

HISTORIC DISTRICT COMMISSION
Judge Welsh Meeting Room at Town Hall
February 15, 2017

Members Present: Thomas Biggert, Martin Risteen, Marcene Marcoux, Laurie Delmolino, Hersh Schwartz (alternate)

Others Present: Anne Howard, Kathy Barrett, Ilana Quirk

1. WORK SESSION

a) Update on potential violations reported to the Building Commissioner: 147 Commercial Street; 536A Commercial Street; and 188 Commercial Street. Report from Anne Howard:

99 Commercial Street – damage was done to fence that was recently installed, and is involved in litigation, and Ann Howard will check as to when the work commenced. Anne Howard commented that there is an egress issue regarding the gates. Marcene Marcoux commented that the fence, railing, and gate should have come before the HDC for approval.

401 ½ Commercial Street – Certificate of Applicability was received long ago and at that time, the deck was approved. It was caught in permanent extension act. Marcene Marcoux stated there were no dimensions on the deck, and Anne Howard stated it is in the same footprint, and the building had to be lifted.

307 Bradford Street was approved at the last meeting and the plan is accepted.

b) Determinations as to whether the applications below involve any Exterior Architectural Features within the jurisdiction of the Commission; with Full Reviews to be placed on the February 15th

agenda and Administrative Reviews to be acted on by a subcommittee appointed by the Commission

i. 192-194 Commercial Street (continued from the meeting of February 1, 2017)

To install 3 steel doors in previously approved openings

Scott Powell presented and stated that wood or metal has not been determined and is subject to review by Building Commissioner. Scott stated he prefers wood and metal will look much different. Scott also stated that specs for windows were given, and delivery of correct sash should be tomorrow. Thomas Biggert made a motion for Administrative Review which was seconded by Marcene Marcoux and passed 5-0-0. Thomas Biggert made a motion to accept steel doors if required or wood if approved. The motion was seconded by Marcene Marcoux and passed 5-0-0.

ii. 15 Court Street #5 – To replace 3 windows

Anne Howard presented handout with better photos. Thomas Biggert made a motion for Administrative Review which was seconded by Marcene Marcoux and passed 5-0-0. Thomas Biggert made a motion to accept as presented which was seconded by Laurie Delmolino and passed 5-0-0.

iii. 8 Atlantic Avenue, UB – To replace 7 windows in kind

Board reviewed handout by Anne Howard. Thomas Biggert made a motion for Administrative Review which was seconded by Marcene Marcoux and passed 5-0-0. Thomas Biggert made a motion to accept as presented which was seconded by Marcene Marcoux and passed 5-0-0

iv. 288C Bradford Street – To replace 5 windows with different grille patterns

Board reviewed handout from Anne Howard. Thomas Biggert made a motion for Administrative Review which was seconded by Laurie

Delmolino and passed 4-0-0. Thomas Biggert made a motion to accept as presented which was seconded by Laurie Delmolino and passed 4-0-0

- v. 54 Bradford Street, #2-4 – To replace 4 windows in kind
Board reviewed handout from Anne Howard. Thomas Biggert made a motion for Administrative Review which was seconded by Martin Risteen and passed 4-0-0. Thomas Biggert made a motion to accept as presented which was seconded by Laurie Delmolino and passed 4-0-0**
- vi. 536 Commercial Street, #2 – To replace 2 triple-mulled windows
Board reviewed handout by Anne Howard who stated that the work was done in kind. Thomas Biggert made a motion for Administrative Review which was seconded by Laurie Delmolino and passed 4-0-0. Thomas Biggert made a motion to accept as presented which was seconded by Laurie Delmolino and passed 4-0-0.**
- vii. 353 Commercial Street, #21 – To replace an entry door in kind
Board reviewed handout from Anne Howard. Thomas Biggert made a motion for Administrative Review which was seconded by Laurie Delmolino and passed 4-0-0. Thomas Biggert made a motion to accept as presented which was seconded by Laurie Delmolino and passed 4-0-0**
- viii. 15 Commercial Street – To replace 7 windows in kind
Board reviewed handout from Anne Howard. Thomas Biggert made a motion for Administrative Review which was seconded by Laurie Delmolino and passed 4-0-0. Thomas Biggert made a motion to accept as presented which was seconded by Laurie Delmolino and passed 4-0-0**
- ix. 600 Commercial Street - To modify an approved plan by altering the west elevation in order to increase headroom**

Board reviewed handout by Anne Howard. Tom Tannariello presented and stated that modification is minimum at lower chimney, and involves a raise in the break by 8" to comply with code compliance. Thomas Biggert made a motion for Administrative Review which was seconded by Marcene Marcoux and passed 5-0-0. Thomas Biggert made a motion to accept as presented which was seconded by Marcene Marcoux and passed 5-0-0

