

TOWN OF PROVINCETOWN
HISTORIC DISTRICT COMMISSION

REGULAR MEETING MINUTES OF
August 20, 2014 3:30pm

MEETING HELD IN THE JUDGE WELSH HEARING ROOM

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

Members Absent: Ms. Marcene Marcoux

Staff Present: Mr. Leif D. Hamnquist, Permit Coordinator

Meeting called to order by Mr. John Dowd at 3:32pm

1. Public Statements

2. Administrative Reviews

- a) 73A Commercial Street – window and skylight replacement – continued from August 6th hearing -Peter Page appeared before the board and argued the case to replace the existing wooden windows with vinyl clad windows and discussion ensued amongst the board about the intent of the historic window bylaw. - **Approved**
- b) 31 Court Street – privacy fence for outdoor shower - **Approved**
- c) 8 Brewster Street – amend previously approved decision - **Approved**
- d) 4 Pearl Street – construct a fence - **Approved**
- e) 493 Commercial St – replace window in kind - **Approved**
- f) 93 Commercial St – replace slider door in kind - **Approved**
- g) 607 Commercial St – replace two skylights in kind - **Approved**
- h) 99 Commercial St – seeking certificate of non-applicability - **Approved**
- i) Any administrative reviews received that could not be reasonably anticipated

3. Review and approve Minutes of the August 6, 2014 meetings

Motion made by John Dowd to approve the minutes from the August 6, 2014 meeting as presented and was seconded by David McGlothlin. The motion passed unanimously.

4. Any other business that shall properly come before the commission

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

5. Public Hearings

Polly Burnell became present at 4:05pm

- a) **Case #FY14-84 (Continued from the August 6th hearing)**
Application by John DeSouza on behalf of Fishburn Court CD to enclose two existing porches, replace a window with an egress door and replace two casement windows with double hung windows at the property located at **3 Fishburn Court**.

-John DeSouza appeared before the board and presented the commission with revised drawings with the changes that the commission asked for at the August 6th hearing.

Mr. Biggert detailed a solution to help the applicant by suggesting a new design to the mudroom with more glass so the original entrance can be seen.

The commission worked out what they did not like with the revisions and asked the applicant to remove the sidelights on the front entrance door.

Motion made by Thomas Biggert to except the revised proposal with the condition that the sidelights and recessed panels on the front entrance be removed and redesigned and was seconded by Polly Burnell. The motion passed unanimously.

b) Case #FY15-5

Application by Jonathan Sinaiko to install a new door at the property located at **295 Bradford Street**.

-Mr. Sinaiko appeared before the commission to present the proposal and explained that the new door was needed for fire egress and that he was going to build the door to keep with the historic nature of Town of Provincetown

The commission agreed with Mr. Sinaikos assessment of the door.

Motion made by John Dowd to approve the proposal as presented and was seconded by David McGlothlin. The motion passed unanimously.

c) Case #FY15-6

Application by Marie Aileen Thibeault to install a new window in kind on the south side of the structure and remove four windows on the north side and replace with three double hung windows at the property located at **15 Tremont Street**.

-AJ Santo and Marie Aileen Thibeault appeared before the board to present the proposal to the commission.

The commission agreed the changes were a big improvement

Motion made by John Down to approve the proposal as presented and was seconded by Thomas Biggert. The motion passed unanimously.

d) Case #FY15-7

Application by Anne Howard to replace an existing cedar shake roof with the Enviroshake roofing material at the property located at **228 Bradford Street**

-Anne Howard appeared before the commission to present the proposal and displayed an example of the Enviroshake material.

The commission examined the materials

Mr. Sinaiko spoke in favor of the proposal and 4 letters of support were read into the record

The commission had reservations about the proposed roofing material.

Mr. Biggert didn't feel like he could truly make an approval of the material without more research and seeing more examples.

Motion made by David McGlothlin to approve the proposal as presented and was seconded Lance Hatch. The motion passed 4-0-1 with Mr. Biggert abstaining.

e) **Case #FY15-8**

Application by Ezra Block on behalf of Elena Ende to construct a new dormer on the south facing roof, upgrade all windows, relocate and remove several windows, relocate doors at the first and second floor porches, replace rails and balusters on second floor porch, replace existing siding, roofing and trim and replace existing bulkhead at the property located at **457 Commercial Street**.

-Ezra Block appeared before the board to present the proposal and described the structure and its history of bad renovations.

Mr. Block took the commission through the project elevation by elevation

The commission discussed the window placement on the north elevation and agreed the design worked.

Ms. Burnell expressed concerns with the French doors on the south elevation and John Dowd noticed how the divides in the windows read as narrow and don't match up with the windows and sash above.

Mr. McGlothlin thinks that the south elevation has too much going on

Mr. Dowd noticed that the way the drawing was done it makes it look flat but in reality there is an overhang and that the first floor windows would be shadowed and not as prominent.

No speakers in favor or against.

Mr. Dowd didn't like the choice for the front door and asked the applicants reasoning for choosing the proposed door and thinks there may be some mixing of styles within the design.

Mr. Block attempted to defend the choice of door but defaulted to keeping the style of door that exists

Motion made by John Dowd to approve the proposal as presented with the condition that the north façade door remain and that the French door on the south elevation to include wider divides in the glass and was seconded by Polly Burnell. The motion passed 4-1-0 with David McGlothlin dissenting.

f) **Case #FY15-9**

Application by Vince Edwards to demolish an existing brick stairway and replace with a wooden staircase with new railing and balusters at the property located at **12 Atlantic Avenue**.

-Vince Edwards appeared before the commission to present the proposal

The commission found that the new stair was a major improvement but that the applicant should not use turned newel posts and keep the design simple.

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

At 5:15, a motion to adjourn was made by Polly Burnell and seconded by Thomas Biggert. Motion passed unanimously.

Respectfully submitted,

John Dowd
Chair