

1. ARC_Agenda_2018_12_5

Documents:

[12-5-18 ARC REGULAR MEETING, FINAL AGENDA.PDF](#)

2. ARC_Action_Agenda_2018_12_5

Documents:

[12-5-18 ARC REGULAR MEETING, ACTION AGENDA.PDF](#)

3. ARC_Agenda_2018_12_05

Documents:

[12-5-18 ARC REGULAR MEETING, ACTION AGENDA UPDATED.PDF](#)

ARCHITECTURAL REVIEW COMMITTEE

Wednesday, December 5th, 2018

FINAL AGENDA

Town Hall Meeting Room, 1st Floor

Town Hall, 101 Field Point Road, Greenwich

Regular Meeting 7:00 PM

Note to applicants: ALL Exterior Alteration applicants are required to **bring eight (8) sets of all required plans and documentation to the meeting, along with color and material samples.***

I. Preliminary Reviews:

- 1. 500 West Putnam Avenue;** preliminary review of plans related to the Exterior Alteration application, **PLPZ 201700561, to construct a multi-family structure with associated landscaping** on a property located at 500 WEST PUTNAM AVENUE in the GBO Zone. *Applicant requests review of progress prints prior to formal re-submittal of plans.*
- 2. 62 Mason Street, LLC, 62 Mason Street;** preliminary review of plans related to the Exterior Alteration application, **PLPZ 201800533, to demolish the existing structure and construct a new three story brick building** on a property located at 62 MASON STREET in the CGB Zone. *Applicant requests review of architectural plans prior to formal submittal.*

II. Exterior Alteration Applications:

- 3. 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.
- 4. Pickwick Plaza, 3 East Putnam Avenue;** Application: **PLPZ 201800527** for an Exterior Alteration review for **new glazing at existing enclosed bridge between Bldgs 3 and 3A** on a property located at 3 EAST PUTNAM AVENUE in the CGBR Zone.
- 5. The Round Hill Club, Inc., 33 Round Hill Club Rd.;** Application: **PLPZ 201800506** for an Exterior Alteration review to **reconstruct existing pool, terrace, and existing snack bar, construct addition to the existing clubhouse, create a new outdoor dining area, and new lighting and landscaping** on a property located at 33 ROUND HILL CLUB ROAD in the RA-2 Zone.

6. **Putnam 600 Acquisition LLC, 581-585 West Putnam Avenue**; Application: **PLPZ +2018 00016** for an Exterior Alteration **to construct two new mixed use buildings (lots to be combined and existing mixed use building to be demolished)** on property located at 581 and 585 WEST PUTNAM AVENUE in the GBO Zone.

7. **75 Holly Hill Lane; Applications PLPZ 201800519 and PLPZ 201800520**, for review of exterior alterations on a property located at 75 Holly Hill Lane in the GBO zone:
 - i. **New Tenant Entrance and Canopy for Greenwich Hospital on east side of building; to create a new building entrance on the south elevation of the existing building, including replacement of an existing ribbon window with a new glass sliding entrance door and a new painted steel canopy with screen wall.**
 - ii. **Front entrance, west side of building, to renovate front entrance to improve ADA access to the front entrance.**

8. **189 Davis Avenue**; Application: **PLPZ 201800517** for an Exterior Alteration review to **revise the exterior of 5 previously approved duplex residential units** on a property located at 189 DAVIS AVENUE in the R-6 Zone.

III. Committee Business:

1. Acceptance of Minutes of 11-19-18 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, December 5th, 2018

ACTION AGENDA

Town Hall Meeting Room, 1st Floor

Town Hall, 101 Field Point Road, Greenwich

Regular Meeting 7:00 PM

7:37pm– 10:50pm

Present: Richard Hein, Chairperson, Mark Strazza, Co-Vice-Chairperson, Katherine LoBalbo, Secretary, Louis Contadino, John Conte.

