

ARCHITECTURAL REVIEW COMMITTEE

Wednesday, October 7, 2009

Action Agenda & Draft Minutes

Town Hall Meeting Room

at

7:30 PM

Greenwich Town Hall,

FIRST Floor

101 Field Point Road, Greenwich, CT 06830

ARC MEMBERS PRESENT: Paul Pugliese, Ken Deck, Nick Macri, Tracey Brown, David Woods, Rachel P. Calemno, Rhonda J. Cohen, James P. Doyle and John M. Dixon.

ARC MEMBERS ABSENT: Joeb Moore, Leslie Klein.

STAFF MEMBER PRESENT: Cindy Tyminski

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

APPLICATIONS

1. 1324 East Putnam Avenue
SA 09-095
Getty Mart Gasoline Station
Type: Sign
Proposed Use: Gas station
Previous Use: Gas station
Zone:
Description: Freestanding directional signs
Authorized Agent/ Architect/ Sign Co:
Status: NEW

The applicant presented a new freestanding sign and new directional signs on the property. The logo is greater than 3'7" and the Committee suggested that this along with the illumination of this logo may have a special provision in the by-laws. The ZEO shall be contacted to whether these dimensions and illumination is permitted. There will be no changes to the lights in the canopy. The existing canopy will be painted and the plastic flags will be removed.

DECISION STATUS: APPROVED AS SUBMITTED

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

2. 1155 East Putnam Avenue
SA 09-096 EA 09-097

All the Best Wine and Spirits Liquor

Type: Sign and Exterior Alteration

Proposed Use: Retail-Liquor Store

Previous Use: Retail-Liquor Store

Zone:

Description: Façade Sign (1) and Replace existing siding on entire building.

Authorized Agent/ Architect/ Sign Co:

Status: NEW

Note: Siding was altered without the benefit of ARC approval.

The applicant installed replacement siding at the building at 1155 East Putnam Avenue that been damaged in a fire. The applicant thought that the siding that he had chosen, a gray vinyl shake was replacing like-kind with what existed on the building so he was unaware that his proposal required ARC review. The Committee believed that the gray vinyl shake with the ornate cornice was not appropriate for the building. They were in agreement about retaining the clean modern look of the building. The Committee favored vertical siding or other options such as stucco. The applicant was asked to remove the vinyl shakes and to submit an alternative to be reviewed by the ARC. The sign as submitted was approved.

DECISION STATUS Exterior Alteration:

RETURN

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

DECISION STATUS Sign:

APPROVED AS SUBMITTED

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

3. 382 Greenwich Avenue
EA 09-

Le Pain Quotidien

Type: Exterior Alteration

Proposed Use: Restaurant

Previous Use: New Building

Zone: CGBR

Description: Roof top mechanicals.

Authorized Agent/ Architect/ Sign Co:

Status: NEW

The applicant appeared before the Committee to request the installation of a 30” high compressor installed on the roof of the newly constructed building at 382 Greenwich Avenue for their restaurant use on the first floor. The Committee noted that other mechanicals and landscaping and pergola on the roof had been installed

by others and had not received approval. The applicant stated that the restaurant would not use or have access to this roof-top terrace.

It was most likely that the parapet will be high enough to screen this unit. The applicant is to return with the proper architectural drawings showing a cross section through the building and which demonstrates that this can not be seen from Greenwich Avenue.

DECISION STATUS: RETURN
 Voting: PP, KD, NM, JPD, JMD, DW, TB, RPC, RJC.

4. 343 Greenwich Avenue
 EA 09-
343 Greenwich Avenue
 Type: Exterior alteration
 Proposed Use: 1st and 2nd: Retail 3rd: Residential
 Previous Use: Retail and Residential
 Zone: CGBR
 Description: WINDOWS ON 2nd and 3rd floors.
 Authorized Agent/ Architect/ Sign Co:
 Status: Amendment

The applicant appeared before the Committee in August 2009 and was approved to replace the existing second and third story windows with like kind. The applicant now requests to make an amendment to replace the approved windows with larger windows to allow for egress. The applicant has already installed these larger windows and in doing so removed the existing vertical member. The applicant explained that the windows were changed to a larger size and the vertical member was removed because the old windows did not meet egress code. When questioned, the applicant stated that he had not been asked to put in egress windows by the building department, that he had simply determined himself that they were necessary. The applicant stated that there were no bedrooms associated with those windows but he wanted to be able to use those areas for bedrooms in the future if he so desired.

