

**North End Huntington Heights
Architectural Review Board Meeting Minutes
September 4, 2008**

Present: Chip Carpenter, Robin Stippich, Tracy Touchberry, Deirdre Wells, Phil Shook.
Absent: Mary Kayaselcuk, Fred Whittaker.

Minutes of the July meeting were accepted with minor modifications.

COA-080-212 Charles Ward 314 71 Street.

This is an application to install a small screening element to shield trash cans from view. The screening will consist of two fencing sections installed in an L shape against the house. Ms. Wells made a motion to approve the installation of an L-shaped screen consisting of four foot high stockade fence panels. The panel parallel to the street shall not be any further than six feet from the rear corner of the house. The finished side shall face outward. The fence will be painted or stained within a year of installation.

Mr. Carpenter provided a second.

Aye: Carpenter, Stippich, Touchberry, Wells, Shook

Nay: -

Motion passed 5-0

COA-08-213 342 54th Street. Mr. and Mrs. Snead. This is an application to replace the roof; replace siding, modify and add shed dormers; replace windows. Each section of the application was discussed and voted on individually.

Roofing: Ms. Wells made a motion to allow the replacement of white shingles with architectural grade shingles of a range from light gray to slate gray color. Ms. Stippich provided a second.

Aye: Carpenter, Stippich, Touchberry, Wells, Shook.

Nay: Stippich

Motion passed 5-0

Siding: The board noted that the house has had several siding styles over time, the original (under three layers) was shiplap siding. The house currently has asbestos and vinyl siding. The applicant proposes to side the entire house with a D4 Wolverine style siding consistent with that which is installed on the rear of the house. Mr. Carpenter noted that the 4.25" reveal of the old shiplap siding was very close to the reveal of the proposed siding.

Ms. Wells made a motion to allow the installation of D4 siding. Ms. Touchberry provided as second.

Aye: Carpenter, Touchberry, Wells, Shook

Nay: Stippich

Motion passed 4-1

Dormer: The application is a request to raise the front dormer approximately two feet in order to meet code requirements (for interior use) and to add a rear shed dormer to provide improved access to the stairway.

Mr. Carpenter made a motion to accept the modification and addition of the dormers as presented. Ms. Wells provided a second.

Aye: Carpenter, Stippich, Touchberry, Wells, Shook.

Nay:

Motion passed 5-0

Windows: The submitted window installation for the kitchen window area was withdrawn by the applicant. He stated that the plans for the kitchen have not been finalized. The kitchen design would not be addressed until next year, and an application for any change of the first floor windows will be submitted at that time. Ms. Wells asked why two windows would be removed from the second story. Mr. Gardner stated that they are not original windows, and actually extend past the ceiling line inside the house. The Board noted that the single centered double-hung window is historically appropriate to the house. *(Ms. Wells had to leave the meeting at this time).*

Mr. Carpenter made a motion to approve the use of replacement windows throughout the house. The second floor fenestration may be altered to allow the removal of the current pattern of three double-hung windows and replace with one double-hung window of the style used in for the other windows. A double-hung window shall also be installed in the rear dormer (stairwell). The window in the rear dormer can be a single light, or fixed, window style.

Aye: Carpenter, Stippich, Touchberry, Shook.

Nay:

Motion passed 4-0

Old Business

Chairman Shook distributed proposed criteria for the administrative screening of trash receptacles. The Board added that the screening should match existing fencing, if fencing other than chain-link exists; and that wooden screening elements shall be finished within one year.

The issue of exterior fixed muntins vs. GBG for replacement windows was discussed. Staff noted that researched showed that the cost for windows with fixed exterior dividers ran about \$150 - \$200 dollars extra per window. Research also showed that as an option, exterior muntins are generally available only on higher end windows which in themselves are more costly than other window options. Mr. Shook stated that if the Guidelines are to be permanently changed to allow GBG options, then wording should reflect that change has been made permanent. The annual guidelines meeting will be held October 9, 2008.