Absent: Rhonda Cohen, Heidi Brake-Smith, Graziano Meniconi, James Doyle, Paul Pugliese.

Staff Person: Marisa Anastasio, Senior Planner.

I. Preliminary Reviews:

- 1. 500 West Putnam Avenue;** preliminary review of plans related to the Exterior Alteration application, **PLPZ 201700561, to construct a multi-family structure with associated landscaping** on a property located at 500 WEST PUTNAM AVENUE in the GBO Zone. *Applicant requests review of progress prints prior to formal re-submittal of plans.*

DECISION STATUS: RETURN TO A MEETING.

(Motion: LoBalbo Second: Strazza)

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

Notes/recommendations/additional information to be submitted:

- ARC finds that the proposed color palette is moving in the right direction. More contrast should be incorporated. Suggestions include finding an alternative to the proposed limestone, and using cues from the existing building.
- Create connection to the existing building; extend the top part of the parapet across the building.
- ARC notes that adding height/stories to the building may result in more greens space, widened distances between structures, and possible preservation of the Park.

2. **62 Mason Street, LLC, 62 Mason Street**; preliminary review of plans related to the Exterior Alteration application, **PLPZ 201800533, to demolish the existing structure and construct a new three story brick building** on a property located at 62 MASON STREET in the CGB Zone. *Applicant requests review of architectural plans prior to formal submittal.*

DECISION STATUS: **RETURN TO A MEETING.**

(Motion: LoBalbo Second: Strazza)

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

Notes/recommendations/additional information to be submitted:

- Provide site sections showing both directions / N-S-E-W.
- Incorporate details/elements from the surrounding buildings in order to incorporate neighborhood characteristics into design.
- The driveway located directly on the property line, bordering the adjacent driveway is not ideal. Providing a 3' planting strip is recommended in order to provide landscaping and a buffer to the neighboring property.
- Review the entry approach in order to avoid the tunnel effect, review possibility of flipping its location.

II. Exterior Alteration Applications:

3. **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.

APPLICANT DID NOT ATTEND MEETING.

4. **Pickwick Plaza, 3 East Putnam Avenue**; Application: **PLPZ 201800527** for an Exterior Alteration review for **new glazing at existing enclosed bridge between Bldgs 3 and 3A** on a property located at 3 EAST PUTNAM AVENUE in the CGBR Zone.

DECISION STATUS: **APPROVED AS SUBMITTED.**

(Motion: Hein Second: Conte)

Voting in favor: Hein, Strazza, Contadino, Conte; Recused: LoBalbo

Discussion: Glass will not be laminated nor insulated, LED lights to be replaced.

5. **The Round Hill Club, Inc., 33 Round Hill Club Rd.;** Application: **PLPZ 201800506** for an Exterior Alteration review to **reconstruct existing pool, terrace, and existing snack bar, construct addition to the existing clubhouse, create a new outdoor dining area, and new lighting and landscaping** on a property located at 33 ROUND HILL CLUB ROAD in the RA-2 Zone.

DECISION STATUS: RETURN WITH REVISIONS ELECTRONICALLY.

(email: manastasio@greenwichct.org)

(Motion: LoBalbo Second: Strazza)

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

Notes/recommendations/additional information to be submitted:

- Add three small ornamental trees (flowering dogwoods recommended) on the right side of the entry pergola, in planting bed adjacent to parking lot.
- Eliminate lighting fixtures which result in illumination of walls.
- Submit cut sheets for all lighting fixtures to include color, temperature, dimension and finish.
- In lieu of a photometric plan, the applicant shall provide a letter detailing the distance of the project from the nearest property lines. It is understood that the project is located a significant distant from abutting properties.

6. **Putnam 600 Acquisition LLC, 581-585 West Putnam Avenue**; Application: **PLPZ +2018 00016** for an Exterior Alteration **to construct two new mixed use buildings (lots to be combined and existing mixed use building to be demolished)** on property located at 581 and 585 WEST PUTNAM AVENUE in the GBO Zone.

