

**Town of Milton
Historic Preservation Meeting
Milton Library, 121 Union Street
Tuesday, July 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
Amy Kratz	Present
Dennis Hughes	Present
Gwen Foehner	Present
Sally Harkins	Present
Kevin Kelly	Present

3. Corrections/approval of the Agenda

Dennis Hughes: Under Item 5, c), Mr. Copans did not bring in all his materials to be inspected, so that will come off the agenda and probably go on next month's agenda. Does anybody else have any other corrections or additions to the agenda? If not, I'll entertain a motion.

Amy Kratz: I make a motion that there are no corrections to the agenda, except for Item 5, c).

Sally Harkins: Second.

Dennis Hughes: Are there any questions on the motion? If not, all in favor say aye. Opposed. Motion carried.

4. Approval of minutes of May 10, 2011

Dennis Hughes: Does everybody have a copy of those in hand? If everybody is in agreement with the minutes, I'll accept a motion.

Gwen Foehner: I'll make a motion that we approve the minutes for the May 10th meeting, as presented.

Sally Harkins: Second.

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

5. Business

a) Discussion and possible vote on the application of Richard and Kathryn Dreason for the renovation of the two story house, shed, decks, stairs, siding, roof, etc. The property is located at 302 Mill Street, further identified on Sussex County Tax Map and Parcel No. 2-35-20.08-41.00

Dennis Hughes: Everybody has a copy of their application, so what we'll do is turn it over to Mr. and Mrs. Dreason.

Rich Dreason and Kathy Dreason: We've developed the plan that will renovate this house at 302 Mill Street. We've stayed within the existing footprint and we have a few changes. The front porch, which is not really useless, which is along Mill Street, here; we're shortening it; we want to shorten it and the other change is that there is an addition, but it has no footer and it's pretty well shot, so we wanted to tear that off and replace it with a two-story and a roof. The roof would encompass also a screened porch on the downstairs; which has a deck there now. Then we would have an opened deck to replace the piece of the porch that we took off on the side. That's pretty much... We wanted to go with an architectural roof; probably be Hunter Green and cedar colored siding and there are 3 or 4 different shades of it. We really haven't lit on exact shade, but it would be in keeping with the older homes around there. I don't know if there are any questions.

Dennis Hughes: On my left hand side, you're going to shorten the porch; but you're going to bring part of the house out too, right?

Kathy Dreason: Yeah.

Dennis Hughes: Okay, so half of that porch will just be gone.

Kathy Dreason: Right, yes, you're looking at two different planes here; so this brick here is the existing brick that's in the foundation right now; this is two different planes. The porch is only like 4' wide, so it's not particularly useful and so we'll still use it as the door to the house; but we'll wrap from the deck around to it; because we visualize that we would have one off-site parking space and so someone would probably walk from their car to the side of the house, to get into the house.

Dennis Hughes: Okay.

Amy Kratz: I have another question. It looks actually like you're making the house much taller. Is that true or is that not? I can't really... It's hard to say.

Rich Dreason: I would say that the house would be maybe a foot or two taller when I'm done. It's approximately the same pitch of roof as the old roof. It's strange. The downstairs ceilings are 9' high; which we didn't expect. We're kind of thinking maybe it was a grange hall or something at one time that moved there; because houses, small houses like this, didn't have 9' ceilings.

Amy Kratz: I would never have imagined that.

Rich Dreason: So the outside of the house is 4' up into the second floor when you're looking at it or about 3' up into the second floor when you're looking at the house; so it accommodates the second floor pretty well. The one place where we are expanding is over this little out; it's over here on the side; this; and we're going to go up over it and then we'll be able to put a bathroom upstairs. At this time, the bathroom and the plumbing is on the outside here, which you can see and it's downstairs. So there's no real bathroom upstairs and that's where all the bedrooms are. The house

has done poorly for a few reasons. These roofs are so flat here and the chimney comes through them and that they allowed leakage over years and the whole roof is falling in because of it.

Amy Kratz: That was actually the other part of my question, which is this board here has experienced where people try to put more on the top of the house than was usually there; but nobody looked at the house structurally, before they did that. Have you had someone look at the house structurally to see if it can actually accommodate a couple of more feet at the top?

Rich Dreason: I'm a licensed Civil Engineer.

Amy Kratz: I did not know that. She's a licensed Civil Engineer, too.

Kathy Dreason: I'm a licensed Technical Engineer.

