

BOARD OF ARCHITECTURAL REVIEW
MEETING OF DECEMBER 18, 2018 - 4:30 P.M.
BRIGHTON TOWN HALL

MEMBERS:

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

Minutes of November 27, 2018 meeting: X Approved Not Considered

OLD BUSINESS

8AR-4-18 — 2500 East Avenue — Hanlon Architects — Replace front entry canopy with smaller canopy

Notes: * Revised plans, photos & elevations, samples were presented for review

* Stone was previously approved on the building face. This was changed to painted brick to match the building

* The proposed foyer will extend a few feet less than previously proposed

* All of the brick and metal guard rails on the building will be painted

* Light earth tone paints, light brown fieldstone on the columns

* “Peppercorn” balconies and storefront, lighter paint in front of windows

* There will be down lights in the canopy

Decision: Approved Approved with Conditions Tabled

9AR-4-18 — 412 Linden Avenue — Montreal Construction Co., Inc — Renovate maintenance building for offices.

Notes: * Plans, photos & elevations, samples were presented for review

Building B

- * Stone will be gray/rust color
- * Behr "Flannel Gray" paint will be used
- * The existing overhead door will be replaced with "Tubelite" storefront

Building C

- * Building C will just be painted

Decision: Approved **Approved with Conditions** Tabled

1. If lighting fixtures are proposed they shall be approved by the Building Department

11AR-3-18 — 11 Currewood Circle — Paul Morabito, AIA — Add covered porches to three sides of house and construct second floor storage room

Notes: * Revised plans, samples, photos were presented for review by the board

- * Variance required
- * The dormer on the garage that was previously proposed has been removed
- * "Mendocino" ledgestone will be used – brown/gray
- * The height of the stone has been revised. The stone has been lowered at the garage
- * Army green siding
- * Brown shingle roofing
- * There will be a safety curb on the porch

Vote: Andrew-Denied Casey-Denied Stuart-Approved with Conditions
Brian-Approved with Conditions Mary-Approved with Conditions

Decision: Approved **Approved with Conditions** Tabled

1. All required variances shall be obtained.
2. Siding & roofing samples shall be submitted to the Building & Planning Department
3. On the right side porch, provide an architectural feature or detail to create a more credible appearance of support of the upper story. For example, on the front elevation of the right side porch a low screen panel or stone wall could be added; or on that same elevation the outside pier could be doubled and a second column added to match the existing, and this assembly could be replicated on the house side of the front of the porch.

11AR-4-18 — 300 White Spruce Blvd — Patrick A. Morabito, AIA — Exterior renovation with new entry roof and siding

Notes: * Plans, photos & samples were presented for review by the board
* The lighting selection was presented
* The previously proposed tile was changed to a concrete panel with routed joints in natural light gray. The panels will be installed in a running bond pattern, as was the previously proposed tile. The panels will have a buff finish and will be raised above the ground by a couple of inches.
* Gray metal flashing will be used
* metal board & batten siding is the same as previously proposed. Screws will be hidden.

Decision: **Approved** Approved with Conditions Tabled

11AR-5-18 — 200 White Spruce Blvd — Patrick A. Morabito, AIA — Exterior renovation with new entry roof and siding

Notes: * Plans, photos & samples were presented for review by the board
* The lighting selection was presented
* The previously proposed tile was changed to a concrete panel with routed joints in natural light gray. The panels will be installed in a running bond pattern, as was the previously proposed tile. The panels will have a buff finish and will be raised above the ground by a couple of inches.
* Gray metal flashing will be used
* metal board & batten siding is the same as previously proposed. Screws will be hidden.

Decision: **Approved** Approved with Conditions Tabled

NEW BUSINESS

12AR-1-18 — 485 Warren Avenue — David Cohen — Review of previously constructed deck

Notes: * Photos were presented for review by the board

Decision: Approved **Approved with Conditions** Tabled

1. All required variances shall be obtained.

12AR-2-18 — 2545 Monroe Ave — Bill Gray's – Daniel Gray, Pres — Update Tom Wahl's Restaurant building

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

- * An entrance vestibule will be added on the east side
- * A tower will be added to the northwest corner. Finish will be white EIFS.
- * The parapet will be rebuilt and raised 3"-6", except in back
- * Lighting will be added underneath the tower, and existing wall lighting will be replaced.

The height of the building is not intended to change significantly

- * The existing brick will be painted dark gray
- * Red metal roofing will be used
- * The only windows added will be in the new tower
- * An outdoor dining area is proposed with an aluminum fence around it.

Decision: **Approved** Approved with Conditions Tabled

12AR-3-18 — 80 Willard Ave — Woodstone Custom Homes — Construct new house with attached garage

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

- * Certainteed vinyl tongue-&-groove look siding: colonial white
- * Azec decking is proposed: Tan/gray with white railings
- * Charcoal black shingles
- * Garage and front doors will be dark brown
- * Window trim and soffits will be white
- * "Fossil: color Pella windows
- * Lighting will be minimal

Decision: Approved **Approved with Conditions** Tabled

1. The front façade first floor windows shall be extended down as close as possible to the interior finished floor.

12AR-4-18 — 105 Commonwealth Rd — Alycia & Mike Strobert — Convert screened porch to heated space

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

- * Stucco to match existing
- * Black windows
- * Six inch trim to match existing
- * Gable end and roof to remain
- * Windows will match existing screen frame width

Decision: **Approved** Approved with Conditions Tabled

12AR-5-18 — 2 Dunrovin Ln — Chris Constanza — Construct two story addition on house

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

- * The breezeway will be filled and a master suite added
- * There will be a standing seam metal roof over the entry, on the rear, and on the dormer – dark gray color
- * “Granite Gray” light gray siding will be installed
- * Shingle roofing will match existing.

Decision: Approved **Approved with Conditions** Tabled

1. The center upper double window on the front shall be centered over the window beneath.

SIGNS		
1542	2261 Monroe Avenue Benjamin Tracy	Building Face Sign Monroe Medspa Approved as presented

Respectfully Submitted,

**Paul White
Secretary, Architectural Review Board**