DECISION STATUS: Return with revisions electronically; schedule an on-site review of a large scale materials mock-up with ARC staff.

(Motion: LoBalbo Second: Conte)

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

Notes/recommendations/additional information to be submitted:

- Applicant was unable to procure the materials for a large scale mock-up as requested. Therefore, an on-site mock-up of all materials shall be scheduled with ARC staff, prior to endorsement of any Building Permits for the site.
- Articulate an additional door in the retail space.
- Use Austrian pine instead of the proposed Thunderhead. Add vegetation to the roof level parking deck to break up this large swath of asphalt.
- Provide photometric plans for all applicable lighted areas included the roof level.
- Bollards shall be fully shielded and no more than 30” in height.
- ARC noted that elimination of one existing curb cut would add opportunities for green spaces and sidewalks to the project, and encouraged the applicant to research this design change.

7. **75 Holly Hill Lane; Applications PLPZ 201800519 and PLPZ 201800520**, for review of exterior alterations on a property located at 75 Holly Hill Lane in the GBO zone:
- i. **New Tenant Entrance and Canopy for Greenwich Hospital on east side of building; to create a new building entrance on the south elevation of the existing building, including replacement of an existing ribbon window with a new glass sliding entrance door and a new painted steel canopy with screen wall.**

DECISION STATUS: **RETURN TO A MEETING.**

(Motion: LoBalbo Second: Conte)

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

Notes/recommendations/additional information to be submitted:

- Improve the plans graphically so they are more easily understood.
- Provide cut through of building to provide a sense of canopy in relation to height and bulk of the building.
- Provide wall section of the canopy addition to show how that relates to the parking lot.
- Provide rendered elevations of the proposed and existing conditions.
- Clearly show details of grassed areas and changes in topography on the site plan, as these are unclear.
- Provide a rendered site plan detailing the path to the building.
- Develop hardscape plan so that it is clear which finishes are extending from parking lot into interior of building. Consider concrete slab or something else sleeker than Belgium block.
- Provide an analysis of mechanicals including location on roof, building section, cone of vision, spec sheets, elevation of building in relation to elevation of the street (aka can units be seen from the property lines?). Screening may be required.
- Provide samples of materials.
- Entry lighting looks okay, however all lighting temperature should be between 2700K - 3000 K. The proposed 4000 K is too bright.
- Note that ARC subsequently reviewed a project on the other side of the same building and it was noted that the modern entrance for GH may not be complimentary to the existing architecture. A photo exhibit of the entirety of the building would help, and the applicant may want to explore design options that more closely correlate with the existing architecture.

- ii. **Front entrance, west side of building, to renovate front entrance to improve ADA access to the front entrance.**

DECISION STATUS: **RETURN WITH REVISIONS ELECTRONICALLY**
(email: manastasio@greenwichct.org)

(Motion: LoBalbo Second: Conte)

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

Notes/recommendations/additional information to be submitted:

- Plant English Oak trees in the concrete planter to be reduced in length for new pathway, instead of the 5 proposed sweetgum trees. Mr. Rains will analyze and determine how many can successfully be replanted.
 - Color and temp of lighting should be 2700 K.
 - Upon review of the Greenwich Hospital entrance and this pathway revision, ARC strongly encourages the building owner to provide a comprehensive exterior master plan for the building, to be reviewed by ARC. The differing styles in entrances for individual tenants does not seem like a successful strategy to maintain a comprehensive style for the building.
8. **189 Davis Avenue**; Application: **PLPZ 201800517** for an Exterior Alteration review to **revise the exterior of 5 previously approved duplex residential units** on a property located at 189 DAVIS AVENUE in the R-6 Zone.

POSTPONED BY APPLICANT.

