

TOWN OF PROVINCETOWN
HISTORIC DISTRICT COMMISSION

REGULAR MEETING MINUTES OF
August 6, 2014 3:30pm

MEETING HELD IN THE JUDGE WELSH HEARING ROOM

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

Members Absent:

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

Meeting called to order by Mr. John Dowd at 3:30pm

1. Public Statements

2. Administrative Reviews

- a) 474 Commercial Street – amendment to previous approval, including replacing a window with a skylight, adding an additional skylight, and extending dormer facing Cook Street – **Approved**
- b) 4 Pearl Street – replace an existing fence -- **Denied**
- c) 120 Commercial Street – replace 4 windows in kind -- **Approved**
- d) 141 Bradford Street – Replace two windows in kind with PVC trim -- **Approved**
- e) 410 Commercial – install new fence – **Approved with the condition that the tops of fencing lines up**
- f) 73A Commercial Street – Replace 11 windows in kind, Replace 2 skylights in kind, and replace roofing – **Commission asked for the applicant, Peter Page, to come back with cut sheets for wood windows**
- g) 198 Commercial Street – Replace 4 windows in kind -- **Approved**
- h) 616 Commercial Street – Replace 9 windows in kind – **Approved**
- i) 197 Bradford Street -- **Approved**
- j) Any administrative reviews received that could not be reasonably anticipated

3. Issue a Certificate of Hardship for a Constructive Approval of Case #FY14-69, application by David McMahon to construct a two floor addition on the north side of the main structure at the property located at 7 Whorf's Court, per the Local Historic District Bylaw and G.L. c.40c, 11, which both state that if a Certificate of Appropriateness is not acted upon within 60 days of receipt of the application , then, unless there was an extension from the applicant, the Commission is required to issue a Certificate of Hardship.

-Ms. Marcoux expressed her concerns that there were procedural issues surrounding case #FY14-69 and that in the future applicants need to a sign time extension so these constructive approvals do not happen again.

Motion made by Polly Burnell to approve the certificate of hardship for case #FY14-69 was seconded by Thomas Biggert, with Marcene Marcoux abstaining. The motion passed 4-0-1.

4. Review and approve Minutes of the July 2, 2014 meetings

Motion made by Polly Burnell to approve the minutes from the July 2, 2014 meeting as amended and was seconded by David McGlothlin. The motion passed unanimously.

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

The public hearing portion of the meeting was opened by John Dowd at 4:30 pm

6. Public Hearings

a) **Case #FY14-80 (case withdrawn)**

Application by Deborah Paine Inc. on behalf of Caroline Silliman to replace existing casement windows with new double hung windows at the property located at **45 Commercial Street**.

Motion made by Thomas Biggert to except the request to withdraw without prejudice and was seconded by Polly Burnell. The motion passed unanimously.

b) **Case #FY14-81**

Application by James R. McGrath (Pine Harbor Wood Products) on behalf of Allen Roth to request retroactive approval to demolish and reconstruct a shed at the property located at **7 Conwell Street**.

-Allen Roth and James R. McGrath appeared before the commission to present the proposal for a retroactive approval for a demolished and reconstructed shed.

Mr. Roth presented the commission with photos of the old shed and the new shed.

Mr. Biggert asked that the applicant should have built what was originally there.

The commission agreed that the shed was minimally visible from the road.

Motion made by John Dowd to approve the proposal as presented and was seconded by David McGlothlin and Polly Burnell dissented. The motion passed 4-1-0.

c) **Case #FY14-82**

Application by Robert LaPlume to construct a stairway on the back of the structure and add a gooseneck ladder to the side of the structure for the purpose of fire egress at the property located at **198 Commercial Street**.

-David McGlothlin recused himself and Lance Hatch took his place to vote.

Robert LaPlume appeared before the commission and told the board that the project is being done due to building code requirements.

One letter of opposition due to property line concerns was read into the record.

The commission agreed that safety concerns trump historic but respect the applicant making sure the work was done within the historic guidelines to the extent they could.

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

d) **Case #FY14-83**

Application by David Krohn to add and replace various windows, add a 5 foot wide balcony to the front of the structure and replace the roof, siding and trim at the property located at **478 Commercial Street**.

-Thomas Biggert recused himself from the case.

David Krohn and Esra Ambrose appeared before the board to present the proposal.

