

Mr. Walter asked about the metal detail is at the entry.

Ms. Gibbon said it will extend approximately 6 inches from the wall and described the proposed construction.

Mr. Neville said he would like to see the metal door surround mounted on another material to eliminate the possibility of “oil canning” of the aluminum. Realistically it should be 8 or more inches off the wall.

Mr. Petznik said accessibility rules must also be taken into account with this surround.

Mr. Walter said he likes the proportions and the double columns at the base. He would like to see the details of the construction.

Mr. Neville said the inside of the metal should also have a Kynar finish in order to lengthen the life of the material.

Mr. Walter asked about the storefront.

Ms. Gibbon said it is currently dark bronze and is fairly new. It is not changing.

Approved with the condition that a detail is provided showing the metal panel joints at the front and rear façades. To be confirmed by staff.

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#20372 - 2895 Carlton Road - Solar Panels.

Brandon Bower, Yellow Lite, said this is the south facing elevation and ideal for solar power. The slate roof is very steep. All conduit is internal and they will work with Exact Roofing to install the mounts under the slate.

Mr. Walter asked how far the panels stand off the roof.

Mr. Bower said it is 5 inches to the face of the panel.

Mr. Petznik asked what drove the number of panels.

Mr. Bower said the output is preferred at more than 75 percent of need.

Mr. Walter asked if the top panel in the side roof #1 could be moved to the back roof array.

Mr. Bower said that is possible.

Approved with the condition that the top panel proposed for roof 1 be moved to roof 2 in the rear of the house.

Revised panel layout will be provided for administrative review.

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#20373 - 3691 Strathavon Road - Porch Alteration.

Jill Giacomo, explained the enclosed porch is deteriorated. They will remove all of the existing and construct a new open porch with a railing on the second floor. On the inside of the existing room, the house wall is the same material and color as the rest of the house.

Mr. Walter asked if the foundation and pad will remain.

Ms. Giacomo said yes. The new porch materials will all be painted white.

Mr. Neville asked if they were aware of the standard railing details the city will approve.

Ms. Giacomo confirmed they have received the city drawings.

Mr. Neville asked if the underside of the new porch, the ceiling, will be exposed beams or finished.

Ms. Giacomo said it will be finished.

Approved with the condition of a ceiling in the porch to cover the roof deck framing.

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Mr. Walter recused himself and left the meeting.

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#20374 - 18523 Van Aken Boulevard - Resubmission: Vent.

Vince Leskosky, owner, explained the louver vents were not originally planned for the house. The HVAC equipment company would not guarantee the equipment if there was no vent. They looked at the composition of the house and did several studies, finally choosing a vent that relates to the rear window. The colors on the house were assigned for specific reasons. The grey and red also extend into the house. They did a value study and in black and white which found this color disappears. The material they chose is a special coated hurricane louver vent.

Mr. Neville said his reaction is that they developed the planes and volumes of the house very elegantly. The red as originally approved is discreet and purposeful and well thought out. He noted they are right about the color value, but the vent seems to compromise, or diminish the front proportions and volume.

Mr. Leskosky said they did not want a near miss in color if they had chosen one of the standard grey colors to match the siding color. The siding, because the material has wood byproducts in it, will change over time. They did not want to try to match something that would change with weathering. There will also be red in the landscaping, which is not yet installed.

Mr. Petznik said in many ways this color is a personal choice. He would have chosen a darker color but the red does not bother him. It may reduce the impact of the red element on the side elevations.

Mr. Neville said he does not have a better suggestion. The choice of color is a somewhat personal preference. Once the siding fades, they may decide to change the vent to another color if they choose.

Approved.

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Mr. Walter returned to the meeting.

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#20375 - 3147 Chadbourne Road - Mud Room Addition.

Hal Gunder, homeowner, explained a small mudroom will replace the existing open porch. They will match the existing roofline pitch. They will match the existing wood shake details on the garage and scattered around the house.

Mr. Neville said they should hold the corner back 6 inches to create an inside corner at the house wall so it is not in the same plane.

Mr. Petznik asked why the window on the new room is shown as 8/8 muntins while the body of the house windows are 6/1 muntin pattern.

Mr. Gunder said that was a mistake. They will match the other windows on the house.

Mr. Walter noted the trim around the new door should match the trim around the new window as detailed on the plans.

Approved with the following conditions: 1) the door trim matches the window trim at the side of the new addition; 2) the new window is a 6 lite over 1 lite double hung window to match the existing house windows; and 3) the side of the addition is held back 3 to 4 inches so it dies into the existing brick wall.

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#20377 - 19600 North Park Boulevard - Resubmission: Maintenance Structure.

Andrew Torowski, CT Consultants, said the revised plans took longer than expected as they have been working with First Entergy regarding a primary conductor that runs under the building. Their revised plans are in response to the comments made at the last design review meeting, in July 2019. The gable end appears as stucco while the dormers are smooth.

Mr. Feinstein explained the Board of Zoning Appeals approved this location with conditions of additional landscaping, it is technically in the front yard.

