

BOARD OF ARCHITECTURAL REVIEW  
MEETING OF December 17th, 2019 - 4:30 P.M.  
BRIGHTON TOWN HALL

MEMBERS:

|                  | Present     |
|------------------|-------------|
| Stuart MacKenzie | _____       |
| Andrew Spencer   | _____X_____ |
| Chris Jahn       | _____X_____ |
| Brian DeWaters   | _____X_____ |
| Mary Scipioni    | _____X_____ |
| Casey Sacco      | _____X_____ |
| Fran Schwartz    | _____       |

Minutes of November 26th, 2019 meeting:   X   Approved        Not Considered

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**OLD BUSINESS**

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5AR-2-17 — 2158 East River Rd. — Joe O'Donnell — Discuss Alternatives

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

- Gutter on second floor of east face doesn't extend to the edge of the eave
- Window trim is not consistent, applicant is proposing painting trim to be consistent around the building
- Propose replacing the lower right window on the east face to match other windows on the house, and also centering it to the window above
- Proposed painting steps and railings
- Proposed addition of a mould style louver to the bump out on east face
- Reconfiguring gutters for a cleaner appearance

Decision:   **Approved with Conditions:**

1. Add trim boards to all windows that shall be consistent with previously approved drawings.
2. All trim, doors, and railings to be painted white.
3. Damaged gutters shall be replaced.
4. The following apply to the east face of the building:
  - a. Replace window on right side of the lower story with a double hung window matching width and centering it under the second story window.
  - b. Extend gutter on second story to the roof edge on the left.
  - c. Rework downspouts on the second story to eliminate center downspout and add a downspout on left side of the building
  - d. Remove center downspout on first story and add downspouts to the left and right edges of the lower roof.

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

- Gas pipe open railings were proposed to replace the previously approved wire railing system. They will be horizontal, painted black, and baked
- Railing will be as proposed on the new plans and sections will be open and solid railing as initially approved
- Top rail will be pressure treated, painted white and pitched at 30 degrees. It will align with and match the solid sections of the railing
- Sconce will be placed horizontally to highlight room numbers and to reflect off ceiling. A second light type was proposed for walkways that will be mounted to the ceiling and directed toward the ceiling
- Solid railing sections will not be board and batten as labeled on the plans – they will be painted pressure treated wood
- All paint will be semi-gloss with colors as previously approved
- Paneling will not be Endure panels as on plans – to be pressure treated wood that will be soaked in stain trying to match previously approved color. Will return to ARB if color does not match
- Board proposed creating sharper edges on pressure treated to provide a different look than the normal rounded edges typical of pressure treated lumber.
- Stairway siding will be pressure treated

Decision: **Approved with conditions:**

1. Any changes to approved plans as presented will require review by ARB.
2. Provide updated drawings for the building permit showing approved conditions and materials with appropriate details.
3. Board recommends creating sharper edges on pressure treated boards to eliminate rounded edges typical of pressure treated lumber.

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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

- There will be a lintel above the door
- Will be matching existing brick banding and color of the brick and grouting
- Black anodized window frames and will match size of the existing in size and color
- There will be an emergency light above the door
- Coping to match
- Adding additional overflow scupper – downspout and scupper to match color of the coping

Decision: **Approved with conditions:**

1. Match existing brick accent bands
2. Match color of brick and mortar to existing
3. Color of downspouts, coping, and leader boxes to match existing dark bronze color.

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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**

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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

Decision: **Postponed by Applicant**

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| SIGNS |                                      |   |
|-------|--------------------------------------|---|
| 1574  | 1829 Monroe Ave<br>Speedy's Cleaners | Box Sign<br><b>Speedy's Cleaners</b><br><br><b>-Approved as presented</b> |

**Respectfully Submitted,**

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