

ARCHITECTURAL REVIEW COMMITTEE 7:30 PM – 11:45 PM

September 3, 2008

**Final Minutes**

**TOWN HALL MEETING ROOM**

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

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**ARC MEMBERS PRESENT: Paul Pugliese, Ken Deck, Nick Macri, Joeb Moore, James P. Doyle, David Woods, Tracey Brown and Rhonda Cohen.**

**ARC MEMBERS ABSENT: Leslie Klein, John M. Dixon, Rachel P. Calemno.**

**STAFF MEMBER PRESENT: Cindy Tyminski, Planner II.**

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**DISCUSSION ITEMS**

- a) Approval of August 5, 2008 Meeting Minutes

**DECISION STATUS: APPROVED AS NOTED**

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

- b) Approval of August 6, 2008 Meeting Minutes

**DECISION STATUS: APPROVED AS NOTED**

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

**SIGNS AND AWNINGS**

1. 31 East Elm Street  
SA 08-376  
**Hilton-Vanderhorn Architects**  
Type: Sign  
Proposed Use: office  
Previous Use: office  
Zone: CGBR  
Description: Two façade signs  
Authorized Agent/ Architect/ Sign Co:  
Status: RETURN

**DECISION STATUS: APPROVED AS NOTED**

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

- **Lower and align sign with sill of windows.**

2. 103 Greenwich Avenue  
SA 08-377  
**Christopher Fischer, LTD**  
Type: Sign  
Proposed Use: Retail  
Previous Use: Retail  
Zone: CGBR  
Description: Awning  
Authorized Agent/ Architect/ Sign Co:  
Status: RETURN

**DID NOT SHOW**

3. 350 Greenwich Avenue  
SA 08-384  
**Wishlist**  
Type: Sign  
Proposed Use: Retail  
Previous Use:  
Zone:  
Description: 1 façade sign  
Authorized Agent/ Architect/ Sign Co:  
Status: RETURN

**DID NOT SHOW**

4. 1 Pickwick Plaza  
SA 08-398  
**Morgan Stanley**  
Type: Sign  
Proposed Use: Office  
Previous Use:  
Zone:  
Description: I façade sign,  
Authorized Agent/ Architect/ Sign Co:  
Status: NEW

**DID NOT SHOW**

5. 19A East Putnam Avenue  
SA 08-403  
**Splurge**  
Type: Sign  
Proposed Use: Retail  
Previous Use: Retail  
Zone: CGB  
Description: I façade sign  
Authorized Agent/ Architect/ Sign Co:  
Status: NEW

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

6. 1380 East Putnam Avenue  
SA 08-405  
Type: Sign  
Proposed Use: Mixed Uses  
Previous Use:  
Zone:  
Description: 1 freestanding sign  
Authorized Agent/ Architect/ Sign Co: Frank Napolitano  
Status: NEW

**DECISION STATUS: RETURN**  
Voting: PP, KD, NM, JM, JPD, TB, DW, RC

- **Will return in October.**
- **Letters will be 8” in height.**
- **Planting plan for parking lot “island”.**

7. 132 East Putnam Avenue  
**Robek’s Juice**  
SA 08-406  
Type: Sign  
Proposed Use: Retail  
Previous Use:  
Zone:  
Description: I façade sign  
Authorized Agent/ Architect/ Sign Co: Bob Butler  
Status: NEW

**DECISION STATUS: RETURN**  
Voting: PP, KD, NM, JM, JPD, TB, DW, RC

- **Letter “R” should have a maximum height of 12”.**
- **Sign should be a 24” band.**
- **Sign is too high top to bottom; more space shall be added on both sides of the letters.**

8. 235 Greenwich Avenue  
**TD Bank**  
SA 08-401  
Type: Sign  
Proposed Use: Bank  
Previous Use: Restaurant  
Zone:  
Description: 2 façade signs  
Authorized Agent/ Architect/ Sign Co:  
Status: NEW

**DID NOT SHOW**

9. 253-265 Mill Street  
**Mill Beech LLC**  
SA 08-  
Type: Signs  
Proposed Use: Multiple commercial tenants  
Previous Use: Multiple commercial tenants Zone:  
Description: Façade signs  
Authorized Agent/ Architect/ Sign Co:  
Status: NEW

**DECISION STATUS: APPROVED AS SUBMITTED**

Voting: KD, NM, JM, JPD, TB, DW, RC Recused: PP

10. 78 East Putnam Avenue a.k.a. 1 Field Road  
**78 East Putnam Avenue**  
SA 08-  
EA 08-388  
Type: Signs and Exterior Alteration  
Proposed Use: Law Office and Residential  
Previous Use: Commercial and Residential  
Description: Façade signs  
Zone: LB  
Authorized Agent/ Architect/ Sign Co: John Tesei  
Status: NEW

