

TOWN OF PROVINCETOWN
HISTORIC DISTRICT COMMISSION

REGULAR MEETING MINUTES OF
February 4, 2015 3:30pm

MEETING HELD IN THE JUDGE WELSH HEARING ROOM

Members Present: Marcene Marcoux, Martin Risteen, David McGlothlin Lisa Pacheco Robb, Laurie Delmolino and Thomas Biggert

Members Absent:

Staff Present: Ms. Gloria McPherson, Town Planner

Meeting called to order by Mr. Thomas Biggert at 3:31pm

1. Public Statements

2. Review and approve Minutes of the January 21, 2015 meeting

Motion made by Thomas Biggert to approve the minutes of the Jan. 21st 2015 hearing as amended and was seconded by Martin Risteen. The motion passed unanimously 5-0-0.

3. Administrative Reviews

- a) 637 Commercial Street – replace windows, siding and trim in kind on the south – **Approved** – Jonah Swain presented the proposal with samples of different composite materials similar to ‘Azek’ PVC trim. Ms. Marcoux thinks that PVC trim board can be approved on a case by case basis but since the structure is in a historic district, wood should be used. She added that PVC is not a ‘green’ material and wood is, and stated her concern with the toxicity of the material if burned or ends up in a landfill. Aesthetically she thinks it is not the same as wood.
The board generally concurred with Ms. Marcoux but thought in this case the PVC trim was ok because the work was being done on the harbor side. 4-1-0 (Marcene opposed)
- b) 581 Commercial Street – replace trim on harbor side of structure – **Approved** –Jonah Swain presented the proposal and explained that 5 years ago windows were replaced and trimmed out with ‘Azek’ and wanted the new trim to match the work that happened 5 years ago.
Ms. Marcoux thought it was a large amount of trim that was not ‘in-kind’ and thinks the proposal is outside of the admin review process.
Ms. Delmolino proposed the use of P5, a wood material wrapped in paint protectant and has a long warranty and guaranteed for 20-30 years. 3-2-0 (Marcene and Thom opposed)
- c) 6 Conant Street – replace windows in same opening with different muntin pattern – **Approved w/ condition**
- d) 432 Commercial Street – replace door in kind -**Approved**
- e) 257 Commercial Street – cover existing asbestos siding with fiber-cement shingles and replace trim – **Needs full review** – Hal Winard presented the proposal.
Ms. Marcoux stated that since hardiplank was being used the proposal should be a full review.
Mr. Biggert wasn’t sure how much trim reveal will be lost and would like to see a mock up.
Mr. McGlothlin felt that since it wasn’t a replacement in kind and since the structure was in a highly visible area the project needs a full review.
- f) 481 Commercial Street – replace three windows in kind and replace white cedar shingles on east side – **Approved** – The commission felt the photos submitted were not acceptable so the applicant, Mark Kinnane of Cape Associates, showed the commission photos on his phone and was approved unanimously.

The public hearing portion of the meeting was opened by Mr. Thomas Biggert at 4:05 pm and stated to viewers at home that the hearing material was available on the towns website.

4. Public Hearings

- i) **Case #FY15-50 (Continued from the January 7th hearing)**
Application by AJ Santos on behalf of Charles Conner requesting approval to construct a second story on an existing single-story house and replace roofing and siding material at the property located at **476A Commercial Street.**

Mr. McGlothlin, Mr. Biggert, Ms. Marcoux and Mr. Risteen sat on the case.

-AJ Santos and Charles Connor appeared before the commission and presented the updated drawings to the commission.

Freddy Pula spoke against the proposal because he believes the structure is a sweet little house and the new design is taking the integrity away from the structure and changing the whole nature of the structure by reorienting the roof.

Mr. Santos presented photos to the commission of views from Commercial Street to show how minimally visible the structure was.

Mr. Connor argued that the structure was the smallest house in the area and was surrounded by huge homes and that his proposal was just trying to get a loft space upstairs with a little headroom for stairs and stated his desire to work with the commission until a suitable design was reached.

Mr. McGlothlin liked the design since the new iteration met all the requests by the commission.

Ms. Marcoux agreed with Mr. McGlothlin. Felt the north elevation was more simplified and had fewer windows than the south but felt the south elevation had too many windows.

Mr. Risteen felt there were too many windows on the southern dormer.

Mr. Biggert disagreed with his fellow commissioners and felt the cottage bungalow characteristics had been changed and asked for the roof slope to remain the same and felt the knee walls were too tall. Mr. Santos argued that the knee wall had been shortened from the previous design based on the recommendations from the commission.

Mr. Biggert asked for more schematics with options.

Ms. Marcoux polled the board to see where the votes would lay.

Motion made by Marcene Marcoux to approve the proposal as presented and was seconded by Martin Risteen. The motion passed unanimously 3-1-0. (Mr. Biggert opposed)

- ii) **Case #FY15-51 (Continued from January 7; applicant requests to continue to the Feb 18th meeting)**
Application Guy Plourde requesting approval to construct 5 dormers and replace an existing deck on the front of the house and add a new second floor deck above at the property located at **18 Pearl Street.**

Motion made by Thomas Biggert to continue the case to the February 18th hearing and was seconded by David McGlothlin. The motion passed unanimously 5-0-0.

