

Mr. Tkach said the new window is 5 to 6 inches taller.

Mr. Sullivan said the interior and exterior colors do not need to be the same and the exterior color must be white.

Mr. Walter concurred.

Approved with the condition that the exterior of the window is white in color and trimmed out to match the rest of the windows.

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#20870 - 3571 Gridley Road - Rear Porch.

Stephen Crooks, owner, said this porch was damaged by fire. They would like to change it to two window openings in each elevation instead of the three that were there before the fire.

There was discussion regarding the siding material and color.

Mr. Neville said the red color of the previous siding went well with the brick siding. Any new color would need to have photos provided in context with the existing brick house wall.

Continued for the applicant to provide the following: 1) pictures and information regarding the proposed vinyl siding size and color; and 2) the windows should appear mulled together, without vinyl siding between the window trim.

Revised plan and photos to be submitted for Board review.

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#20871 - 22750 South Woodland Road - Landscape Elements.

Ralph Tirabassi, Exscape Designs, explained the new owners would like a pergola area adjacent a new patio. There would be a wood screen to screen the parking/driveway area. The finish is a natural looking sealant.

Mr. Neville said the exposed wood elements need to cedar, cypress, or redwood, not treated pine.

Mr. Tirabassi said the Douglas fir is not treated and could be stained and sealed, and should have the longevity of those other wood types.

Mr. Sullivan said exposed Douglas fir would not have the longevity of the other wood options mentioned.

Approved with the condition that the pergola materials are either painted Douglas fir or cedar.

Applicant to confirm material on revised plans.

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#20873 - 3701 Lytle Road - Exterior Alterations.

Megan Featherston, VNTG Home, said they will be painting a portion of the house, replacing the shutters and windows. There is a red brick addition. They propose a new black asphalt roof and black shutters. The interior will receive a complete renovation. They do have a large picture window where they propose a new picture window with double hung windows flanking it.

Mr. Neville said there are currently cottage windows on the first floor of the house. What is proposed to replace them?

Ms. Featherston said a double hung window is proposed.

Mr. Feinstein said the window heights are relatively similar on the first floor front so there could be cottage windows flanking the picture window to match the other cottage window.

Ms. Featherston said the existing picture window has grids that are sized very different from the rest of the house. That is why they propose a change.

Mr. Neville said the existing picture window could be renovated and remain in order to maintain the appearance as a separate window type.

Mr. Feinstein noted a new storm window will give similar efficiency for the picture window. The front cottage window on the left is taller on purpose and should remain a cottage window. It is hard to evaluate the feature window when no renderings are available.

Ms. Featherston noted the rear sunroom windows are not being replaced.

Continued for the applicant to submit the following: 1) a drawing of the picture window with the new proposed window configuration and grid pattern shown; and 2) close up photos of existing front entry trim and description of work.

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#20872 - 23750 South Woodland Road - Window Alteration.

Nick Palumbo, owner, said there is a picture window on the rear of the house that they proposed to alter to a set of sliding doors with side lights. The deck is proposed to extend across to the new opening and includes steps to a new patio.

Mr. Feinstein noted the deck details are not provided including the material and railing details. Is there a skirt board? Is it enclosed underneath?

Mr. Palumbo said the new deck will be composite with the existing refinished to match the new material. If he has to he will re-do the entire deck to match materials. His plan was an aluminum railing with balusters.

Continued in order for the applicant to provide the following details: 1) elevation showing door layout and grid pattern; and 2) deck skirt board, railing design, final material colors, step detail, lattice or enclosure from grade to skirt board.

Submit new plans for Board review.

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Mr. Neville recused himself and left the meeting.

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#20817 - 3285 Braemar Road - Resubmission: Window to Door Alteration.

Michael White, Window Nation, said this door location is on the second floor above a 3-season room. The door and side lites will be replaced with a sliding glass door. The storm doors and window will be removed. The new doors will have grids.

Mr. Feinstein asked about the trim around the new doors.

Mr. White said there will be 3 1/2 inch trim around the new door.

Mr. Sullivan asked if the width of the opening remains the same.

Mr. White said yes, this is a new door in the same sized opening.

Approved with the condition that the new door trim is packed out to be proud of the siding J-channel.

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Mr. Neville returned to the meeting.

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#20875 - 3597 Menlo Road - Window Alteration. Porch Alteration.

Mr. Feinstein asked if there will be lattice below the new front porch. What materials will be used?

Dave Hinerman, BD Fire Damage, said the wood will be treated wood painted white. They will use treated 6x6 posts.

Mr. Feinstein noted the existing posts are round with base trim. What trim will be on the new posts?

