

**Town of Milton
Historic Preservation Meeting
Milton Library, 121 Union Street
Tuesday, April 12, 2011
7:00 p.m.**

**Transcribed by: Helene Rodgville
[Minutes are not verbatim]**

1. Call Meeting to Order – Dennis Hughes: called the meeting to order at 7:00 p.m.

2. Roll Call of Members

| | |
|---------------|---------|
| Mike Filicko | Present |
| Mike Ostinato | Present |
| Amy Kratz | Present |
| Dennis Hughes | Present |
| Gwen Foehner | Present |
| Sally Harkins | Present |
| Kevin Kelly | Present |

3. Corrections/approval of the Agenda

Dennis Hughes: Does anybody have any additions or corrections to the Agenda?
If not, it will stand as is.

4. Approval of minutes of March 8, 2011

Dennis Hughes: Everybody has a copy of the minutes from the last minute, they are kind of short. Has everybody read it over? I will entertain a motion.

Kevin Kelly: I make a motion to approve the minutes for the March 8, 2011 meeting, as posted.

Gwen Foehner: Second.

Dennis Hughes: We have a motion made and seconded. Are there any questions to the motion? If not, then all in favor say aye. Opposed. Motion is carried.

5. Business

a) Discussion and possible vote on the application from Michael and Mary Dencker for the replacement of windows on the house located 418 Federal Street further identified by Sussex County Tax Map and Parcel #2-35-20.07-37.00.

Dennis Hughes: Everybody has the packet. They want to replace windows in a grid panel to be the same as the old windows; exterior will be white. Are Mr. and Mrs. Dencker here? Mr. Savini you're representing them?

Anthony Savini: We're going to remove the sashes that are existing there now; we're going to keep the same grid pattern. The new window will be the Pella Pro-Line, which is a wooden window; the exterior will be clad on the outside; it will stay white. The one thing that we will be doing is removing the storm window on the outside; we won't be reinstalling a storm window. But the interior will match the interior of the house, whether it be painted or stained, it is on the interior of the house; but the exterior, the grid pattern will be the same; and the example off the Pella website that I have printed out for you, I think it's a four over three pattern, but it won't be that; that's just a representation of what it would be. We'll keep it the same.

Dennis Hughes: Oh you mean it would be the 3 over 3.

Amy Kratz: It will be 3 over 3, right?

Anthony Savini: Yes.

Dennis Hughes: Without the storm windows, right?

Anthony Savini: Right.

Dennis Hughes: Does anybody have any questions for Mr. Savini?

Kevin Kelly: Nice window.

Mike Filicko: Very nice.

Amy Kratz: I make a motion that we approve this application as discussed.

Mike Ostinato: Second.

Dennis Hughes: We have a motion made to accept this proposal; it's been made and seconded. Are there any questions on that motion? If not, we'll have a roll call vote:

| | |
|---------------|---|
| Mike Filicko | I agree. I think it's a great thing that you're replacing those windows with the Pella windows. |
| Mike Ostinato | Approve |
| Amy Kratz | Approve |
| Dennis Hughes | Approve |
| Gwen Foehner | Approve |
| Sally Harkins | Approve |
| Kevin Kelly | Approve |

Dennis Hughes: By a vote of 7 to 0, the application is approved.

Michael Dencker: Thank you.

Amy Kratz: You're very welcome. Good luck in your house.

- b) Discussion and possible vote on the application from Bernard and Nancy Murphy for modifications to the approved exterior renovations on the house located at 202 Federal Street further identified by Sussex County Tax Map and Parcel # 2-35-20.07-65.00. Modifications include removing/reconstructing back portion of house and replacing brick with cement board siding.

Dennis Hughes: Does everybody have the proposal and everything that we discussed before?

Bernard Murphy: In the original plan that you approved, we had intended on preserving the bricks that were there. We found out that we did not have a foundation that was going to support the walls and so the brick was only a single brick and the very small foundation under that brickwork, which needed to be removed; so we want to replace the brick with siding. It's much more economical and more in keeping with the nature of the house. I think the second item is there is a little portion of the roof in the back that now wraps around the side of the house. You had previously approved the metal roof and now the metal roof comes around the side of the house a little bit. It's the same roof that will be on the side porch; that was also approved. I think it's about an 8' section there that was not on the original plan, but it's on the second submission of the plan.

Dennis Hughes: Does anybody have any questions?

Amy Kratz: Which part of this drawing are you talking about, where it will wrap around. I'm not sure I understand. Is it this part right here?

Bernard Murphy: Right there. That was not on the original plan; but this roof is the same as this, so the material is the same and the material across the back is the same.

Amy Kratz: And that's where the door originally was.

Bernard Murphy: It's the same place.

Amy Kratz: Wasn't there going to be a window here, though?

Bernard Murphy: No. No there was never a window there in the original.

Amy Kratz: Yeah, because it was going to be taken away, right? That portion was going to be gone. There was never a window there originally?

Bernard Murphy: Where the wraparound is, there was never a window there.

Amy Kratz: Okay.

Mike Ostinato: I'm glad you're getting rid of the bricks, very nice.

Bernard Murphy: Well you approved getting rid of the bricks on the front of the house. The brick was recycled, if it makes any difference.

Amy Kratz: I saw that you saved it.

Kevin Kelly: Mr. Chairman, Amy, what Mr. Murphy said is correct. Looking at the colored rendering that was submitted, it shows that there was no doorway there on that back portion and there's not going to be a doorway there either. It's just going to have an overhang around it.

Bernard Murphy: No window. No window. There was no window.

Kevin Kelly: I'm sorry, window, yes.

Amy Kratz: Okay. Mr. Murphy, is this the siding that you're going to use also; did this come with yours or did this come with another application and I mixed it up.

Bernard Murphy: I think you mixed it up. Ours will be smooth, it won't be rough.

Amy Kratz: Okay.

Bernard Murphy: It will be the same siding that was approved before, it will just run all the way down.

Amy Kratz: Okay, so it will look like the front of the house; it will look more like the front of the house?

Bernard Murphy: Well the front of the house currently has brick half way up and aluminum siding.

Amy Kratz: Oh yeah, I remember that.

Bernard Murphy: So it will look...

Amy Kratz: But the upper part of the siding, it will look like the original portion of the house.

Bernard Murphy: Right.

Amy Kratz: Okay.

Gwen Foehner: I make a motion that we approve the application of Bernard and Nancy Murphy for modifications including and removing/ reconstructing the back portion of the house and replacing the brick with cement board siding.

Sally Harkins: Second.

Dennis Hughes: Okay I have a motion made and seconded. Are there any questions on that motion? If not, we will take a roll call vote:

| | |
|---------------|---|
| Mike Filicko | I approve and thank you for getting rid of the brick. |
| Mike Ostinato | Approve |
| Amy Kratz | Approve |
| Dennis Hughes | Approve |
| Gwen Foehner | Approve |
| Sally Harkins | Approve |
| Kevin Kelly | Approve |

Dennis Hughes: By a vote of 7 to 0, the application is approved.

Bernard Murphy: Thank you.

- c) Discussion and possible vote on the application from Brian Dolan for renovations to the house and property located at 305 Chestnut Street further identified by Sussex County Tax Map and Parcel # 2-35-20.07-113.00. Renovations include replacing and relocating windows/doors, eliminating front window, modifying side enclosed porch, new fence and new driveway.

Dennis Hughes: I guess the first thing is to replace the existing front windows of the house and side of the original structure with similar clad wood windows and grid patterns to match existing.

Amy Kratz: Denny, do we want to take this application and do one by one, like sometimes we do; and approve each or disapprove each thing?

