

Minutes
June 3, 2010
North End - Huntington Heights Architectural Review Board

The meeting was called to order at 6:10.

Members present:

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

Members Absent: The Board has one vacancy.

Staff present: David Watson

** Ms. Hughes had not been officially sworn in by the meeting date and therefore did not vote on any matter brought before the Board.*

Review of the minutes. April 1, 2010 were reviewed and approved.

Public Hearing

Mr. Carpenter noted that the applicants for COA-10-237, 312 63rd Street, have withdrawn their request.

COA-10-239 345 54th Street. Allen Stambaugh. Detached Garage.

The Chairman requested the staff report.

Staff presented the report, noting that the structure as it stands on the property will require significant modification to conform to the new plans submitted. New elevations show a reduction of the peak to 16 feet, and the bottom of the eaves to 11 feet. The siding will be T-111 to match the garage on the adjacent property. Dr. Velkey asked if the roof pitch would be reduced. Mr. Stambaugh stated it would be reduced in order to lower the peak.

Ms. Stippich stated her concern that the garage would be noticeably higher than the adjacent garage, and the door will also be 2.5' feet higher than the door on the adjacent garage. Dr. Velkey stated that he felt that the comparison needs to be focus on the relation of the garage to the primary structure on the property.

The Chairman asked for public comment. Alton Huneycutt of 343 54th Street asked if there were laws regarding structures overhanging the property line. He stated his concern that the eaves may extend over the property line. Mr. Carpenter stated that this issue would be addressed by the Department of Codes Compliance. Staff noted that the verification of no encroachment is a standard element of site plan review.

Public comment was closed.

Ms. Stippich expressed her concern that ARB approval of the garage might grant a variance that would allow encroachment into the neighboring property. Mr. Carpenter stated that the Board's decisions do not grant variances to the Zoning Ordinance. Staff stated that that the plans as submitted to the Board do not indicate an encroachment, and that this is only a concern brought before the Board. Site plans that encroach onto adjacent properties are not approved by Codes Compliance.

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

Aye: Kayaselcuk, Velkey, Wells, Carpenter

Nay: Stippich

Motion carried 4:1

COA-10-238 319 65th Street. Addition. Lane Shea and Ashley Rose

Mr. Carpenter called for the staff report.

The request is to build a two story addition to the rear of the house. The addition will be partially built over the existing footprint, and will not alter the front façade.

The increase in footprint size will be 160 square feet. The existing house footprint is 972 feet. The addition will be less than a 100% increase.

The materials used will be identical to those approved previously on September 9, 2005 when COA-05-144 was granted by the Board to allow the installation of new vinyl siding, replacement windows, and architectural shingles. The applicant confirmed that the identical material was still available from the manufacturer. The rear windows will be reused in the new structure. The tops of the window will all be on the same level line.

Mr. Carpenter asked for public comment.

Don Sinclair of 317 55th Street observed that the door placement on an interior closet might be better placed on the opposite side. The applicant thanked Mr. Sinclair for his input.

Public comment was closed.

Dr. Velkey made a motion to approve the application as submitted.

Ms. Wells provided a second.

Aye: Kayaselcuk, Stippich, Velkey, Wells, Carpenter

Nay:

Motion approved 5:0

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

The applicant representative, Mr. Don Sinclair, withdrew the request in order to modify the design.

The applicant has a request for a variance that will be heard by the Board of Zoning Appeals.

Approval of this variance will allow the garage to be attached, and a new design will be submitted at this time. 1:05

COA-10-242 347 56th Street. Darrin Anderson. Deck

Mr. Carpenter called for the staff report.

The proposed deck will be built in the area between the rear wall of the main house, and the side wall of the addition. The Deck will be off the ground approximately 18-24". The street side will have railing. The side facing the garage will have the long row of steps. The open side of the deck under the railings will be covered with lattice. The relevant sections of the Guidelines were also reviewed.