III. Committee Business:

1. Acceptance of Minutes of 11-19-18 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.

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Wednesday, December 5th, 2018

ACTION AGENDA

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Regular Meeting 7:00 PM

7:37pm– 10:50pm

Present: Richard Hein, Chairperson; Mark Strazza, Co-Vice-Chairperson; Katherine LoBalbo; Secretary; Louis Contadino; John Conte.

Absent: Rhonda Cohen; Heidi Brake-Smith; Graziano Meniconi; James Doyle, Co-Vice-Chair; Paul Pugliese.

Staff Person: Marisa Anastasio, Senior Planner.

I. Preliminary Reviews:

- 1. 500 West Putnam Avenue;** preliminary review of plans related to the Exterior Alteration application, **PLPZ 201700561, to construct a multi-family structure with associated landscaping** on a property located at 500 WEST PUTNAM AVENUE in the GBO Zone. *Applicant requests review of progress prints prior to formal re-submittal of plans.*

DECISION STATUS: Return to a Meeting.

(Motion: LoBalbo Second: Strazza)

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

Notes/recommendations/additional information to be submitted:

- ARC finds that the proposed color palette is moving in the right direction however, more contrast should be incorporated. Recommendations include finding an alternative to the proposed limestone, and using cues from the existing building.
- Create connection to the existing building; extend the top part of the parapet across the building.
- ARC recommends adding height/stories to the building could positively result in more green space, widened distances between structures, and possible preservation of the Park.

2. **62 Mason Street, LLC, 62 Mason Street**; preliminary review of plans related to the Exterior Alteration application, **PLPZ 201800533, to demolish the existing structure and construct a new three story brick building** on a property located at 62 MASON STREET in the CGB Zone. *Applicant requests review of architectural plans prior to formal submittal.*

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

(Motion: LoBalbo Second: Strazza)

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

Notes/recommendations/additional information to be submitted:

- Provide site sections showing both directions / N-S-E-W.
- Incorporate bonding pattern, medallions, ornamentation, railings, peaked roofs, front porches and other elements, from the High Victorian characteristics noted in the surrounding neighborhood.
- The ARC does not recommend the driveway location, as proposed, directly on the property line, bordering the adjacent driveway. A 3' minimum planting strip should be incorporated, with a landscape buffer, to the neighboring property.
- The Committee recommends flipping the proposed entry location.

II. Exterior Alteration Applications:

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APPLICANT DID NOT ATTEND MEETING.

4. **Pickwick Plaza, 3 East Putnam Avenue**; Application: **PLPZ 201800527** for an Exterior Alteration review for **new glazing at existing enclosed bridge between Bldgs 3 and 3A** on a property located at 3 EAST PUTNAM AVENUE in the CGBR Zone.

DECISION STATUS: **Does not return.**

(Motion: Hein Second: Conte)

Voting in favor: Hein, Strazza, Contadino, Conte; Recused: LoBalbo

Discussion: Glass will not be laminated nor insulated, LED lights to be replaced.

5. **The Round Hill Club, Inc., 33 Round Hill Club Rd.;** Application: **PLPZ 201800506** for an Exterior Alteration review to **reconstruct existing pool, terrace, and existing snack bar, construct addition to the existing clubhouse, create a new outdoor dining area, and new lighting and landscaping** on a property located at 33 ROUND HILL CLUB ROAD in the RA-2 Zone.

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

(Motion: LoBalbo Second: Strazza)

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

Notes/recommendations/additional information to be submitted:

- Add three small ornamental trees (flowering dogwoods recommended) on the right side of the entry pergola, in planting bed adjacent to parking lot.
- Eliminate lighting fixtures which result in illumination of walls.
- Submit cut sheets for all lighting fixtures to include color, temperature, dimension and finish.
- In lieu of a photometric plan, the applicant shall provide a letter detailing the distance of the project from the nearest property lines. It is understood that the project is located a significant distant from abutting properties.

6. **Putnam 600 Acquisition LLC, 581-585 West Putnam Avenue**; Application: **PLPZ +2018 00016** for an Exterior Alteration **to construct two new mixed use buildings (lots to be combined and existing mixed use building to be demolished)** on property located at 581 and 585 WEST PUTNAM AVENUE in the GBO Zone.