Dennis Hughes: Yeah, I think basically we have four things. The first is to replace the existing front windows, second modifying the side porch, the third will be the fence and the fourth will be the driveway.

Robin Davis: Mr. Chairman, if you go through and look at some of the information that is on the submitted plans, there's also going to be one of the front windows is going to be removed.

Dennis Hughes: Okay.

Robin Davis: And also there's going to be a door on the side of the house, the side doors and windows are going to be switched, if I'm not mistaken.

Libby Zando: That's correct. Uh-huh.

Robin Davis: I think in that area.

Dennis Hughes: Okay remove doors and replace with two new windows.

Gwen Foehner: Okay, what's the window that you're removing?

Libby Zando: Okay, is this a good time for me to elaborate? The window at the very tip of the gable end of the house, is actually the middle; there are three windows in the front of the house. That window, the actual framework is going to appear to be intact when we're done; we're actually just going to make it look like the shutters were closed. We're building a closet on the other side of that particular window; it's a very narrow little end of a hallway that is pretty unusable at this point, so we're making some closet spaces in that area. So we're going to use his original shutters, close them; I've done that before on several other projects. In fact, I had one in a nice magazine one year for doing it. But, so it will still have the appearance of the old house; just the shutters themselves will be closed and it will be weather-stripped and sealed, of course. So you won't know that the window is not there, but we will know that it's gone. It's that middle window there, Denny.

Dennis Hughes: This one here?

Libby Zando: Correct. It's right at the top of his stairs; there's an attic staircase right behind it, so that window basically just looks at the staircase now and we're going to make that into a closet.

Gwen Foehner: But why don't you just leave the window there? I have a closet that has the same thing; there's a window; and I built a closet in front of it and I just put blinds on it to close it off; but I didn't want to remove the window.

Libby Zando: Well we're replacing the windows in the house; we're putting energy efficient windows in, so that's one of the reasons that we're going to weather-strip, close it off, insulate it, make it appear like it's still there from the exterior and that way we can hang clothes in front of it. I've done what you're suggesting, too, Gwen and in the past...

Gwen Foehner: Yeah, but I think it totally changes the look of the front of the house.

Libby Zando: But it won't change it if the windows are closed, I don't believe, I mean the shutters are closed. I don't think it will.

Sally Harkins: So the middle window; two sides are going to stay.

Libby Zando: Right. There's three windows upstairs; the single middle window; the framework, the outside framework, is all going to stay intact and...

Sally Harkins: And you're basically putting shutters on it.

Libby Zando: There are shutters on it now, we're just going to close the shutters as if it was a closed, shuttered window.

Sally Harkins: Okay, you're going to close the shutters.

Libby Zando: Which you see in a house when somebody wants to close the shutters; so you could close all the shutters in those upper windows and it wouldn't change any of the appearance, so it's as if that one has been closed, Gwen; which I know is a little out of character; but you could close the other three too, on a bad evening and it's the same thing; or the other two. It's kind of the same thing. And that's why we're doing it so that we have a fully insulated wall space and he needs the space, because on the other side, the opposite side of that wall, Gwen, is a staircase going to the attic, so the only place I can hang the

clothes are in front of that window. I don't want the clothes hanging in front of a window with a blind on them. I mean as far as appearance looks on a primary...

Amy Kratz: I like the fact that you're trying to keep the look of the house and you're keeping that window; you're just actually keeping that window and closing the shutter.

Libby Zando: Correct.

Amy Kratz: I've seen that on other houses.

Gwen Foehner: Now are you actually keeping the window there?

Libby Zando: No, we're taking the glass out of all the windows because we're putting new sashes in; weather-proofed. We're putting new insulated glass in all the windows and that particular window will have, it will all be closed in. The frame will remain and it will be closed in with wood that you will not see. The shutters will cover the wood.

Gwen Foehner: But there won't be any window there?

Libby Zando: But the frame will be there; it will be consistent with the rest of the windows. All the trim will still be there.

Amy Kratz: The frame will be there. All the trim of the windows...

Libby Zando: All the trim, the sill, everything will still be there and you'll see that behind the shutters, because the shutters don't cover all of that. All that remains. So in other words, we're taking the whole of the window out; closing the shutters; and you won't know that that window isn't there. Sorry I didn't bring a picture of it, because I have done this before in other homes in historic neighborhoods and it's been accepted. In fact, as I said, it's been in a couple of magazines as a clever way to deal with problems like this that we all, unfortunately, encounter in older homes. No closets.

Amy Kratz: And wanting to keep the appearance of the house.

Libby Zando: Correct, correct.

Kevin Kelly: Mr. Chairman, Ms. Zando, I did some research on this now, of course, before we met and I guess for the Commission; the only question I had about what I understood your drawing; I'm assuming this is what we're talking about; this photograph.

Libby Zando: Correct.

Kevin Kelly: That you're going to fix these shutters. In terms of the definitions of each of the items that we're talking about; architectural details, that's on Page 11 of the Revision to the Ordinance; and I don't have a position on this; it is for the benefit of everyone to discuss and for you to comment on, of course. In the second part of Item 8, and this is under Standards 4.9.9, Architectural Details; it speaks to ornamental brackets, porch and entrance balustrades, and so on; but the last sentence says "The applicant shall extend the design motif of the existing structure to any addition, and, in the case of alteration to an existing structure, the architectural details on the exterior shall be preserved." Under the terms of the definitions that we operate under, a window is an architectural detail. Now, what you're proposing, suggests, perhaps an interpretation where we are examining and looking at the idea of a window that doesn't have glass...

Libby Zando: That's correct.

Kevin Kelly: but has all the other elements of that window. That's where I don't

know that I really figured it out.

Amy Kratz: It's up for interpretation.

Kevin Kelly: Yes.

Amy Kratz: Well, it's just up for interpretation and in my mind, it's just up for your own interpretation and that is why we're here to interpret these codes in the way that it would preserve the dignity and the architectural design of the neighborhood and that house, in that neighborhood. So if we're in keeping with that, we're with the Code.

Kevin Kelly: May I ask a question?

Libby Zando: Sure.

Kevin Kelly: Is there any way that the window either as altered or changed, as you are doing with the other windows, replacing them with a different window, similar in appearance; is there any way that what you are proposing on the interior of the house can be successfully undertaken by doing exactly the same things. You're going to have to seal that hole somehow.

Libby Zando: Correct.

Kevin Kelly: Whether it has glass in it or not. Is there any way that can be done on the interior of the house, which is not our area of responsibility or authority or anything else, and at the same time, preserve for future purposes, or whatever; and, for appearance so that the shutters can be opened, as the other windows will be?

Libby Zando: Well, we could...

Kevin Kelly: That the glass can be maintained and retained in that space.

Libby Zando: Well the glass is not going to be retained in the other windows; if we were to keep the glass, I would suggest to Brian to put a frosted glass in it and just close the shutters. That would be my first suggestion from a design perspective, so that he can still have clothing hanging in front of it. He has very little space. I mean we could build a fake box in front of it, but on the outside, or on the inside, but the outside other windows are going to be changed; the sashes are going to be changed; so they're going to be clear glass with new material; even though it's wood clad; so if I were going to do that, and if I were Brian, I would buy the new window; put it in with frosted glass...

Kevin Kelly: That's what I'm asking; could you simply put a new window in there, along with all the new windows that are being done.

Libby Zando: I could do that and build a fake little wall behind it; but it's a lot more work and from my perspective it didn't seem to really matter that much; but you guys are the pros.

Mike Ostinato: Then from the street you would look up there and see a closed window.

Amy Kratz: A closed window.