Amy Kratz: I did not know that either.

Rich Dreason: We will need to reinforce. That 9' ceiling, if you go in there, be very careful. But if you did happen to go in there, the span is very long and we'll probably put some steel along side of those all the way across for the second story, just to get the bounce out and we're going to tear this roof completely off.

Amy Kratz: This is going to be the strongest house in Milton, when a hurricane comes along; I'm going to be there.

Rich Dreason: We built a lot of... In Lewes, we have an old house that probably dates to the 1780's or something and it was just before the Historic Review Committee came in and everybody was very happy that we didn't tear it down; we rebuilt it and we were too. We love the house.

Kathy Dreason: The only thing we'll point out is that we don't esthetically like these flat roof dorms and so we're going to...

Rich Dreason: If they get a snow load on them and...

Kathy Dreason: They leak. So we're putting in traditional dormers.

Rich Dreason: All these roofs are 12/12 pitch. This is about a 10/12 pitch now, so it goes up... 12/12 just goes up a little bit steeper. Like I said, it probably adds a foot or more in height onto it. We're going to tear off all the siding, inside and out. We've torn the plaster on the inside out; now we're going to tear the siding off the front too; or the whole thing; because there is no sheathing and so now there's just siding. We'll strengthen it at that time; whatever is required. I can't say that it's going to be built exactly to code; the stairs are pretty nice; I mean the way they are. So we're going to try and leave the stairs pretty much in tact; we're going to redo them, but leave the same pitch and so on. That's probably when we're done, that will be the only thing that isn't quite to code. I think they're a little too steep to be considered... There's 14 of them because of the 9' ceilings, so there are so many stairs; so those will be a little steep, but I would say that everything pretty much would be to code. There's already 220 amp service to the house, which was a big surprise to me.

Kevin Kelly: Mr. Dreason, thank you, Mr. and Mrs. Dreason, for being here. I had a question on one of the elevations. Am I correct, that you are proposing to make an addition to the home?

Rich Dreason: Yeah.

Kevin Kelly: On the left side elevation?

Rich Dreason: If you look on the bottom here, there's already an addition.

Kevin Kelly: Right.

Rich Dreason: What we're going to do is extend that addition up to the...

Kevin Kelly: Proposed new height to cover the pitch of the roof?

Rich Dreason: Yes, that's right.

Kathy Dreason: Staying in the footprint though.

Kevin Kelly: Right.

Rich Dreason: Nowhere do we...

Kevin Kelly: Is that recessed as well from the illustration of the front elevation, in the upper left corner, your far right; along the front elevation, is that flush with the front of the house or is that recessed as the existing is?

Rich Dreason: That's recessed. If you look on the floor plan, that's where that ends; where the orange is.

Kathy Dreason: The existing deck, as proposed?

Kevin Kelly: Yes.

Kathy Dreason: It's in another plane; it's where that...

Rich Dreason: That would be the closed in screened porch; then the proposed deck, the green deck, would be outside in front of this.

Kevin Kelly: In front of that. I see. I see.

Amy Kratz: You can see that on the front elevation, I believe; on the left; on the upper left you can see a little bit better, I think, Kevin.

Kevin Kelly: I couldn't tell whether... It's fine.

Amy Kratz: Yeah, I'm reading it as well.

Kevin Kelly: I didn't want to guess, I figured I would ask you.

Kathy Dreason: Right and we were going to have a side door; there is a side door below now; there's two side doors.

Rich Dreason: There's two side doors; we're going to get rid of one side door and just have one side door.

Amy Kratz: Where is the second side door that you're proposing...?

Kathy Dreason: If you look at this photograph, here in the lower corner; there's one door painted black and then there's another door painted gray.

Amy Kratz: Okay.

Rich Dreason: We're going to keep the gray door. The black door we're going to do over and the gray door will be straight in to what will be the dining area.

Amy Kratz: So you're going to take this left side elevation and you're going to put a... You said it has no footers under it. Are you going to put footers under it and just raise it up two stories?

Rich Dreason: We're going to rebuild that.

Kathy Dreason: We're actually going to tear it off and start all over again.

Amy Kratz: Okay, so it's a demolition.

Kathy Dreason: It doesn't have footings.

Rich Dreason: We'll go up two stories. It's pretty rotted out because it didn't have footings; it's kind of just been laid on earth and over the years

it's gone away so we'll just rip that off and then go up two stories with the new ones, but it will be within the same footprint.

