

The Committee felt that the revised façade drawing would complement the neighborhood.

Decision: Approved

7:05 pm 1645 Thames St. Richard Wagner, AIA

This is a review for the former Admiral's Cup buildings. The owner would like to replace the windows and add a handicap ramp. The DRC members felt that several items needed to be addressed in order to adequately review the plans:

- need better & larger drawings
- need better detail of the handicap ramp

Items which the Committee had questions about included: opening the large façade windows; retaining the stained glass transoms; retaining the tiled "1916" in the entrance step. There was also a question about adding windows to the blank east-facing wall which was once a party wall. The architect said that the only thing militating against this was a working fireplace that could be moved. He said that he would take up the issue with the interior designer and add windows to the revised drawing if feasible.

The committee felt that this was the only time that the rough, stuccoed east-facing wall could be improved. They recommended that the owners remove the existing rough material (which was added some 30 years ago) and resurface the wall with smoother stucco.

The DRC suggested that the handicap access ramp land at the doorway in the middle of the building rather than at the doorway closest to Thames St. The architect said that this would be studied and if feasible drawn on the revised plans.

Decision: Resubmit with amended drawings and window cut sheets

7:25 pm 1616 Eastern Ave.

This is a revisit for the owners of this building, a 3 story brick Italianate Victorian styled structure that has had much modification. The owners have agreed to move the deck as far back as possible to make it minimally visible from Eastern Ave.

Decision: Approved

7:45 pm 703 S. Ann St.

St. Stan's Convent Building
Larry Silverstein, Mike Burton

This is a buff brick building that was built in 1926 as a replica of a famous English convent. The building, the former home of Seton Academy, will be converted to use as a Montessori School.

The developer would like to paint the masonry brick, install wood windows on the first floor and aluminum clad windows on the 2nd floor, relocate and change the handicapped ramp to meet ADA standards, modify some of the walls and gates, and add a required fire escape on the north side of the building.

The Design Review Committee cited CHAP Guidelines, Chapter, 8.6 Windows:

"WINDOW REPLACEMENT

• Where windows are deteriorated beyond repair, replacement windows shall match the historic windows in size, type, configuration, material, form, appearance, and detail."

• Where both window sash and frames are being replaced, pre-manufactured windows of the required size and configuration may be permitted. Match size, type, configuration, material, form, and overall appearance of original windows including frames, sash, and muntins."

The Design Review Committee cited CHAP Guidelines, Chapter 8. 8.8 Paint and Color:

"GENERAL

Do not paint any building element if historical evidence shows that it was never painted."

"MASONRY PAINTING

Masonry that has never historically been painted should not be painted."

The DRC members approved the plan for the exterior fire escape which was clearly shown on the drawing. Other items were not approved.

Decision: Resubmit