

BOARD OF ARCHITECTURAL REVIEW
MEETING OF OCTOBER 22, 2019 - 4:30 P.M.
BRIGHTON TOWN HALL

MEMBERS:

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

Minutes of September 24th, 2019 meeting: ___ 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**

9AR-2-19 — 90 Heatherstone Lane — Edward & Patricia Hall — Addition of one car garage and bedroom

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

- The second story addition and associated shed roof have been removed. The building will remain as a single story
- The addition will extend further to the rear of the lot
- Still proposing the addition of 3rd garage bay
- The existing garage door will be replaced and match the door on the proposed garage bay – ‘Walnut’ color
- Stone veneer to be Weatherledge series ‘Charcoal’ color by Prestige Stone – ledge capping kneewall will be a lighter gray. Old stone will be removed to add the new veneer
- New black shingle roof
- Standing seam metal roof on front roof details ‘Dual Black’ color
- Standard vinyl on side and rear to be ‘Nantucket Pewter’ in color.
- Cedar siding will be replaced with Board and Baton siding on the front. The color will be a combination of ‘Cityscape’ and ‘Software’ to match vinyl siding
- Trim color to be ‘Sterling Gray’
- New windows to match existing
- Proposed garage bay has a person door and a window added for daylight

Decision: **Approved as Presented**

NEW BUSINESS

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

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

- Front porch addition will require a one-foot setback variance
- Materials to match existing including the end of the gable, siding, and roofing
- Trim will be white
- There will be one step in front of the door and porch framing will go over the stoop – stoop will not be removed
- The base of the porch will be enclosed with AZEK trim
- May leave light fixtures where they are on the house on either side of the door
- The gutter will discharge to the right
- The column will be fiberglass and painted. It will be about 2 feet from the door which may make entry difficult
- The 2-foot landing may not be large enough for code, and the 2-foot path to porch will be difficult for people with accessibility issues or those with walkers.
- May remove the screen door
- The ceiling will be a plastic beadboard

Decision: **Tabled for**

- **Dimensioned layout demonstrating the design functions appropriately and complies with building code**
 - **List of proposed materials**
-

10AR-2-19 — 55 Emmons Dr — Cathy & Michael O'Keefe — 24' x 12' rear addition

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

- The entire house will be re-sided with vinyl siding 'Harbor Blue' in color
- White trim
- Smaller windows on the addition to allow utilization of inside wall space
- Window dimensions from wall edges are not consistent
- Floor and ceiling inside the house will be the same height as existing
- Sliding door off-center as proposed
- Extending the steps more on either side of the door will allow for more room for entry

Decision: **Approved with Conditions:**

- **Sliding door and windows will be centered on the rear face of the addition**
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10AR-3-19 — 350 Avalon Dr — Jessica Schlosser — Installation of front-facing roof-mounted solar

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

- The representative stated it will meet building code for accessibility
- Black panels, black mounting equipment
- Utilities to run down the side or back of the house – will route internally if possible
- Inverters in basement
- Panels will be around 4” off the roof
- Engineering load study will be completed prior to construction

Decision: **Approved with conditions:**

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

10AR-4-19 — 164 Fairhaven Rd. — John Davies — Construction of a 7’ x 4’ portico in front of house

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

Decision: **Withdrawn by Applicant**

10AR-5-19 — 60 Helen Rd. — Blake Held — Converting garage into a bedroom

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

- New siding to match existing cedar shake
- Existing windows on the left to remain - adding a door
- Posts outside the door on the left face will be metal or wood and will be painted white
- The ceiling under overhang will be a thin wood to be painted white with recessed light
- The two new windows on the front of the house are not the same height as the other existing windows on the front. Placement limited by the existing openings in the house

Decision: **Approved as Presented**

10AR-6-19 — 2171 W. Henrietta Rd. — John Greer — Renovations to vestibule, windows, ext. siding, roof, and removing dormers

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

- Removing the 3 dormers
- Adding vestibule with accessible ramp and stairs
- Stone veneer – Stonehedge – ‘Shenandoah’ color
- Shingles – Camelot Shingles – ‘Weathered Timber’
- There will be standard vinyl siding on the lower floor, cedar style vinyl siding on second floor. Both will be ‘Sandstone’ color. Soffits will also be ‘Sandstone’
- Aluminum windows will be dark bronze. Glazing will be slightly tinted. More commercial looking.
- Trim board between floors, roof fascia, and other trim to be a slightly lighter color than the siding
- Lighting for sign shown but will be approved with the sign application
- In the ‘Delivery Area,’ the roof will remain the same, the door will be centered, and the window removed.

Decision: **Approved as Presented**

- **Lighting for signage will be approved with signage**

SIGNS		
1568	2920 Monroe Ave Premier Sign Systems	Awning Sign Wax It All

Respectfully Submitted,

Jeff Frisch
Secretary, Architectural Review Board