

**TOWN OF PROVINCETOWN
HISTORIC DISTRICT COMMISSION**

**REGULAR MEETING MINUTES OF
January 15, 2014 3:30pm**

MEETING HELD IN THE JUDGE WELSH ROOM

Members Present: Mr. John Dowd, Ms. Marcene Marcoux, Mr. Thomas Biggert, Mr. David McGlothlin, Ms. Polly Burnell and Mr. Lance Hatch.

Members Absent: and Mr. Ryan Landry.

Staff Present: Ms. Gloria McPherson, Town Planner.

John Dowd opened meeting at 3:30 pm

Public Statements - none

Review and approve Minutes of the December 4, 2013 meeting

A motion was made by Ms. Burnell to approve the Minutes as written and seconded by Thomas Biggert. Motion passes unanimously.

Administrative Reviews

a) Winard Construction on behalf of John Kubiczuk, 31 Court Street, for the installation of 2 skylights on unit 2 (the garage)

Ms. McPherson stated that Ms. Marcoux had emailed her with concerns about why skylights were being reviewed administratively, but explained that the skylights are on the back of the building, and are not visible from a public way. This was confirmed by a site visit.

Motion made by Ms. Burnell to approve as submitted and seconded by Mr. McGlothlin. Motion passed unanimously.

b) Peter Page on behalf of Olga Vitello, 428 Commercial, for the replacement of white cedar shingle siding with same on rear west wall

Motion made by Mr. Dowd to approve as submitted and seconded by Mr. McGlothlin. Motion passed unanimously.

c) Paul Colburn on behalf of Julia Gilmore, 649 Commercial, for the replacement of 4 double hung windows on south (rear) façade with same (one over ones); other façade photos show a variety of muntin patterns on the building, including 6 over 6, one over one, single pane picture windows, and a small 3 over 3 window

Motion made by Ms. Marcoux to approve as submitted and seconded by Ms. Burnell. Motion passed unanimously.

d) Elaine Quigley on behalf of Michael Sullivan, 542 Commercial, for the replacement of a 6-ft chain link fence around public pool with a 6-ft metal fence

This was previously approved and signed by Mr. Dowd and Ms. Burnell.

e) Hal Winard on behalf of the Town of Provincetown, 254 Commercial (Firehouse #3), for the replacement of 2 windows on front façade with 2 new 2 over 1, true divided light wood windows; replacement of clapboards on front facade with same

This was previously approved and signed by Mr. Dowd and Ms. Burnell.

f) Peter Page on behalf of Ted Smith, 422 Commercial, for the replacement of shingles on rear of house with same; replacement of trim on rear of house with Azek trim

This was previously approved and signed by Mr. Dowd and Ms. Burnell.

g) Deborah Paine, Inc. on behalf of Linda Glenn and Christina Crowe, 97 Commercial, for the replacement of half-light door with full-light door

This was previously approved and signed by Mr. Dowd and Ms. Burnell.

h) Cape Associates, Inc. on behalf of Holly Jackson, 48 Commercial, for the replacement of an existing wood, side entrance, half-light door with a fiberglass half-light door

Ms. Burnell asked the applicant if there was a fiberglass door that more closely matched the existing wood door. The applicant responded that there was not.

Ms. Marcoux said she would rather see replacement with a wood door instead of fiberglass. She thought that fiberglass replacement doors on commercial could be acceptable, but prefers wood replacements on residential structures.

Ms. Burnell stated that if it were a front door, she would like to see it restored, but in this case fiberglass is acceptable because the door is not very visible.

Mr. Dowd noted that they are replacing a non-original door, so he is ok with a fiberglass, double panel, 4-light (exterior muntins) door.