Mr. Krohn explained the project and how it will become his main residence. He explained that the foundation and other elements of the structure are in disrepair and needs immediate replacing.

Mr. Krohn stated that the structure is only visible when looking straight down the driveway and therefore minimally visible from the street and further explained his love for the home.

No one from the public spoke on the proposal and no letters were in the file.

Ms. Burnell called the structure a 'car barn' and that these types of buildings are slowly disappearing.

Ms. Marcoux asked where the garage is going and how it works.

Ms. Burnell asked how the shutters are working.

The commission agreed the renovation was keeping with the historic nature of the original structure.

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

e) **Case #FY14-84**

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 and Mathew Capaldo appeared before the commission to present the proposal. Mr. DeSouza handed out revised drawings for the South elevation.

Mr. DeSouza explained the historic character of the structure and how the owners maintained the details that are accurate to the period and style. He also explained how the owners maintained a large amount of green space and didn't develop from lot line to lot line.

Mr. DeSouza then brought the board through the drawings and described the additions in detail to commission and let them understand that the new door was needed for egress reasons.

Mr. DeSouza read out the reasons the additions are appropriate based on the Historic Guidelines and the Local Comprehensive Plan.

No body from the public spoke in favor or opposition. 7 letters in favor and 3 letters in opposition were read into the record.

Commission agreed that the replacements of casements with double hung windows are favorable.

The rear porch was decided that it was minimally visible from a public way.

Mr. Biggert gave details to his dissent for the proposed front mudroom and Mr. DeSouza justified that the rear porch and other elements were not original to the historic structure.

Ms. Burnell expressed her concerns that the front elevation seemed 'cluttered' and that the proposal was not typical of simple Provincetown architecture.

Mr. McGlothlin is ok with the south and west elevations but expressed dissent with the east elevation and thought that the size of the mudroom stuck out too far off the back of the building.

Mr. Dowd explained that other structures have these mudrooms but they are smaller in nature and squarer in shape.

Ms. Marcoux had no problems with the proposal.

Mr. Dowd asked about the original Greek revival door way and how the new proposal has changed.

Mr. Dowd clarified the mission of Historic District Commission was to preserve simple and smaller Provincetown architecture.

Mr. Biggert thinks the existing façade is balanced and keeping with historic architecture.

Mr. Hatch expressed that the proposed mudroom looks more like a sunroom and not an entrance.

Motion made by John Dowd to continue the proposal to the August 20th agenda for revisions to the design and was seconded by Polly Burnell. The motion passed unanimously.

-Marcene Marcoux left the hearing at 5:30

f) **Case #FY14-85**

Application by Scott William Grady on behalf of 26 Alden LLC to renovate the entire structure, including the replacement and addition of windows and doors, the addition of decks and roof decks, the construction of new fencing, and the replacement of shutters, siding and trim at the property located at **26 Alden Street**.

-Scott Grady, architect of record, and David Golden, owner of New Boston Ventures, appeared before the commission to present the proposal.

Mr. Golden explained the nature of his company and the historic preservation work that they have done within the Greater Boston Area.

Mr. Grady began to give details about the architectural aspects of the proposal and displayed photos and drawings on presentation boards to the commission.

Mr. Grady explained the concept for the east elevation is to respect the original building by putting shutters only on the windows that were on the original building and leaving shutters off the part where an addition was put on, as well as treating the original stair case as a front facing stair.

On the south elevation Mr. Grady repeated the concept of shuttering only the windows that were on the original building and treating the stair as more formal traditional entrance.

Mr. Grady further described the west and north elevation.

No body from the public was present to speak about the proposal. One letter in support was read into the record.

Ms. Burnell expressed her pleasure with the design.

Mr. Biggert agreed that the second front stair case was a good idea but expressed concerns about the size of the roof decks.

Mr. Dowd asked about the design of the front door and asked if a simpler door could be used, and if the three banked windows on the east façade could become two windows and Mr. Grady explained that he had thought of it but it was too repetitive.

Mr. Dowd asked if the two chimneys could be replaced with fake chimneys.

Motion made by Polly Burnell to approve the proposal with the conditions that the front entrance doors be solid wood doors, salvaged if possible, reconstruct the historic chimneys with non-functioning chimneys, put shutters on the windows as shown in sheet A4a and treat the second front door like the main door and replace the small gable end window on the north elevation with

a full sized double hung window. The motion was seconded by Thomas Biggert. The motion passed unanimously.

