

I. CALL TO ORDER

Members present:

Deanna Amorello, Chair
Mike Ryan, Secretary
Jim Madson
Dale Nelson
John Laramee
Kelly Moran
Frank Balla (Alternate)

Staff Present:

Jillian Chin, Preservation Planner

Members absent:

Rosemary O'Brien, Vice Chair

II. ROLL CALL AND DETERMINATION OF QUORUM

III. APPROVAL OF MINUTES

IV. COMMUNICATIONS

V. ACTION ITEMS

VI. CONTINUED APPLICATIONS

C-1. Application #2023-Oct-003 of 445 Broadway, LLC, **86 Spring Street**, Plat 24, Lot 324, *(Contributing)* for permission to: 1) Replace all windows (a mix of wood and vinyl) with all wood windows 2) Replace two existing sidelights in-kind 3) Install two HVAC condenser units. *Application represented by Keith Cullen. Exhibit A Photographs was accepted. Motion to approve application with the condition that all non-vinyl windows be restored, except for the third floor windows numbers 3.1, 3.2, 3.6, and 3.7, and to move the older window to the front, citing 17.80.060.A.1-7, made by Frank Balla, seconded by Kelly Moran, all in favor.*

C.2. Application #2023-Nov-007 of 114 Touro Street, LLC, **114 Touro Street**, Plat 21, Lot 103, *(Contributing)* for permission to install a metal sign on existing aluminum posts. *Application represented by Fiona Varney. Motion to continue the application made by Kelly Moran, seconded by Frank Balla, all in favor.*

C.3 Application #2023-Nov-10 of William Street Properties, LLC, **30 Memorial Blvd West** Plat 28, Lot 081, *(Non-Contributing)* for permission to replace the existing awning roof that connects Imbriglios to Sardellas with a low slope EPDM membrane roof, construct a new transom to match existing, and modify the west stone entrance. *Application represented by Dan Herchenroether. Motion to approve the application as presented, citing 17.80.060.B.1-2 made by Kelly Moran, seconded by John Laramee, all in favor.*

C.4 Application #2023-Nov-11 of Andy and Kelly Salem, **96 Washington Street**, Plat 12, Lot 247, *(Contributing)* for permission to make multiple alterations including altering the portico, adding a deck on the first floor of the rear elevation and a full width second floor deck, adding dormers on the front slope and connecting the dormers on the

rear slope. Applicants also propose to make alterations to the fenestration. *Application represented by Chris Fagan, Kelly Salem, and Brian Arnold. Exhibit A Photographs was accepted. Motion to split the application into two parts, Part 1 regarding restoring the windows and wood shutters, modifying the front entrance per a historic picture, replacing the roof, siding, and the windows on the sunroom, and Part 2 regarding the remainder of the application, made by Kelly Moran, seconded by John Laramee, all in favor. Motion to approve Part 1, citing 17.80.060.A.1-7 made by Kelly Moran, seconded by Frank Balla, all in favor. Motion to continue Part 2 made by Kelly Moran, seconded by Frank Balla, all in favor.*

C.5 Application #2023-Nov-15 of 84 Division Street LLC c/o Louis Calcagni, **84 Division Street**, Plat 24, Lot 220, (*Contributing*) for modifications to previously approved plan: 1) Change windows from previously approved Marvin to Anderson 400 Series Woodwright. replace all windows (previously planning on restoring many) 2) Re-point masonry as needed 3) Change approved slate to ReadySlate. Applicants will also be rectifying an outstanding citation for violation of their CoA. *Application represented by Jay Lynch, Dario Dimare, and DJ Lanni. Motion to continue the application made by Kelly Moran, seconded by Frank Balla, all in favor.*

VII. NEW APPLICATIONS

N-1. Application #2023-Dec-001 of Spencer Alexander, **138-140 Spring Street Unit 7**, Plat 24, Lot 363-7, (*Contributing*) for retroactive approval to install composite decking on an existing roof deck, expand the roof deck, and install a more traditional balustrade. *Application represented by Spencer Alexander. Opposition represented by Richard D'Addario and William Purdue. Exhibit A Letters, Exhibit B Pictures, and Exhibit C Photos from Objector were accepted. Motion to approve with the condition to replace the decking with organic material, citing 17.80.060.A.1-7, made by Frank Balla, seconded by Kelly Moran, all in favor.*

N-2. Application #2023-Dec-003 of Sharzad Broumand, **46 Chastellux Ave Unit M4**, Plat 42, Lot 028-M4, (*Contributing*) for permission to remove two roof decks to repair portions of the existing EPDM roofing and replace pressure treated decks in-kind. *Motion to dismiss without prejudice made by Kelly Moran, seconded by Frank Balla, all in favor. Upon further investigation, the Applicants had requested a Continuance to the January 9th HDC Meeting.*

