



Pickwick Theater Lofts, 44-48 West Putnam Ave., Application PLPZ202100163 - *Resubmission for 6-16-21 Meeting*

For an Exterior Alteration review for addition of two floors of residential units including new windows, roofs, balconies, entrance canopy, lighting and landscaping at a property located at 44-48 West Putnam Ave. in the CGBR zone.

Decision Status: Return to a Meeting

Motion: Hein Second: Conte Vote: 7-0 (Hein, Conte, Meniconi, Brake-Smith, Cohen, Krueger, LoBalbo)

The applicant shall submit revised plans that reflect the following:

1. ARC recognizes parking requirements for the site but requests that the applicant add street trees/landscaping and canopy trees in the parking lot. Site Plans must adhere to Division 17: Screening and Planting of the Building Zone Regulations.

-Reply: Trees were added in the triangular island and on the terrace above the garage entry. Additional trees were not feasible because it would reduce the number of parking spaces.

2. Explore architectural references for arches in existing façade – review the 2nd floor windows. (Ansonia Court as reference).

-Reply: The arched windows were studied, see comparison drawings to the original submittal. The square-top windows are much better fitting for this building. In fact, the Greenwich Library building across the street has the same configuration as we are proposing: arctop windows on the first floor and square ones in the upper floors (see photo).

3. Perhaps south side windows with balcony should be different than east side.

-Reply: The south windows are different size which distinguishes them from the east facade.

4. Further articulations of railings and terraces is needed to authentically reflect 100 year old building - perhaps incorporate less glass and more cast iron.

Reply: The balcony railings were changed to metal railings, as suggested.

5. Show another option for parking lot pole light fixture – simpler, less than 14', more of a custom design vs. standard catalog.

Reply: The parking lot fixtures were changed to simpler and lower ones, as suggested.

6. Further study the dormers at roof level for a better solution to coordinate the shape and the roof of the dormers with the existing roof. Provide delineation and proportion studies for elements that interrupt the roof.

Reply: The appearance of the roof level dormers was adjusted to be more in sync with the rest of the façade.

7. Signage requires review under a future ARC application. *Reply: We will comply.*