

TOWN OF PROVINCETOWN
HISTORIC DISTRICT COMMISSION

REGULAR MEETING MINUTES OF
October 15, 2014 3:30pm

MEETING HELD IN THE JUDGE WELSH HEARING ROOM

Members Present: John Dowd, Polly Burnell, and Thomas Biggert

Members Absent: David McGlothlin, and Marcene Marcoux(unexcused)

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

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

1. Public Statements

2. Administrative Reviews

- a) 10 Young's Court – amendment to a previously approved design – **Approved with the condition that the proposed south elevation windows on the ground floor retain the approved double hung windows - needs revised plans**
- b) 277 Bradford Street – replace 8 basement windows -- **Approved**
- c) 344-346 Commercial Street – amendment to a previously approved design – **Needs signed plans**
- d) 572 Commercial Street – replace existing chain link fence with new wood fence – **Needs redesign**
- e) 12 Washington Avenue – replace 4 windows in kind and replace white cedar siding – **Approved with condition that widows should be 2 over 1**
- f) 230 Bradford Street – extend certificate for another year – **Approved**
- g) 481 Commercial Street – replace siding in kind -- **Approved**

The public hearing portion of the meeting was opened by Mr. John Dowd at 4:15 pm

3. Review and approve Minutes of the October 1, 2014 meeting as amended

Motion made by Polly Burnell to approve the minutes of the October 1, 2014 minutes as amended and was seconded by Thomas Biggert. The motion passed unanimously 3-0-0.

4. Public Hearings

a. Case #FY15-25

Application by Pavel Fiodarau on behalf of Phillip Barber to install a new skylight and two new double hung windows and replace an existing octagonal window in kind at the property located at **19 Tremont Street**.

-Pavel Fiodarau appeared before the commission to present the proposal, and gave details to the window design.

The commission stated their displeasure with the octagonal window and requested that the applicant replace with a square or rectangle window.

Mr. Biggert asked about the new double hung windows and determined that it was minimally visible.

Motion made by John Dowd to approve the proposal as presented with the condition that the octagonal window be replaced with a double hung window to match the existing double hung in on the upper floor within the gable and was seconded by Thomas Biggert. The motion passed unanimously 3-0-0.

b. Case #FY15-26

Application by Cape Associates, Inc. on behalf of Greg Connors to replace three double hung windows with a new sliding glass door at the property located at **77 Commercial Street**.

-Derik Burgess of Cape Associates appeared before the commission to present the proposal.

There was no discussion amongst the board as they determined the change on the waterfront side of the structure was minimal and appropriate with the town's guidelines.

Motion made by Polly Burnell to approve the proposal as presented and was seconded by Thomas Biggert. The motion passed unanimously 3-0-0.

c. Case #FY15-27

Application by Cape Associates, Inc. on behalf of Peter Portney to renovate an existing sunroom and add a roof deck at the property located at **39 Pearl Street**.

-Derik Burgess of Cape Associates appeared before the commission to present the proposal.

Mr. Burgess explained that the only true change to the sun room was the addition of a railing on top and detailed the damage that is being created by bad detailing from earlier construction and also gave some history about the structure.

Mr. Biggert asked about a window that was being removed on the south side of the sun room.

The commission had concerns that about the front door on the sunroom being removed and asked for more clarification from the applicant.

Mr. Dowd asked about the roof decks rail going right into a second floor window and how that was not a wise choice in design.

The commission agreed that the front door needs to be maintained, because that was probably the front entrance as some point in time, even though the owners have changed the door they use.

A discussion ensued about the increase in the size of the sunroom.

Motion made by Polly Burnell to continue the case to the November 19th hearing and was seconded by Thomas Biggert. The motion passed unanimously 3-0-0.

d. Case #FY15-28

Application by Joe Connolly & Robert J. Foy to construct two dormers with new windows, and replace siding and two windows in kind at the property located at **60A Commercial Street**.

-Joe Connolly appeared before the commission to present the proposal and gave a brief history of the property and the building, he is proposing to build two dormers and replace windows in kind.

7 letters of support were read in to the record and no letters of opposition and no one from the public spoke.

The commission agreed the design was appropriate and stated that the drawings were pleasing.

Motion made by John Dowd to approve the proposal as presented and was seconded by Polly Burnell. The motion passed unanimously 3-0-0.

e. Case #FY15-29

Application by Cape Associates Inc. on behalf of Jim Watkins to replace a door in kind and construct a new wooden awning at the property located at **6 Nickerson Street**.

-Mark Kinnane of Cape Associates and Jim Watkins appeared before the commission to present the proposal and explained the reason to have the overhang due to extreme warranty requirements and rain being a problem when the door is open.

No letters in the file and no one was present to speak.

Mr. Biggert felt that there could be some more detail proposed for the overhang, but the commission agreed that since it wasn't the main door that a simply detailed awning would suffice.

The commission had a discussion about the construction of the overhang and what would be a more appropriate design.

Motion made by John Dowd to approve the proposal as presented with the condition that the elevation should show two brackets supporting a boxed roof frame with angled molding supporting a red cedar shed roof, trim details should show what was defined by the commission and was seconded by Polly Burnell. The motion passed unanimously 3-0-0.

f. Case #FY15-30

Application by Mark Moskowitz to install a new skylight at the property located at **73A Commercial Street**.

-Attorney Lester Jay Murphey appeared on behalf of the applicant before the commission to present the proposal. Mr. Murphy detailed the project.

No letters were in the file, and there were no speakers present.

The commission agreed the proposal was appropriate.

Motion made by Polly Burnell to present the proposal as presented and was seconded by Thomas Biggert. The motion passed unanimously 3-0-0.

g. Case #FY15-31

Application by Louis Lima to construct a new addition, replace windows and skylights in kind, rearrange the front façade and relocate the front door at the property located at **9 Point Street**.

-Louis Lima appeared before the commission to present the proposal and gave details about the proposed addition.

5 letters of support were read, none opposed and no speakers were present.

Ms. Burnell had concerns about during the removal of the door that the door would be damaged and the applicants reassured her that the door will be preserved and refurbished.

The applicants believed they are restoring the door to its original location and the commission agreed the new fenestration design was appropriate and sensitive to the town.

The commission was impressed with design.

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

At 6:45, a motion to adjourn was made by Lance Hatch and seconded by Thomas Biggert. Motion passed unanimously.

Respectfully submitted,

John Dowd
Chair