Libby Zando: A closed window. With shutters.

Mike Ostinato: No, the way you proposed it; the other way, you would just look up there and look in the window and see

Libby Zando: Clothes hanging.

Mike Ostinato: A closed window with a board.

Brian Dolan: No it wouldn't be clothes hanging, because you would put

something...

Libby Zando: If we did that.

Gwen Foehner: You would put something inside; you wouldn't just have a board showing.

Libby Zando: Or, you could hang clothes in front of it, which I don't think he wants to do.

Kevin Kelly: Yes he can.

Libby Zando: And I just don't think that's a nice appearance either.

Amy Kratz: I actually think that's architecturally sound.

Libby Zando: Well that is what's done a lot in old houses, let's face it, but we're trying to avoid that. No, you're right, Amy, I see it.

Gwen Foehner: But you can use a blind or a shade or something; that's what I did in mine. It works perfectly fine and I...

Libby Zando: It's you guys' choice, it's your choice and if that's the case, it's one extra sash we're buying. It's more trouble for me probably to do what I was going to do as a solution, rather than putting a new glass piece in it.

Gwen Foehner: I know it's more trouble. Ha, ha.

Libby Zando: It's your call and it's certainly Mr. Dolan's call.

Sally Harkins: All that it's coming down to is the glass.

Libby Zando: Correct.

Gwen Foehner: And whether the shutters are open, as they are now and as the rest of the front of the house is, or whether they're closed; which gives it a totally different look.

Brian Dolan: But I would have the opportunity, if I wanted to right now... As it stands right now, I would have the opportunity to close the shutters.

Mike Ostinato: Exactly and you could do it as long as you wanted.

Brian Dolan: I could close all three shutters right now and...

Gwen Foehner: But you would also have the opportunity right now of opening those shutters and having windows there as they are now and have them.

Amy Kratz: Exactly.

Brian Dolan: That's true, but I mean I could close it at my leisure. I could close one or two or three and change the look; I could alternate the look if I wanted to, as it stands now.

Mike Ostinato: And you could keep them closed as long as you wanted.

Brian Dolan: And keep them closed as long as I wanted.

Libby Zando: And keep one closed and two open, so it's still the same thing; so it seems somewhat arbitrary in my opinion. I don't mean to be rude, but it seems almost arbitrary, but it's really, I would think, Mr. Dolan's... He's doing a more weather-tight product and he has more flexibility on the interior of this small closet. There's not much space in this house for closets and that's what we're trying to remedy. Now that's just one of the windows; so I don't know if you want to go on to the others to clarify.

Amy Kratz: No let's do one thing at a time.

Libby Zando: So you want to do that one single one?

Amy Kratz: One at a time.

Kevin Kelly: One at a time.

Amy Kratz: I guess we should do one at a time.

Libby Zando: Okay, that's fine.

Dennis Hughes: Mr. Jefferson with his house, that's what we did; he had a lot of changes and stuff to his house and we just took them each one; that way if seven of them could pass and one doesn't, it would have turned the whole project down if it's one thing. That's one of the reasons why we take each one. So the front of the house, this is the only thing you're going to do to it, would be that.

Libby Zando: In the very front of the house, that's correct.

Dennis Hughes: Right, okay.

Kevin Kelly: Mr. Chairman, can you state what it is that we're voting on now; what exactly the statement is or which part.

Dennis Hughes: What they want to do is to do away with that window. They will keep the structure there and the shutters would be shut; but there will be no glass in that window at all; so if you wanted to open the windows or if you wanted to open the shutter, it's going to be some kind of material...

Libby Zando: There would be a frame there around, basically, painted wood.

Dennis Hughes: There would be a frame there. Okay, so that's what they want to do. So if we vote, we're going to vote to let them do that or something else, whatever; or if they...

Amy Kratz: Mr. Chairman, may I ask a question? We started with just replacing the existing front windows and side windows of the original structure with similar clad windows and grid patterns to match existing. Can we just vote on that right at this moment? Libby and Brian have already talked about something actually that's not even really written on the application, but we could add it, because we're talking about it at this point. Is that a possibility? Can we do that?

Dennis Hughes: Well the first would be just replace the front windows.

Amy Kratz: So can we vote on that?

Dennis Hughes: Yes. And then the side of the original structure. I think what they had in there, they're going to use the same type, I think. Libby, you're going to use the same type window all the way around?

Libby Zando: Yes, I am.

Dennis Hughes: That's what... But what we're doing is here, you're replacing this one and you're going to do the ones on the side.

Libby Zando: Correct.

Dennis Hughes: So I don't think if the window was back the same, or if it meets the code, that wouldn't be a problem. We're just actually voting on whether we want to actually kind of close this window or not.

Gwen Foehner: Which is stated separately on the agenda, but not on the application.

Amy Kratz: Absolutely. Absolutely. So can we just vote on replacing the existing front windows first, can we do that, because that's easy and we can get that in and out probably.

Gwen Foehner: Okay.

Kevin Kelly: Why don't you make a motion to that affect?

Amy Kratz: Okay, I make a motion that we vote on the first item on the agenda, which is replace the existing front windows and side of structure with similar clad

windows which are two over two. Is that correct?

Libby Zando: Yes, that's correct.

Amy Kratz: Two over two and grill pattern to match existing windows that are already there.

Kevin Kelly: And your motion is to adopt that?

Amy Kratz: Yes. I'm saying that we should approve that.

Kevin Kelly: Second.

Robin Davis: And just for clarification, after the second was made, that would be six windows, is that correct? That would be two front windows, two side windows, and two around the back side. The two around the back side are really because they're not seen; they're not really an issue. But you are replacing six, is what you highlighted on your plans.

Libby Zando: Yes, that's correct.

Kevin Kelly: Mr. Chairman, I don't think we have a second on this motion, but I'll second the motion so we can discuss it.

Dennis Hughes: Okay.

Kevin Kelly: Now, Mr. Chairman, I don't think that is what the motion that Amy just made is, I believe, that's why I asked. Amy's motion...

Amy Kratz: Did I screw up again?

Kevin Kelly: No, no, I believe you made, well you certainly made the motion that I believe we should be making. The description of work on the review, the application, replace existing front windows. There's no mention there of not replacing the center window; that should be a separate vote.

Amy Kratz: That's exactly what I'm saying.

Gwen Foehner: That's only a separate item on the agenda.

Kevin Kelly: First we should be voting on whether to allow and to agree to the replacement of the windows.

Amy Kratz: And that's exactly what the motion is.

Kevin Kelly: That is the motion that I believe is on the floor.

Amy Kratz: That's the motion that's on the floor.

Kevin Kelly: Thank you, Mr. Chairman.

Robin Davis: I just want to clarification on the number of windows that are going to be replaced and she's highlighted on the plans, six.

Mike Filicko: What kind of windows are you putting in?

Libby Zando: We're using Jeldwin windows, which are a beautiful wood window; they're clad on the exterior and the inside is also; they're just beautiful. We had considered Eagle; they're also comparable windows and they come in a lot more colors; but since we only need white, we're going to use the Jeldwin windows, because it's a little less expensive for us. But it's top of the line. I don't know if you're familiar with them; I consider them far better than Pella, especially Pella Pro Line. Ha, just because of your comment earlier, Michael.

Kevin Kelly: Mr. Chairman, I am sorry to belabor this. Can we get a firm count of the windows? You're saying six, but I don't know what the six are. Ms. Zando, would you mind sort of enumerating where the six windows are? Does that include the center window on the front? It needs to. That is what the motion is before the commission.

Libby Zando: There's more than six, actually. There's six upstairs.

