

# TOWN OF PROVINCETOWN

## HISTORIC DISTRICT COMMISSION

REGULAR MEETING MINUTES OF  
February 19, 2014 3:45pm

### MEETING HELD IN THE JUDGE WELSH HEARING ROOM

**Members Present:** Mr. John Dowd, Ms. Marcene Marcoux and Ms. Polly Burnell

**Members Absent:** Mr. David McGlothlin, Mr. Ryan Landry, Mr. Thomas Biggert and Mr. Lance Hatch

**Staff Present:** Ms. Gloria McPherson, Town Planner

**Meeting called to order by John Dowd at 3:45pm**

#### 1. Public Statements

None

#### 2. Administrative Reviews

- a) Deborah Paine, Inc. on behalf of Jennifer Davidson and Tara Sandler, 153 Commercial Street, Unit 6, for the replacement of a third floor casement window in kind  
**Approved**
- b) Edward Moore and Christopher Brooks, 96 Commercial Street #4, for the replacement of one double casement window and three single casement windows in kind  
**Approved**

Any administrative reviews received that could not be reasonably anticipated

- c) Ted Smith on behalf of Paul Carter, 17 Cottage Street, for the replacement of a door in kind  
**Approved**
- d) Michael Czyoski for Jay Anderson, 137 Commercial Street, for the replacement of a rubber roof, deck and captured baluster railing  
**Approved**
- e) Jon Ziperman for Carl Serra, 136 Commercial Street, for the replacement of windows in kind, simulated divided lights, trim may be Azek  
**Approved**

#### 3. Review and approve Minutes of the February 5, 2014 meeting

*Motion made by John Dowd to approve the minutes as written, and seconded by Ms. Marcoux. Motion passed unanimously.*

#### 4. Public Hearings

**The public hearing portion of the meeting was opened by John Dowd at 4:00 pm**

a) **Case# FY14-40**

**Application by John DeSouza on behalf of Thomas W. Harvey** requesting approval for replacement of windows on the south, west, and north elevations at property located at **188 Bradford Street**.

Ms. Marcoux recused herself from the hearing.

Mr. Dowd stated that he reviewed the application and believed it could be approved administratively since the windows were to be replaced in kind.

Ms. Burnell added that the proposed changes are barely visible.

Mr. Dowd and Ms. Burnell signed the plans.

b) **Case# Fy14-41**

**Application by Steven Cook on behalf of Sheila Sheehan and Nanci Yuronis** requesting approval to install new roof shingles, windows, and clapboard siding on the house located at **594 Commercial Street**.

Steve Cook and Kevin Bazarian were present to present the application. Mr. Cook handed out revised plans to the Commissioners.

Ms. Burnell stated that the new plans were significantly different.

Ms. Marcoux added that the scope of work is expanded so much that it isn't fair to the abutters, who don't know about the new work.

Mr. Cook stated that they would withdraw the new plans and go with the original plans. They will do a new filing in the future for the other desired changes. He explained that the original plans show replacement of the roof, siding and windows and the repair of trim.

Ms. Burnell stated that often people say they are going to repair the trim but it often ends up being changed and the original details and profiles are not replicated.

Ms. Marcoux agreed.

There was one letter of support which was read by Mr. Dowd

The Commission went through the plans elevation by elevation. On the south elevation, Mr. Dowd confirmed that there will be no changes to the front door or front door trim and that they are not proposing to change the window sizes and that the replacement windows will be simulated divided lights. On the west elevation, Mr. Dowd again confirmed that there is no permission to size-down the windows, that they must be replaced with the same size. On the north elevation, Mr. Dowd confirmed that the HDC was only approving what was originally proposed. Mr. Cook stated that they will come back for changes to this façade at a later date.

Ms. Burnell read Guideline 5C regarding restoring significant windows and said she considers the windows on this house to be significant and would prefer to see them restored.

Mr. Cook said he would ask the owners if they would be willing to restore them.

