

BOARD OF ARCHITECTURAL REVIEW  
MEETING OF April 27th, 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	<u>X</u>

Minutes of March 23rd, 2021 minutes: X Approved \_\_\_ Not Considered

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**OLD BUSINESS**

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7AR-5-20 — 2253 S Clinton Ave — Rozzi Architects — Revisions to approved façade alteration on building 1

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

- Building will be demolished down to foundation and rebuilt and about 2 feet taller
- Materials to remain the same as previously proposed to match with other buildings in complex
- 1 entry on front to be removed – second front entry to be enlarged for accommodating sprinklers
- North elevation left side mostly spandrel glass

Decision: **Approved as Presented**

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11AR-1-15 — 158 Sawgrass Dr — Rozzi Architects — Door addition to north elevation

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

- Door added to glass section to allow one-way entry and exiting for covid testing
- Ramp will be installed for access

Decision: **Approved as Presented**

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1AR-3-21 — 99 Westland Ave — Architectura — Alterations to approved porch plans

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

- Materials to stay the same
- Overhangs to match
- Increased width of the front stoop area and increased roof height similar to existing

Decision: **Approved as Presented**

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3AR-2-21 — 86 Seminole Way — Hunt Architecture — Enlarge kitchen and entry, demo and rebuild garage

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

- Changed door on front of the garage to a window
- Added door and window to the right side of the garage
- Raised eave on left of the garage to match roof line
- Siding to match existing
- Garage door location remained the same

Decision: **Approved as Presented**

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## **NEW BUSINESS**

4AR-1-21 — 55 Elmore Rd — Jack Keenan — Removing existing stoop and replacing with a 10' x 28' covered porch

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

- Removing stoop and adding larger front porch
- Trim white to match
- Black shingles to match
- 10' deep 20' wide
- Flooring composite – light to medium gray
- Ceiling will be vaulted and tongue and groove pine
- Stairs will have railings
- Electric added to ceiling from front door light

Decision: **Approved with conditions**

- **Variance will be obtained**
- **Downspout for gutter will be placed on side of structure as best as possible**

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4AR-2-21 — 295 Antlers Dr— Theresa Fitzgerald — Deck addition to SW corner of existing home

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

- Deck to be place on sleepers over existing stoop
- Caps will be placed on 6x6s

Decision: **Approved with conditions**

- **Utilities on side of house will be moved per code requirements**

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4AR-3-21 — 28 Dunrovin Lane — Valerie Intini — Enclosing existing covered breezeway and converting mudroom to a pantry

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

- Vinyl to match existing
- New window doesn't match existing
- Head height of new window will match existing windows
- There will be a light near the door to the mudroom that will be dark sky compliant

Decision: **Approved with conditions**

- **New windows in front and rear will match existing and pattern will be 8 over 8 or 6 over 6**
- **Window and door trim will match existing in size and color**

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

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

- New entrance parapet to match the dentist
- Adding EIFS and painting
- Columns to be wrapped as with the orthodontist section – will be proud of the upper façade and a different color than lower columns
- New railings to be more modern
- Orthodontist EIFS wall(now brownish) will eventually be painted to match proposed improvements
- Façade improvements to wrap around corner to a seam in the eifs
- Existing concrete walkway not to be painted at this point
- Some details from orthodontist not carried over to the entrance

Decision: **Tabled:**

- **Include conceptual drawings for façade improvements on the remainder of the building to show a cohesive vision for the building**
- **Provide details for materials and construction of cornices and column wraps**
- **Submit material samples and colors to Town Hall**
- **Change entrance to increase its similarity to the orthodontist’s portion as discussed in the meeting – also consider changes to the entrance to increase hierarchy/prominence.**
- **Provide alternative color schemes that provide greater contrast between materials and work with the color of the brick**

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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

- Carport will match color and detailing on the house
- Siding and fiberboard will match existing
- Existing garage door will be walled in - windows will be sliders
- Depth of returns on corners will best match existing house
- Ceiling material will be azek panels with battens
- Will be a light next to new door
- Attested that the car will fit in easily

Decision: **Tabled:**

- **Further info on the infill of the wall**
- **Show that carport works functionally as a carport and note clearances**
- **Massing of carport too large**
- **Shed is not a part of the ARBs purview – lighten or remove from drawings**

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

- Reskinning-signs to be done later
- Fiber cement siding
- Window ribbon will have tinted windows and smooth finish fiber cements siding painted to try and mimic window look
- Building structure doesn't allow for spandrel glass
- Removing some brick areas which are façade treatments
- Lap siding – color as noted
- Mechanicals are new and not screened

Decision: **Tabled:**

- **Provide solution showing the window ribbon will work or provide alternative**
- **Include screening for equipment on the roof**
- **Look at other materials to the lap siding**
- **Consider other options for the rhythm and massing of the brick on building faces**

<b>SIGNS</b>		
<a href="#"><u>1608</u></a>	125 White Spruce Blvd	Building Face Sign <b>Jenny's Bakery</b> <ul style="list-style-type: none"><li>• <b>Approved as presented</b></li></ul>
<a href="#"><u>1609</u></a>	1835 Monroe Ave Skylight Signs Inc	Building Face Sign <b>Mattiaccio Orthodontics</b> <ul style="list-style-type: none"><li>• <b>Tabled</b></li><li>• <b>Need cohesive vision for signs in the plaza</b></li></ul>
<a href="#"><u>1610</u></a>	2241 Monroe Ave Mid-City Signs	Building Face Sign <b>Bees Salon</b> <ul style="list-style-type: none"><li>• <b>Approved as presented</b></li></ul>

**Respectfully Submitted,**

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