

ARCHITECTURAL REVIEW COMMITTEE

Wednesday, June 3, 2009

FINAL MINUTES

Town Hall Meeting Room*

**Note room change due to rescheduling by Administrative Services*

at

7:30 PM

The Greewich Town Hall,

FIRST Floor*

101 Field Point Road, Greenwich, CT 06830

ARC MEMBERS PRESENT: Ken Deck, John M. Dixon, Nick Macri, James P. Doyle, Tracey Brown, Joeb Moore, David Woods, Rhonda Cohen.

ARC MEMBERS ABSENT: Paul Pugliese, Rachel P. Calemno, Leslie Klein.

STAFF MEMBER PRESENT: Cindy Tyminski, Planner II.

DISCUSSION ITEMS

- a) Approval of May 6, 2009 Meeting Minutes

DECISION STATUS: APPROVED AS NOTED

Voting: KD, NM, JPD, TB, DW, RC.

APPLICATIONS

1. 177 West Putnam Avenue
SA 09-050
Coldwell Banker Realty
Type: Sign
Proposed Use: Real Estate
Previous Use: Real Estate
Zone: CGB
Description: Awning
Authorized Agent/ Architect/ Sign Co:
Status: NEW

The awning as submitted is a navy blue sunbrella material with gold leaf lettering.

DECISION STATUS: APPROVED AS NOTED

Voting: KD, JMD, NM, JPD, TB, JM, DW, RC.

- The awning should be straight or correspond to the lines of the building.
- The free standing sign was never approved by ARC and is not in compliance with code (the background is illuminated). This must be remedied prior to awning sign off.

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: RETURN

There was concern that the hierarchy of the sign and the size of the language the "Gift of the class of 2009" may appear that the gymnasium "wing" was donated by the class, not the sign. The applicant should consider a sign that is not white. Materials other than plastic were discussed.

DECISION STATUS: e-RESUBMIT

Voting: KD, JMD, NM, JPD, TB, JM, DW, RC.

- The border should be removed and replaced with a single hairline border that has square corners.
- The text "Gift of the class of 2009" should be moved to the bottom, reduced in size and be subservient to the rest of the sign.
- The applicant should consider another color other than white.
- The sign should be mounted on a wooden board to give it some depth.

3. 107 Greenwich Avenue
SA 09-052
Diamond Nail Salon
Type: Sign
Proposed Use: Salon
Previous Use: Salon
Zone: CGBR
Description: Awning and Sign
Authorized Agent/ Architect/ Sign Co: Frank Napolitano
Status: NEW

The use was approved by Zoning Enforcement Office. The awning as submitted is a rust colored sunbrella material with white lettering.

DECISION STATUS: APPROVED AS SUBMITTED
Voting: KD, JMD, NM, JPD, TB, JM, DW, RC.

4. 103 Greenwich Avenue
SA 09-052
Cozy Nail Salon
Type: Sign
Proposed Use: Salon
Previous Use: Salon
Zone: CGBR
Description: Awning and Sign
Authorized Agent/ Architect/ Sign Co:
Status: NEW

The use was approved by Zoning Enforcement Officer. May be subject to further approvals such as a variance. Will return after appropriate approvals are received. Blade sign attached to adjacent building must be removed.

DECISION STATUS: RETURN
Voting: KD, JMD, NM, JPD, TB, JM, DW, RC.

5. 103 Greenwich Avenue
Christopher Fischer, LTD
SA 08-377
Type: Sign
Proposed Use: Retail
Previous Use: Retail
Zone: CGBR
Description: Awning
Authorized Agent/ Architect/ Sign Co: Creative Image Design, Inc.
Status: RETURN

Applicant was directed in 2008 to return to ARC with a more subtle shade of orange awning. The applicant returned with an updated "orange" color proposal.

DECISION STATUS: APPROVED AS NOTED

Voting: KD, JMD, NM, JPD, TB, JM, DW, RC.

- The awning is approved *without* a skirt.
- Truss detail should be revised so that awning tucks cleanly underneath.

6. 253 East Putnam Avenue, Cos Cob
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

Sign has existed for many years, but without benefit of a building permit or ARC approval. The existing use may be subject to evaluation by Town Planner.

DECISION STATUS: APPROVED AS SUBMITTED

Voting: KD, JMD, NM, JPD, TB, JM, DW, RC.

7. 444 East Putnam Avenue, Cos Cob
SA 09-055
First Bank of Greenwich
Type: Sign
Proposed Use: Retail, Bank
Previous Use:
Zone: LB
Description: Sign
Authorized Agent/ Architect/ Sign Co: Rudy Ridberg
Status: NEW

Applicant returned with revised signs, as the name of the Bank has changed. These signs were approved. However, the Committee did not approve the pylon sign. It was suggested that the sign be mounted instead to the side of the building so that it is visible while traveling westerly on the Post Road.

