

1. 7:00 P.M. ARC_Agenda_2019_01_09

Documents:

[1-9-19 ARC REGULAR MEETING, FINAL AGENDA.PDF](#)

2. ARC_Agenda_2019_01_09

Documents:

[1-9-19 ARC REGULAR MEETING, ACTION AGENDA.PDF](#)

ARCHITECTURAL REVIEW COMMITTEE

Wednesday, January 9, 2019

FINAL AGENDA

Town Hall Meeting Room, 1st Floor

Town Hall, 101 Field Point Road, Greenwich

Regular Meeting 7:00 PM

NOTE to applicants: Applicants or their representatives **must be present at the meeting** for which their item is scheduled.

Sign/Awning applicants are required to provide **samples of colors and materials at the meeting.**

Exterior Alteration applicants are required to **bring eight (8) sets of all plans to the meeting, along with color and material samples.** Full sized plans are preferred, and required for large scale projects. If legible, reduced sized plans can be provided for small scale projects.

I. Sign/Awning and Storefront Exterior Alteration Reviews:

1. **Joe Studio, 185 1/2 Sound Beach Avenue;** Applications: PLPZ201800582 and PLPZ201800583 for Sign / Awning and Exterior Alteration reviews **for removal of awning, new façade signage and storefront alterations** on a property located at 185 1/2 SOUND BEACH AVENUE, OLD GREENWICH, in the LBR-2 Zone.
2. **Integrative Psychotherapy LLC, 2 Greenwich Avenue;** Application: PLPZ201800577 for a Sign / Awning review **for a new wall sign** on a property located at 2 GREENWICH AVENUE in the CGBR Zone.
3. **JHouse, 1114 East Putnam Avenue,** Application: PLPZ201800590 for an Exterior Alteration review **for replacement of the retractable canopy** over the outdoor dining area on a property located at 1114 EAST PUTNAM AVENUE in the LB Zone.

II. Exterior Alteration Applications:

1. **Greenwich Academy, 200 North Maple Avenue;** Application: PLPZ201800564 for an Exterior Alteration review **for demolition and reconstruction of the existing Lower School; construction of a new "end cap" on the existing Middle School Building; demolition of buildings at 2 Patterson Avenue and 176 North Maple Avenue; renovations to the existing Young Hall; partial demolition and renovations to the existing carriage house (aka Cowan Center Building); driveway and parking renovations, landscaping, and a new lighting program** on a property located at 200 NORTH MAPLE AVENUE in the RA-1 zone.

2. **Sashagroup, LLC, 300 Valley Road**; Application: **PLPZ 201800532** for an Exterior Alteration review **to demolish existing structures and construct new 2.5 story mixed use building and new parking lot** on a property located at 300 VALLEY ROAD COS COB in the LBR-1 Zone.
3. **St. Michael's Church, 469 North Street**; Application: **PLPZ201800512** for an Exterior Alteration review of **additions, windows, exterior finishes, mechanicals, landscaping, lighting and associated site work** at St. Michael's Church on a property located at 469 NORTH STREET in the RA-1 Zone. *Note: A specific Sign / Awning application is required for any proposed signage.*
4. **St. Timothy's Chapel, 1034 North Street**; Application: **PLPZ201800513** for an Exterior Alteration review of **grading, parking lot reconfiguration, new ADA entry, new dormer, lighting and signage** at St. Timothy's Chapel on a property located at 1034 NORTH STREET in the R-20 Zone. *Note: A specific Sign / Awning application is required for any proposed signage.*
5. **133 River Road**; Application: PLPZ201800581 for an Exterior Alteration to **construct additions, create a carport, reconfigure parking spaces, and new landscaping and new pedestrian access** on a property located at 133 RIVER ROAD in the WB Zone.

III. Committee Business:

1. Acceptance of Minutes of 12-3-18 and 12-5-18 meetings.
2. Any other Business.

ARCHITECTURAL REVIEW COMMITTEE

Wednesday, January 9, 2019

ACTION AGENDA

Town Hall Meeting Room, 1st Floor
Town Hall, 101 Field Point Road, Greenwich

Regular Meeting 7:00 PM

7:02 pm– 10:50 pm

Present: Richard Hein, Chairperson; Mark Strazza, Co-Vice-Chairperson; James Doyle, Co-Vice-Chairperson; Louis Contadino; John Conte; Graziano Meniconi; Paul Pugliese; Heidi Brake-Smith.

Absent: Katherine LoBalbo; Secretary; Rhonda Cohen.