- x. **6 Cottage Street** – To remove an existing chimney and replace with a faux chimney
Thomas Biggert made a motion for Administrative Review which was seconded by Martin Risteen and passed 3-0-0. Thomas Biggert made a motion to accept as presented with the condition that faux chimney appear exactly as it looks now. The motion was seconded by Marcene Marcoux and passed 3-0-0

c) Review and approval of minutes: January 18, 2017

2. **PUBLIC HEARINGS**

- a) **Case #FY17-108** *(continued from the meeting of January 18th)*

Application by Don DiRocco, Hammer Architects, on behalf of Jay Anderson, requesting to renovate an existing structure, including the removal of all existing windows, shingled siding, a second floor deck and an exterior stairway, to replace an existing concrete block foundation with a poured concrete foundation with a brick facade, to construct a 14' 10" by 11' addition on the north elevation, to add a PV solar panel array on the southwest roof elevation, and to relocate the structure approximately 18' to the north and elevate it 18" pursuant to FEMA regulations at the property located at **15 Commercial Street, Rear**

Don DiRocco presented and handout was provided for review by Board members. Laurie Delmolino recused herself. Marcene Marcoux advised Don DiRocco that decision needed to be unanimous by all three Board members, and Don DiRocco advised that he would like to proceed. Don DiRocco stated that previously neighbors objected to moving the building,

but they are now in agreement because if it remained, it would have to be raised over 5'. Moving the building back is zoning compliant. Mr. DiRocco discussed the proposed harbor side elevation, the new roof to a 9 pitch, wood-clad windows, and adding a chimney. There were no public comments or letters. Thomas Biggert questioned why deck would be removed on the waterside, that the new elevation seemed somewhat suburban, and asked for more information on roof overhand extension. Marcene Marcoux stated that the plan fits with bylaws, and Martin Risteen stated that he applauds the plan, but questioned if window design was appropriate. Board members discussed the bank of windows and glass doors and asked if doors could look more historic on the water side. Mr. DiRocco stated that they wanted to open it up more, and Marcene Marcoux stated there is more play and allowance when facing the water. The house will be moved back 16'. Thomas Biggert made a motion to accept as presented which was seconded by Marcene Marcoux and passed 3-0-0.

b) Case #FY17-124

Application by Todd Westrick, on behalf of John C Roettger, requesting to modify and add to an existing picket fence and replace two side elevation portions of it with a board privacy fence at the property located at 82 Commercial Street. Thomas Biggert made a motion to continue until the next meeting at 4:00pm in the Town Hall which was seconded by Marcene Marcoux and passed 4-0-0. A time waiver is in place.

Ilana Quirk left the meeting at 4:35 p.m. and Marcene Marcoux requested that she attend the business meeting on 2/22/17.

c) Case #17-130

Application by TMC New England, LLC c/o T M Crowley & Associates, Inc., on behalf of Riley Brothers Realty, LLC, requesting to upgrade and convert an existing building façade from a souvenir shop to a CVS Pharmacy, including replacing existing garage doors with storefront windows, replacing existing storefront windows,

installing new sliding entry doors and replacing existing cedar shake shingles and asphalt roofing shingles at the property located at 132 Bradford Street

Attorney Veara presented the application/plan. Laurie Delmolino recused herself. Attorney Veara stated that the Board had asked for revised plans and that plan was submitted on Monday, 2/13/17, due to the weather. Attorney Veara stated that on the SE (Bradford Street), the existing door would remain with a power assist, and the window frames will remain the same. Marcene Marcoux questioned the storefront window, and Attorney Veara stated it will remain the same. Thomas Biggert questioned the SW (Standish Street), and Attorney Veara stated the garage door system would remain, there would be shutters on the inside, clear and opaque windows, and that the doors do not have to be operable. On the NW (rear) the existing door panel would remain, and the rain hood would be eliminated. There were no changes on the parking lot side. Martin Risteen asked if all doors were operable (except garage doors), and was advised that the front door will not be opened. Marcene Marcoux commented that the classic store front will be maintained, and the chimney was back in the drawings. Thomas Biggert made a motion to accept as presented the plan dated 2/6/17; Titled: Existing and Proposed Elevations (4 pages). The motion was seconded by Marcene Marcoux and passed 4-0-0.

d) Case #FY17-146

Application by Lee White on behalf of Tom Leonard, requesting to remove an out-swinging door with a sliding door in the same opening on the structure located at 355 Commercial Street

Lee White, building contractor, presented and stated that the door faces south. There were no public comments or letters. Thomas Biggert made a motion to accept as presented which was seconded by Laurie Delmolino and passed 5-0-0.

e) Case #FY17-150

Application by **Kaye McFadden**, requesting to replace undersized posts and cable spacing on the south and east sides of a deck located at **535 Commercial Street**

Kaye McFadden presented and stated that this is egress of more than 4 units. **Kaye McFadden** stated that posts needed to be replaced to 4x6, that plastic cables would be replaced by stainless steel to meet codes and that cable was needed every 3" to meet code, and that staircase on the east side needed to be modified. There were no public comments or letters. **Thomas Biggert** discussed the cable system, and **Thomas Biggert** and **Marcene Marcoux** stated that would be more historic, and to keep the centerpiece. **Thomas Biggert** made a motion to accept as presented with the condition that the cable system middle rail be remade and must retain wood panel in the middle rail. The motion was seconded by **Marcene Marcoux** and passed 3-1-1 (**Laurie Delmolino** against and **Martin Risteen** abstained).

