

**I. CALL TO ORDER**

**II. ROLL CALL AND DETERMINATION OF QUORUM**

Members Present:

Deanna Amorello, Chair  
Rosemary O'Brien, Vice Chair  
Kelly Moran, Secretary  
Jim Madson  
John Laramée  
Frank Balla  
Ray Goddard

Staff Present:

Jillian Chin, Preservation Planner

**III. APPROVAL OF MINUTES**

June 11, 2024 – *Motion to approve moved by Rosemary O'Brien, seconded by Frank Balla. All voted in favor*

**IV. COMMUNICATIONS**

**V. ACTION ITEMS**

A-1. Application #2023-Jan-14 of Joan M Packhem of **446 Bellevue Ave Unit 3**, Plat 36, Lot 013-3, (*Contributing*) for permission to extend an expired CoA to remove existing wood stairs and small landing for a new entry stair, provided that the wood is painted and traditional balusters are used. *Application was represented by Joan Packhem. Motion to extend the CoA moved by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

**VI. CONTINUED APPLICATIONS**

C-1. Application #2024-May-20 of Cynthia Barton of **61 & 63 Kay Street**, Plat 22, Lot 003, (*Contributing*) for permission to demolish existing non-contributing garage and construct a two-story "carriage house," and a new addition on the southeast elevation. *Application was represented by Russell Jackson and Christopher Fagan. Exhibit A – Exterior Elevations was accepted. The demolition and replacement of garage portion of the application was withdrawn. Motion to approve the application with the condition to add corner board to distinguish the new addition, citing 17.80.060.A.1-7, was made by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

C-2. Application #2024-June-001 of David E Bertolini Trust 2023 of **15 Third Street**, Plat 16, Lot 44, (*Contributing*) for permission to modify entry steps and foundation. *Summary. Motion to approve the application as presented, citing 17.80.060.A.1-7, was made by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

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C-3. Application #2024-June-006 of Mark D Aramli Trust 2021 and Ida Aramli Trust 2021 of **533 Bellevue Ave**, Plat 37, Lot 002, *(Contributing)* for permission to replace slate roof in-kind and replace asphalt shingle in rear elevation with slate, restore all original windows and replace non-original windows, restore previously demolished porch on the south elevation of the building, expand rear garage and construct a series of additions on the rear elevation of the house, and alter the existing pool and potentially install a hot tub. *Application was represented by Mark Aramli and Dan Herchenroether. Exhibit A – New elevations and neighborhood study was accepted. Motion to the continue was made by John Laramee, seconded by Rosemary O’Brien, all in favor.*

C-4. Application #2024-June-15 of A1 Roofing and Construction LLC of **134-136 Spring Street**, Plat 24, Lot 163, *(Contributing)* for permission to demolish a contributing structure. *Continued without hearing.*

C-5. Application #2024-June-23 of 96 RI Realty, LLC of **96 Rhode Island Ave**, Plat 23, Lot 51-4, *(Contributing)* for permission to construct an addition on the rear elevation of the carriage house, remove a non-original exterior staircase from east elevation of the main house, replace a non-original exterior door with double-hung window, and construct new exterior staircase to north end of west elevation. *Application was represented by Peter Regan and Dan Herchenroether. Motion to approve the application with the conditions that the carriage house ridgeline be reduced and the sidewalls brought in by at least 6 inches, citing 17.80.060.A.1-7, was made by Rosemary O’Brien, seconded by Frank Balla, all in favor.*

## VII. NEW APPLICATIONS

N-1. Application #2024-July-001 of Brett Davenport of **11 Oakwood Terrace**, Plat 26, Lot 76, *(Contributing)* for permission to remove second floor deck at rear of the house and replace with a gambrel roof addition, replace asphalt shingles, remove existing mudroom entry door, and expand mudroom. *Motion to continue the application was made by Rosemary O’Brien, seconded by Frank Balla, all in favor.*

N-2. Application #2024-July-003 of Ronald L. Fleming of **304 Bellevue Ave**, Plat 33, Lot 018, *(Contributing)* for permission to install chimney pots on four chimneys to match existing chimney pots. *Application was represented by Tanner Jackson. Motion to approve the application with the condition that the new chimney pots added by different from the originals, citing 17.80.060.A.1-7, was made by Rosemary O’Brien, seconded by Frank Balla, all in favor.*