After discussion, the ARC did not approve the change in window size for this building. It was believed that this vertical member was a very important component to the integrity of the building and the identical and adjoining six "sister" buildings. They stated that the disruption of the window rhythm would have a significant impact on this historic group of buildings and the streetscape. The Committee noted that if the applicant was required to add egress sized windows in the future that they explore other avenues to retain the historic window opening such as the addition of sprinklers or the procurement of a state modification exemption. There has been a lot of concern expressed by HDC about this building's current alterations and it is my belief that they would strongly concur.

DECISION STATUS: DENIED
 Voting: PP, KD, NM, JPD, JMD, DW, TB, RPC, RJC.

5. 1081 East Putnam Avenue
SA 09-100
Mr. Handyman of Greenwich
Type: Sign
Proposed Use: Office
Previous Use: Office
Zone: LBR-1
Description:
Authorized Agent/ Architect/ Sign Co:
Status: NEW

DECISION STATUS: APPROVED AS NOTED

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

- **Use the same black and white sign on the façade as on the freestanding sign.**

6. 95 East Putnam Avenue
SA 09-99
The Federalist
Type: Sign
Proposed Use: retail
Previous Use: retail
Zone: CGBR
Description:
Authorized Agent/ Architect/ Sign Co:
Status: NEW

The applicant presented a sign with a large sign on a black awning and descriptive advertising on the skirt. The ARC explained that it was their standard practice to not approve awnings with all this clutter. They provided the applicant with various options including pin letters mounted on the building with a plain awning. The applicant will redesign and resubmit electronically.

DECISION STATUS: RETURN, electronically

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

7. 33 Benedict Place
EZ 07-278
33 Benedict Place
Type: Exterior
Proposed Use: office
Previous Use: office
Zone: CGB
Description: Amendment of Landscape Plan
Authorized Agent/ Architect/ Sign Co: Wesley Stout
Status: Amendment

The applicant presented already installed amendments to the approved Landscaping plan. The revisions included the removal of some of the ivy and the addition of perennials which included Penesetum "Hamelyn", Calamgrostis 'Carl Foster' and Perosvka.

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

DISCUSSION ITEMS

- a) Approval of August 5, 2009 and September 9, 2009 Meeting Minutes

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

- b) Work Session: Design Guidelines

Over the course of the last few weeks a format for the design guidelines had been worked on by the Committee members individually. The Committee will continue its work on the guidelines. Two important questions need to be addressed:

- 1. Who are the guidelines for? Who is the audience?*
- 2. What funding is available for the production of the document?*

- c) HDC/ARC procedure for review of projects

Committee members expressed their concern over the procedure of directing all new buildings on Greenwich Avenue to the Historic District Commission for review. One member suggested that some of the HDC members sit on the Architectural Review Committee. Another member suggested that there be joint meetings held for these new buildings. It was believed that these independent reviews results in a disconnect between the building and the landscaping, signage and lighting. The Chairman of the ARC will draft a letter expressing the Committee's concerns.

d) Other items:

1. The Committee noted that the People's United Bank on 1155 East Putnam Avenue has recently been changed. One of the members suggested that the entire background of the sign was illuminated.

2. The Committee noted that the roof of 382 Greenwich Avenue had been landscaped and included walls, pergolas and large trees. This had never been reviewed by the ARC. In addition all the existing mechanicals on the roof had not been reviewed by ARC either. It is suggested that the applicant submit an ARC application for the entire building/site detailing the proposed landscaping, lighting and mechanicals.

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.