Kevin Kelly: On the second floor, I counted six, yes.

Libby Zando: On the second floor, that's correct. Then on the downstairs there's one, two, three, four, five. Five on the downstairs and six on the upstairs.

Kevin Kelly: And on the first floor, how did you get five?

Libby Zando: Well I'm looking at the picture. You have a big plan here actually.

Dennis Hughes: There's only going to be four.

Libby Zando: On the first floor?

Dennis Hughes: What you want to do, there will only be four.

Libby Zando: But there are windows on both sides.

Dennis Hughes: Yeah, but I mean in the front.

Libby Zando: You don't care about that.

Dennis Hughes: In the front, in the front, where we're talking about right now, in the front.

Libby Zando: That's correct, in the front, the second floor on the front, I'm replacing two windows, on the front. On the sides, there are also two windows. Does that matter? Is that what you want to know? Then on the first floor, on the first floor, we're replacing two front windows and then we're also replacing two windows on the sides, you can't see, that I think is on one of your drawings, or one of your smaller photographs.

Kevin Kelly: Is that the removal of the glass wall?

Libby Zando: No, no, that has nothing... That's by the fireplace and then there's another single window in the porch, I mean in the living room.

Kevin Kelly: So these are not highlighted on the drawings?

Libby Zando: My manager brought this in, after the fact. I gave full size drawings, so I don't know what he did. He must have reduced them.

Robin Davis: I just reduced them down because they only gave me one set.

Libby Zando: Oh, okay, I'm sorry. Okay, thank you, that's why we asked if you needed the ten more. Okay, it's easier for me, if you wouldn't mind. Let's just look at this, if we could. Do you approve the ones on the side; are they relevant, or is it just the ones on the front; street front?

Kevin Kelly: No.

Libby Zando: They're all relevant.

Robin Davis: Anything that is visible.

Gwen Foehner: Yes.

Libby Zando: So, let's just start on the bottom. On the first floor, looking at the front, there are two windows on either side of the door. On the first floor, on this drawing right here, this yellow drawing.

Kevin Kelly: I'm still on the first floor.

Libby Zando: There's two windows on either side of the door.

Kevin Kelly: Are these them here?

Libby Zando: No, they're in the front; he didn't highlight them. Sorry.

Gwen Foehner: Oh, here it is.

Dennis Hughes: The two windows that are on the porch.

Libby Zando: Yes, the two first floor porch by the balustrades; and then on the side, if you can see the chimney on this particular drawing; this drawing right

here; there's two small windows on the driveway side; those windows are going to be replaced.

Kevin Kelly: And are they visible on the drawing?

Libby Zando: Yes, here, the pictures are right here, I'm sorry; they're all right here. All those windows are going to be replaced. Let me bear with you. These windows are going to be replaced. That window is going to be replaced.

Kevin Kelly: So this window?

Libby Zando: This window, this window, uh-huh, right, right, that one.

Robin Davis: Mr. Chairman, if we may. We've got one person talking over to a couple over here and we've got one person talking to a couple over here. We need to try to get this right that all seven members are speaking on the right subject.

Libby Zando: I think if you look at the photographs that we gave with the package, the yellow pages here; you'll see as you see the sides of the building; the side of the main house with the chimney here, shows two little windows, they're going to be replaced; the window with the shutter on it is going to be replaced; and he may not put the shutters back. That's another thing, you know, do you have to put the shutters back? In terms of what you're doing. We want to do that. I'm just asking, so you need to tell us.

Kevin Kelly: Yes.

Robin Davis: You do.

Libby Zando: We like the shutters, we love them; we want to use them wherever we can, obviously.

Amy Kratz: Excuse me, I count eight; from the ones that Brian pointed out on his pictures, I count eight.

Libby Zando: Okay, so there's one, two, three, four, five, six, seven, eight. That's correct.

Gwen Foehner: Eight windows.

Libby Zando: Yeah.

Brian Dolan: There's a window on the back addition.

Libby Zando: Well the back addition, I don't think they're considering. Oh the back addition off the hallway, I don't think they see that, so I don't think they're qualifying that one; the one off the hallway in the back. You can see it on one of the drawings, but right back there.

Brian Dolan: There's one right behind here.

Libby Zando: Right, okay so that's nine; and then there's another one right back here that they can't see, that's ten. There's ten that we're replacing. Several of them you can't see, plus, I hate to confuse you, but we're also wanting to replace this door and a window on the old addition in the back. It's a newer addition.

Brian Dolan: But that's a separate thing.

Amy Kratz: It's a separate thing. Yeah.

Gwen Foehner: We'll get to that.

Amy Kratz: Let's stick to the one topic.

Kevin Kelly: Does that count; you're up to eleven now; does that count...

Libby Zando: I've lost track, I'm sorry, Kevin. Yes. What did you say? It's one, two, three, four, five, six, seven, eight, nine, ten. Ten. It's ten windows.

Kevin Kelly: Does that or does that not include the center upstairs window in the

front.

Libby Zando: It does not include the center window in the front.

Kevin Kelly: So the discussion that we're having is based on your motion and my second, would include replacing that center upstairs window.

Amy Kratz: No, it would not include replacing that.

Gwen Foehner: We're talking about everything but that. Then we're going to do that separately.

Amy Kratz: Because they never wrote it on their application that they're replacing it. They wrote on their application that they're taking it out; or that they're putting a shutter-like thing over it; so it's only the replacement of the windows that they are replacing. That's my motion.

Gwen Foehner: I don't think the application says anything about that window; it's only on the agenda.

Libby Zando: Well I think Gwen, it's probably because it was on the original plan that we gave Robin, so we highlighted it as a detail, because we thought it was important that you needed to discuss it. We brought it to your attention, so...

Gwen Foehner: Yes, but it's a separate item on the agenda. It says "eliminating front window" and it's a separate item on the agenda, but not here; that's why you're not finding it.

Kevin Kelly: That's why I'm asking the question, because it's not on the application that we got; it is on the agenda; I'm not suggesting that it wasn't submitted, but we don't have that.

Libby Zando: It's on the blueprint, it's on the blueprint.

Kevin Kelly: We don't have that document to examine.

Robin Davis: What document are you taking about Mr. Kelly?

Kevin Kelly: The only place, I think Robin, if I'm interpreting the way that Gwen is, is that the only thing that we have that suggests that there is a removal of that center upstairs window and then closed shutters, is on the agenda.

Robin Davis: No. If you look on your set of plans, this is the second floor, in the front section underneath the electrical notes, "close in existing window, insulate wall, install shutters in closed position on outside."

Gwen Foehner: Yes, but it's not on the application.

Robin Davis: But it is on the agenda, because it's part of what was put on the plans that were submitted.

Kevin Kelly: So that's where the confusion is. I'm trying to get clarification on what we're voting on.

Robin Davis: I see, that's correct.

Kevin Kelly: So, Amy...

Robin Davis: I'm sorry, Mr. Kelly, that's why it was put as a separate item, because it is eliminating that window.

Kevin Kelly: That's what I thought the...

Robin Davis: The motion could be amended to say "excluding" eliminating that front window.

Amy Kratz: All right, here we go. Let me read the agenda real quickly again; hold on one moment and let me make sure that this motion is absolutely correct, crystal clear. All right.

Kevin Kelly: I do understand what you're saying, Robin. Thank you.

Amy Kratz: As far as I'm concerned, what I am making a motion on is renovations including replacing windows on the sides... It's not read like that on this application; but it's read like that on the original... It's not read like that on this agenda, but on the application it's read like replacing the windows on the front and the sides of the house. So I'm making a motion that we approve that.

