-618-7700

e-mail: director@kidsplaymuseum.org

Address of Project:

57 Main Street  
Torrington CT 06790

Name and Address of Owner:

KidsPlay Children's Museum, Inc.  
61 Main St.  
Torrington, CT 06790

Zone: DD

Map: 117 Block: 014 Lot: 011

Existing/Previous Use of Property:

Gross Square Footage: \_\_\_\_\_

Previous Occupant/Use: Retail shop - Salvation Army Thrift Shop

Other tenants/use of building: \_\_\_\_\_

Proposed Use of Property:

Proposed use of floor space:

Expansion of the exhibit galleries, library and  
other children's museum amenities.

Describe the scope of the project, including all changes to the exterior, with proposed exterior materials/colors and alterations detailed. Bring samples/cut sheet. (Attach materials schedule if necessary).

Build new storefront using 1" clear tempered glass  
and painted aluminum frames. This plan encloses  
the "open porch" area except for a recessed doorway.  
See attached for more detail.

Planning and Zoning Status (if applicable)

Has a Site Plan been submitted to Planning and Zoning for this project: no - yes

Has this project been reviewed by the ARC prior to this submission? no

If yes, date(s): \_\_\_\_\_

Eileen Marriott 9/13/21  
Applicant's Signature Date

Eileen Marriott 9/15/21  
Owner's Signature Date

## Renovation Project Information:

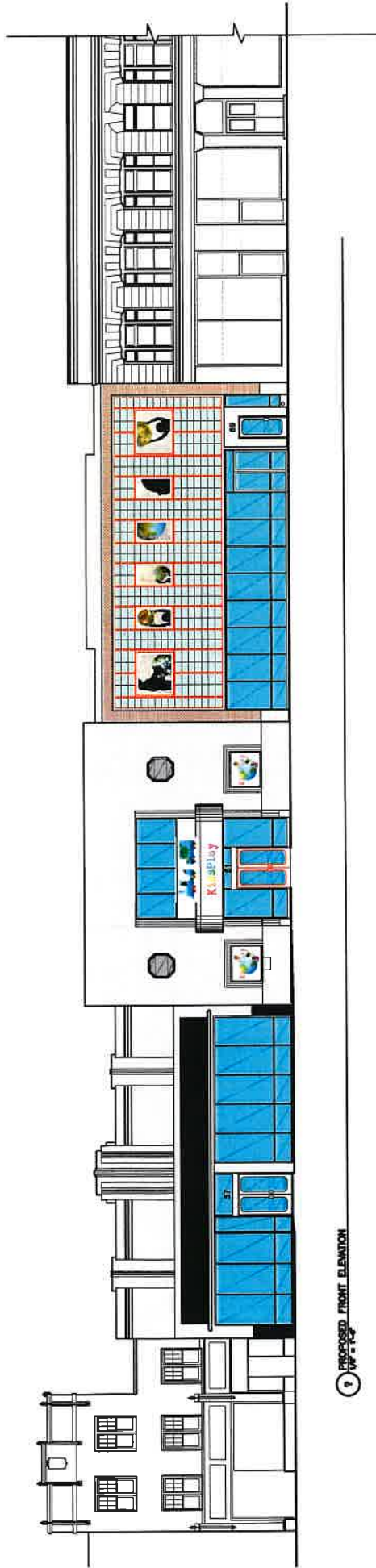
Upon purchasing 57 Main Street in 2019, KidsPlay made minor immediate safety and visual improvements to the facade. The proposed facade project fully addresses the safety, efficiency, and aesthetics of this building's Main Street presence. The plan calls for enclosing the current "open porch" area and incorporating it into the proposed "cafe" and "library" spaces. The windows of the proposed storefront will be composed of 1" clear insulated tempered glass and in painted aluminum frames. These components improve the energy efficiency of the building envelope and add essential safety elements. Structural changes are also necessary to remove the existing facade. A contractor will build a new floor structure because the raised window displays open directly to the basement. The sloped floor in the existing "open porch area also needs leveling except in the location of the proposed recessed doorway. The existing fur down will be removed and replaced with drywall. Contractors will install a Dryvit cladding solution over the column at the facade's center. The proposed design calls for adding recessed lighting in the interior facade area and some exterior lighting. This project is critical to finishing the building envelope phase of the renovation of 57 Main St. Upon completion of the facade, KidsPlay will begin rebuilding the interior spaces.

