

I. CALL TO ORDER

II. ROLL CALL AND DETERMINATION OF QUORUM

Members present:

Andy Bjork, Chair
Rosemary O'Brien, Vice Chair
Don Ross
Mike Ryan
Nancy Stafford
James Madson
Kelly Moran (Alternate)
Deanna Amorello (Alternate)

Staff present:

Nick Armour, Historic Preservation Planner

III. APPROVAL OF MINUTES

September 29, 2022 - *Motion to approve made by Mr. Ross, seconded by Mrs. O'Brien, all in favor.*

IV. COMMUNICATIONS

Communication received related to 5 Russo from Kerry Bonner, received October 14, 2022. *Motion to accept communication made by Mr. Ross, seconded by Mrs. O'Brien, all in favor.*

V. ACTION ITEMS

Motion to accept Findings of Fact in staff report made by Mr. Ross, seconded by Mrs. O'Brien, all in favor.

CONTINUED APPLICATIONS

C-1. Application #2022-Jul-3 of 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. *Application continued to November 15, 2022 HDC meeting by request of the Applicant.*

C-2. Application #2022-Jun-14 of Kevin Rinaldi-Young, **5 Russo Court**, Plat 21, Lot 160, (*Contributing*) for permission to (1) lift existing house off the existing foundation to put a new foundation to provide a garage at grade, (2) add a new garage door, a new exterior 2 story bump out addition above garage with new Marvin wood double hung windows, a new front entry door, and new crown millwork on the East elevation, (3) Add new exterior 2 story bumpout addition above garage with new Marvin wood double hung windows and standing seam metal roof, and (4) Add new pergola above exposed area of existing deck, new Marvin wood ultimate French doors at lower and upper deck, new deck stairs, and new glass enclosed 3 season room under existing deck on West elevation. *Motion to accept presentation of Mr. Rinaldi-Young made by Mr. Ross, seconded by Mrs. O'Brien, all in favor. Motion to accept Mr. McCombe as expert architect made by Mr. Ross, seconded by Ms. O'Brien, all in favor. Motion to approve application as presented, citing 17.80.060.A.1-A.7, made by Mr. Ross, seconded by Mrs. O'Brien, 2-5 in favor, motion fails. Mr Bjork,*

Mr. Ross, Mr. Ryan, and Mrs Stafford opposed citing 17.80.060.A.1. Ms. Moran opposed citing 17.80.060.A.1, A.4, and A.7. Application denied.

C-3. Application #2022-Jul-6 of 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 November 15, 2022 HDC meeting by request of the Applicant.*

C-4. Application #2022-Aug-5 of N2N Homes LLC, **71 Prospect Hill Street**, Plat 27, Lot 058, (*Contributing*) to perform modifications to existing structure including: 1) replace existing windows with Pella all-wood windows with minimal variation in dimensions; 2) remove damaged chimneys/fireplaces and replace with faux chimneys of the original design and constructed from reclaimed brick from the original chimneys; and 3) add two shed dormers to main roof. *Application continued to November 15, 2022 HDC meeting by request of the Applicant.*

C-5. Application #2022-Aug-13 of Robert Weintraub Trust, **25 Mill Street**, Plat 24, Lot 230, (*Contributing*) to place four HVAC units on flat roof on the east elevation, not visible from the public rights of way; new gas lamps on the front façade; new wrought iron railings on the existing exterior stairs on the west elevation (existing stairs to remain) *Motion to approve application as presented, with condition to use electric lights instead of gas, citing 17.80.060.A.1-A.7, made by Mr. Ross, seconded by Mrs. O'Brien, all in favor.*

C-6. Application #2022-Aug-18 of Leah and Jonathan Stearns, **91 Washington Street**, Plat 12, Lot 27, (*Contributing*) to perform numerous modifications to the existing building and site, including: 1) removal of non-historic fire stairs located on the east and west sides of the building; 2) removal of the non-historic addition and elevator override at the third story, replacement/infill of new asphalt shingles in this location, and restoration of the existing dormers on the mansard roof; 3) reduction in size of non-historic addition on north side of building by 5-feet 4-inches, and relocation of entry door to the north façade; 4) removal of the non-historic porch infill at the southwest corner and restoration of the historic porch and historic windows; 5) in-fill new window in existing opening at northeast corner of first floor to match existing windows; 6) new pool; 7) new carriage/pool house; 8) new pergola between pool house and proposed pool location; 9) remove existing circular driveway at front of the house and infill with grass; 10) rework and enlarge rear driveway to accommodate pool house garage and allow for parking and clearance; and 11) open rear driveway to Pine Street and remove access to Washington Street. *Application continued to November 15, 2022 HDC meeting by request of the Applicant.*

