

BOARD OF ARCHITECTURAL REVIEW  
MEETING OF JULY 23, 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	___

Minutes of June 25, 2019 meeting: X Approved      \_\_\_ Not Considered

---

**OLD BUSINESS**

---

6AR-4-19 —200 Ashbourne Road — Paul Randazzese — Construct an addition for a kitchen on the side of house.

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

- There will be an 8" bumpout for windows on the addition.
- Current porch has a hip roof on proposed addition is a shed roof. Hip roof would match other addition.
- There will be gutters on the addition.
- Plenty of room on the driveway to allow for the addition to cut into.
- There is a window on the rear of the house that isn't shown in the proposed plans. Removing it would leave a large blank wall in rear. Board discussed potential for the window to remain and changing the layout of the proposed cabinets.
- No side or rear elevations presented by client—will need for building permit.
- Lighting not proposed, owner mentioned the possibility of lighting the driveway.

Decision: Approved with conditions:

- The addition shall have a hip roof in front and rear to match porch on the opposite side of the house.
- Existing window in the mudroom at the rear of the house shall remain.
- Include the window in the powder room that faces the driveway as shown in the 3-D renderings.
- Window in the stair landing to be reduced in size as presented in the rendering.
- All new windows to match existing windows in style, trim details, and proportions as presented.
- All materials and colors to match the existing house.
- Gutter on the addition to discharge to the storm drain, or discharged to rear of the house.
- The board recommends brackets under proposed window bump out appropriate to the character and style of the house.

All conditions shall be addressed in drawings to be submitted for building permit.

---

6AR-6-19 — 6 Parsons Lane — Peter Lagusa — Rebuild 3-season room

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

- Will either replace or rebuild room depending on the condition of the structure—to be determined when contractor begins work.
- If replaced, the addition will be very similar to current porch.
- Pitch of roof will be about  $\frac{1}{2}$ " per foot, leading to a 4  $\frac{1}{2}$  to 5-inch rise at roof peak. It will not be very noticeable from the road.
- Roof to be pitched up to meet garage.
- Larger eaves will be built on room to help protect structure from water damage.
- If porch doesn't need to be rebuilt, trim and screens will be replaced.

Decision:

Approved as presented.

---

---

## NEW BUSINESS

---

---

7AR-1-19 — 15 Birmingham Dr. — Craig Pearlberg — Construct a 6'8" x 9'4" entry vestibule in front of house

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

- Not able to be built as presented.
- Top of door and windows in front elevation don't match existing conditions
- Border/trim around door will be removed
- Vestibule floor will be at same elevation as house door—there will be no step up into house.
- Board discussed potential of shifting roof ridge to match the pitch of roof and reducing proximity to the above window.
- Owners using vestibule option with windows on sides.

Decision: Tabled for revised and corrected drawings—front elevation is not accurate to conditions and will likely affect the final design.

<b>SIGNS</b>		
1561	<p>360 White Spruce Blvd James Strauss</p>	<p>Building Face Sign Strauss Eye</p> <p><u>Decision:</u> Approved as presented</p>
1562	<p>1840 S. Winton Road Kirk Wright</p>	<p>Building Face Sign L&amp;M Financial</p> <p><u>Decision:</u> Approved as presented</p>

**Respectfully Submitted,**

**Jeff Frisch**  
**Secretary, Architectural Review Board**