

1. ARC_Agenda_2019_01_23

Documents:

[1-23-19 ARC REGULAR MEETING, FINAL AGENDA.PDF](#)

2. ARC_Agenda_2019_01_23

Documents:

[1-23-19 ARC REGULAR MEETING, ACTION AGENDA.PDF](#)

ARCHITECTURAL REVIEW COMMITTEE

Wednesday, January 23, 2019

FINAL AGENDA

Hayton Room, 3rd 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 and to scale, reduced sized plans can be provided for small scale projects.

I. Sign/Awning and HVAC reviews:

1. **Blackenship Dry Goods, 16 Greenwich Ave.;** Application: PLPZ201900007 for a Sign / Awning review **for new signage** on a property located at 16 GREENWICH AVENUE in the CGBR Zone.
2. **Boys & Girls Club of Greenwich, 4 Horseneck La.;** Application: PLPZ201800579 for a Sign/ Awning review **for a freestanding sign and two freestanding directional signs** on a property located at 4 HORSENECK LANE in the R-6 Zone.
3. **Temple Sholom, 300 East Putnam Ave.;** Application: PLPZ201900005 for an Exterior Alteration review **for installation of a cooling tower** on a property located at 300 EAST PUTNAM AVENUE in the R-7 Zone.

II. Exterior Alteration Applications:

1. **Greenwich Country Day School - High School Campus;** Application: PLPZ201900004 for an Exterior Alteration review **to demolish the north wing of the existing classroom building and site improvements, including driveway, parking and landscape modifications** on a property located at 257 STANWICH ROAD in the RA-2 Zone.
2. **240 GA Residential, 240 Greenwich Ave.;** Application: PLPZ201900006 for an Exterior Alteration review to **construct a new multi-family residential building** on a property located at 240 GREENWICH AVENUE in the CGBR Zone.

3. **Greenwich Hospital, 75 Holly Hill Lane;** Applications **PLPZ 201800519**, for review of exterior alterations **to create a new building entrance for Greenwich Hospital on the south elevation of the existing building** on a property located at 75 HOLLY HILL LANE in the GBO zone.
4. **Alexander LLC, 21 North Water Street;** Application: PLPZ201800552 for an Exterior Alteration review **to construct a new second floor and clearstory, with associated site work and landscaping.** on a property located at 19 and 21 NORTH WATER STREET, BYRAM in the LBR-2 Zone.
5. **500 WPA PH3, 500 West Putnam Avenue;** Application, **PLPZ 201700561** for an Exterior Alteration review **to construct a multi-family structure with associated landscaping** on a property located at 500 WEST PUTNAM AVENUE in the GBO Zone.

III. Committee Business:

1. Acceptance of Minutes of 1-9-19 meeting.
2. Any other Business.

***NOTE:**

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

For ALL Exterior Alteration applications, applicants are required to **bring eight (8) sets of all plans to the meeting.** Full sized plans are preferred, and required for large scale projects. If **legible**, reduced sized plans can be provided for smaller projects. **If these plans are not brought to the meeting, the item will not be heard.** The applicant should also bring all **color samples and material samples** to the meeting.

ARCHITECTURAL REVIEW COMMITTEE

Wednesday, January 23, 2019

ACTION AGENDA

Hayton Room, 3rd Floor

Town Hall, 101 Field Point Road, Greenwich

Regular Meeting 7:00 PM – 10:45PM

Present: Mark Strazza, Co-Vice-Chairperson; John Conte; Graziano Meniconi; Paul Pugliese.

Present at 7:45 pm (Start of Exterior Alteration reviews): Richard Hein, Chairperson.

Absent: Katherine LoBalbo; Secretary; James Doyle, Co-Vice-Chairperson; Rhonda Cohen; Louis Contadino; Heidi Brake-Smith.

Staff Person: Marisa Anastasio, Senior Planner.

I. Sign/Awning and HVAC reviews:

1. **Blackenship Dry Goods, 16 Greenwich Ave.;** Application: PLPZ201900007 for a Sign / Awning review **for new signage** on a property located at 16 GREENWICH AVENUE in the CGBR Zone.

