

Mr. Walter said he is concerned with the busy language of the shed roof, dormers, and ins and outs of the building. The hierarchy of architecture is lost in all the forms. He likes the left end of the front elevation better, but the corners could be simplified.

Ms. Meltzer said the roof line could be continuous throughout and end the balcony element at the lower floor on the front elevation.

M. Ciccarelli said the entry storefront should have a hierarchy of mulls and dividers. The port cochere could be enhanced as the other details become submissive. The cement board material at the corners lightens this view. He prefers the corners be grounded. These details look applied, or forced onto the facade. In the one story area the windows should be in proportion to the gable area. He suggests muntins throughout the building as this is an easy texture addition.

Ms. Madison noted the stark white color shown draws a lot of attention to those details.

Ms. Meltzer noted they were using lighter, natural colors as contrast. They do like the idea of a darker, almond color window.

The Board agreed the elements should be tied together with more subtle colors.

Mr. Ciccarelli noted the side elevation balcony columns need a visual termination into the gable roof. Trim detailing is needed here.

There was discussion regarding the rear entry. The height of the gable over the entry should be reduced to bring it away from the ridge of the roof.

Mr. Ciccarelli said the rear balconies work better, as they do not extend into the roofline.

The Board agreed a gentle color on the one story element keeps it quiet. Use the stone element as inspiration for the field color. The trim should be white throughout.

Mr. Ciccarelli said the rear storefront windows should have a hierarchy, like the front entry windows.

Mr. Sullivan said the massing should be consistent at the front corners.

Tabled for formal review. The Board suggested the following changes: 1) simplify the north elevation corner transitions; 2) maintain a continuous main roof edge on the front elevation, eliminating the breaks at each balcony form to deemphasize that form; 3) enhance the port cochere element with improved storefront details with a hierarchy of window mullions and sizes; 4) added muntins to all windows for texture; 5) color changes to soften the appearance of the sided and panelized sections to complement the brick and stone colors; 6) added detail to the rear storefront windows above the entry to add a window hierarchy like on the front façade; and 7) consider transom windows or enlarged windows in the panelized façade elements.

Plans will be submitted formally to a future Board meeting.

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Mr. Ciccarelli left the meeting.

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Mr. Neville joined the meeting.

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#20356 - 20090 Van Aken Boulevard - Sign—Cilantro Taqueria.

Mr. Feinstein said this new restaurant will occupy the former Q'Doba space.

Mr. Sullivan asked about the awnings.

Adelle Wincek, B Next Awnings and Graphics, said that is not in their scope of work. The property owner is considering renovating and having awnings. The sign they are providing will match the others on the building, per the landlord.

Mr. Feinstein said the right elevation does not currently have a sign. Another sign is allowed per zoning and the landlord is in favor of additional signage for this façade.

Ms. Wincek said the letters are black during the day and illuminate white at night.

Approved.

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#20357 - 17500 Parkland Drive - Window Alteration: Removal.

Edwin Andrews, designer, explained they would like to remove the double hung window in the master bath and close the shutters permanently. This window change enhances the indoor layout, and leaves a front facing window in the space.

The Board agreed this is a thoughtful solution.

Approved.

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#20358 - 17420 Fernway Road - Fernway School Screen Wall.

Mr. Feinstein explained the new additions on the building are well underway. They are now reviewing the site plan with new walls, fencing, and play structures. This will also need review by the Board of Zoning Appeals and City Planning Commission for the overall site design and parking lot.

Christopher Dewey, Van Auken Akins Architects, explained the utility yard is surrounded by walls with matching masonry material and a limestone cap. There will be a vertical metal gate facing south

in dark brown. There are also screen walls and fencing on the Dorchester side, between the play areas and the parking lot.

Mr. Walter asked the height of the landscape screen walls.

Mr. Dewey said they are 2 feet 6 inches tall.

Mr. Neville asked the planned plant materials.

Mr. Dewey said they are still working through the types of plants for this area. He showed the planned play structures, all in brown and green tones. There is non-structured play as well as formal play elements in the free play area.

Mr. Sullivan expressed concern for the steel gate rusting. They should check the warranty and coating.

Mr. Dewey confirmed the gate is Kynar coated.

Mr. Neville asked the applicant to remind maintenance staff the landscaping is meant to screen the parking lot, and should be allowed to grow together.

Approved.

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#20359 - 3256 Chalfant Road - Screened Porch.

Tanya Tate, CP Graves Architect, explained this is a new screened porch for the this home at Fernway and Chalfant Roads. The house has a mansard roof and the house is in an L-shape. The new porch will be in the recess next to the garage. All of the openings will have screens only. The intention is to match the existing house windows sill and head heights. The color will match the sandstone materials on the home. The roof is a standing seam metal material in ash grey. They will match the new porch gutters to the existing half-round gutters on the house.

Mr. Neville asked the material at the knee wall.

Ms. Tate said it is MDO plywood on a brick base. They can match the brick base closely by using the same material as was used on the recently re-built chimney.

Mr. Neville asked how the new roof will terminate against the brick belt course where the brick extends away from the house wall. This detail needs to be worked out.

Ms. Tate said they will keep the standing seam roof above this detail.

Approved with the condition that the roof edge line up with the existing house brick belt course.

Revised plans will be submitted for Board review.

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#20360 - 3679 Rolliston Road - New Double 4 Inch Vinyl Siding: Prestige Beige. Trim: White.

Steve Colopy, The Third Estimate, said the existing house has wood siding. They will add fan fold insulation and install straight lap vinyl siding in Pristine Beige color. The corners, fascia, and rake boards will be white, along with new gutters and downspouts. They will not be touching the entry as the owner will be painting it white to match the new trim color.

Mr. Walter asked if the corner trim will be lost.

Mr. Colopy said yes. They will use white corner boards.

There was discussion regarding detailing at the front façade.

Mr. Walter said the white corners distract. The body color should be used for the corner boards.

The Board agreed the horizontal trim at the front façade must be maintained, also in the body color.

Approved with the following conditions: 1) double 4 inch straight lap siding will be used; 2) the horizontal trim at the base of the second floor (front) will be maintained in the new field color; 3) the corner trim will be the new field color; and 4) the new siding will be installed to line up with the sill of the second story windows as the baseline.

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#20361 - 2701 Ashley Road - Door Alteration: Size.

Michael Beightol, Exscape Designs, explained the house faces Ashley Road. The work they will be doing is at the rear of the house behind the garage. There is an existing arch-topped gate. A single man door with windows will be changed to a sliding door. They will also be adding a seat wall.

Mr. Walter noted the trim around the new opening has different details on the right from the left. This must match.

Approved with the condition that the door trim will match on both the right and left sides of the new sliding door.

Revised plans will be submitted for administrative review.

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#20362 - 2932 Winthrop Road - Resubmission: Addition.

Mr. Feinstein said the Board had previously approved an addition at this home.

Mike Khmelnsky, Homes on Demand, explained they would now like to extend the addition 10

additional feet. They will also add one more window on each side of the addition.

Approved.

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#20363 - 3713 Glencairn Road - Solar.

Reynard McPherson, Yellow Lite, provided a revised plan showing proposed solar panels located entirely on the rear facing roof.

Mr. Neville asked if the same path for the utility wiring will be used.

Mr. McPherson confirmed yes, it will be the same as the previous application.

Revised plans with solar panels on the rear roof only were approved as submitted.

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There being no further business, the meeting was adjourned at 10:30 a.m. The next meeting will be February 3, 2020.



Hans Walter, Chair
Architectural Board of Review



James Neville, Vice Chair
Architectural Board of Review