



**Architectural Board of Review Minutes
Monday, April 3, 2023
8 A.M.
Via Conference - Zoom**

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

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

The meeting was called to order by Daniel Feinstein, Senior Planner at 8:00 a.m.

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Approval of the March 20, 2023 Meeting Minutes

Approved.

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#21133 - 3677-79 Chelton Road - Window Alteration.

Paul Hanna, Window Depot, said there are some leaded glass windows on the front of the house, in the top sashes. They propose a new cottage window with no grids.

Ms. Beck noted there are two leaded glass windows remaining on each floor of this two-family home.

Mr. Sullivan said it is a shame these windows are being removed. It is such a part of the design fabric of the community.

There was discussion regarding leaded glass options for retention of the leaded glass.

Mr. Hanna said the top sashes could be saved, but not built into the new windows. They could be hung from the inside.

Approved with the condition that the remaining four leaded glass upper sashes are removed, framed and hung behind the upper sashes of the middle windows.

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#21134 - 18700 North Park Boulevard - Entry Alterations & Landscape Walls.

Patrick Cloonan, Cloonan Design, explained there are several parts to this proposal. First, they are doing driveway work and landscaping. The house entry is very underwhelming now. This is a plan for a front entry alteration to create a more grand presence. They propose to enlarge the portico that is there now. The stone portions are proposed to be removed and replaced with brick painted white to match the entirety of the rest of the house. They also propose to enlarge the front bay window and have a new copper roof including new shutters of appropriate size, and keystones and headers on two windows. They are proposing a retaining wall and columns at the driveway.

There was a general discussion regarding the entry, quoin details around the house and the details of the portico.

Mr. Walter said they really do need more detail on the existing versus the new conditions in order to understand all of the various parts of the work proposed. The original stone on the entry area creates detail and focus. If it is all white it seems to take away from the entry.

Tabled with comments and in order for the applicant to address the following: 1) the front entry and columns need to be proportional; 2) the stone façade does highlight the front entry; 3) adding brick quoining around the house requires further studied; 4) provide additional details regarding a. stone banding and replication, b. entryway details, c. portico railing detail, d. step and post detail at the step from the driveway drop-off, and e. elevation drawing from behind the portico columns; 5) to-scale drawings of the portico and retention or removal of the recessed area of the entry; 6) further details of the bay window and the roof relation to the existing brick belt course.

Submit revised plans for additional information.

Approved the driveway and wall/column details with the condition of submitting the wrought iron details.

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#21100 - 3569 Daleford Road - Resubmission: Window Alteration.

Mr. Feinstein gave background on the previous meeting where this item was reviewed.

Vadim Gostomelsky, Nasha Firma, said they will use special adhesion agents and paint from Sherwin Williams to paint the windows brown. They will add wood grids to the glass to cover the white interior grids.

Dan Ross explained the paint and material and how it will be applied to the window glass. It is the same process used by the window manufacturer.

There was discussion regarding the process to add the grids.

Approved with the condition the window paint and grid specifications are submitted.

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#21137 - 2684 Leighton Road - Window Alteration.

Nancy Kennedy, architect, explained the skylights proposed on the roof of the addition.

Approved.

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#21138 - 3189 Van Aken Boulevard - Rear Addition.

Wayne Weaver, contractor, explained they will remove the open screen porch and create a new addition for a kitchen/dining area. The second floor windows go into a master bath and will be shorter than the existing double hung windows. This will allow more pitch on the new roof.

Mr. Walter asked how the new second floor windows will relate to the window headers on the second floor windows over the garage.

Mr. Weaver said the new sashes will be 24 x 18 inches in size. Half of the existing window size.

Mr. Sullivan asked if they will be able to find a brick match.

Mr. Weaver indicated they will be able to match the brick.

Jenna Rehmer, homeowner, said they repaired the front of the house brick and they have a very good match. They also hope to use some brick from the demolition of the rear of the house. The roof of the house was re-done with a metal roof material that looks like slate. They will use this material on the new addition.

Mr. Sullivan said it would be best if the addition were set back from the side of the existing house by 4 inches to avoid toothing-in the brick.

There were questions regarding where the new roof meets the existing garage wall.

Mr. Walter noted a complete section drawing of this area is needed to continue review and understand the roof height, window sizes and relation to other windows.

Continued for the applicant to provide the following: 1) section detail including roofline where it meets the house and garage; 2) include second story window size, location and height; 3) include existing side and rear windows in the drawings; 4) hold back the addition wall from the existing house side wall 4 inches; and 5) submit entry step materials and details. Please provide door specifications and roof material details.

Submit revised drawings for Board review.

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#21135 - 3656 Sutherland Road - Window Alteration.

Zack Miller, HSB Architecture, representing Jeffrey and Erin Brown, homeowners.

Approved administratively between meetings.

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#21136 - 3596 Normandy Road - New Garage.

Diane Bija, New Creation Builders, representing Carmen Bruce, homeowner.

Applicant not present. Comments include: 1) brown or beige siding and doors is appropriate; 2) the access door should face the yard.


Submit revised drawings for Board review.

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There being no further business, the meeting was adjourned at 10:15 a.m. The next meeting will be April 17, 2023.



Robert Sullivan, Chair
Architectural Board of Review



Sandra Madison, Vice Chair
Architectural Board of Review