

ARCHITECTURAL REVIEW COMMITTEE

Wednesday, July 1, 2009

Action AGENDA and Draft Minutes CONE ROOM

at

7:30 PM

Greenwich Town Hall,

SECOND Floor

101 Field Point Road, Greenwich, CT 06830

*The draft minutes have not been approved by the
Architectural Review Committee.*

ARC MEMBERS PRESENT: Paul Pugliese, Ken Deck, John M. Dixon, Rachel P. Calemno, Tracey Brown, David Woods.

ARC MEMBERS ABSENT: Nick Macri, James P. Doyle, Rhonda Cohen, Joeb Moore, Leslie Klein.

STAFF MEMBER PRESENT: Cindy Tyminski, Planner II.

DISCUSSION ITEMS

- a) Approval of June, 2009 Meeting Minutes

DECISION STATUS: APPROVED AS NOTED
Voting: PP, KD, JMD, TB, DW, RPC.

APPLICATIONS

1. 444 East Putnam Avenue, Cos Cob
SA 09-055
First Bank of Greenwich
Type: Sign
Proposed Use: Retail, Bank
Previous Use: new building
Zone: LB
Description: Sign
Authorized Agent/ Architect/ Sign Co: Rudy Ridberg
Status: RETURN

The applicant returned to this meeting to receive approval for a freestanding sign. The applicant had appeared previously before the Committee with a freestanding sign and the recommendation had been made that the sign be mounted on the eastern façade of the building. The applicant provided a copy of the approved landscape plan and photos of the installed landscape. A large street tree, required to be planted as part of the site plan approval, will obscure the façade sign from the road. The applicant asked the Committee re-consider the freestanding pylon sign. There was some discussion about the building being too close to the road to be permitted a free standing sign. The applicant will seek clarification on this from the Zoning Enforcement Officer.

DECISION STATUS: APPROVED AS NOTED

Voting: PP, KD, JMD, TB, DW, RPC.

- The pylon sign shall not overhang the property line.
- Letters only shall be internally illuminated.

2. 382 Greenwich Avenue

SA 09-056

LePain Quotidien

Type: Sign

Proposed Use: Restaurant

Previous Use: New Building

Zone: CGBR

Description: Sign

Authorized Agent/ Architect/ Sign Co:

Status: NEW

Applicant shall provide narrative describing basement plan, intention for liquor service and sale, hours of operation. Health Department Sign-off is required.

The applicant proposes to occupy the first floor of the southern most yellow clapboarded section and approximately a third of the adjacent brick center section of the newly constructed building at 382 Greenwich Avenue. This configuration presented a unique design challenge as the interior of the building has a flexible floor plan and partition walls may be placed as needed by the tenant. However, the exterior of the building has been divided into three discrete sections, two clapboard sided and one brick sided section in the center. The exterior door (entrance) to the upper floors is to the far left of the yellow clapboard section. The applicant proposed a halo lit sign centered over the first floor of the yellow clapboard portion of the building. An awning was also proposed over one of the three sections (double window) on the brick portion. The applicant states that the owner was agreeable to allowing black awnings across all three sections; however the applicant wanted logo and text on the awning over their section. The applicant stated that the basement will be used for storage only and as a technical hub for their computer system. The applicant has also

represented that the restaurant received Health Department approval from K. Donlin on 6/17/2009.

DECISION STATUS: APPROVED AS NOTED

Voting: PP, KD, JMD, TB, DW, RPC.

- The letter height of the sign may not be larger than 18” as measured from the bottom of the lowest character (line) and the top of the “P”.
- The awning may be permitted if :
 - All three windows in the brick center portion of the building have the same black awning treatment.
 - No logos or lettering are permitted on these awnings.
 - Written permission is received from the owner of the building.
- The goose neck lights are unnecessary (would only illuminate the black awning) therefore they are not allowed.
- Window decals in each of the two windows in the brick store front and on either side flanking the front door. The window decals shall not cover more than 15% of the window.

3. 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

The sign as presented is too complicated. The Committee noted that while the style of the lettering is good, the color combinations may not be effective as it would not be “readable”. The applicant shall revise and submit the new revision electronically.

DECISION STATUS: e-RETURN

Voting: PP, KD, JMD, TB, DW, RPC.

- The applicant shall revise and resubmit sign.

5. 256 Greenwich Avenue

SA 09-065

Madewell

Type: Sign

Proposed Use: Retail, Madewell

Previous Use: Retail, Madewell

Zone: CGBR

Description: Replace existing sign with a larger sign.

Authorized Agent/ Architect/ Sign Co:

Status: NEW

The applicant appeared before the Committee approximately six months ago with a similar sign. This sign was installed and the applicant believes that it is “too small”. The applicant has now returned to increase the size of the sign, yet retain the same proportions and style. The maximum height (of the “M”) shall be less than 18”. The existing goose neck lights will remain in place.

DECISION STATUS: APPROVED AS SUBMITTED

Voting: PP, KD, JMD, TB, DW, RPC.