Mr. Anderson addressed the Board. He asked for the Board's opinion regarding a privacy screen along the Warwick Boulevard side of the deck. The Board asked for clarification as to what the screen or wall would look like as well as the height. Mr. Anderson responded that it would be similar to fencing material, and would be the same height at the proposed railing. It would be 42" in height, and the rail would still be in place on top. The privacy screen would just take the place of the balusters.

Dr. Velkey asked if the deck was attached or detached. Mr. Anderson responded that it was not an attached deck, and it would be built on floating piers.

The Board clarified that the lattice design requires that the opening is the same size as the solid material.

Dr. Velkey and Ms. Wells asked for clarification of the width, noting that the site plan seemed to indicate an extension of the deck beyond the rear wall of the house. Mr. Anderson responded that the deck surface would stop at the back wall of the house, and the steps are what extend beyond the rear wall of the house.

Dr. Velkey made a motion to approve the application with the following clarifications:
The deck surface will not extend beyond the rear house line. However, steps may extend up to three feet beyond the rear house line. A privacy screen may be installed on the deck.

Ms. Wells provided a second.

Aye: Kayaselcuk, Stippich, Velkey, Wells, Carpenter

Nay:

Motion approved 5:0

Mr. Stambaugh approached the Board for clarification of his COA. He asked if gutters would be allowed on the garage. Staff responded that gutters on structures are a maintenance item allowed by right. He also asked that if the roof needed to be changed to a Gambrel style if he would need to come back before the Board. He was told that a new review would be necessary.

COA-10-240. Karen and Drew Velkey. Rear yard shed and replacement of lattice screening elements. Mr. Velkey recused himself from the Board in order to present his application.

Mr. Carpenter called for the staff report.

The report noted that the doors and windows would match those on the house. The siding would have the same reveal as the original 4.75" siding on the house, not the aluminum siding. The shingles would be of the same shade as the shingles on the house.

Dr. Velkey stated that his intent was to use salvaged/reclaimed materials to the extent possible. However, it might be that a standard modern door must be used, and such doors may have windows or a single panel window combination.

Dr. Velkey stated that he would like to use wood or Hardiplank for the siding.

The Board discussed the screening work. The Board stated that the replacement plan of the privacy screening and trellis was appropriate and that the installation of fencing and screening elements could be done with administrative approval.

Ms. Wells made the motion to approve the application that would allow the construction of a rear yard shed with the option of a 6 panel door or panel window combination that matches the rear doors of the principal structure, or a pair of 24" reversing doors (French type doors) may be used.

Remove lattice screening elements adjacent to the home and replace with wood or composite fencing material as noted in the guidelines. If posts are replaced, the new posts shall match the posts that were removed.

Ms Kayaselcuk provided a second.

Aye: Kayaselcuk, Stippich, Wells, Carpenter

Nay:

Motion approved 4:0

Dr. Velkey rejoined the Board. 1:48

New Business

Vicki LaBarre approached the Board for clarification regarding her application that was withdrawn earlier this evening. She stated that she had spent considerable amount of money for plans and contractors, but still does not have a garage.

Mr. Carpenter responded that a Certificate of Appropriateness was issued for the construction of a garage at her request less than a year ago. This COA is still valid and can be used to build a garage. Ms. Labarre stated that after approval, her contractor went bankrupt and left town. Her new designer told her that modifications to the design would afford greater storage utility; the request tonight was to incorporate these new designs. The Board stated that the design provided for tonight's application was in the Tudor style, and did not match the style of the house. Mr. Carpenter recommended not using exposed beams and using clapboard siding instead of stucco. These changes would make the garage design more in keeping with the style of the house, and would be significantly less expensive.

Staff noted that the proposal also did not take into consideration possible changes that might be allowed by a Board of Zoning Appeals Variance request that would be heard the following week. For these reasons, the application was withdrawn. No vote was taken, and the request has not been approved or denied.

Mr. Carpenter stated that so long as the new designs were in keeping with the style of the four-square, there should be no difficulties acquiring approval.

Mr. Carpenter asked for any other new business items for the Board.

Mr. Alton Huneycutt asked if the Board Agenda could be posted online. Mr. Watson stated that he would do that from this point forward.

Hearing no further comment, the meeting adjourned.