

# ARCHITECTURAL REVIEW COMMITTEE

7:30-11:30

Wednesday, May 6, 2009

## Final Minutes

### CONE ROOM

at

7:30 PM

Greenwich Town Hall, 101 Field Point Road,  
Greenwich, CT 06830

**ARC MEMBERS PRESENT: Paul Pugliese, Ken Deck, Nick Macri, James P. Doyle,  
Tracey Brown, Rachel P. Calemмо and Rhonda**

**ARC MEMBERS ABSENT: Joeb Moore, Leslie Klein, David Woods and John M.  
Dixon.**

**STAFF MEMBER PRESENT: Cindy Tyminski, Planner II.**

### DISCUSSION ITEMS

- a) Approval of March 4, 2009 Meeting Minutes

**DECISION STATUS: APPROVED AS SUBMITTED**

Voting: PP, KD, NM, JPD, TB, RPC, RC.

### APPLICATIONS

1. 231 East Putnam Avenue  
SA 09-048  
**Junior League**  
Type: Sign  
Proposed Use: Social Club  
Previous Use: Social Club  
Zone: R-20  
Description: Freestanding Sign  
Authorized Agent/ Architect/ Sign Co: S. Keatigne  
Status: NEW

*The existing free standing sign is in poor repair and the Junior League has requested approval to replace this sign. The height of the sign has been raised as to avoid damage that results from snow and landscape maintenance. Upon review there were no sight line issues. The group's national chapter has required the Greenwich Junior League to change their logo to meet National standards and it will be now be red. The address number has been moved off the sign and onto the building. The bottom panel would be preferable if it lined up with the upper panel, but code does not permit a sign in the R-20 zone to exceed 20 sq. ft.*

**DECISION STATUS: APPROVED AS SUBMITTED**

Voting: PP, KD, NM, JPD, TB, RPC, RC.

2. 285 Sound Beach Avenue, Old Greenwich  
SA 09-049  
**Old Greenwich School**  
Type: Sign  
Proposed Use: Educational  
Previous Use: Educational  
Zone: R-20  
Description: façade sign on rear of building  
Authorized Agent/ Architect/ Sign Co: L. Eisenman  
Status: NEW

*The proposed sign is a fifth grade graduating class gift to the school. The building is permitted to have a second façade sign as the rear lot has frontage on a neighborhood road. The applicant stated that a lot of the people enter the school using the rear gymnasium entrance and felt that a sign was needed in this location. The school's mascot is a dolphin. The Committee suggested that the sign as proposed does not fit well between the gymnasium doors. The Committee has requested that the applicant consider a longer sign design, across both doors, with less cramped text. The dolphin logo should be kept to a minimum and perhaps only one should be used. If two lines of text are needed they should be justified with each other.*

**DECISION STATUS:** **e-RETURN**  
Voting: PP, KD, NM, JPD, TB, RPC, RC.

3. 182 Sound Beach Avenue, Old Greenwich  
SA 09-027  
**Panache Styling**  
Type: Sign  
Proposed Use: Salon  
Previous Use: Salon  
Zone: LBR-2  
Description: Awning and Sign  
Authorized Agent/ Architect/ Sign Co: Durkin's Awning  
Status: NEW

*The awning as submitted is a black sunbrella material. There will be no lettering or logos on the awning. The existing "Panache" sign will be moved up on the building*

**DECISION STATUS:** **APPROVED AS SUBMITTED**  
Voting: PP, KD, NM, JPD, TB, RPC, RC.

4. 65 East Putnam Avenue, Cos Cob  
(n.k.a. 564 East Putnam Avenue)  
SA 09-046  
**Sakie's**  
Type: Sign  
Proposed Use: Retail  
Previous Use: Retail, Village Bagels  
Zone: LB  
Description: Awning  
Authorized Agent/ Architect/ Sign Co: S. Sedasmone  
Status: NEW

*The awning as submitted is a black sunbrella material.*

**DECISION STATUS: APPROVED AS NOTED**

Voting: PP, KD, NM, JPD, TB, RPC, RC.

- The light fixtures shall be removed.
- The awning shall be the same height, depth and profile as the awning in the adjacent building (Cos Cob Farms).