Staff Person: Marisa Anastasio, Senior Planner.

I. Sign/Awning and Storefront Exterior Alteration Reviews:

1. **Joe Studio, 185 1/2 Sound Beach Avenue;** Applications: PLPZ201800582 and PLPZ201800583 for Sign / Awning and Exterior Alteration reviews **for removal of awning, new façade signage and storefront alterations** on a property located at 185 1/2 SOUND BEACH AVENUE, OLD GREENWICH, in the LBR-2 Zone.
DECISION STATUS: Submit recommended revisions. (email:

manastasio@greenwichct.org)

(Motion: Hein Second: Strazza)

Voting in favor: Hein, Strazza, Doyle, Contadino, Conte, Meniconi, Pugliese, Smith

Notes/recommendations/additional information to be submitted:

- Applicant agreed to a maximum height of 18” for the proposed logo.
- Raise sign higher above transom than proposed, 2 courses of clapboard should be visible between bottom of sign and transom, and update lighting to correspond to new sign placement.
- Submit updated plans showing: logo at 18” or less in height, updated location of signage, adjusted lighting fixtures based on new location of sign, and show details of the building façade beneath the old awning.
- Submit spec sheets for any new lighting fixtures.
- The door may remain where it is shown on plans, does not need to be centered (but can be).
- Door color shall be black, window trim shall be white.

2. **Integrative Psychotherapy LLC, 2 Greenwich Avenue**; Application: PLPZ201800577 for a Sign / Awning review **for a new wall sign** on a property located at 2 GREENWICH AVENUE in the CGBR Zone.

DECISION STATUS: Return to a Meeting.

(Motion: Hein Second: Pugliese)

Voting in favor: Hein, Strazza, Doyle, Contadino, Conte, Meniconi, Pugliese,
Smith

Notes/recommendations/additional information to be submitted:

- Existing façade signage appears to be in violation (no ARC review/no Zoning or Building permits) and any sign placed in violation must be removed from the building.
- Any new sign requires approval from ARC and permits from Zoning and Building.
- A revised proposal should be submitted once unapproved signage is removed. The new proposal should show one directory sign listing each of the tenants; OR signage placed in the existing framed signage boxes. The proposed color palette must be consistent within the context of the historic property.

3. **JHouse, 1114 East Putnam Avenue**, Application: PLPZ201800590 for an Exterior Alteration review **for replacement of the retractable canopy** over the outdoor dining area on a property located at 1114 EAST PUTNAM AVENUE in the LB Zone.

DECISION STATUS: Recommendation for approval as submitted.

(Motion: Strazza Second: Pugliese)

Voting in favor: Hein, Strazza, Doyle, Contadino, Conte, Meniconi, Pugliese,
Smith

Notes/recommendations/additional information to be submitted:

- Steel structure is staying in place. Clear anodized aluminum will be used. Material of the canopy is a retractable polycarbonate and the applicant showed the Committee a sample.

II. **Exterior Alteration Applications:**

1. **Greenwich Academy, 200 North Maple Avenue;** Application:

PLPZ201800564 for an Exterior Alteration review **for demolition and reconstruction of the existing Lower School; construction of a new "end cap" on the existing Middle School Building; demolition of buildings at 2 Patterson Avenue and 176 North Maple Avenue; renovations to the existing Young Hall; partial demolition and renovations to the existing carriage house (aka Cowan Center Building); driveway and parking renovations, landscaping, and a new lighting program** on a property located at 200 NORTH MAPLE AVENUE in the RA-1 zone.

DECISION STATUS: Return to a Meeting.

(Motion: Hein Second: Strazza)

Voting in favor: Hein, Strazza, Doyle, Contadino, Conte, Meniconi, Pugliese, Smith

Notes/recommendations/additional information to be submitted:

- Discussion: The ARC discussed the need to create continuity and better transition between the existing architecturally significant “Ruth” building and the new buildings, additions, service court etc. with attention to integration of the spatial relations, geometry, and architecture of the upper school (“Ruth”).
- Landscaping, and the natural contours of the site, need to be better utilized in order to tie the diverse buildings together, and achieve a successful panorama for the site.
- Provide details on the structures to be demolished which are currently important elements of the neighborhood character.
- Address the location of the service court and if this is the best use of a prominent place on the campus and/or can this use / structure be integrated more successfully.
- Address circulation of vehicular traffic including arrival, drop-off, pedestrian access, along with circulation for service vehicles/trucks. Include details on garbage collection location and hauling.
- Clarify the “moment” at the school entrance – existing and proposed.
- Clarify the plans to show details of the South corner of the lower school.
- Most members noted the Middle School building was more successful architecturally than the Lower School Building. The board and batten finish, and the folded roof of the lower school were noted as elements that may need to be reconsidered.

