

TOWN OF PROVINCETOWN
HISTORIC DISTRICT COMMISSION

REGULAR MEETING MINUTES OF
May 21, 2014 3:30pm

MEETING HELD IN THE JUDGE WELSH HEARING ROOM

Members Present: Ms. Polly Burnell, Ms. Marcene Marcoux, Mr. Lance Hatch, and Mr. Thomas Biggert.

Members Absent: Mr. David McGlothlin, and Mr. John Dowd.

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

Meeting called to order by Polly Burnell at 3:42pm

1. Public Statements

Vida and Erik Hamnquist, owners of the Nor'East Beer Garden, appeared before the board to explain the canvas covering placed upon an approved pergola and its use as a sunshade for the customers dining on the deck and that the canvas was removable and not a permanent structure.

The commission questioned the validity of the project because it had not been through Historic Review. Ms. Marcoux contended that roofing did need historic review and that the owners needed to submit an application for full review with the commission. After some discussion the commission decided to allow the roofing to stay in place for the summer season.

Motion was made by Polly Burnell to administratively approve the canvas roofing to stay in place for the summer season under the condition that an application for historic review be submitted in the fall at the property 206 Commercial, Nor'East Beer Garden, and was seconded by Thomas Biggert. The motion passed unanimously

2. Administrative Reviews

- a) 21 Bangs Street – replace siding with cement board, replace various windows in kind and replace a door – Approved with the condition the door remain the same style as the original door
- b) 382 Commercial Street – Replace three windows in kind - Approved
- c) 405 Commercial Street – Replace a skylight in kind – Approved
- d) 15 Cottage Street – Replace various windows in kind - Approved
- e) 56 Commerical Street – Construct a new picket and solid fence – Approved with the condition that the 6 foot tall portion of the fence start 10 feet away from the front property line and not the 8 foot proposed
- f) 62 Commercial Street – Replace roof shingles in kind – Approved
- g) 12 Central Street – To replace siding and windows in kind - Approved

3. Review and approve Minutes of the May 7, 2014 meeting

The Commission reviewed the Minutes of May 7, 2014.

Ms. Marcoux would like the minutes to reflect the discussion that was held about abutters' notices being sent out late for the applications at the last meeting.

Minutes from the May 7th meeting, with requested changes, will be voted on at the next meeting.

4. Public Hearings

The public hearing portion of the meeting was opened by Ms. Burnell at 4:11 pm

- a) **Case #FY14-69 Application by David McMahon** to construct a two floor addition on the north side of the main structure at the property located at **7 Whorf's Court**.

Mr. McMahon appeared before the commission and explained the work being done to his property.

Ms. Burnell asked for public comments.

Michael Penintouski spoke as a member of the public and described the neighborhood feel as a pastoral dead end road and complained that the structures within Provincetown had become too large and to what end when will the enlargements become too much and stated his he was against the project.

Two letters were read into the record in favor of the project.

The commission expressed their dissent with the fact that drawings were not in ¼" scale and that the existing and proposed elevations should be on separate sheets.

Motion made by Polly Burnell to move the proposal to the next meeting on June 4th, awaiting ¼" scaled drawings and was seconded by Marcene Marcoux. The motion passed unanimously.

- b) **Case #FY14-70**

Application by Abigail O'Hara to replace 12 windows on the east and west sides of the structure, increase the depth of the front door awning, and replace the vinyl siding with clapboard on the front and cedar shingles on the sides at the property located at **111 Commercial Street**.

Abigail O'Hara and Ms. Montane appeared before the board.

The applicants explained that the structures siding and windows are in need of updating and further went on to explain that the front door pediment will be changed to a more historically appropriate style and the commission agreed on the change. The applicants submitted photos of what the new pediment over the front door will look like to address the concerns of the commission.

Mr. Hatch asked for further explanation about the windows needed to be replaced and Ms. Burnell stated that the old windows were nice and she would hate to see them go.

The applicant explained that the awning windows were easier for second floor kitchen.

Mr. Biggert asked if there were any options on the window alignments due to the look and alignment of new double hung with a new awning window

Ms. O'Hara explained that the awning window is needed because of interior renovations that make the double hung window impossible.

The commission considered different options about how the double hung window on the eastern side could stay while the applicants could still perform the needed interior renovations.

Ms. McPherson put forth the option to put a double hung on the first floor and put the awning window on the second floor and the Commission agreed that it was a good compromise.

Ms. Montane explained that the awning window on the first floor is needed for privacy because the building abuts a town landing and a coast guard station.

Ms. Burnell stated she wasn't completely adverse to the proposal.

Mr. Hatch suggested that second floor double hung window not line up with the first floor awning window.

Ms. Burnell addressed the fact that it would be historical to require privacy from public views from the town landing.

Mr. Hatch returned the conversation to the west side windows and there was a short conversation about it.

Motion made by Lance Hatch to approve the proposal with the condition(s) that front door pediment be replaced with a Greek revival pediment, that the 2nd floor double awning on the east side replacing the existing double hung be centered over the existing double hung opening and that the rear deck and railing be replaced in kind, and was seconded by Polly Burnell. The motion passed unanimously.

c) **Case #FY14-71**

Application by Kenneth Johnson requesting approval to demolish an existing structure, originally a property located at **4 Bradford Street**.

Kenneth Johnson appeared before the commission to present the application.

Mr. Johnson explained that this application is an amendment to his initial proposal and that the garage renovation is smaller than originally proposed.

Ms. Burnell asked for public comments.

Ms. Kasergis, former owner of the building, approved of the project.

Mr. Kasergis, owner of the property across the street and was in his family, approved of the project. He explained some of the history of the neighborhood and explained the history of the garage at 4 Bradford Street and reiterated that the improvements to the building were great to look at every day.

There were 7 letters in favor and 2 letters in opposition read into the record.

Ms. McPherson addressed the issue of demolishing the garage and explained that it is before the Commission now because it wasn't explicitly addressed in the original approval.

Mr. Johnson asserted that the demolition is needed to make the improvements to the garage.

Mr. Biggert brought up the fact that the town is losing a lot of its 'little' buildings and while it is sad but the town has to be able to grow. Ms. Burnell agreed and lamented the town losing its small buildings.

Mr. Hatch agreed with the other members arguments and pointed out that the application described the dormer renovations stated that there would be doghouse dormers and not shed dormers.

Motion made by Polly Burnell to approve as presented and was seconded by Marcene Marcoux. The motion passed unanimously.

At 5:30, a motion to adjourn was made by Ms. Burnell and seconded by Ms. Marcoux. Motion passed unanimously.

Respectfully submitted,

Gloria McPherson
Town Planner