ARCHITECTURAL REVIEW COMMITTEE
Wednesday, April 6, 2016
Action Agenda and Draft Minutes
Cone Room
7:00 PM
Greenwich Town Hall
Second Floor
101 Field Point Road, Greenwich, CT

ARC MEMBERS PRESENT: Paul Pugliese (chair), Rhonda Cohen, Louis Contadino, John Conte, Katherine LoBalbo, and Mark Strazza.
STAFF MEMBER PRESENT: Cindy Tyminski.

1. Greenwich Country Club


DECISION STATUS: APPROVED AS SUBMITTED
Voting to approve: Pugliese, Contadino, Cohen, LoBalbo, Smith, and Strazza.

Proposed:
- Demo Existing buildings and pools.
- Replace Pool and Deck, Kiddie pool, snack bar and pool office building, camp Building and Skeet shooting building.
- Snack bar would be located between pool and tennis courts.
- Materials to be, cedar shingle, stone veneer.
- Pool patio to be 2x2 pattern brushed concrete
- New fence around pool and kiddie pool

Revised items:
- Unrequired railing element at roof of pool house: Removed
- Revised spacing of columns on pool house that for consistency.
- Eaves that are more pronounced and revisions to Skeet Building elevations to bring in line with character of the other buildings. With a roofline carried across front so that the gable is interrupted.
• Used less variety with more grasses (miscanthus), roses and rhododendron.
• Reviewed existing stone wall and will preserve and extend existing stone wall and remove majority of visible uni-lock block.

2. Fairview Country Club

Application PLPZ2016 00052 for Exterior Alteration review for new addition to the main clubhouse, dining terrace, golf cart storage area, trellis, lighting and landscaping on a property located at 1241 KING STREET GREENWICH in the RA-4 Zone. Proposed use: Private Club

Existing Use: Private Club

Return from 3/2/2016.

DEcision Status: APPROVED AS NOTED, RETURN WITH CDs:

Voting to approve: Pugliese, Contadino, Cohen, Conte (7:15), LoBalbo, Smith, and Strazza.

Proposed:
• Raised Terrace on East Side. Natural granite base. Stainless steel cable wire railing
• Pool terrace alteration. Nano wall to be installed near pool bar to open to pool terrace.
• Pergola to be PVC or Steel.
• Wall sconces to be Bronzed or brushed nickel. Light warmth/color will match across fixtures.
• Columns may be on the face of building as well as exterior of patio

Revised items:
• Column locations have been modified.
• Pergola has a more contemporary style and trellis will brushed aluminum or gray to align with cable rail.
• Samples of the existing stone color. Granite.
• Stone sample of the stones, which is a mixture of different color stones.
• Columns may be on the face of building as well as exterior of patio.
• Up lighting of landscape has been removed.
• Bollards are 31 ¼” height.

Modifications:
• If possible center the stone plinth that the pergola rests on with the rest of the elevation elements. Or review possibility of making it more delicate.
• Return with CDs.
3. Saks Fifth Avenue - Women's Apparel

Application PLPZ2016 00011 for Sign and Awning review for façade signs and awnings on a property located at 200 GREENWICH AVENUE, GREENWICH in the CGBR Zone. Proposed use: retail Existing Use: retail

DECISION STATUS: APPROVED AS NOTED, resubmit electronically
Voting to approve: Pugliese, Contadino, Cohen, Conte, LoBalbo, Smith, and Strazza.

Proposed:
- The awnings are just over Saks storefronts.
- Sign boards under Saks to be painted dark gray.
- Letters are pin-mounted, Black with back lighting that is white.

Modification:
- Method of attachment is unacceptable. Needs to go into mortar joints.
- Need to show the decals/plaques that they proposed.
- Intensity of illumination needs to be addressed should be dimable.
- Parking sign is not necessary.