Amy Kratz: Okay.

Robin Davis: This looks like it was added to the house. Separately. It doesn't look like it was originally part of the house, that's the section he's talking about.

Sally Harkins: It's not the original part of the house?

Robin Davis: It doesn't look like it. I mean how it fits.

Gwen Foehner: Well my question has more to do with the front of the house. I don't know if you've read the zoning code, but for instance, porches: "When existing structures, with traditional porches are renovated, owner shall preserve both the porch and its architectural detailing." And you're taking a porch off and making about a 4' porch there and then changing this area over here, totally; which totally...

Rich Dreason: Our thought is that originally it was a 4' porch. This house is not held up on a solid wall; it's held up with piers and the piers are different, if you look at the drawing.

Gwen Foehner: Under the standards for architectural details, it also says "The architectural details on the exterior shall be preserved and this applies to windows, door trim cells, cornices or ornamental brackets, porch and entrance balustrades, porch pillars, corner pilasters, gable peak ornamentation, lattice work and..." a whole bunch of things. In the case of alterations to an existing structure, the architectural details on the exterior shall be preserved. So how does that fit with what you're doing?

Rich Dreason: Well, we think the original porch; we're not 100% sure there was an original, but from the way it looks, is that there's two different types of brick used on these. These hold it up here. You can see them under this pilasters, if you look at the first floor plans; if you look at those, they're different. We're cutting this off right here. We think this was an extension that wasn't there originally. We're trying to research to see if it was a grange hall or it wasn't a grange hall; or what it was. We kind of think it was moved there; it may not have been built there; and that one of the other halls, maybe where it was on the same block there, that this was moved over and things were added at that time. That porch may have been added at that time. We haven't gotten that completed yet, but...

Kathy Dreason: The _____ said maybe if we went to the Historical Society they would know, but we don't think this house was ever built as a house. It's too small to have such tall ceilings and then upstairs the ceilings being so low, it's kind of an afterthought. The porch, really, at this point is not particularly useful and not particularly esthetic.

Kevin Kelly: As a point of information for you, that is absolutely a place you can go; actually you can do it by phone call and if the data is available it will be available to you there. That can be found very quickly for you; what record does exist, if a record exists.

Kathy Dreason: Right, thank you.

Kevin Kelly: Mr. Chairman, the issue that was just raised about the porch

and a similar issue about the window; if that elevation on the right side is changed and the slope of the roof is changed so that the dormer is a different form of dormer, it looks to me that what the applicant's have proposed doing is using a similar window design as exists elsewhere on the house; and so I think the question here is one of interpretation for us and it is on the porch; is the porch retained if it is reduced in size? And secondly, is the retention of the windows addressed, if the window that is used to replace a window is like those other windows in the home. As I was doing research on this, those seem to be two issues that are something we can discuss.

Gwen Foehner: Well the windows, that's covered in the paragraph before the one I just read and it says if they are compatible in appearance to those in the existing structure...

Kevin Kelly: And it seems to me that that satisfies...

Gwen Foehner: Which those are.

Kevin Kelly: And I agree with that interpretation.

Amy Kratz: And I agree with that as well. Actually the windows that I see that aren't necessarily compatible, are these on the rear elevation, those five windows that are there and the three windows on the upper right side; those long windows; they don't have like muttons in them, or anything. They look totally odd.

Rich Dreason: I don't really want them double-hung, if I don't have to make them double-hung; but I can put... Well, you see, none of the windows in the house have any, except for the three on the top window; of all the windows, except the three on the top.

Amy Kratz: It's hard for me to actually see this picture, if those...

Rich Dreason: So I've replaced them all with... I will order Pella windows with those three in the top, like they are throughout. But these, you're right, they're not. I can either make them so they look more like with the 6 over 2 grid; you know 2 by 6; and put a grid in them; that's not a problem.

Amy Kratz: Okay.

Kathy Dreason: It's siding that we are facing. Right now it just has these two little double-hungs right there.

Rich Dreason: They're side by side, so if that's considered an issue, I can make them all double-hung; like I say I can put muttons in them so that they; or divide so that they look more like the 2 over 6 or 3 over 6; each one and that might... You know what might be good is just to use two straight down; like these windows have the two in the top; and use each window with the two, boom, boom, boom, boom. Or the little squares look also Craftsman; you know, like they come down and they make a square? I really hadn't... I have the Pella book here that...