N-3. Application #2024-July-005 of Dan D. Glemser of **1 Red Cross Ave Unit 6**, Plat 26, Lot 020-6, *(Contributing)* for permission to replace original second floor and basement windows with composite windows. *Anderson Windows representative Nick Orlando was present. Motion to dismiss the application was made by Rosemary O’Brien, seconded by Frank Balla, all in favor.*

N-4. Application #2024-July-006 of Karen Windley of **37 Sherman Street**, Plat 21, Lot 108, *(Contributing)* for permission to replace two wood windows in the second floor with composite windows. *Application was continued.*

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N-5. Application #2024-July-11 of Tim Spillane of **3 LaSalle Place**, Plat 09, Lot 136, *(Contributing)* for permission to construct two dormers on either slope, add a rear door with landing on the first floor, and construct a recessed 3rd floor balcony with cable rails. *Application was represented by Dan Herchenroether. Motion to continue the application was made by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-6. Application #2024-July-12 of Brian Egy of **30 Thames Street**, Plat 17, Lot 303, *(Contributing)* for permission to construct a rear 2-story addition, remove and re-install affected windows and door. *Application was represented by Dan Herchenroether. Motion to approve the application with the condition that the addition is to be built with alternative siding material/clapboard, citing 17.80.060.A.1-7, was made by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-7. Application #2024-July-13 of Stephen Douglas of **58 Kay Street**, Plat 19, Lot 027, *(Contributing)* for permission to replace existing asbestos roof with Georgian brick shingle, replace lower roofs EPDM membranes with red copper metal and replace existing skylight in-kind. *Application was represented by Stephen Douglas. Motion to approve the application with the condition that the applicant explore a diamond shape material alternative to be approved by the Preservation Planner, citing 17.80.060.A.1-7, was made by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-8. Application #2024-July-14 of Brown Realty Trust of **11 Poplar Street**, Plat 12, Lot 243, *(Contributing)* for permission to replace all windows with Marvin Signature Ultimate Double Hung windows, remove front enclosed entry porch and replace with masonry steps and iron railing, repair siding and trim as needed, construct a first-floor bedroom addition at rear of property. *Application was represented by Christine Brown. Objector Daniel Hadley was present. Exhibit A – Letter from Heritage Restoration and Exhibit B – Interior photos of porch were accepted. Motion to approve the application with the conditions that there be reductions on both sides of the structure, shingles are to be used, and the muntin profile is to be approved by the Preservation Planner, citing 17.80.060.A.1-7, was made by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-9. Application #2024-July-15 of John and Kathleen Trentos of **93 Second Street**, Plat 09, Lot 320, *(New Construction)* Minor modification to a previously approved plan: 1) Remove detached shed and replace with a basement bulkhead 2) Reduce roof overhangs by 2" at east elevation and by 3" at north and south eaves to reduce overall square footage/lot coverage by 22.5 square feet 3) Reduce north side yard setback from 5' to 4.6' 4) Increase height from 29' 3 3/4" to 29' 9". *Summary. The applicant was represented by Peter Regan and the objector was represented by Russell Jackson. Motion to approve the application as presented, citing 17.80.060.C.1-3, was made by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-10. Application #2024-July-16 of Salve Regina University of **70 Shepard Ave**, Plat 36, Lot 066, *(Contributing)* for permission to construct a steel and glass window and door system to enclose a portion of the building to create a hallway from one side to the other. *Application was represented by Paul Weber, David Lachi, and John Grosvenor. Exhibit A – Existing exterior wall to remain an exterior wall despite being enclosed, was accepted. Motion to approve*

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*the application as presented, citing 17.80.060.A.1-7, was made by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-11. Application #2024-July-17 of Thomas Gilbane of **708 Bellevue Ave**, Plat 38, Lot 094, (*Non-Contributing*) for permission to modify existing screened-in porch with new French doors, sidelights and transoms. *Summary. Motion to approve the application as presented, citing 17.80.060.B.1-2, was made by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

N-12. Application #2024-July-19 of Vincent J Dibona Trustee of **448 Gibbs Ave**, Plat 30, Lot 029, (*Contributing*) for permission to extend an existing elevator shaft to the third floor on an existing tower. *Application was represented by John Grosvenor. Motion to approve the application with the condition that the flat roof on the third level's fishscale shingles continue on the new section, citing 17.80.060.A.1-7, was made by Rosemary O'Brien, seconded by Frank Balla, all in favor.*

#### **VIII. NEW BUSINESS**

#### **IX. ADJOURNMENT**

*Meeting was adjourned at 10:00pm.*

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