



architecture of the house but thought the slope was low and that they could pick it up since they have a natural break between the masses and the house. Al said when they do the construction drawings they could fix that. Clemens said to just match the roof slope of the house. Al said they weren't going to match the gable perfectly because he thought it was too high. Childs said that since this is the front of the house and when the gables die into the other gables that it would look odd. He said to set it back a little so the gable could read a little better. Koepf suggested bumping it out a foot and cut the pediment back.

Summation-motion by Naylor, seconded by Childs for preliminary approval with comments to rework gable at connection porch and central projection gable type. Roll Call: Lutz-yea, Childs-yea, Naylor-yea. Motion passed.

**4. Kramer                                  107 Kenton Road                                  New Accessory Structure-Final**

Ted Kramer (Homeowner) showed plans for the addition. Clemens asked for the site plan dimensions for the proposed structure to the neighboring house. Chief Administrative Officer Rob Jamieson said that they have received a variance for the square footage. Ted said that on the original plans there were four comments from the board and they took those recommendations and lowered the roof that was over the stairwell. He said the original plans had a sloped roof and went with a flat roof, took their recommendation for the railing, made the window a little larger so it would be more in scale. He said the other comments were about the rear deck, they pulled the end posts out a little bit and with the slope they added a wider gutter board to give the appearance of a straight leveled gutter.

Summation-motion by Childs, seconded by Naylor to approve plans as presented. Roll Call: Childs-yea, Naylor-yea, Lutz-yea. Motion passed.

**5. Doody                                      87 West Washington Street                                      Exterior Alterations-Field Change**

Rick Siegfried (Architect) explained that this was a field change since they had to demolish the roof. Clemens said that the significant part of this project is that they are proposing glassing in the porch and Rick said yes, and that it was going to match the other one. Clemens also asked our Chief Administrative Officer Rob Jamieson what his thoughts were about the proposed changes as far as zoning goes with the project getting bigger. Rob said that all the seating has been fully covered because they had to have a revised parking plan submitted and also the additional seating approved. He said they are not changing any of the outdoor seating areas or the floor areas. Rick said that this was all accounted for. Rob said that there are two ways of measuring parking spaces, one is by the number of seats and the other is by additional square footage, whichever is greater. Rick said if you look at the plans you will see the benefit of it. He said by enclosing it, it enables the doors to move so that it will all open. He said that when you step in instead of being a little six by six-foot area you will have a bigger area for people. He said functionally it opens the whole thing up, allowing year-round usage and gets rid of the drop downs. He said that it matches all the way across. Someone asked if they were moving the entrance and Clemens said they were moving the entrance forward. He also asked if they were doing anything to the windows above and Rick said no. He said they were putting in Pella windows that match the existing ones.

Summation-motion by Naylor, seconded by Childs to approve plans as presented. Roll Call: Lutz-yea, Childs-yea, Naylor-yea. Motion passed.

**6. Neville                                      14 Water Street                                      Accessory Structure-Fireplace/Deck-Final**

George Clemens (Architect) explained that they made a significant change to the chimney based on the board's recommendations. He said they were trying to get comfortable with the idea that they could lower the chimney. He said they pushed it to the corner which is further away from the house and lowered it down so it was under the eighteen feet and making it much less massive. He said the deck hasn't changed and he thinks the scales are much more successful and that the chimney is now a separate element from the house. Childs said he thought it looks good.

Summation-motion by Childs, seconded by Naylor to approve plans as presented. Roll Call: Naylor-yea, Lutz-yea, Childs-yea. Motion passed.

**7. Martino                                  12 Church Street                                  Exterior Alterations-Renovation-Final**

Rick Siegfried (Architect) said he was here for a final approval for the garage. Rick said that it had been approved last time and they didn't change anything, they only added details. Childs asked about the lights, he said they looked horizontal even though they are going vertical. He said that it would be nice if they went vertical. He said it needs to be consistent with the fenestration. Clemens said they need to take into consideration the proportion of muntin bars. Childs said he's concerned about the proportions of the windows being consistent.

Summation-motion by Childs, seconded by Naylor to approve plans as presented, taking into consideration the proportions of the windows being consistent and making the finish more horizontal. Roll Call: Childs-yea, Naylor-yea, Lutz-yea. Motion passed.

**8. Rooney    291 North Street    New Dwelling-Field Change**

No one was in attendance to present this project.

