

October 6, 2021

Architectural Review Committee
Town of Greenwich

Re. 99 River Road; Application PLPZ202100387

Dear Chairman Hein and Members of the Committee,

In response to your comments from the September 22, 2021 meeting, please see attached revised documents, along with the following summary in corresponding numbering:

1. No response needed.
2. Fenestrations have been adjusted on the river elevations to provide larger units with fewer muntins, for a more consistent and modern appearance to the street elevation.
3. The design incorporates much of the original building massing and structure. Planning is re-imagined within the existing framework to provide views and light. Materials and details are selected as an appropriate strategy for the specific neighborhood and surrounding buildings and residences. Architectural interventions to the existing building are kept minimal and purposeful.
4. The element on the rear top floor has been reconfigured as follows:
 - a. The shallow gable has been omitted. The new roofline uses the existing roof pitch as a start point, then slopes back down to the main roof. This configuration incorporates the same strategy used on the main roof, so provides more continuity.
 - b. The siding material is flush shiplap, painted white, to reinforce it as an appendage.
 - c. The new roofline and material change breaks the homogenized look and conveys a 'quirkier' element, since it is no longer blended into the roof.
 - d. The windows provide a ribbon of glass and view, eliciting Bridge Tender Houses and other similar waterside structures.

- e. Diagonal steel brackets are added to the 'spindly' columns to provide the appearance of greater stability. The columns and brackets are painted black for a more industrial look and to enhance the quirkiness of the mass as an appendage.
5. A new Pin Oak has been added to the site plan at the northwest corner for balance at the driveway.

We look forward to presenting these updates and further discussions at the October 20, 2021 ARC meeting.

Very truly yours,

A handwritten signature in black ink that reads "Jon Halper". The signature is written in a cursive, flowing style.

Jon Halper AIA