

Minutes
October 14, 2010
North End - Huntington Heights Architectural Review Board

The meeting was called to order at 6:03.

Members present:

Chip Carpenter, Robin Stippich, Drew Velkey, Deirdre Wells.

Members Absent: Carolyn Hughes, Mary Kayaselcuk. The Board has one vacancy

Staff present: David Watson

Minutes for the August and September meetings were reviewed and approved.

Public Hearing

The Chairman noted that no members of the public were in attendance.

The following Guideline Changes were reviewed in regard to scale. The Board agreed upon the following language: The number of stories allowed for new construction shall not exceed the number of stories of adjacent structures. The height of new structures must be complimentary to the size and scale of the primary structures and adjacent structures, which may include neighboring properties.

The Board discussed changes to item IV B. DOORS and adopted the following language:
Door hardware must be consistent with the architectural style of the home."

The Board adopted language modifying IV D. Driveways and walkways to state: Changes to existing dimensions or materials of the driveway, driveway apron, or driveway runners require a Certificate of Appropriateness. Driveway runners may not be removed, nor shall runners be expanded to create a full width driveway.

The Board adopted language modifying IV.J. Windows, Exterior to state: Replacement windows are discouraged. Window rails (top, bottom, and meeting) must match the width of the historical original window. Window glass area must match the original window.

Line items 4 *Vinyl clad windows are discouraged but allowed* and line item 5 *Solid vinyl windows are discouraged but allowed, etc.* were struck as being redundant to the new changes. Item 6 was modified to state that skylights may not be visible from the street, and all skylights must be flat pane.

The Board discussed the language regarding landscape features and determined that no changes were necessary at this time.

The Board discussed vacancies. There are two vacancies. City Council was scheduled to fill one vacancy but the nominee passed away last week.

Dr. Velkey mentioned that there was a possibility to have CNU students do a service project involving the photo-documentation of North End Huntington Heights.

The Board discussed the rewriting of the Guidelines. It was noted that the format of the Guidelines would receive considerable attention. The content of the Guidelines would not significantly change.