

BOARD OF ARCHITECTURAL REVIEW
MEETING OF OCTOBER 26th, 2021 - 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 September 28th, 2021 minutes: X Approved Not Considered

OLD BUSINESS

8AR-11-21 — 114 Sunset Blvd — Hieu Long— Remove ramp, extend front entrance and roof

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

Decision: Denied without Prejudice for lack of representation

NEW BUSINESS

10AR-1-21 — 1865 & 1905 S Clinton Ave— 1925 South Clinton, LLC — Construction of two 9,200 sf buildings

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

- Fenestration on all 4 sides some may be spandrel glass and not transparent
- Horizontal canopies
- Simulated limestone base is a combination of Rough Adair at ground level and smooth Arriscraft above
- Capstone 2.25" and will be 1.25" proud of the Arriscraft
- Main entrees on west façade
- Brick will be Masterwall Eifs – with darker and lighter sections on building
- Cornice will be aluminum coping and will return to building in the recessed sections
- Mullions on windows don't align with door frame
- Mechanicals inside and HVAC on roof

Decision: Tabled:

- **Revise east façade, which faces the primary road, to look less like the back of the building – make it look more approachable, and inviting to passersby**
- **Road elevation needs more character**
- **Further develop cornice details**
- **Examine the alignment of the mullions with door frames and other features**

- **Develop EIFS trim band on top of windows on the east elevation**
- **Spruce up corners and upper portions of building for more interest especially on east elevation**
- **Determine what windows will be see-through**

10AR-2-21 — 64 Cloverland Dr— Peter L. Moore and Assoc.— Changing front façade to add living space on first and second floor

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

- Area with door will be enclosed and porch and new entrance added
- Bumping up roof on front of second story
- Removing window on east elevation 2nd story
- False dormer floating, not integrated with the rest of the roof
- Front roof will be metal ‘vintage’ color
- Siding ‘arctic white’ hardiplank
- Windows Anderson A Series
- Chimney to remain
- Shutters will be removed – new window frames to be more ornate

Decision: Denied:

- **The current central entrance is being replaced by a blank surface rather than a resolved, integrated facade composition. Proposed composition does not “mesh” with the existing house.**
- **The popup demi-dormer appears to be an arbitrary detail. It may not have been represented accurately in the drawings, nor does it work visually with the proposed massing and rooflines.**
- **The proposed house design is not in character with the existing house nor with the neighborhood. Find a way to either honor the current Cape Cod style or create a composition that is more in character with the neighborhood.**
 - **The original Cape Cod style is characterized by the pitch and visibility of the roof; the symmetrical composition around the central entrance and the siding and shutters.**

10AR-3-21 — 171 Monteroy Rd— ACES, Inc.— Installation of solar PV System

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

- Panels will be on 4 roof planes
- Will run conduit through the attic when possible
- Conduit will run down the back on the house
- Panels will be 4” tall
- Micro inverters located under the panels

Decision: Approved as Presented

10AR-4-21 — 401 Brooklawn Dr— James and Christina Kohlberg — Additions to home including garage and den extension, a second story addition in rear, and front porch.

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

- Adding to the front of the garage
- Adding second story girl's den
- Adding roofed porch to front
- All new Anderson windows – 'canvas' color
- All new siding, olive color
- Adding glass block in the garage for light
- Windows above garage door
- Garage doors not centered on garage
- Window under rake of roof on the side
- Drawings show window in the master bedroom off center on elevations

Decision: Tabled:

- **Provide samples of the colors proposed**
- **Correct drawings to accurately represent proposed plans and current conditions and reconcile differences between the floor plans and elevations**
- **Glass block not appropriate for a garage**
- **Add window to garage on north elevation**
- **Center garage doors**
- **Rework vestibule to add compositional balance**
- **Reposition lower window in the north elevation so it isn't under the roof rake**
- **Provide information on details of the porch – column material, ceiling finish, lighting, etc.**

10AR-5-21 — 1 Evandale Rd— GreenSpark Solar — Installation of solar PV System

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

- Grid tied solar system
- Conduit running through attic – single exterior conduit running down side of house
- Conduit steel – can be painted

Decision: Approved with recommendation

- **Paint external portion of conduit to match house**

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

- 5 arrays 17 modules
- Conduit run through attic and down the back of the house

Decision: Approved as Presented

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

- Extending garage to fit larger vehicles
- Adding small gable to the garage
- Removing 2 windows and replacing with one double-window
- Shutters are staying
- Reroof all roof – charcoal gray
- Residing all house – Victorian gray
- Trim color – white mastic
- Windows on south 2nd story not aligned with lower windows

Decision: Approved with conditions:

- Eliminate gable on the garage
- Replace proposed single window on the garage with 2 windows appropriately spaced
- Align proposed second story windows on right of south elevation to the existing first floor windows
- Avoid excessive color contrast on entry gable – use same siding color as on the rest of the house
- Any proposed addition in the location of removed chimney would need to be reviewed by the ARB

SIGNS		

Respectfully Submitted,

**Jeff Frisch
Secretary, Architectural Review Board**