57 MAIN ST - EXTERIOR



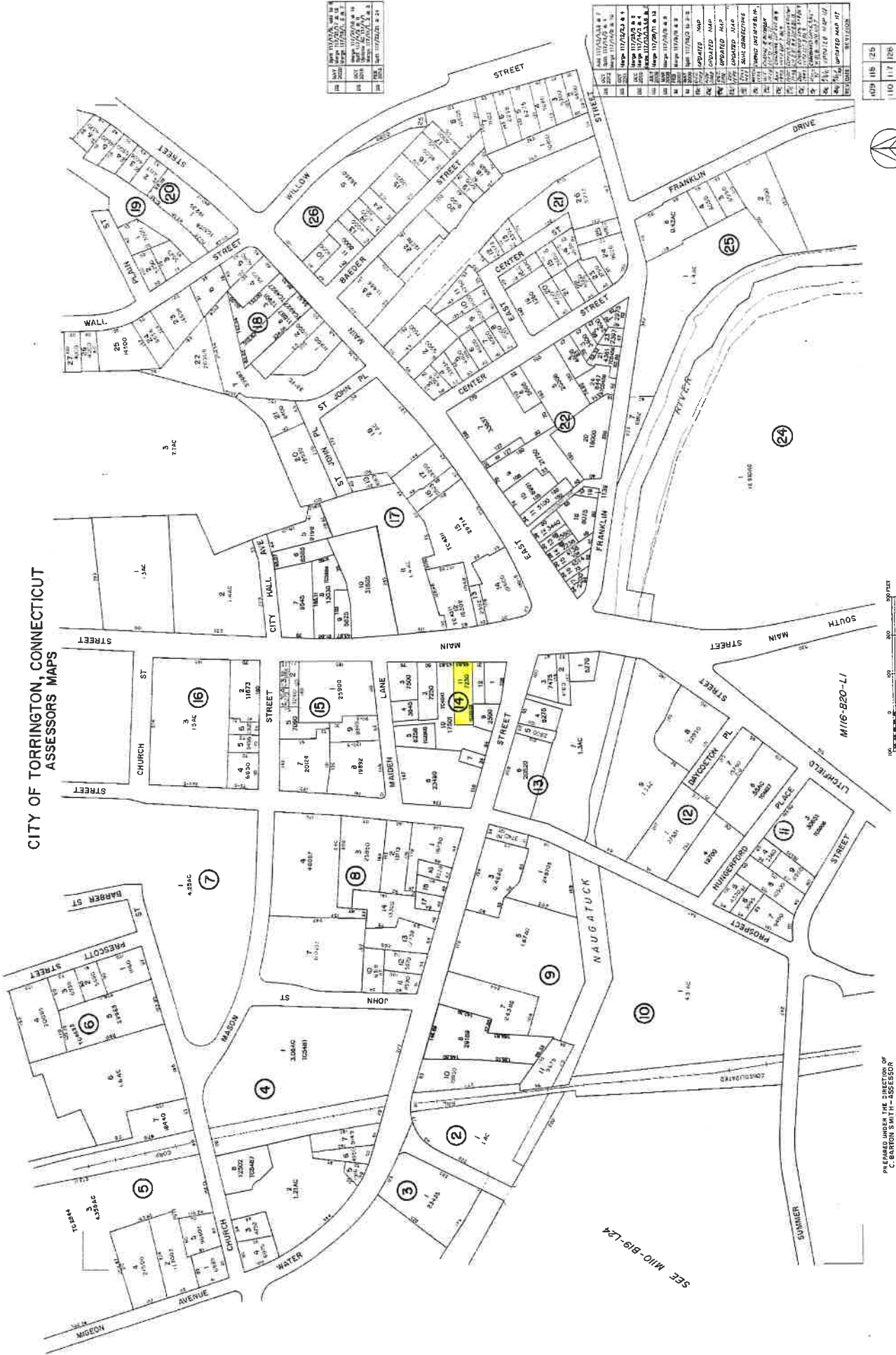
57 MAIN ST - INTERIOR





PROPOSED FRONT ELEVATION  
VP-102

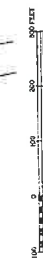
CITY OF TORRINGTON, CONNECTICUT  
ASSESSORS MAPS



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PREPARED UNDER THE SUPERVISION OF  
C. BURTON SMITH BY  
AVIS AIRTRAC INC.