2. **Sashagroup, LLC, 300 Valley Road**; Application: **PLPZ 201800532** for an Exterior Alteration review **to demolish existing structures and construct new 2.5 story mixed use building and new parking lot** on a property located at 300 VALLEY ROAD COS COB in the LBR-1 Zone.

DECISION STATUS: **Return to a Meeting.**

(Motion: Hein Second: Strazza)

Voting in favor: Hein, Strazza, Doyle, Contadino, Conte, Meniconi, Pugliese,
Smith

Notes/recommendations/additional information to be submitted:

- When returning to a meeting, applicant shall provide 8 copies of applicable architectural, engineering and landscaping plans to include elevations, floor plans, site development plans, site sections, landscaping plans, lighting and photometric plans.
- Context plans should be provided to show the proposed building in context to the smaller building across the street.
- The ARC recommends a revised placement of the building on the site (turning the building 90 degrees) to avoid the side of the building facing the street, and to avoid it being pushed entirely to one side of the site.
- The applicant indicated that the finish proposed is antique white wash finish with galvanized steel and aluminum roofing.
- Provide samples of materials and colors, window specs, lighting specs (locations and type of fixtures).
- ARC appreciated the aesthetic of the building, but recommended adding details to enhance the design.
- Update the landscaping plans to be reflective of the vernacular of the landscape within the surrounding neighborhood.

3. **St. Michael's Church, 469 North Street**; Application: **PLPZ201800512** for an Exterior Alteration review of **additions, windows, exterior finishes, mechanicals, landscaping, lighting and associated site work** at St. Michael's Church on a property located at 469 NORTH STREET in the RA-1 Zone. *Note: A specific Sign / Awning application is required for any proposed signage.*
DECISION STATUS: Submit recommended revisions. (email:

manastasio@greenwichct.org)

(Motion: Hein Second: Conte)

Voting in favor: Hein, Strazza, Doyle, Contadino, Conte, Meniconi, Pugliese,
Smith

Notes/recommendations/additional information to be submitted:

- Submit revised development plans and landscape plan "L6" to reflect an organically contoured (NOT rectangle) rain garden.
- Use granite pavers underneath canopy overhang in order to extend the look of the interior polished concrete to the exterior.
- Provide details on all site and building lighting including cut sheets, spec sheets for fixtures, temperature (Kelvin) and photometric plans for all exterior lighting including under canopy and on trellises.
- Applicant indicated cantilevered beams will be charcoal steel, ARC recommends the beams to rest on stone.
- Applicant agreed to use a clear preservative stain on the natural shingles.
- ARC recommends approval as shown for the rectory addition.

4. **St. Timothy's Chapel, 1034 North Street**; Application: **PLPZ201800513** for an Exterior Alteration review of **grading, parking lot reconfiguration, new ADA entry, new dormer, lighting and signage** at St. Timothy's Chapel on a property located at 1034 NORTH STREET in the R-20 Zone. *Note: A specific Sign / Awning application is required for any proposed signage.*

DECISION STATUS: Submit recommended revisions. (email: manastasio@greenwichct.org)

(Motion: Hein Second: Strazza)

Voting in favor: Hein, Strazza, Doyle, Contadino, Conte, Meniconi, Pugliese, Smith

Notes/recommendations/additional information to be submitted:

- Color of both crosses will be consistent. Grey is recommended by ARC.
- Applicant will revise the shape of the portico slightly.
- Flagpole relocation is recommended for approval as submitted.

5. **133 River Road**; Application: PLPZ201800581 for an Exterior Alteration to **construct additions, create a carport, reconfigure parking spaces, and new landscaping and new pedestrian access** on a property located at 133 RIVER ROAD in the WB Zone.

DECISION STATUS: Submit recommended revisions. (email: manastasio@greenwichct.org)

(Motion: Hein Second: Conte)

Voting in favor: Hein, Strazza, Doyle, Contadino, Conte, Meniconi, Pugliese, Smith

Notes/recommendations/additional information to be submitted:

- Submit a landscaping plan showing proposed locations, sizes and species of proposed plantings.

III. Committee Business:

1. Acceptance of Minutes of 12-3-18 and 12-5-18 meetings.