



**Architectural Board of Review Minutes
Monday, March 6, 2023
8 A.M.
Via Conference - Zoom**

Members Present: Robert Sullivan, Chair
Sandra Madison, Vice-Chair
Hans Walter, Member
Vincent Leskosky, Alternate Member

Others Present: Daniel Feinstein, Senior Planner
Kelly Beck, Planning Specialist

The meeting was called to order by Daniel Feinstein, Senior Planner at 8:01 a.m.

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Approval of the February 21, 2023 Meeting Minutes

Approved with corrections.

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#21121 - 15804 Scottsdale Boulevard - Roof Material.

Marlin Yoder, Amish Country Roofing, said the new roof is proposed to be a 28 gauge metal standing seam material. The new roof is charcoal in color.

Mr. Feinstein noted there are other metal roof installations within the city, and the Board is concerned with the reflectivity. A matte finish is always preferred.

Mr. Sullivan asked the finish at installation.

Mr. Yoder said the owners selected a gloss finish, but the shine does decrease with age.

The Board agreed the house architecture is not in opposition of this type of roof. They also agreed a matte finish at installation is required. A metal roof in a dark color looks appropriate on this relatively simple bungalow style house.

Approved with the condition that the roof product is installed with a matte finish and white gutters and downspouts are used.

Submit revised contract for administrative review.

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#21122 - 3529 Normandy Road - Rear Porch.

Adam Rosekelly, architect, explained the existing porch structure was so deteriorated it is gone due to safety concerns. They will be replacing this structure on the existing patio dimensions. They will use cedar wood to clad the exterior of the columns and the other visible elements will be constructed of cedar materials. The porch will have a dark brown finish to match the existing trim on the house.

Mr. Walter asked if the middle column on the first floor is necessary. It seems to be located too close to the left column. Can it be removed or moved to be centered on the expanse?

Approved with the condition that the center post is either eliminated or centered between the window and door on the house wall.

Submit revised plans for administrative review.

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#21123 - 23900 Hermitage Road - Window Alteration: Type.

Michael Ranallo, Gunton Corporation, explained the windows are located in the basement of this mid-century home. The two windows to the yard are currently casement windows and are at ground level. This prohibits them from being opened. The other window is currently a triple slider opening and the replacement is a double sliding window. It is located under the first floor walk out deck.

Mr. Sullivan said the Board is usually not amenable to slider windows, but due to the location in the rear at ground level, and modern style of the home, it does not seem to be an issue in this case.

Approved.

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#21101 - 22649 Shaker Boulevard - Resubmission: Elevator Addition.

Matt Ross, architect, said at the first meeting regarding the elevator tower, the Board suggested raised panels like the other sections around the house. They have simplified some details, used a panel system, and lowered the third story of the tower to be even with the roof peak.

Mr. Leskosky noted these changes help the front façade of this brick Georgian design maintain its symmetry.

Ms. Madison asked about any material joints in the triangular panel where the tower meets the roofline.

Mr. Ross said he believes there will probably be a joint. He can add a vertical trim piece to this area

to disguise the joint.

Approved with the condition that a vertical seam is added to the joint of the triangular portion to the roofline.

Submit revised plans for administrative review.

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#21124 - 3300 Lee Road - Deck.

Enoch Raber, contractor, said they will use treated lumber for the structural portions. All visible portions will be constructed of cedar.

Approved.

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#21077 - 15900 South Park Boulevard - Resubmission: New Garage.

Mr. Feinstein summarized the last review.

Kevin Robinette, architect, explained the revisions are based on the comments from the last meeting, and construction documents.

Mr. Feinstein noted the condensing unit must be moved to the rear wall. The side wall location is not compliant with zoning ordinances.

Mr. Walter asked if there is a way to get the door heads to be even with the window heads for consistency on the side elevation.

Mr. Robinette said a taller custom door would be needed, but it is possible.

Approved with the condition that the east elevation doorways are increased in height to match the window header on this elevation.

Submit revised plans for administrative review.

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#21109 - 18545 Parkland Drive - Resubmission: Rear Addition.

Mr. Feinstein recapped the details of the previous meeting.

Joseph Park, Compass Studio, said the changes have been made to the plans based on the comments from the previous meeting.

Approved.

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#21110 - 3449 Tuttle Road - Market Hall Mural

Mr. Feinstein said the Board had reviewed the Craft Collective sign recently. He said the Public Art Task Force had reviewed this mural proposal and liked the art and the idea. There were questions from the Task Force regarding the painted edges of the mural and how it interacts with the surrounding building paint. They also questioned maintenance of the mural over its lifetime.

Brian Benchek, Craft Collective, explained the mural and the goals for the Van Aken District owners. The mural is intended to be an engaging and welcoming beacon for the building. This corner has a lot of trees and natural greenery and flowers. This mural will meet the ground for social media opportunities. The artist designed the mural with individual components like at the bottom, so repairs can be made to salt/wear damage. He will use a matte finish clear coat for the bottom three to four feet for protection.

Approved with the suggestion of a more organic variability to the edge on the south elevation mural edge.

Submit revised rendering for Board review.

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3051 Ludlow Road - Preliminary Review: New House.

Mr. Feinstein noted he does not believe this lot ever had a house on it. He noted the house will need site plan review by the City Planning Commission.

Danh Nguyen, property owner, said the proposed home is built of shipping containers. It is an unconventional building material. He is building it for sale to others.

Ben Rogers, designer, explained the exposed wood cladding and explained none of the shipping container exteriors will be visible. He described the design, materials and potential color palette.

Mr. Sullivan asked the timeline for this house. What are the final materials?

Mr. Nguyen said a metal roof is proposed with cedar and vertical metal siding.

Discussion held with the following comments:

1. Study the relationship of the metal siding and the wood siding forms and how the materials transition.
2. Create a color and materials board including siding, roofing, doors, window trim and foundation.
3. Study the window design, proportionality and placement.
4. Study the large window over the front door.
5. Good quality construction and trim detail design is important and needs to be consistent with the exterior house design and exterior materials.

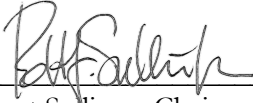
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There being no further business, the meeting was adjourned at 10:00 a.m. The next meeting will be March 20, 2022.



Robert Sullivan, Chair
Architectural Board of Review



Hans Walter, Member
Architectural Board of Review