

Minutes
February 4, 2010
North End - Huntington Heights Architectural Review Board

The meeting was called to order at 6:00

Members present:

Mary Kayaselcuk, Daniel Peters, Robin Stippich, Daniel Velkey, Deirdre Wells.

Members Absent: Chip Carpenter. Mr. Carpenter notified staff one week prior to the meeting that he would be unable to attend. The Board has one vacancy.

Staff present: David Watson

Review of the minutes. Minutes of the January 7, 2010 were reviewed and approved.

COA-10-230 323 55th Street. Ronald Humphreys.

Mrs. Wells called for the staff report.

The applicant will be undertaking extensive repairs and renovations to his home. His application packet provides a comprehensive list and description of all proposed work. It was noted that many of these proposals fall under general maintenance or administrative review and thus do not need Board approval. Staff noted that Board review is required for portions of the roof work where the roofing material is changed, as well as for the demolition of a rear porch roof and deck that was modern addition to the house.

Staff noted that the current roof material consists of metal, asphalt shingle, and slate. The slate is located primarily on the turret and dormers sides. The project outline was described as follows:

1. The scope of work will only involve re-roofing the following area of the house
 - a. Shingle roof area on main house
 - b. Metal roof areas on main house
 - c. Excludes slate on sides of dormers
 - d. Front metal roof on porch will be restored
2. Remove one layer(s) of existing shingles down to original wood roof deck.
3. Remove one layer, of existing metal roofing from rear second story roof area down to original wood roof deck.
4. Demolish the existing back porch roof.

Chairperson Wells stated, and the Board concurred, that the demolition of the back porch and the replacement of roofing material would be dealt with separately.

The applicant stated that the rear porch was a modern addition to the house and had fallen into disrepair. His intent is to remove it, and possibly build a new addition at a later time with a later

application. In regard to the roof work, all attempts will be made to recover and reuse original slates. It is not known at this time how successful these endeavors will be. Thus the application requests the replacement of the slate shingles with architectural shingles should this be necessary.

Mr. Velkey made a motion to approve the demolition of the back porch. Mr. Peters provided a second.

Aye: Peters, Kayaselcuk, Stippich, Velkey, Wells

Nay:

Motion carried 5:0

Ms. Kayaselcuk made a motion to approve the roofing repair using new materials. Ms. Stippich provided a second.

Aye: Peters, Kayaselcuk, Stippich, Velkey, Wells

Nay: Motion carried 5:0

COA-10-231 316 60th Street. Melissa Hespenshide

This request is for the removal of an existing two strip driveway. The driveway bed will be re-graded, and new driveway consisting of two slightly wider strips will be reinstalled. There will also be a four foot wide apron in front of the garage. The replacement and grading will solve ponding problems and provide a driveway of a more appropriate width. Mr. Velkey asked for confirmation that the curb cut will remain the same. Staff stated affirmative. Ms. Kayaselcuk noted that while she does not see a problem with a four foot apron, she noted that the Guidelines are silent on the topic. Mrs. Well noted that this is perhaps something that should be discussed at the next annual update.

Ms. Kayaselcuk made a motion to approve the driveway replacement with wider runners and an apron. Ms. Stippich provided a second.

Aye: Peters, Kayaselcuk, Stippich, Velkey, Wells

Nay:

Motion carried 5:0

COA-10-232 318 61st Street. William Freudenberg

The request is for a COA to allow the replacement of all windows. The muntins pattern of the new windows will match the original window. The dominant pattern is 6/6. Though allowed, the applicant has elected not to wrap the window frame. The windows will be installed from the inside of the structure in order to prevent damage to the newly painted wood trim. The windows selected are vinyl.

Mr. Peters made a motion to approve the replacement of the windows. Ms. Kayaselcuk provided a second.

Aye: Peters, Kayaselcuk, Stippich, Velkey, Wells

Nay:

Motion carried 5:0

COA-10-233 340 53rd Street. Mark and Stephanie Shanks.

This is a partial retroactive approval for the replacement of windows. Work was halted mid-project and the property owners were informed of the need for a COA for window replacement. The already installed windows are proposed for the remaining windows.

The request is to replace all windows with 3/1 double hung windows. Pictures provided by the applicant show the existing original windows are in a state of significant disrepair. The replacement windows replicate the design of the original.

Ms. Kayaselcuk made a motion to approve the application as submitted. Mr. Velkey provided a second.

Aye: Peters, Kayaselcuk, Stippich, Velkey, Wells

Nay:

Motion carried 5:0

New Business.

Representatives from Hatchett Design and Remodel came before the Board for a preliminary review of project to enclose a side porch. The Board noted that the elevations explained the project well, but that a site plan showing the project footprint and also siding and window samples should be provided. They agreed to meet with staff to finalize the application.

There being no further business to be brought before the Board, Chairperson Wells adjourned the meeting.

New Business

None