N-3. Application #2023-Dec-007 of Michael and Barbara Dennis-Bale, **4 ½ Sunshine Court**, Plat 16, Lot 021, (*Contributing*) for permission to replace non-original two-story deck with a one-story, flat-roof addition with a roof-deck in the same footprint as the existing deck. *Application represented by Michael and Barbara Dennis-Bale. Motion to approve application as presented, citing 17.80.060.A.1-7, made by Kelly Moran, seconded by John Laramee, all in favor.*

N-4. Application #2023-Dec-10 of George Mussalli, **30 Prospect Hill Street**, Plat 27, Lot 037, (*Contributing*) for permission to 1) Replace rear door to 36" wide to comply with building code, replace front door and trim to match existing 2) Remove rear deck and install steps and patio 3) Repair siding and trim to match existing 4) Install new gutters. *Application represented by David Sisson. Exhibit A Door Photos was accepted. Motion to approve the application with the conditions that the front door is to be wood panel and the gutters are to be approved by the Preservation Planner, citing 17.80.060.A.1-7, made by Kelly Moran, seconded by John Laramee, all in favor.*

N-5. Application #2023-Dec-19 of Alison P. Scavone, **80 Rhode Island Ave**, Plat 20, Lot 216, (*N/A*) for permission to construct a single-family dwelling on an empty lot. *Summary. Motion to approve the application as presented, citing 17.80.060.C.1-3, made by Frank Balla, seconded by Kelly Moran, all in favor.*

N-6. Application #2023-Dec-22 of Salty Sailor, Inc, **75 Pelham Street**, Plat 27, Lot 012-D, *(Contributing)* for permission to update porches and railings to bring them up to building code. The porches will be made level and extended. *Application represented by Michael Hill. Motion to approve the application with the condition to change the material from composite to wood, citing 17.80.060.A.1-7, made by Frank Balla, seconded by Kelly Moran, all in favor.*

N-7. Application #2023-Dec-23 of Tammy Brown, **515 Ocean Ave**, Plat 44, Lot 123, *(Non-Contributing)* for permission to add a second floor over the existing first floor office, replace 4 exterior doors, replace the siding on the front entry with a new horizontal siding, replace the bead-board ceiling with a new mahogany ceiling in covered entry, and replace an existing half wall railing with cable railing on the balcony above the garage. *Summary. Motion to approve application as presented, citing 17.80.060.B.1-2, made by Kelly Moran, seconded by Frank Balla, all in favor.*

N-8. Application #2023-Dec-24 of Sarah Jauss, **23 Chartier Circle**, Plat 44, Lot 113, *(Non-Contributing)* for permission to demolish the existing non-contributing building and construct a new single-family dwelling. *Application represented by Russell Jackson and Mark Fontaine. Exhibit A Letter from John Tschirch was accepted. Motion to split the application into two parts, Part 1 regarding the demolition and Part 2 regarding the new construction, made by Kelly Moran, seconded by Frank Balla. Motion to approve Part 1, citing 17.80.060.D.1-2, made by John Laramee, seconded by Frank Balla, all in favor. Motion to approve Part 2, citing 17.80.060.B.1-2, made by John Laramee, seconded by Frank Balla, all in favor.*

N-9. Application #2023-Dec-25 of Cody's Investments, LLC, **21 Catherine Street**, Plat 25, Lot 066, *(Contributing)* for permission to: 1) Repair 2 chimneys, reframe the roof over west elevation bay windows, fir gutters, and patch stucco 2) Convert section of rear addition to covered porch with stairs, reduce square footage of existing deck and install new wooden decking/railings. Relocate stairs off deck. Remove chimney in rear addition 3) Replace existing asphalt and EPDM roofing in-kind. 4) Replace existing wood entry doors with new wooden doors. Replace windows with Andersen Woodwright, muntin patterns to match. Restore leaded glass window 5) Install 10x20 in-ground pool. *Application represented by Michael Marcello. Exhibit A Supplemental Materials was accepted. Motion to split the application into two parts, Part 1 regarding repairing the 1) chimneys, bay window roof, gutters, stucco, 3) repairing the roofing, and 5) installing the pool, and Part 2 regarding the remainder of the application made by Kelly Moran, seconded by Frank Balla, all in favor. Motion to approve Part 1, citing 17.80.060.A.1-7, made by Kelly Moran, seconded by Frank Balla, all in favor. Motion to continue Part 2 made by Kelly Moran, seconded by Frank Balla, all in favor.*

N-10. Application #2023-Dec-27 of William & Lisa Ruh, **88 Washington Street**, Plat 12, Lot 046, *(Contributing)* for permission to construct a new single-family dwelling and deck, connecting to an existing deck of a contributing structure. *Continued per applicant's request.*

N-11. Application #2023-Dec-28 of Jack Zins, **65-67 Bridge Street**, Plat 16, Lot 058, *(Contributing)* for permission to install solar panels on the roof of the garage. *Motion to dismiss the application without prejudice made by Kelly Moran, seconded by Frank Balla, all in favor.*

VIII. NEW BUSINESS

Discussion and Adoption of 2024 Historic District Commission Meeting Calendar

IX. ADJOURNMENT