

ARCHITECTURAL REVIEW COMMITTEE 7:30 – 12:15 PM

July 9, 2008

Final Minutes

CONE ROOM

Second Floor, Town Hall
101 Field Point Road, Greenwich, CT

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

ARC MEMBERS PRESENT: Paul Pugliesi, Ken Deck, Nick Macri,
James P. Doyle, Tracey Brown and David Woods.
ARC MEMBERS ABSENT: Leslie Klein. John M. Dixon, Joeb Moore, Rachel P.
Calemmo.
STAFF MEMBERS PRESENT: Cindy Tyminski, Planner II.
ALSO PRESENT: Rhonda Cone

DISCUSSION ITEMS

- a) Approval of June 4, 2008 Meeting Minutes

DECISION STATUS: APPROVED AS NOTED
Voting: PP, KD, NM, JPD, TB, DW.

SIGNS and AWNINGS

- 01) 16 Greenwich Avenue
SA 08-363
Malia Mills
Type: Sign
Proposed Use: retail
Previous Use: retail
Zone: CGBR
Description: one façade sign
Authorized Agent/ Architect/ Sign Co: Forest Signs
Status: NEW

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

- 02) 75 East Putnam Avenue
SA 08-354
Toyota of Greenwich
Type: Sign
Proposed Use: Automotive
Previous Use: Automotive
Zone: LB
Description: one freestanding signs
Authorized Agent/ Architect/ Sign Co: DCI signs and awnings
Status: NEW

DECISION STATUS: DID NOT SHOW (second time)

- 03) 61 East Putnam Avenue
SA 08-371
OK Farm
Type: Sign
Proposed Use: retail
Previous Use: retail: Cos Cob Farm
Zone: LB
Description: An additional awning extending past existing awning.
Authorized Agent/ Architect/ Sign Co: Lucky Sign Company
Status: NEW

DECISION STATUS: RETURN.

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

- **Resubmit with one awning**

- 04) 253 Greenwich Avenue
SA 08-365 EA-08-
Marlon Abela
Type: Awning and Exterior Alteration
Proposed Use: restaurant
Previous Use: restaurant, Gaia
Zone: CGBR
Description: Four awnings, one with sign. Second Story planters.
Authorized Agent/ Architect/ Sign Co:
Status: NEW

DECISION STATUS: RETURN

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

- **Referred to HDC.**
- **Return with more details on façade. Paint color needs to be provided.**
- **Return with more details of sign, materials and attachments.**

- 05) 21 Northfield Street
SA 08-367
Turabian & Sariyan Rugs and Carpets
Type: Sign
Proposed Use: retail
Previous Use: retail
Zone: R-6
Description: One blade sign and one façade sign, replacing pre-existing sign in Fourth Ward Historic District.
Authorized Agent/ Architect/ Sign Co:
Status: NEW

DECISION STATUS: APPROVED AS NOTED

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

- **Remove “*Serving this area for more than fifty years*” tagline from sign(s), and lower and re-center other lettering.**

- 06) 444 East Putnam Avenue
SA 08-376
Bank of Greenwich
Type: Sign
Proposed Use: bank
Previous Use: bank
Zone: LBR-2
Description:
Authorized Agent/ Architect/ Sign Co: Rudy Ridberg
Status: NEW

DECISION STATUS: POSTPONED

- 07) 235 Greenwich Avenue
SA 08-368

Commerce Bank

Type: Sign

Proposed Use: Restaurant/bank

Previous Use: bank

Zone: CGBR

Description: Modification to previously approved sign

Authorized Agent/ Architect/ Sign Co:

Status: NEW

DECISION STATUS: APPROVED AS NOTED

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

- **Only letters in the sign “TD” and “Commerce” shall be internally illuminated. The background shall not be illuminated.**
- **Sign shall be as long or less than the existing sign (60”).**

EXTERIOR ALTERATIONS

08) 1325 King Street

EA 08-374 SA 08-378

Griffin Golf Course

Type: Exterior Alteration

Proposed Use: Public: Recreation

Previous Use: Public: Recreation

Zone:

Description: Construction of a new maintenance building & associated signage

Authorized Agent/ Architect/ Sign Co: Town of Greenwich

Status: NEW

DECISION STATUS: APPROVED AS NOTED, RETURN

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

- **Bring the headers of the window up to 7’0.**
- **If can not bring up the height of the door, then a panel should be placed above the door to bring up to 7’0.**
- **Roof-line should be lowered or dropped down.**
- **Add additional trim board.**
- **Use a smooth Hardiboard siding, not textured.**
- **Circular window in portico needs to be a larger and lower; proposed window is out-of -scale.**
- **Cupola needs to be more substantial, thicker.**
- **Shutter width shall be 14” or better.**
- **Consider the use of AZEK or other low maintenance synthetic material for fencing around gas tank.**
- **Provide landscaping plan.**
- **Provide details for the golf cart area.**
- **Provide details, if any for site lighting.**

- 09) 5 Greenwich Office Park
EA 08-366

Greenwich Office Park

Type: Exterior Alteration

Proposed Use: Office

Previous Use: Office

Zone:

Description: Screening of Roof-top units

Authorized Agent/ Architect/ Sign Co:

DECISION STATUS: APPROVED AS NOTED

Voting: PP, KD, JPD, TB, DW. Recused: NM

- **Lower screening to 4'0 high.**
- **Screen color shall be "Charlie Brown".**

- 10) 258 Davis Avenue
EA 08-372

258 Davis Avenue

Type: Exterior Alteration

Proposed Use: multi-family

Previous Use: multi-family

Zone: R-6

Description: Renovation of siding and roof materials.

