

TOWN OF PROVINCETOWN
HISTORIC DISTRICT COMMISSION

REGULAR MEETING MINUTES OF
November 5, 2014 3:30pm

MEETING HELD IN THE JUDGE WELSH HEARING ROOM

Members Present: John Dowd, Polly Burnell, Thomas Biggert, & Marcene Marcoux

Members Absent: David McGlothlin

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
- b) 572 Commercial Street – replace existing chain link fence with new wood fence — Approved
- c) 414 Commercial Street – demolish an existing shed - Approved
- d) 295 Bradford Street – amend a previously approved decision, relocate door on structure - Approved
- e) 398 Commercial Street – replace painted wood clapboards, corner and window trim -Approved
- f) 67 Bradford – remove cedar roofing and replace with asphalt architectural shingles - Approved
- g) 0 Conway Street – amendment to a previously approved decision, new fence and asking to not replace a demolished chimney - Approved
- h) 312 Commercial Street – replace mulled double hung in kind - Approved
- i) 543 Commercial Street - replace 14 sliding glass doors - Approved
- j) 405 Commercial Street - replace double hung window and shingles - Approve
- k) 9 Center Street - replace the sashes on 16 windows - continued to the Nov. 19th hearing for site visit
- l) 211 Bradford Street - replace existing 12 foot chain link fence in kind - approved

The public hearing portion of the meeting was opened by Mr. John Dowd at 4:03pm

3. Review and approve Minutes of the October 15, 2014 meeting as amended

Motion made by Polly Burnell to approve the minutes of the October 15, 2014 minutes as amended and was seconded by Thomas Biggert. The motion passed unanimously 4-0-0.

4. Public Hearings

a. Case #FY15-32

Application by Cape Associates Inc. on behalf of Mike O'Conner & Joe Cocoran to remove an existing exterior stair case, replace all windows in kind and change two different eight foot sliders to twelve foot sliders, and replace deck balusters with stainless steel cable system at the property located at **105 Commercial Street**.

- Mark Kinnane of Cape Associates Inc appeared before the commission and presented the proposal.

There were no letters in the file and no speakers from the public present.

Mr. Dowd's had issue with the fact that the sliders on the first and second floor were not centered with one another even though the sliders were of the same size and requested that the applicant submit new drawings showing the new sliding glass doors being alined.

Ms. Marcoux found the drawings to be unclear and agreed they needed to be redone.

The commission agreed that the applicant needed to submit new drawings showing the sliders aligned.

Motion made by John Dowd to approve the proposal with the condition the applicant submit new drawing showing the glass sliders aligned and was seconded by Thomas Biggert. The motion passed unanimously 4-0-0.

b. Case #FY15-33 (Postponed to November 19)

Application by Cape Associates Inc. on behalf of Ye Olde Whaler Condo Association to rebuild and raise the existing roof deck at the property located at **538 Commercial Stre**

c. Case #FY15-34

Application by Cape Associates Inc. on behalf of Margaret Murphy to reconfigure widow and door locations, install new windows and replace the front door in kind at the property located at **535 Commercial Street Unit 1.**

- Mark Kinnane of Cape Associates Inc., Margaret Murphy and Chris Brown appeared before the commission and presented the proposal.

Chris Brown, the applicants architect, handed out updated drawings to the commission and explained the project in detail and how the new drawings he had just handed to them differed from the ones they received previously.

There were 2 letters of support read into the record with no letters in opposition and there were no speakers from the public present.

The commission agreed that the proposed design was appropriate for the harbor elevation of the structure.

Motion made by Polly Burnell to approve the proposal as presented and was seconded by Marcene Marcoux. The motion passed unanimously 4-0-0.

d. Case #FY15-35

Application by Milliken Construction on behalf of Gary Vance to raise the eave of an existing dormer and replace windows in both existing dormers and construct a new shed in the footprint of an existing shed at the property located at **4 Conant Street.**

- David Milliken, Jeffery Haley and Gary Vance appeared before the commission to present the proposal.

Mr. Milliken explained the reason that they wanted to raise the eave of the southern dormer was to make it more symmetrical with the northern dormer and make it possible to put slightly larger windows that match the rest of the structure.

There were 9 letters in support and 0 letter opposed read into the record and there were no speakers present from the public.

Ms. Marcoux couldn't tell from the drawings what the change in height to the eave was and Mr. Milliken answered her.

The commission felt the proposal helped to give balance to the existing structure and was appropriate for the neighborhood.

