



Approved.

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**#20830 - 2700 Wicklow Road - Window Alteration.**

Todd Atkinson, homeowner, said there were originally servant's quarters above the garage. There is an open porch there and they would like to enclose the openings with casement windows from Marvin. There are three other casement windows on the house front in the Tudor detailing. There are three double casement windows with 8 lites each which are wood clad in dark brown aluminum.

Mr. Sullivan asked why not use double hung windows on this area.

Mr. Atkinson said it will give more air flow and the appearance is preferred.

Mr. Neville said given the proportions, casement windows seem better than double hung windows.

Approved.

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**#20832 - 22299 McCauley Road - Rear Addition.**

Jess Powell, architect, said they are trying to get additional square footage in the kitchen. By re-organizing the rear elevation, they accomplish this with a 6 foot 8 inch addition. There will be a new open overhang for the patio with a decorative railing.

Mr. Sullivan asked about access to the smaller porch.

Ms. Powell said they could put in a window.

The Board agreed they like the railing detail.

Mr. Neville said the fenestration changes are disconcerting until the overhang is introduced. Is there anything that can be done with the panels on the far right?

Approved with the following conditions: 1) the far right first floor panels are redesigned to match the sill height of the triple casement windows on the left and the design of the panels under those windows; and 2) the second floor door is removed and a window installed.

Submit revised plans for administrative review.

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**#20833 - 16520 Parkland Drive - Window Alteration.**

Jess Powell, architect, said this lovely architectural house at the duck pond is being altered at the first floor arched openings to get more space on the interior of the house. There will be a stone sill at the

arched windows in consideration of snow. All of the wood will be painted to match the window color.

Mr. Walter said there is one thing. The grids on both the windows and door are very square relative to the vertical panes on the house windows.

Ms. Powell said they can get it arranged so that the glass is more vertical in design.

Mr. Walter said he is not opposed to the details shown, but they should try to get a more vertical pane.

Approved with the condition of a drawing to show an additional vertical grid to make panes more vertical in orientation.

Revised pane pattern to be submitted for administrative review.

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**#20834 - 2903 Carlton Road - Window Alteration.**

Jess Powell, architect, said they would like to rearrange the second floor windows on the “wing”. The front has two ganged windows with a single window on the second floor above. This detail is what they would like to replicate on the side, so that there is a set of ganged windows and a single double hung window on the second floor.

Approved.

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**#20835 - 3694 Traver Road - New Garage.**

John D’Amico, Great Garage Co., said the new garage will be in the same general location, but closer to the house by 4 feet. They are removing an 18 by 18 foot garage and building a 22 by 22 foot garage. There is an 18 foot overhead door so there is maneuverability for the cars. The siding is white double 4 inch vinyl with 6 inch fascia and 5 ¼ inch trim. The asphalt shingles are black.

Mr. Neville noted the concrete curb should be rubbed smooth of form marks.

Approved with the condition that the foundation concrete be rubbed smooth of form marks.

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**#20836 - 2978 Courtland Boulevard - Exterior Alterations.**

Joseph Park, JP Compass, explained the changes are to the garage doors. They propose a taller garage door.

Mr. Neville asked what the vertical lines are on the plans. Is that a canopy? What material?

Mr. Park said yes, this is a new overhang of standing seam metal.

Approved.

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**#20837 - 20699 University Boulevard - Addition.**

Mr. Feinstein explained the Board had reviewed a garage extension which was approved. The house is located at the corner with Colby Road.

Joseph Linek, Linek Studio, explained the owners are now expanding the project to include a small addition. This addition is hidden by extensive shrubbery. They are bring out the existing gable end form. The addition will have two casement windows. The first floor will match the painted white brick with white aluminum clad windows. The gable is white boral siding, along with the trim. The existing double French door is being replaced with a 5 foot sliding door with the stoop being maintained.

The Board agreed that there should be shutters on the new windows of this addition.

Approved with the condition that shutters are added to the new addition windows.

Submit revised plans for administrative review.

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**#20838 - 13960 South Park Boulevard - New House.**

Mr. Feinstein explained the Board reviewed this new house on a preliminary basis in July of 2021. The plans have been seen by the Board of Zoning Appeals/City Planning Commission twice and approved after revisions.

Alexander Kolbe, evoDOMUS, said the worked with the neighbors through the zoning process and revised the design of the accessory details. They have removed the stone wall and replaced it with a water basin for rain water. This is a super energy efficient house with solar panels, geothermal heat pump and ADA compliance. The deep overhangs protect the window glass from the elements, addition to the energy efficiency.

Mr. Walter asked if there are any issues where the stucco material touches the ground.

Mr. Kolbe said there is a 2 foot wide gravel bed at the base and the material is treated so it is hydrophobic. This keeps it clean.

Mr. Walter said he likes the design.

Mr. Sullivan said this is a lovely design. Are the solar panels visible above the parapet?

Mr. Kolbe said it shows up in the rendering, but is not visible in reality. This is the purpose of the parapet.

Approved.

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**#20839 - 2934 Manchester Road - Cement Board Siding.**

Michael Mehling, Production Manager, said the details of the house remain, but are replaced with hardi-board siding and 5/14 inch trim. The trim around the windows and at the corners will be 5/4 inches wide. The front porch gable remains as existing. The new color is deep ocean. The sills will be eliminated and capped with 4 inch trim all the way around.

Mr. Sullivan asked why the sills are being removed.

Mr. Mehling said water is leaking around the window and the windows are not being replaced. So they will remove the sills to add flashing.

Mr. Sullivan asked about the shutters.

Mr. Mehling said the owner is still deciding whether to replace or restore the shutters.

Mr. Neville noted the appropriately sized shutter should be used if replacements are made.

Mr. Feinstein asked about the color of the shutters.

Mr. Mehling said white or wineberry red to match the door.

John Ernst, White Glove Exteriors, said the shutters are the last things to be installed. Can they decide later?

Ms. Madison asked about the flowerboxes at the front windows.

Mr. Ernst said they are re-making the flower boxes.

Mr. Neville said the burgundy front door is appropriate, but he is not comfortable if the shutters are the same color. This would take away from the front entry.

Ms. Madison said she would like the corner boards match the body color.

There was discussion regarding the color of the corner boards.

Mr. Mehling explained that they install the corner boards first, then the fascia. It would look awkward if the fascia stopped short of the corner.

Approved with the following conditions; 1) the shutters are reinstalled or replaced with the same size shutter; and 2) the shutter color is confirmed with staff.

Submit shutter color in photo form with the body of the house color as contrast.

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**#20829 - 18101 Shaker Boulevard - Resubmission: Garage Door Alteration.**

Joseph Comar, homeowner, said they have changed the overhang detail to integrate into the existing overhang. The new brick will be toothed-in.

Approved.

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**18503 Parkland Drive - Preliminary Review: Garage Addition.**

Ann Dunning, architect, said there are hedges across the entire front of the house. The family includes 5 children and they are in need of a mudroom area. The owners would also like to be able to park their cars within the garage space. The kitchen is being renovated and the garage addition will help with this interior alteration. The second phase of the plans includes a second story addition above the existing garage area.

There was discussion regarding the depth of the new 2 car garage relative to adjacent houses.

Mr. Neville said he does not have a problem with the massing.

The Board requested that the applicant provide a site plan showing the outline of the adjacent houses, as well as a street view of the property.

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There being no further business, the meeting was adjourned at 10:30 a.m. The next meeting will be February 7, 2022.

  
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Hans Walter, Chair  
Architectural Board of Review

  
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James Neville, Vice Chair  
Architectural Board of Review