5. 253 East Putnam Avenue, Cos Cob  
(k.n.a. 676 East Putnam Avenue)  
SA 09-047  
**Rose Nail's**  
Type: Sign  
Proposed Use: Retail  
Previous Use: Retail  
Zone: LB  
Description: Sign  
Authorized Agent/ Architect/ Sign Co:  
Status: NEW

Note: *Pre-existing signs to be brought into compliance*

**DECISION STATUS: DID NOT SHOW**

6. 227 Mill Street  
SA 09-032  
**Mill Street Home**  
Type: Sign  
Proposed Use: Retail  
Previous Use: Retail, Diane's Doll Shoppe  
Zone: LBR-2  
Description: Façade sign and awning  
Authorized Agent/ Architect/ Sign Co: Creative Image Design, Inc.  
Status: NEW

*The applicant has propped a black and white striped awning which is retractable. The sign has white acrylic letters that will be mounted to a black sign board with a gold and white border. The storefront will retain the existing sage green painted brick. The applicant must have approval from the DPW-highway department to install the flower boxes on the building.*

**DECISION STATUS: APPROVED AS SUBMITTED**

Voting: PP, KD, NM, JPD, TB, RPC, RC.

7. 255 Mill Street  
SA 09-034  
**Go to Your Room**  
Type: Sign  
Proposed Use: Retail  
Previous Use: Retail, Essential Tanning Salon  
Zone: LBR-2  
Description: Façade Sign  
Authorized Agent/ Architect/ Sign Co: Creative Image Design, Inc.  
Status: NEW

*The awning as submitted is a black sunbrella material.*

**DECISION STATUS: APPROVED AS SUMITTED**

Voting: KD, NM, JPD, TB, RPC, RC. Recused: PP

8. 228 Mill Street  
SA 09-033  
**Lolita Coccina and Tequila Bar**  
Type: Sign  
Proposed Use: Restaurant  
Previous Use: Restaurant (That Little Italian Restaurant)  
Zone: LBR-2  
Description: Two façade signs  
Authorized Agent/ Architect/ Sign Co: Haverson  
Status: NEW

*The applicant has proposed alterations to the façade of the building and a wrought iron entry arch to the rear dining area. This exterior alteration application has been referred by P and Z to the Historic District Commission as this property is under a HO designation. Therefore, the ARC reviewed the signs only. The sign decals on the windows were reviewed per Sec. 6-164(c) and the applicant has been afforded an increase of the height of the window letters to a maximum of 12" in the absence of a façade sign.*

**DECISION STATUS: APPROVED AS SUMITTED**

Voting: PP, KD, NM, JPD, TB, RPC, RC.

9. 470 West Putnam Avenue  
SA 09-033  
**Corbo Corner Deli**  
Type: Sign  
Proposed Use: Retail (Deli)  
Previous Use: Retail (Deli) Rinaldi's  
Zone: LBR-2  
Description: Façade Sign and two free standing signs  
Authorized Agent/ Architect/ Sign Co: D. Corbo  
Status: NEW

*The applicant has proposed one façade sign and one freestanding sign (with two sides). The background of the sign will be white and the lettering and logo will be a marine blue. The applicant intends to use the same sign for the façade as the freestanding sign.*

**DECISION STATUS: APPROVED AS NOTED**

Voting: PP, KD, NM, JPD, TB, RPC, RC.

- Logo (silhouettes) shall not be larger than 18" high or wide.
- The corners of the signs shall be square, not rounded.
- Remove the phone number and center "Deli and Catering".
- Resubmit prior to building department sign-off for electronic review.

10. 343 Greenwich Avenue  
SA 09-031  
**343 Greenwich Avenue**  
Type: Sign  
Proposed Use: unknown  
Previous Use: retail  
Zone: CGBR  
Description: Awnings  
Authorized Agent/ Architect/ Sign Co: L. Contadina  
Status: NEW

*The applicant has proposed a sign location, two lights and two awnings. The tenant must return with an application for a specific sign. The "red tweed" sunbrella awning is approved.*

**DECISION STATUS: APPROVED AS NOTED**

Voting: PP, KD, NM, JPD, TB, RPC, RC.

- Tenant shall return with a sign for the location.
- The lights shall be moved more towards the center of the signage area.

11. 343 Greenwich Avenue  
EA 09-046  
**343 Greenwich Avenue**  
Type: Exterior Alteration  
Proposed Use: retail  
Previous Use: retail  
Zone: CGBR  
Description:  
Authorized Agent/ Architect/ Sign Co: L. Contending  
Status: NEW

*The applicant has proposed two double width undivided windows on the second floor and four double hung windows on the third floor. The applicant proposes to retain the cream color brick and replace the windows with like kind on the first floor.*

**DECISION STATUS: APPROVED AS NOTED**

Voting: PP, KD, NM, JPD, TB, RPC, RC.

