

1. ARC_Agenda_2019_05_08

Documents:

[5-8-19 ARC REGULAR MEETING, FINAL AGENDA.PDF](#)

2. ARC_Agenda_2019_05_08

Documents:

[5-8-19 ARC REGULAR MEETING, DRAFT ACTION AGENDA.PDF](#)

ARCHITECTURAL REVIEW COMMITTEE

Wednesday, May 8, 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 and to scale**, reduced sized plans can be provided for small scale projects.

I. Sign/Awning Reviews:

- 1. Avenue Barber, 407 Greenwich Avenue;** Application: **PLPZ201900162** for a Sign /Awning review of **installation of a 24” x 4” barber pole next to existing signage** on a property located at 407 GREENWICH AVENUE in the CGBR Zone.
- 2. Cavalier Ebanks Galleries, 405 Greenwich Avenue;** Application: **PLPZ201900172** for a Sign /Awning review of **a new sign and awning** on a property located at 405 GREENWICH AVENUE in the CGBR Zone.

II. Exterior Alteration Applications:

- 3. River Landing Condos, 115 River Road;** Application: **PLPZ201900148** for an Exterior Alteration review of **replacement of wood railings with new cable railings and replacement of painted wood decking with IPE** on a property located at 115 RIVER ROAD in the R-6 Zone.
- 4. Bright Horizons Daycare, 75 Holly Hill Lane;** Application: **PLPZ201900174** for an Exterior Alteration review of **new playground and ramp for proposed new daycare and associated site work and landscaping** on a property located at 75 HOLLY HILL LANE in the GBO Zone.
- 5. Row America, 89 River Road;** Application: **PLPZ201900074** for Exterior Alteration review of a **new mixed use structure: Rowing Club and residences and associated site work** on a property located at 89 RIVER ROAD, COS COB in the WB Zone. *Continued from 4-3-19 meeting at which Hein, Strazza,*

LoBalbo, Boldt, Contadino, Meniconi, Pugliese, Brake-Smith were present.

6. **189 Davis Avenue**; Application: **PLPZ 201800517** for an Exterior Alteration review of **revision to the exterior of 5 previously approved duplex residential units and associated site work** on a property located at 189 DAVIS AVENUE in the R-6 Zone. *Continued from 4-3-19 meeting at which Hein, Strazza, LoBalbo, Boldt, Contadino, Meniconi, Pugliese, Brake-Smith were present.*
7. **Fernandez residence, 147 South Water Street**; Application: **PLPZ201900144** for an Exterior Alteration review of **a new porch and foundation wall on an existing multi-family structure** on a property located at 147 SOUTH WATER STREET in the R-6 Zone.
8. **Myx, 19 West Elm Street** ; Application: **PLPZ201900170** and **PLPZ201900171** for an Exterior Alteration and Sign / Awning review of **front patio reconfiguration, new awnings, sconces, flags and new signage** on a property located at 19 WEST ELM STREET in the CGB Zone.
9. **Warby Parker, 344 Greenwich Avenue**; Application: **PLPZ201900108** for an Exterior Alteration review of **new finishes on exterior facade, existing storefront glazing system to be refinished, addition of goose neck lighting, new non-illuminated signage** on a property located at 344 Greenwich Avenue in the CGBR zone. *Continued from 4-17-19 meeting at which Hein, Strazza, Boldt, Cohen, Meniconi, Pugliese, Brake-Smith were present.*
10. **American Fertility Services, CT**; Application **PLPZ201800101** for an Exterior Alteration review **of new location of transformer already installed, and HVAC units, screening of gas meters on front façade, and landscaping** on a property located at 0 WESTERN JUNIOR HIGHWAY GREENWICH, CT 06830 in the R-6 zone. *Continued from 4-17-19 meeting at which Hein, Strazza, Boldt, Cohen, Meniconi, Pugliese, Brake-Smith were present.*

III. Committee Business:

1. Acceptance of Minutes of 4-17-19 meeting.
2. Any other Business.

ARCHITECTURAL REVIEW COMMITTEE

Wednesday, May 8, 2019

DRAFT ACTION AGENDA

Town Hall Meeting Room

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

Regular Meeting 7:00 PM – 10:52 PM

Members Present: Richard Hein, Chairperson; Mark Strazza, Vice-Chairperson; Katherine LoBalbo, Secretary; Peter Boldt; Rhonda Cohen; Louis Contadino; John Conte; Leander Krueger; Graziano Meniconi; Paul Pugliese; Heidi Brake-Smith.

No Members Absent

Staff Present: Marisa Anastasio, Senior Planner and Bianca Dygert, Planner II.

Chairperson Hein called the meeting to order at 7pm. The first order of business was to acknowledge James Doyle's resignation from the Committee. A motion was taken to formally thank James Doyle for his years of dedication and service. The Committee unanimously agreed.

