

I. CALL TO ORDER

II. ROLL CALL AND DETERMINATION OF QUORUM

Members present:

Andy Bjork, Chair
Rosemary O'Brien, Vice Chair
Donald Ross
David Adams
Mike Ryan
James Madson
Kelly Moran (Alternate)
Deanna Amorello (Alternate)

Staff present:

Nick Armour, Historic Preservation Planner
Patricia Reynolds, Planning Director

III. APPROVAL OF MINUTES

July 19, 2022 - *Motion to approve with specified modifications made by Mr. Adams, seconded by Mr. Ross, 6-0-1 in favor (Mrs. O'Brien recused due to lack of attendance at the July 19, 2022 hearing).*

IV. COMMUNICATIONS

Correspondence Regarding 32 Ann Street
Letter from Condo Association Regarding 35 Chastellux
Additional materials for 225 Ruggles Ave
Additional materials for 13 Chestnut Street

Motion to approve all Communications made by Mr. Ross, seconded by Mr. Adams, all in favor.

Accept Planners Findings of Fact - *Motion to approve made by Mr. Ross, seconded by Mr. Adams, all in favor.*

V. ACTION ITEMS

CONTINUED APPLICATIONS

C-1. Application #2022-Jun-14 of Mr. Christopher Dunn And Ms Mary Cummings, 13 Chestnut Street, Plat 12, Lot 220, (*Contributing*) for permission to (1) repair and replace wood gutters and eaves in kind as necessary, replace West downspout w/ 3" round copper and install 3" round copper downspout at East where downspout was

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previously located, (2) replace existing siding in-kind with wood clapboard on South (street-facing) and cedar shingles on East, North, and West, (3) replace enclosed porch with un-enclosed porch within existing porch footprint, (4) replace 21 windows and 2 doors; and (5) add brick veneer to existing foundation walls. *Motion to approve application, conditional upon 1) porch columns and spindles to match original, 2) leave/repair original foundation, 3) retain lattice under porch, 4) porch windows to be restored, 5) windows specified as original to be restored, 6) small window on second floor of east elevation permitted to be moved to the left, 7) non-original windows to be replaced, citing 17.80.060.A.1, A.2, A.4, and A.5, made by Mr. Ross, seconded by Mr. Adams, all in favor.*

C-2. Application #2022-Jun-16 of Mr. CBS Partners LLC, 43 Franklin Street, Plat 27, Lot 069, (*Contributing*) for permission to re-construct building that was damaged and demolished during a storm, with the specific modifications including: (1) enlarge a window on North elevation to meet egress, (2) add a door and enlarge a window on West elevation to meet egress and simplify window layout to more align with historic photos, (3) enlarge one window to meet egress, remove one window due to building code, and simplify window layout on South elevation, and (4) remove one window due to building code on east elevation. *Motion to approve application, conditional upon replication of front door details, and appropriate foundation treatment to be determined by applicant, citing 17.80.060.A.1, A.2, A.3, and A.7, made by Mr. Ross, seconded by Mr. Adams, all in favor.*

C-3. Application #2022-Jun-13 of Miramar 646 LLC, 646 Bellevue Avenue, Plat 38, Lot 003, (*Contributing*) for permission to make various alterations to the carriage house consisting of modifications to the doors and windows, modifications to the carriage doors, modification to the West-facing doors, pavilion doors, windows, and proposed new skylight. *Motion to approve revised application made by Mr. Ross, seconded by Mr. Adams, citing 17.80.060.A.1, A.2, A.4, and A.5. 5-2 in favor (Mrs. Amarello voted in place of Mrs. O'Brien; Mr. Ross and Ms. Moran opposed, citing 17.80.060.A.5). Application Approved.*

NEW APPLICATIONS

N-1. Application #2022-Jul-3 of Ms. Anastasia Kritzalis, Trustee, 35 Chastellux Ave., Unit G, Plat 42, Lot 003-G, (*Contributing*) for retroactive approval of installation of a privacy screen on top of an existing exterior partition between the decks of Units G and H, which previously existed but was removed in 2015. Installation occurred on March 21, 2022 without HDC or Building Permit approval. *Motion to Continue application to September 20, 2022 HDC meeting to allow for Condo Association Approval, made by Mr. Ross, seconded by Mr. Adams, all in favor.*

N-2. Application #2022-Jul-4 of Mr. James Langston, 85 Thames St., Plat 17, Lot 144, (*Contributing*) Reapproval of previously-approved CoA that expired. Project includes: 1) To insulate, add windows and skylights and a proper floor to the existing second story metal pre-fab building. Clad it in barnboard, shiplapped; 2) to paint the resticated CMU warehouse walls; 3) To extend the second story building eastward to cover the existing masonry footprint of the ground floor; 4) to provide access to the second story by a door in the east studio and a stair; 5) The studio walls will incorporate new wood frames windows; 6) a 12-foot wide shed roof to the South to cover the access alley to

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warehouse. The project is to create office/studio space in an unused building. *Summary Approval. Motion made by Mr. Ross, seconded by Mr. Adams, citing 17.80.060.A.1-A.7, all in favor.*

