

Board Member Spencer made a motion to approve with the understanding that Mr. Quina would return with an abbreviated review for colors/signage; that the rendering was lacking one awning to the entrance of the larger bay addition; it had been established that this building abutted a noted historical structure and was a simple box which had undergone layers of adaptation and different not-so-creative solutions, and there was no reason to make it more complicated. Board Member Mead amended the motion to include the awning, which Mr. Quina described for the smaller bay, to be the width of the second bay. The amendment was accepted, and the motion was seconded by Board Member Mead. Chairperson Salter stated he appreciated the efforts to reuse the existing structure that was in questionable condition to create an outdoor venue using the streetscape. The motion then carried unanimously.

Item 7

1009 N. Reus Street

**NHPD
PR-1AAA**

Contributing Structure

Action taken: Approved with abbreviated review.

Eric Mead is requesting approval to change out the three casement wood windows on the upper front elevation. The current windows are damaged and leaking. The proposed metal clad windows will be the same dimension, same pattern with divided lites and in white.

Historic Preservation Planner Harding explained North Hill was not able to furnish comments since this was an abbreviated review forwarded to the full Board. Handouts were provided to the Board indicating the condition of the windows.

Mr. Mead presented to the Board and stated the windows were not original to the house, and there was no meaningful way to rebuild them. He advised the regular standards called for replacing in-kind if the overall form and detailing are still evident; if using the same kind of material is not feasible, a compatible suitable replacement may be considered. He felt the metal clad windows would be more durable for the most exposed elevation on the house. He also provided the sustainability guidelines for historic structures which refer to installing compatible and energy efficient replacement windows which match the appearance, size, etc. He advised the windows proposed would be single glazed. He noted that the Historic District was stricter than the NHPD, but what they had requested here was in line with the law and spirit of the Code. He indicated the windows were legitimate push-out windows, and there should be no visible difference. Chairperson Salter was concerned that the windows acted like two doors coming together, and where they come together, they overlap, and when fully opened there was no mullion. Mr. Mead stated there should not be a mullion with the proposed product (French casements with no center). He also indicated the only screens would be on the interior. He confirmed three sets of windows on the east elevation were being replaced. Board Member Villegas addressed the trim, and Mr. Mead stated he wanted to save the brick mold and match the paint to the trim. **Board Member Ramos made a motion to approve as proposed, seconded by Board Member Fogarty. Board Member Villegas amended the motion to maintain the existing trim, and if there was a foreseeable problem, an abbreviated review be brought forth to clarify. The amendment was accepted, and the motion carried unanimously.**

DISCUSSION: Historic Preservation Planner Harding thanked the Board and welcomed the