Mr. Dowd stated that the entire HDC would agree with Ms. Burnell and that it is a specific request of the Commission that the windows be restored.

*Mr. Dowd made a motion to approve as originally presented with the condition that none of the original trim or door surround can be replaced except in case of severe rot, in which case it must be approved in advance by Ms. Burnell and replaced exactly. Ms. Burnell seconded the motion. Motion passed unanimously.*

c) **Case# FY14-42**

**Application by A.J. Santos on behalf of Deb Zilberman** requesting approval to add a second floor on south end of building, add two dormers, and expand existing dormer on main house at property located at **474 Commercial Street.**

AJ Santos briefly described the project.

There was no public comment. There was one letter of support which was read by Mr. Dowd.

Ms. Burnell stated that she believed the proposed changes to the ell add too much mass and that there is too much detail and too many complicated features, including the bump out, for a structure which is supposed to be subservient to the main house. The scale of the ell is also becoming too large.

Ms. Marcoux noted that she appreciated having the existing and proposed drawings, but since they weren't dimensioned, she didn't know exactly how much things were changing. In general, she didn't have a problem with the changes, but needs to see dimensions to fully understand it.

Mr. Dowd discussed the proposed NW perspective, noting that traditionally the ell was a little summer kitchen and would not have been as detailed as the main house. With the double doors and the proposed double staircase, it's now reading as prominent. He noted that it detracts from the main house and almost looks like two houses. He stated that the simplicity of the forms of the existing ell look correct, the classic cape cod aesthetic, but the proposed detail on the ell is more complicated so it changes the relationship between the house and the ell.

Ms. Burnell noted that adding height to the addition is also part of the problem.

Mr. Dowd asked Mr. Santos and Deb Zilberman, the owner, to approach the Commission so they could draw something out. He asked them if they needed that much height.

Ms. Zilberman stated they are making a bedroom upstairs, so they needed some height. She also noted that they are trying not to block their neighbor's view of the water.

Mr. Dowd thought they Commission could deal with the height if the trim were simplified and there were no bump out. He also stated that it would be more historically accurate with one door and a window on one side rather than a double door. They could also bring the deck out more, but use a single stair to grade rather than a double wide stair. He noted that a doghouse dormer would give a more 19<sup>th</sup> century feel.

*Mr. Dowd made a motion to approve the application with the following changes:*

*The dormer is set in from the body of the main building the same distance at both ends;*

*The two windows in the dormer should be the same size as a single sash in the main house;*

*The kitchen bump out should be eliminated;*

*The double French doors should be replaced with a single door (half-light, double panel below) with a simple 19<sup>th</sup> century door surround, beefier at the top, and a single window, six over six, as in the main house;*

*The trim on the ell should be less elaborate than the trim on the main house, more simplified and scaled back, but still using the angled rake boards;*

*The deck railing should use captured balusters;*

*A single window should be added to the upstairs gable end of the north elevation;*

*Elevations should have dimensions;*

*Revised plans should be submitted to the Commission for signatures along with Mr. Dowd's marked up plans.*

*Ms. Marcoux seconded the motion. The motion passed unanimously.*

d) **Case# FY14-43**

**Application by A.J. Santos on behalf of Jon Conner** requesting approval for a new dormer and skylight on north side of roof, new outdoor shower, and new deck and replacement windows on east and west elevations at property located at **224 Bradford Street**.

AJ Santos presented the application.

Mr. Dowd noted that there were no changes on the Bradford Street side.

Mr. Dowd opened the floor for public comment.

Ms. Anne Howard, a direct abutter, stated that she doesn't have an objection, but noted that even if the changes are not very visible from the public way, as a direct abutter, she and other neighbors will be impacted.

Mr. Dowd stated that things that are not visible from a public way are outside the jurisdiction of the HDC. This is minimally visible, which is why it's in front of the commission for review and approval.

