

TOWN OF PROVINCETOWN
HISTORIC DISTRICT COMMISSION

REGULAR MEETING MINUTES OF
December 17, 2014 3:30pm

MEETING HELD IN THE JUDGE WELSH HEARING ROOM

Members Present: John Dowd, Polly Burnell, David McGlothlin, Marcene Marcoux, and Thomas Biggert

Members Absent:

Staff Present: Ms. Gloria McPherson, town planner

Meeting called to order by Mr. John Dowd at 3:31pm

1. Public Statements

2. Administrative Reviews

- a) 616 Commercial Street – replace 9 windows and 1 door in kind - **approved**
- b) 7 Center Street – replace columns and trim in kind – **approved (David recused)**
- c) 29 Standish Street – demolish old stone wall and construct new fence – **no demolition , add picket fence**
- d) 9 Point Street – amendment to case#FY15-31, reduce size of rear addition - **approved**
- e) 258 Commercial Street – replace storefront window, replace siding and trim, replace metal stair treads in kind – **approved (after site visit)**
- f) 4 Conant Street – amendment to case#FY14-37 - approved
- g) 22 Franklin Street – demolish an existing chimney – **approved (Marcene opposed, David recused)**
- h) 73 Commercial Street – extend a pre-existing deck – **approved (Marcene opposed)**

3. Interview Historic District Commission applicant Martin Risteen

-Martin Risteen addressed the commission regarding his desire to be a member of the commission. He explained his background, love of history, love of architecture and his interest in historical preservation. He feels he has a natural talent for the commission and explained about how he has restored his own historic homes.

The commission members asked various questions and discussed some of the issues facing Provincetown in terms of historical preservation.

Motion made by John Dowd to recommend Martin Risteen for the Historic District Commission and was seconded by Polly Burnell. The motion passed unanimously 5-0-0.

4. Review and approve Minutes of the November 19, 2014 and December 3, 2014 meetings

Motion made by John Dowd to approve the minutes of the Nov. 19th 2014 hearing as amended and was seconded by Polly Burnell. The motion passed unanimously 5-0-0.

Motion made by Polly Burnell to approve the minutes of the Dec. 3rd 2014 hearing as amended and was seconded by David McGlothlin. The motion passed unanimously 5-0-0.

5. Discussion concerning Historic District Commission violations at 67 Commercial Street

-Lester J. Murphy and Scott Cyzoski appeared before the commission as representatives to the owner(s) of 67 Commercial.

The commission discussed the violations that currently exist at 67 Commercial Street. The commission recommended that the steps be constructed of brick to match the foundation or constructed of wood, and that the railing system be constructed of with captured balusters to match the wood frame house and that the same railing system be used for the steps going down to the basement.

Mr. Cyzoski asked if the he could use brick veneer and Mr. Dowd said yes, as long as the mortar and joints match the foundation.

Mr. Murphy said he will be returning with plans.

The public hearing portion of the meeting was opened by Mr. John Dowd at 4:45 pm

6. Public Hearings

i. Case #FY15-15 (Continued from December 3)

Application by Ted Smith Architect, LLC on behalf of Jim McGuire to redesign the roof, remove the exterior stair, relocate and add various doors and windows on the existing house and to construct an 8'x12' shed at the property located at **4 West Vine Street**.

-Lester J. Murphy, Ted Smith and Jim McGuire appeared before the commission to present the proposal.

No letters, no public comments.

The commission commented that the revised plans look good.

Jim mentioned that the windows on the rear of the house are smaller than on the main body of the house.

Motion made by John Dowd to approve the proposal as presented and was seconded by Polly Burnell. The motion passed unanimously 5-0-0.

ii. Case #FY15-44

Application by Alan Olslewski on behalf of Christopher Flint to relocate and replace two existing windows on the rear of the structure at the property located at **22 Franklin Street**.

David McGlothlin recused himself

Alan Olslewski appeared before the commission to present the proposal.

