

TOWN OF PROVINCETOWN

HISTORIC DISTRICT COMMISSION

REGULAR MEETING MINUTES OF April 1, 2015 3:30pm

MEETING HELD IN THE JUDGE WELSH HEARING ROOM

Members Present: Martin Risteen, Lisa Pacheco Robb, Mark Westman, David McGlothlin and Thomas Biggert

Members Absent: Laurie Delmolino and Marcene Marcoux

Staff Present: Leif D. Hamnquist, Permit Coordinator and Gloria McPherson, Town Planner

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

1. Administrative Reviews

- a) 69 Commercial Street – amend previously approved decision to allow clad windows on front façade – Ted Smith and the owners of 69 Commercial appeared before the commission to present the amendment that was originally presented at the March 18th hearing. Mr. Biggert asked if the windows could be restored and the applicants said no, because the windows have not been used in years. Mr. Biggert wondered what the cladding material was made of and there was no clear question because the material is a proprietary material. Mr. Risteen asked if the historic glass in the existing windows could be salvaged and Ms. Pacheco Robb said yes the widows could be salvaged. Mr. Biggert feels that the wood windows should remain and Mr. Westman concurred. Ms. Pacheco Robb stated that certain high end windows are hard to distinguish from full wood windows. **Continue the case to the April 15 hearing.**
- b) 142 Commercial Street – amend previously approved decision – **Continue the case to the April 15th hearing**
- c) 108 Commercial Street – install a fence and gate - **Approved**
- d) 105 Commercial Street – replace 10 windows in kind - **Approved**
- e) 10 Court Street – recertify previous approval for replacement of trim, rake board and gutters, replace 8 windows in kind - **Approved**
- f) 10 Young's Court – amend previously approved decision to allow double hung windows instead of casement windows and replace columns for door overhang with brackets - **Approved**

2. Public Comments

3. Review and approve Minutes of the March 18, 2015 meeting

Motion made by Laurie Delmolino to approve the minutes as amended and was seconded by Lisa Pacheco Robb. The motion passed unanimously 4-0-0.

The public hearing portion of the meeting was opened by Mr. Thomas Biggert at 4:00 pm.

Mark Westman commented on the presentation of Austin Brandt from the March 18th hearing and would like to commend the Sage Inn for their new solar panel installation and mentioned that the solar array helps to further the goals of the town as a green community.

4. Public Hearings

- i. **Case #FY15-51 (Continued from January 7)**
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**.

-Guy Plourde, property owner, appeared before the commission to present the case that was continued from the January 7th hearing and took the commission through the revised drawings elevation by elevation.

Ms. McPherson noted that only Mr. Biggert, Mr. McGlothlin and Ms. Pacheco Robb were the only members that heard the original hearing and let the applicant know he would need a super majority vote to approve the proposal.

Mr. Biggert approved of the changes to the dormers but still could not approve the second floor deck above the front door.

Ms. Pacheco Robb asked the applicant if he could explain the changes that had been made and the applicant obliged.

Ms. Pacheco Robb has no issue with the dormer but she feels the same as Mr. Biggert that the second floor deck diminishes the front façade of the structure.

Mr. Risteen likes the existing farmers porch but doesn't like the second floor deck and approves of the change in the dormers

The commission discussed the proposed front second floor deck and there was no support for it.

Mr. Biggert suggested that the front façade remain the same or come back with a redesign and the Mr. Plourde agreed to remove the second floor deck.

Motion made by Thomas Biggert to approve case FY15-51 with the condition that applicant retain the front façade as it exists and was seconded by Lisa Pacheco Robb. The motion passed unanimously 3-0-0.

- ii. **Case #FY15-66 (Applicant requests continuation to April 15)**
Application by Aline Architecture on behalf of E.S.B.H Provincetown LLC requesting approval to remove the center double hung window from a set of three double hung windows with no change to the masonry opening at the property located at **627 Commercial Street**.

Motion made by Thomas Biggert to allow applicant to continue the case to the April 15th and was seconded by David McGlothlin. The motion passed unanimously 5-0-0.

- iii. **Case #FY15-68**
Application by Lisa Pacheco Robb requesting approval to demolish and reconstruct additions with enlarged footprints on the south and east sides of the structure and replace existing windows, trim and roofing at the property located at **19 Franklin Street**.

