



Memorandum

To: Board of Architectural Review

From: Sharmaine Abaied, Planner

Meeting Date: February 17, 2022

Re: **Item No. 9 – IDT Docket No. PF_698423-BAR**
Somerset Trust – 100 Maple Ave E
Exterior Modifications and New Sign

Request for approval of exterior modifications and signs for Somerset Trust, located at 100 Maple Ave E, Docket No. PF-698423-BAR, in the C-2 General Commercial zoning district, filed by Michael Friedhofer, Landmarks SGA, LLC., project contact.

The applicant is proposing accessibility improvements at the rear entrance, new exterior light sconces, and new/recovered awnings. The applicant is also proposing replacement of doors, new windows at the rear elevation, and a new sign at the rear entrance.

To provide ADA accessibility to the new retail lobby a new concrete landing and the installation of an ADA compliant ramp is proposed. Dark bronze railing will be added to the landing to match the existing railing.

New “night-friendly” LED exterior light sconces will be added to the exterior, four on the Northeast and Northwest elevations and three on the Southeast and Southwest elevations. The light fixtures will be dark bronze to match the doors, frames, and windows.

The existing awnings on the southwest elevation are to be recovered with similar color and material as existing. New awnings matching the existing are proposed to be installed over the entrances on the Northwest and Northeast elevations.

***Applicants must attend the meeting and represent their application.
Failure to appear may result in the deferral of the item or amendments to the design.
Failure to appear will not relieve any pending violations.***

The proposed changes to the Northwest elevation (rear of the building) are as follows:

- Replacement of the rear entrance door, sidelight, and frame in dark bronze aluminum to match existing.
- Two new small windows to be installed matching the existing small windows on the Northeast elevation.
- Non-illuminated aluminum composite sign panel measuring 3' high by 4' wide. The colors for the sign will match that of the signs approved during the August 19, 2021, BAR meeting

*Please note, the application mentions the proposal of address numbers for the façade as well as the door. These numbers are less than 1 ½ sq ft and do not require review by the Board. *

Process

Per Town Code Chapter 4, all land areas zoned other than single-family detached residential are architectural control districts. Any lot, parcel or area of land within any area zoned for single-family detached residences, which is used for other than single-family detached residences, or which is the subject of an application for a use permit or building permit involving any such other use, is also designated an architectural control district.

No structure, building, sign or other improvements or other major landscape features surrounding such building, structure, sign or improvement located on any land within any architectural control district shall be erected, reconstructed, altered or restored until the plans for such shall have been approved by the Board of Architectural Review.