

BOARD OF ARCHITECTURAL REVIEW
MEETING SEPTEMBER 26, 2017 - 4:30 P.M.
BRIGHTON TOWN HALL

MEMBERS:

	Present
Stuart MacKenzie	<u>X</u>
Donald Streeks	<u>X</u>
Andrew Spencer	<u>X</u>
Chris Jahn	<u>X</u>
Brian DeWaters	<u>X</u>
Mary Scipioni	<u>X</u>
Casey Sacco	<u>X</u>

Minutes of August 22, 2017 meeting: X Approved _____ Not Considered

OLD BUSINESS

4AR-8-16 — 1881 Monroe Avenue — Brighton 12 Corners Associates — Modification to entry plan for QDOBA

Notes: * Plans, drawings, elevations, photos were presented for review by the board

* The revised plan leaves glass storefront surrounding the door and lowers the sign slightly.

Decision: **Approved** Approved with Conditions Tabled

Modifications to the approved plan for the restaurant entry are approved as presented.

NEW BUSINESS

9AR-1-17 — 136 Glen Ellyn Way — Pavel Pikul — Convert carport to garage

Notes: * Plans, drawings, photos were presented for review by the board

* Two new, white, identical garage doors with windows will be used.

* The house siding on the carport will not be disturbed

* The outside walls are proposed to remain open

Decision: Approved Approved with Conditions Tabled **Denied**

Stuart, Brian & Don voted to approve the application

Mary, Casey, Chris & Andrew voted to deny the application and make the following findings:

1. The proposed plan lacks architectural integrity or precedence.
2. The proposed plan is excessively dissimilar to structures in the area.

9AR-2-17 — 11 Kimbark Road — Phil Hart, Patio Enclosures — Construct 10' x 13' unheated sunroom on rear of house

Notes: * Plans, drawings, elevations, photo rendering were presented for review by the board

- * Siding and windows will match existing
- * The space will not be heated
- * Roofing will match existing

Decision: Approved **Approved with Conditions** Tabled

Approved with the following conditions:

1. Gutters should be connected and extended as presented, but flow should be directed to the rear and downspouts should be added at the gable end corners of the addition
 2. All materials shall match existing, as presented.
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9AR-3-17 — 59 Summit Drive — Dan Glading — Addition of enclosed pool room on ground floor with roof deck on first floor

Notes: * Plans, drawings, elevations, photos, photo renderings were presented for review by the board

- * Chris Jahn recused himself from the application
- * Siding and windows will match existing
- * There will be a deck on the top of the pool room
- * A concrete wash will be used on the CMU to match existing
- * Garage doors will match existing
- * Colors will match existing
- * Window trim and color will match existing

Decision: **Approved** Approved with Conditions Tabled

Approved as presented.

9AR-4-17 — 390 Edgewood Avenue — Suncommon, Kathleen Connolly — Install solar panels on roof of house

Notes: * Plans, drawings, photo simulations were presented for review by the board

- * 14 modules will be installed on the garage
- * 6 modules will be installed on the house
- * Conduit will run from upper to lower arrays, then will be routed into the garage.

Decision: **Approved** Approved with Conditions Tabled

Approved as presented.

9AR-5-17 — 2700 East Avenue — Design Works, Serge Twvasman — Exterior renovation of house

Notes: * Plans, drawings, elevations, photos were presented for review by the board

- * Mary Scipioni recused herself from the application.
- * Increasing roof pitches
- * The two wings of the house will be stone all of the way around
- * There will be a stone knee-wall in front of the entrance
- * Posts on front will be painted pvc-cased structural posts
- * All of the window openings on the front will be new
- * Shingles will be brown/black variegated
- EIFS will be Sherwin Williams “Wool Skein” (tan)
- Windows and garage doors will be black
- The metal roofing will be black
- Trim will be white
- * Stone will be Southern LedgeStone in “Bucks County” browns

Decision: Approved **Approved with Conditions** Tabled

Approved with the following conditions:

1. All required variances shall be obtained.
2. The skylight shall not be visible from East Avenue
3. The chimney shall be refaced with stucco, as presented.

SIGNS		
1491	1855 Monroe Avenue Joan E. Lincoln	Building Face Sign Trilogy Boutique Approved as presented
1492	1855 Monroe Avenue Gupp Signs – Tony Snow	Building Face Sign Golftec Approved as presented.
1493	140 Metro Park Jim Colombo	Building Face Sign Metro Office Centers A Webster Properties Company Approved with the following conditions: 1. “A Webster Properties Company” shall be removed unless shown to be the official name of the company, and the letters shall be re-centered vertically.
1494	2815 Monroe Avenue Art Parts Signs – Patricia Ransco	Building Face Sign Kumon Approved as presented. Chris Jahn voted to deny, all other members voted to approve.

Respectfully submitted,

Paul White
Secretary, Architectural Review Board