Mr. Dowd stated that since the windows being replaced were on the rear of the structure and minimally visible he was ok with the proposal, otherwise the HDC would not approve of changing window dimensions for a counter.

Mr. Biggert asked if the foundation was changing based on how the drawings were represented and Mr. Olslewski told him no.

No letters, no public comments.

The commission discussed and recommended how they could be improved with new muntin patterns when they get replaced.

Motion made by Polly Burnell to approve the proposal as presented and was seconded by Thomas Biggert. The motion passed unanimously 4-0-0.

iii. Case #FY15-45

Application by Ambrose Homes, Inc. on behalf of Custodio & Karen Silva to completely renovate the structure with work including construction of a new addition and dormers, reconfigure the fenestration, lift the house to construct a new foundation and construct a new outdoor stair at the property located at **9 Bradford Street**.

Fred Ambrose appeared before the commission to present the proposal. Mr. Ambrose explained that the building has undergone a lot of changes and that with the new design they were restoring a lot of the older details that had been lost, such as the country Greek Revival door details and historic trim. Mr. Ambrose explained the faux window on the front and addressed the need to remove the chimney because it was used for a boiler and currently serves no purpose.

Mr. Dowd mentioned that the corner boards should be thinner, which is more historic. Mr. Ambrose disagreed about the trim, and discussion ensued about the trim. Ms. McPherson and Ms. Burnell retrieved the historic record book and cited that resource to back up Mr. Dowd about the narrower corner boards.

No letters, no public comments.

Ms. Burnell stated that she could in no way approve the proposal because nothing was appropriate, because everything about the proposal turns a simple house into a mess. The proposed addition is too massive.

Mr. Dowd is of the opinion that the addition on the east side of the structure changes the character of the building. He would be ok with dormers added that were appropriately setback and with appropriate window arrangement. Mr. Dowd mentioned that since the building is on a corner lot, the structure is highly visible. Mr. Dowd commended Mr. Ambrose for restoring the front façade back to historic window spacing and details. Mr. Dowd thinks the rear outdoor stair should have a switch back to stay within the limit. The front doors trim should be simpler with no recessed pilasters because that style was about 50 years after.

Mr. McGlothlin believed that other than a few misplaced windows the structure is pure. He likes the fact that the applicant is restoring the façade, but doesn't think the door and trim fit into the proposed style. He is not opposed to the idea of an addition or dormers but thinks the current proposal is not appropriate.

Ms. Marcoux echoed what Mr. Dowd, Ms. Burnell and Mr. McGlothlin said and thinks the addition and dormers overcomplicate the structure and believes the design needs to be simplified and more in keeping with the style, and is opposed to the chimney being removed.

Mr. Biggert asked if there was a recessed porch on the south elevation and Mr. Ambrose answered yes.

Mr. Biggert would like to see some consistency in design with the adjacent structures and other similar buildings in the neighborhood.

Mr. Dowd gave direction to the applicant on how to improve the design and asked Mr. Ambrose to work on the dormers by giving the dormers a higher slope, the south elevation is problematic due to the recessed porch, the west elevation is fine except for the pediment with brackets over the door, the dormers are too boxy and large, space dormer windows evenly, north elevation don't pair windows and make them the same size as window 'A' on west elevation and on the east elevation switch back the stairs. Mr. Dowd drew up some sketches and showed them to Mr. Ambrose and he agreed to make the changes.

A motion made by John Dowd to approve the proposal with the following conditions:

-East Elevation- switch back stairs so they don't extend beyond the extents of the structure.

-West Elevation – limit addition to a single story; dormers to extent to width of building and increase the pitch; include bracketed awning over front door in Italianate style.

-North Elevation- decrease number of windows in dormer to three evenly spaced windows; no mullied windows on ground floor.

