

TOWN OF PROVINCETOWN
HISTORIC DISTRICT COMMISSION

REGULAR MEETING MINUTES OF
November 19, 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: Ms. Gloria McPherson, Town Planner

Meeting called to order by Mr. John Dowd at 3:35 pm

1. Public Statements

2. Administrative Reviews

- a) 9 Center Street – Window sash replacement, continued from Nov 5 hearing for site visit - approved
- b) 116-118 Commercial Street – replace most windows and determine if the rear of the structure can be viewed from a public right of way - approved
- c) 62 Bradford Street – replace 16 double hung windows – continue to dec 4 for more information
- d) 25 Tremont – replace 3 windows and 2 doors - approved
- e) 141 Commercial – replace siding and roofing in kind, restore or replace various double hung windows and skylights, restore doors, restore front bay windows and repoint chimney - approved
- f) 21A Franklin Street Unit 2 – recertify approval for case FY14-22 -approved

3. Review and approve Minutes of the November 5, 2014 meeting as amended

Motion made by Polly Burnell to approved the minutes as written and was seconded by Thomas Biggert. The motion passed unanimously 4-0-0.

4. Meeting with new building commissioner Geoffrey Larsen

Geoffrey Larsen introduced himself and discussed complaints about the front entry stairs and rail at 67 Commercial Street.

Mr. Dowd and Mr. Biggert mentioned that 67 Commercial St is in violation of the Towns Historic Guidelines because the stoop was constructed without an application or approval of the Historic District Commission.

Mr. Dowd would like this violation addressed as soon as possible.

Mr. Larsen said he will start by sending a letter.

Mr. Biggert brought up a possible violation with the front windows at 5 Atlantic Ave.

The public hearing portion of the meeting was opened by Mr. John Dowd at 4:35 pm

5. Public Hearings

i. Case #FY15-27 (Continued from October 15)

Application by Cape Associates Inc. on behalf of Peter Portney to renovate an existing sunroom and add a roof deck at the property located at 39 Pearl Street.

Derik Burgess appeared before the commission to present the proposal.

Mr. Burgess handed out some historical photographs and argued that the door on the sunroom was not historically the front entrance and explained some alternate designs.

No body from the public spoke in favor or against, and no letters were read.

Discussion ensued about the window placement on the north and south elevations of the sunroom and the commission wanted those windows to look exactly the same on the drawings

Motion made by John Dowd to approved the proposal with the condition that the revised drawings show the exact conditions on the first floor remain with regards to window, door, trim and shingle placement and that the second floor deck railing reflect sheet A3 and the door reflect A3-A and was seconded by Thomas Biggert. The motion passed unanimously 4-0-0.

ii. **Case #FY15-33**

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 Street.**

Derik Burgess appeared before the commission to present the proposal.

Mr. Burgess explained the problems that exist with the existing roof deck.

There were 3 letters of support, and no letters against were read into the record. No one from the public appeared to speak.

Mr. Biggert felt strongly against the proposal and felt that approving the proposal was only making a current mistake even worse.

Motion made by John Dowd to approve the proposal as presented and was seconded by Polly Burnell. The motion passed 3-1-0 with Thomas Biggert dissenting.

iii. **Case #FY15-37 (Continued from November 5)**

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.**

Mr. McGlothlin left the room because he had not been present at the first part of the hearing at the last meeting.

Lester J. Murphy, Don DiRocco, Mark Hammer and Greg Connors appeared before the commission to present the proposal.

Mr. Murphy started by explaining that designers had listened closely to the suggestions of the commission from the previous hearing and those suggestions are reflected in the revised drawings.

Mr. DiRocco brought the commission through the revised design elevation by elevation and pointed out the changes that had been made based on the commissions suggestions.

AJ Santos spoke against the proposal and asked Building Commissioner Larsen to clarify what triggers the need to raise the building with respect to FEMA regulations and he explained to the commission those triggers, and a large discussion on FEMA regulations ensued.

Rick Murray spoke in favor of the proposal.

The commission discussed options on how to move the project forward.

One letter withdrawing previous support for the project was read, and one letter against the proposal was read into the record.

At 5:45 the meeting moved from the Judge Welsh Room to accommodate a scheduled meeting, and reconvened at 5:55 in the conference room downstairs, where the discussion resumed. Ms. McPherson left to attend another meeting, and Ms. Burnell took over the minutes.

After a lot of pondering and thought on the part of the board, Mr. Dowd came up with a solution that was acceptable the board, the applicant, and the concerned members of the public who were present under guideline 15. Because of the additional mass due to the FEMA regulations (raising the building) Mr. Dowd proposed putting the addition on pilings to minimize the mass and let it read as a pier, separating it from the historic building visually. The board is aware that there will be more cases coming before it triggering the FEMA regulations, and are eager to see the results.

Motion made by John Dowd to approve the proposal with the condition that the revised drawings show the addition on pilings to minimize mass and to change a window on the east elevation as presented and was seconded by Polly Burnell. The motion passed 3-0-0.

iv. Case #FY15-38

Application by Christopher Mathieson to renovate the existing structure with the scope of work including replacement and relocation of various windows and doors, enlargement of an existing second floor deck and replacement of roofing and siding at the property located at **1 Winthrop Street**.

Christopher Mathieson appeared before the commission to present the proposal.

The board found the design to be appropriate and in keeping with the towns Historic Guidelines.

Motion made by Polly Burnell to approve the case 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 Polly Burnell and seconded by Thomas Biggert. Motion passed unanimously.

Respectfully submitted,

John Dowd
Chair