-Polly Burnell left the hearing at 6pm.

g) **Case #FY15-1**

Application by Regina Binder on behalf of Cynthia Binder to construct an addition on the east side of an existing cottage and within the footprint of an existing above ground, concrete-walled septic system at the property located at **242 Bradford Street.**

-Regina Binder and Cynthia Binder appeared before the commission to present the proposal.

Regina Binder explained the history of the property and made clear that the historic front structure was not going to be touched. She described that the new addition will keep with the historic nature of the neighborhood and that the area of the new cottage will be minimally visible from the right of way.

Regina Binder justified that before the above ground septic was built many out buildings were torn down to put the septic in.

No body from the public appeared to speak on the property. One letter in support was read into the record.

Mr. Dowd understands the impulse to put the addition where it is but the addition seems to be part of the front structure.

Some discussion about the visibility from Bradford Street ensued.

Mr. Biggert wanted the windows on the east to be double hung windows.

Motion made by John Dowd to approve the proposal with the condition that the single hung window on the east elevation be replaced with double hung windows and was seconded by Thomas Biggert. The motion passed unanimously.

h) **Case #FY15-2**

Application by Ted Smith Architects LLC on behalf of Jane Barber and Linda Rohler to replace and relocate windows, add two patio doors and remove a small bumped out closet on the rear of the structure, demolish a pre-existing shed and replace with a newer, smaller shed and replace a white picket fence in kind at the property located at **5 Nickerson Street.**

-Ted Smith appeared before the board to present the proposal for the former Mary Hackett house, and explained the property in question will be used with the adjacent property as a family compound for the new owners.

Mr. Smith went on to explain the design of the building.

No body from the public appeared to speak about the proposal, and one letter of support was read into the record.

Mr. Biggert had a problem with a window on the east elevation and wondered why it was pushed to the left and it was discovered that the placement of the window was dictated by the introduction of a new bathroom on the second floor. Mr. Biggert also commented on the banked double hung windows on the north elevation and the four sliding doors the south elevation.

Ms. Burnell returned to the hearing at 6:30pm

The commission discussed the sliding doors on the south elevation and decided that a single door and two double hung windows would be much more appealing to the commission.

Mr. Dowd made sure that the new fence will be constructed of wood.

Motion made by John Dowd to approve the proposal with the conditions that there be no sliding glass door on the south elevation but a single 'Provincetown' door with two double hung, 2/1 sashed windows on the north elevation, retain the single double hung window on the east elevation, reconstruct the original chimney in the same location and if possible restore historic windows on the front facade was seconded by Thomas Biggert. The motion passed unanimously.

i) **Case #FY15-3**

Application by John Pompeii to add a second floor with a dormer to the existing single story structure, and replace various windows at the property located at **10 Young's Court**.

-John Pompeii and Justin Burly appeared before the commission to present the proposal and they described their history and the reasons for buying and living in Provincetown.

The applicants explained about the modest addition to the structure and preemptively addressed concerns from abutters.

Tito Stephani appeared to speak in opposition to the proposal and handed out a packet of historical photographs to the commission and began to describe the history of 10 Young's Court. He also described how his family shaped Young's Court and the history his family has with the land.

10 letters in support were read and 3 letters of opposition were read into the record.

Mr. Biggerts concerns with the design were the three different roof lines and cupola.

Mr. Dowd believes the new design is an improvement to the original structure and is not very visible from any right of way.

Ms. Burnell thinks the new design doesn't have a significant impact on the neighborhood and town.

Motion made by John Dowd to approve the proposal with the condition that the applicant remove the cupola. The motion was seconded by Polly Burnell. The motion passed unanimously.

j) **Case #FY15-4 (Request to withdraw)**

Application by Regina Binder on behalf of Andrew, Tom and Joan Leonard to construct an inset deck, add a door for access and replace windows at the property located at **353B Commercial Street**.

Motion made by John Dowd to allow the applicant to withdraw without prejudice and was seconded by Polly Burnell. The motion passed unanimously.

At 7:30, a motion to adjourn was made by Marcene Marcoux and seconded by Polly Burnell. Motion passed unanimously.

Respectfully submitted,

John Dowd
Chair