

ARCHITECTURAL REVIEW COMMITTEE 7:30-12:00

Wednesday, December 3, 2008

**Final Agenda**

The Cone Room

at

7:30 PM

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

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

**ARC MEMBERS ABSENT: Leslie Klein.**

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

**DISCUSSION ITEMS**

a) Approval of November 5, 2008 Meeting Minutes

**DECISION STATUS: NOT REVIEWED.**

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

**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 NOTED**

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

1. Length of logo must be less than 18".

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 NOTED**  
Voting: PP, KD, NM, JMD, JPD, JM, DW, RPC, TB, RC.
  1. Background of sign shall not light up; letters shall be illuminated only.
  2. Other signs, including all temporary ones shall be removed.
  
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 NOTED**  
Voting: PP, KD, NM, JMD, JPD, JM, DW, RPC, TB, RC.
  1. Letter height shall be a maximum of 12"
  2. Sign shall be no greater than 18" high.
  3. Light box shall not be greater than 5" in depth.
  4. No letter on front skirt of awning.
  5. "SEE" approved on each end of awning, maximum of 6" high.
  
4. 1 River Road  
SA 08-441  
**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 NOTED**

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

1. A different light fixture, such as a BK fixture should be selected.
2. Submit light specifications for electronic review.

5. 100 West Putnam Avenue

SA 08-440

**100 WP LLC**

Type: Exterior Alteration

Proposed Use: Office

Previous Use: UST

Zone: GBO, CGB

Description:

Authorized Agent/ Architect/ Sign Co:

Status: AMENDMENT

**DECISION STATUS: RETURN**

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

1. Signs should be selected that are more consistent with the building.
2. Signs should not be “framed” with a white border.
3. Shape of some of the signs needs to be changed.
4. The word “entrance” on the stone is not necessary.
5. Sign should not sit on top of stone wall.
6. Return to meeting with new designs.

**EXTERIOR ALTERATIONS**

6. 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: RETURN**

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

1. Need a photograph of the entire building.
2. There is concern that the window height is inconsistent with other windows in the same building.
3. Applicant will submit additional information electronically.

7. 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 NOTED**

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

1. An attractive, lower in height residential type fence would be more appropriate. A white picket fence that will be in keeping with residential uses made of a man-made, low maintenance material such as azek was recommended.
2. "No trespassing" signs in residential neighborhoods are not typically reviewed by ARC.
3. The sign should move further back on the property near the telephone pole.
4. The Committee acknowledged that the paint color for the tower was not part of this applicant's submission, but was a request from the Planning and Zoning Commission to satisfy a requirement of a legal agreement.
5. The recommendation was made that the tower be painted white with a flag and lighted at night.

8. 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 STATUS: APPROVED AS NOTED, Return**

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

1. RETURN, when mechanicals on roof are finalized; screening will be required.
2. RETURN, to submit final working drawings.

3. RETURN, during landscape installation, to demonstrate that adequate screening has been provided by the evergreens along the rear ledge to the residential uses and along the bordering roads.
4. SUBMIT a list of FINAL materials and colors.
5. SUBMIT cut sheets for all light fixtures.
6. Applicant noted rail fences near school to be dark green, not white as shown in renderings. Committee agreed.

**Upper school**

1. White trim and gutters should be toned down and closer to a sandstone color on entire building.
2. Modular cast stone on the rotunda should not be the same size a concrete block. Should not be too white.
3. Cap on hardi-board walls should be a gray-green and not white.
4. Wall at the terrace should be dark red color shown at meeting, not dark gray.

**Lower School**

5. On the front of the building the white trim should be toned down and closer to a sandstone color on entire building.

**Synagogue**

6. White trim should be toned down and closer to a sandstone color on entire building.
7. Red trim that is proposed may be too bright, consider other shades of red.
8. Make sure that stucco is smooth and not faceted.
9. Should us the same stone type as the rest of the campus.
10. Change shape of windows on stairwell in front.
11. Consider simplifying design; building may be too busy.

**Site**

14. A 6'0 high fence, rather than an 8'0 high fence should be considered for the playing field areas.

9. 33 Lewis Street  
EA 08-

**33 Lewis Street**

Type: Sign and Exterior Alteration

Proposed Use: Restaurant

Previous Use: Restaurant/Office

Zone: CGB

Description: new window, new doors, repair cracks.

Authorized Agent/ Architect/ Sign Co: Ron Gushue

Status: NEW

**DECISION STATUS:**

**APPROVED AS NOTED**

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

1. Doors are not approved.
2. All the proposed changes on the first floor shall be reviewed at one time.
3. Windows, white in color, to replace the existing windows in like kind, are approved, except on the first floor in the front.
4. All maintenance repairs, done to match the existing building (prior to any unapproved activities), such as repairing cracks, sealing, caulking and repointing are approved.
5. It was noted that exterior alterations and site work had been done recently by a tenant in the building without the benefit of ARC or site plan approval.

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 to add a wall to the sidewalk in front of the building to accommodate hazards caused by a steep grade.

Authorized Agent/ Architect/ Sign Co:

Status: NEW

**DECISION STATUS: APPROVED AS NOTED**

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

1. Logos may not exceed 18" in any dimension.

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

**POSTPONED**

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:**

**RETURN**

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

1. Double column on the front porch of the building shall remain.
2. The staircase enclosure should be reworked to relate more to the historic structure it accommodates.

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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.