

BOARD OF ARCHITECTURAL REVIEW
MEETING OF JULY 24, 2018 - 4:30 P.M.
BRIGHTON TOWN HALL

MEMBERS: Present
Stuart MacKenzie X
Andrew Spencer X
Chris Jahn X
Brian DeWaters X
Mary Scipioni X
Casey Sacco X

Minutes of June 26, 2018 meeting: X Approved _____ Not Considered (Andrew abstained from approval of minutes)

OLD BUSINESS

4AR-5-18 — 55 Oak Lane — Vladimir & Iryne Shkavritko — Update façade of house and add 953 sf attached garage.

* Applicant not present.

Decision: Denied without prejudice.

6AR-4-18 — 211 Glenhill Drive — Patrick & Danielle Benoit — Rear addition, garage expansion, add porticos over two entrances

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

* The person door in the garage has been moved to the side of the garage

* A window is shown in the rear of the side of the garage, but the owner has requested to not have a window in the side.

* Two options for brackets on the front doors were presented, a “Funston” option and a craftsman-style option (craftsman style shown on elevations). The same style will be used on both doors, but the main door will be more prominent.

* The roof over the main entry is wider than the one over the secondary entry

* Vinyl siding will be used to match existing.

* Livable area is the same as the original review.

Decision: Approved **Approved with Conditions** Tabled

1. Funston brackets shall be used.
2. A window shall be centered in the side of the garage.

6AR-10-18 — 850 Winton Road S. — M. Daisy Hutchinson — Rebuild stoop and add roof

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

* A stone sample was submitted – Brown “Chardonnay Country Ledge stone.”

Decision: Approved **Approved with Conditions** Tabled
(Yes: Brian, Andrew, Mary, Casey Stuart / No: Chris)

1. The porch roof shall be the same dimensions as the original roof.

NEW BUSINESS

7AR-1-18 — 208 Doncaster Road — Leslie Grissing Kahrman — Install solar panels

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

* Modules will be black-on-black

* Conduit can be run inside

Decision: Approved **Approved with Conditions** Tabled

1. Conduit shall be run inside. Nothing shall be mounted to the exterior of the building unless required by regulations.

7AR-2-18 — 2200 Westfall Road — William P. Johnson — Replace existing porch and add a person-door to the side of the garage door

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

* They will be moving the existing retaining wall back a few feet and installing a door in the block wall of the garage – door will be white

* The sidewalk will run straight out to the driveway

* Interlocking blocks will be used for the retaining wall

* They will re-surface the porch with composite material and build new steps with a white railing

* The porch will be widened. Skirting under the porch deck not yet determined.

* Any exposed block on the garage will be painted to match existing.

Decision: Approved **Approved with Conditions** Tabled

1. All required variances shall be obtained.
2. Exposed block shall be painted to match existing.
3. Door trim and railing shall be white to match existing.

7AR-3-18 — 111 Bonnie Brae Avenue — Ellen J. Tourtelot — Add a full-width front porch

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

- * A variance has been applied for
- * The porch deck and steps will be concrete
- * It will have a white vinyl railing
- * There will be no new lighting
- * Shingles will match existing
- * It will have a white beadboard ceiling
- * The end of the roof will be gray vinyl to match existing.
- * Square posts will be used, wrapped in vinyl

Decision: Approved Approved with Conditions **Tabled**

1. All required variances shall be obtained.
 2. Construction drawings with appropriate details shall be submitted.
- Note that the board does not object to the direction of the design.
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7AR-4-18 — 65 Runnymede Road — Aces Energy — Install solar panels

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

- * Conduit and equipment will be inside the house
- * Black panels
- * 7,500 kwh/year

Decision: Approved **Approved with Conditions** Tabled

1. Conduit shall be run inside. Nothing shall be mounted to the exterior of the building unless required by regulations.
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7AR-5-18 — 2781 W. Henrietta Road — Rozzi Architects — Renovate façade of commercial building

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

- * Barnwood siding on the front
- * Black frames
- * “Mica Weathered Zinc” siding
- * “Mindful Gray” paint

Decision: Approved **Approved with Conditions** Tabled

1. Lighting details shall be submitted to the Building & Planning Department
2. Materials shall be held 4” off of grade.

7AR-6-18 — 230 Rich's Dugway — James Buholtz — Remodel house and add a floor

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

- * Vertical Smartside dark brown siding is proposed
- * A new deck will replace the existing deck – dark brown color
- * Dark window frames
- * Two bedrooms in the basement
- * Probably remove existing T-111 siding and install Smartside
- * Rubber roofing – black or white
- * Brown or black gutters
- * Block to remain; all windows replaced.
- * Up/down sconces on the east wall
- * Flood security light on the rear.