- iii) **Case #FY15-53 (Continued from January 7; applicant requests to continue to the Feb 18th meeting)**
Application by Russell J. Perry on behalf of Andrew Sullivan requesting approval to construct a trellis on the front of the structure at the property located at **415 Commercial Street.**

Motion made by Thomas Biggert to continue the case to the February 18th hearing and was seconded by David McGlothlin. The motion passed unanimously 5-0-0.

- i) **Case #FY15-54**

Application by Michael Powers requesting approval to replace the siding on the cottage and shed, replace roof on the main structure, add and replace windows on the cottage and shed, install 3 skylights and a door on the main structure, and construct a roof deck and outdoor stair at the property located at **15 Winthrop Street**.

-Michael Powers appeared before the commission to present the proposal.

No public comments and no letters in the file.

Mr. McGlothlin asked where the egress door would be on the photos.

Mr. Biggert had a hard time following the proposal without the existing conditions elevations.

Ms. Marcoux agreed that the commission likes to see existing and proposed elevations.

Mr. Biggert can support the proposed design but questioned the round windows in the shed and asked if the windows could be square.

Mr. Powers wants light in the shed and proposed that the windows could go away if a full light door was allowed in the shed.

Mr. Biggert noticed that all the hurricane shutters had been removed and the oversized trim was still in place and asked if the trim could be replaced with a more appropriately sized trim board since the elevation is the street side façade.

Ms. Pachaco Robb was concerned that the number of skylights dominates the roof. She also thought that the exterior stairs drastically change the character of homes but since the stair was not visible from the street it was ok in this case.

Ms. Marcoux was also concerned about the amount of sky lights and three skylights seemed excessive.

Mr. McGlothlin would like to see the trim on the front façade match the rest of the house. Thought the two skylights on the rear of the roof were ok but wasn't sure about the one skylight closer to the street. Felt the deck and stairs on the roof are sometimes problematic and that the railings should match.

Mr. Powers argued that the railings were existing and not being replaced.

Ms. Delmolino liked the plan but was also concerned about the number of skylights. Thought the roof deck was not really visible so was ok and she also had concerns about the round window in the shed.

The commission had a general discussion about skylights and they generally agreed that the structure could have 2 and not the proposed three.

Motion made by Marcene Marcoux to approve the proposal with the following conditions
-that there would be two skylights,
-the proposed round window in the shed would be a square window
-shed door shall be a 'provincetown' styled door
and was seconded by David McGlothlin. The motion passed unanimously 5-0-0.

ii) **Case #FY15-55**

Application by Ben deRuyter on behalf of New Art Realty Corp. requesting approval to remove two existing arch topped picture windows and replace with 5' French doors and replace existing rope railing system with a stainless steel wire railing system at the property located at **214 Commercial Street**.

-Ben deRuyter appeared before the commission to present the proposal.

No letters in the file and no public comments.

Ms. Pacheco Robb felt the building has symmetry in sections of the structure not being changed and felt the proposal doesn't change the character of the building and is ok with any of the options presented.

Ms. Marcoux prefers wooden posts and balusters and would not want too much PVC trim.

Mr. deRuyter explained all the white trim would be replaced with 'Azek' trim board painted white.

Ms. Delmolino prefers wood balusters like Ms. Marcoux and has a problem with the PVC trim board because the structure is right on the street.

Ms. Pacheco Robb prefers the wire cable because it is more transparent like the rope that exists now. Mr. deRuyter agreed with Ms. Pacheco Robb and would prefer the steel cable system and thought the wood fence would present a more massive structure.

Ms. Delmolino asked for the fence guidelines and Mr. Biggert read them out loud.

Mr. McGlothlin was ok with either door system presented. His initial reaction was against the wire railing system but after looking at the space, which is raised, prefers it to the wooden railing system so the railing doesn't dominate the structure. He also asked if all trim was being replaced with PVC trim.

Mr. Biggert was not in favor of the wire railing system because wood was more appropriate on Commercial Street. He also asked the applicant about the NanaWall system. Mr. deRuyter explained that the NanaWall system was an accordion door system that pivots and pushes all the way to the side walls and will create an opening up to 8 feet wide.

Mr. Biggert wants the doors to be the same size as the center doors for repetition.

Ms. Pacheco Robb thinks that the NanaWall makes more sense operationally.

Ms. Marcoux thinks the doors are fine but should be wood and was still concerned about the amount of PVC trim. Mr. deRuyter said the trim can be primed and painted pine on the front of the building.

Mr. Risteen prefers the cable because they will disappear.

Ms. Pacheco Robb and Mr. McGlothlin both agree the wood railing will dominate the structure.

Motion made by David McGlothlin to approve the proposal with the following conditions

-all trim to be primed and painted pine board

-fence shall be constructed of wood with captured balusters

and was seconded by Laurie Delmolino. The motion passed unanimously 5-0-0.

iii) **Case #FY15-56**

Application by B+C Construction on behalf of Russell A. Friedman and Wayne E. Briggs requesting approval to demolish and construct a new shed, construct a new shower enclosure and install a fence at the property located at **8 Fishburn Court**.