Authorized Agent/ Architect/ Sign Co:

Status: NEW

DECISION STATUS: APPROVED AS NOTED

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

- **Paint Fire Escape Dark Brown or Beige Color to better blend with the stone façade.**

- 11) 3 Armonk Street
EA 08-370

3 Armonk Street

Type: Exterior Alteration

Proposed Use: residential

Previous Use: residential

Zone: LBR-2

Description:

Authorized Agent/ Architect/ Sign Co: Frank Napolitano

Status: NEW

DECISION STATUS: APPROVED AS NOTED

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

- **Add windows to the rear elevation.**

- 12) 19 East Elm Street
EA 08-375 SA 08-350
Elm Place
Type: Exterior Alteration
Proposed Use: Retail
Previous Use: Retail
Zone: CGBR
Description: New Entrance on Eastern façade.
Authorized Agent/ Architect/ Sign Co: Rudy Ridberg
Status: RETURN/NEW

DECISION STATUS: RETURN

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

- **Pilasters are too busy, too tall, too “applied-looking”.**
- **Return with details.**
- **Return with Landscape Plan.**

- 13) 348 West Putnam Avenue
EA 07-293
Miller Partners
Type: Exterior Alteration
Proposed Use: Automobile Showroom
Previous Use: Automobile Showroom
Zone: GB
Description: Site Plan submitted.
Authorized Agent/ Architect/ Sign Co: Rudy Ridberg
Status: RETURN

DECISION STATUS: RETURN

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

- **Provide landscaping plan.**
- **Return with details.**
- **No Spot lights**

- 14) 581 West Putnam Avenue
EA 08-358
581 West Putnam Avenue
Type: Exterior Alteration
Proposed Use: Office
Previous Use: Office/Restaurant
Zone: GBO
Description: Demolish existing structure and replace with new structure.
Authorized Agent/ Architect/ Sign Co: Rudy Ridberg
Status: RETURN

DECISION STATUS: RETURN

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

- Use plant choices along West Putnam Avenue that are less generic and not a busy and bright. Use boxwood.
- Return with details and finishes.
- Screening for trash.

15) 199 Hamilton Avenue
Greenwich Hospital Thrift Shop

EA 08-349

Type: Exterior Alteration

Zone: LB

Proposed Use: retail-mixed goods

Previous Use: retail-automotive

Description: Alter exterior façade

Authorized Agent/ Architect/ Sign Co: Jim Sackett

Status: RETURN

DECISION STATUS: APPROVED AS NOTED

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

- Replace Birch with Stewartia.
- Replace Juniperus 'Blue Star' with Ilex crenata.
- Provide samples of Fence.
- Fence should be between 4'0 and 5'0 in height.
- Relocate Cornus kousa and put in two new street trees, as approved by Tree Warden.

16) 5 River Road

EA 08-335

Sanko Kisen

Type: Exterior Alteration

Proposed Use: Office

Previous Use: Office,

Zone: WB

Description: Add entry way, repaving, new windows.

Authorized Agent/ Architect/ Sign Co: Butler, Rogers, Bassett

Status: RETURN

DECISION STATUS: APPROVED AS NOTED

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

- Provide a section through the proposed entry way.
- Consider the use of recessed lights in the entry way canopy.

- 17) 100 Maher Avenue
EA 08-364
Brunswick School
Type: Exterior Alteration
Proposed Use: Educational
Previous Use: Educational
Zone:
Description: Screening roof-top mechanicals
Authorized Agent/ Architect/ Sign Co:
Status: RETURN AT REQUEST OF ZEO

DECISION STATUS: RETURN

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

- **Provide a mock-up on roof, in plywood, to represent the intent of the screening.**

- 18) 121 Greenwich Avenue
EA 08-342
Manfredi Jewlery
Type: Exterior Alteration, retractable awning and sign
Proposed Use: Retail
Previous Use: Retail
Zone: CGBR
Description: Change the color of store front from black to silver.
Authorized Agent/ Architect/ Sign Co: Ronald Gushue
Status: RETURN AT REQUEST OF ARC

DECISION STATUS: APPROVED AS SUBMITTED

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

- 19) 941 North Street
Brant Foundation
EA 07
Type: Exterior Alteration
Proposed Use: Private Art Study Center
Previous Use: Private Club
Zone: RA-4
Description: Amend previously approved elevation by adding a door.
Applicant: Brant Foundation Inc.
Authorized Agent/ Architect/ Sign Co: Gluckman Mayner Architects
Status: Amendment

DECISION STATUS: APPROVED AS SUBMITTED, administratively

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.