Amy Kratz: Are there any windows in there that you're looking to buy? That you were thinking might be good on this house? Examples are always good for us to see.

Dennis Hughes: There are some Pella in here that have _____ at the bottom and some...

Amy Kratz: Well, in that rear elevation, I don't know how much you can see of that from the street, but...

Rich Dreason: Here's what I'm thinking of. You see those are the type of windows that I...

Amy Kratz: Those are beautiful.

Rich Dreason: That's easy. I hadn't really... The one thing that is kind of restraining is the back... I don't mind doing things, I want it to really look nice when it's done and so...

Dennis Hughes: I think that the back part of the windows, like you say, that might have been added on, because they are completely different than the others, so that was probably, when they built that on, that's what they got.

Rich Dreason: I was going to put these and these in.

Dennis Hughes: They're something like the halves; see this one here has the bottom just like...

Amy Kratz: They look like Craftsman. They're really pretty.

Rich Dreason: See these are the same and then they would just be squared; or they could have 3 of these _____. I don't know. These have two in the top; they could have 3 in the top so that it comes across here and then they have 1, 2, 3 just like all the other windows.

Gwen Foehner: What is this?

Rich Dreason: That's screening.

Gwen Foehner: That's screening.

Rich Dreason: It could be like year round type of thing.

Gwen Foehner: So you're adding a door here.

Rich Dreason: No. Well I am...

Gwen Foehner: Well there's no door here.

Kathy Dreason: There are two doors there right now.

Rich Dreason: There's a door right here.

Gwen Foehner: Right there?

Rich Dreason: That's the door over there. That's what we're opening.

Gwen Foehner: Yes. And this door is being added right here. This is the back of the house; this is the front of the house.

Rich Dreason: You're looking at this from the front; you're looking at that side right there.

Dennis Hughes: I think you're saying this is Mill Street right here if you look straight back here you see this door here, which is actually going to be...

Rich Dreason: I'm going to remove this door and then there's a door right here, it's gray, but that's the one I'm going to keep.

Dennis Hughes: And you can see that from the street? [garbled]

Rich Dreason: Yes.

Kevin Kelly: When they do this, they're going to demolish this; they're going to pull this; that's what I was asking; this is going to be raised into this space to join and meet the new roof line and there is a door right there, which will be this door and this door, on the porch, will be the door on the

porch.

Kathy Dreason: The screen door porch.

Kevin Kelly: So you will have two doors, side by side there.

Rich Dreason: Yeah.

Kevin Kelly: This door here, that's back here, is this door here.

Rich Dreason: That's correct.

Kevin Kelly: And this door, is this door.

Rich Dreason: That's correct.

Kevin Kelly: Shifted some though, but that's that door.

Rich Dreason: Yeah.

Kevin Kelly: That's why I was asking about where is that on that elevation; where is that surface; but it is recessed at the same depth, roughly, as the existing shed.

Rich Dreason: Yeah, it's right where it ends.

Kevin Kelly: Right.

Rich Dreason: And the stairs are kind of, to come up here now, are non-existent really.

Kevin Kelly: And this is the proposed, essentially a deck or open space receiving into the room. Thank you very much.

Rich Dreason: You can have that book.

Kevin Kelly: As long as you pay for the windows.

Amy Kratz: The only other thing that I'm concerned about is the demolition of this little part here. In the Code, it says that for demolition; it says that this Board would need specific information detailing the reasons for the demolition and you've already said those things, but I don't know if this Board would want to ask for some kind of...

Kevin Kelly: What are you referring to? Where are you?

Amy Kratz: You know, my book was gone, so I don't know if Robin stole some stuff out of my book. I'm just kidding. I'm on 220.55. Under Demolition.

Sally Harkins: It does also say about safety.

Kathy Dreason: We dug a hole right on the outside and clearly it has no foundation.

Amy Kratz: I believe you. I believe you. I understand what you're saying. I'm just asking you if this Board would need some documents stating that it's not stable?

Rich Dreason: We can give you pictures.

Kathy Dreason: We have Robin and we can show him.

Kevin Kelly: Mr. Chairman, I think my interpretation is that Demolition means that the property is being demolished. If you look on Page 11 in the Revised Standards; it's item number 8 and it addresses the issue of an alteration and the last sentence is the operative one. "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." I think it's fair for us to interpret that as an alteration to the existing structure, as long as the design motif is

maintained, which seems to be done in the drawing.

