

There was general agreement that the sign locations and fence design are appropriate.

Ms. Meltzer said they submitted three stone samples. The first one, “Eldorado”, is the preferred stone but may be cost prohibitive. The variation/color is preferred but may use similar. The other two are Weather Ledge, which is similar to Eldorado but the grey is slightly lighter when checked in the field at Avalon Station. The Aristocraft “Matrix” is a little too cool color wise. Some warm grey colors work better with the siding. They believe the Weather Ledge is a good substitute but are working to get the Eldorado price lower or obtain a very similar stone.

Ms. Madison said the Eldorado stone is best. The cut and exterior alignment is cleaner. The other two samples are too rough cut. She encourages them to see if the price of the Eldorado stone could be lowered.

Mr. Walter said the cut of the stone is important. The other two stone samples are too rough. He believes the Eldorado color is a touch dark but ok and best. He likes the oranges in the Weather Ledge. He encourages investigation into a better cut of the Weather Ledge color material.

Ms. Nacht said they will work with the manufacturers for custom stone in the Weather Ledge. They would like the ability to have a mock-up on the site at construction and get approval at this time.

Mr. Feinstein said this case is similar to the Van Aken District. They approved a specific selection of material style and colors including masonry while requiring a mock-up for final on-site approval. This allows the plans to be approved and the design team to move forward.

The Board agreed this was acceptable in this case.

Mr. Walter noted he appreciated the softening of the porte cochere detail.

Approved the project design with the Eldorado stone material with the understanding that the Dutch Quality Stone color sample is appropriate but the material is too rough. If a smoother cut of this stone material can be located, the Board would review the material.

Before construction, an onsite material mock up will be reviewed for final colors and materials.

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Mr. Neville joined the meeting.

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#20428 - 3019 Chadbourne Road - Screen Porch.

Eli Mahler, architect, explained there will be a concrete slab and a patio enclosure. He reviewed the comments from the mid-week Board review. They eliminated the screens in the gable end and now have siding to match the house. The corner at the existing sunroom was changed to match the corner at the kitchen. He does have problems with the third item. The foundation of the house is very high and not in line with the new structure. He would like the screened porch to read as a separate house element and not to match the brick foundation height.

Ms. Madison said she would like the knee wall to be consistent with the rest of the house if the base is not siding.

Mr. Neville said the knee wall is siding and goes against having it be a separate element. If the screen openings went to slab or there is a different knee wall design, it would be different.

Mr. Mahler said the new porch is not in line with the house walls. It looks like a screened enclosure. Putting siding on the knee wall ties it together. The house and the room are two different elements. There is also a cost difference. He can speak to the owner about extending the screens.

Mr. Neville said another option could be a framed screen on the top and a solid panel on the bottom of each section.

Mr. Walter and Ms. Madison agreed this is a reasonable design.

Mr. Neville said the panels would be more like a porch situation. He asked about the exposed concrete.

Ms. Madison said as long as it is minimal and set back it is acceptable.

Mr. Walter said the Board has often seen such a room turned into living space years later. He would like a ledge in place to hold future foundation materials if this would happen.

Approved with the following conditions:

1. A minimal concrete slab foundation with a brick ledge to allow for future brick application;
2. Replace the lap siding below each screen with a solid panel down to the slab foundation;
3. Recess the porch walls in 4 inches from existing house walls.

Revised plans to be submitted for administrative review.

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#20411 - 24040 Fairmount Boulevard - Resubmission: Windows and Siding.

Mr. Feinstein explained this is a resubmission of the window alterations, as well as having new vinyl siding added to the request.

Mr. Neville said the siding changes the architecture. To change the windows to be very square as well as changing the siding to be all horizontal will remove all of the architectural detail. He has a hard time supporting this work.

Ms. Madison said she spent a lot of time pre-reviewing these plans. There could be a way to enlarge the windows without deleting the details. She understands the intent, but this plan has erased the architecture of the house.

Mr. Walter said the detailing of the siding currently elevates the house. There could be a way to enlarge the windows without deleting details. He understands the intent but it is not in the best interest of the house to go down this design path.

