

**Minutes**  
**March 6<sup>th</sup>, 2008**  
**North End - Huntington Heights Architectural Review Board**

In attendance:

Steve Hudak, Carolyn Hughes, Phil Shook, Deirdre Wells, Fred Whittaker.

Absent:

Mary Kayaselcuk

The Board operates with one vacancy.

Review of the minutes.

Chairman Shook asked if the complaints listed in a letter submitted last month had been forwarded to the Department of Codes Compliance. Staff stated affirmative. Chairman Shook stated that while all citizens are welcome to attend the Board meetings and ask questions, the proper recipient of violations is the Department of Codes Compliance. The ARB does not have enforcement powers and therefore cannot act on complaints.

The minutes were approved as submitted with Mrs. Wells making the motion to approve and Mr. Whittaker providing the second.

COA-08-205 James and Deirdre Wells. 6702 Huntington Avenue.

Mrs. Wells recused herself from the Board, and presented her application. The requested COA would allow the replacement of a rear facing second story door that is currently made from interior grade materials with an exterior grade door with a rectangular window.

Chairman Shook reviewed the pertinent section of the guidelines.

Mr. Whittaker noted that the only change he noted in this submission before the board from the preview in February was that this application called for a steel door. He asked Mrs. Wells if she did indeed wish to go with a steel door instead of fiberglass, noting that fiberglass is a superior product. Mrs. Wells stated that she believed that a fiberglass door was indeed the style intended for use.

Mr. Whittaker made a motion to approve the application as submitted, with the modification to stipulate the use of a fiberglass door.

Mr. Hudak provided a second.

Voting in favor: Fred Whittaker, Steve Hudak, Carolyn Hughes, Phil Shook,

Voting against: None

Abstain: Deirdre Wells.

## **New Business**

Bruce Heath approached the Board to discuss his property at 6908 Huntington Avenue. Mr. Heath stated that he purchased this house several years ago when it was in a state of severe disrepair. Renovations have been completed with the exception of windows. When gathering quotes for new windows, he was advised by the vendors that his house was in an historic district and that the new windows would have to be identical in design to the original windows. Mr. Heath stated that he wanted to retain the same grid pattern with the new windows and placed his order. After this time, he discovered that the guidelines require fixed exterior muntins for replacement windows. The windows had already been built and delivered prior to Mr. Heath discovering that the grill between the glass (GBG) style was not in harmony with the guidelines that had been updated in October 2007. He stated that he was throwing himself at the mercy of the Board.

Mrs. Hughes noted she has found that vinyl windows are not available with exterior grills. Mr. Whittaker noted that fewer window manufacturers offer exterior grills, and manufacture GBG windows exclusively. There are windows available with the exterior fixed grills, but they are generally higher end windows, which in themselves are more expensive, and become even more so with the addition of exterior grills. He stated that the Board has to make a decision as to whether or not we will enforce our guidelines. The required window types are available, but are harder to find and will cost more. Mr. Hudak stated that he found that an Anderson window with exterior grills could be special ordered through Home Depot at an added cost of \$160. The Board noted that was a significant increase in cost when considering that most houses can replace twenty or more windows at a time.

Mr. Heath stated that he was trying to save time by placing his order for windows that he believed were in compliance with the published guidelines he had at that time. Only after the order had been placed and manufacture had begun did he realize that his windows did not comply with the guidelines. Mrs. Wells stated that the only option available to him is to submit an application to the Board and ask for a waiver. The Board cannot vote at this time because there is not an application before the Board. Mr. Heath provided staff with an application and materials for review at the April 3<sup>rd</sup> meeting.

Lenny Scholler of 310 56<sup>th</sup> Street approached the Board to discuss his intention to submit an application for the installation of garage doors in his detached garage. The garage currently does not have doors, but it did have them at one time. Chairman Shook asked when his house was constructed. Mr. Scholler stated 1940. The Board did not see any cause for concern regarding the door style proposed. There was a discussion of the window options available. The Board summarized that Mr. Scholler should submit an application with the window style he desires. If the Board finds them inappropriate, the application can be modified at that time. Mr. Scholler stated that he would submit an application next week.

**Illegal Parking**

Mr. Whittaker asked staff for a follow up regarding a paid parking operation being conducted at 315 51<sup>st</sup> Street. Staff replied that a cease and desist notice had been issued to the property owner.

The Board noted several compliance issues on several properties observed within the district and asked that Codes Compliance look into them.

**Old Business**

Staff circulated a proposed advertisement to be placed in the Daily Press asking for applicants to serve on the Board. The Board approved of the ad and it will be placed next week.

Mr. Whittaker stated that parking issues exist within the district, and that the Board might want to look into advocating City action to alleviate the problems. The Board members stated that as private citizens, it might be beneficial to hold a neighborhood meeting with the candidates for Council to discuss issues important to the district.