N-3. Application #2022-Jul-5 of Potter School Condominiums Association, 12 Elm St., Plat 17, Lot 029, (*Contributing*) for permission to remove all existing wooden gutters and fascia; install new solid, pre-primed pine fascia, coat finish paint; install new fiberglass gutters. *Abbreviated Summary Approval. Motion made by Mr. Ross, seconded by Mr. Adams, citing 17.80.060.A1 and A.4, all in favor.*

N-4. Application #2022-Jul-6 of Mr. Kendall Tucker Holmes, 32 Ann Street, Plat 27, Lot 212, (*Contributing*) for permission to replace windows and door in basement which were replaced without permits and with vinyl materials; basement windows would be replaced with wood 3 over 2 panel design in front and side and 3-panel window on back side of house. Basement door would be replaced with flat paned exterior door like what was there previously Retroactive request to keep ADA-compliant hand rails on stairs. *Application continued to September 20, 2022 HDC meeting by request of the Applicant.*

N-5. Application #2022-Jul-7 of Mr. David Jasper, 2 Martin Street, Plat 27, Lot 060, (*Non-Contributing*) for permission to replace alaskan cedar shingles on the west and east parts of the upper, gently-sloping roof with architectural asphalt shingles. *Abbreviated Summary Approval. Motion made by Mr. Ross, seconded by Mr. Adams, citing 17.80.060.B1 and B.2, all in favor.*

N-6. Application #2022-Jul-9 of Mr. James Cameron Crockford, 33 Brenton Road, Plat 41, Lot 241, (*Non-Contributing*) for permission to perform numerous modifications to existing single-story structure: 1) removal of all windows and roof; 2) new addition added to the SW corner of the structure; 3) 2nd floor added to current footprint and addition; 4) front porch added to current structure; 5) rear porch added to back-side of structure with step down blue stone fire pit; 6) addition of three-car garage; 7) exterior finishes will include cedar shingle siding, cedar shingle roof, off-white window casings and trim, 4-over-1 black frame windows, mahogany front porch. *Motion to approve application based on 17.80.060.B.1, C.1, and C.2 made by Mr. Ross, seconded by Mr. Adams. 6-1 in favor (Mr. Ross opposed, citing 17.80.060.C.2). Application Approved.*

N-7. Application #2022-Jul-10 of Elliot A. Stultz Trust, 17 John Street, Plat 27, Lot 089, (*Contributing*) for permission to install one new window to match and existing double-hung unit. All details replicated in-kind. Not visible from any public right-of-way. *Motion to approve application, conditional upon applicant modifying window to avoid conjecture, citing 17.80.060.A.1 and A.2, made by Mr. Ross, seconded by Mr. Adams, all in favor.*

N-8. Application #2022-Jul-11 of Mr. Jake Bentz, 14 Barney Street, Plat 21, Lot 044, (*Contributing*) for permission to perform numerous modifications to existing structure, including: 1) change current Northeast-facing, southeast-facing, and northwest-facing kitchen windows to smaller windows to allow for countertop in kitchen; 2) add a

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window in the location of an existing outdoor shower; 3) add two skylights to roof of kitchen at back of house; and 4) remove old chimney stack on roof of kitchen. *Motion to approve application (skylights removed from application by Applicant), conditional upon retention or rebuilding of the exterior chimney stack, citing 17.80.060.A.1, A.3, and A.7, made by Mr. Ross, seconded by Mr. Adams, all in favor.*

N-9. Application #2022-Jul-12 of Mr. Stephen Posthuma, 31 Ward Avenue, Plat 34, Lot 050, (*Non-Contributing*) for permission to install two awning over two sets of french doors onto deck at rear of house, not visible from the street, similar to awnings previously approved on front of the house. *Summary Approval. Motion made by Mr. Ross, seconded by Mr. Adams, citing 17.80.060.B.1 and B.2, all in favor.*

N-10. Application #2022-Jul-13 of 225 Ruggles LLC, 225 Ruggles Avenue, Plat 36, Lot 051-6, (*Contributing*) for permission to make various modifications to existing structure, including: 1) Replace all existing cedar shingle siding to match existing; 2) restore all wood trim, windows, and doors to remain; 3) replace roof flashing to match existing where required; 4) repointing at existing stone walls; 5) square off wouth wall of existing addition and rebuild flat roof (with parapet) with a shed roofl; 6) remove non-original stone terrace at southwest corner; 7) remove and/or reconfigure non-original windows and doors; 8) restore original exterior covered stone patios; 9) new pool coping, patios, stone wall, and fence; and 10) replace lattice mechanical screen with cedar shingle parapet. *Motion to approve application, citing 17.80.060.A.1, A.4, A.5, and A.7, made by Mr. Ross, seconded by Mr. Adams, all in favor.*

VI. NEW BUSINESS

VI. ADJOURNMENT

Motion to adjorn at 9:30pm by Mr. Ross, seconded by Mr. Adams, all in favor.

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