f) Case #FY17-155

Application by **RKM Property Management**, on behalf of **Marc Levin**, requesting to re-shingle a cottage on the property located at **403 Commercial Street**

The Board determined that this case is a Full Review because work is in progress and there are questions that the carvings on the building have disappeared. **Thomas Biggert** made a motion to continue to 3/1/17 at 4pm at Town Hall with a request that the applicant be in attendance. The motion was seconded by **Laurie Delmolino** and passed 5-0-0

g) Case #FY17-157

Application by **Robert A Henrique**, on behalf of **Steven Baker**, requesting to replace an exterior door and a four-light window with a sliding door on the structure located at **39 Pearl Street**

Robert Henrique presented and shared that the window and exterior door will be replaced with a slider, changing from 8 to 6. **Robert Henrique** commented that this structure has had extensive renovations. There

were no public comments or letters. Martin Risteen commented this would be historically correct. Thomas Biggert made a motion to accept as presented which was seconded by Laurie Delmolino and passed 5-0-0.

h) Case #FY17-164

Application by Peter McDonald, on behalf of Jay Anderson, requesting to raise a building, to up-grade stairs and re-locate to the north elevation, to re-locate an existing entry door on the north elevation to the east elevation, to remove glass block and basement cellar sash windows and replace with new windows on the east elevation, to add and replace windows on the west elevation, to re-configure windows and doors on the south elevation, to remove two skylights and a rear hip roof, to add shed and gable dormers on the east and west elevations, and to remove a chimney on the structure located at 137 Commercial Street

Peter McDonald presented and discussed raising the building, and that the framing on the sidewalk has some rot. Peter McDonald stated that the building would be raised about 12" which will be too high for the steps, and the door would not open anymore. Mr. McDonald also discussed dormers for headroom, the hip roof going to a gable roof, and on the west side replacing the chimney that is actually on the neighbors property. There were no public comments, but there were two letters with one letter in opposition stating that the door is historic, the plan is confusing, and natural light might be blocked, and the second letter stating they could not support the design of the plan submitted, especially the dormers, and they do not support raising the building. Thomas Biggert discussed the north elevation and stated the posts on the 2nd floor deck should be the same and Peter McDonald stated that they would be. Martin Risteen questioned the front entry way and why there would be a faux entry if the structure is raised, and Peter McDonald stated that due to space, the stairs would then be on the sidewalk itself. Anne Howard stated that it is necessary to raise the building. Thomas Biggert suggested putting the window and the door more to the east side. Laurie Delmolino and Marcene Marcoux discussed having the door that does not open being left on the front of the structure. Martin Risteen also stated he

does not want to take the front door away. Laurie Delmolino discussed keeping the original door instead of the window. Moving the door back 7' from the east was also discussed. Hersh Schwartz discussed having something between the door and the street, and Peter McDonald stated that it will show brick. Thomas Biggert discussed the east elevation and two doghouse dormers of different sizes which should be a shed dormer, and that there are too many windows. The Board discussed dormers and that both dormers should be continuous shed. Peter McDonald questioned two separate sheds, and Laurie Delmolino stated one shed all the way, and stay with simple lines. Rooflines were also discussed, and Laurie Delmolino stated that the dormer should not reach the ridgeline. Marcene Marcoux suggested reducing two windows on the top and on the bottom. Adding a porch was also discussed. Marcene Marcoux asked that Peter McDonald come back with designs stating that it is not the Boards function to do the design. The Board commented on the south elevation and discussed the number of windows and doors as well as eliminating the arch window, and on the west elevation, maintain simplicity and keep dormer the same. Laurie Delmolino commented that there are options with the new plans. Thomas Biggert made a motion to continue to 3/1/17 at 4pm at Town Hall which was seconded by Marcene Marcoux and passed 5-0-0. Thomas Biggert made a motion to accept an indefinite time waiver which was seconded by Laurie Delmolino and passed 5-0-0. Peter McDonald stated he understood the plan changes that were recommened and would return with a revised plan.

3. Any other business that shall properly come before the Commission

Marcene Marcoux made a motion that the Business Meeting be held on 2/22/17 at 3:30 p.m. at Town Hall, and that the Board request that Ilana Quirk be present at the Board Meeting for advice on proposed changes to the By-Laws and any changes to the Historic District Commission. The motion was seconded by Thomas Biggert and passed 5-0-0.

VOTES MAY BE TAKEN ON ANY OF THE ABOVE AGENDA ITEMS

Thomas Biggert made a motion to adjourn the meeting at 6:20 p.m. which was seconded by Hersh Schwart.

Respectfully submitted:

Katherine Barrett