DECISION STATUS: APPROVED AS NOTED

Voting: KD, JMD, NM, JPD, TB, JM, DW, RC.

- The pylon sign was not approved, but a façade sign was approved

8. 205 East Putnam Avenue, Cos Cob, Mill Pond Shopping Center
SA 09-058
Creative Framing
Type: Sign
Proposed Use: Retail
Previous Use: Retail
Zone: LBR-2
Description: Sign
Authorized Agent/ Architect/ Sign Co: C. Masi
Status: NEW

Sign has existed for several years, but without benefit of a building permit or ARC approval.

DECISION STATUS: APPROVED AS SUBMITTED

Voting: KD, JMD, NM, JPD, TB, JM, DW, RC.

9. 207 East Putnam Avenue, Cos Cob, Mill Pond Shopping Center
SA 09-057

S and S Jewelers

Type: Sign

Proposed Use: Retail

Previous Use: Retail

Zone: LBR-2

Description: Sign

Authorized Agent/ Architect/ Sign Co: C. Masi

Status: NEW

Sign has existed for many years, but without benefit of a building permit or ARC approval.

DECISION STATUS: APPROVED AS NOTED

Voting: KD, JMD, NM, JPD, TB, JM, DW, RC.

- Move down “hours” sign to line up with mullion on door.

10. 122 River Road Ext.
SA 09-054

Little Luigi's

Type: Sign

Proposed Use: Retail, Pizza

Previous Use: River Road Pizza (*sign never approved*)

Zone: LB

Description: Sign

Authorized Agent/ Architect/ Sign Co:

Status: NEW

DECISION STATUS: APPLICANT DID NOT SHOW

11. 646 and 660 Steamboat Road

EA 09-053

The Anchorage

Type: Sign

Proposed Use: Office

Previous Use: Office

Zone: WB

Description: Freestanding sign, building identification

Authorized Agent/ Architect/ Sign Co:

Status: NEW

660 Steamboat Road was constructed circa 1971 and 646 Steamboat Road was constructed circa 1965. Both these buildings were constructed as commercial structures. The applicant has stated that the mixed office use has always existed in both these buildings. The applicant has proposed a blue quartz pylon sign with silver chrome letters. They stated that if they were "going for" a nautical "feel" to the sign.

DECISION STATUS: APPROVED AS SUBMITTED

Voting: KD, JMD, NM, JPD, TB, JM, DW, RC.

12. 411 Riversville Road

EA 09-051

Boy Scouts – Seton Reservation

Type: Exterior Alteration.

Proposed Use: Residential structure

Previous Use: Residential structure

Zone: RA-4

Description: Replacement of existing housing with new.

Authorized Agent/ Architect/ Sign Co: Tim Peck.

Status: NEW

DECISION STATUS: APPROVED AS SUBMITTED

Voting: KD, JMD, NM, JPD, TB, JM, DW, RC.

13. 100 Western Junior Highway
EA 09-
100 Western Junior Highway
Type: Exterior Alteration
Proposed Use: multi-family
Previous Use: multi-family (f.n.a. Putnam Green)
Zone: GB
Description: Lighting plan for parking and walkway area.
Authorized Agent/ Architect/ Sign Co:
Status: NEW

The lights will be mounted on black posts that are 15' high. RUD(sp?) fixtures with a diffuser will be used.

DECISION STATUS: APPROVED AS SUBMITTED
Voting: KD, JMD, JPD, TB, JM, DW, RC. Recused: NM

14. 165 Mason Street
EA 09-007
165 Mason Street
Type: Exterior Alteration
Proposed Use: fitness room for office users
Previous Use: mechanicals and storage.
Zone: CGB
Description: Changing the existing penthouse from a storage area to a recreation area for office tenants of the building.
Authorized Agent/ Architect/ Sign Co:
Status: NEW

DECISION STATUS: APPROVED AS SUBMITTED
Voting: KD, JMD, NM, JPD, TB, JM, DW, RC.

15. 265 Greenwich Avenue
SA 09-
Ralph Lauren
Type: Sign, awning window decals
Proposed Use: Retail
Previous Use: Retail
Zone: LBR-2
Description: Tone façade sign, one awning, window decals, roof top mechanicals
Authorized Agent/ Architect/ Sign Co: Chip Haslun
Status: NEW

Façade changes to be reviewed by the Historic District Commission. The applicant presented the proposed signs, decals, awnings and logos all on the Greenwich Avenue façade of the building. The proposed awning will be a dark navy blue. The light fixtures proposed are 4 lamp sconces with 60W candelabra bulbs. The roof top mechanicals were approved without additional screening. The applicant will send in specifications for planters.

DECISION STATUS: APPROVED AS NOTED

Voting: KD, JMD, NM, JPD, TB, JM, DW, RC.

