

**Minutes**  
**January 7, 2010**  
**North End - Huntington Heights Architectural Review Board**

The meeting was called to order at 6:00

**Members present:**

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

**Members Absent:** The Board has one vacancy.

**Staff present:** Saul Gleiser

**Review of the minutes.** Minutes of the December 7, 2009 were reviewed and approved with minor modifications.

**COA-09-229 316 60th Street** Melissa Hespenshide.

Mr. Carpenter called for the staff report.

Mr. Gleiser gave the staff report.

The structure was built in 1917. The request is for a COA to allow the construction of a new two level garage in the exact footprint of a recently condemned and demolished single story garage. A condemned structure may be removed without Board review. The second level of the garage will have a floor space only 2/3 the size of the lower level. The cupola was recovered from the previous structure and will be restored and installed on the new structure. The garage door will be a roll-up fiberglass door designed to appear as a carriage door. The new windows will be 3/1 and 6/1 as were the windows in the original building. If possible, the old windows will be reused.

The applicant noted that the current aluminum siding has a reveal that is twice the width of the original wood siding, and the siding on the garage will match the original wood siding on the house.

The shingles on the garage will be architectural type grey shingles that will match as closely as possible the original shingles.

The applicant asked about reconstructing the driveway, removing the twin runners and replacing with a solid paved surface that would be one foot wider than the current driveway. The paving material will have exposed aggregate. The guidelines do require Board review for this activity. The Board expressed a desire for an application submission for this project. The discussion was tabled at this time.

Ms. Stippich asked if the second floor could be used for living space. Staff replied that the application was reviewed by the Dept. of Codes Compliance, and the result was that the second floor could only be 2/3 the size of the ground floor.

Ms. Stippich asked for clarification on the structure height. The applicant stated that the roofline would be 12' lower than the primary structure.

The windows will not be placed on the property line side of the garage (facing the adjacent garage).

Mr. Carpenter asked for a motion.

Ms. Kayaselcuk made a motion to accept the application as presented.  
Mr. Peters provided a second.

Aye: Kayaselcuk, Peters, Stippich, Velkey, Wells, Carpenter

Nay: none

Motion Carried 6:0

### **New Business**

The Board returned to the discussion of driveway modification and advised the applicant to submit an application for the next Board meeting. Staff also noted that green pavers, concrete blocks that allow grass to grow and water drain through, could be an alternative as it would allow the preservation of the runners while expanding the drivable surface.

The Board noted that the next guidelines update should look at driveways.

The Chairman asked if there was any more business to be brought before the Board. Hearing none, the meeting was adjourned.

Adjourn.