

BOARD OF ARCHITECTURAL REVIEW
MEETING OF November 26th, 2019 - 4:30 P.M.
BRIGHTON TOWN HALL

MEMBERS:

	Present
Stuart MacKenzie	<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>
Fran Schwartz	<u>X</u>

Minutes of September 24th, 2019 meeting: X Approved ___ Not Considered

Minutes of October 22nd, 2019 meeting: X Approved ___ Not Considered

OLD BUSINESS

5AR-2-17 — 2158 East River Rd. — Joe O'Donnell — Rereview of plans

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

Decision: **Postponed by Applicant**

4AR-2-19 — 2323 Monroe Ave — Silas Patel — Revisions of current plans

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

- Railings are the only thing that changed from the previous submittal
- Proposing painted board railing will now be installed entirely around the perimeter of the 2nd story
- Same white as previously approved (ethereal white)
- Decorative scrolling in vertical posts will be removed above 42". Below 42" will be infilled with painted board covering the vertical posts creating a solid façade.
- New railing is not transparent – cannot see the second floor, creates a top-heavy appearance, and the white will contrast heavily with the dark color of the main building.
- Sign to come in the future
- New proposed railing meets with floor and offers no drainage from the second floor.

Decision: Tabled:

- **Spaces with open railing system shall remain as previously proposed matching composition with opaque railing sections according to the original concept.**
 - **Updated drawings will be submitted showing updated railing system including railing details and color.**
 - **Color choices will be consistent with those previously approved.**
-

10AR-1-19 — 229 Howland Ave — Bob Cornell — Construction of a 16' x 5' front porch

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

- Extending the porch deck out to create space to access the right side of the porch and more space outside of the front door. Roof distance to remain the same.
- Materials will be the same as previously shown – to match existing
- Colors and materials will be as labeled on drawing

Decision: **Approved as Presented**

- **All required variances shall be obtained**

NEW BUSINESS

11AR-1-19 — 35 Parkwood Ave — Joe Rebis — Roof-mounted solar

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

- Equipment will be under solar panels
- Wires will be routed internally then down the back of the house
- Panels to be located as in drawn plans

Decision: **Approved with conditions:**

- **No appurtenances shall be seen from the front of the house**

11AR-2-19 — 885 S. Winton Rd. — Joseph O'Donnell — 310 sq. ft. addition to the existing office building

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

Decision: **Tabled for lack of representation**

11AR-3-19 — 157 Sawgrass Dr — 157 Sawgrass Drive, LLC. — Revised plans for a new medical building

Notes: * Drawings, and photos were presented for review by the board

Decision: **Postponed by Applicant**

11AR-4-19 — 91 Glenhill Dr. — Chris Duerr — Renovation of roof to adjust pitch and add solar

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

- Two outside roof slopes in rear of the house will be extended to meet in the middle of the house creating a new single gable and roof peak on rear portion
- Contractor mentioned only new roof areas will be re-shingled. It may be difficult to match new shingles to older existing shingles.
- Board raised concerns with respect to new solar panels on portions of old shingles.
- Solar conduit to run inside attic – will not be seen from the front

Decision: **Approved with Conditions**

- **Shingles shall match exiting in appearance and color**
 - **Solar shall meet requirements of building code**
 - **No appurtenances from solar installation shall be seen from the front of the house**
-

11AR-5-19 — 185 Beverly Dr. — Jim Brasley — Expand 14' garage door to 16'

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

- Garage can't reasonably fit 2 cars
- Removing person door from the garage – the door is rarely used by current owners
- Garage door will have windows.
- Shake siding to match existing and will reuse current siding when possible
- Driveway will be widened at a gradual angle to meet widened garage dimensions

Decision: **Approved with conditions:**

- **Shake shall match existing in color and style**
 - **The garage door will have windows as presented**
-

11AR-6-19 — 50 Woodmont Rd. — Jim Brasley— New screen porch on side of the house

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

- There will be no glass in windows – screens only
- 2” wood frame for the screens
- Siding and roofing will match existing
- Removing fence only in the location of the new porch
- The door on side of the house will remain and be used to access the porch
- A door to the rear yard will come off the porch
- Gutters will be installed with downspouts on the corners
- No lighting on front and side of the porch, may be a light facing the rear yard
- Beadboard on ceiling and walls
- Proposing wood subfloor without drain for precipitation
- Meets current zoning for front setback
- Board mentioned the possibility of adding scuppers to the floor

Decision: **Approved with conditions:**

- **Ensure proper drainage from floor area**
 - **All roofing and siding to match existing**
-

11AR-7-19 — 76 Sonora Parkway. — Jim Brasley— Construction of detached garage

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

- New garage drawing is 1-foot wider
- Pergola above patio
- Garage door does not have a window
- Person door will be glass on the top half
- Window on the right face in the storage room
- 9’ wide garage door
- Fence on left garage is around 6’ tall
- A light will be above the porch and not above the garage door
- No windows on left or rear of the structure
- It will have gutters

Decision: **Approved with recommendation:**

- **Board recommends adding an additional window on the left side of the garage**
-

11AR-8-19 — 482 French Rd. — Ben Antonucci — Mudroom addition – already constructed

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

- Previously constructed
- Siding is T1-11 enclosing a new mudroom over the sidewalk
- Interior siding and walls will be drywall
- Window is not trimmed and does not match existing in size or style
- 2”x 6” studs on sleepers

Decision: **Approved with conditions:**

- **Double-hung window shall be replaced with a casement window matching dimensions of an existing window. Trim will also match that of existing windows.**
 - **Siding shall not make direct contact with the ground**
 - **Profile of siding shall match existing including dimension, spacing, and pattern and shall be continuous without horizontal seams. Color shall match existing**
 - **Verify gas vent is not within the newly enclosed area**
 - **A building permit must be obtained**
-

11AR-9-19 — 257 Pelham Rd. — Stephen Cass — New windows and façade materials – partially installed

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

- The garage was previously approved
- Stone veneer on left – stacked stone ‘Beijing Green’ and will be flush with the base
- White EIFS siding and stucco in middle
- Garage area to be horizontal cedar siding on the right of the house.
- Person door was added to the garage as well as a light
- All windows to have black trim
- There will be white and black gutters
- Lights being added into the soffit
- Chimney stone is blue stone

Decision: **Tabled for:**

- **More complete drawings and details**
- **Provide information as required on the application including:**
 - **SCALED SITE PLAN SHOWING THE PROJECT AND EXISTING STRUCTURES**
 - **SCALED ELEVATIONS OF THE PROJECT FROM ALL SIDES. - The scale should be shown on drawings. Elevations should show enough of the existing structure to provide context for the project. Elevations should include labels to clearly explain**

- styles and materials of the existing and proposed structure.
- **LABELED, SCALED, DIMENSIONED FLOOR PLANS**
 - **FOR ADDITIONS, PHOTOGRAPHS OF BUILDING SIDES WHERE PROJECT IS PROPOSED**
 - **MATERIAL AND COLOR SAMPLES SHOULD BE BROUGHT TO THE MEETING**

SIGNS		
1572	2920 Monroe Ave Premier Sign Systems	Awning Sign Wax It All Approved as Presented
1573	339 East Ave. Sarah Latus	Building face sign Relax and Wax Approved as Presented

Respectfully Submitted,

Jeff Frisch
Secretary, Architectural Review Board