

ARCHITECTURAL REVIEW COMMITTEE 7:30 PM – 11:30 PM

August 6, 2008

Final Minutes

TOWN HALL MEETING ROOM

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

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

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

STAFF MEMBER PRESENT: Cindy Tyminski, Planner II.

EXTERIOR ALTERATIONS

1. 100 Maher Avenue
EA 08-364
Brunswick School
Type: Exterior Alteration
Proposed Use: Educational
Previous Use: Educational
Zone: R-20
Description: Screening roof-top mechanicals
Authorized Agent/ Architect/ Sign Co: Ted O'Hanlan and Anne Dayton, Robinson + Cole and Johanna Dickson, SOM.
Status: AMENDMENT/RETURN

DECISION STATUS: RETURN

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

PAC Roof-Top SCREENING:

- Explore a variety of patterns on the open brick masonry screening option.
- A mock-up shall be constructed on-site for review by ARC of the final proposal.
- Consider stepping the screening back an inch or more to create shadow and visual interest (articulation).
- Limit screening to 5'7" in height, not 7'0.
- Install a large evergreen tree (40' at time of installation) on the north façade (near transformer) to hide the upper portion of the roof-top mechanicals.

LIBRARY Roof-Top SCREENING:

- Use a simple, metal, horizontal louver.
- This louver shall be a dark gray, not white as proposed. The darker color will recede visually.

OTHER ALTERATIONS:

- On the main gate keep a height of 4' with minimal spaces and /or chamfered edges between slats to allow for an effective screen and avoid a utilitarian "look". There shall be an open pattern above this with the top edge horizontal and not curved. Eliminate school seals from the gate panel.
- The screen used in the refuse area should only be as tall as is needed and less than 10' high.
- Re-examine other planting options along the streetscape. The exclusive use of evergreens was not endorsed.
- The proposed evergreen plantings at the rear of the campus shall be planted in a staggered row and not in a straight line.
- Boston and English Ivy should be considered for the south wall. These are clinging vines and would not require a trellis.
- Existing white columns on the library to be encased in brick.

RETURN (10/1/2008) TO ARC WITH:

- Several options of brick patterns to be considered for the PAC roof-top screening. Mock-up to be constructed on-site, after the pattern is selected, of the final of brick patterns.
- Revised planting plan for additional plantings along Maher Avenue.

2. 120 East Putnam Avenue, Cos Cob
SA 08-321
CVS
Type: Exterior Alteration
Proposed Use: Retail
Previous Use: Retail
Zone: LBR-2
Description: Amend approved windows along front façade to open.
Authorized Agent/ Architect/ Sign Co:
Status: AMENDMENT

DECISION STATUS: APPROVED AS SUBMITTED

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

3. 120 East Putnam Avenue, Cos Cob
EA 08-399
CVS
Type: Exterior Alteration
Proposed Use: Retail
Previous Use: Retail
Zone: LBR-2
Description: Screening for generators
Authorized Agent/ Architect/ Sign Co:
Status: NEW

DECISION STATUS: APPROVED AS NOTED

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

- **Sound barrier fencing shall be a dark bronze with a straight top.**

4. 19 East Elm Street
EA 08-375
Elm Place
Type: Exterior Alteration
Proposed Use: Retail/Office
Previous Use: Retail/Office
Zone: CGBR
Description: Renovate existing structure, including entrance on parking lot façade.
Authorized Agent/ Architect/ Sign Co: Rudy Ridberg
Status: RETURN

DECISION STATUS: APPROVED AS NOTED

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

- **Four pilasters at entrance should be same width, with same size panels.**
- **There shall be one box in each panel of pilasters.**

5. 100 West Putnam Avenue
EA 08-379
Duff Capital
Type: Exterior Alteration
Proposed Use: Office
Previous Use: Office/UST
Zone: CGB
Description: Screening of rooftop mechanicals.
Authorized Agent/ Architect/ Sign Co:
Status: NEW

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

6. 777 West Putnam Avenue
EA 08-
Gateway Office
Type: Exterior Alteration
Proposed Use: Office
Previous Use: Office
Zone: GBO
Description:
Authorized Agent/ Architect/ Sign Co: Rudy Ridberg
Status: NEW

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

- **Conceptual review of proposed project, these are the initial recommendations:**
- **Remove two skylights at the beginning of the existing entrance canopy.**
- **Remove existing over grown landscaping.**
- **Pull bollards back more.**
- **Study angle of canopy.**
- **Wrap each canopy at each end to match canopy.**

7. 78 East Putnam Avenue
EA 08-388
78 East Putnam Avenue
Type: Exterior Alteration
Proposed Use: Residential
Previous Use: Residential
Zone: LB
Description: Authorized Agent/ Architect/ Sign Co:
Status: NEW

POSTPONED

8. 51 Weaver Street
EA 08-391
Greenwich Office Park
Type: Exterior Alteration
Proposed Use: Office
Previous Use: Office
Zone: GB
Description: Screening of proposed generators
Authorized Agent/ Architect/ Sign Co:
Status: NEW

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

9. 401 Church Road
EA 08- 357
Greenwich Country Day School
Type: Exterior Alteration
Proposed Use: Educational
Previous Use: Educational
Zone: R-
Description: Addition/Modification to Theater and other campus structures.
Authorized Agent/ Architect/ Sign Co: Cohen
Status: RETURN

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

- **Reconsider grid in gable at entrance of the Theater Building. Reduce the scale by adding some thinner elements.**

10. 969 Lake Avenue
EA 08-390
Whitby School
Type: Exterior Alteration
Proposed Use: Educational
Previous Use: Educational
Zone: R-4
Description: Landscaping, Addition to Buildings
Authorized Agent/ Architect/ Sign Co: Cohen
Status: NEW

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

11. 1 Pickwick Plaza
EA 08-398
Type: Exterior Alteration.
Proposed Use: Restaurant
Previous Use: none
Zone: CGBR
Description: Outdoor Café and Penthouse Addition
Authorized Agent/ Architect/ Sign Co: Bristol/Tesei
Status: NEW

DECISION STATUS: APPROVED AS NOTED, RETURN

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

- **Provide more specific materials and details.**
- **Provide fencing details.**
- **Consider mechanical screening.**
- **Provide a lighting and planting plan.**
- **Square off roof.**

12. 67 Holly Hill Lane
EA 08-397
Type: Exterior Alteration.
Proposed Use: office
Previous Use: office
Zone: GBO
Description: Landscaping and Parking
Authorized Agent/ Architect/ Sign Co: D'Andrea
Status: NEW

DECISION STATUS: RETURN

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

- **Planting plan needs to be re-worked.**
- **Parking area is acceptable.**
- **Submit photographs of the building.**

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.