- The dark brick beneath first floor retail windows shall be replaced with a lighter precast base.
- The windows on the second floor shall be the same as the windows proposed for the third floor, 6 over 6, double hung.

12. 250 Greenwich Avenue  
EA 09-036  
**Dooney and Burke**  
Type: Exterior Alteration  
Proposed Use: Retail  
Previous Use: Retail  
Zone: CGBR  
Description:  
Authorized Agent/ Architect/ Sign Co: J. Hutchinson Architect  
Status: NEW

*The applicant has proposed new façade detailing across the storefront. The applicant needs to return with*

1. *Scaled detail drawings of the molding.*
2. *The entire elevation with the proposed fenestrations.*
3. *Cut sheet for the proposed light fixture.*

**DECISION STATUS: RETURN**

Voting: PP, KD, NM, JPD, TB, RPC, RC.

13. 51 Forest Avenue  
EA 09-028  
**51 Forest Avenue**  
Type: Exterior Alteration  
Proposed Use: Multi Family  
Previous Use: Multi Family  
Zone: R-  
Description: Renovation of existing fencing around pool deck.  
Authorized Agent/ Architect/ Sign Co: Daniel Sherman  
Status: NEW

*The applicant has proposed new fence surrounding the existing pool at the multi family complex. The applicant proposed a white vinyl clad picket fence.*

**DECISION STATUS: APPROVED AS SUBMITTED**

Voting: PP, KD, NM, JPD, TB, RPC, RC.

14. 1177 King Street  
EA 09-035  
**Convent of the Sacred Heart**  
Type: Exterior Alteration  
Proposed Use: Religious  
Previous Use: Religious  
Zone: CGBR  
Description: New Entry porch on “yellow cottage”.  
Authorized Agent/ Architect/ Sign Co: Bruce Cohen  
Status: NEW

*The applicant has proposed an entry porch and an extension of the deck for the residential unit know the “yellow cottage” on the Sacred Heart Campus.*

**DECISION STATUS: APPROVED AS SUBMITTED**

Voting: PP, KD, NM, JPD, TB, RPC, RC.

15. 247 Sandwich Road  
EA 08-  
**Saint Agnes Grotto**  
Type: Exterior Alteration  
Proposed Use: Religious  
Previous Use: Religious  
Zone: RA-4  
Description: Amendment to approved lighting and landscaping.  
Authorized Agent/ Architect/ Sign Co: Eric Rains  
Status: Amendment

*The applicant has proposed new lighting and lighting fixtures for the parking lot near the new grotto.*

**DECISION STATUS: APPROVED AS SUBMITTED**

Voting: PP, KD, NM, JPD, TB, RPC, RC.

16. 521 East Putnam Avenue, Cos Cob  
(n.k.a. 750 (church) & 756 (residence) East Putnam Avenue)  
EA 09-043

**Diamond Hill Methodist Church**

Type: Exterior Alteration

Proposed Use: Religious

Previous Use: Religious

Zone: R-7

Description: Reside existing church annex and install new window. New ADA entrance to Church

Authorized Agent/ Architect/ Sign Co: Rudy Rid berg

Status: NEW

*The applicant has proposed changes to two structures on site. The first structure, the original parsonage, was identified as being built circa 1868. The siding will be removed and windows replaced. The siding will be replaced with smooth finish woodland cream colored hardiplank. The applicant intends to also renovate the existing side entrance to the church and make it handicapped accessible. The addition will be a 15' x 14' vestibule and will incorporate a handicapped bathroom and ramp. The addition and existing block portion of the building will be finished with stucco and be more consistent with the materials on the rest of the building. The exterior door will be replaced with a door that is currently inside the Church and is identical to the other exterior doors on the Church.*

**DECISION STATUS: APPROVED AS NOTED**

Voting: PP, KD, NM, JPD, TB, RPC, RC.

- The bracket over the proposed entry canopy should be larger in scale.
- Resubmit details of bracket for electronic review prior to building department sign-off.

17. 254 East Putnam Avenue  
EA 09-037

**Christ Church**

Type: Exterior Alteration

Proposed Use: Religious

Previous Use: Religious

Zone: R-7

Description: Add three rooftop air conditions units with solid screening

Authorized Agent/ Architect/ Sign Co: Neil Bouknight

Status: NEW

*The applicant has proposed three roof top air conditioning units. The units will be screened on all four sides.. The proposed screening is a metal product with a square ribbed profile and colored medium gray. The units are 5 ½ feet high and the screening shall go beyond the height of these units and completely surround it. The rear of the building shall be screened as well as there is an adjacent multi-family residential use.*

**DECISION STATUS: APPROVED AS SUBMITTED**

Voting: PP, KD, NM, JPD, TB, RPC, RC.