Mr. Hinerman said if a base is required, they will include it, but it will be square.

Mr. Neville said exposed treated lumber is not acceptable for finished carpentry like this porch. The material should be wrapped with cedar, cypress or redwood.

Mr. Hinerman said the treated lumber will be painted.

Mr. Feinstein said treated lumber is not supposed to be painted, nor is it an appropriate finished exterior details on historic houses. An appropriate exterior wood must be used. Details for the posts are also required.

Continued.

New plans must be submitted including: 1) a front and side elevation drawing of the house and porch; 2) post design including top and bottom trim; 3) railing design and location on the stairs back to the house, and 4) the materials, colors and appropriate architectural trim for the front porch.

Representation at the meeting for the window alteration is required.

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#20876 - 20101 North Park Boulevard - Window Alteration.

Keiona Delaine, Renewal by Andersen, said the owner wants to add grids to the side opening windows on units 2 and 3. On unit 1, all the sashes are proposed to have grids.

Mr. Neville said he does not see how they can change this one unit when there is symmetry throughout the rest of the building.

Mr. Walter said he is concerned with the proportions relative to the adjacent units. Without context of the rest of the building the existing glass proportions should be maintained.

Mr. Neville said no grids is the most appropriate window replacement.

Denied installation of grids in these windows on this portion of the building.

Due to the conditions of this specific building, the windows should be replaced to match existing conditions.

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#20699 – 18219 Sherrington Road - Resubmission: Porch Alteration.

Mr. Feinstein reviewed the history of approval for this request.

Thomas Barnard, homeowner, said the lumber expense and lack of availability has led them to clad the porch alteration in brick. Their matching brick is available and is a good match.

Approved with matching brick and mortar.

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#20865 - 2684 Claythorne Road - Resubmission: Solar Panels.

Zachary Lalkowski, Yellowlite, showed the first original location. This is the ideal location with payback in 12.5 years. The other locations increase payback to 14.3 or more years. The conduit run will be on the back side of the side roof.

Mr. Neville said the original front roof location has a very regular shape and with the proposed new dark roof shingles, that location is appropriate for this corner lot.

Mr. Walter said the light color roof was the big concern at the last meeting.

Judith Hall, homeowner, said they waited until they got the solar in order to replace the roof.

Approved with the new charcoal color asphalt roof material.

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#20878 - 20701 Brantley Road - Accessory Structures. Play Structures.

Mr. Feinstein reviewed the background of this request. The Board of Zoning Appeals/City Planning Commission approved the project at their last meeting. They also have a greenhouse and shed which needs design review.

Terrie Brightman, Merritt Chase, described the layout and plan. She showed the play structure tower design and other structures.

Approved.

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#20879 - 23749 Stanford Road - Exterior Alterations.

Cory Brown, JP Compass, described the project.

Mr. Sullivan asked about the guardrail.

Mr. Feinstein said the notes say timbertech material.

Mr. Brown said it will have colonial styling in a white color.

Approved.

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#20855 - Blue Line Rapid Van Aken Transit Station - Resubmission: Fence/Rails.

Mr. Feinstein said the City Planning Commission approved the design at their March meeting. He reviewed the actions from the last Architectural Board of Review meeting.

Matthew Marotta, GCRTA, said they updated the fencing facing Tuttle Road. The signage is shown with the red logo, but could also be white. They overhauled the landscaping to soften the vertical panel screens. They added vertical slats to screen the mechanical equipment on the back of the building. He discussed the signage options and showed samples from other locations.

Mr. Walter said he is concerned with the overhead signage might disappear when white in color. With the black return it could work well.

Mr. Neville agreed that white against the sky can disappear. He likes the option of the black returns. He also likes the depth of the slatted screen fence detailing.

Mr. Marotta discussed the fence details where it attaches to the knee walls.

Mr. Neville asked if the 3 inch returns on the signage is typical. For the larger signs a 3” return is appropriate, but a shallower return should be used on the smaller signage on the building.

Approved with white RTA logo signage with black returns.

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#20767 - 20005 Farnsleigh Road - Resubmission: Van Aken District Apartments - materials.

James Michaels, SCB Architects and Mackenzie Makepeace, RMS.

Continued at the request of the applicant.

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#20877 - 3276 Glencairn Road - Window Alteration.

Robert Bertsch, homeowner.

Approved administratively between meetings.

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There being no further business, the meeting was adjourned at 11:00 a.m. The next meeting will be April 4, 2022.



Hans Walter, Chair
Architectural Board of Review



James Neville, Vice Chair
Architectural Board of Review