



**Meeting Minutes  
Historic and Architectural Review Board (HARB)  
May 3, 2018  
Portlock Galleries at SoNo, 3815 Bainbridge Blvd.**

**ROLL CALL**

**HARB Members Present:** Marilee Peterson, Vice-chair; David Schleeper; and Joe Maguire

**Staff:** Meredith Jacobi, Legal Counsel – City Attorney’s Office; Pam Witham – Development and Permits, Code Compliance Division; Nathen Lamb – Planning Department; Benjamin Camras, Recording Secretary – Planning Department; and Doug Kupka – Development and Permits, Code Compliance Division

Co-chair Peterson called the meeting to order at 5:35 p.m.

**MINUTES**

Approval of the April 5, 2018 regular meeting minutes were approved as submitted, ***motion made D. Schleeper and seconded by J. Maguire, all members present voting yes.***

**REGULAR AGENDA**

**1219 Seaboard Avenue**

Original Request

- Replace existing roof shingles with three-tab architectural shingles in black; install metal on front porch roof in black; remove chimney; reissue expired PLN-CAPP-2016-041, ***motion to approve as submitted by D. Schleeper and seconded by J. Maguire, all members present voting yes.***

**1236 Seaboard Avenue**

Original Request

- Replace existing siding with Dutchlap vinyl siding with widths between 4” and 5” in wedgewood blue; install vinyl trim in white; replace all windows with double-hung two-over-two vinyl windows in white with the stipulation that new windows may only be installed with raised exterior muntins (grids), ***motion to approve as submitted by D. Schleeper and seconded by J. Maguire, all members present voting yes.***

**1125 Decatur Street**

Original Request

- Construct 12x12 raised back porch in pressure treated wood. The raised back porch will be less than 24” from the ground and include two steps connecting to existing sidewalk. The deck may include handrails and balusters in a squared shape to match those on the front porch. All porch elements are to be a natural wood finish, ***motion to approve as submitted by D. Schleeper and seconded by J. Maguire, all members present voting yes.***

**1119 Stewart Street**

Original Request

- Construct 20x20 detached garage, ***continued to next month due to applicant’s absence.***

**1125 Stewart Street**

Original Request

- Maintain two six-over-six windows installed after the fact and repair/repaint door frame with Benjamin Moore OC-69 (white opulence), ***motion to approve as submitted by J. Maguire and seconded by D. Schleeper, M. Peterson opposed, motion passed by majority vote.***

### **1216 Chesapeake Avenue**

#### Original Request

- Replace existing siding with 4.5" Dutchlap vinyl siding in Stone Clay; repaint brick skirt to restore historic character in approved red hue from Benjamin Moore historical collection; replace all windows with one-over-one vinyl windows in white; install metal trim on windows, in white; replace front porch railings/balusters in white; replace front porch columns to match as closely as possible existing columns (replacement columns should have a rounded shape) and painted white; front porch brackets on front porch roof line should be restored and maintained or, if replaced, must match existing style and painted white; install 6' privacy fence in dogear pattern and in natural wood color/finish; replace metal roof on upper portion of home with architectural shingles in black; and replace shingles on front porch roof with metal in approved style in red finish, ***motion to approve as submitted by D. Schleeper and seconded by M. Peterson, J. Maguire opposed, motion passed by majority vote.***

### **1231 Stewart Street**

#### Original Request

- Paint front door and install shutters in approved color choice, ***motion to approve as submitted by J. Maguire and seconded by D. Schleeper, all members present voting yes.***

### **905 Park Avenue**

#### Original Request

- Replace 12 windows, ***continued to next meeting due to lack of quorum.***

### **Old Business**

None

### **New Business**

None

### **Committee Reports**

None

### **Zoning Inspection Status Report**

None

### **Administrative Approvals**

B. Camras reported seven (7) approvals – all like for like.

### **Legal Guidance**

M. Jacobi will develop speaker guidelines for the Board's consideration.

### **Public Input**

None

**ADJOURNMENT:** The regular meeting adjourned at 7:07 p.m.

**MEETING MINUTES APPROVED:** \_\_\_\_\_