18. 644 West Putnam Avenue  
EA 09-041

**644 West Putnam Avenue**

Type: Exterior Alteration

Proposed Use: Mixed Use

Previous Use: Undeveloped

Zone: GBO/LB

Description: New mixed use structure.

Authorized Agent/ Architect/ Sign Co: Design Development

Status: NEW

*The applicant has proposed a new mixed use structure and an underground parking facility. A portion of the structure will be sided with Trespa panels. It was suggested that the stone panels, intended to be monolithic, be stepped up slightly to a larger stone. The applicant proposes to use a light tinted gray glass on the south side of the building and a clear glass on the north side. The spandrels will be a hard surface, flat tan color. The Committee agreed that there is not enough planting on site. The applicant states that they needed to provide parking in the front yard to accommodate what was required for the uses on site. The Committee remained concerned about the parking in the front yard. There is a large stretch across West Putnam Avenue without any proposed trees. The eastern portion of the site was identified as an area that has some potential for tree planting and more creative landscaping.*

**DECISION STATUS: RETURN**

Voting: PP, KD, NM, JPD, TB, RPC, and RC.

19. 500 West Putnam Avenue  
EA 09-029  
**500 West Putnam Avenue**  
Type: Exterior Alteration  
Proposed Use: Office  
Previous Use: Office  
Zone: GBO  
Description: Rooftop mounted photovoltaic system  
Authorized Agent/ Architect/ Sign Co: LPR Associates  
Status: NEW

*The applicant has proposed voltaic system mounted on the roof. The Committee determined that this roof top mechanical system would not require screening.*

**DECISION STATUS: APPROVED AS SUBMITTED**

Voting: PP, KD, NM, JPD, TB, RPC, RC.

20. 371 East Putnam Avenue, Cos Cob  
(n.k.a. 694 East Putnam Avenue)  
SA 09-044  
**Chase Bank**  
Type: Sign  
Proposed Use: bank  
Previous Use: restaurant (Bella Nona)  
Zone: LB  
Description:  
Authorized Agent/ Architect/ Sign Co:  
Status: NEW

*The applicant has proposed several façade signs on the proposed building. The Committee declined from reviewing the submitted signs at this time. The architecture of the building and the site design should gain approval first.*

**DECISION STATUS: RETURN**

Voting: PP, KD, NM, JPD, TB, RPC, RC.

21. 371 East Putnam Avenue, Cos Cob  
(n.k.a. 694 East Putnam Avenue)  
SA 09-044  
**Chase Bank**  
Type: Exterior Alteration  
Proposed Use: bank  
Previous Use: restaurant (Bella Nona)  
Zone: LB  
Description:  
Authorized Agent/ Architect/ Sign Co:  
Status: NEW

*The applicant has proposed demolishing the existing Bella Nona building and constructing a new building. The Committee suggested that the design of the building was very generic and not well suited for the surrounding architecture of Cos Cob. They suggested that the geometry should be cleaner and relate to the other buildings in the area. The Committee told the applicant that they would not approve the canopy as present. There was also concern about the lighting for the drive up ATM since is adjacent to a property that is under residential use. The lighting plan is not currently in compliance with the lighting regulations. The applicant states that they need overflow parking, over double of what was required, for the use on the site. The Committee remained concerned about the parking in the front yard. The applicant suggested that they will ask for a variance or waiver for this parking configuration. The applicant will submit all revisions during a public hearing.*

**DECISION STATUS:**                      **RETURN**  
Voting: PP, KD, NM, JPD, TB, RPC, RC.

**NOTE**

Copies of previous meeting agendas and minutes for the Architectural Review Committee are available for review at the Planning and Zoning Department or at [www.greenwichct.org](http://www.greenwichct.org)

**NOTICE TO APPLICANTS**

Applicants or their representatives must be present at the meeting for which their item is scheduled. If unable to attend, the applicant must submit a written request for continuance prior to the meeting.

Following approval from the Architectural Review Committee, the applicant or his/her representative must pick up the approved, stamped and signed plans from the Planning and Zoning Department and apply to the Building Division of the Department of Public Works for a building permit. No sign approved by the Architectural Review Committee shall be erected, relocated or altered until a building permit has been issued per Section 6-175 of the Building Zone Regulations. Any changes from approved plans require Architectural Review Committee review and approval. Applicants are requested to contact the Building Division for building permit requirements.