

ARCHITECTURAL REVIEW COMMITTEE

Wednesday, December 3, 2008 -Revised

FINAL AGENDA

The Cone Room

at

7:30 PM

Greenwich Town Hall, 101 Field Point Road,
Greenwich, CT 06830

DISCUSSION ITEMS

- a) Approval of November 5, 2008 Meeting Minutes

DECISION STATUS:

APPROVED AS SUBMITTED APPROVED AS NOTED RETURN DENIED

- b) Review of position letter in regards to HDC/ARC jurisdiction

DECISION STATUS:

APPROVED AS SUBMITTED APPROVED AS NOTED RETURN DENIED

SIGNS AND AWNINGS

1. 10 Mason Street

SA 08-437

BNY Mellon

Type: Freestanding, Façade Signs and Awning

Proposed Use: Bank

Previous Use: Bank

Zone: CGB

Description: Authorized Agent/ Architect/ Sign Co: Poyant Signs

Status: NEW

DECISION STATUS:

APPROVED AS SUBMITTED APPROVED AS NOTED RETURN DENIED

2. 1374 East Putnam Avenue

SA 08-432

Sportif Ltd.

Type: Sign

Proposed Use: Retail: Sporting Goods

Previous Use: Colonial Imaging

Zone: LB

Description: signs and awnings

Authorized Agent/ Architect/ Sign Co: Artemios Signs

Status: NEW

Note: Existing violation.

DECISION STATUS:

APPROVED AS SUBMITTED APPROVED AS NOTED RETURN DENIED

3. 360 Greenwich Avenue
SA 08-438
See Eyeware
Type: Sign
Proposed Use: Retail: eyeglasses
Previous Use: Retail: shoes
Zone: CGBR
Description: awning with illumination
Authorized Agent/ Architect/ Sign Co: Sign Design and JC Awning
Status: NEW

DECISION STATUS:
APPROVED AS SUBMITTED APPROVED AS NOTED RETURN DENIED

4. 1 River Road
SA 08-
1 River Road
Type: Sign
Proposed Use: Office
Previous Use: Office
Zone: WB
Description: signs
Authorized Agent/ Architect/ Sign Co:
Status: NEW

DECISION STATUS:
APPROVED AS SUBMITTED APPROVED AS NOTED RETURN DENIED

EXTERIOR ALTERATIONS

5. 254 Greenwich Avenue
SA 08-436 EA 08-439
Madewell
Type: Sign and Exterior Alteration
Proposed Use: Retail:
Previous Use: Retail
Zone: CGBR
Description:
Authorized Agent/ Architect/ Sign Co:
Status: NEW

DECISION STATUS:
APPROVED AS SUBMITTED APPROVED AS NOTED RETURN DENIED

6. 36 Ritch Avenue
EA 08-08-427 SA 08-426
36 Ritch Avenue
Type: Exterior Alteration and Sign
Proposed Use:
Previous Use:
Zone:
Description: sign, fence and paint color for tower.
Authorized Agent/ Architect/ Sign Co: Chip Haslun
Status: NEW

DECISION STATUS:

APPROVED AS SUBMITTED APPROVED AS NOTED RETURN DENIED

7. 257 Stanwich Road
EA 08-389
Stanwich School
Type: Exterior Alteration
Proposed Use: Educational
Previous Use: Educational
Zone:
Description: Review of, Landscaping, Playing Fields, Lighting and Architecture.
Authorized Agent/ Architect/ Sign Co: Bruce Cohen, Pecora Brothers.
Status: CONTINUED from 10/28/2008
DECISION: RETURN

1. RETURN in December 2008 with Material and Color Boards for all buildings.
2. RETURN, when mechanicals on roof are finalized as screening will be required.
3. RETURN, during landscape installation, to demonstrate that there will be adequate screening with evergreens along the rear ledge from the residential uses..
4. The plans/material boards should meet the following conditions:

UPPER SCHOOL

- Medallion should be moved further up on building
- Color of gutters should be discussed with ARC, as they have been made an important feature.
- Use a gray, the same color as the hardi-board on the rear of the building, for the siding on the dormers on the front of the building.
- Peaked dormers on the front elevation are squat in proportion and appear too tight. Consider using two windows in these dormers.
- Shadow line on the peaked dormers should be emphasized. More over hang would be useful as well as providing more profile.
- The rear elevation of the gymnasium has the same mass and materials as the other two structures, however, make a more distinct break and do not carry over the roofline from the front. Make a clearer statement with the rooflines that the "language" of the building has changed.
- Reduce the three colors of hardi-board to two. Consider making the gym one color and the other two sections of the building another color.
- The prominence of the elevated stairway on top could be reduced by carrying up the brick and creating a "mock chimney".

LOWER SCHOOL (PRIMARY)

- *Use the same color on the supports as is used on the hardi-board.*

SITE

- *Light shall not trespass past property lines, as this property adjoins residential structures.*
- *Screening of materials towards the rear of the properties remains a concern. Return to ARC during construction phase for exact position of evergreen planting.*

DECISION STATUS:

APPROVED AS SUBMITTED APPROVED AS NOTED RETURN DENIED

8. 33 Lewis Street
EA 08-
33 Lewis Street
Type: Sign and Exterior Alteration
Proposed Use: Restaurant
Previous Use: Restaurant
Zone: CGB
Description: new window, new doors, repair cracks.
Authorized Agent/ Architect/ Sign Co: Ron Gushue
Status: NEW

9. 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 APPROVED AS NOTED RETURN DENIED

10. 235 Greenwich Avenue
EA 08-
TD Bank
Type: Exterior Alteration
Proposed Use: bank
Previous Use: restaurant
Zone: CGBR
Description: Modification to previously site plan. Add a wall.
Authorized Agent/ Architect/ Sign Co:
Status: NEW

DECISION STATUS:
APPROVED AS SUBMITTED APPROVED AS NOTED RETURN DENIED

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 SUBMITTED APPROVED AS NOTED RETURN DENIED

12. 100 West Putnam Avenue
EA 07-
100 WP LLC
Type: Exterior Alteration
Proposed Use: Office
Previous Use: UST
Zone: GBO, CGB
Description: Changes to exterior of 17 Field Point Road.
Authorized Agent/ Architect/ Sign Co: R.S. Granoff.
Status: AMENDMENT

DECISION STATUS:
APPROVED AS SUBMITTED APPROVED AS NOTED RETURN DENIED

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.