

BOARD OF ARCHITECTURAL REVIEW
MEETING OF May 25th, 2021 - 4:30 P.M.
BRIGHTON TOWN HALL

MEMBERS:

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

Minutes of April 27th, 2021 minutes: X Approved Not Considered

OLD BUSINESS

7AR-6-18 — 230 Richs Dugway — BME — Revisions to Approved plans for second story addition and deck

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

- Entry moved to the front/road side of the structure
- Side door changed to a window
- Multiple door on the east changed to 1 larger window/door
- Added window to the west
- Repositioned windows on the east
- Siding will be mahogany trespa
- Deck will be mahogany composite
- Deck railings to be Verticable
- Stone will be slate gray

Decision: Revisions **Approved as Presented**

4AR-4-21 — 1835 Monroe Ave — Hanlon Architects — Façade improvements

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

- Wrapping columns only near entrances and orthodontist
- Façade similar color to existing but darker brown
- Bumped up entries
- Historic Brighton Commons font on entrances
- Using same font as orthodontist and will be white and illuminated
- Abbot's changes to be in first phase
- Monroe side of the building will be changed in phase 2
- Cornice will remain the same and be painted
- Canopies will be removed

Decision: Denied without Prejudice

- Removing the awnings creates a loss of relief or texture that was not compensated for. Visual relief that was lost draws attention to a problematic detail in the columns that need to be addressed.
- Treatment of the main entrance and the Abbott's corner are welcomed changes
- Consider adding depth to the Abbott's corner with additional width on returns or replicating the treatment of the right side of the southeast face on the left/Abbott's side

4AR-5-21 — 51 Park Lane — David A Waldarek — Construction of a single bay carport

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

- Garage renovated to multipurpose room
- Garage door are to be closed and sided with cedar clapboard that will match existing in style and color
- Windows will be sliders and the door will be half of full length glass

Decision: Revision Approved as Presented

4AR-6-21 — 1850 BHTL Rd — Pathfinders Engineers and Architects — Exterior Façade Renovations

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

- Changed façade as per plans
- Provided alternate mechanical for roof that will be 7' tall instead of 10'
- Smooth lap siding in some parts, smooth fiber panels in others
- Aligned seams of the fiber panels where able

Decision: Revision Approved with Conditions

- **Use lower profile roof equipment as proposed**
- **On south elevation, the window trim on sections with lighter gray lap siding will be light gray to match window trim as shown on other elevations**

NEW BUSINESS

5AR-1-21 — 1253 Clover St — Samuel R Trapani — Addition to a sun room

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

- Moving side wall 7' out. Windows and detailing on that face will be retained and installed to the new wall location
- Front and rear windows and doors will be kept as is
- Materials to match existing in color and style
- Roof will be very slightly pitched and will appear almost flat

Decision: **Approved as Presented**

5AR-2-21 — 160 Meadow Dr— Tesla Energy Operations — Installation of rooftop solar

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

- Inverter is outside
- Conduit will be on the exterior of the house

Decision: **Tabled:**

- Provide a solution that avoids long conduit runs on the outside of the building

5AR-3-21 — 2041 S. Clinton Ave — Thomas Fantauzzo — Addition to west side of primary commercial structure

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

- Siding and roofing to match existing
- Roof may be alternate material best for low pitch roofs
- Rear door not for patients
- Losing window on 2nd floor on south elevation
- Trim between addition and house – unless possible to make it good without

Decision: **Approved as Presented**

5AR-4-21 — 394 Edgewood Ave — Jim Brown — Demolish shed roof garage and build new 2.5 car garage

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

- Removing existing garage and rebuilding it
- It will be 8' wider and 6' longer
- White vinyl siding will be smooth to best match existing aluminum
- Future addition will fix roof alignments on the rear of the home
- Window on front of the garage may be opaque
- Eyebrow above garage doors to break up large blank space
- May be lighting above garage doors

Decision: **Approved with Conditions:**

- **Add window to the roadside of the garage**
- **Consider improvements to the front of the garage as discussed during the meeting**

5AR-5-21 — 909 S. Winton Rd — Manasi Ladrigam — Exterior modifications to commercial building. Siding, window modification

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

- 5" exposure lap siding will be 'pacific blue' color as presented
- Trim will be white
- All windows to be replaced with same fenestration pattern, most will be enlarged – diffused glazing to bring in light but not see-through
- Roofing will be replaced
- Staff entrance in the rear
- Will be removing ramp in the front and replacing with a ramp that will meet code
- Ballards will remain and be painted yellow
- Light fixtures may remain, but if replaced will be simple fixtures

Decision: **Approved as Presented**

5AR-6-21 — 35 Chalet Circle — Greenspark Solar — installation of rooftop solar

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

- 4" to roof and top of panel
- Conduit to be routed mostly internally – small section needs to be routed externally

Decision: **Approved with conditions:**

- Externally routed conduit will be painted to match the house
- Conduit should not run across the roof

5AR-7-21 — 95 Chadwick Dr — Alfredo Preziosi — Addition to main entrance, dining room, garage and 2nd story bedroom

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

- Will match materials, siding and roof
- New windows on the front of the house will match existing
- Box on the back of the house will be 8" out from the building to break up wall and create interest. Material on the box will be wood sided in a soft brown color.
- New windows on side and back don't match other windows on the building
- Material above the entrance in the eave will be shingled and same color as the other siding
- Garage doors to remain the same

Decision: **Tabled:**

- **Overall massing is too large**
- **Overall character is dissimilar to homes in the neighborhood**
- **Architectural language of the structure is inconsistent**

SIGNS		
1609	1835 Monroe Ave Skylight Signs Inc	Building Face Sign Mattiacio Orthodontics <ul style="list-style-type: none">• Approved as presented
1611	2900 Monroe Ave Skylight Signs	Building Face Sign Vitalize <ul style="list-style-type: none">• Approved with conditions• Center the sign under the gable
1612	2041 S Clinton Ave Fuse Creative	Building Face Sign Feet First <ul style="list-style-type: none">• Approved as Presented
1613	1835 Monroe Ave Hanlon Architecture	Building Face Sign Brighton Commons Sign Plan Tabled <ul style="list-style-type: none">• Provide additional information on<ul style="list-style-type: none">◦ X height, kerning, margins, alignment.• Provide alternative fonts fonts• Show how longer business names will be displayed
1614	1881 Monroe Ave Brighton Twelve Corners Assoc.	Building Face Sign Thai Bistro <ul style="list-style-type: none">• Approved as Presented
1615	2830 W Henrietta Rd Premier Sign	Building Face Signs, Drive Thru Sign, Menu Boards Firehouse Subs Approved with Conditions <ul style="list-style-type: none">• Required variances will be obtained

Respectfully Submitted,

Jeff Frisch

Secretary, Architectural Review Board