

ARCHITECTURAL REVIEW COMMITTEE

Wednesday, August 5, 2009

FINAL MINUTES

Greenwich Town Hall Meeting Room,
FIRST Floor
101 Field Point Road, Greenwich, CT 06830

ARC MEMBERS PRESENT: Paul Pugliese, Ken Deck, Nick Macri, John M. Dixon, David Woods, Rachel P. Calemmo, Rhonda Cohen, Job Moore, James P. Doyle (8:00).

ARC MEMBERS ABSENT: Tracey Brown, Leslie Klein.

STAFF MEMBER PRESENT: Cindy Tyminski, Planner II.

DISCUSSION ITEMS

- a) Approval of July, 2009 Meeting Minutes

DECISION STATUS: APPROVED AS NOTED
Voting: PP, KD, NM, JMD, DW, RPC, RJC, JM, and JPD.

APPLICATIONS

1. 525 East Putnam Avenue
SA 09-063
Nordic Custom Builders
Type: Sign
Proposed Use: Jobbing Establishment
Previous Use: Medical Office
Zone: LB
Description: Sign
Authorized Agent/ Architect/ Sign Co: Jackie Pask
Status: NEW

The applicant presented a new freestanding sign after a recent site plan approval which allows a change of use to a jobbing establishment. The applicant will remove the existing signs (4) off the already installed posts/frame. The Committee determined that the upper horizontal member should be removed and the lower cross piece should be the top of the sign.

DECISION STATUS: APPROVED AS NOTED

Voting: PP, KD, NM, JMD, DW, RPC, RJC, and JM.

- The letters shall not be larger than 10”.
- To the top of the sign the height shall not exceed 96”.
- The street number should be placed on the sign or hung below the sign.
- Reference hedge height when set back.

2. 364 West Putnam Avenue
SA 09-075
CGF Service, LLC
Type: Sign
Proposed Use: Landscaping Office/ Furano
Previous Use: Office
Zone: GB
Description: Sign
Authorized Agent/ Architect/ Sign Co:
Status: NEW

The applicant appeared at this meeting for a new sign panel on a freestanding structure. The structure had been reviewed and approved in 2007 by the Committee. This tenant which operates out of the garage/office to the rear of the site has recently has had a name change from Furano Landscaping to CGF Services. Unfortunately, this sign has already been constructed and installed. The Committee noted had it not already been made they would have suggested some improvements to alleviate the “crowding” of lettering on the sign.

DECISION STATUS: APPROVED AS NOTED

Voting: PP, KD, NM, JMD, DW, RPC, RJC, and JM.

- There shall be a “border line” line of the same width and color as the border, in-between this sign and the other tenant’s sign.
- Any changes to the signs on site, including any other signs or panel inserts on the free standing sign shall require additional ARC review.

3. 364 West Putnam Avenue
SA 09-074
Remy's Gelateria and Panini Bar
Type: Sign
Proposed Use: Deli
Previous Use: Deli
Zone: GB
Description: Sign
Authorized Agent/ Architect/ Sign Co:
Status: NEW

The applicant appeared at this meeting for a new sign insert on a freestanding structure. The freestanding sign structure had been reviewed and approved in 2007 by the Committee. This applicant currently occupies the commercial space on site that previously was a deli. The applicant has been cited by the zoning office (Feb. 2009) for non-compliance with the sign ordinance. In addition, the applicant has been recently cited for a banner that was not approved. The applicant now comes before the Committee to request approval of their already installed signs.

DECISION STATUS: APPROVED AS NOTED

Voting: PP, KD, NM, JMD, DW, RPC, RJC, and JM.

- There shall be a "border line" line of the same width and color as the border, in-between this sign and the other tenant's sign.
- Any changes to the signs on site, including the facade sign or the free standing sign panel inserts shall require additional ARC review.
- Letters/decals on the windows shall comply with code in respect to height and window coverage (less than 15%).
- The façade sign that states "we deliver" installed beneath the window shall be removed.
- The applicant may place the words "we deliver" on the glass as long as it is compliant with the letter height and window coverage requirements.
- The applicant shall remove all unimproved signs and refrain from using non-compliant signs including: neon signs, sandwich board signs and banners.