DECISION STATUS: **Submit revisions. (email:**

manastasio@greenwichct.org)

(Motion: Strazza Second: Meniconi)

Voting in favor: Strazza, Conte, Meniconi, Pugliese

Notes/recommendations/additional information to be submitted:

- Option B, stainless steel letters placed on the existing black band of the facade, is the layout accepted by ARC.
- The applicant can opt to keep, remove or replace the existing small awning over the doorway. If removed, the spacing of sign lettering on the facade would need to be updated. If replaced, the new awning should remain black, and must be compliant with required height above sidewalk per the Regulations. The ARC recommendation is to replace with a smaller black awning to be aligned with the top of the windows.

2. **Boys & Girls Club of Greenwich, 4 Horseneck La.;** Application: PLPZ201800579 for a Sign/ Awning review **for a freestanding sign and two freestanding directional signs** on a property located at 4 HORSENECK LANE in the R-6 Zone.

DECISION STATUS: Submit revisions. (email:

manastasio@greenwichct.org)

(Motion: Conte Second: Strazza)

Voting in favor: Strazza, Conte, Meniconi, Pugliese

Notes/recommendations/additional information to be submitted:

- Applicant will submit a site plan to verify property lines and the location of signage.
- Sign 2 will match Sign 3 sizing, 16" x 30", and both will be installed with attached posts. (aka Sign 2 not to be attached to stop sign).
- Sign 2 will be single sided and Sign 3 will be double sided.
- Sign 1 is accepted as submitted.

3. **Temple Sholom, 300 East Putnam Ave.;** Application: PLPZ201900005 for an Exterior Alteration review **for installation of a metal cooling tower** on a property located at 300 EAST PUTNAM AVENUE in the R-7 Zone.

DECISION STATUS: Return to a meeting with additional details.

(Motion: Conte Second: Strazza)

Voting in favor: Strazza, Conte, Meniconi, Pugliese

Notes/recommendations/additional information to be submitted:

- Detail/quantify the existing vegetation that is proposed to be removed and show any proposed replacements.
- Show the tower to be screened by one uniform wall, instead of a wall with a louver on top.
- Confirm the height of the wall.
- Provide samples of material to be used to extend wall.
- Show the area where the tower will be placed to be excavated so that the tower will appear lower in height and the visual impact will be reduced.
- Show Decibel level on plans.

II. Exterior Alteration Applications:

1. **Greenwich Country Day School - High School Campus**; Application: PLPZ201900004 for an Exterior Alteration review **to demolish the north wing of the existing classroom building and site improvements, including driveway, parking and landscape modifications** on a property located at 257 STANWICH ROAD in the RA-2 Zone.

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

(Motion: Hein Second: Strazza)

Voting in favor: Hein, Strazza, Conte, Meniconi, Pugliese

Notes/recommendations/additional information to be submitted:

- Rectify the imbalance of the proposed details/fenestration, specifically on the labs and theater wing. ARC finds that “Phase 1” (classroom buildings under construction) is influencing the details of the new buildings and these details are not compatible due to the differences in architectural style and scale.
- ARC encourages revisiting the “Phase 1” cupola and architectural details to complement the new design.
- Incorporate the fenestration and elegance of the labs / theater wing into the elevator tower.
- ARC finds that the Theater building wall facing the parking lot is monolithic and puts forth a commercial feel. Create a green wall here and/or add a trees/planting strip along sidewalk and/or extend the covered walkway to add interest/articulation.
- Add dimensionality to the palette, proportions and/or roof of the visual arts quad in order to further refine the design. Discussion included adding skylights to the covered walkway, and/or adding curvature to the linear outside area which is part of Phase 1.
- Widen the staircase that leads to the guest entrance.
- Screen the views from Stanwich Road and Cat Rock Road. Discussed planting of white pines.
- Provide details on the traffic circulation and drop off area(s) – are there different approaches or areas for guests vs. students, is there any staggering of drop off/pick up?

2. **240 GA Residential, 240 Greenwich Ave.**; Application: PLPZ201900006 for an Exterior Alteration review to **construct a new multi-family residential building** on a property located at 240 GREENWICH AVENUE in the CGBR Zone.