Mr. Neville said he can understand the need for larger windows but the changes proposed to the siding are not appropriate. If the plans were drawn accurately, they could consider maintaining the configuration of siding in new vinyl. He suggested that if they want to have horizontal siding throughout perhaps all of the windows could be changed to double hung to give a more traditional appearance. In the current siding configuration, the window size should respect the width of the vertical panel in which it is located.

Ms. Madison said when drawn correctly the windows should relate to the vertical sections of the siding.

Tabled for the applicant to resolve the following:

1. Revise the existing elevation drawings to accurately represent the siding types on the house in the correct locations.
2. Retain existing siding orientation and color scheme while proposing some larger windows; or
3. Propose horizontal siding throughout and redesign the location, style and size of windows for a more traditional layout.

Revised plans submitted for Board review.

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#20409 - 3326 Glencairn Road - Resubmission: Porch Conversion.

Mr. Feinstein explained this is a resubmission from the April 2nd meeting. He outlined the requests from that meeting.

Barry Hoffman, Hoffman Construction, said the windows throughout the porch are now the same size. It is impossible to have the crossheads the same. The sides are consistent with the dining room window on the house. They would like to keep the space between the windows uniform and in doing so they make up the difference in the corners.

Mr. Neville said he worked out better than he thought it would. It addressed his concerns. He asked about the details at the right of the storm door. How will the shed roof tie in?

Mr. Hoffman said part of the existing stone floor extends out beyond the house. The roof extends out to allow water beyond so there is not water under the wall.

Mr. Neville said the siding is good, but would like to keep the shakes at the sill level. Use a wide trim at the door and add corner boards.

Approved with the following conditions: 1) the exterior wall from the window sill up is a carpentered trim solution and from the window sill down will match the house shake siding; and 2) introduce horizontal trim at the window sills in order to terminate the shake siding.

Revised plans submitted for administrative review.

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3284 Ingleside Road - Preliminary Review: Addition.

James Karlovec, Karlovec & Co., explained the owners are preparing to age in place. This alteration and addition allows them more flexibility. The outdoor living area is under cover and at-grade with a continuous step at the perimeter of the porch, leaving many ways to add a wheelchair ramp if necessary. The existing 3-season room is removed.

Mr. Neville asked if the very large window on the north elevation could be shown in a larger drawn elevation at the next meeting, in order for the Board to see the context to the neighboring windows.

Mr. Karlovec noted the interior of the home has very high ceilings, and this area will also have a higher ceiling than most. This window is a surprise element and a bridge between the first and second floor.

There was discussion regarding how the new rooflines meet the existing house.

There was discussion regarding the window choices.

Mr. Karlovec noted the concern throughout the process has been driven by opening the interior space and porch ceiling height which also keeps a common gutter elevation.

Discussion held. The Board asked the applicant to review the following elements based on the meeting conversation:

1. Provide complete northern house elevation in order to relate projection and window element to surrounding architecture;
2. Study the addition and porch roof forms and heights with an altered hip or another combination of roof forms to reduce the heaviness of the porch and provide the desired heights and water drainage;
3. Investigate an asymmetrical porch floor plan
4. Study the north side notch exterior material and the sizing of the window.

Formal plans will be submitted for Board review at a future meeting.

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#20429 - 2885 Carlton Road - Solar Panels.

Jacob Voyzey, homeowner.

Approved before the meeting during COVID 19 as authorized by the Board at their March 16, 2020 meeting with the condition that the conduit from the panels to the garage surround is painted the same color as the downspouts.

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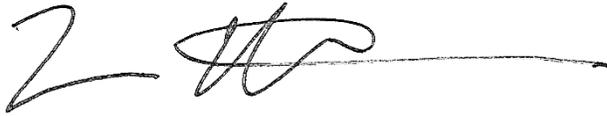
#20427 - 3562 Townley Road - Window Alteration

Eli Mahler, architect, representing Courtney Waites, homeowner.

Approved before the meeting during COVID 19 as authorized by the Board at their March 16, 2020 meeting.

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There being no further business, the meeting was adjourned at 10:15 a.m. The next meeting will be May 18, 2020.



Hans Walter, Chair
Architectural Board of Review



James Neville, Vice Chair
Architectural Board of Review