- Submit specifications of planter.

16. 359 West Putnam
EA 08-458
BMW of Greenwich
Type: Exterior Alteration.
Proposed Use: Automotive
Previous Use: Gas Station/parking
Zone: GB
Description: to review lighting plan.
Site Plan application.
Authorized Agent/ Architect/ Sign Co: William I. Haslun, Esq.
Status: RETURN

The Committee reviewed in detail the proposed lighting plan. The applicant had brought the plan into compliance. The applicant will return with the final working drawings and REVISED LANDSCAPE PLANS prior to building department sign-off.

DECISION STATUS: APPROVED AS NOTED

Voting: KD, JMD, NM, JPD, TB, JM, DW, RC.

- The lights will be mounted on 16' high grey posts for a total height of 18'.
- The watts are limited to 175W, metal halide.

17. 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: RETURN

The Committee granted "conceptual approval" for this project. The applicant will return with final finish materials for this building. The use of energetic elements and multiple materials need to be refined. The applicant should examine whether the post-and-beam framing that shows along most of the front is articulated strongly enough (has enough depth).

The type and color of the stone veneer should be reconsidered and examined for how the chosen material contributes to texture and shadow play. The use of an indigenous stone is preferable with the same staggered and rough surface effect as presented. Reconsider unresolved details such as the 20 deg slope of the wall with stone veneer, walking along this elevation will be uncomfortable to pedestrians. The Stone cladding on surfaces leaning out seems questionable both technically and aesthetically.

The applicant should address difficult and unresolved conditions at the corners of the building where the rear façade meets with the front elements; "rotunda" on 1 side and the stone "ear" on the other. The elevation elements don't seem to line up. The steel detail with the mullions on the front curtain wall storefront façade needs further study, as the Committee suggests that it may not be able to be built as it is shown. The mottled version of the copper color panels as proposed for the elliptical portion of the building, should not be used and panels with a uniform copper color should be selected instead. The treatment of the fascia (edge) of that swooping roof is crucial and requires further study. The soffit material, particularly at the large curved roof is important to the overall presentation of the building from the street to both car and pedestrian. For the soffit of the overhang, the material they proposed was rejected and we recommended a sheet material instead.

The design of the rear parking elevation and the material systems between the storefront glass system and the melamine panel system need further examination. Detail of the storefront window system and the primary structural column system where they meet requires addition examination. The applicant should study the entry box enclosure and how it relates and integrates into the storefront window system. The applicant should review the idea of "leveling out" the curved roof as it arches down and aligns with the stone buttress wall corner.

The planting plan as presented during this meeting was greatly improved over that presented at the first meeting. The applicant needs to explore the interaction of the landscape with the proposed colors of the building. The plant palate as proposed clashes with the material and colors of the building. The use of witch hazel on the back side of the building is not recommended; Viburnum would be a better choice. Malus 'Prairie Fire' should not be use; a white crabapple would be a better choice. A dwarf bamboo may be a better choice instead of ivy and Ilex "Steed" is recommended instead of arborvitae. The landscape should be redesigned around the ATM drive-through.

In addition, it is important to note that the applicant should carry over details of the building to the stationary planters. "Greentop" planters are custom made planters and can be "faced" with any material. In addition to integrating with the building, these planters should be made as large as possible. The applicant should return with details of these planters. Installation size of all specimens should be indicated on the plans.

The lighting plan needs to be completely reworked, as in some locations the parking lot are not illuminated at all and other locations the proposed lighting is out of compliance. The light posts should be reduced for a total height of 18 feet. The lighting inside the central atrium will also require review.

Details and cut sheets of the generator should be submitted to demonstrate compliance with the regulations. There remained concern about how the applicant plans to screen the proposed generator. The Committee reviewed mechanicals in the elliptical portion of the proposed building. The location of the handicapped parking is "unfortunate". Applicant should continue work on resolving this design issue. The applicant should consider redesigning the paving and other elements in that area and maybe the parking layout to resolve the present painful conflict between the design and those spaces. A comprehensive signage program should be adopted for the building to prevent a cluttering of the architecture.

DECISION STATUS: **Conceptual Approval, RETURN**

Voting: KD, JMD, NM, JPD, TB, JM, DW, RC.

Concurrent with Final Site Plan review applicant shall return to ARC with:

- Architectural Design details including those of the rear elevation, storefront window system, entry box system, soffit material at curved roof and leveling out of curve roof.
- Another stone material for the veneer, one that is or resembles a native stone.
- A revised lighting plan.
- A revised landscaping plan.

- Proposed lighting of the interior glass elliptical portion of the building.
- Specifications of generator.
- Final finish materials for architecture and site.
- A complete signage program shall be approved prior to final Committee recommendation.

Prior to building department sign-off:

- Final working drawings shall be reviewed by ARC.

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

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.