



**Architectural Board of Review Minutes  
Tuesday, January 20, 2026  
8 A.M.  
Via Conference - Zoom**

Members Present: Hans Walter, Chair  
David Berlekamp, Vice Chair  
James Neville, 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 Minutes from the January 5, 2026 meeting.

Approved.

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**ABR25-000321 – 19801 Van Aken Boulevard, Unit 102 – Window Alteration.**

Akaniao Kozeniewski, Renewal by Andersen, said they will match the double hung windows that are there and install white aluminum coil. They propose to change the existing casement windows back to glider windows in one room. The existing casement window is only three years old and the owner wants it back to the way it was.

Mr. Feinstein showed photos from historic window approval documents for the building. He said staff would approve a casement window replacement.

Mr. Neville said he has concern with there not being grids in the new window. Only the picture windows on the building do not have grids now. The applicant will need to show a survey of other similar window locations and types for the Board to further review the project.

Continued for the applicant to provide a survey of photos of original glider windows in other units in the same locations throughout the building.

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**ABR25-000247 – 2935 Eaton Road – Addition.**

Heather Davies, Davies Architecture, said the owners are proposing metal roofing for the addition. She showed samples of the colors. The roof pitch, in order to keep the window on the second floor, is very shallow.

Mr. Neville said the 3/12 roof pitch is very shallow. It does not show how the flashing is going to have room under the second story window.

Ms. Davies said they may have to lower the roof slope further to allow for the window. They try to keep a roof over 4/12 pitch for an asphalt roof installation.

Mr. Neville said the hip roof does make more sense.

Mr. Walter said he would like to see a photo of the metal samples against the house roof. In general, he is amenable to metal on this low-slope, accessory, first floor roof.

Mr. Berlekamp said he would like to see how the roof and wall surfaces meet as well as the metal roof trim details.

Mr. Neville said he would like to see another horizontal trim board beneath the second story window sill to give a better meeting condition for flashing.

Continued for the applicant to provide the following: 1) a photo of the chosen metal color against the existing house roof; 2) expanded trim and flashing detail of the area where the roof meets the house under the window; and 3) details on the metal roof material design panels, trim details and metal finish.

Submit revised plans for Board review.

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**ABR26-000001 – 22526 Fairmount Boulevard – Window Alteration.**

Rebecca Fertel, architect, explained this is primarily a kitchen remodel. The layout of the first floor is being flipped. They will change the access to the patio to coincide with the changes. This will alter the location of the door and window on the rear elevation. The siding will be toothed in to alleviate the appearance of the changes.

Mr. Berlekamp asked the size of the new casement window relative to the upper floor window.

Ms. Fertel said it is the same width as the second floor, but shorter, with a higher sill.

Approved.

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**ABR26-000002 – 3327 Aberdeen Road – New Garage.**

Nilsa Carrero, Platinum Garages, explained they will be demolishing the 20 by 20 garage and constructing a new, larger, 24 by 22 foot garage in order to make room for storage. The new garage will have double 4 inch brown vinyl siding, with wicker color trim and almond colored doors. The roof is proposed to be weatherwood color asphalt with a 9 lite, panelized service door, not the flat door as shown on the plans.

Mr. Neville asked about the roof shingle color.

Ms. Carrero said it is an IKO shingle.

Ms. Beck noted the roof shingle color and line proposed is a high definition option.

Ms. Carrero said they can get a darker roof shingle color.

Mr. Berlekamp said he struggles with the white trim on the house versus the beige trim on the garage. He would prefer white trim to reflect the house.

There was discussion regarding color options.

Mr. Walter said he struggles with the colors throughout the garage. The color difference is stark with the red brick and white trim.

Ms. Carrero said the owner also struggled with the contrast but does not like an all white garage.

The Board agreed wicker color siding with white trim would be acceptable.

Approved with the following conditions: 1) the roof color be a darker brown, not high definition, shingles; 2) the siding is wicker with white trim and almond color doors.

Provide revised plans with corrected colors listed for administrative review.

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**ABR26-000003 – 18415 Lynton Road – Window Alteration.**

Jim Guggenheim, Guggenheim Remodeling, explained the kitchen is being remodeled. The existing breakfast nook windows are removed to allow for cabinets in the new kitchen.

Approved.

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**ABR25-000328 – 2879 Fontenay Road – Resubmission: Garage Alteration. Window Alteration.**

Jessica Powell, architect, said they are proposing to rebuild the garage in the same foot print as

existing including the several additions that now are in place. They will use a hipped roof detail. The 5/12 roof pitch leaves room for the door header. They will confirm the area under the windows is sufficient.

Mr. Walter asked if there is a chance to raise the soldier course of the man door to match the overhead door.

Mr. Berlekamp said he would suggest the roof eave in the original plans be added back.

Approved with the following conditions: 1) the soldier course of the service door be raised to match the height of the soldier course above the overhead door; and 2) the pitch of the roof is lowered and the eaves extended slightly.

Submit revised plans for administrative review.

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**ABR26-000004 – 17313 Lomond Boulevard – Window Alteration.**

Sandra Madison, homeowner, said the change will be at the rear addition door and window. The door will be replaced including the frame as the existing frame is severely deteriorated. The window will be removed to make room for interior improvements. The aluminum siding will be replaced and the door will be painted brown.

Approved.

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**ABR25-000064 – 14600 Shaker Boulevard – Resubmission: Exterior Alteration.**

Mr. Feinstein explained the previous meeting outcome, where an addition was proposed.

Eli Mahler, architect, said they are no longer doing an addition. There will be interior changes to the floor plan, requiring window and door location revisions. This is a common brick, which will be an easy match where they will tooth in the new brick.

Approved with the following conditions: 1) the brick will match the existing house brick and will be toothed in; and 2) the mortar color will match the existing house mortar.

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**ABR25-000329 – 15915 Chadbourne Road – Preliminary Review: Window Alteration.**

Representative from Window Nation, representing Seth Pevnick and Alexandra Prinstein, homeowners.

Applicant not present. Item not reviewed.

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There being no further business, the meeting was adjourned at 9:15 a.m. The next meeting will be February 2, 2026.



Hans Walter, Chair  
Architectural Board of Review



Dave Berlekamp, Vice Chair  
Architectural Board of Review