SEE M10-B19-L24

**City of Torrington Planning and Zoning Commission  
Architectural Review Committee  
Architectural Review Form**

Name and Address of Applicant:

Eileen Marriott, Museum Director  
KidsPlay Children's Museum  
61 Main St. Torrington CT 06790

Phone: 860-618-7700

e-mail: director@kidsplaymuseum.org

Name and Address of Owner:

same as above

Address of Project:

69 Main St  
Torrington CT 06790

Zone: DD

Map: 117 Block: 014 Lot: 002

**Existing/Previous Use of Property:**

Gross Square Footage: \_\_\_\_\_

Previous Occupant/Use: Current use as children's museum

Other tenants/use of building: 2nd floor Costume Shop for Warner Theatre

**Proposed Use of Property:**

Proposed use of floor space:

Interactive exhibit galleries.

Describe the scope of the project, including all changes to the exterior, with proposed exterior materials/colors and alterations detailed. Bring samples/cut sheet. (Attach materials schedule if necessary).

Brand new energy efficient storefront using 1" clear tempered glass and painted aluminum frames.  
This plan encloses the recessed doorway. See attached drawings

**Planning and Zoning Status (if applicable)**

Has a Site Plan been submitted to Planning and Zoning for this project: no

Has this project been reviewed by the ARC prior to this submission? no

If yes, date(s): \_\_\_\_\_

Eileen Marriott 9/15/2021      Eileen Marriott 9/15/21

Applicant's Signature

Date

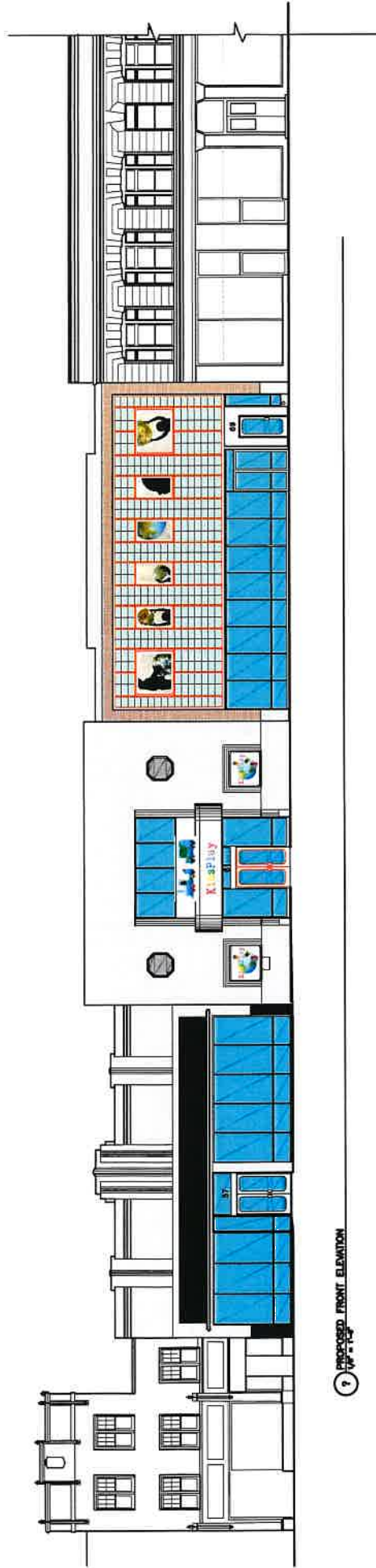
Owner's Signature

Date

### **Renovation Project Information:**

Upon purchasing 69 Main Street in 2019, KidsPlay made minor immediate safety improvements to the facade. The proposed facade project fully addresses the safety, efficiency, and aesthetics of this building's Main Street presence. The plan calls for enclosing the recessed doorway while maintaining separate entrances for the first and second floor spaces. The windows of the proposed storefront will be composed of 1" clear insulated tempered glass and in painted aluminum frames. These components improve the energy efficiency of the building envelope and add essential safety elements. This project is critical to completing the renovation of 69 Main St and improving its street front presence.