-Lisa Pacheco Robb left the commission to present her own proposal.

Lisa Pacheco Robb and Barbara Robb appeared before the commission to present the proposal and took the commission through the proposal elevation by elevation and discussed the history of the structure. Ms. Pacheco Robb handed out some additional photos that showed sever decay in the foundation.

Mr. Westman asked what the siding will be on the west and Ms. Pacheco answered that the main structure will remain clad in clapboards and the additions will be clad in vertical boarding.

No members of the public spoke and there were 3 letters of support were read into the record.

Mr. McGlothlin believes the proposal honors the original structure and cheered to the removal of the rear roof deck and found the intervention was appropriate.

Mr. Westman thinks it's a great design.

Mr. Risteen approves of the project and like how it honors the building but questioned a window on the south elevation and the applicant explained that the size of the window matches the windows on the east. Mr. Risteen also asked about a shorter window on the south elevation.

Mr. Biggert wondered if the window on the south elevation could be preserved because the commission likes historic facades to 'wrap' to the sides as much as possible, Mr. Biggert also asked about fenestration configuration on the rear of the structure and Ms. Pacheco Robb explained that the configuration was due to wanting more light.

Mr. McGlothlin is ok with the fenestration on the west that had been questioned by Mr. Biggert.

Ms. Pacheco Robb presented an option that retains the window on the first floor south elevation and the commission discussed the newly presented option.

Mr. Biggert had one last opinion about the shutters being proposed and had a discussion about what would be appropriate.

Motion made by Thomas Biggert to approve case FY15-68 with the condition that option 2 of the south elevation dated 3/12/15 be constructed and was seconded by David McGlothlin. The motion passed unanimously 4-0-0.

iv. Case #FY15-69

Application by Scott Czyoski on behalf of Judy K. Mencher requesting to rectify a violation of the Historic District Guidelines by replacing the existing stainless steel wire balusters on the front of the structure with wood balusters while retaining the granite fence posts at the property located at **67 Commercial Street**.

-Attorney Lester J. Murphy and Scott Czyoski appeared before the commission to present the proposal and Mr. Murphy took the commission through the details of how the applicant is rectifying the current violation.

Attorney Murphy took the commission through the application packet page by page.

No person from the public was present to speak and there were no letters in the file to read.

Mr. McGlothlin appreciates the changes being proposed but wanted to say that the use of granite steps and posts presented as examples don't reflect the work that was done at 67 Commercial.

Ms. Pacheco Robb agreed with Mr. McGlothlin verbatim but feels that the use of granite as a repetitive post element is inappropriate.

Mr. Risteen wondered if there would be a cap on the granite posts and the commission discussed if the posts should have a cap and the commission agreed that no cap should be on the posts.

The commission discussed the baluster spacing.

The applicant signed a time waiver.

Motion made by Thomas Biggert to continue the case to the hearing of April 15th hearing and was seconded by Lisa Pacheco Robb. The motion passed unanimously 5-0-0.

v. Case #FY15-73

Application by Pavel Fiodarau on behalf of BH3 Realty LLC requesting approval to construct a dormer on the east side of the roof, construct a roof deck on the south, construct an outdoor stair, replace a window with a sliding glass door, install a new door on the north elevation and replace various windows on the structure at the property located at **338 Commercial Street**.

-The applicants appeared in front of the commission to present the revised proposal from the March 18th hearing and explained the changes that were made based on the suggestions of the commission.

No members of the public were present to speak.

The commission discussed the front façade and would like the center window on the second floor to move to the east to replicate the historic photo and the applicants agreed to move the window.

Mr. Fiodarau presented a new east elevation with an awning window in the dormer instead of a double hung and the commission had a discussion.

The commission discussed the door on the east elevation and the commission had questions about the half round window above the door and the commission suggested that the applicant change the door muntin pattern and do some research about the muntin pattern for the half round window.

The commission came back to the proposed awning window in the dormer and gave the applicants suggestions for a new arrangement of windows for the proposed dormer.