C-7. Application #2022-Sep-2 of Richard and Lesley Carrigg, **81 Mill Street**, Plat 24, Lot 307, (*Contributing*) to remove 6 replacement windows (four on third floor and two in stairwell) and install Anderson Fibrex replacement windows; same size and locations and no exterior wood work. *Motion to approve application as presented, with condition to replace four 3rd-floor windows with wood windows, citing 17.80.060.A.1-A.7, made by Mr. Ross, seconded by Mrs. O'Brien, all in favor.*

C-8. Application #2022-Sep-3 of John & Kathy Trentos, **93 Second Street**, Plat 09, Lot 320, (*New Construction*) to construct a new 2-story single-family house. *Application continued to November 15, 2022 HDC meeting by request of the Applicant.*

C-9. Application #2022-Sep-4 of Louise Grosvenor, **208 Ocean Avenue**, Plat 41, Lot 189, (*Contributing*) for permission to replace two existing 8-foot by 8-foot swing-out doors with matching wood swing-out doors in identical style on both gatehouse buildings. *Motion to approve application as presented, with condition utilize windows in the new doors, and to replicate existing decorative hinge elements, citing 17.80.060.A.1-A.7, made by Mr. Ross, seconded by Mrs. O'Brien, all in favor.*

C-10. Application #2022-Sep-6 of New York Yacht Club, **5 Halidon Avenue**, Plat 41, Lot 012, (*Contributing*) to perform modifications to and relocation of the "boathouse" at the New York Yacht Club. Building would be moved approximately 20 feet to the south and 36 feet to the west and elevated approximately 2-feet. Portion of exterior covered patio would be enclosed to provide two, new, accessible bathrooms. Restoration of damaged stucco and replacement in-kind of wood trim where needed. *Motion to approve application as presented, citing 17.80.060.A.1-A.7, made by Mr. Ross, seconded by Mrs. O'Brien, all in favor.*

C-11. Application #2022-Sep-8 of Dish Wireless, LLC, **1 Bellevue Avenue**, Plat 25, Lot 124, (*Contributing*) to install three new telecommunications antenna and related infrastructure in location of existing antennas. *Application continued to November 1, 2022 HDC Special Meeting by request of the Applicant.*

C-12. Application #2022-Sep-11 of 77 Bridge St., LLC, **0 Bridge Street**, Plat 16, Lot 060, (*New Construction*) construct a 2 -story single-family dwelling with a detached 285 square-foot garage. Proposed house to have Finished Floor Elevation of 14-feet to meet FEMA flood elevation. *Motion to resequence Application #2022-Sep-11 after Applications #2022-Sep-12 and #2022-Sep-13 made by Mrs. Ross, seconded by Mrs. O'Brien, all in favor. Continued to November 15, 2022 HDC hearing, for control.*

C-13. Application #2022-Sep-12 of 77 Bridge St., LLC, **77 Bridge Street**, Plat 16, Lot 061, (*Contributing*) to 1) restore existing contributing structure. Building will be raised 5-feet 7-inches to meet FEMA Base Flood Elevation requirements; 2) construct a two-story 1,250 square-foot addition to the rear of the existing structure; 3) construct a new 576 square-foot detached garage. *Testimony provided by applicant. Testimony provided by neighbors: Nancy Scott, Sheila Derousers, Judith Krall, and Ken Snyder. Motion to continue application to November 15, 2022 HDC hearing to allow applicant to address concerns raised by abutters and Commission, made by Mr. Ross, seconded by Mrs. O'Brien, all in favor.*

C-14. Application #2022-Sep-13 of 77 Bridge St., LLC, **14 Second Street**, Plat 16, Lot 189, (*Contributing*) to 1) restore existing contributing structure and raise to meet FEMA Base Flood Elevation; 2) Relocate the structure 26-feet 4-inches to the south and 3-feet 3-inches to the west; 3) construct a 2-story 600 square foot addition to the side of the structure. *Continued to November 15, 2022 HDC hearing, for control.*