Motion made by Ms. Burnell to approve a replacement fiberglass, double panel, 4-light (exterior muntins) door and seconded by Mr. Biggert. Motion passed 5-1, with Ms. Marcoux opposed.

i) Mike Bedard on behalf of Helen Valentine, 88 Commercial, for the replacement of six windows, all 6 over 6, with six vinyl windows, 6 over 6

Motion made by Mr. Dowd to approve with simulated divided lights (exterior muntins) and seconded by Ms. Burnell. Motion passed unanimously.

j) Elena Hall, 401 Commercial, for the repair of a concrete foundation and wood framing, and the replacement of shingles with same on the north façade

Motion made by Mr. Dowd to approve as submitted and seconded by Ms. Marcoux. Motion passed unanimously.

k) Tom Tannariello, 27 Watson's Court, for the enlargement of previously approved replacement windows

Mr. Tannariello stated that during demolition, it was revealed that the true size of the window openings was larger so he would like to increase size of windows.

Mr. Dowd noted that they were essentially creating a new house, so the original size of windows doesn't matter as much as proportions and matching the typical old window sizes in town, which had a glass size of 24x24" and later 24x27". If windows are bigger than that, they will look fake.

Mr. McGlothlin asked when was original structure built.

Ms. McPherson replied the 1850s.

Ms. Marcoux stated that her understanding was that Mr. Tannariello is just trying to put back what was originally there.

Mr. Dowd said that he didn't think the larger windows were original.

Mr. McGlothlin proposed a site visit to see the opening and determine if it was wood cut in the 1985s or later.

Mr. Dowd announced that there would be a site visit to 27 Watson's Court immediately following the meeting.

Mr. Dowd opened the Public Hearing portion of the meeting at 4:23pm

a) **Case# FY14-36**

Application by Scott Czyoski on behalf of Judy Mencher for a Certificate to be issued in accordance with the Provincetown Historic District Commission established under the General By-Laws, Chapter 15 of the Town of Provincetown. The applicant seeks approval to remove an existing front door and replace with a new different style wood door in the same opening at the property located at **67 Commercial Street, Provincetown, MA.**

Mr. Dowd asked if the proposed door is the same size as the original?

Mr. Czyoski replied that it is not.

Mr. Biggert thought that when the HDC reviewed it previously, that the Commission wanted the door to remain the same size

Mr. Czyoski replied that it is an egress issue.

Mr. Dowd stated that it would not be acceptable to replace all the 19th century doors with wider ones.

Mr. Biggert stated that he cannot support this unless it's mandated by code

Ms. Burnell left the meeting to get clarification from Russel Braun, the Building Commissioner.

Ms. Burnell returned and reported that Mr. Braun was gone for the day, but Anne Howard, Building Inspector, was familiar with the proposal. Ms. Howard told her that the door was the only means egress for the upper units and needed to be 36" wide.

Mr. Hatch noted that the trim isn't changing around door, that the new door just fills the space more. But he would like documentation that this size is really required

Ms. Burnell stated that she would like to see the door restored rather than replaced, and that if it's restored, it wouldn't have to be widened, even for code.

Mr. Dowd left the meeting to get Anne Howard.

Ms. Howard read from the IEBC, regarding accessible entrances, noting that Mr. Braun would make the final call regarding accessibility of an entrance.

Ms. McPherson noted that the front door opens to stairs only, so it is inherently not accessible.

Ms. Burnell stated that the Guidelines state to preserve as much original material as possible.

Ms. Howard noted that if the code official (Mr. Braun) determines there is no safety hazard, he can override the requirement to enlarge the door opening.

A motion was made by Mr. Dowd to deny the application, unless Building Commissioner determines it to be a hazard, and seconded by Mr. Biggert. Motion passed unanimously

Ms. Burnell stated that the denial is based on Guideline 6A and General Guideline 2.

Mr. Czyoski told the Commission that he would be able to restore the front door.