Kevin Kelly: Well we have a motion and a seconded motion. I'll withdraw my second for the purposes of parliamentary procedure.

Dennis Hughes: Okay, you'll withdraw your motion.

Amy Kratz: I'm very confused. I would just like to make a motion that we approve them replacing any windows that they're asking to be replaced on their application. That's what I'm making a motion on.

Mike Filicko: It's irrelevant the amount of windows, if you are replacing the existing windows.

Amy Kratz: In my mind, I feel the same way.

Mike Filicko: So I second the motion.

Kevin Kelly: Mr. Chairman, then I have a question. Then the motion, as seconded, is to approve their replacing all of the windows.

Amy Kratz: The ones that they're asking to be replaced. Yes.

Kevin Kelly: So then my question is, when will we address the question of the center window, upstairs.

Amy Kratz: It's coming.

Mike Filicko: It's the next.

Dennis Hughes: In this motion too, it says replacing and relocating windows. Okay. So wherever they locate the windows is in this motion?

Amy Kratz: Actually, no, I'm not saying that.

Dennis Hughes: Okay.

Amy Kratz: Because that to me is a whole separate issue and that's why...

Dennis Hughes: That's what I'm saying; I think we need to know what the...

Amy Kratz: You know the way that the agenda is written, is not actually the way the application is written. So I'm trying to follow what they're saying. Does it say relocating windows. And it doesn't say relocating windows on the original application; it says "replacing existing front windows and side of original structure with similar clad windows and grill patterns to match existing." So I'm looking at their application and reading that and making a motion and it was seconded. So where do we go from here? I think it sounds like it's time for a roll call.

Dennis Hughes: Your motion is what it says right here on the Description of Work?

Amy Kratz: Yes.

Dennis Hughes: Do you want to read that, so the motion is put into the record.

Amy Kratz: I am making a motion to replace existing front windows and side original structure; that's windows. Hold on. Is that side original structure mean this thing?

Libby Zando: No, that's another element.

Amy Kratz: That's what I thought, okay, okay.

Libby Zando: We're going to be here all night.

Gwen Foehner: Maybe.

Amy Kratz: So and side original structure with similar clad windows and grill pattern to match existing. My impression was what they just said; they're replacing about eight windows, but if they wanted to replace all of them; ten windows, pardon me; if they wanted to replace all of them, that are looking like the same ones that they're talking about, I would say, that's what I am making a motion for.

Mike Filicko: And I second that.

Amy Kratz: What are you seconding, Michael? I'm just trying to make it a little fun, because I've had a long day and I'm sure everybody has.

Dennis Hughes: This similar clad windows, does that mean that if a window is different?

Robin Davis: I'm really confused at this point, but with the application, it says with similar clad wood windows.

Libby Zando: They're the same proportions, the same size, they're made to fit in the opening; the actual frame and exterior and interior trim will remain. So all the proportions are the same; all the grills are the same.

Amy Kratz: And Libby showed us a picture of them, they're called Jeldwin wood windows and they're two over twos like the ones that are sitting there now.

Libby Zando: That's correct.

Dennis Hughes: And the porch, it will be decided on the next item. Okay, so this is just on the windows that you want to replace with basically the same type windows and the same...

Libby Zando: That's correct, same proportions, everything. Same trim. The trim remains, we're not getting rid of the antique trim; we've spend a lot of time painting that and prepping that already; we're going to keep all of that intact inside and out.

Amy Kratz: Great job! Okay, so can we make a vote?

Gwen Foehner: Can we vote on this?

Dennis Hughes: We can vote on the windows; the windows they're going to replace, are going to go back and they're going to be the same windows and they're going to have the same pattern, the four or the two or whatever; and the material is accepted by the Code that they're going to put back.

Amy Kratz: Yes.

Dennis Hughes: We can entertain a motion to vote on that.

Amy Kratz: We already did it.

Gwen Foehner: We already did.

Dennis Hughes: We didn't vote.

Gwen Foehner: We have a motion and a second, we need to vote.

Dennis Hughes: You made the motion and Mike, did you second? Okay, Mike did. Okay, we have a motion made and seconded to replace the existing windows with similar type wood windows and grill patterns to match the existing. Are there any questions on that.

Amy Kratz: No time for questions, it's time to vote.

Dennis Hughes: I know, but it has to be asked.

| | |
|---------------|---------|
| Mike Filicko | Approve |
| Mike Ostinato | Approve |
| Amy Kratz | Approve |
| Dennis Hughes | Approve |
| Gwen Foehner | Approve |
| Sally Harkins | Approve |
| Kevin Kelly | Approve |

Dennis Hughes: So, you've got your windows.

Libby Zando: Thank you.

Dennis Hughes: The next is the modifying side enclosed porch to accommodate a laundry and mud room.

Sally Harkins: Wait, don't we have the eliminating of the front window? Don't we have to vote on that first?

Amy Kratz: Yes.

Dennis Hughes: Well, right now, we voted on it; they have to put back what they have right now; according to the motion we made, right, Robin? Because we approved the existing windows.

Amy Kratz: No, Denny, no Denny.

Gwen Foehner: We're just talking about the next item on the agenda as eliminating the front window and we want to go to that.

Robin Davis: Well hold on, if we were using the application, we can't switch back and forth; because you started off with replace existing front windows, and that was part of the application; so the next thing on the application would be to modify side porch.

Gwen Foehner: Okay.

Amy Kratz: Okay, let's do it that way.

Kevin Kelly: Where is eliminating the front window on the application?

Amy Kratz: It's not on this, but it's on the agenda, which would still...

Kevin Kelly: On the application, Robin.

Robin Davis: It's not on the application, but they started with the... I'm just saying you can't go back and forth; if you're going to start, do complete this first, the application first and then do the agenda, whatever is next.

Kevin Kelly: We started with exactly the same item, because the first item is the same on both the agenda and the application.

Robin Davis: It also talks about relocating doors, windows and doors.

Amy Kratz: Yes.

Libby Zando: I think the last item, Kevin, is the one about the window on the actual application.

Kevin Kelly: See, I don't have the application, so I can't agree to that; I don't know that.

Libby Zando: Sorry about that. They mentioned it a little bit ago.

Dennis Hughes: So we're sticking to the application?

Kevin Kelly: So, Robin, on the application there is... we will address the question of the upstairs center window and its removal.

Robin Davis: I would say what needs to be done is follow what's on the application first and then go with what's on the agenda items; so we cover both of them.

Amy Kratz: Because we already approved the agenda. Earlier we approved the agenda, so we have to go back to that part of the agenda that says closing the window up and making it look like shutters.

Kevin Kelly: It says renovations include replacing and relocating windows/doors, and then modifying; it says eliminating that one front window, right there on c. I guess we'll go to that later.

Dennis Hughes: Okay. I guess we'll move to the side porch, right? Modifying side enclosed porch to accommodate laundry and mud room.

Robin Davis: You'll see the changes on the big sheet that was submitted; it looks like on the top of it, there was the existing porch elevations are shown on top; and the changes that are proposed are on the bottom section. This part is in the pictures and it's on the, I guess you would say, the northeast side of the house or the east side of the house.