DECISION STATUS: Submit recommended revisions, schedule an on-site review of a large scale materials mock-up with ARC staff.

(Motion: LoBalbo Second: Conte)

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

Notes/recommendations/additional information to be submitted:

- Applicant was unable to procure the materials for a large scale mock-up as requested. An on-site mock-up of all materials shall be scheduled with ARC staff, prior to endorsement of any Building Permits for the site.
- Applicant agreed to add doors at retail space along secondary street per ARC's previous recommendation.
- Use Austrian pine instead of the proposed Thunderhead. Add vegetation to the roof level parking deck to break up this large swath of asphalt.
- Provide photometric plans for all applicable lighted areas including at the roof level.
- Bollards shall be fully shielded and no more than 30" in height.
- ARC Recommends elimination of the exit only curb cut on Putnam Avenue to increase walk-ability and opportunities for green space.
- Chairman Hein commented on the bulk and mass of this building and asked the applicant to review any opportunity with P&Z to reduce the number of spaces and parking

7. **75 Holly Hill Lane; Applications PLPZ 201800519 and PLPZ 201800520**, for review of exterior alterations on a property located at 75 Holly Hill Lane in the GBO zone:
- i. **New Tenant Entrance and Canopy for Greenwich Hospital on east side of building; to create a new building entrance on the south elevation of the existing building, including replacement of an existing ribbon window with a new glass sliding entrance door and a new painted steel canopy with screen wall.**

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

(Motion: LoBalbo Second: Conte)

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

Notes/recommendations/additional information to be submitted:

- Show approach to the site by pedestrians and clarify graphically why pedestrians cannot approach on grass area behind canopy.
- Provide cut through of building to provide a sense of canopy in relation to height and bulk of the building.
- Provide complete wall sections through the canopy in both directions. addition to show how that relates to the parking lot.
- Provide rendered elevations of the proposed and existing conditions.
- Clearly show details of grassed areas and changes in topography on the site plan, as these are unclear.
- Provide a rendered site plan detailing the path to the building.
- Develop hardscape plan so that it is clear which finishes are extending from parking lot into interior of building. Consider concrete slab or something else sleeker than Belgium block.
- Provide an analysis of mechanicals including location on roof, building section, cone of vision, spec sheets, elevation of building in relation to elevation of the street (aka can units be seen from the property lines?). Screening may be required.
- Provide samples of materials.
- Entry lighting looks okay, however all lighting temperature should be between 2700K - 3000 K. The proposed 4000 K is too bright.
- Note that ARC subsequently reviewed a project on the other side of the same building and it was noted that the modern entrance for GH may not be complimentary to the existing architecture. A photo exhibit of the entirety of the building is recommended to be submitted, and it is recommended that the applicant explore design options that more closely correlate with the existing architecture.

- ii. **Front entrance, west side of building, to renovate front entrance to improve ADA access to the front entrance.**

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

(Motion: LoBalbo Second: Conte)

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

Notes/recommendations/additional information to be submitted:

- Plant English Oak trees in the concrete planter to be reduced in length for new pathway, instead of the 5 proposed sweetgum trees. Mr. Rains will analyze and determine how many can successfully be replanted.
 - Color and temp of lighting should be 2700 K.
 - ARC does not recommend reviewing this building facade by facade. ARC strongly encourages the building owner to provide a comprehensive exterior master plan for the building, to be reviewed by ARC. The differing styles in entrances for individual tenants does not seem like a successful strategy to maintain a comprehensive style for the building.
8. **189 Davis Avenue**; Application: **PLPZ 201800517** for an Exterior Alteration review to **revise the exterior of 5 previously approved duplex residential units** on a property located at 189 DAVIS AVENUE in the R-6 Zone.

POSTPONED BY APPLICANT.

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