Motion made by Martin Risteen to continue the case to the April 15th hearing and was seconded by Lisa Pacheco Robb. The motion passed unanimously 5-0-0.

vi. Case #FY15-74

Applications by George and Sandra Haunstrup requesting approval to restore the existing shed structure with the scope of work to include installing a garage door on the street side, install three new windows, replace a door and replace shingles, trim and roofing material at the property located at **29 Alden Street**.

George and Sandra Haunstrup appeared again before the commission to present additional information regarding the garage doors.

The applicants passed out photos and new drawings based on research that the applicants conducted regarding historic looking garage doors from local distributors and gave several options.

No members of the public were present to speak and no letters in the file.

Mr. Risteen liked the cedar option and wondered how the doors operated.

Mr. Westman was partial to the cedar option presented.

Ms. Pacheco Robb appreciates the effort but feels like the presented doors felt too suburban.

Mr. Biggert feels like the only way to have the historically appropriate look would be with two separated carriage doors and agrees the proposed doors looked too contemporary.

Ms. Pacheco Robb wants to see two separate 8'x7' garage doors that would resemble carriage doors and more resemble the historic photo that was provided.

There was discussion about the how the doors should look and the applicants felt that the commission was misleading at the last hearing because they felt the commission wanted options about a single door and not two doors.

Mr. Risteen also feels that there should be two separate doors and agreed with rest of the commissioners there should be two doors.

A discussion about how much space should be left in between the two doors and Ms. Pacheco Robb felt the two doors should be as far apart as possible.

The applicants asked if the commission was set on the cedar doors and the commission agreed that cedar should be used instead of steel.

The commission wanted to make sure that the new design need to be two separate doors and they would also like to know the interior dimensions to see what can actually fit.

Motion made by Thomas Biggert to continue the case to the April 15th hearing and was seconded by Mark Westman. The motion passed unanimously 4-0-0.

- vii. **Case #FY15-76 (Applicant requests to postpone to April 15)**
Application by Hal Winard on behalf of Eric Shalom requesting approval to cover existing asbestos shingles with cement fiber shingles on the front façade of the structure while maintaining historically appropriate trim reveal at the property located at **257 Commercial Street**.

Motion made by Martin Risteen to allow applicant to postpone to the April 15th hearing and was seconded by Lisa Pacheco Robb. The motion passed unanimously 5-0-0.

- viii. **Case #FY15-77**
Application by B+C Construction on behalf of Lyn Plummer requesting approval to construct a farmers porch on the south façade, construct a dormer upon the western side of the roof, replace the front door, and replace windows, siding and roofing in kind at the property located at **414 Commercial Street**.

Lyn Plummer, property owner and Kevin Bazarian of B+C Construction appeared before the commission to present the proposal and took the commission through the project elevation by elevation.

No members from the public were present and no letters were in the file.

Ms. Pacheco Robb had problems with the drawings and pointed out the inconsistencies which included if the porch was drawn at the correct height and whether or not the dormer was flush with the western wall or not and Ms. Pacheco Robb showed what she meant. Ms. Pacheco also commented on the detail of the existing dormer on the west.

Mr. McGlothlin does not agree with the farmers' porch and feels the house is simple, pure and untouched. He also feels that the unique dormer on the east needs to be preserved and Mr. Biggert agreed and the applicant agreed to flip the new shed dormer to the east side. Mr. McGlothlin also needed more detail in the drawings concerning trim details.

Mr. Risteen agreed that the original dormer on the west side needed to be preserved but could approve the proposed farmers' porch.

Mr. Westman does not object to the porch.

Mr. Biggert thanked the applicant to agree to flip the new dormer to the east and agreed with the front porch but needed better drawings.

The commission wanted to see the trim detail on the west and wanted to see square columns.

Mr. Risteen would like to see some of the details on the west trim reflected in the trim on the front porch

Motion made by Martin Risteen to allow applicant to continue case FY15-77 to the April 15th hearing and was seconded by David McGlothlin. The motion passed unanimously 5-0-0.

The commission discussed when and where a business meeting should be held and what should be discussed. Also the commission set a time to conduct a site visit to 69 Commercial to view the existing windows and view recently installed clad windows on other buildings in the area.

At 6:30, a motion to adjourn was made by Thomas Biggert and seconded by Lisa Pacheco Robb. Motion passed unanimously. 5-0-0.

Respectfully submitted,
Thomas Biggert
Chair