**9. York    64 East Washington Street    Accessory Structure-Final**

Becky Pantuso (Architect) said that this was for final approval. She explained that they went to the Board of Zoning Appeals and received approval for the variance. The board liked the plans.

Summation-motion by Childs, seconded by Naylor for final approval of plans as presented. Roll Call: Naylor-yea, Lutz-yea, Childs-yea. Motion passed.

**10. Payne    36 Philomethian Street    Exterior Alterations-Field Change**

David Payne (Payne & Payne) said this was for a field change, that they were modifying fourteen windows in the home, six existing vinyl and eight existing historical wood windows. He said they were replacing them with Marvin fiberglass windows. Clemens said he liked those windows. Childs asked if it was fiberglass on the inside and outside and David said it was wood on the inside. David explained he was back because he replaced existing vinyl windows with vinyl windows and since this is a historical house in a registered historic district he should have replaced them with wood windows. He said that the biggest difference between the two windows is the chamfer around the sash which replicates like a putty on a traditional wood window. Clemens said they typically see wider profiles from the vinyl because it's weaker material and that vinyl is less durable long-term resolution. Naylor said that the historic is getting the level of detail and that windows are character defining features of historic buildings. Clemens said they don't have muntin bars in the windows which a lot of times happens with vinyl windows and looks bad. Koepf asked if they replaced eight windows and David said they replaced

fourteen windows, the six that were already vinyl and also the eight windows that were wood. David said he understands he made a mistake and was wondering if there was something else he could do since the new windows will take a while to get in. Clemens said it was unfortunate that the windows are taking that long but thinks the house was worth waiting for them. He said they could look for ones that are historically acceptable whether it's fiberglass or aluminum exterior. Naylor said that it was a wonderful house in a National Register District so she would take it to that level for replacement windows going pretty strictly with aluminum clad or fiberglass. Childs said he was uneducated as far as fiberglass or aluminum clad and Koepf said he didn't care which they use, he said what matters is the scale and the details of the windows. He said the Pella windows or Marvin windows will give them another forty years. Childs asked if he was coming back with a proposal for a window and David said he was here to propose the Marvin elevated replacement window. He said he's taking the mistake windows out, and replacing them with the Marvin. Clemens said he is comfortable with the Marvin windows. David showed pictures of the Marvin and Pella windows. Naylor asked if they had any historic existing windows in the house that they could compare dimensions. David showed pictures of the house. He tried to show a side by side of the windows. Naylor said they have a raised seam on the windows that will leave a shadow on it. Clemens said he was sympathetic since he wants to order them so he can start the project. Clemens said he thought the shadow was because it's a replacement window. Lutz asked if they could recommend something that David could use and Naylor said the Pella Reserve. David said that he followed the directions he received at the last meeting. Clemens asked if they could handle this administratively. He said he thought those two details were pretty fine grain and doesn't think they are going to affect the appearance of the house and he likes the quality of them. Clemens said that every replacement window needs a filler and the filler develops a little line verses a new installed window. Childs asked if there were any others and David said he thought this one was the best. Childs asked if David would be okay handling it administratively and he could show them. He said he would look for a fiberglass window.

Summation-motion by Naylor, seconded by Childs to approve plans as presented based on finding windows with butted joints, fiberglass or aluminum clad wood replacement windows conditional on administrative approval. Childs-yea, Naylor-yea, Lutz-yea. Motion passed.

#### **11. Snyder**


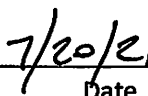
**47 Hall Street**

**Exterior Alterations-Addition-Final**

Becky Pantuso (Architect) said this was a final for an addition on the back and also improving the entire exterior in the process. She said they were using aluminum siding and taking this opportunity to clean up the house. Clemens asked what she meant and Becky said they were using hardy siding, shutters and new roof. Becky said that Clemens had made a good comment about the triple casement window and that they were trying to tie it into the other triple casement to make it look reasonable but convinced them to do something else and they never went back to put it in. Childs asked if there was muntin's in all the windows and Becky said no and that there are none proposed. Childs said they should get rid of the tension by putting a crown there so that there's not as much tension and would get rid of all the window muntin's. He said other than that it looks great. Naylor said she would say no to muntin bars.

Summation-motion by Naylor, seconded by Lutz for approval of plans with the removal of muntin bars on the rear elevation. Roll Call: Lutz-yea, Childs-yea, Naylor-yea. Motion passed.

Meeting Adjourned at 9:50 A.M.

   
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Bill Childs, Acting Chairman                      Date