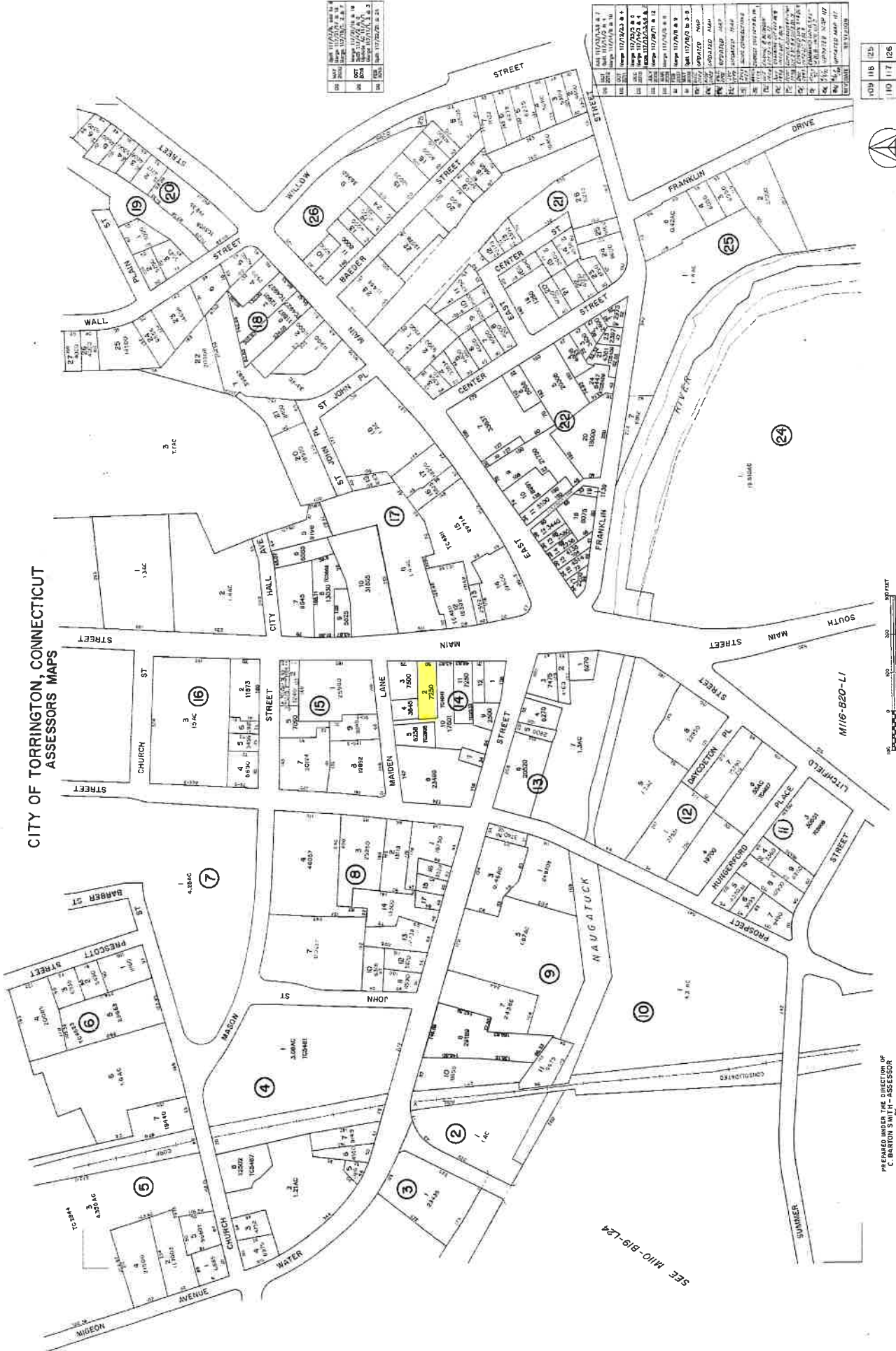




9 PROPOSED FRONT ELEVATION  
APR 14, 2018



CITY OF TORRINGTON, CONNECTICUT  
ASSESSORS MAPS



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PREPARED UNDER THE DIRECTION OF  
C. CARLTON SMITH, JR., ASSESSOR  
BY  
AVIS AIRMAP, INC.

SEE M10-B19-L24