4. 382 Greenwich Avenue
SA 09-056
Le Pain Quotidien
Type: Sign
Proposed Use: Restaurant
Previous Use: New Building
Zone: CGBR
Description: Sign
Authorized Agent/ Architect/ Sign Co:
Status: REVISION

The applicant appeared before the Committee in July 2009 and was approved for signs, lights and awnings. The applicant now appears before the Committee to present a new configuration of signs and awnings on their storefront. The storefront presents a unique design challenge for signage as the façade has been divided into three discrete sections on the exterior, but has an open floor plan on the interior. This tenant has rented a portion of the building which is fronted with yellow clapboard siding and red brick. They have suggested alternate window decals with this approval and black awnings above the three windows of the brick façade (one of which was part of their storefront) and along the yellow clapboard section.

DECISION STATUS: APPROVED AS NOTED

Voting: PP, KD, NM, JMD, DW, RPC, RJC, JM, and JPD.

- The light fixtures on the two pilasters should be as high as possible (over 7'0 to base of light fixture).
- Flag sign (blade sign) is not permitted.
- Listing of items on skirt of the awning: "Bakery and Communal Table ~ Breakfast, Brunch, Lunch, Dinner & Pastries" shall be removed.

5. 42 West Putnam Avenue
SA 09-076
International Soccer and Rugby Imports
Type: Sign
Proposed Use: Retail
Previous Use: Retail-The Right Start
Zone: CGBR
Description: Sign
Authorized Agent/ Architect/ Sign Co:
Status: NEW

The applicant is moving into the storefront formerly occupied by the Right Start Children's store. The Applicant had a sign-off/permission from the owner of the building for a green awning with his blue sign. The applicant presented an alternative design with a blue awning and sign. This is the design that was approved as noted. However, this will require a signature by the owner of the building. The edge of the light box shall not be red as presented but should be blue. It was emphasized to the applicant that the logo (soccer balls) and the background of the sign shall not illuminate. The applicant has recently painted the trim and the doors blue.

DECISION STATUS: APPROVED AS NOTED

Voting: PP, KD, NM, JMD, DW, RPC, RJC, and JM.

- The box shall be blue, including the sides of the box.
- The logo shall not light up (soccer balls).
- The background of the sign shall not illuminate, only the letters shall illuminate.
- Applicant shall bring a paint chip in of the new door and trim color.

6. 407 East Putnam Avenue

SA 09-079

Jos. A. Bank

Type: Sign

Proposed Use: Retail

Previous Use: Retail

Zone: LB

Description: Sign

Authorized Agent/ Architect/ Sign Co:

Status: NEW

The applicant is moving into the storefront formerly occupied by the Minute Man Cleaners in the Chimblo building in Cos Cob. The sign was out of scale as the applicant originally presented letters that exceeded the 18" maximum allowed by code. The applicant will electronically resubmit the new signs in scale with the allowable dimensions. Questions arose about the directory sign and details of this sign should be submitted as well.

DECISION STATUS: APPROVED AS NOTED, e-Return

Voting: PP, KD, NM, JMD, DW, RPC, RJC, and JM.

- The letters on the façade shall not exceed 18".
- Rear sign above door permitted. Center on pilaster.
- If they are to be included in the directory sign for this development, the applicant shall submit a copy of this sign.

7. 45 Field Point Road
SA 09-078
William Raveis
Type: Sign
Proposed Use: Real Estate
Previous Use: Real Estate
Zone: CGB
Description: Sign
Authorized Agent/ Architect/ Sign Co:
Status: NEW

The applicant is proposing a sign on the corner of West Elm and Field Point Road. There is an existing free standing sign in this location. The applicant has proposed a new sign on a pedestal, originally proposed in brick, now in stone. The sign will now be illuminated. Some concern was expressed about the safety of illuminating a sign on this corner. The applicant will need to submit details of the stone wall how they intend to use as the base of the sign. The applicant will submit these details electronically.

DECISION STATUS: APPROVED AS NOTED, e-Return

Voting: KD, NM, JMD, DW, RPC, RJC, JM, and JPD. Recused: PP

- The applicant shall submit (electronically) with a mock up of the masonry.
- Remove horizontal on left and right side of sign.
- The applicant shall submit sign lighting details.
- Lighting of the sign is permitted conditionally. If it is a hazard to traffic the applicant shall return to ARC.