Kevin Kelly: Mr. Chairman, again in the same location, on number 11, items number 7, 8 and 11 all address; I think that they address, at least give us some instruction; architectural detail. It's the same section "Architectural Details. The term applies to such building features as window, door trim styles, cornices, brackets, porch and entrance balustrades, porch pillars, corner pilasters, gable peak, ornamentation, lattice work, traditional paneled louvers, shutters and similar details; and it goes on to say that in case of alteration to an existing structure, the architectural details on the exterior shall be preserved." The second area where I think there's some room for conversation/discussion is on Page 9, preceding 4.9.8 Criteria, item 2, again in the revised section, "The relationship of the exterior architectural features of the structure to the remainder of the structure and/or the surrounding neighborhood, distinctive stylistic features and for examples of craftsmanship shall be preserved, if possible." My question to my colleagues is, does the alteration which provides such of a Georgian balance to the side porch here, does that alter the existing expression of the house on that side? Does that constitute a change that would be incompatible with those statements I've just read.

Gwen Foehner: Well it looks like part of that is being closed in and then the window is just going to be an upper; three upper windows, instead of the windows all the way across.

Kevin Kelly: Well it eliminates entirely; it actually, I think, is more substantial than that; there are four twelve pane windows and one four pane window on that side of the door and that will be replaced with three, three over three windows and then siding. So that's a significant alteration.

Gwen Foehner: Yes, instead of looking exactly like this, as it does now, it becomes yes...

Kevin Kelly: Now the existing side porch, there's a balance across; now it would not be. Again, does that meet the standards that I've just read and that's my question?

Amy Kratz: Well actually, I believe Libby brought in, is this correct?

Libby Zando: That's correct.

Amy Kratz: Examples of other porches in the area that were closed in. Is that what this is.

Libby Zando: That's correct; that house is directly next door; in fact, where other porches on the street have not taken any of the detail that we have done to try to keep the proportions consistent and at the same time give him a 21st century house in a certain way in the interior; and others, as Amy will show you, on the other things that I sent today.

Amy Kratz: Here, I'll pass it down if you don't have it.

Kevin Kelly: We have them. We have them.

Libby Zando: I think we were missing maybe one pair of them. The window proportions, we're using... It's very common in a lot of these older houses with porches, as you may or may not know, that beaded board style or a clapboard, or a beaded board tongue and groove material would be used to break up the lines of the clapboard and that's what we've done; we're keeping all of the wooden architectural details that are raised panels. We're going to considerable effort to do that, if you see underneath the windows; that's consistent; that's going to remain; we're going to build around that; use wood, tongue and groove cedar and then it will all be painted the same as the porch is; the windows will have the same profile; we have the same grill pattern as the windows, we've made those match proportionately so that they're consistent with the proportions of the windows that are there; and we can't do any more than that in the plan that we're doing, because we need to frame the windows appropriately to do that and we're making this room into a mud room for him; he needs a laundry space and that's what we're doing. We're keeping the other side consistent and it will remain as an open, sort of porch room. Those windows are uninsulated, that are currently there, obviously.

Sally Harkins: Is it your belief that these windows on this porch were the original part of this house, or do you think or do you know, were these windows added later on?

Libby Zando: My personal feeling is, is that the main part of the house was original; the whole back section was added later on. It was probably a summer porch; it was then added on; and added on. This was a porch at one time; that's a consistent like 1920's, 1910, 1915 kind of style. All the ornamentation in that room is very simple. The front house has much bigger planes on the trim, fluted moldings, much more elaborate, so I would say this is like at 1915 to 1920 improvement that was added much later.

Brian Dolan: If I could just add to what Libby said. I think it's the third addition that was made to the house. The front part of the house was the original; the back part, the original back part going out, was the second; and this porch was added on third.

Kevin Kelly: Mr. Chairman, do you know if the alterations to the adjacent properties were made prior or subsequent to the designation of Historic District?

Brian Dolan: The alteration to the side porch was there, the neighbor's side porch, was there when I purchased the property in 1994; so I don't know if that answers the question.

Kevin Kelly: Thank you.

Dennis Hughes: Are you talking about the neighbor's porch?

Kevin Kelly: The old Warrington house.

Dennis Hughes: I lived besides the neighbor's house for 42 years and I believe when that porch; it was probably remodeled before I got there; because it was there, like that. I know when the Aydelotte's bought that house, they did that over and made the kitchen bigger.

Amy Kratz: I make a motion to approve the modification to the side enclosed porch to accommodate laundry and mud room, with the windows that they are showing; using the cedar siding with 1X3 battens and keeping the bottom decorative panels.

Dennis Hughes: Do we have a second?

Sally Harkins: Second.

Dennis Hughes: We have a motion made and seconded. Any questions, if not, we'll take a roll call vote; this is on the side, replacing the windows and all the trim and all that. Is that what we're voting on now?

Gwen Foehner: This is the modifying the side enclosed porch.

Dennis Hughes: We're modifying it from this, to this.

Sally Harkins: Right.

Dennis Hughes: So that's what we're voting.

| | |
|---------------|---------|
| Mike Filicko | Approve |
| Mike Ostinato | Approve |
| Amy Kratz | Approve |
| Dennis Hughes | Approve |
| Gwen Foehner | Approve |
| Sally Harkins | Approve |
| Kevin Kelly | No |

Dennis Hughes: Okay, by a vote of six to one the application of that part will be approved.

Libby Zando: Thank you.

Amy Kratz: Okay, so the next one would be what, the fence?

Robin Davis: The fence.

Gwen Foehner: The new fence, yeah.

Dennis Hughes: The new fence, is that the one out back?

Libby Zando: Well, there's an existing fence in the back.

Dennis Hughes: Has it been repaired lately?

Libby Zando: Yes, actually, Denny, we want to put a fence between the driveway; he's putting a new driveway in; or would like to put a new driveway in.

Kevin Kelly: It's on the blueprints, the sketches.

Gwen Foehner: So this is where the existing fence is.

Dennis Hughes: Okay, the fence it will, actually it's like an L-shape.

Kevin Kelly: This is it Libby?

Libby Zando: That's correct.

Dennis Hughes: It doesn't go all the way around.

Kevin Kelly: This is the drawing?

Libby Zando: That's correct, uh-huh.

Gwen Foehner: And is this the existing fence here, the picket?

Libby Zando: Yes. No. The existing fence actually looks like the lower portion; what we did is alternate it.

Gwen Foehner: All right and the existing is right here?

Libby Zando: The existing is back here. It's on somebody else's property; we're just matching the detail.

Kevin Kelly: Is that it, in the background?

Libby Zando: Yes, it's on the neighbor's property.

Kevin Kelly: It's on the photo, the original photo inclusions and it shows the cedars on the back and a little shed and the brown fence, picketed in the back.

Libby Zando: It's not on the survey.

Dennis Hughes: That's going to stay.

Libby Zando: That's going to stay; it's not on Brian's property; we're just matching the look of it.

Kevin Kelly: It's not theirs.

Robin Davis: I thought that was.

Libby Zando: He repaired it recently.

Robin Davis: That's what I thought.

Dennis Hughes: What's the material on that?

Libby Zando: We were going to use cedar on that.

Dennis Hughes: Cedar, okay. Well that seems consistent with, I guess, Page 11.

Libby Zando: It's treated, I'm sorry; it's the same material as the fence that is existing, which, I think, is treated.

Dennis Hughes: Item 9, Fences. Natural materials are encouraged. Okay.

Kevin Kelly: Mr. Chairman, Ms. Zando, how close is that to the adjoining property? It's within the boundaries, Robin, or somebody; I mean it's within the easement?

Libby Zando: Oh yeah and as the height changes, we drop the height down to the point where Robin clarified the restrictions for us.

Kevin Kelly: Okay. Thank you.

Dennis Hughes: The fence can be put right on the line?

Robin Davis: Correct, yes, fences can be put right on the line. We try to discourage it, because if you and your neighbor don't get along, you've got to maintain the outside of that fence, so I don't know how some people might want to hang over the edge.