NEW APPLICATIONS

N-1. Application #2022-Oct-1 of Miramar 646 LLC, **646 Bellevue Ave**, Plat 38, Lot 010, (*Contributing*) for permission to 1) replace existing copper batten seam metal roof with new, patinated copper roof; 2) infill three arched masonry openings at the service court loggia entry and install new doors similar to the main entrance doors; 3) replace east and west retaining walls at service court and install new carriage-style overhead doors at the service court entrance; 4) Accessory structures at Carriage House, including new in-ground swimming pool, pergola and lattice pavilions, tennis court, and security kiosk. *Continued to November 1, 2022 HDC Special Meeting, for control.*

N-2. Application #2022-Oct-2 of Whitestone Condominium, **1 Oakwood Terrace**, Plat 26, Lot 071, (*Contributing*) for permission to install two fire escapes, one on the east and one on the west sides of the building from the third floor. Designed to match the color and style of the existing fire escape. *Abbreviated Summary. Motion to approve application as presented, citing 17.80.060.A.1-A.7 made by Mr. Ross, seconded by Mrs. O'Brien, all in favor.*

N-3. Application #2022-Oct-4 of Jonathan A. Cottrell, **360 Gibbs Avenue**, Plat 23, Lot 094, (*Contributing*) for permission to make modifications to existing structure including: 1) remove existing front entrance structure and footings, dig and pour new footings and slab to match entrance to main house; 2) construct new structure to match existing; and 3) remove and re-shingle asphalt roof. *Summary. Motion to approve application as presented, citing 17.80.060.A.1-A.7 made by Mr. Ross, seconded by Mrs. O'Brien, all in favor.*

N-4. Application #2022-Oct-5 of Michael & Barbara Dennis-Bale, **4 ½ Sunshine Court**, Plat 12, Lot 021, (*Non-Contributing*) for permission to construct and accessory shed in the rear yard. *Abbreviated Summary. Motion to approve application as presented, citing 17.80.060.A.1-A.7 made by Mr. Ross, seconded by Mrs. O'Brien, all in favor.*

N-5. Application #2022-Oct-7 of Margaret & Sean Maloney, **275 Harrison Avenue**, Plat 44, Lot 121, (*Contributing*) for permission to construct a ground-mounted solar array, located approximately 162 feet from the main house. *Continued to November 1, 2022 HDC Special Meeting, for control.*

N-6. Application #2022-Oct-8 of Bruce & Janice Broussard, **719 Bellevue Avenue**, Plat 38, Lot 020, (*Contributing*) for modifications to previously-approved porch infill including: 1) reduction of height of the "Nanna-Wall" windows to account for building code requirements, 2) new transom windows above Nanna Wall to match other transom windows on the house, and 3) two additional Nanna-Wall panels to account for maximum width of each panel. *Summary. Motion to approve application as presented, citing 17.80.060.A.1-A.7 made by Mr. Ross, seconded by Mrs. O'Brien, all in favor.*

N-7. Application #2022-Oct-12 of Katherine N. James-Bowers, **11 Kay St**, Plat 25, Lot 007, (*Contributing*) for permission to replace four front porch columns, with new "Perma-cast" columns to match the existing size, design, and color of the original columns. *Continued to November 1, 2022 HDC Special Meeting, for control.*

N-8. Application #2022-Oct-14 of FiftySquare L.P., **50 Washington Square**, Plat 17, Lot 191, (*Contributing*) for permission to conduct numerous modifications to existing building, including: 1) demolish and replace ADA ramp with matching brick; 2) selective replacement of brick masonry; 3) repair of Terra Cotta in several locations and anchoring to building where necessary; 4) replacement of Terra Cotta balustrade with cast stone balustrade to match existing; 5) repair of wood windows, including scraping, cleaning, priming, and painting; 6) replacement of non-original windows with new, wood-clad aluminum windows with integral spandrel panels to match the wood windows; 7) ornamental metalwork to be selectively removed and sandblasted, repainted and re-installed; 8) repair of pressed metal copper cornice; 9) replacement of EPDM roof membranes with TPO roof membranes and installation of wall flashing below Terra Cotta coping stones to address water infiltration; 10) new rooftop mechanical units to be arrayed on primary building rooftop away from the building edge, existing mechanical to be replaced in existing locations; 11) new wood and metal exterior entrance doors to be installed, modeled on the layout of the historic doors, and painted to match existing doors and windows. *Continued to November 1, 2022 HDC Special Meeting, for control.*