-Kevin Bazarian of B+C Construction appeared before the commission to present the proposal.

Donna Flax of 5 Fishburn Court, spoke in favor of the shed. She stated that she would ordinarily speak against a 6ft fence, but for privacy considerations is in favor, but would prefer the cedar be left unpainted to weather naturally so it would be less obtrusive.

One letter was read into the record.

Ms. Marcoux questioned the roof pitch and height.

Mr. Biggert asked if the shed originally had windows and Mr. Bazarian said yes but they were adding two additional windows.

Ms. Marcoux felt the fence was too solid, needs more void.

Ms. Pacheco Robb stated that she couldn't see the property because of the snow so contextually she was not sure how the fence would fit the property.

Mr. Biggert asked about the elevation at Donna's property because it drops off now and Mr. Bazarian said it will be graded so the elevation will be the same.

Mr. McGlothlin thinks the entire front portion, the 3 foot and 4 foot and some 6 foot fence, should be 3 foot or 4 foot picket, then 6 foot fence toward the back. He felt the 6 foot fence is too solid and that the shower enclosure was fine.

Ms. Delmolino was also ok with the shower enclosure but thinks the sheds roof ridge was too high and would like the pitch to be reduced. She was concerned about the fence and said the guidelines for fencing states views from the street shouldn't be obstructed.

The commission discussed fence heights and locations with Mr. Bazarian and thought the gate should match picket portion of fence.

Motion made by David McGlothlin to approve the proposal with the changes to the fence and the shed roof ridge be reduced in height and was seconded by Thomas Biggert. The motion passed unanimously 5-0-0.

iv) **Case #FY15-57**

Application by Robert Costa requesting approval to remove a window and replace two windows with smaller windows at the property located at **9 Washington Avenue.**

-Robert Costa appeared before the commission to present the proposal.

Rachel White spoke in favor of the proposal.

2 letters of support were read into the record.

Ms. Marcoux, Ms. Pacheco Robb, and Mr. McGlothlin all support the proposed changes.

Ms. Delmolino was concerned about the changes because kitchens are often remodeled within the space with existing windows so the exterior isn't disrupted. She thinks it can be done without removing windows and would also have the benefit of saving money.

Mr. Risteen asked if it was an original window.

Mr. Biggert is opposed to the removal of the window because it was original fenestration and since it is highly visible from the street there should be no change in original fenestration.

Ms. Marcoux felt it was a minor change.

Ms. Pacheco Robb suggested making windows a narrower to be more proportionate with the shorter windows being proposed to keep the historic proportions and also the applicant could add window boxes below to give the appearance of added length. Mr. McGlothlin agreed with these suggestions.

Mr. Biggert would like to see new drawings showing revised windows.

Motion made by Lisa Pacheco Robb to approve the proposal with the condition that the windows be reduced in width to be proportionate to the original windows and was seconded by Marcene Marcoux. The motion passed unanimously 3-2-0. (Mr. Biggert and Ms. Delmolino opposed)

v) **Case #FY15-58**

Application by Kevin O'Shea requesting approval to replace a window with a door on the second floor as a second means of egress and construct a walkway along the rear roof to connect to an existing roof deck, replace 22 windows in kind, construct a new entry porch on the east of the structure and replace two doors in kind at the property located at **90 Bradford Street**.

-Mr. McGlothlin recused himself from the case because he is a guesthouse owner.

Kevin O'Shea appeared before the commission to present the proposal.

No letters were in the file and no public comment.

Ms. Delmolino felt the new egress door and walkway was not very visible from a public right of way and would like to front façade windows to remain in wood.

Mr. Biggert asked if the windows were original and Mr. O'Shea stated that the house was restored in the 1970's, so probably not original windows.

Ms. Delmolino doesn't like the balustrade on top of the new entry overhang.

Mr. O'Shea has decided to keep the front door and restore it.

Ms. Pacheco Robb has no issues with any of the proposed work and thought the work was consistent with the character of the building but would recommend Marvin Integrity windows instead of Andersen 400 series because they have more historic muntin profiles.

Mr. Biggert stated that if the windows are original he would want them to be restored but if not then it is ok to be replaced. He thinks the side entrance entrance overhang should be scaled down to be more proportionate with the rest of the structure and that the railing on top of the overhang should be removed.

Ms. Pacheco Robb said that given its distance from Bradford Street the entrance is fine.

Motion made by Marcene Marcoux to approve the proposal with the following conditions
-eliminate railing on top of proposed entrance overhang
-front door shall remain
-use marvin integrity windows rather than Andersen 400 series, if possible
and was seconded by Lisa Pacheco Robb. The motion passed unanimously 5-0-0.

At 5:45, a motion to adjourn was made by Thomas Biggert and seconded by Marcene Marcoux. Motion passed unanimously. 5-0-0.

Respectfully submitted,

Thomas Biggert
Chair