

1. 7:00 P.M. ARC_Agenda_2018_11_19

Documents:

[11-19-18 ARC SPECIAL MEETING, FINAL AGENDA.PDF](#)

2. ARC_Action_Agenda_2018_11_19

Documents:

[11-19-18 ARC SPECIAL MEETING, ACTION AGENDA.PDF](#)

ARCHITECTURAL REVIEW COMMITTEE

Monday, November 19th, 2018

FINAL AGENDA

Mazza Room, 1st Floor (access via Law Dept)

Town Hall, 101 Field Point Road, Greenwich

Special Meeting 7:00 PM

Note to applicants: For ALL **Exterior Alteration** applications, applicants are required to **bring ten (10) sets of all required plans and documentation to the meeting, along with color and material samples.** If plan copies are not brought to the meeting, the project will not be reviewed. **Sign applicants should supplement their application with enough plan copies for each of the 10 members.**

I. Signs/Awnings:

1. **500 WPA PH 2, 500 West Putnam Avenue;** Application: **PLPZ201800523** for a Sign/ Awning review for **four new signs, including façade and freestanding signs.** on a property located at 500 WEST PUTNAM AVENUE in the GBO Zone. *(please note ZBA reviewed and approved variances for the proposed signage)*
2. **Black Oak Velo, 188 Sound Beach Avenue;** Application: **PLPZ201800465** for a Sign /Awning review for **façade signage and rear signage** on a property located at 188 SOUND BEACH AVENUE, Old Greenwich in the LBR-2 zone. *Continued from the 11-7-18 meeting.*
3. **Horseneck Wine & Spirits, 25 East Putnam Avenue;** Application: **PLPZ201800510** and **PLPZ201800511** for a Sign / Awning and Exterior Alteration review for **new signage, windows, exterior updates** on a property located at 25 EAST PUTNAM AVENUE in the CGBR Zone.

II. Exterior Alterations:

4. **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.

5. **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 may be required for the review of proposed signage.*
6. **Eastern Middle School, 51 Hendrie Avenue**; Application: **PLPZ201800515** for an Exterior Alteration review for **new windows and curtainwall system** on a property located at 51 HENDRIE AVENUE RIVERSIDE, CT in the R-12 Zone.
7. **McDonald's, 268 West Putnam Avenue**; Application: **PLPZ201800473** for an Exterior Alteration review for **façade alterations, grading of sidewalk and handicap ramp, and new signage** on a property located at 268 WEST PUTNAM AVENUE in the GB Zone. *Continued from the 11-7-18 meeting.*

III. Committee Business:

8. Acceptance of Minutes of 11-7-18 meeting.
9. Review of 2019 Meeting Schedule.
10. I.T. recommends downloading greenwichct.org Email and OneDrive. I.T. has offered assistance in a meeting setting if scheduled during daytime hours.

NOTE:

AT THE MEETING:

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. If an applicant does not show for the sign meeting they will not be allowed to attend the regular ARC meeting as this meeting has already been fully scheduled. The applicant must then wait until the next sign subcommittee meeting that has availability to have their application heard.

For ALL Exterior Alteration applications, applicants are required to **bring ten (10) sets of all previously submitted plans to the meeting, along with color and material samples**. These should be brought as pre-assembled packets for the Committee members. **If these plans are not brought to the meeting, the project will not be reviewed**, and must wait until a subsequent ARC meeting.

For ALL Sign applications, applicants should supplement their application (which typically contains 5 copies of plans) so that each of the ten members has a copy of plans to review.

ARCHITECTURAL REVIEW COMMITTEE

Monday, November 19th, 2018

ACTIONAGENDA

Mazza Room, 1st Floor (access via Law Dept)

Town Hall, 101 Field Point Road, Greenwich

Special Meeting 7:00 PM – 10:50pm

ARC Members present: Richard Hein, Chairman; Mark Strazza, Co-Vice-Chairman; Katherine LoBalbo, Secretary; Louis Contadino; John Conte; Paul Pugliese;

Absent: James Doyle, Co-Vice-Chairman; Rhonda Cohen, Heidi Brake-Smith.

ARC Staff present: Marisa Anastasio, Senior Planner.

