

# TOWN OF PROVINCETOWN

## HISTORIC DISTRICT COMMISSION

### REGULAR MEETING MINUTES OF December 3, 2014 3:30pm

#### MEETING HELD IN THE JUDGE WELSH HEARING ROOM

**Members Present:** John Dowd, Polly Burnell, David McGlothlin, and Thomas Biggert

**Members Absent:** Marcene Marcoux

**Staff Present:** Mr. Leif D. Hamnquist, Permit Coordinator  
**Meeting called to order by Mr. David McGlothlin at 3:31pm**

#### 1. Public Statements

#### 2. Administrative Reviews

- a) 62 Bradford Street – replace 16 double hung windows(continued from Nov. 19 for site visit)-**needs more information on windows, request for true divided lite**
- b) 616 Commercial Street – replace 9 windows and 1 door in kind – **postpone to next hearing for more info**
- c) 45 Commercial Street – replace 6 windows in kind - **approved**
- d) 6 Central Street – replace all trim, remove vinyl siding and replace with white cedar shingles and replace columns on front of structure – **Approve the replacement of siding, restore trim to extent possible, no plastic trim, columns go full length to ground(fluted or straight), awaiting documentation with trim detailed**
- e) 551 Commercial Street – replace roofing in kind and rebuild damaged chimney - **Approved**
- f) 188 Commercial Street – replace storefront window and transom in kind - **Approved**

#### 3. Review and approve Minutes of the November 19, 2014 meeting as amended

*Next hearing awaiting the minutes to be finished*

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

#### 4. Public Hearings

##### **Case #FY15-15**

**Application by Ted Smith Architect, LLC on behalf of Jim McGuire** to redesign the roof, remove the exterior stair, relocate and add various doors and windows on the existing house and to construct an 8'x12' shed at the property located at **4 West Vine Street**.

-Lester J. Murphy, Ted Smith and Jim McGuire appeared before the commission to present the proposal.

Mr. Dowd signed the Mullin Rule form because he missed the first hearing on October 1<sup>st</sup>, 2014.

Mr. Smith went on to explain the redesign based on the suggestions made by the commission on October 1<sup>st</sup>, 2014.

Mr. Smith explained the project elevation by elevation.

Mr. Murphy made the commission aware of the multiple changes that have occurred to the property and the structure.

No one from the public was present to speak, 6 new letters in favor and 0 opposed were read into the record.

Ms. Burnell stated that she was disappointed but she cannot approve the new design and it seems to her that the supporters don't understand historic preservation and believes the Italianate style is being 'swallowed up'.

Mr. Murphy was confused to what Ms. Burnell was referring to by the Italianate style.

Mr. Biggert agreed with Ms. Burnell .

Mr. Dowd thinks that the best solution would be to continue the Italianate trim line back to the back of the structure.

Mr. McGlothlin believes the east elevation needs to remain the same, and agrees with Mr. Dowd and would like the proposed north and south elevations to remain more true to the existing look.

Mr. Dowd sees the home as a record of architectural history but the new design destroys that record.

The commission began talking about the rear portion of the structure and it was agreed that the proposed gabled roof reads very suburban.

The commissioners agreed that the rear portion of the structure should show the additive nature that exists now in the new design.

Discussion about the roof line in the rear occurred.

Mr. Smith agrees that there are ways to work with the roof lines to maintain a functional interior.

Mr. Dowd had some suggestions about the roof on the rear of the structure.

Discussion about the windows on the east elevation ensued and the commission agreed that the windows need to remain the same size, but location can be negotiated.

***Motion made by Polly Burnell to continue the case as presented and was seconded by Thomas Biggert. The motion passed unanimously 4-0-0.***

**Case #FY15-39**

**Application by Ted Smith Architect LLC on behalf of Scott Pomfret** to replace existing double-hung windows and door on the south elevation with French doors and sidelights at the property located at **43 Commercial Street.**

Ted Smith appeared before the commission to present the proposal.

The commission was fine with the proposal.

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

**Case #FY15-40**

**Application by Cape Tip Construction on behalf of Leon Roy** to construct a new shed style dormer on the south side of the roof, replace all windows, doors and trim, and replace asphalt roof in kind at the property located at **48 ½ Bradford Street.**

Kaye McFadden appeared before the commission to present the proposal.

Mr. Biggert asked if there could be another window on the P4 elevation and the commission agreed that would be a good addition

***Motion made by Polly Burnell to approve the proposal with the condition that a small window be added to the right elevation and was seconded by Thomas Biggert. The motion passed unanimously 4-0-0.***

**Case #FY15-41**

**Application by Ted Smith Architects LLC on behalf of Barbara Fortier** to reconfigure windows on the third floor south elevation and replace second floor windows in kind at the property located at **142 Commercial Street**.

-Ted Smith appeared before the commission to present the proposal.

Mr. Smith explained the structure was constructed in 1820 and has had multiple additions over the life of the structure.

No speakers and no letters.

Mr. Dowd proposed that the symmetry should be repeated and that 5 windows would work better.

The commission agreed with Mr. Dowd and Ms. Burnell thought the rest of the upgrades are improvements.

*Motion made by Polly Burnell to approve with the condition that the third floor windows on the south elevation have five windows and are centered and was seconded by Thomas Biggert. The motion passed unanimously 4-0-0.*

**Case #FY15-42**

**Application by Ted Smith Architects LLC on behalf of Guy Busa** to construct a second story on the existing single story house and relocate and install additional windows and doors on all facades at the property located at **2 Conway Street**.

Regina Binder, Guy Busa and Ted Smith appeared before the commission to present the proposal and Ms. Binder handed out bond books for the project.

Ms. Binder started by explaining the structure is not a contributing structure based on the Mass Historical Society but the design attempts to bring it in line with the historic guidelines.

Ms. Binder opted to not read the 14 letters of support into the record but read the names of the people who wrote the letters.

Ms. Binder then went on to explain the materials and methods to be used in the project.

Ms. Binder explained the history of the property and went through the design elevation by elevation.

Ms. Binder itemized the scope of work being requested and presented examples of homes around the neighborhood.

One person spoke in favor, and 14 letters were in the file.

Mr. Dowd had suggestions for the form of the roof.

Ms. Burnell had a hard time with the proposed design but believes that the suggestion made by Mr. Dowd would help bring the scale and massing of the house down and thinks it respects the neighborhood.

Mr. Biggert was confused by the pitch of the roof being different from one side to the other and Mr. Smith explained the discrepancy.

Discussion about the roof pitch difference ensued.

The commission discussed different design options.

***Motion made by John Dowd to approve the proposal with the condition that the proposed gable dormer on the east elevation on the second floor be eliminated and continue the shed dormer to the north with 5 windows and reconfigures the fenestration on the north elevation to match the east elevation and the grill pattern on the French doors be 6 panes instead of 8 as presented and was seconded by Thomas Biggert. The motion passed unanimously 4-0-0.***

**Case #FY15-43**

**Application by David High to construct a new 6'x10' shed at the property located at 50 Commercial Street.**

Randy Trulo appeared on behalf of David High to present the proposal.

2 letters of opposition were read into the record that did not mention any historic guidelines.

***Motion made by John Dowd to approve the proposal as presented and was seconded by Thomas Biggert. The motion passed unanimously 4-0-0.***

***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