

**Historic Preservation Advisory Commission Meeting  
Regular Meeting of March 21, 2016 7:00 pm**

The regular meeting of the Historic Preservation Advisory Commission took place on the above date. Vice Chairman Harry Kaplan read the Open Public Meetings Act and requested Commission Secretary Mrs. Citterbart to call the roll. Commission Secretary Mrs. Citterbart stated there was a quorum.

**OATH OF OFFICE**

None

**ATTENDANCE:** Mr. Porter, Mr. Kaplan, Mrs. Schulte, Mrs. Diglio, Mr. Becker (arrived 7:05 p.m.)

**FLAG SALUTE:** was recited.

**CONSIDERATION OF MINUTES:**

**January 19, 2016**

**Mr. Kaplan made a motion to accept the January 19, 2016 minutes. Mrs. Schulte seconded the motion.** The minutes were approved with a unanimous "aye" vote.  
Abstained: Mr. Becker

**NEW BUSINESS:**

Vegas Holdings, LLC (HPC-1-2016)  
116 Spring Street  
Block 8.08, Lot 20, T-6 Zone

Applicant requesting approval for alterations for rear building and relocation of egress stairs including new windows and door.

John Vegas, owner of Vegas Holdings, LLC and Bruce Brattstrom were sworn in.

Bruce Brattstrom, architect from Studio 1 Architecture, LLC. His license is current. The Board accepted his qualifications.

Mr. Vegas stated his proposed alterations referencing the plans: We are renaming the porch a sunroom which is right off the kitchen. We currently have an internal staircase. We are going to remove it completely. The building inspector requested a second means of egress so we've drawn a staircase about 8' out from the building and it will slide on the forward side of that equipment. This equipment is the exhaust for the Plaza Restaurant. This enlarges that room by 50% and it becomes a useable sitting area next to the kitchen. It doesn't currently have a forward facing window because of the staircase. Once that staircase is removed, we can put in two forward facing windows and it will open it up and make it a pleasant room to come in off of the kitchen. Looking at the pictures in your packet this is the back area. The staircase will be moving forward of the equipment. This will open up the tenants area and give them more privacy as well; for both apartments. (Mr. Vegas showing the Board the plans, stated) This one gives you a front side view. There's the equipment again. It will go out over the equipment and come down over the side of it. This one will give you a more precise view. That's what it will look like finished. Finally the other side, you will have all three views.

Mr. Kaplan questioned: What do the fans ventilate?

Mr. Vegas stated: The kitchen.

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Mrs. Schulte questioned: Is most of the work being done in the back and internally?

Mr. Vegas stated: Yes.

Mr. Becker questioned: Going back to the first drawing, this wall here is that beige wall there and there are no windows on it so you're going to put windows on it. This staircase is going to have a platform built coming straight out and down the stairs so these ventilations aren't going to be blocked by anything right? Otherwise your stairs would fill with grease pretty fast.

Mr. Vegas stated: No. We can't block them in. We worked on that with Joe Butto the way he wanted it. We had started this project a long time ago with Keith, but Keith retired and we hadn't moved forward quickly enough so now we are working with Joe.

Mr. Kaplan questioned: Is this beige part of the building original or was it added on?

Mr. Vegas stated: That is all original. It's actually the Masonic Hall for the ladies. The third floor was built for the Masonic Hall. Later at some point it became an apartment. That area was a seating area where we found a lot of racks so we think that's where they put the clothes for people when they came up. I think at that time there must have been a way to go to that parking lot because he had that area and the other entrance and exit as well. It was built in 1901-1902. It's one big open area. It's very ornate, all the ceilings are 12'. We are doing some work on the front of the building. We will be doing something on the front of the building. Just the windows. They will be identical to what's there now except they will be high efficiency.

Mr. Becker questioned: What about the windows you are putting in the back here?

Mr. Vegas stated: Everyone else had vinyl. Since Marvin came up the other day to do the deal on the front windows, he gave me a wood window that has a vinyl protective coating. We are also looking at the Andersen series which is a wood window with a metal or aluminum. We are trying to stay away from the vinyl. We think wood will be a better insulator. They are 62" tall by 36" wide. We want to get stock so we don't have to pay extra for custom sizes.

Mr. Brattstrom stated: Usually Marvin windows are used for historic buildings.

Mr. Vegas stated: For the siding, we have a couple of different distributors. We are going to use insulation. It is pre-insulated as well. That's a true five star. We want to keep original what's there. I like the wider look. I want to find out which has more efficiency. It's between these two for us right now unless he can locate something a bit more structurally sound. I just don't want it too small. I told them a standard color trying to keep with the building. A cream color, a standard off the shelf color with a white trim on the wood.

Mrs. Schulte questioned: Do you have a tenant yet?

Mr. Vegas stated: Not yet. It's pretty extensive. It's getting all new electrical, plumbing, kitchen, bathrooms and hopefully when it's done it will be complete. The floors have been cut to bare wood and stained.

**Portion opened to public**

None stepping forward, this portion closed.

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Mr. Kaplan made a motion to approve the application as presented. Mr. Porter seconded the motion.

**Aye: Mr. Porter, Mr. Kaplan, Mrs. Schulte, Mr. Becker**

**Motion carried.**

**OLD BUSINESS**

May 11, 2016 HPC Members need to be at the Town Council meeting at 7 PM to give Mr. Tice his Historic Preservation Proclamation.

**CORRESPONDENCE:**

None

**ADJOURNMENT:**

**Mr. Kaplan made a motion to adjourn the meeting. Mrs. Schulte seconded the motion. The meeting was adjourned with a unanimous "aye" vote at 7:32 PM.**

The next regular scheduled meeting will be held on April 18, 2016 at 7:00 PM in the Council Chambers of the Municipal Building.

Respectfully submitted,

Katherine Citterbart  
Historic Commission Secretary