I. Signs/Awnings:

1. **500 WPA PH 2, 500 West Putnam Avenue;** Application: **PLPZ201800523** for a Sign/ Awning review for **four new signs, including façade and freestanding signs**, on a property located at 500 WEST PUTNAM AVENUE in the GBO Zone. *(please note ZBA reviewed and approved variances for the proposed signage)*
DECISION STATUS: **Return electronically. (email:**

manastasio@greenwichct.org)

(Motion: LoBalbo Second: Strazza)

Voting in favor: Hein, Strazza, LoBalbo, Contadino, Conte, Meniconi,

Pugliese

Notes/recommendations/additional information to be submitted:

- Submit scaled front elevation, with “500” clearly shown to scale
- Submit a mechanical drawing of the lettering and numbering
- Obtain confirmation of ZBA’s decision on placing lettering/numbering above the canopy and maximum height for numbers
- ARC recommends larger “500” on the West Putnam Avenue freestanding sign.

2. **Black Oak Velo, 188 Sound Beach Avenue**; Application: **PLPZ201800465** for a Sign /Awning review for **façade signage and rear signage** on a property located at 188 SOUND BEACH AVENUE, Old Greenwich in the LBR-2 zone.

Continued from the 11-7-18 meeting.

DECISION STATUS: **Return.**

(Motion: LoBalbo Second: Strazza)

Voting in favor: Hein, Strazza, LoBalbo, Contadino, Conte, Meniconi,

Pugliese

Notes/recommendations/additional information to be submitted:

- ARC approves the proposed signage and paint on the rear façade only, as shown on updated plans submitted on 11/19/18 (tree logo removed).
- ARC does not approve the proposed painting of the front façade (stucco), nor the proposed change of color of a portion of the existing continuous, seamed front awning, nor changing of the front shutters on the south side of the building to blue.
- The existing uniform storefront of the entire building: stucco with brown shutters, brown continuous awning, is consistent with the characteristics of the Old Greenwich neighborhood.
- ARC suggestions include proposing signage on the existing brown awning or working with Dunkin Donuts and landlord to proposed a uniform color change of the entire awning that works with the building.
- Submit a B/W mechanical of awning lettering for anything proposed.

3. **Horseneck Wine & Spirits, 25 East Putnam Avenue**; Application: **PLPZ201800510** and **PLPZ201800511** for a Sign / Awning and Exterior Alteration review for **new signage, windows, exterior updates** on a property located at 25 EAST PUTNAM AVENUE in the CGBR Zone.
DECISION STATUS: **Return electronically. (email: manastasio@greenwichct.org)**

(Motion: LoBalbo Second: Meniconi)

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

Notes/recommendations/additional information to be submitted:

- ARC approves the 18" logo. Applicant shall revise the trim around the logo to compliment this size.
- Proposed gooseneck lights shall be 2800 Kelvin or less.
- Submit all color samples – horse logo, aluminum storefront, stucco paint.
- Submit the name of the font used for lettering.

II. Exterior Alterations:

4. **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.
DECISION STATUS: **Return.**

(Motion: LoBalbo Second: Meniconi)

Voting in favor: Hein, Strazza, LoBalbo, Contadino, Conte, Meniconi,

Pugliese

Notes/recommendations/additional information to be submitted:

- Submit rendered elevation showing juxtaposition of various proposed materials interacting with each other.
- Submit wall section at scale, particularly highlighting the intersection of barrel vault and ridge line.
- Focus on keeping of green landscaping — find opportunities to screen parking lot, although ARC understands the campus aspect of the design / arborvitae not encouraged.
- Add a pedestrian walkway.
- Push rain garden back from street and develop with planting plan.
- Spruce and hemlocks encouraged to address continuous streetscape along entrance.
- Incorporate landscape plan with engineering contours of rain garden and work on softening the grading.
- ARC does not prefer down-lighting proposed for trees.
- ARC will further review light fixtures and recommends offering a more modern fixture.
- Bollards shall not to exceed 30 inches in height and shall be shielded.
- Color of lighting shall be consistent across the site at 2700 K or lower.
- Confirm footcandle limit, per Regulations, at property line. Photometric plan may be required.
- Submit samples of all colors and materials, existing and proposed. Include: contrasting colors of windows, siding, granite, painted metal, existing roof color. Provide a sample board/mock up to show interaction of materials. It is important to address the final siding color: ARC does not recommend natural weathering of shingles due to blotchy result on an elegant building.