Amy Kratz: I think that's fair and that makes sense to me. I just wanted to find out what everybody was thinking. It's fine with me.

Dennis Hughes: One of the last ones we had, when they found out that the foundation was bad, then they were able to go ahead and also, I believe, too, in that condition there was a second story added on to that. So I don't think we would actually have to have; I don't think we got engineering; and, of course, they're engineers.

Rich Dreason: We're going to put a new foundation in. We're going to level it and put in a new foundation, boom, and start from there. Also, all the brick has to be repointed in the existing foundation. We will do that.

Kevin Kelly: Mr. Chairman, on the second sheet drawing, that setback information; is that something which is the business of this Board?

Robin Davis: No. a lot of the setbacks do not meet the requirements, but since he's not actually tearing down and building a new structure, he's basically just renovating what he's got. Like the shed, and that's another issue that was brought up earlier. Are you going to redo that shed, or are you going to keep it?

Rich Dreason: We're going to keep it if we can.

Kathy Dreason: Keep it.

Robin Davis: And match it to the house.

Rich Dreason: Well see right now it's masonry block and what we're going to do is put siding on the outside of that masonry block and a roof on it, the same as the house.

Kevin Kelly: I thought it wasn't something that we would venture into, but we had the paperwork, so I thought I would ask.

Rich Dreason: With all these hurricanes and everything, it's almost built out of block and everything and we can make it into a hurricane shelter; I mean a tornado shelter or something. I don't know. Hopefully we won't need it.

Robin Davis: Except for the roof.

Amy Kratz: You might want to use that one that has no floor to dig something. Well it looks really nice and it's really nice what you want to do to the house, because it could stand some love and care.

Rich Dreason: I'm concerned about the roof and somebody getting in there and something happening. It needs to be done and it should be done relatively soon.

Gwen Foehner: Obviously you're putting a new roof on. What roofing material are you using?

Kathy Dreason: We're going to use an architectural shingle; not a metal roof.

Rich Dreason: This is what we're thinking about.

Kathy Dreason: The greenish one.

Rich Dreason: The greenish one on there.

Gwen Foehner: We don't care what color.

Kevin Kelly: The color is entirely yours.

Gwen Foehner: We don't have anything to do with color.

Rich Dreason: I like this better because it's longer.

Robin Davis: But it will be a vinyl.

Rich Dreason: Yeah.

Kathy Dreason: It's going to be a vinyl.

Rich Dreason: It may be a vinyl shingle; would I have to come back if we switch to a vinyl shake look, rather than a vinyl...?

Gwen Foehner: We could approve both.

Robin Davis: Or just anything vinyl.

Dennis Hughes: All we need is the materials.

Kevin Kelly: I think the standard is that it's like that in the Historic District and consistent with the neighborhood.

Kathy Dreason: We want it to be low maintenance for whoever.

Kevin Kelly: That's all the questions.

Dennis Hughes: Does anybody have any other questions? Mike, do you have anything?

Mike Filicko: No it looks very nice. It looks like you're taking an eyesore and turning it into a very nice home.

Dennis Hughes: I live in that neighborhood.

Kathy Dreason: Oh, you live on Mill?

Dennis Hughes: No, I actually live on Chestnut, next to the graveyard; the big blue block house. I live there.

Kathy Dreason: We did the house on Walnut; the new house on Walnut; 207 Walnut.

Dennis Hughes: Yes.

Kathy Dreason: We were the builder's there.

Dennis Hughes: That was between the Rockford property...

Rich Dreason: We tried to get this then and do it, but the guy wouldn't talk to us or ever call us back or anything.

Dennis Hughes: If nobody has any other questions and the Dreason's have nothing else to add, we'll entertain a motion.

Amy Kratz: I make a motion that we accept this Application as stated.

Sally Harkins: I second.

Dennis Hughes: Okay, we have a motion made and seconded to accept the Application as presented. Are there any questions on that motion? If not, then...

Mike Filicko: Dennis, I have a question please.

Dennis Hughes: Go ahead Mike.

Mike Filicko: Could the motion contain the windows, the architectural design of the windows, that you showed us?

Rich Dreason: Yes, can I do the 3 on the top. I never thought of it; it's what I would have done.

Robin Davis: It's showed on the plans as 3 on the top and a solid bottom, right.

Kathy Dreason: [garbled]

Robin Davis: Are they still going to match what's on the house?