**DECISION STATUS: RETURN**

Voting: PP, KD, NM, JM, JPD, TB, DW, RC

- **Should return to Committee to present final proposal.**
- **Siding should be hardi-board.**
- **Paint post on free standing sign black.**

**EXTERIOR ALTERATIONS**

11. 42 Greenwich Avenue  
EA 08-400  
**AT&T**  
Type: Exterior Alteration  
Proposed Use: Retail  
Previous Use: Retail  
Zone: CGBR  
Description: Reconstruct entry into store.  
Authorized Agent/ Architect/ Sign Co:  
Status: NEW

**DECISION STATUS: APPROVED AS SUBMITTED**  
Voting: PP, KD, NM, JM, JPD, TB, DW, RC

12. 51 Weaver Street  
EA 08-391  
**Greenwich Office Park**  
Type: Exterior Alteration  
Proposed Use: Office  
Previous Use: Office  
Zone: GB  
Description: Screening of roof top mechanicals.  
Authorized Agent/ Architect/ Sign Co:  
Status: AMENDMENT

**DECISION STATUS: APPROVED AS NOTED**  
Voting: PP, KD, NM, JM, JPD, TB, DW, RC

- **Screening can be reduced by eliminating sections that are to the rear of the mechanicals.**

13. 257 Stanwich School  
EA 08-389  
**Stanwich School**  
Type: Exterior Alteration  
Proposed Use: Educational  
Previous Use: Educational  
Zone:  
Description:

Authorized Agent/ Architect/ Sign Co:

Status: NEW

**DECISION STATUS: RETURN**

Voting: PP, KD, NM, JM, JPD, TB, DW, RC

- **Too many forms, materials and colors.**
- **Juxtaposition between modern and traditional needs to be re-examined, as conflicts exist.**
- **The white trim on the Upper School should be the same color as the background boards.**
- **Transitions need further examination.**
  - **Vertical: examine the relationship of base materials to one another.**
  - **Horizontal: examine the relationship of the building sections and how they interact with one another. Quoining may not be needed.**
  - **The proposed Middle school “pavilion” does not relate to the synagogue entrance.**
- **Entire design components need to be edited down. The proposed architectural vocabulary is too extensive.**
- **Committee noted safety concerns with height of wall between the parking lot and playing field. The field may be very close to the wall reconsider the pilasters at the field for safety.**
- **The “Great Wall” shall not match the ashlar profile but would be better to match a Connecticut field stone, dry stack wall.**
- **Re-examine the first water color perspective and bring back some of the elements of the original concept including the cupolas, roof and stone base.**
- **Rotunda design needs further examination.**
  - **Will the metal roof be in sections or solid?**
  - **Columns appear too spindly.**
  - **An alternative durable material to stucco should be explored.**
  - **Simplify rotunda window to become a stronger vertical element.**
  - **Windows that flank the Rotunda simplify windows into a stronger vertical element.**
  - **Explore alternative railing designs.**

14. 35 Church Street

EA 07-302

**Luca’s Steakhouse**

Type: Exterior Alteration

Proposed Use: Restaurant

Previous Use: Restaurant

Zone:

Description:

Authorized Agent/ Architect/ Sign Co:

Status: NEW

**DECISION STATUS: RETURN**

Voting: PP, KD, NM, JM, JPD, TB, DW, RC

- **Return with a:**
  - **Landscaping Plan**
  - **Illumination Plan**
  - **Analysis/sound proofing from sound engineer**
- **Windows on parking lot façade should be removed or be rectangular in shape.**
- **Re-study curved surfaces at entrance.**

15. 68 Patterson Avenue  
EA 08-405  
**Greenwich Academy**  
Type: Exterior Alteration  
Proposed Use: Educational  
Previous Use: Educational  
Zone:  
Description: Placement of a generator at the headmistresses dwelling  
Authorized Agent/ Architect/ Sign Co:  
Status: NEW

**POSTONED UNTIL OCTOBER**

16. 133 River Road  
EA 08-404  
**River House**  
Type: Exterior Alteration  
Proposed Use:  
Previous Use:  
Zone:  
Description:  
Authorized Agent/ Architect/ Sign Co:  
Status: NEW

**DECISION STATUS: APPROVED AS SUBMITTED**

Voting: PP, KD, NM, JM, JPD, TB, DW, RC

17. 97 Bruce Park Avenue  
EA 08-  
**97 Bruce Park Avenue**  
Type: Exterior Alteration  
Proposed Use: Multi-tenant  
Previous Use: Multi-tenant  
Zone:  
Description: Replace windows, doors and mechanical equipment  
Authorized Agent/ Architect/ Sign Co: Tim Peck.  
Status: NEW

**DECISION STATUS: APPROVED AS NOTED**

Voting: PP, KD, NM, JM, JPD, TB, DW, RC

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**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](http://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.