4. Saks Fifth Avenue - Women's Apparel

Application PLPZ2016 00010 for Exterior Alteration review to paint entire brick front façade gray and replace storefront on a property located at 200 GREENWICH AVENUE, GREENWICH in the CGBR Zone. Proposed use: retail Existing Use: retail

DECISION STATUS: APPROVED AS NOTED, painting brick denied.
Voting to approve: Pugliese, Contadino, Cohen, Conte, LoBalbo, Smith, and Strazza.

Proposed:
- The color has not been selected yet, but wants to match the limestone color of the building across the street.
- All the store fronts will be painted.
- Only the “Saks” storefronts will have awnings.
- Will paint the north side of the building.
- Will not paint the red wall and other ornaments.
- The existing sign boards will be painted black for Saks storefronts.

Modification:
- Paint: DENIED.
Building is a prominent award winning piece of architecture on Greenwich Avenue with extensive brick corbeling. Branding the entire building with paint color is unacceptable when it is currently a multi-tenant building and could continue so for many years from now. ARC is concerned about the ability to upkeep with painted brick over time. Additionally any paint by its nature decreases the moisture permeability or “breathability” of the brick and can make façade more susceptible to water damage including deterioration of the façade and its detailing. Incomplete painting of the building is unacceptable.

- Paint to the storefronts/mullions charcoal gray is acceptable as the windows this can be replaced more readily than the entire facade.
- Topiaries and planters are not approved; need highway department review.
- If it is essential for them to “match” the Saks Across the street: ARC would consider another application for the installation of a limestone cladding to the façade of the entire building that would not damage the existing brick work underneath.

5. Neighbor to Neighbor

Application PLPZ2016 00114 for Exterior Alteration review for landscaping and lighting only on a property located at 220 EAST PUTNAM, GREENWICH in the R-20 Zone. Proposed use: Institutional Existing Use:

Institutional Note: HDC is reviewing the structure.

DECISION STATUS: RETURN

Proposed:
- Selected post lights that are understated in character.
- Six heads on 4 posts that are 12 feet in height.
- The wall is 5 feet max with wall at the eastern edge of the property.
- No information on the historic landscape.
- Privet hedge along the drive.
- Layered landscaping along rear property line.
- Spice viburnum hedge between the structure and the Tomes Higgins house.

Modification:
- Need a lumen plan on a full scale survey with property lines.
- These light fixtures are very different from the other ones on the site. Review and submit for reference the historic fixtures and find transitional fixtures that are in compliance with Town of Greenwich regulations.
- Minimize lighting, given that the building is rarely used in the evening.
- Keep the bulb as LED in the warm range (2700 -3000K).
- Use hemlock instead of bald cypress. Review historic plantings as this is a Calvert Vaux designed site.
- Upsize the proposed screening trees to 10 to 12 foot size.
- Use root protection when constructing walls, so that you don’t hurt trees within the drip line.
- Install privet hedge at 4 feet in height.
- Bring drive closer to building and then provide more screening instead of privet and add rhododrums and mountain laurals.
- Review retaining wall as noted grade change is 6 feet.

6. 75 Holly Hill Lane

Application PLPZ2015 00593 for Exterior Alteration review to add additional parking spaces with associated landscaping and lighting on a property located at 75 HOLLY HILL LANE, GREENWICH in the GBO Zone.


DEcision Status: APPROVED AS SUBMITTED
Voting to approve: Pugliese, Contadino, Conte, Hein, LoBalbo, Smith, and Strazza.

Proposed:
- New parking lot with 89 new spaces.
- Removed 6 or 7 trees with this proposal.
- Installing 13 Green Mountain Sugar Maples.
- The removed trees are White Pine.

7. Row America

Application PLPZ2016 00064 for Exterior Alteration review to construct a new rowing club building a property located at 89 RIVER ROAD, COS COB in the WB Zone. Proposed use: clubExisting Use: vacant

DEcision Status: APPROVED AS NOTED, resubmit electronically
Voting to approve: Pugliese, Contadino, Cohen, Conte, LoBalbo, Smith, and Strazza.

Proposed:
- Stone for ledge wall is locally sourced and in gray tones.
• Deep roof eave starts off horizontally and opens up as it goes up to the south side.
• Southern side has a wraparound porch.
• Bollards are 32” in height.
• Public access is 8’ wide.
• All lights are off at 10:00PM.