Motion made by John Dowd to approve the proposal as presented and unanimously seconded by Polly Burnell. The motion passed unanimously 4-0-0.

e. Case #FY15-36

Application by B+C Construction on behalf of Elizabeth Barbeay to replace the roof and siding material in kind, replace all windows, add a new double hung window, add a new round window and move an existing four foot window on the east side at the property located at **423 Commercial Street**.

- Kevin Bazarian & Elizabeth Barbeay appeared before the commission and presented the proposal and Mr. Bazarian explained the scope of work that was to be done.

Mr. Biggert had concerns over the proposed south elevation having too many windows, but since it was a harbor facing elevation the commission agreed the amount of windows wasn't the largest concern.

Mr. Dowd suggested that instead of the mulled double hung window being proposed on the south elevation that the applicant use a single large double hung window with equal trim and siding on either side and the commission discussed Mr. Dowd's idea and agreed.

Mr. Biggert was not in favor of the round window in the southern facing gable end and the board discussed options but Ms. Burnell was in favor of the round window because the structure needed just a 'little whimsy'.

Motion made by John Dowd to approve the proposal as with the condition that the applicant need to submit revised drawings showing one large double hung window with an equal amount of trim and shingle on either side replacing the proposed mulled double hung that was presented and was seconded by Polly Burnell. The motion passed unanimously 4-0-0.

f. Case #FY15-37

Application by Hammer Architects on behalf of Gregory Connors to renovate the entire structure by redesigning the dormer configuration, add windows and skylights, reconstruct an existing deck, install new glass sliders on the harbor side of the structure, construct a new exterior stair and landing on the Commercial Street side of the structure and replace all siding and roofing material at the property located at **101 Commercial Street**.

- Lester J. Murphy, Don DiRocco, and Gregory Connors appeared before the commission to present the proposal and Mr. Murphy went on to explain the new FEMA regulations that necessitated the structure to be raised.

Mr. DiRocco detailed the scope of work elevation by elevation and with photos and 3D renderings and explained the materials to be used.

Fred Lounger spoke against the project and how the dormers were completely different than the existing dormers and cited various historic guidelines to back his argument.

AJ Santos spoke against the project and explained that the artist John Whorf lived there and the proposed design was a 'cookie cutter design, and stated he likes the existing hipped dormers and discussed options for moving the building away from the street, how to keep the building height down with a better floor joist design and keeping the hipped dormers.

Lynn Plumer spoke in favor of the proposal.

There were 22 letters of support read into the record and 0 in opposition.

Ms. Burnell doesn't believe that the addition is keeping with the neighborhood and cannot approve it as presented and the new design would not add to the towns historic fabric.

Ms. Marcoux agreed with the speakers in opposition and felt the design wasn't keeping with the Historic Guidelines and elaborated that a building was an historic record that once lost cannot be retrieved. She also requested to see the FEMA regulations and felt there were different ways to interpret the language.

Mr. Murphy stated that Ms. Marcoux should ask the Building Commissioner for the language because she was not talking facts.

Mr. Biggert exclaimed that the design 'obliterated' the old house and thinks that the applicant can still have the little house and renovate and thinks the design needs more work.

Mr. Dowd agreed with the other commissioners because the proposal preserved nothing of the original structure and couldn't understand why so many people wrote in support of the proposed design and truly felt the 19th century character of the structure, and the town as a whole, was being lost.

Mr. Murphy asked the commission for constructive feedback so they could move forward with the design process.

Mr. Dowd did admit that the commission has allowed many designs that were similar to that being proposed but the building in question was a different case because it sat so prominently on the street because of the vacant lot next to it.

Ms. Marcoux stated the alteration was just too much.

Mr. Dowd explained that addition on the South end of the structure looked larger and suggested that the design respect the original building by making the addition a story and half and not the proposed two story so as to distinguish the new from the old.

Mr. DiRocco explained that the design ended up the way it was because the structure needed a new code compliant stair and since the structure was long and narrow the stair took up a large amount of floor area and that he designed certain elements to help break up the facade so it didn't seem so tall.

Mr. Murphy acknowledged that the board wanted a hipped dormer over the proposed shed dormer and the commission concurred.

The commission discussed what an appropriate design would look like.

The commission also requested the building commissioner provide information about the FEMA regulations.

Motion made by Polly Burnell to continue the case to the November 19th hearing and was seconded by Thomas Biggert. The motion passed unanimously 4-0-0.

At 5:45, a motion to adjourn was made by Polly Burnell and seconded by John Dowd. Motion passed unanimously 4-0-0.

Respectfully submitted,

John Dowd
Chair