N-9. Application #2022-Oct-15 of Mark & Marlena Horan, **336 Gibbs Avenue**, Plat 23, Lot 081, (*Contributing*) for permission to 1) Construct 322 sq.ft. pool cabana; and 2) install new siding, roofing, and trim material to match existing house. *Abbreviated Summary. Motion to approve application as presented, citing 17.80.060.A.1-A.7 made by Mr. Ross, seconded by Mrs. O'Brien, all in favor.*

N-10. Application #2022-Oct-16 of 225 Ruggles LLC, **225 Ruggles Avenue**, Plat 36, Lot 051-6, (*Contributing*) for modifications to previously-approved application including: 1) replace aluminum gutters with fiberglass; 2) north-facing dormer and gable end to remain the same (previously requested a modification), therefore, windows A1 and A2 are sized to match existing; 3) window at northwest, second-floor dormer to be removed (previously requested to be replaced); 4) west-facing exterior door to be replaced (previously requested to be removed); 5) remove trim detail at turret overhang; 6) placement of two (2) HVAC units facing Ruggles Ave (hidden by shrubs); and 7) remove sunken terrace and French doors facing north, infill with windows and stone to restore original design. *Continued to November 1, 2022 HDC Special Meeting, for control.*

N-11. Application #2022-Oct-17 of Beacon Rock, LLC, **147 Harrison Avenue**, Plat 41, Lot 001, (*Contributing*) for permission to conduct restorations and modifications to existing house and grounds, including: 1) General masonry repairs and repointing; 2) removal of existing clay tile roof (mostly installed in 1996) and replacement with new clay tile to match original intent, and salvaging of existing roof tiles at rotunda for potential re-used; 3) existing, non-original wood pergola structure and attachments on the west elevation to be removed and replaced with new structure to match original intent; 4) removal of existing swinging pool and flagpole, and construct a new pool in approximately the same location, including removal of stone veneer steps replaced with new hardscape around pool; 5) repoint and whitewash brick in south entry courtyard; 6) restore or replace existing windows and doors, as described in window inventory; and 7) installation of generator. *Application continued to November 15, 2022 meeting by request of the Applicant.*

N-12. Application #2022-Oct-18 of David L. McDonough & Ruth C. Sommers, **124 Harrison Avenue**, Plat 41, Lot 302, (*Non-Contributing*) for permission to 1) replace non-original, vinyl replacement windows with Marvin Elevate wood/fiberglass-clad casement and double-hung windows described in the window inventory; and 2) install a 15'x36' in-ground pool with bluestone deck. *Summary. Motion to approve application as presented, citing 17.80.060.B.1 and B.2, made by Mr. Ross, seconded by Mrs. O'Brien, all in favor.*

N-13. Application #2022-Oct-21 of JT OConnell Realty Corp, **590 Ocean Avenue**, Plat 44, Lot 001, (*Contributing*) for permission to replace 14 non-original existing Marvin windows in-kind with custom-made windows to match material and profile of existing windows. *Summary. Motion to approve application as presented, citing 17.80.060.A.1-A.7 made by Mr. Ross, seconded by Mrs. O'Brien, all in favor.*

N-14. Application #2022-Oct-22 of Margaret Hatch, **401 Bellevue Avenue, Unit 307**, Plat 35, Lot 275-307, (*Contributing*) for permission to enclose an existing exterior sunporch with sliding door as previously approved on other units in the building. *Summary. Motion to approve application as presented, citing 17.80.060.A.1-A.7 made by Mr. Ross, seconded by Mrs. O'Brien, all in favor.*

VI. NEW BUSINESS

Consideration for date for Special Meeting to hear continued items from October 18, 2022 agenda. Proposed date is November 1, 2022. *Motion to schedule special meeting for November 1, 2022 to hear remaining backlogged applications, made by Mr. Ross, seconded by Mrs. O'Brien, all in favor.*

VI. ADJOURNMENT

Motion to adjourn at 10:21pm, made by Mr. Ross, seconded by Mrs. O'Brien, all in favor.