Modification:
• Submit views towards the building from further south on River Road to shown mechanical units are screened.
• Need a full size lumen plan on a survey.
• Uplighting attractive on roof but may not meet code. Need to provide how this meets the requirement.
• Submit a section across the street to show residences would not be affected by this light, provide diming feature on light.
• Need a cut sheet.

8. Catterton - 599 West Putnam
Application PLPZ2015 00382 for Exterior Alteration review of construction documents on a property located at 599 WEST PUTNAM AVENUE, GREENWICH in the GBO Zone. Proposed use: office Existing use: office

DECISION STATUS: APPROVED AS NOTED, Ghost Structure Return Voting to approve: Pugliese, Contadino, Cohen, Conte, LoBalbo, Smith, and Strazza.

Modification:
• None of ARC comments from January 2016 meeting were taken into advisement by the applicant. ARC noted this is a missed opportunity.
• Applicant stated that advised by the Commission to disregard ARC comments on the Ghost Structure. ARC to follow up with P&Z to advise if applicant return is required.

9. Eagle Hill School - Hardwick House

DECISION STATUS: APPROVED AS SUBMITTED
Voting to approve: Pugliese, Contadino, Cohen, Conte, LoBalbo, Smith, and Strazza.

Proposed:
- Remove service road near building and turn it into a pedestrian space.
- Add ramp to create refurbished and handicap accessible entrance on Glenville Road side of the Building.
- Southern fire escape will be removed.
- Stair and elevator addition.
- Create new loading area and parking area for pick-up hours.

**DISCUSSION OF SITE VISITS TO:**

1. 20 East Elm Street

**DECISION STATUS: RETURN**

Voting to return: Pugliese, Cohen, Contadino, Conte, LoBalbo, Smith, and Strazza.

**Modification:**
- Color samples not approved.
- Need to return to ARC to explain what portions of the building will be painted.

2. Two Sound View Avenue

**DECISION STATUS: RETURN**

Voting to return: Pugliese, Cohen, Contadino, Conte, LoBalbo, Smith, and Strazza.

- Need to provide a larger sample of the staining work.
- The staining technique may be a little too “fussy” and may be an issue.

3. 599 West Putnam Avenue

**DECISION STATUS: RETURN**

Voting to return: Pugliese, Cohen, Contadino, Conte, Doyle, LoBalbo, Strazza.

- Stone sample not approved. Stone in existing wall is in a “random” pattern and is not linear. Samples that they provided had linear stone and linear grout joints.

**COMMITTEE BUSINESS**

1. **APPROVAL OF FEBRUARY 2016 ACTION AGENDA**
DECISION STATUS: APPROVED AS SUBMITTED
Voting to approve: Pugliese, Contadino, Cohen, Conte, LoBalbo, Smith, and Strazza.

2. APPROVAL OF MARCH 2016 ACTION AGENDA

DECISION STATUS: APPROVED AS SUBMITTED
Voting to approve: Pugliese, Contadino, Cohen, Conte, LoBalbo, Smith, and Strazza.

[CONTINUED ON NEXT SHEET]
Application PLPZ2016 00109 for Sign and Awning review for new façade sign and awning on a property located at 251 MILL STREET, BYRAM in the LBR-2 Zone. Proposed use: hair salon Existing use: tattoo (personal service)  
Note: Zoning permit received for use change 1/6/2016.

DECISION STATUS: RETURN to MEETING
Modifications:
- Need actual awning samples; fabric cannot be glossy.
- The awning cannot be striped; use a solid black or white (not both).
- Need to have mechanicals showing an actual type face. Provide font type face.
- Provide sign mechanicals, showing straight on what is proposed.

2. 1381 East Putnam Avenue

Application PLPZ2016 00108 for Sign and Awning review for new free standing sign on a property located at 1381 EAST PUTNAM AVENUE, OLD GREENWICH in the LB Zone. Proposed use: retail/residential Existing use: retail/residential  
Note: Applicant received variance #PLZE2015 000683.