Libby Zando: Well, our intention was to put it like approximately 6" from the property line.

Robin Davis: Yeah, you can go to the property line; it's just that when somebody is getting a building permit, I just kind of make people aware that if they start walking on their neighbor's property, not everybody gets along.

Amy Kratz: I make a motion that we approve the fence.

Kevin Kelly: Second.

Dennis Hughes: We have a motion made and seconded; any questions on the

motion?

Mike Filicko: Does that include the driveway, as well?

Dennis Hughes: No the driveway's next.

Gwen Foehner: Could we just be more specific about that the fence is going to be cedar; instead of just saying new fence?

Dennis Hughes: Yes.

Gwen Foehner: Could we be a little more specific?

Amy Kratz: I make a motion that we approve the cedar fence that is going to be how high, Libby?

Libby Zando: It's varying height, Amy, because it steps down based on the restrictions and we want to give room between the neighbor.

Amy Kratz: That adheres to the restrictions of the Town Code; I make a motion that we approve that fence, made of cedar.

Kevin Kelly: Second.

Dennis Hughes: Okay, so we'll go back if there are no further questions, we'll have a roll call vote:

| | |
|---------------|---------|
| Mike Filicko | Approve |
| Mike Ostinato | Approve |
| Amy Kratz | Approve |
| Dennis Hughes | Approve |
| Gwen Foehner | Approve |
| Sally Harkins | Approve |
| Kevin Kelly | Approve |

Dennis Hughes: Okay, now we go on to the last item.

Libby Zando: Thank you.

Dennis Hughes: The last item on the application which is a new brick driveway and pavers; so that's just in front of the fence, right?

Libby Zando: If I could help clarify that. The photographs probably don't do that justice, but Brian has a partially owned brick patio and some walkways that lead from his current driveway and he had a lot of trees, a couple of trees removed and some really bad grading issues there, so in the course of repairing that, we wanted to weave together, using the old bricks with some new pavers that match, so we can border one material with the next, so they're integrated nicely and it's a cohesive looking design; the colors are compatible and very similar.

Kevin Kelly: Mr. Chairman, so the driveway will extend sort of, according to the drawing, essentially back as deep into the property as those pavers go, roughly.

Libby Zando: That's correct. Just past that Bilko door where he already; that's where he has a natural driveway right now and he actually has a walkway back there. Exactly. There's a walkway back there at that point, correct. It's a little bit larger, you're right. Thank you, Kevin. Uh-huh, yes it is.

Kevin Kelly: Thank you.

Dennis Hughes: Where there's a black bucket back there, somewhere. Back to here.

Libby Zando: Oh no, it's not that far, it doesn't even come to the door; it actually comes approximately to the end of that house right there. It doesn't come back in front of that side door on the property.

Kevin Kelly: It comes kind of into here.

Dennis Hughes: Okay.

Libby Zando: That will allow him to have two cars, pretty much, which is a help.

Kevin Kelly: I move that we approve the application for the installation of the new driveway, using pavers as specified in the application.

Gwen Foehner: Second.

Dennis Hughes: Okay, we have a motion made and seconded. Any questions on that motion?

Amy Kratz: I just wanted to add that if I'm correct, they're actually asking to put... Are you asking to put new pavers down? I apologize. I think we should take a vote. I apologize.

| | |
|---------------|---------|
| Mike Filicko | Approve |
| Mike Ostinato | Approve |
| Amy Kratz | Approve |
| Dennis Hughes | Approve |
| Gwen Foehner | Approve |
| Sally Harkins | Approve |
| Kevin Kelly | Approve |

Dennis Hughes: Okay, now we'll move on to the agenda.

Dennis Hughes: Renovation including replacing and relocating windows/ doors. I think we've already done that part, right?

Robin Davis: Well there are on the back porch, I would say on the west side, there's going to be, as you look at your plans, there's going to be some relocation of windows and doors. They're going to be swapped around.

Libby Zando: That's correct. We're going to switch them. Uh-huh.

Kevin Kelly: On which of our design documents is that?

Robin Davis: The first four plans are highlighted in yellow. It will say remove doors and replace with two new windows and then above it, it says remove two windows and replace with Thermo-Tru glass 6/0 atrium door.

Libby Zando: That's correct, right.

Dennis Hughes: This door's here.

Libby Zando: There's a double french door in the back side, which is in very bad repair and we're going to change that and make it into a window and put the door on the opposite side. It allows for better flow for the kitchen, so he can develop the cabinetry at a future point.

Dennis Hughes: These are the doors they're talking about.

Robin Davis: They're going to be swapped?

Libby Zando: Uh-huh, correct. Uh-huh.

Robin Davis: These pieces are going to be swapped and then replacement windows

Amy Kratz: Okay.

Libby Zando: And these windows, by the way, that are currently on that drawing, they're like Anderson windows; they're not new windows, at all. That whole addition back there is relatively new, I think it's probably not even twenty years old, that section when it was enclosed; it's been added on to.

Gwen Foehner: That's the side of the house, isn't it?

Robin Davis: That's on the side. These are going to be switched.

Amy Kratz: So you're basically putting a window where the double-doors are; and where the window is, you're going to put double doors? So you're putting new double-doors. Like french doors?

Libby Zando: Correct.

Sally Harkins: This again is in addition to the porch, right?

Robin Davis: Yes, that's the back portion that was added on to the house.

Sally Harkins: Okay.

Amy Kratz: This is the back of the house.

Libby Zando: Uh-huh, correct.

Kevin Kelly: What about this?

Gwen Foehner: This is the original part of the house here.

Libby Zando: Correct, yes.

Robin Davis: That's the mud room side. That was what was on the big plans.

Libby Zando: Sorry for the mix up, Robin, on the plans, because I ran 10 copies of that big print off and dropped them off; I don't know what happened with them.

Robin Davis: I only have one set of the big plans. That's all I got.

Dennis Hughes: That's these here.

Libby Zando: Oh, dear. Okay.

Dennis Hughes: These doubles. They're actually going to switch the location of this.

Gwen Foehner: Yes.

Sally Harkins: Right.

Kevin Kelly: So, when you switch the doors and the windows, does that necessitate moving that door?

Libby Zando: The Bilko door?

Kevin Kelly: Unless I'm looking at the wrong plan and that is entirely possible. You're going to switch these?

Libby Zando: We're going to switch those, correct.

Kevin Kelly: So does that necessitate moving this door?

Libby Zando: No, this is currently a door and that's currently a window; what we're doing is we're making this a window and we're making this an atrium style french door that swings back on itself, so one side is fixed. This actually looks like a french door from the exterior.

Dennis Hughes: It operates like a regular door?

Libby Zando: Correct, correct, right.

Robin Davis: One side will not open.

Libby Zando: One side is fixed, generally; that way he can swing the door back up against itself and it has enough access to navigate through that space.

Kevin Kelly: So there still will be two windows on this side?

Libby Zando: Correct. Uh-huh. Right, in the same opening that the original, it's not original; but the most recent renovation...

Kevin Kelly: The most recent renovation did that.

Libby Zando: Right.

Amy Kratz: I would like to make a motion, if there are no more questions, to approve them removing the door, the double-doors and actually making that a window and putting those windows next to it and making that a double-door; one of those sides being fixed.

Sally Harkins: Second.

Dennis Hughes: We have a motion made and seconded. Any questions on that motion? If not, we'll have a roll call vote:

| | |
|---------------|---------|
| Mike Filicko | Approve |
| Mike Ostinato | Approve |
| Amy Kratz | Approve |
| Dennis Hughes | Approve |
| Gwen Foehner | Approve |
| Sally Harkins | Approve |
| Kevin Kelly | Approve |

Libby Zando: Thank you.

