

I. CALL TO ORDER

II. ROLL CALL AND DETERMINATION OF QUORUM

Members present:

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

Staff Present:

Jillian Chin, Preservation Planner

III. APPROVAL OF MINUTES

September 19, 2023 – *Motion to approve made by John Laramee, seconded by Rosemary O'Brien, all in favor.*

October 17, 2023 – *Motion to approve made by John Laramee, seconded by Rosemary O'Brien, all in favor.*

IV. COMMUNICATIONS

Motion to accept correspondence regarding 69 Third Street and 5 Russo Court made by Kelly Moran, seconded by Rosemary O'Brien, all in favor.

V. ACTION ITEMS

A-1. Application #2022-Jun-002 of Ronald and Elissa Luccio, **80 Pelham Street**, Plat 24, Lot 226, (*Contributing*) for permission to extend an expired CoA that was approved by a vote of 6-1 on July 19, 2022. *Application represented by Ronald Luccio. Motion to approve application extension made by Kelly Moran, seconded by Rosemary O'Brien, all in favor.*

A-2. Application #2022-Aug-10 of Timothy & Elizabeth McGilvray, **13 Commonwealth Ave**, Plat 44, Lot 081, (*Non-Contributing*) for permission to extend an expired CoA that was approved on August 16, 2022 for the demolition of an existing non-contributing building and construction of a new single-family dwelling. *Application represented by Russell Jackson. Motion to approve application extension made by Kelly Moran, seconded by Rosemary O'Brien, all in favor.*

VI. CONTINUED APPLICATIONS

C-1. Application #2023-Oct-001 Pt. II of Peter Sheffield, **23 Gidley Street**, Plat 27, Lot 203, (*Contributing*) for permission to 1) Replace 8x8 false garage door with tongue and groove red cedar planks and regular cedar planks with black hardware 2) Add PVC trim board against concrete around the false garage door and corner boards. *Application represented by Peter Sheffield. Motion to approve application with the condition that the gutters be half round fiberglass gutters and round downspouts, citing 17.80.060.A.1-7, made by Kelly Moran, seconded by Rosemary O'Brien, all in favor.*

C-2. 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. Motion to continue made by Kelly Moran, seconded by Rosemary O'Brien, all in favor.*

C.3. Application #2023-Oct-22 of Salvatorre Carrabba, **108 Prospect Hill Street**, Plat 28, Lot 013, (*Contributing*) for permission to repair and replace rotted wood cladding and trim as needed, repair current non-historic Brosco windows, replace the roof in-kind, reconfigure roof decks, and replace several exterior doors. *Application represented by Chris Fagan. Motion to approve the application as presented, citing 17.80.060.A.1-7, made by Kelly Moran, seconded by Rosemary O'Brien. The motion passed with six members voting in favor and Mike Ryan voting against, citing 17.80.060.A.1-7.*

VII. NEW APPLICATIONS

N-1. Application #2023-Nov-003 of Kenneth and Sherry Fardie, **187 Rhode Island Avenue**, Plat 29, Lot 211, (*Non-Contributing*) for permission to install new brick chimney where one previously existed prior to the house being moved in 2012. Retroactive permission to install new porch balustrade. *Summary. Motion to approve the application as presented, citing 17.80.060.B.1-2, made by Kelly Moran, seconded by Rosemary O'Brien, all in favor.*

N-2. Application #2023-Nov-004 of Anthony J Capuano Trust & Linda J. Valentini Trust, **15 Hammersmith Road Unit 3A**, Plat 43, Lot 065-03A, (*Non-Contributing*) for permission to replace two Anderson casement windows with a slightly shorter size to match adjacent windows and install wood shingles in area created by shortening windows. *Summary. Motion to approve the application as presented, citing 17.80.060.B.1-2, made by Kelly Moran, seconded by Rosemary O'Brien, all in favor.*

N-3. Application #2023-Nov-005 of Laura Treonze, **69 Third Street**, Plat 12, Lot 024, (*Contributing*) for permission to modify a previously approved plan by replacing the existing entry door with a custom wood Dutch-style door and move the proposed single-car garage towards the rear of the property. *Application represented by Laura Treonze. Opposition represented by attorney Tanner Jackson. Motion to approve the application as presented, citing 17.80.060.A.1-7, made by Kelly Moran, seconded by Rosemary O'Brien, all in favor.*

N-4. Application #2023-Nov-006 of Beacon Hill Road, LLC, **38 Beacon Hill Road**, Plat 41, Lot 411, (*Non-Contributing*) for permission to construct a detached guest house and update location of previously approved pool, fire-pit, outdoor kitchen, generator, condensers and pool equipment. *Summary. Motion to approve the application as presented, citing 17.80.060.B.1-2, made by Kelly Moran, seconded by Rosemary O'Brien, all in favor.*

N-5. 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. *Continued.*

N-6. Application #2023-Nov-008 of Michael J. Marcello, **21 Catherine Street**, Plat 25, Lot 066, (*Contributing*) for permission to demolish an existing contributing one-car garage. *Continued.*

N-7. Application #2023-Nov-009 of Ronald L. Flemming, **304 Bellevue Ave**, Plat 33, Lot 018, (*Contributing*) for permission to rebuild the existing north chimney with new corbelled courses to match the other three existing chimneys. *Abbreviated Summary. Application represented by John Machado and Tanner Jackson. Motion to approve the application as presented, citing 17.80.060.A.1-7, made by Kelly Moran, seconded by Rosemary O'Brien. The motion passed with six members voting in favor and Kelly Moran voting against, citing 17.80.060.A.1-7.*

N-8. 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. *Continued.*

N-9. 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 Continued to December 12, 2023 HDC meeting by the request of the Applicant.

N-10. Application #2023-Nov-12 of Leah and Jonathan Stearns, **91 Washington Street**, Plat 12, Lot 27, (*Contributing*) seeking a minor modification to a previously approved plan by moving the carriage house and pool 5ft south, closer to the main house. *Summary. Motion to approve the application as presented, citing 17.80.060.A.1-7, made by Kelly Moran, seconded by Rosemary O'Brien, all in favor.*

N-11. 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 Dean Temple. Exhibit A Plans/Illustration was accepted. Motion to continue the application made by Kelly Moran, seconded by Rosemary O'Brien, all in favor.*

N-12. Application #2023-Nov-13 of SRU Holding, LLC & Salve Regina University, **35, 45 & 51 Shepard Avenue, 26 Lawrence Avenue, 74 & 80 Victoria Avenue**, Plat 36, Lots 36, 96, 98, 102, 103 and 104, (*Non-Contributing*) seeking full approval on materials and design on a conceptually approved plan to construct a new dormitory. *Application represented by Paul Weber and William Landry. Opposition represented by Andrew Teitz and Patrick Daughtry. Applicant's Exhibit A Façade was accepted. Motion to approve the application, excluding lighting signage, mechanical screening, and dumpster screening that is to be reviewed separately, citing 17.80.060.B.1-2, made by Kelly Moran, seconded by Rosemary O'Brien, all in favor.*

N-13. Application #2023-Nov-14 of Kevin Rinaldi-Young, **5 Russo Court**, Plat 21, Lot 160, (*Contributing*) for permission make multiple alterations including: 1) Construction of new 3rd floor dormers 2) Extension of roofline and 2nd floor to align with existing bump-out to create a cantilevered 2nd story 3) Expansion the 2nd floor deck across the back of the house. *Application represented by Spenser McCombe. Application was withdrawn.*

VIII. NEW BUSINESS

IX. ADJOURNMENT