DECISION STATUS: RETURN to MEETING
Modifications:
- Survey is not required size and not scalable.
- Applicant needs to provide information about the variance.
- Applicant needs to provide site lines.
- Need to provide the distance the building is from the property line.
- The signs on the building will be very visible; the free standing sign may be redundant.

3. North Street Shopping Center

Application PLPZ2016 00110 for Sign and Awning review for new
freestanding sign on a property located at 1059 NORTH STREET,
BANKSVILLE in the LBR-2 Zone. Proposed use: retail/mixed uses Existing use: retail/mixed uses

DECISION STATUS: APPROVED AS NOTED
Voting to approve: Pugliese, Cohen, Hein, Smith and Strazza.

Proposed:
- Use the existing posts that are on the current pylon sign.

Modifications:
- Take the rule out from under “North Street”
- Double the height of the caps around the posts at the bottom.
- Make background cream to match the building. Need color sample.

4. Hamptonite NY

Application PLPZ2016 00112 for Sign and Awning review for new façade sign on a property located at 81 GREENWICH AVENUE, GREENWICH (Unit: 89) in the CGBR Zone. Proposed use: retail Existing use: retail

DECISION STATUS: APPROVED AS NOTED
Voting to approve: Pugliese, Cohen, Hein, Smith and Strazza.

Proposed:
- Halo lit channel letters.
- Midnight blue awning.

Modifications:
- Reduce the height of font down to 10”, so there is ‘breathing’ room around the letters.

5. 263 Glenville Road (Finch’s Drug Store)

Application PLPZ2016 00128 for Sign and Awning review for 2 new façade signs on a property located at 263 GLENVILLE ROAD, GLENVILLE in the LBR-2 Zone. Proposed use: retail Existing use: retail
DECISION STATUS: APPROVED AS NOTED, return electronically
Voting to approve: Pugliese, Cohen, Hein, Smith and Strazza.

Proposed:
- Finch’s Drug Store is moving into this location.

Modifications:
- Only one sign on the front, as this building only has one street façade.
- Provide a mechanical showing the details of the font and spacing for the actual language of the sign. This should be reviewed electronically.

6. Allen Edmonds

Application PLPZ2016 00136 and PLPZ2016 00135 for Sign and Awning and Exterior Alteration review for new façade sign and new first floor paint and new door on a property located at 113 GREENWICH AVENUE, GREENWICH in the CGBR Zone. Proposed use: retail Existing use: retail

DECISION STATUS: APPROVED AS NOTED
Voting to approve: Pugliese, Cohen, Hein, Smith and Strazza.

Modifications:
- Shield is 2’1” in height, needs to be reduced to 18”.
- Consider making the shield a decal on the door.

7. 200 Sound Beach Avenue

Application PLPZ2016 00116 Exterior Alteration review for a façade renovation on a property located at 200 SOUND BEACH AVENUE OLD GREENWICH in the LBR-2 Zone. Proposed use: retail Existing use: retail

DECISION STATUS: APPROVED AS NOTED
Voting to approve: Pugliese, Cohen, Hein, Smith and Strazza.

**Modifications:**
- Need to switch red door color to a richer, burgundy color.
- Reduce Signboard in width to 1½” to 2”.

8. 260 Sound Beach Avenue

Application PLPZ2016 00117 Exterior Alteration review for a façade renovation on a property located at 260 SOUND BEACH AVENUE OLD GREENWICH in the LBR-2 Zone. Proposed use: retail Existing use: retail

DECISION STATUS: APPROVED AS NOTED  
Voting to approve: Pugliese, Cohen, Hein, Smith and Strazza.

**Modifications:**
- Need to switch red door color to a richer, burgundy color.
- Change fixture to be less bulky; reduce wattage of lamping.

9. 202 Sound Beach Avenue

Application PLPZ2016 00118 Exterior Alteration review for a façade renovation on a property located at 202 SOUND BEACH AVENUE OLD GREENWICH in the LBR-2 Zone. Proposed use: retail Existing use: retail

DECISION STATUS: APPROVED AS NOTED  
Voting to approve: Pugliese, Cohen, Hein, Smith and Strazza.