Dennis Hughes: Okay, the last item then, I guess, would be eliminating the front window. That's where we started.

Mike Ostinato: So we've already discussed that?

Mike Filicko: Sort of.

Amy Kratz: Sort of.

Dennis Hughes: The question again, on this, right quick; you were going to keep the shutters closed at all times; all three sets or just the one set?

Libby Zando: Just the one set.

Dennis Hughes: The one set, okay.

Sally Harkins: You're eliminating the window, but replacing it with shutters.

Libby Zando: We're keeping the window frame, the trim and the shutters. We're taking the glass out.

Gwen Foehner: So you're eliminating the window.

Sally Harkins: You're not eliminating the window?

Libby Zando: I'm eliminating the glass.

Sally Harkins: The glass.

Libby Zando: The sashes; I'm leaving the frame, the trim and the shutters and taking the glass out.

Dennis Hughes: I have a question. I don't know how this would work, Robin. What happens if, it says we're going to eliminate the shutters; or we're going to keep the shutters open now; at that time when that happened, the glass could be put back in?

Libby Zando: Exactly, someone could add a new window, should he sell the house and they want to put windows up there, they could add a new window. The

proportions would all be consistent.

Dennis Hughes: Because, if we approve this the way it is now, then these shutters will be closed all the time. If someone else bought it, they could open it up and then there would be wood and there would really be no incentive for them to put glass in to make all the same.

Sally Harkins: I have a question. If they're doing that, why do we need to approve it? If they're just actually closing their shutters, that's all that they're doing and removing the window. The glass, not the window. So, I guess Robin, is it necessary for us to vote on this?

Kevin Kelly: Mr. Chairman, again, on Page 11 it lists windows as an architectural feature; the entire window.

Sally Harkins: Right.

Amy Kratz: Uh-huh.

Sally Harkins: With the window pane in it.

Kevin Kelly: Well that's a window. It's a window.

Gwen Foehner: That's a window. It's not a window without a window pane.

Libby Zando: Fenestration, means opening in a wall; window is glass, I suppose; there's definite ways to interpret it; it's not easy, I'm sure. I'm sorry. I didn't mean to burden you all with this, but I don't know the solution.

Kevin Kelly: Mr. Chairman, the concern that I have here; first of all, I do believe that the Codes address this issue, specifically. Secondly, this is on the front of the home and is on the street side of the home; and it will restrict the appearance of that house to either to open windows in a closed window; or all closed windows; but will never permit the appearance of the home as the home has been understood by the community for years. That is a consideration which Historic Preservation should consider, it's not mandated; but consider in making determinations as to requests by owners to make alterations to structures.

Amy Kratz: Mr. Kelly, I understand your concern and based on the Code, how it talks about architectural integrity of the house, but there's a house that has this on Union Street; it's actually on the corner of Tilney and Union. It's to the right of that house that sits right there; and it actually has the same thing that Libby and Brian are trying to do. It has one of the windows; and it's in the Historic District, has one of the windows in the middle of the house shut as shutters.

Libby Zando: I might add, Amy, that there's another one next to it and I think it's owned by Mr. Lester; he's renting it now, that's also been done that way; the top shutters are actually fixed; and that was done since the historic neighborhoods have been intact. So it's not an uncommon practice, as long as the proportions are appropriate, for me, most people would never know the difference.

Gwen Foehner: But, Paragraph 7 on Page 11, here we go again. Windows. "Shall have windows that are compatible in appearance to those in the existing structure and surrounding structures."

Amy Kratz: Well the interesting this is, this is no longer going to be a window; it's going to be an enclosure.

Gwen Foehner: That's my point, it's not going to be a window.

Amy Kratz: So it can't be considered under that part of the code as a window. It's the taking out of a window, but the frame will be there.

Gwen Foehner: You have to consider what it is now; it is a window and therefore it is covered under this Code.

Kevin Kelly: Are you looking at Number 7?

Amy Kratz: I have to look at it.

Gwen Foehner: Where it says Windows on Page 11.

Dennis Hughes: I think we used this on a previous thing and we have to be consistent.

Gwen Foehner: We have to be consistent.

Amy Kratz: Number 7, under Windows, 4.9...

Kevin Kelly: Number 7, under Windows, 4.9.9, Standards.

Amy Kratz: Okay.

Kevin Kelly: Page 11, Number 7, Windows.

Brian Dolan: Can we possibly make a modification to our request and just put a modification that we'll replace the existing window with a replacement window of the style we're going to do on the other two upstairs windows? And then on the back of it, we'll just enclose it in.

Dennis Hughes: So, actually, what you're going to do is just replace that window like you're doing the other two. It's going to have the shutters.

Libby Zando: Closed.

Dennis Hughes: And you will probably close the shutters, which you can do anyway now and if those shutters were open, the window would look like the others. I would think that that would be covered under...

Amy Kratz: That's on the inside of the house. That's under replacement windows.

Dennis Hughes: They're going to put a new window, right? You're going to put a window just like the other two back in there.

Libby Zando: Right and on the inside it will be covered.

Gwen Foehner: The shutters will be where the shutters are and you'll just cover it on the inside.

Libby Zando: We would cover it on the inside. It's really costly for him to do that way, because he has to still cover it, so he can hang clothing in front of the window.

Amy Kratz: We have no ruling over anything on the inside of the house that they're doing; just what it appears to be on the outside.

Gwen Foehner: We know that, yeah.

Robin Davis: Mr. Chairman, I'll bring up the Town Hall, if you look, for people that go down that one side on the left side, the two windows are done the same way. The windows are still there, everything is there, but the inside has been boarded up because of Fire Marshall requirements.

Amy Kratz: There you go.

Gwen Foehner: Okay, so I would like to make a motion that we approve... Let me see if I can say this.

Robin Davis: Now we probably will remove that.

Kevin Kelly: I just wanted to ask you, is it all right; can you accept the change in the application without us taking an action?

Libby Zando: We'll just add an extra window.

Kevin Kelly: I'm just asking.

Robin Davis: We'll just remove that. That will just not be heard.

Dennis Hughes: That will be covered in the first motion that they're going to replace all existing windows of the same type.

Libby Zando: Unless we need a motion to close the shutters.

Amy Kratz: So now, instead of replacing ten windows, you're replacing eleven windows.

Robin Davis: But there was no number put in there.

Amy Kratz: It doesn't really need a number.

Kevin Kelly: So that does not require a motion or a vote?

Robin Davis: Just removing that item, that it will not be heard.

Kevin Kelly: So removing that request?

Dennis Hughes: You're actually withdrawing that and we're going to include that in the original motion to replace all the windows.

Brian Dolan: Correct, so we're going to replace now eleven windows, instead of ten.

Gwen Foehner: Now do we need a motion to remove that from the agenda for consideration?

Dennis Hughes: We can and that way there won't be a question.

Libby Zando: You don't need to vote on it, because we just withdrew the request.

Robin Davis: They have withdrawn their request, so there really is no action required.

Dennis Hughes: That will reflect in the minutes, that it was withdrawn from consideration. Okay, have we covered everything?

Libby Zando: It's bound to come up again, so it's good to talk about it.

Amy Kratz: It will come up again. It will come up again.

6. Adjournment

Dennis Hughes: If nobody has anything else, we're open for adjournment.

Gwen Foehner: I make a motion to adjourn at 8:14 p.m.

Sally Harkins: Second.

Dennis Hughes: We have a motion made and seconded to adjourn. It appears there are now questions on this motion. By voice vote, all in favor say aye. Opposed. We are so adjourned.