8. 348 West Putnam Avenue
EA 07-293
Miller Partners
Type: Exterior Alteration
Proposed Use: Automobile Showroom
Previous Use: Automobile Showroom
Zone: GB
Description: Landscape Plan.
Authorized Agent/ Architect/ Sign Co: Matt Popp
Status: RETURN

The applicant has returned with a landscaping plan. The thirty "TR" as designated on the plan represents additional Taxus repedens (Yew) to be added or

replaced to an existing hedge on-site. The applicant has proposed new post light fixtures that are 12' in height. A lumen plan will need to be submitted.

DECISION STATUS: APPROVED AS NOTED

Voting: PP, KD, NM, JMD, DW, RPC, RJC, JM, and JPD.

- A lumen plan shall be submitted for review prior to project sign-off.
- Remove all plants that flower red or yellow and replace with ornamental grass.

9. 521 East Putnam Avenue, Cos Cob

EA 09-043

Diamond Hill Methodist Church

Type: Exterior Alteration

Proposed Use: Religious

Previous Use: Religious

Zone: R-7

Description: landscaping plan

Authorized Agent/ Architect/ Sign Co: Rudy Ridberg

Status: NEW

The applicant has returned with a landscaping plan. The applicant shall return with at least 5 (five) copies of everything. The proposed and existing plantings need to be more accurately represented on the plan.

DECISION STATUS: RETURN

Voting: PP, KD, NM, JMD, DW, RPC, RJC, JM, and JPD.

10. 356 Greenwich Avenue

EA 09-

356 Greenwich Avenue

Type: Exterior Alteration

Proposed Use: Mixed Commercial Use

Previous Use: Movie Theater

Zone: CGBR

Description: Roof top mechanicals

Authorized Agent/ Architect/ Sign Co: Rudy Ridberg

Status: NEW

The renovation to the structure was reviewed by the Historic District Commission and the new mechanicals on the roof were not reviewed at that time. The applicant appears now before the Architectural Review Committee with proposed

screening for the mechanicals on the roof. Black wrought iron security fence (6'8) will surround and screen the mechanicals. No screening needed.

DECISION STATUS: APPROVED AS SUBMITTED

Voting: PP, KD, NM, JMD, DW, RPC, RJC, JM, and JPD.

11. 66 Field Point Road

EA 08-310

Skaarup Shipping

Type: Exterior Alteration

Proposed Use: Office

Previous Use: Office

Zone: CGBR

Description: Renovation of existing landscaping.

Authorized Agent/ Architect/ Sign Co: Wesley Stout

Status: REVISION

The applicant received administrative site plan and ARC approval in February 2008 for renovations to the site. These renovations included changes to the site circulation. The applicant now comes before the Committee with minimal changes including the addition of 2 ADA parking spaces and new light fixtures. The building mounted "spot" lights will be removed. The applicant has submitted a lumen plan which demonstrates compliance. The two planted islands in the center of the parking lot will remain and be irrigated, as the circulation will remain the same as well. The applicant intends to replant the island to replace dead and damaged materials. The Cherry tree in front of the property that is between the curb and the sidewalk will be removed when approval is received from the Town Tree warden.

DECISION STATUS: APPROVED AS SUBMITTED

Voting: PP, KD, NM, JMD, DW, RPC, RJC, JM, and JPD.

12. 500 East Putnam Avenue, Cos Cob

EA 09-077

500 East Putnam Avenue

Type: Exterior Alteration

Proposed Use: Multi-family residential

Previous Use: Multi-family residential

Zone: LB

Description: new fence

Authorized Agent/ Architect/ Sign Co: Rich Howe

Status: NEW

The applicant received site plan approval for multifamily housing in 2005. These dwellings are in an R-6 zone that has direct frontage on East Putnam Avenue and is across from and adjacent to commercial properties. The applicant states that this property is used as a “cut through” from the adjacent residential neighborhoods and is easily assessable to anyone walking by the commercial properties. The applicant has requested a 6’0 cedar fence be placed across the front of the property.

DECISION STATUS: APPROVED AS NOTED

Voting: PP, KD, NM, JMD, DW, RPC, RJC, JM, and JPD.

- The fence shall not be placed directly along East Putnam Avenue, but set back 4’0 behind the existing hedge.
- The fence shall be 4’0 solid wood painted fence.
- The fence shall be painted a dark hunter green.

