

BOARD OF ARCHITECTURAL REVIEW
MEETING OF DECEMBER 28th, 2021 - 4:30 P.M.
BRIGHTON TOWN HALL

MEMBERS:

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

Minutes of November 23rd, 2021 minutes: X Approved _____ Not Considered

OLD 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

Decision: Postponed by Applicant

11AR-1-21 — 387 Bonnie Brae Ave— Lindsay Agor — Garage and living space addition to rear of the home

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

- Hardiboard on backside of the house changed to stucco
- Roof ridges on new gable lowered to match existing
- Window added to shed on garage
- Alternatives presented that have less timbering
- Timbering removed from eave on left elevation

Decision: Approved with conditions:

- **Board approves alternate 2 with the addition of timbering around the side windows in the eaves and including a horizontal member across the top of the window going the whole width of the larger eave**
- **2nd story deck must be shown on site plan to ensure it complies with setbacks**

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

- Shrubs will be removed
- Post and railings will be white
- Decking will be composite
- Skirting will be the same material as the decking down to the sidewalk
- Roof asphalt shingles will match the house
- Ceiling open or beadboard
- Aluminum or vinyl fascia
- Rain handlers instead of gutters

Decision: **Approved with conditions:**

- **Show details on how the railing will meet the house on the right side of the house**
- **Finish ceiling with appropriate material and label on plans**
- **Call out materials on the construction documents**
- **Choose appropriate material for the gap on the side**
- **Skirting material shall not be the same color as the decking – match trim color if possible.**

NEW BUSINESS

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

- Vinyl cedar shake 7" siding in front – ‘castle stone’ color- close to existing color
- Horizontal siding will be 4.5" – ‘castle stone’ color
- Roofing to match existing ‘weathered wood’ color
- Lower sloped roof will have ice shield
- New windows will be colonial style full window grills instead of shown prairie style – trim painted dark terratone
- Garage doors dark walnut color and replacing existing
- Screen porch trim will be same as the windows to match
- Rear ridge peaks don’t match
- Chimney to remain

Decision: **Tabled:**

- **Match roof peak height on the rear additions**
- **Show the chimney to remain on the plans**
- **Add 2 windows to the side of the garage**
- **Provide info on the garage door**
- **Provide siding and window alternatives in nature with the style of the home and neighborhood - e.g. vertical board and batten siding**
 - **Colonial windows aren’t appropriate for style of the home.**
- **Board recommends skirting screen porch in the rear**

12AR-2-21 — 86 Seminole Way— Kim and Scott Ross— Addition of entry/mudroom

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

- Siding will match existing
- Adding window on the back of the house
- Roof pitch will be shallower than existing
- Door color TBA
- No exterior step into the house
- New feature on the ground will match existing

Decision: Tabled:

- **Resolve roof details and provide roof plans**
- **Recommend one sidelight on door**

12AR-3-21 — 2715 W Henrietta Rd— Alliance Fleet — Enclosing area under a building overhang

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

Decision: Tabled for lack of representation

12AR-4-21 — 268 Sandringham Rd — GreenSpark Solar — install roof mounted solar

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

- External conduit run because of brick exterior
- Bracket wiring run at roof edge instead of shepherd hook
- Most conduit will run through the attic

Decision: Approved as Presented

SIGNS		
<u>1634</u>	2949 Monroe Ave Sign & Lighting Services	Building Face Sign Salon Social -Approved as Presented
<u>1635</u>	2740 Monroe Ave Daniele SPC, LLC	<p>Freestanding Sign Whole Foods Market -Tabled</p> <ul style="list-style-type: none"> • Label materials and colors including stone • What is the depth of the monument? • What is the letter depth? • What is on the backside of the sign? • Is the sign internally illuminated and ground lit? • What color will the night time lighting be? • Will the landscape that will block the ground flood lights also block the address number? • Sign shall not be placed within the easement

Respectfully Submitted,

**Jeff Frisch
Secretary, Architectural Review Board**