

Minutes
July 8, 2010
North End - Huntington Heights Architectural Review Board

The meeting was called to order at 6:10.

Members present:

Chip Carpenter, Carolyn Hughes, Mary Kayaselcuk, Drew Velkey, Deirdre Wells.

Members Absent: Robin Stippich. The Board has one vacancy.

Staff present: David Watson

Review of the minutes. June 3, 2010 were reviewed and approved.

Public Hearing

COA-10-243 316 54th Street. Adrian Whitcomb, Jr.

This application involves areas of extensive repair to the primary structure and the detached garage. While the majority of the work is allowed under the Guidelines as a by-right activity, there will be some change in the exterior materials. Roofing material will be replaced on the front porch, side bay window and on portions of the rear roof. The entire roof on the garage will be removed and rebuilt. All new roofing material will be grey asphalt shingle. A sun room that is not original to the house will be demolished. The carriage doors on the garage will be removed and replaced with a single roll type door, and personnel door, and the remaining void area will be enclosed and covered with Hardiplank siding. The relevant sections of the Guidelines were reviewed.

The Board discussion noted that renderings of the garage provided by the applicant were not in scale and were inadequate. A request was made for the provision of a complete elevation of the front of the garage, drawn to scale, as well as material samples of the siding and garage door. Mr. Carpenter stated that in reference to the front elevation of the garage that a complete application was not provided and stated that this element of the application should not be reviewed until such time as additional material could be submitted. The Board concurred. The Board also noted that a standard stamped roll type door is not historically appropriate to a structure of this age. The applicant was advised to consider roll door designs that mimic traditional carriage doors.

Mr. Carpenter called for public comment. Hearing none, the public comment section was closed.

Mr. Velkey made a motion to approve the replacement of the garage roof; removal of metal roofing over bay window and replace with gray shingles; demolition of rear sun room; replace roofing material over front porch.

Ms. Wells provided a second.

Aye: Hughes, Kayaselcuk, Velkey, Wells, Carpenter

Nay: Motion carried 5:0

COA-10-241 317 55th Street. Vicki LaBarre. Detached garage.

Mr. Carpenter asked for the staff report.

The primary structure was built in 1910 and a two story carriage house was built at that time as well. The carriage house was demolished due to deterioration and storm damage, and the proposed garage will be built within the footprint of the former structure. In February of 2009 the Board issued COA-09-216 to allow the construction of a detached garage on this property. Upon further consideration, the applicant decided to significantly deviate from the previously approved design in order to make more efficient use of storage space. The new application proposes to build a garage with a slightly smaller footprint, and a significantly different roofline than that which was previously approved. The proposed garage will use hardiplank with a reveal matching the reveal of the siding on the main structure. The shingles will match the color of the roof on the primary structure.

The applicant and her designer, Mr. Don Sinclair, addressed the Board.

Mr. Sinclair noted that the principle structure could almost be considered a vernacular design because it does not have a consistent theme. It was built according to the desires of the original owner, rather than following an established theme. The house on the adjacent property is a Queen Anne Victorian. Mr. Sinclair stated his opinion that when placed between these two structures, the proposed garage design works well. He noted that the proposed garage will be more appropriate than the original carriage house that was a brick, flat roof, modernist type of structure.

Ms. Kayaselcuk stated that she felt that the proposed garage roof is asymmetrical and therefore not historically appropriate. Mr. Sinclair responded that the design is slightly more contemporary and noted that the Guidelines make provisions for the incorporation of contemporary designs.

Mr. Carpenter asked for any public comment. Hearing none, he closed the public hearing.

Ms. Wells made a motion to approve the application with the following conditions:

- The hardiplank siding reveal will match the reveal of the vinyl siding on the primary structure.
- The shingles will match the size and color of the main structure.
- The hardiplank siding will extend across the top of the side wall truss portions (no exposed trusses).

Mr. Velkey provided a second.

Aye: Hughes, Velkey, Wells, Carpenter

Nay: Kayaselcuk

Motion passed 4:1

New Business

Caroline Stewart of 315 65th Street approached the Board to discuss her plans to replace windows in her house, and replacement of a garage door. The applicant noted that she obtained a COA for the windows approximately two years ago but did not have the windows installed. She was advised that a new application would need to be submitted. She was also informed that the fenestration of the new garage door can deviate from that of the original door.

Bradley R. Hubbard of 314 59th Street approached the Board to discuss ideas regarding proposed work at his property. The first subject was in regard to the construction of a fence made from salvaged wrought iron, noting that often opportunities for the acquisition of reclaimed materials are random and often brief. The Board noted that iron fences are permissible under the guidelines.

Mr. Hubbard then discussed the expansion of a detached garage. He noted that the garage in its current state is too small to accommodate a normal sized vehicle. The garage structure is unique in that a 450 gallon cistern is built into the roof. Thus the only practical way to expand the garage is in the front. Mr. Hubbard was advised to discuss the expansion with the Zoning Administrator to determine if the addition sideline setback would require a variance. Mr. Hubbard stated his intent to use materials that complement the materials used on the garage and house.

Mr. Carpenter asked if there was any other new business. Hearing none, the meeting was adjourned.