

TOWN OF PROVINCETOWN
HISTORIC DISTRICT COMMISSION

REGULAR MEETING MINUTES OF
April 15, 2015 3:30pm

MEETING HELD IN THE JUDGE WELSH HEARING ROOM

Members Present: Martin Risteen, Lisa Pacheco Robb, Mark Westman, Laurie Delmolino, David McGlothlin and Thomas Biggert

Members Absent: Marcene Marcoux(excused)

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

Meeting called to order by Mr. Thomas Biggert at 3:31pm

1. Administrative Reviews

- a) 69 Commercial Street – amend previously approved decision to allow clad windows on front façade – **Denied**
Motion to deny made by Thomas Biggert, Second by David McGlothlin, vote 0-5-0
- b) 142 Commercial Street – amend previously approved decision - **Approved**
- c) 471 Commercial Street – install 5 new sections of handrail/balusters/columns to match existing detail-
Approved
- d) 47 Commercial Street – replace railings, balusters and decking in kind - **Approved**
- e) 16 MacMillan Wharf – replace 8 windows sashes in kind - **Approved**
- f) 235 Bradford Street –replace four skylights in kind and replace roofing in kind - **Approved**
- g) 8 Johnson Street – replace 5 windows in kind - **Approved**

2. Public Comments

3. Review and approve Minutes of the April 1, 2015 meeting

Motion made by Thomas Biggert to approve the minutes as amended and was seconded by Lisa Pacheco Robb. The motion passed unanimously 5-0-0.

The public hearing portion of the meeting was opened by Mr. Thomas Biggert at 4:00 pm.

Ms. Pacheco Robb talked about the proposed project at 350 Bradford and while the property is out of the Historic District she felt compelled to speak on behalf of the public and let others know that there are avenues to state their views.

4. Public Hearings

i) Case #FY15-73 (Continued from April 1)

Application by Pavel Fiodarau on behalf of BH3 Realty LLC requesting approval to construct a dormer on the east side of the roof, construct a roof deck on the south, construct an outdoor stair, replace a window with a sliding glass door, install a new door on the north elevation and replace various windows on the structure at the property located at **338 Commercial Street**.

-Mr. Fiodarau could not attend the hearing but had already provided revised drawings based on the commission's recommendations.

The commission was ok with the applicant not being in attendance.

The commission found the revisions to be appropriate and that the applicant responded well to their suggestions.

Motion made by Thomas Biggert to approve case FY15-73 as revised and was seconded by Lisa Pacheco Robb. The motion passed unanimously 4-0-0.

ii) Case #FY15-74 (Continued from April 1)

Applications by George and Sandra Haunstrup requesting approval to restore the existing shed structure with the scope of work to include installing a garage door on the street side, install three new windows, replace a door and replace shingles, trim and roofing material at the property located at **29 Alden Street**.

-Sandra Haunstrup appeared before the commission to present the revised renderings based on the commission's recommendations from the April 1st hearing.

Ms. Haunstrup presented floor plans and colored rendering of the garage with two options for the trim atop the garage doors.

Mr. Biggert asked the applicant about the existing chimney and there was discussion about its preservation.

Mr. Risteen wondered about the siding on the north elevation and wanted to know if the ship lap siding will be retained and the applicant responded that they would be preserve/restore as much original material as possible. Mr. Risteen would like for the applicant to preserve the ship lap on the north elevation and for the fish decoration on the front to be preserved and for the chimney to be preserved.

Motion made by Thomas Biggert to approve case FY15-74 with the conditions that the fish motif on the west elevation be preserved, the chimney to remain, for the ship lap (vertical siding) on the east to remain and for the west elevation using a 12" trim board to be used and was seconded by Martin Risteen. The motion passed unanimously 5-0-0.

iii) Case #FY15-66 (Continued from March 18)

Application by Aline Architecture on behalf of E.S.B.H Provincetown LLC requesting approval to remove the center double hung window from a set of three double hung windows with no change to the masonry opening at the property located at **627 Commercial Street**.

Mr. McGlothlin recused himself from the case because he was not present for the original presentation.

-Trevor Pontbriand appeared before the commission to present the revised proposal.

The commission wondered why the elimination of the window needs to happen and what should be in place of the removed middle window. Suggestions included murals and the like.

Mr. Biggert believes the presented elevation is perfectly asymmetrical.

Ms. Pacheco Robb felt that since the window was on the side of the structure and recessed it was minimally visible and she had no problem with the change.

Motion made by Thomas Biggert to approve case FY15-66 as presented and was seconded by Lisa Pacheco Robb. The motion passed unanimously 4-0-0.

iv) Case #FY15-69

Application by Scott Czyoski on behalf of Judy K. Mencher requesting to rectify a violation of the Historic District Guidelines by replacing the existing stainless steel wire balusters on the front of the structure with wood balusters while retaining the granite fence posts at the property located at **67 Commercial Street**.

Motion made by Thomas Biggert to continue case FY15-69 to the May 6th hearing and was seconded by Martin Risteen. The motion passed unanimously 3-0-0.

v) Case #FY15-78

Application by Aline Architecture on behalf of ESBH Provincetown LLC requesting approval to create a new opening in the masonry wall on the east elevation and install a double hung window at the property located at **627 Commercial Street**.

Mr. McGlothlin recused himself from the case because he was not present for the original presentation.

-Trevor Pontbriand appeared before the commission to present the revised proposal.

The commission found the proposal to be appropriate.