I. Sign/Awning Reviews:

- 1. Avenue Barber, 407 Greenwich Avenue;** Application: **PLPZ201900162** for a Sign /Awning review of **installation of a 24" x 4" barber pole next to existing signage** on a property located at 407 GREENWICH AVENUE in the CGBR Zone.
Status: APPLICATION WAS WITHDRAWN BY APPLICANT
- 2. Cavalier Ebanks Galleries, 405 Greenwich Avenue;** Application: **PLPZ201900172** for a Sign /Awning review of **a new sign and awning** on a property located at 405 GREENWICH AVENUE in the CGBR Zone.

Decision Status: Submit revisions electronically (email: jp Pruitt or manastasio@greenwichct.org)

Motion: Hein Second: Pugliese Vote: unanimous

Submit revised plans to reflect the following:

- **Wording proposed on awning skirt ("Fine Paintings, Sculpture & Photography Since 1986" "Greenwich Nantucket New York Palm Beach") is not permitted on awning. This wording can be moved to the windows. Signage can take up no more than 15% of window area.**
- **ARC does not approve the proposal of signage on both the awning and the façade. Update plans to show one or the other.**
- **Submit scaled architectural elevations and sections depicting the updated signage proposal with the required revisions as listed.**

II. Exterior Alteration Applications:

3. **River Landing Condos, 115 River Road;** Application: **PLPZ201900148** for an Exterior Alteration review of **replacement of wood railings with new cable railings and replacement of painted wood decking with IPE** on a property located at 115 RIVER ROAD in the R-6 Zone.

Decision Status: Submit revisions electronically and submit samples (email: manastasio@greenwichct.org)

Motion: Hein Second: Contadino Vote: unanimous

Submit revised plans and samples to reflect the following:

- **ARC finds that the white posts are distracting to the view and distracting to brick. ARC recommends the use of stainless if feasible, or grey or black if stainless is not possible.**
- **Ipe wood should be used for both the deck and the top rail.**
- **The fascia should be updated to reflect the final color and materials of posts.**
- **The supports should be painted to match posts.**
- **Submit a sample of revised colors and materials.**

4. **Bright Horizons Daycare, 75 Holly Hill Lane**; Application: **PLPZ201900174** for an Exterior Alteration review of **new playground and ramp for proposed new daycare and associated site work and landscaping** on a property located at 75 HOLLY HILL LANE in the GBO Zone.

Decision Status: Return to a meeting

Motion: Hein Second: Boldt Vote: unanimous

Notes/concerns/recommendations:

- **Copies of certain plans submitted during application intake, including the full size Redniss and Mead topography survey, the full size Studio MLA Landscape and Grading plan, and the full size POA Architects Level C Floor Plan and Floor Plan Master, were not provided to ARC members at the meeting. All plans provided at application intake must be copied and provided to Committee members at the return meeting (8 full sized copies). If these plans are revised in response to ARC's comments, the applicant may choose to provide the revised plans only**
- **Submittal of additional plans is required to provide an accurate and thorough depiction of the project, including:**
 - **Full set of floor plans. Clarify the flow of the indoor space to the outdoor playground space.**
 - **Context Elevations of abutting structures in all directions, North, South, East and West, along Muskrat Pond Dr., Holly Hill Lane, and at Putnam Green residential development.**
 - **Site Sections. Site sections should address the alley between building and playground, accurately depict the 120' handicap ramp, show HVAC units, and show trees on Town right of way.**
 - **Building Sections.**
 - **3 dimensional model.**
- **ARC finds that the proposed materials such as the versalock wall and chain link fencing result in a prison-like feeling to the space.**
- **ARC finds that there are many architectural elements and that there should be an effort to simplify these, such as the aluminum ramp – can something more natural be used.**
- **ARC finds the proposed location of the playground inconsistent and inharmonious with the existing streetscape.**
- **ARC finds that the current proposal does not adequately preserve the natural landscape and that the created landscape is inappropriate for the site. Mature trees and shade trees are recommended to be protected and preserved. (cont'd)**

- **The applicant should address the relationship of the new playground to the existing structure, terrain and streetscape, and attempt to create harmony between existing and proposed.**
- **It was noted that the proposed use of muted colors for the playground equipment is commendable, and is preferable to the use of primary colors which are often the default for playgrounds.**

5. **Row America, 89 River Road**; Application: **PLPZ201900074** for Exterior Alteration review of a **new mixed use structure: Rowing Club and residences and associated site work** on a property located at 89 RIVER ROAD, COS COB in the WB Zone. *Continued from 4-3-19 meeting.*

Decision Status: Return to a meeting (per 7-4 Vote, in favor of return: RH, MS, KL, PB, RC, GM, LK)

Motion: Hein Second: Strazza Vote: unanimous unless noted below

Notes/concerns/recommendations:

- **Regarding the recommendation to further study reorientation (up to 90 degrees). Vote was 4-7. In favor of studying reorienting the building: RH, MS, GM, KL; Against: PB, RC, LC, JC, LK, PP, HS.**
- **ARC appreciates the landscaping, screening, added trees in parking lot, benches in promenade, parking lot improvements, and architectural colors.**
- **Recognizes the use is intense and packing a lot of programs into one structure.**
- **The proposed black color for the windows should be reviewed – ARC did not find it compatible with the design.**
- **Architect has represented that articulation in the layers is restricted but that it is the right direction and can make it work (instead of ARC's suggestion to carve out roofscape to give relief at the ridge).**
- **All drawings should accurately reflect the stair tower and elevator tower with appropriate line weight. Update any drawings that depict those in a light line. Further, update the design of the towers to be articulated symmetrically. The ARC supports a cupola or widows walk articulation, or representation as chimneys.**
- **Submit details of the railings. Applicant indicated that cable railings are proposed for the rowing club and glass railings are proposed for residential areas.**
- **The lights in the steps at the promenade to be updated to an LED strip.**
- **ARC intends to review plant material and lighting fixtures at return meeting. Bollards should be shielded and height at 30" or less.**
- **Original vote on requiring applicant to return to a meeting was 6-5: In favor: PB, MS, RH, GM, KL, LK, Against: JC, HS, RC, PP, LC. Vote was struck down and retaken.**

6. **189 Davis Avenue**; Application: **PLPZ 201800517** for an Exterior Alteration review of **revision to the exterior of 5 previously approved duplex residential units and associated site work** on a property located at 189 DAVIS AVENUE in the R-6 Zone. *Continued from 4-3-19.*

Decision Status: Does not return.

Motion: Hein Second: Strazza Vote: 10-0; RH, MS, PB, RC, LC, JC, LK, GM, PP, HS
(LoBalbo not present for vote)

Notes/concerns/recommendations:

- **All proposed plant material shall be upgraded to larger sizes and calipers.**
- **Use smooth siding instead of faux wood look like smooth clapboard or smooth hardy plank.**

7. **Fernandez residence, 147 South Water Street**; Application: **PLPZ201900144** for an Exterior Alteration review of **a new porch and foundation wall on an existing multi-family structure** on a property located at 147 SOUTH WATER STREET in the R-6 Zone.

APPLICANT DID NOT COME TO MEETING.

8. **Myx, 19 West Elm Street** ; Application: **PLPZ201900170** and **PLPZ201900171** for an Exterior Alteration and Sign / Awning review of **front patio reconfiguration, new awnings, sconces, flags and new signage** on a property located at 19 WEST ELM STREET in the CGB Zone.

Decision Status: Submit revisions electronically and submit samples (email: manastasio@greenwichct.org)

Motion: Hein Second: Cohen Vote: 9-0; RH, MS, RC, LC, JC, LK, GM, PP, HS (Boldt recused, LoBalbo not present for vote)

Submit revised plans and samples to reflect the following:

- **Eliminate the two proposed flags and flagpoles.**
- **Provide details and color of railing.**
- **Eliminate the awning proposed on the side of the building.**
- **Proposed wording “Breakfast” “Bowls” “Salads” “Coffee” to be eliminated from façade signage. This wording can be placed on window, as long as signage is no more than 15% of window area.**
- **Keep “Creative Kitchen” under “Mix” on façade signage.**
- **Keep the two existing trees. If removed, trees to be replaced in kind.**
- **Use cobblestone in planter and clarify if black AZEK is the material around the planting bed.**

9. **Warby Parker, 344 Greenwich Avenue**; Application: **PLPZ201900108** for an Exterior Alteration review of **new finishes on exterior facade, existing storefront glazing system to be refinished, addition of goose neck lighting, new non-illuminated signage** on a property located at 344 Greenwich Avenue in the CGBR zone. *Continued from 4-17-19 meeting.*

Decision Status: Submit revisions electronically (email: manastasio@greenwichct.org)

Motion: Hein Second: Cohen Vote: unanimous unless noted below

Submit revised plans and samples to reflect the following:

- **The dark option was approved per the following vote: 9-2: Dark option: PB, RC, HS, JC, RH, KL, LK, LC, PP Light option: MS, GM**
- **Sign will be halo lit, no goosenecks.**
- **Submit a detail for a dimensional stop, left and right, to address paint color transition on fascia.**
- **Address the paint transition architecturally instead of on an arbitrary plane.**
- **Landlord work with ARC to institute a signage program.**
- **ARC finds nothing architecturally significant or meritorious to be preserved on this building.**

10. **American Fertility Services, CT**; Application **PLPZ201800101** for an Exterior Alteration review **of new location of transformer already installed, and HVAC units, screening of gas meters on front façade, and landscaping** on a property located at 0 WESTERN JUNIOR HIGHWAY GREENWICH, CT 06830 in the R-6 zone. *Continued from 4-17-19 meeting at which Hein, Strazza, Boldt, Cohen, Meniconi, Pugliese, Brake-Smith were present.*

Status: POSTPONED PER APPLICANT

III. Committee Business:

1. Acceptance of Minutes of 4-17-19 meeting. Motion: Hein, Second: Strazza Vote: unanimous. Revisions: For the Bank of America application, update Bulletpoint 3 to add “lighting” to the requirement “submit entire site plan, not partial”.
2. Any other Business.