13. 33 Benedict Place

EA 09

33 Benedict Place

Type: Exterior Alteration

Proposed Use: Office

Previous Use: Office

Zone:

Description: Roof top screening for mechanicals

Authorized Agent/ Architect/ Sign Co:

Status: NEW

The applicant proposes to add a new mechanical unit on the roof of 33 Benedict Place. The applicant proposes to add tan metal panel screening to match the existing mechanical penthouse. The maximum roof coverage is 25%.

DECISION STATUS: APPROVED AS SUBMITTED

Voting: PP, KD, NM, JMD, DW, RPC, RJC, JM, and JPD.

14. 411 West Putnam Avenue

EA 08-455

Camuto Group

Type: Exterior Alteration and Sign

Proposed Use: Office

Previous Use: Office

Zone: GB

Description: Changes to approved entrance. Landscaping.

Authorized Agent/ Architect/ Sign Co: Tim Peck

Status: AMENDMENT

The applicant proposes to add a different front entry to the building. The entry will be cantilevered from the structure. Minor changes to the landscaping will be made. A landscaping plan should be provided for the file.

DECISION STATUS: APPROVED AS SUBMITTED

Voting: PP, KD, NM, JMD, DW, RPC, RJC, JM, and JPD.

15. 644 West Putnam Avenue

EA 09-041

644 West Putnam Avenue

Type: Exterior Alteration

Proposed Use: Retail/Office

Previous Use: Undeveloped

Zone: GBO/LB

Description: New mixed use structure

Authorized Agent/ Architect/ Sign Co: Design Development

Status: NEW

The applicant returned with revisions to the structure from the May 2009 and the June 2009 meetings. Some members thought that the changes had not been significant enough from the last two meetings. However, the Committee agreed that as the applicants are designing a building that is making such a strong statement then they need to address the question, "Why are they are doing what they are doing?" In essence, as one member explained, they need to "sell" the Committee on their concept for the building.

Several ARC members discussed the "unnecessary gymnastics" and clichés that many of the elements in this building embodied. One member stated that a building of enduring proportions and a sense of form should be what the architects strive for in this location and for this use. Concern was expressed by another member that he found the cantilevered stone sections visually "jarring". He requested that the architects continue to reflect on simplifying the design, including this element.

The Committee noted that something unsettling was going on from every aspect of this building. One member pointed out that the building has more energy than it should have for the proposed retail uses. It was agreed that the building should have areas of "calm". The large, swooping curved white roof was questioned as an excessive design element and there was concern about the amount of light that would be reflected from this feature.

The proposed provisions for tenant signs and lighting are still not satisfactory and the design does not recognize that tenants are likely to block the proposed glass areas with interior displays. The ARC, anticipating tenant's needs for interior displays and signs noted that that would yield an unappealing final result. In addition concern was noted

that the elliptical glass portion of the building would become a beacon once it was illuminated.

.An ARC member stated that conceptual approval had been given at the May 2009 meeting and it was unfair to ask the applicant to go back and redesign the entire building. He stated that diversity in design has precedent in this section of Town and that a biomorphic design would be appropriate. He agreed however that the design needed to be "tamed" and that the building should be simplified and restraint shown in the assembly of varied architectural features and materials.

Another member stated that although the streetscape in that particular area of Town is not continuous or homogenous, the type of architecture that is proposed does not relate to the type of use that is intended. The building as designed invokes a civic or transportation building not one with a retail or mixed use.

In conclusion, consensus was reached that the applicant and the design team should take the time for a deeper examination and development in order to articulate the building's philosophy and reason for being. It is suggested that the applicant after taking the steps to develop their architectural philosophy, will arrive at the conclusion that they should pull back substantially on the "dynamics" and "gymnastics" in order to create a much more tasteful, appropriate, and architecturally interesting building.

DECISION STATUS:**RETURN**

Voting: PP, KD, NM, JMD, DW, RPC, RJC, JM, JPD.

- The signage area provided is unrealistic for a retail tenant.
- The use of masonry on tilted planes is inappropriate in this application.
- The complex curve of the roof will reflect too much light and is in need of development both in terms of materials and details to deal with the curvatures. A simpler roof form is recommended.
- The proposed use of curves, angles, and a variety of materials on different portions of the building results in a disorganized architectural form.
- The architecture does not appear to relate to the intended use of retail and bank with office above.

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.