There were no other comments from the public and no written comments.

*Mr. Dowd made a motion to approve the plans as submitted. Ms. Burnell seconded the motion. Motion passed unanimously.*

e) **Case# FY14-44**

**Application by John DeSouza on behalf of Ronald Kollen** requesting approval various window and door replacements on the east and north sides of the structure, and increase height of shed and its entry door at property located at **572 Commercial Street**.

John DeSouza presented the application.

There was no public comment.

The Commission discussed the proposal.

*Mr. Dowd made a motion to approve the plans as submitted. Ms. Marcoux seconded the motion. Motion passed unanimously.*

f) **Case# FY14-45**

**Application by Michael Czyoski on behalf of Steve Cook** requesting approval for the installation of a six foot slider and balcony deck above an existing bay window at property located at **104 Bradford Street**.

Mike Czyoski presented the application. He noted that the proposed changes were barely visible, that you had to go into the courtyard to see them.

Mr. Dowd read four letters into the record.

Regina Cassidy, president of the Gabriel's condo association, said that all the trustees voted in favor of the proposed changes.

Elizabeth Perkins, of 102 Bradford Street, stated she was the only neighbor who would be able to see the changes and that she was fully in support of the proposal.

Ms. Burnell said it might be exempt from review because it might not be visible from the public way.

*Mr. Dowd made a motion to approve the plans as submitted. Ms. Marcoux seconded the motion. Motion passed unanimously.*

g) **Case# FY14-46**

**Application by Ted Smith on behalf of Eduardo Zaidner** requesting approval for construction of south facing roof deck with a new spiral stair case for access at property located at **135 Commercial Street**.

Ted Smith presented the application. He stated he wasn't sure if the changes would be visible from a public way.

Mr. Dowd asked Mr. Smith if any part of the deck, stairs or railing would be above the roofline.

Mr. Smith replied that nothing was above the roofline. He also noted that the materials are in keeping with the guidelines, and that the deck was small, only 8'x8', and nestled between roof peaks.

*Mr. Dowd made a motion to approve the plans as submitted. Ms. Burnell seconded the motion. Motion passed unanimously.*

h) **Case# FY14-47**

**Application by Kristin Hein and Philip Cozzi** requesting approval for replacement of various windows and doors, siding and corner boards, and front and rear decks at property located at **508 Commercial Street**.

Philip Cozzi presented the application. He explained that the east, west and north facades are primarily re-siding.

Kristin Hein noted that the rear house pre-dates the front house. She said that they also wanted to replace the stairs on the north side as they are in bad repair.

Mr. Cozzi explained that most of the changes are to the south façade. They are trying to make it more organized, expanding the horizontal nature of the deck and making it work better with the fenestration. He noted that "The Old Homestead" sign would remain. He stated that he wanted to reduce the size of one of the front doors but that the Building Commissioner said no, because it is a primary entrance, but he would like to work them together so it looks more like a double door than two front entrances.

There was no public comment. Four letters of support were read into the record by Mr. Dowd.

Ms. Marcoux stated that she liked the changes but wondered if the south façade, specifically the railing, could be further simplified.

Mr. Cozzi explained that the railing above the solid wall is for visibility as you're sitting in a chair on the deck.

Ms. Burnell noted that it's a wacky building that has had so many things done to it over time. She wondered if they could keep the little roof peak over the front entrance.

Mr. Cozzi didn't think that would work as they are trying to clarify the façade. He also noted that it is relatively new construction, from the early 2000's. He remembered that the original had roses growing on it.

Ms. Hein said they would like to plant roses again.

*Ms. Burnell made a motion to approve the application as submitted. Ms. Marcoux seconded the motion. The motion passed unanimously.*

*At 6:10 pm, Ms. Burnell made a motion to adjourn. Motion was seconded by Mr. Dowd. Motion passed unanimously.*

Respectfully submitted,

Gloria McPherson  
Town Planner