



Summation-motion by King, seconded by Childs to approve the proposed six-foot vinyl siding and to invest in hedges around the fence. Roll Call: King-yea, Naylor-yea, Childs-yea. Motion passed.

**3. Basich**

**99 Hall Street**

**Exterior Alteration-Preliminary**

King read the Historical Significance report and said that the home at 99 Hall Street meets the standards of a Historically Significant House and that the changes will not have an adverse effect on the home. Motion by King, seconded by Naylor to receive the HSR report. Roll Call: Childs-yea, King-yea, Naylor-yea.

Becky Pantuso (Architect) explained that they are planning on enlarging the screened in porch and adding a mudroom. She said they are trying to match the addition with the front of the house. Childs said it was a great idea. He said to line up the architrave and add a pilaster. Clemens said he wouldn't add the pilaster and Becky said it didn't have one on the front of the house. The board said not to add the pilaster that by doing that you would be changing an old house. Koepf said not to add the fussy details to keep it simple. Building and Zoning Inspector Harry Edwards said that this was for preliminary approval and that they needed a variance for the garage so they can come back and present for final at that time.

Summation-motion by Naylor, seconded by King for preliminary approval of plans as presented with attention to column detail and aligning the architrave around the additions. Roll Call: King-yea, Naylor-yea, Childs-yea. Motion passed.

**4. Sonkin**

**293 North Cleveland Street**

**New Dwelling-Preliminary**

Bill Gallagher (Architect) and Jeff Sonkin (Homeowner) presented plans for a new home. Building and Zoning Inspector Harry Edwards explained that the original house on this lot was demolished and the lot was split and that this is the last vacant lot on the property. He said that this is for preliminary approval and that it meets all the setback requirements and complies with zoning. Bill explained that they were granted a variance because they didn't have the full width that they needed. He said they had to put some setbacks in the house which gave them the opportunity to create some details in the house. He said that the lot is very deep and that they are trying to take advantage of street side appearance. He said it was a single-family story and a half dwelling. He said that they were keeping it as eclectic as possible with the design. They are keeping elements scale, using board & batten siding. They are keeping it traditional of the neighborhood. They want a dramatic inside so they are using oversize windows. Clemens said that the front elevation is close and that they are understanding of the front facing garage since it's consistent of the street. He said the front entry projects out along with the front gables is helpful. He said the two dormers are fine but has a big problem with the side elevation and that they need a little articulation in the floor plan to break the side elevation or punctuate it with a commensurate scale gable instead of the huge stretch of gable. He said the roof slope is lower in back. He said they need to develop it and find spots for taller windows in kitchen or if they are going to do something different they need to have a vertical element. He said the side elevation needs to change. Koepf said that they need to see what the surrounding houses look like. Bill said that they are seven feet from the other neighbors. Clemens said they need to show how they line up with the neighbors. King



add horizontal siding down and put something in-between. They need to define the block windows. Childs said to try and balance it with a series of panels.

Summation-motion by Naylor, seconded by King to revise and resubmit. They need to change to Dutch lap siding on all elevations. They need to restudy existing front elevation windows or complete grid and add panels. Roll Call: Childs-yea, King-yea, Naylor-yea. Motion passed.

**8. Johnson**

**47 Maple Street**

**Accessory Structure-Final**

Darryl Dureko (Contractor) said they changed the windows based on the board's recommendations. Clemens said not to picture frame the windows but to put sub sills on the windows.

Summation-motion by King, seconded by Naylor for final approval of plans with sub sills on the garage windows and matching the gable ends. Roll Call: King-yea, Naylor-yea, Childs-yea. Motion passed.

Meeting Adjourned at 9:55 A.M.



Steve King, Chairman



Date