Motion made by Thomas Biggert to approve case FY15-78 as presented and was seconded by Lisa Pacheco Robb. The motion passed unanimously 4-0-0.

vi) Case #FY15-76 (Applicant requests to withdraw without prejudice)

Application by Hal Winard on behalf of Eric Shalom requesting approval to cover existing asbestos shingles with cement fiber shingles on the front façade of the structure while maintaining historically appropriate trim reveal at the property located at **257 Commercial Street**.

Motion made by Thomas Biggert to allow the applicant to withdraw without prejudice and was seconded by Martin Risteen The motion passed unanimously 4-0-0.

vii) Case #FY15-77 (Applicant requests to continue to May 6)

Application by B+C Construction on behalf of Lyn Plummer requesting approval to construct a farmers porch on the south façade, construct a dormer upon the western side of the roof, replace the front door, and replace windows, siding and roofing in kind at the property located at **414 Commercial Street**.

Motion made by Thomas Biggert to allow case FY15-77 to continue to the May 6th hearing and was seconded by Lisa Pacheco Robb. The motion passed unanimously 5-0-0.

viii) Case #FY15-79

Application by Mariellen Serena on behalf of Howard B. Burchman requesting approval to reconfigure the fenestration on the north elevation on the existing cottage by removing two windows and relocate the door and replace all windows, siding and trim in kind at the property located at **12 Center Street**.

David McGlothlin recused himself because he is an abutter to the property.

-Mariellen Serena appeared before the commission to present the proposal and took the commission through the reconfigured façade. She added that there was a previous approval to add a second floor on the structure that was never built.

No members of the public were present to speak and one letter in favor of the proposal was read into the record.

Ms. Pacheco Robb believes that since the façade being changed was minimally visible, so was ok with the change.

Mr. Risteen feels the cottage should remain the way it is and no change should occur.

Ms. Delmolino thinks the cottage is minimally visible and feels that option 1 with the one window is better.

Mr. Biggert agreed with the other members that it is minimally visible and he can approve of the proposal.

Motion made by Thomas Biggert to case FY15-79 as presented and was seconded by Lisa Pacheco Robb. The motion passed unanimously 3-1-0. Martin Risteen dissented.

ix) Case #FY15-80

Application by Paul Kelly of Manitou Architects on behalf of Peter Klint and Philip Wilson

requesting approval to remove, replace and relocate various doors and windows and install new picket fence between existing brick piers at the property located at **34 Bradford Street.**

-Paul Kelly of Manitou Architects appeared before the commission to present the proposal and explained the changes elevation by elevation. Mr. Kelly also handed out additional information about the fences being proposed.

Mr. Kelly explained some of the history behind the structure.

No members of the public were present to speak and no letters were in the file.

Ms. Delmolino started by talking about the east elevation and wondered what windows were casements and had no problem with that elevation.

Ms. Pacheco Robb had questions about casement windows.

The commission moved to the west elevation.

Ms. Delmolino asked if the original door on the west elevation could remain and then asked about various windows and rooflines. She is opposed to a set of casements near the chimney.

Mr. McGlothlin agreed with comments made by previous commissioners but doesn't like the proposed door.

Mr. Risteen has no problem with the west elevation except for the door and would prefer a more appropriate door.

Mr. Biggert feels the west elevation is appropriate except for the door and he would prefer a full light door or a 'Ptown Door'.

A discussion about what kind of door would be appropriate on the west.

The commission is ok with every elevation and they went back to talk about the door and they agreed that a 6 lite door with a wood panel below would be the best solution.

The commission discussed the fence and Mr. Biggert had concerns about the privacy fence on the west property line.

Mr. Risteen had problems with the fence and wondered if a staggered picket fence could be appropriate.

Motion made by Thomas Biggert to approve case FY15-80 with the condition that the door on the west elevation to be a 9 lite 3 panel below wood door and was seconded by Laurie Delmolino. The motion passed unanimously 5-0-0.

x) Case #FY15-81

Application by Barry Hale on behalf of Joe French requesting approval to install a skylight upon the north facing roof plane at the property located at **12 Cottage Street, Unit 2.**

-Barry Hale appeared before the commission to present the proposal.

No members from the public were present to speak and no letters were in the file.

The commission found the proposal to be appropriate.

Motion made by Thomas Biggert to approve case FY15-81 as presented and was seconded by Martin Risteen The motion passed unanimously 5-0-0.

xi) Case #FY15-82

Applications by Richard Flores on behalf of John Krajovic and Kevin Tucker requesting approval to increase the size of the existing door overhang, remove and replace the front door, and increase the size of an addition on the rear of the structure at the property located at **8 Young's Court, Unit 5.**

-Richard Flores, contractor, and Kevin Tucker, property owner, appeared before the commission to present the proposal and Mr. Flores brought the commission through the proposal elevation by elevation.

John Dowd spoke in favor of the proposal and there was one letter of favor was read into the record.

Mr. McGlothlin preferred the second option for the door.

Ms. Delmolino is in favor of the proposal.

Mr. Risteen wondered if the shed door could be on the other side but realized it wouldn't make sense.

Ms. Pacheco Robb agreed with the rest of the commissioners.

Mr. Biggert agreed with the rest of the commissioners as well but would prefer to see a wood door and no azek.

Motion made by Thomas Biggert to approve the proposal as presented with door option #2 and was seconded by Lisa Pacheco Robb. The motion passed unanimously 5-0-0.

At 6:10, a motion to adjourn was made by Thomas Biggert and seconded by _____. Motion passed unanimously. 5-0-0.

Respectfully submitted,
Thomas Biggert
Chair