Kevin Kelly: They will be similar.

Dennis Hughes: Okay.

Kevin Kelly: The picture that he showed us was similar.

Robin Davis: Simulated divided light grills; it looks like there's going to be 3 at the top and a solid pane at the bottom.

Gwen Foehner: What are they called?

Robin Davis: Simulated divided light grill; it's on Page 30 of the Pella Window and Door Collection Book.

Amy Kratz: Okay, let me remake my motion.

Kevin Kelly: Amy, you can just accept his alteration.

Amy Kratz: Yes, I'm going to accept this and I would like to also make a motion that we accept your windows 3 over simulated divided light grills. There are 3 windows on the top and none on the bottom, for all the windows in the home.

Dennis Hughes: Sally Harkins, do you include that? Do you have no problem?

Sally Harkins: Yes, I second.

Dennis Hughes: Okay, so we have an amended motion made and seconded. Are there any more questions, if not, we'll have a roll call vote starting with Mike:

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

Kevin Kelly: Thank you.

Amy Kratz: Thank you very much. Good luck on your house.

Kathy Dreason: Thank you very much.

- b) Discussion and possible vote on the application from Barry Goodinson for the replacement of the metal roof on his house with stone coated metal simulated wood shakes. The property is located at 313 Mill Street further identified by Sussex County Tax Map and Parcel #2-35-20.08-37.01

Dennis Hughes: Mr. Goodinson. Does everybody have a copy of his application? Okay, the floor is yours.

Barry Goodinson: Okay. I'm not sure I have anything to add. One thing, because of the space restrictions on the application. Honestly, I think that metal was not... I originally was looking at replacing the existing metal, because I just think it's quirky and cute and I like it; but as I indicated, it would not be warrantied; so I wanted to do something a little bit more responsible than quirky and cute. I looked at other materials and I guess if I had my druthers, I would go with real cedar shake on the roof; which leads to a question. You've referenced the standards and stuff; are they published on line or anything? I looked and looked and I couldn't find

them.

Robin Davis: On the Town website, you go to the General Code and then it's...

Amy Kratz: It's like under the Historic District part.

Barry Goodinson: All right. I think I would have preferred to go with cedar; real wood cedar shakes. I worked at the Natural Trust for Historic Preservation for many years; I continue to do work with them and I did what you do in Baltimore; in my neighborhood there, so I tend to be somewhat of a purist about this stuff. However, some of the pitches of the roof of the house are so slight, that if I went with cedar shakes, then they wouldn't be warrantied. So this seemed to be kind of a place to land. That's it. Then the other issue is too, I am inundated with carpenter bees and I figure putting cedar on the roof of the house, would just be inviting trouble, so...

Kevin Kelly: Dessert.

Barry Goodinson: Yeah, exactly.

Amy Kratz: You're absolutely correct.

Barry Goodinson: That's all I have. I'll be happy to answer any questions you might have.

Amy Kratz: I like how you did a mock up of this roof, the way it might look; I think that's really neat.

Barry Goodinson: Yes, the contractor did that for me, which was very helpful; the initial intel was to help me figure out the coloring and stuff, but that I thought that would be helpful for you.

Dennis Hughes: It really sets the house off, I think.

Amy Kratz: It does. I think it will look really beautiful.

Gwen Foehner: And since you didn't have access to the Code, it's very simple. Roofing materials: acceptable materials include wood, slate, metal, asphalt shingles, as well as roofing materials which bare a resemblance to these materials. Repair materials should be compatible with the existing roofing material when a flat roof is otherwise consistent with the design criteria established in this section and the cover or membrane of similar material may be used. That's it.

Kevin Kelly: The other operative part is the type of roof selection should be in keeping with the general type of structure used on and in keeping with the general scale and style of the neighborhood and you are.

Amy Kratz: And you are. Boy that was easy, wasn't it?

Kevin Kelly: Mr. Chairman, I move we approve the application.

Gwen Foehner: I second.

Dennis Hughes: We have a motion made and seconded to accept the application as presented. Are there any questions on that motion? If not, we'll start again with Mike:

Mike Filicko	Approve
Amy Kratz	Approve
Dennis Hughes	Approve

Gwen Foehner	Approve
Sally Harkins	Approve
Kevin Kelly	Approve

6. Adjournment

Gwen Foehner: I make a motion to adjourn at 7:43 p.m.

Kevin Kelly: 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.