**Town of Washington | Architectural Review Board**

**Meeting Minutes, October 13, 2021**

***Present:***

Raym Crow

George Eatman

Deborah Harris

Drew Mitchell

***Absent:***

Nanette Edwards

The meeting was called to order at 7:02 pm by Chair D. Mitchell.

Agenda item 1:

George Eatman presented an application to construct a wooden pediment over the door of a mudroom at 598 Gay Street. The pediment roof will match the existing roof tiles.

The Board determined the application complies with the Town Guidelines, specifically Chapter 4, pp. 54 – 63, items 1 and 3.

R. Crow moved to approve the application as submitted; D. Harris seconded. The motion was passed unanimously, with G. Eatman abstaining.

Agenda item 2:

Butch Zindel presented an application on behalf of Dave Millard and Mary Ann Best of 667 Main Street to replace vinyl siding with painted cedar siding, vent, and soffit and wood panel shutters; add a 16’ X 20’ screened porch on the back; replace existing bay window, and screen in an existing porch.

The Board determined the application complies with the Town Guidelines for existing surface treatments, specifically Chapter 4, pp. 49 – 54, items 1, 3, and 15; for window replacements, specifically Chapter 4, pp. 54 – 59, Items 1 and 3; and for porches, specifically Chapter 4, pp. 61 – 64, items 3, 4, and 14.

G. Eatman moved to approve the application as submitted; D. Harris seconded the motion. The motion was passed unanimously.

Agenda item 3:

Jim Ishee presented an application on behalf of Annette Ishee for 515 Mt. Salem Avenue to repair the gutters and metal valleys and chimney flashing for the slate roof; to repair exterior wood siding and soffits; to replace and reposition doors; and to screen in the side porch.

Item 3a: The roof valleys, flashing, and gutters are currently copper, and the applicant will use copper if it can be sourced in a timely manner. However, given that active leaks are causing extensive damage, the applicant sought approval to use bronze aluminum as an alternative replacement for the valleys, flashing, and gutters in the event copper is not available.

The Board discussed the incompatibility of copper and aluminum materials.

The Board determined the application complies with the Town Guidelines, specifically Chapter 4, pp. 66 – 70, items 3, 4, 5, and 11.

G Eatman moved to approve the application to use alternative materials in the event copper is not available; D. Michell seconded.The motion was passed unanimously.

Item 3b: Replace exterior side and back doors with wood or metal doors and replace wood siding with matching siding. The submission to replace the front door was deferred.

The Board determined the application complies with the Town Guidelines, specifically Chapter 4, pp. 54 - 58, items 1, 3, and 4.

G Eatman moved to approve the application for the back and side doors and siding as submitted; D Harris seconded. The motion was passed unanimously.

Item 3c: Screen-in side porch with a wooden screen door within an arch on the side or back.

The Board determined the application complies with the Town Guidelines, specifically Chapter 4, pp. 61 – 64, items 3, 4, and 14.

G Eatman moved to approve the application as submitted; D. Michell seconded.The motion was passed unanimously.

The applicant asked that the applications to add a patio behind the house and to replace the front door be deferred.

In the absence of any specific Town Guidelines, the Board determined that the applicant’s requests to add a driveway turn-around and to place an oil tank near the existing A/C unit were not within the Board’s purview.

The minutes of the August 11, 2021 ARB meeting were approved as submitted.

The meeting was adjourned by D. Mitchell at 7:55 pm.

Respectfully submitted,

Raym Crow

ARB Secretary