Decision: Approved Approved with Conditions **Tabled**

1. Accurate drawings with appropriate details that fully document the proposed scope of work shall be submitted.
2. Colors and materials selections and door and window selections shall be provided.
3. A Single Family Zoning Information Form shall be completed by the project architect and submitted.

7AR-7-18 — 2740, 2750 & 2800 Monroe Avenue — Daniele Family Companies — Construct five buildings totaling 83,700 sf including 50,000 sf Whole Foods

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

- * Earthtone colors will be used: grays, reds, browns, tans
- * The blocks used for Whole Foods will be 4"x16"
- * A materials list has been submitted
- * The look of the rear of the plaza building was discussed, as was the front of the building.
- * The architectural style of the plaza building (building #2) in relation to the style of the Whole Foods building (building #1) was discussed.
- * A gateway sign is shown at the street entrance on one of the perspective renderings
- * The blank wall at the street side of the Starbucks building (building #3) was discussed.

Building 1 (Whole Foods)

Brian, Andrew, Mary, Stuart: OK. Casey, Chris: Monroe Ave side, too much blank wall space
Building 2 (Plaza)

Brian, Stuart: OK. Andrew: Rear side is still a concern; need info. on rear side of towers/parapets; need info. on courtyard interior facades. Mary: Agrees with Andrew about back wall; A little more on rear / a little less on front. Casey: Agrees with Andrew about back wall; sides good; front ok; suggests a second EIFS color. Chris: Materials good, maybe a little articulation on back, style of front an issue.

Building 3 (Starbucks)

Brian: A sign is shown on Monroe side in some drawings; Monroe side needs interest; Andrew, Mary, Stuart, Casey, Chris: Agree with Brian's comment on Monroe side.

Building 4

Brian, Andrew, Mary: OK. Chris: Nothing to add. Casey: Verify where roof is vs glass – there's an apparent conflict. Stuart: OK. Suggest a second EIFS color.

Building 5

Brian: Clarify signs, then OK. Andrew: Material should extend farther down southeast (vet) wall; northeast side "lintels" area is odd – maybe use windows?. Mary: Agrees with comments made. Casey: Agrees about vet side treatment; "white box" on Monroe side corner is odd – take a look at it.

Decision: Approved Approved with Conditions **Tabled**

Tabled for the following:

1. Provide accurate and consistent elevations and submittal information.
2. Ensure that RTUs and equipment screens are shown in elevations.
3. Provide more accurate information and dimensions on equipment screen on Building 1.
4. Provide further articulation and/or alternate material from palette to add interest to large expanse of masonry on Monroe Avenue facade of Building 1.
5. Define the rear of the towers/parapets on Building 2.
6. Add articulation/interest to the rear wall of Building 2.
7. Provide accurate elevations / perspectives on the returns (courtyard area) on front of building 2.
8. Add interest on Monroe Avenue side of Building 3, as discussed.
9. Verify where roof is as compared to glass on Building 4: there appears to be a conflict.
10. Suggest using a second EIFS color for Building 4.
11. On Building 5, re-examine the treatment of the southeast (vet side) wall; it's visible to northbound traffic.
12. Building 5 design should be more consistent with the rest of the buildings.

SIGNS		
1526	2900 Monroe Avenue Chantiza Stern	Building Face Sign Viaggio Approved with Condition(s): 1. The bold sign (stamped 6/29/18) is approved.
1527	330 Metro Park Admar Supply	Two Building Face Signs Admar Construction & Equipment Supplies Approved with Condition(s): 1. All required variances shall be obtained. 2. The option without the “cloud” shall be used on the east side.

Respectfully Submitted,

Paul White
Secretary, Architectural Review Board