-South Elevation- decrease number of windows in dormer to three evenly spaced windows; eliminate recessed porch but retain door and window configuration; change door to 'Ptown' door; no double mullied windows;

The motion was Seconded by Thomas Biggert. The motion passed 4-0-1. (Polly Burnell abstained because she missed part of the discussion because she had to leave the hearing for a moment.)

iv. **Case #FY15-46**

Application by Purple Point LLC to replace all the windows and doors on the rear of the structure and reconstruct the sidewall with new siding at the property located at **334 Commercial Street**.

-Peter Okun appeared before the commission and presented the proposal and explained that the current inoperable casement windows helps create too much interior heat which is detrimental to his chocolate manufacturing operation. He explained that the replacement windows will be double hung so they will be more historically appropriate.

No letters, No public comments.

The commission found the proposal was appropriate.

Motion made by Polly Burnell to approve as presented and was seconded by Thomas Biggert. The motion passed unanimously 5-0-0.

v. **Case #FY15-47**

Application by Regina Binder on behalf of Hank Hitopolis to relocate and replace exterior stairs, construct a new second floor covered porch, and replace existing awning windows with double hung windows and French doors at the property located at **8 Cook Street**.

Regina Binder appeared before the commission to present the proposal and explained the design elevation by elevation.

No letters in the file, No public comments.

Mr. Biggert felt the porch is an improvement and the eye will go right to it.

Mr. Dowd didn't have a problem with the porch because the structure was built in the 1970's.

The commission found the design to be appropriate.

Motion made by John Dowd to approve as presented and was seconded by Polly Burnell. The motion passed unanimously 5-0-0.

vi. **Case #FY15-48**

Application by William N. Rogers on behalf of 368 Commercial LLC to renovate the entire structure with the scope of work to include construction of new dormers, raise the roof and construct an addition to the retail space along Commercial Street, remove decks and outdoor stairs on the 2nd and 3rd floor, remove egress stair leading from 2nd floor to Arch St. and replace with egress stair to 1st floor, reconfigure and replace all windows and doors, remove a portion of structure to create a breezeway between Johnson St. and Arch St., design a new store front façade along Commercial St., replace existing bay windows and relocate 3 entrance doors at the property located at **368 Commercial Street**.

-Mr. McGlothlin recused himself because he is a direct abutter.

Lester J. Murphy, Gary Locke of William N. Rogers, Kevin Bazarian of B+C Construction and Lyn Plumer, home owner, appeared before the commission to present the proposal.

Mr. Murphy introduced the application and explained the new owner is trying to make the property more historically appealing and Mr. Locke gave a brief overview of the project, elevation by elevation.

Kass Benson of 6 Johnson Street spoke in favor of the proposal.

Frank Thompson spoke in favor of the proposal.

One letter was read that opposed the deck that had been removed in revision.

Ms. Burnell thought the design was handsome.

Mr. Biggert agreed with Ms. Burnell and thought the design was 'perfect'.

Mr. Dowd believed the west elevation was a bit too 'grand' and Mr. Locke explained they were using what was originally there but that they could simplify if needed. Mr. Dowd sketched a simpler entrance with flat pilasters and no sidelights and shared the sketch with Mr. Locke and he and the owner agreed to the change.

Mr. Biggert questioned bi-fold doors on the breezeway and Mr. Murphy explained that the bi-fold doors were needed to enclose the space for zoning purposes so as not to create 2 separate structures and Mr. Dowd wanted no grills on the glass.

Mr. Bazarian noted that the existing trim is in relatively good shape and any trim that needs to be replaced would be wood.

Motion made by John Dowd to approve the proposal with the following conditions:

1-The bi-fold doors in the breezeway have no grills

2-Primary entrance on west façade shall be simplified greek revival with flat pilasters and no sidelights;

The motion was seconded by Thomas Biggert. The motion passed unanimously 4-0-0. (David recused himself)

At 7:03, a motion to adjourn was made by David McGlothlin and seconded by Polly Burnell. Motion passed unanimously.

Respectfully submitted,

John Dowd
Chair