There was discussion of the differing dormer materials and the relation to the building.

Approved.

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#20376 - 19600 North Park Boulevard - Exterior Vents.

Mr. Feinstein explained an interior renovation is affecting the north elevation, facing North Park Boulevard, as windows are proposed to become vents.

Dr. Fran Bisselle, Hathaway Brown, said there are HVAC upgrades planned for a better classroom experience. The windows on the south façade in the attic will change to louvers. This is to accommodate an emergency generator and HVAC. The attic is not occupied and no lights are on, ever. They will remove the old air handler through the roof of a nearby dormer, install the new mechanical equipment, and replace the roof to exactly match the existing. They want to retain the classic architecture.

Mr. Petznik said they should make sure to stabilize the parapet. This dormer roof supports the structure above.

Approved.

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#20378 - 3577 Ludgate Road - New Garage.

Duane Schreiner, Shannonwood Homes, said the new garage will have a Hickory roof color to match the house, as well as white double 5 inch vinyl siding. The sides and rear of the house are white siding now. The previous garage was destroyed by fire. The new garage will be located in the same location as the previous one.

Approved.

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#20379 - 3701 Gridley Road - New Garage.

Duane Schreiner, Shannonwood Homes, explained this new garage will have a Williamsburg Grey color roof. He showed photos of the color options.

Approved with the condition that the siding is “Almond”.

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#20380 - 18432 Lynton Road - As-Built Garage Windows.

Mr. Feinstein explained the owner did repairs to damage on the garage. At the same time he replaced two windows from the simple double hung windows that were original to the garage and installed re-claimed leaded glass windows.

Donald Czapski, homeowner, said they have a Tudor house. The new windows are more sympathetic to the house. They were salvaged and restored by him and his wife. They made the new windows in the garage door using 1920's salvaged, wavy glass.

Approved.

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#20381 - 18545 Parkland Drive - Door/Window Alterations.

Joseph Park, JP Compass, explained they propose the change an existing window to a door, and modify a door with transoms to a full height door.

Mr. Walter asked if the existing trim remains on the modified door.

Mr. Park confirmed the trim remains.

Approved.

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#20382/20339 - 19200 South Park Boulevard - Resubmission: Additions.

Mr. Feinstein explained this project involves a large ball court addition on the right side of the house, as well as a family room addition at the rear.

Joseph Park, JP Compass, said they moved the exercise wing and bathrooms together to the side of the ball court addition. The kitchen was expanded 5 feet further into the rear yard. The front elevation window pattern of the ball court addition has been changed to closely match the house with transom and double hung windows instead of the longer, larger windows as shown in previous version. The columns have been changed from ionic to doric. The front columns on the main house are Corinthian, and the other entrances have doric columns. They did not want three types of columns. They will be raising grade at the front of the house and eliminating the retaining wall. At the side elevation a window was added at the rear corner to mirror the one at the front corner. The changes at the garage façade are the wall has been moved behind the garage façade by a foot, and there is no barrel roof over the door. At the rear the family room addition is wider and this creates a courtyard to connect to the new pool in the rear yard.

Mr. Petznik said he likes a lot of the changes. He misses a possible hip roof on the ball court, but the parapet helps.

Mr. Neville said the plan has significantly improved due to the changes and movement of spaces.

There was discussion regarding the parapet detail at the sport court addition in relation to the connector wing and the parapet walls on the other rear elements.

Approved with the condition that the parapet surrounding the ball court addition is revised to create a more definitive separation from the railing detail at the connector wing.

Revised drawings to be submitted for Board review.

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#20383/20323 - 2932 Winthrop Road - Resubmission: Addition.

Mike Khmelnitsky, Homes on Demand, explained they have a potential buyer for this house. The buyer wants the rear windows on the addition as large as possible.

Mr. Neville said a reverse cottage window, with 9 lites over 6 lites, would give them the same view when seated in the new room. He asked if the windows could be pulled back from the corners by 5 to 6 inches.

Approved with the following conditions: 1) the new windows are 9/6 reverse cottage windows and the windows are moved closer to the center of the rear elevation by 5 to 6 inches.

Revised plans to be submitted for administrative review.

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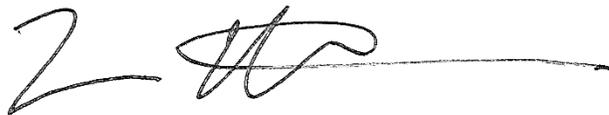
#20384 - 22532 Rye Road - Deck.

Jason Herb, Klasic Custom Decks, said the customer has changed the color of the deck and skirt from grey to a mocha brown color. The skirt is a vertical composite material with a skirt board edge to mask the cut ends.

Approved with the revised “mocha” color for the floor and vertical skirt portions of the deck.

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There being no further business, the meeting was adjourned at 11:00 a.m. The next meeting will be March 2, 2020.



Hans Walter, Chair
Architectural Board of Review



James Neville, Vice Chair
Architectural Board of Review