



**TO:** Nichole M. Martin  
**FROM:** Jody Wunderlich, The Windsor Companies  
**DATE:** June 26, 2019  
**RE:** 18-075ARB-MPR – 86 Franklin St.

Thank you for providing an opportunity for The Windsor Companies to meet informally to discuss our planned improvements for the home located at 86 Franklin Street.

Since our last meeting in December 2018, Richard Smith, Director of Windsor Homes, left the company. He had been leading the effort to renovate this property. When he left, we explored selling the property located at 86 Franklin St. Over the first quarter of 2019, we received several offers on the property, but we did not accept any of them. It was at this time (late March) that we made the decision to move forward with the renovation. We hired a new architect and brought in a designer to help us update our materials to get everything we needed to present back to your team. This took roughly 3 months of time, and as a result, we have not been in front of your team for 6 months.

We are very excited about the upcoming renovation to 86 Franklin St. We believe we are providing much needed improvements to the building while keeping the spirit of the mid-century design very much intact. We have selected materials that are very indicative of the design of the early 1960's such as flat panels and horizontal lines. Additionally, while we are replacing all windows in the home, we are not changing the window openings. This illustrates our desire to keep inconsistent window opening sizes which was a common practice in mid-century architecture. Often, the larger room would have a larger window, and this is reflected on the East Elevation where the windows above the garage are clearly two different sizes. We also have worked with a designer to select colors that are very complimentary to each other, and we believe the new design is very cohesive. These improvements will clearly enhance the appeal of 86 Franklin St. which I know will be very welcomed by Eric Pickering and the Franklin St. HOA.

I look forward to our ARB meeting on July 24, 2019.

Warm Regards,

Jody Wunderlich