6. 340 Greenwich Avenue

SA 09-066

Chase

Type: Sign

Proposed Use: Bank

Previous Use: Bank, WaMu

Zone: CGBR

Description: New ownership of bank

Authorized Agent/ Architect/ Sign Co:

Status: NEW

The applicant stated that Chase Bank has merged with Washington Mutal. The WaMu sign will be removed and replaced with a Chase sign. The original submission included a Chase logo that was larger than 18”. The applicant has revised the application so that the logo is 18”. The Letter height will be 14”.

DECISION STATUS: APPROVED AS NOTED

Voting: PP, KD, JMD, TB, DW, RPC.

- The logo shall not be larger than 18”
- The logo shall not illuminate.

7. 367 Greenwich Avenue
SA 09-066
Relax the Back
Type: Sign
Proposed Use: Retail
Previous Use: Retail
Zone: CGBR
Description: Replace existing sign
Authorized Agent/ Architect/ Sign Co:
Status: NEW

The applicant presented a sign that is brushed copper color halo lit letters. The color is similar to that of Bang and Olufsen and Solaia which are in the same building. The Committee felt that the 15" letters were overstated and too bold. The applicant stated that this font was the font his company had always used. However, the font in the "RELAX THE BACK" decal was identified as being different and "lighter". It was also felt that there was too much signage for the small store front.

DECISION STATUS: e-RETURN

Voting: PP, KD, JMD, TB, DW, RPC.

- The applicant shall return with a new proposal with a different font, maybe the same font that the Company uses. Kerning and thickness of letters should be carefully considered.
- The applicant should consider raising the decals and using ones without a white background that will not obscure the window so much.
- The directly over the door shall be removed.

8. 177 West Putnam Avenue
SA 09-050
Coldwell Banker Realty
Type: Sign
Proposed Use: Real Estate
Previous Use: Real Estate
Zone: CGB
Description: Free Standing sign
Authorized Agent/ Architect/ Sign Co:
Status: NEW

The applicant appeared last month before the Committee to have a new awning reviewed. The Committee requested changes so that the awning shape that would be more reflective of the architecture to which it was attached. At this meeting it was noted that the Committee had never reviewed the new free-standing sign that had already been installed. The applicant now comes before the Committee with

an application for this sign. The Committee noted that the words “Coldwell Banker” appeared three times on the one sign. It appears that attachments were added to the top of the pre-existing sign (gold “Coldwell Banker) and to the bottom “177”.

DECISION STATUS: APPROVED AS NOTED

Voting: KD, JMD, TB, DW, RPC. Recused: PP

- The white lettered tag line at bottom of the sign shall be removed.
- The number “177” which appears ‘tacked on” shall be removed from the sign. The applicant has a number on the awning logo.
- Logo shall be centered in the remaining space and shall not be larger than 18” in height or width.

9. 75 West Lyon Farm

EA 09-064

West Lyon Farm

Type: Exterior Alteration.

Proposed Use: Multi-family

Previous Use: Multi-family

Zone:

Description: Installation of a code complying pool fence.

Authorized Agent/ Architect/ Sign Co:

Status: NEW

The applicant, the Condominium Association for Lyon Farm, has been unable to open their pool as a historic wall was incorporated into two sides of the pool surround. This was not code compliant. The applicant has come before the Committed and has proposed retaining the wall and installing fence, exactly the same as the fence surrounding the pool on the other two sides. The applicant will install black mesh wire behind all fencing.

DECISION STATUS: APPROVED AS SUBMITTED

Voting: PP, KD, JMD, TB, DW, RPC.

9. 1 Glenville Street
EA 09-069
1 Glenville Street
Type: Exterior Alteration
Proposed Use: Mixed Use
Previous Use: Mixed Use
Zone: LB
Description: Lighting, Landscape and sign location
Authorized Agent/ Architect/ Sign Co: Eric Brower
Status: NEW

The applicant is proposing a new structure in a national register district. The site plan approval required the applicant to receive Architectural Review for the Landscaping, signs and lighting on site. The lighting was a Kim era lantern. There were down lights on the porch and bollard lights along the ramp. The lights used LED lamps which were 45 Watt and 3500 Calvin. The applicant has proposed boxwoods along the road and azaleas further back on the property. When tenants return with their individual signs, it was agreed that they should hang down off the upper balcony.

DECISION STATUS: APPROVED AS NOTED

Voting: PP, KD, JMD, TB, DW, RPC.

- The applicant will submit an updated landscape plan for review by the ARC prior to final site plan approval.
- Individual tenants will return will signs that hang off upper balcony.