Ms. McPherson confirmed with the Commission that a restoration would not have to come back for review.

b) **Case# FY14-37**

Application by David Milliken on behalf of Gary Vance for a Certificate to be issued in accordance with the Provincetown Historic District Commission established under the General By-Laws, Chapter 15 of the Town of Provincetown. The applicant seeks approval to remove and replace roofing, siding, windows, second and third floor decks and railing systems and stairs at the property located at **4 Conant Street, Provincetown, MA.**

Mr. McGlothlin recused himself for possible conflict of interest as another guest house owner.

David Milliken presented the application to the Commission and explained that the owners were trying to pull the building together by installing matching 2 over 1 windows.

Mr. Dowd asked the applicant if he would consider replacing round window on the front façade with what would have been there originally, another double hung window.

Alan Cabral stated that the owners' preference was to retain the round window, so they are proposing to restore it.

Mr. Dowd noted that the window is there, so it doesn't have to be replaced, but he looks at this as an opportunity to improve the front façade. He asked how they came to choose 2 over 1 rather than 2 over 2 windows.

Mr. Cabral stated that they were going with 2 over 1 to match the adjacent property, noting that the windows will be simulated divided light Anderson windows.

Mr. Biggert asked if the 2 over 2 windows on front are original to the structure.

Mr. Cabral stated that they are, but that 2 over 1 are being proposed to unify the building with the adjacent building on Conant Street.

Mr. Dowd asked if there were any public comments regarding this case. There were none. Mr. Dowd then read a letter in favor of the proposal.

Ms. Burnell stated that she thought the applicant should use 2 over 2 windows instead, since the original windows on the front façade are 2 over 2.

Ms. Marcoux agreed that 2 over 2 would be better. She asked about the proposed railings and what is the new railing height compared to existing.

Mr. Milliken stated that the proposed railings are slightly lower, but still to code.

Mr. Dowd noted that using captured balusters is a good improvement, and asked if they could run the railings all the way around the deck, rather than having them die into the screen.

Mr. Milliken said that request made sense.

Mr. Biggert said he is questioning using 2 over 1 windows rather than 2 over 2.

Ms. Marcoux stated that they are different buildings of different vintages, so she didn't see the need to unify them.

Mr. Dowd further parsed the issue by suggesting that the applicant use 2 over 2 windows on the older, core structure, and the back addition and dormers can be 2 over 1.

Mr. Biggert said that would make sense because different windows would have been used as later additions and dormers were added.

The Commission generally agreed that Mr. Dowd's suggestion made sense.

Gary Vance stated that he would prefer to keep consistency in windows throughout the entire building, noting that the other building, connected by deck, which was already renovated, has 2 over 1 windows.

Mr. Hatch asked the date of the building already renovated.

Mr. Vance stated that it dates to the 1940s.

Jeffrey Haley added that 7 years ago, the other building had all different windows and the HDC said to do 2 over 1 windows for all.

Mr. Hatch explained how 2 over 1 windows would be appropriate on the newer parts of the building, and 2 over 2 on the original part.

Mr. Haley said they would rather do all the same windows, either 2 over 2 or 2 over 1.

A motion was made by John Dowd to approve the application with conditions that (1) the replacement windows shall be 2 over 2 (simulated divided lights, exterior muntins) and (2) the

railing on 2nd story deck shall run completely around the deck and wrap the corner by the proposed screen. Mr. Biggert seconded the motion. Motion passed unanimously.

Ms. Burnell read the applicable Guidelines: #7 roofing, #12 siding, #5 G&E windows, and #9 C decking and railings

Site Visit, 27 Watson's Court at 5:18pm

The Commission did a site visit to 27 Watson's Court and viewed the window openings.

It was generally agreed that any amendments to the previously approved elevations could be done administratively, at a meeting, with the four HDC members who originally sat on the case: Mr. Dowd, Mr. McGlothlin, Ms. Marcoux and Mr. Biggert.

At 5:49, a motion was made by Ms. Burnell to adjourn the meeting and seconded by John Dowd. Motion passed unanimously.

Respectfully submitted,

Gloria McPherson
Town Planner