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

(Motion: Hein Second: Strazza)

Voting in favor: Hein, Strazza, Conte, Meniconi, Pugliese

Notes/recommendations/additional information to be submitted:

- ARC appreciates the applicant submitting for review in the early planning stage.
- ARC finds that the applicant worked with the site layout and parking areas more successfully than during the preliminary roundtable with Town Depts (required per Section 6-110).
- The new building should be independent from the existing Bank of America building – the scale/materials/details do not need to be echoed in the new building.
- ARC finds that the proposed proportions are successful, but that the archways included in design are not successful. Eliminate the arches along the front façade, and possibly eliminate the tall arch on the east elevation.
- Materials other than limestone should be used. Consider a transition between second and third floor materials to break down the scale of the building.
- The curtain wall element is too choppy and the palette should be simplified.
- Refine the third level to complete the feeling / form.
- Attempt to center the entry lobby with Benedict Street.
- ARC encourages roof gardens, which the applicant indicates are part of the plan.

3. **Greenwich Hospital, 75 Holly Hill Lane;** Applications **PLPZ 201800519**, for review of exterior alterations **to create a new building entrance for Greenwich Hospital on the south elevation of the existing building** on a property located at 75 HOLLY HILL LANE in the GBO zone.

DECISION STATUS: Does not return.

(Motion: Hein Second: Strazza)

Voting in favor: Hein, Strazza, Conte, Meniconi, Pugliese

Notes/recommendations/additional information to be submitted:

- Mesh canopy ceiling and wall is accepted. (Samples provided)
- ARC does not approve of the proposed wood-look for soffit –just match with existing instead.
- Options for future signage are replacing the corner window with a sign panel, or placing signage on existing brick.
- Illumination under canopy is acceptable – and more lights can be added for signage.
- Lighting temp should be similar to what is existing in the front entry – there should not be a big change from one side of the building to another, noting that 2700 to 3000K is the generally accepted limit on temperature.
- Signage must return for review.

4. **Alexander LLC, 21 North Water Street**; Application: PLPZ201800552 for an Exterior Alteration review **to construct a new second floor and clearstory, with associated site work and landscaping.** on a property located at 19 and 21 NORTH WATER STREET, BYRAM in the LBR-2 Zone.
DECISION STATUS: Return to a meeting.

(Motion: Hein Second: Strazza)

Voting in favor: Hein, Strazza, Conte, Meniconi, Pugliese

Notes/recommendations/additional information to be submitted:

- Eliminate arch way in center, instead create a rectangular opening with flat panel above like the three others shown.
- Bring proportions closer to ground. Drop the articulated fascia board to the top of the windows and then drop clapboard between 1st and 2nd floor. Thicken up fascia and eaves on 2nd floor and clerestory then reduce height of windows in clerestory.
- Try to add height to the clerestory. Consider 6 windows here for a more Greco Roman look.
- Add planting at curb line to steer the eye toward the new entrance.
- ARC recommends signage at entrance door (offset to the left), rather than a big sign in the middle which looks commercial.
- Logo on future signage can be no greater than 18” in height.
- Provide details of materials/finishes to be used and colors of windows, trim and roof. Provide samples.

5. **500 WPA PH3, 500 West Putnam Avenue; Application, PLPZ 201700561** for an Exterior Alteration review **to construct a multi-family structure with associated landscaping** on a property located at 500 WEST PUTNAM AVENUE in the GBO Zone.

DECISION STATUS: Does not return.

(Motion: Hein Second: Meniconi)

Voting in favor: Hein, Strazza, Conte, Meniconi, Pugliese

Notes/recommendations/additional information to be submitted:

- ARC finds the design is well-executed.
- ARC has no additional comments on the landscape plans or architecture.
- Regarding the wood elements incorporated into the landscaping, ARC recommends letting those weather naturally and to gently curve any end cuts (ie, on the proposed steps).
- The applicant presented options for the palette: stained concrete building base in charcoal, metal window frames in matte black, brick options in cool or warm grey, trespa options in grey or blue tint, and some silver accents. ARC generally liked a cooler grey palette: the base of the building in charcoal, matte black windows and roof band, cool grey brick and bluish trespa.
- **The applicant will provide an on-site mock-up prior to final decisions on finishes, and will notify staff so a viewing can be organized.**

III. Committee Business:

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2. Any other Business.

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