

Minutes
December 2, 2010
North End - Huntington Heights Architectural Review Board

The meeting was called to order at 6:03

Members present:

Chip Carpenter, Mary Kayaselcuk, Drew Velkey, Deirdre Wells. Carolyn Hughes arrived at 6:15

Members Absent: Robin Stippich.

Staff present: David Watson

Minutes of the November 4, 2010 Guidelines were reviewed and approved.

Public Hearing

COA-10-246 323 66th Street. Catherine Bell. Replacement windows.

The staff report noted that the application calls for the replacement of 15 double-hung windows in the 1940 structure. The new windows will have ¾" contour grids that will replicate the existing grid pattern. The window trim will be wrapped and brick mould blend will be applied to the trim.

The Board noted that the Guidelines encourage the repair of existing windows. It was noted that the windows in a house of this vintage were standardized production windows rather than custom built units. The applicant was informed that the old windows do have a value either to hobbyists, restorers or to the Habitat for Humanity Restore.

Ms. Kayaselcuk made a motion to approve the application.

Ms. Wells provided a second.

Aye: Kayaselcuk, Velkey, Wells Carpenter.

Nay:

Motion passed 4:0

COA-10-247 327 62nd Street. David Jackson. Replacement windows.

The staff report noted that this application calls for the replacement of 25 double-hung windows. The replacement windows be 6/1 double-hung. The windows maintain the same size style and placement as the originals, and maintain the same size window rails on top, bottom and meeting.

The window measurements note that the glass area of the replacement windows is reduced by ¼" height and width. The trim is flat board and the plans call for wrapping the trim. The application does not call for the wrapping of the drip cap.

Dr. Velkey noted that the front windows are a prominent feature noticeable from the public right-of-way. Restoration of these windows would preserve the shadow lines, which would preserve the historical character of the house. The Board noted that while the applicants would not be prevented from replacing these windows, rehabilitation of at least the first floor front windows should be investigated.

Ms. Wells made a motion to approve the application

Mr. Velkey provided a second.

Aye: Hughes, Kayaselcuk, Velkey, Wells, Carpenter.

Nay: none

Motion passed 5:0

New Business

Ms. Kayaselcuk shared with the Board a quote from John Kennedy O'Toole regarding an observation on the built environment.

Mr. Watson distributed copies of the 2010 Annual Report for the North End Huntington Heights ARB.

The Board deferred discussing the Guidelines update until the January meeting. The Board did note that they thought the new Hilton Guidelines looked very good.

Dr. Velkey stated that in the spring semester students may be able to begin photo-documenting the houses in the historic district.

Ms. Wells asked for the Board's opinion regarding the installation of a fence on her property. The Board noted that fences that meet the criteria of the Guidelines are an administrative approval, and do not need to be approved by the Board.

The meeting adjourned at 6:50PM.