- Submit rendering of front entrance.
- Consider replacing granite posts with timber.
- Show circulation of busses, pedestrians, people entering rectory, drop off.
- Signage — if seeking approval then full application, specifically “Sign/Awning” application, must be submitted and include dimensions, locations, colors, samples, lighting , etc. Consult checklist for details.

5. **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 may be required for the review of proposed signage.*
DECISION STATUS: **Return.**

(Motion: LoBalbo Second: Meniconi)

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

Notes/recommendations/additional information to be submitted:

- **Landscaping** —
 - a. Add a red oak.
 - b. Birch tree clumps recommended instead of proposed Hawthorne.
 - c. Add landscaping to draw away from side door.
- **Architecture** —
 - a. Revise location of cross – shouldn't be sitting on ridge, consider adding a cupola or a bigger dormer.
 - b. Dormer should be more fully expressed, ARC liked the proposed glass.
 - c. Recommend integrating a walkway system.
 - d. Secondary door to be painted white.

6. **Eastern Middle School, 51 Hendrie Avenue**; Application: **PLPZ201800515** for an Exterior Alteration review for **new windows and curtainwall system** on a property located at 51 HENDRIE AVENUE RIVERSIDE, CT in the R-12 Zone.

DECISION STATUS: **Return.**

(Motion: LoBalbo Second: Meniconi)

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

Notes/recommendations/additional information to be submitted:

- ARC is not in favor of the proposed colors including the existing brick, new painted metal, new spandrel glass with color behind, and diffuser panels interspersed. The spandrel is slightly different shade than painted metal, and both are different shades than the proposed louver and nothing fully matches existing brick. A deliberate artistic break in colors is preferred.
- The color scheme must look intentional and must work together. Suggestions included using tinted glass, then spandrel; changing proposed metal to a contrasting color from spandrel; using spandrel throughout without painted metal; using spandrel without the proposed color.
- ARC noted that existing elevations of the building exhibit a deliberate design reminiscent of Mondrian or Louis Kahn.
- Submit samples of all glass including any security film to be used, louver, metal panel, existing brick, anodized trim.
- ARC prefers dark anodized vs. the proposed white trim (creates white grid). Can possibly be a different color than dark anodized, but applicant must offer options.
- Address the 3 different windows— large casement, awning, and egress. The use of all 3 is not compatible with the design.
- Submit sections showing where floor, ceiling, exists and how that affects the window/curtain wall design.
- It is noted that the proposal includes spending money on upgrades but security is not being addressed.

7. **McDonald's, 268 West Putnam Avenue**; Application: **PLPZ201800473** for an Exterior Alteration review for **façade alterations, grading of sidewalk and handicap ramp, and new signage** on a property located at 268 WEST PUTNAM AVENUE in the GB Zone. *Continued from the 11-7-18 meeting.*
DECISION STATUS: **Does not return. Submit revisions to staff.**

(Motion: LoBalbo Second: Meniconi)

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

Notes/recommendations/additional information to be submitted:

- High efficiency lighting: No wall washing approved any higher than 30". Therefore, eliminate linear LED facade fixtures, sconces, and flood lights.
- (Downlights okay under awning at overhang / doorways)
- Landscaping as approved as submitted.
- Revised the lighting to improve proposed lumen (decrease footcandles) at the property lines.

III. Committee Business:

8. Acceptance of Minutes of 11-7-18 meeting.
- KL – motion, RH – seconded. Unanimous.
 - ARC to review minutes at beginning of meeting and staff to email prior to meeting.
9. Review of 2019 Meeting Schedule.
- Eliminated the second meeting every 3rd month in addition to no second meeting planned in August nor December. ARC acknowledged the possibility of adding Special Meetings if needed and eliminating planned meetings if application count renders them unnecessary. Considered reviewing signs from 7pm to 8pm and allowing members not interested in coming at 8pm, but decided against to avoid any confusion. KL – motion, RH – seconded. Unanimous.
10. I.T. recommends downloading greenwichct.org Email and OneDrive. I.T. has offered assistance in a meeting setting if scheduled during daytime hours.
- Staff to email direction to members.