

BOARD OF ARCHITECTURAL REVIEW
MEETING OF JANUARY 28th, 2020 - 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 December 17th, 2019 meeting: X Approved Not Considered

OLD BUSINESS

11AR-5-17 — 1925 S. Clinton Ave — 1925 S. Clinton Ave, LLC — Revision of material colors

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

- Hardie board siding will now be Monterey Tope in color
- Trim to be Cobblestone
- No other changes to the building

Decision: **Approved as Presented**

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Decision: **Withdrawn by Applicant**

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**

NEW BUSINESS

1AR-1-20 — 254 Klink Rd. — Thomas & Deborah Littlefield — Garage addition and gable front entry

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

- Hardie board for board and batten – dark gray/blue in color. Trim will be white
- Garage gable ends will have cedar shingle style hardie board matching the other siding in color. Detailing will be white
- All brick will be brought down to match the lower brick line, rowlock across top to match existing in color and style. Brick to be whitewashed
- Replacing old bathroom window to be more cohesive with the other windows
- Garage door to be flush with no windows
- There will be a window on the right elevation in the garage
- Electric lines to be buried

Decision: **Approved as presented**

- **Board recommends adding windows to the garage doors**

1AR-2-20 — 25 Esplanade Dr. — Jim Berger — Roof-mounted solar

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

- Antenna to be moved south
- Internally routed electrical

Decision: **Approved with conditions:**

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

1AR-3-20 — 99 Golfside Dr — Christine & Noah Cherry — Add entrance to mudroom and portico to front

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

- Access door added between garage and main house. Door will be recessed and window will be moved right on the section of the wall that will stay at original plane. Roof will remain the same
- Won't need to cut into the foundation for entrance
- Portico will have square posts, arched ceiling to be beadboard – colors and material to match existing.
- Noted front porch wider than proposed portico, if portico extended to edges of landing the pilasters will be visible

Decision: **Tabled for lack of information**

- **Please provide additional details for the portico and new entrance including dimensions, construction details, and dimensions**
- **Board recommends removing sidelight and centering the door**

1AR-4-20 — 65 Towpath Lane — Chris & Jill Hilderbrant — Enclose screen porch with sliding glass door, and add a deck

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

- Enclosing screen porch – unheated
- Window color will be sandstone
- Siding under windows will be wood panels the same color as the windows
- Gable end and trim to match windows
- If handrail is needed for ramp it will be vinyl railing with square spindles and the color will match porch colors
- Deck will not have a skirt

Decision: Approved with conditions

- **Rail on ramp will be installed if required by code—color and materials to match porch.**
- **Board recommends creating positive drainage away from house, and installing a vapor barrier and adding aggregate under the porch.**
- **All required variances shall be obtained.**

1AR-5-20 — 2613-2617 W. Henrietta Rd — Rane Management — Exterior improvements to match façade

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

- 1/3 of building façade previously updated with brick
- Updating the remaining 2/3 of the façade with ‘New Brick’
- Will remove current EIFS replace with new EIFS and install faux brick.
- New Brick to go all the way to the ground. Current façade has block plinth different color and style than the rest of the brick.
- Board raised concerns about the durability of New Brick to salt, water, and impact
- New Brick will be capped with different color sill, which is different from existing sill.
- Not replacing windows or doors

Decision: Tabled for more information

- **Please provide additional information including details of New Brick installation including colors of brick and sill, attachment method, transition between existing and proposed brick, and any other relevant information.**
- **Provide documentation that ‘New Brick’ installed to grade can be properly protected from impacts, salt, and water.**

SIGNS		
1575	1900 S. Clinton Ave Skylight Signs	Building Face Sign Boomtown Café, LLC Approved with condition: Logo and sign to be lit
1576	1925 S Clinton Ave Dimarco Constructors	Building Face Sign Doodle Bugs Approved as Presented
1577	1881 Monroe Ave Reid Richards	Building face Sign – Side Five guys Previously Approved - only needs PB
1578	1784 Monroe Ave. Pierrepont Visual Graphics Inc	Building Face Signs Bobbin Case, Nikki Nails, Weiders Paint, Parts Plus Approved as presented
1579	1776 Monroe Ave Joe McBane	Building Face Sign Baroness Tavern Approved with condition: Sign shall not exceed 52.5 sq. feet based on building frontage and code requirements

Respectfully Submitted,

Jeff Frisch
Secretary, Architectural Review Board