**Modifications:**
- Need to switch red door color to a richer, burgundy color.
- Add a return to the crown.
- Make sure numbers are all the same size and font.
- Attach trim work into mortar joints.

10. Abis Japanese Restaurant

Application PLPZ2016 00066 for Sign and Awning review for new façade sign on a property located at 379 GREENWICH AVENUE, Unit:381 GREENWICH in the CGBR Zone. Proposed use: restaurant Existing Use: restaurant
DECISION STATUS: RETURN to meeting

Modifications:
- Mechanicals needed for sign.
- The colors and the font need to be consistent from the rendering to the sign plan.
- Need to provide PMS colors, font size, and font type.
- Illumination of sign cannot be by a light below.

11. Abis Japanese Restaurant

Application PLPZ2016 00067 for Exterior Alteration review for relocation of the door and installation of folding door on a property located at 379 GREENWICH AVENUE, Unit: 381 GREENWICH in the CGBR Zone. Proposed use: restaurant Existing Use: restaurant

DECISION STATUS: RETURN to meeting

Modifications:
- Contact health department about open windows with exposed food.
- Seats and railing cannot go past front façade.

12. COS

Application PLPZ2016 00079 for Sign and Awning review for new façade sign on a property located at 283 GREENWICH AVENUE, GREENWICH in the CGBR Zone. Proposed use: retail Existing use: retail

DECISION STATUS: APPROVED AS NOTED.

Modifications:
- Sign is too bright; need to cut down the intensity.
- Light cannot trespass past the area of the sign board.
- Change lens so there is no trespass.
- Provide mechanicals of the sign.
- Need photometric readings.

13. Wuji

Application PLPZ2016 00134 for Sign and Awning review for new façade sign and free standing sign and awnings on a property located at 68 EAST PUTNAM AVENUE, GREENWICH in the CGB Zone. Proposed use:
restaurant Existing use: restaurant

DECISION STATUS: APPROVED AS NOTED.

Modifications:
- Need to get zoning data corrected on application form.
- Signs are too busy; reduce to “organic Chinese restaurant” on pylon to make it more readable and less cluttered.
- Provide mechanicals of the sign.
- Need photometric readings.

NOTICE TO APPLICANTS

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. Please record all recommended revisions to your design that are requested by the Architectural Review Committee during your public hearing.

If an application is “approved as submitted” and no revisions are required, plans may be picked up by the applicant at the Planning and Zoning Department. These plans will not be available any sooner than 9:00 am on the Friday following the meeting.

If an application requires revisions the Committee may review subsequent revisions via email in order to expedite the process for the applicant. The applicant will be told at the meeting if this option is available to them. These revisions can be emailed to: ctyminski@greenwichct.org. The Committee will review these revisions and comments and/or conditions will be emailed back to the applicant.

Once revisions are approved, three new final design plan sets must be submitted that incorporate the required changes to the design. No Sign plans will be accepted that are smaller than 11” x 17” in size. Exterior Alternation plans must be full size and scalable. Planning and Zoning Staff will stamp the revised and approved drawings on Fridays from 9:00 -11:00 AM. If you need to schedule an alternative time to have your revised drawings stamped, please contact staff at: ctyminski@greenwichct.org.

Occasionally the Committee will request that subsequent revisions be reviewed at a future meeting. You will be scheduled for another meeting once revised plans are received by the Planning and Zoning department. Plans must be received by the deadline prior to a meeting date to be scheduled for a particular meeting.

To complete the permitting process the applicant must apply to the Zoning Department for a zoning permit and to the Building Division of the Department of Public Works for a building permit. No sign shall be erected, relocated or altered until a building permit has been issued per Section 6-175 of the Building Zone Regulations. Applicants are requested to contact the Building Division for building permit requirements.

Please note that any changes to approved plans will require additional Architectural Review Committee review and must return to a meeting.