10. 1114 East Putnam Avenue
EA 08-336
1114 East Putnam Avenue
Type: Exterior Alteration
Proposed Use: Hotel
Previous Use: Hotel – Howard Johnson's
Zone: LBR-2
Description: ARC with glass sample, color stealth cell tower, photo-simulation
Authorized Agent/ Architect/ Sign Co: Christopher Bristol
Status: AMENDMENT, RETURN

The applicant returned to the Committee with samples of glass and the spandrel glass. The Committee reviewed the entire palate and believed that the medium gray monochromatic palate was "gloomy" and would be out of context in Riverside. The Committee stressed that they preferred the original concept with the "green" plant trellis system. The stated that through the design process the building had gotten "grayer" and now with the gray glass it was unacceptable. The Committee requested a mock up on site.

DECISION STATUS: RETURN

Voting: PP, KD, JMD, TB, DW, RPC.

- The applicant shall install a mock up that is 10' by 10' on site. All the proposed materials should be incorporated into this mock up.
- The applicant shall update the colored renderings and elevations.

11. 26 -28 Greenwich Avenue

EA 09-061

26 -28 Greenwich Avenue

Type: Exterior Alteration

Proposed Use: Retail/Commercial

Previous Use: Retail/Commercial

Zone: CGBR

Description: Repair the damaged siding, cornices and corbels on this building.

Repaint. Existing tenants/uses to remain the same.

Authorized Agent/ Architect/ Sign Co:

Status: NEW

The applicant came before the Committee requesting permission to repair and repaint wood work on the upper portion of the building. In addition, the applicant requested that the stone work below be repointed and painted a creamy yellow. The applicant proposed flashing at the juncture between the stone work and clapboard siding.

DECISION STATUS: APPROVED AS NOTED

Voting: PP, KD, JMD, TB, DW, RPC.

- The stonework shall remain natural and not be painted. Repair work to the stonework including re-pointing can be done.
- A precast cap shall be used above the stone instead of flashing.
- The woodwork and clapboards and may be repainted white.

12. 67 Holly Hill Lane
EA 09-070
67 Holly Hill Lane
Type: Exterior Alteration
Proposed Use: Office
Previous Use: Office
Zone: GB
Description: Lighting plan for parking and walkway area.
Authorized Agent/ Architect/ Sign Co: Eric Rains
Status: NEW

The applicant had appeared approximately a year ago with a landscape plan for this site which was approved. The applicant determined the site needed more lighting. The applicant has proposed two additional post lights and two bollards. The pole lights will be on 12 foot poles. The tree, as approved last year, in the planting island will need to be removed. The applicant has suggested replanting these areas with additional evergreen shrubs. The applicant provided a lumen plan and it appeared compliant.

DECISION STATUS: APPROVED AS SUBMITTED
Voting: PP, KD, JMD, TB, DW, RPC.

13. 199 Hamilton Avenue
Greenwich Hospital Thrift Shop
EA 09-068 SA 09-
Type: Exterior Alteration and sign
Zone: LB
Proposed Use: retail-mixed goods
Previous Use: retail-automotive
Description: Roof Top Mechanicals, some revisions to exterior alteration approval and façade sign.
Authorized Agent/ Architect/ Sign Co: Jim Sackett
Status: NEW

The applicant has returned to make further revisions to the approved façade and site. The applicant has also requested mechanicals on the roof and two signs on the façade. The Committee determined that the roof-top mechanicals as presented did not require screening at this time. If a neighbor or a citizen complained about the appearance of these units then the ARC will review the project again and may require screening. The applicant proposed to cutback the planter bed in the front and restore the Belgium block. The site is surrounded with chain link fence and across the front was to be an aluminum picket fence on rollers. The applicant has found this design to be cost prohibitive, but still requires a fence because of "donations" of broken refrigerators and televisions are often dropped off after hours.

DECISION STATUS: APPROVED AS NOTED

Voting: PP, KD, JMD, TB, DW, RPC.

- The roof top mechanicals do not require screening at this time. The ARC reserves the right to require screening in the future.
- The façade sign on the east side of the building should be lowered to line up with the lower edge of the awning.
- The applicant shall not use chain link fence across the front of the property. Either the aluminum fence that was approved shall be used or it should be left unfenced.

14. 428 East Putnam Avenue, Cos Cob

EA 09-059

428 East Putnam Avenue

Type: Exterior Alteration.

Proposed Use: Retail /Residential

Previous Use: Retail/Residential

Zone: LB

Description: Alterations to the façade and sign position to be approved.

Individual applicants will need to come back with specific signs.

Authorized Agent/ Architect/ Sign Co: L. Contandino

Status: NEW

The applicant proposed changes to an existing two story building with a front porch in Cos Cob. The applicant introduced the ARC to his proposed color palate which included Hickory fiberglass roof shingles (Red-Brown), Trim, brackets and columns painted BM "Bisque" (off-white). The siding would be sandstone beige. The applicant expressed a desire to provide privacy from the road for the second floor tenants.

DECISION STATUS: APPROVED AS NOTED, e-RETURN

Voting: PP, KD, JMD, TB, DW, RPC.

- The applicant will resubmit a revised detail of the railings electronically.
- The railings shall be the same color as the posts.

15. 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

DECISION STATUS: POSTPONED

Voting: PP, KD, JMD, TB, DW, RPC.

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.