

TOWN OF PROVINCETOWN
HISTORIC DISTRICT COMMISSION
REGULAR MEETING MINUTES OF
September 2, 2015 3:30pm
MEETING HELD IN THE CAUCUS HALL

Members Present: Martin Risteen, Thomas Biggert, and Laurie Delmolino

Members Absent: David McGlothlin, Lisa Pacheco Robb, Mark Westman, Marcene Marcoux

Staff Present: Gloria McPherson, Town Planner

-Mr. Biggert announced to those here for full review that they will need a unanimous vote to get approval. Applicants can request to postpone their hearing until next meeting when there will be more members present.

Meeting called to order by Mr. Thomas Biggert at 3:36pm

1. Administrative Reviews

- a) 422 Commercial Street –approved with condition that if trim is replaced it must be replaced with wood
- b) 457 Commercial Street– approved
- c) 15 Mechanic Street – approved
- d) 494 Commercial Street –approved
- e) 174 Commercial Street – approved with condition that one over one double hung be used
- f) 98 Commercial Street – approved with condition that the windows are true divided lights or simulated divided light
- g) 15 Winthrop Street Unit 3 – approved
- h) 368 Commercial Street – approved

2. Discussion with AJ Santos 94 Commercial Street

Mr. Santos discussed the rear structure on the lot. It was built by his father in the 1940's, probably around 48 or 49. Its over 50 years so under the purview of the HDC. It was a workshop, people were living in it, and there had been real estate offices located on the first floor, and stored boats on the second floor. The property is listed as a two-family. Wants to know the significance of the building and get guidance as to what he can do with it. Would like to keep the property and will need to generate some income on the property. Might want to move one of the kitchens out of the main house and rebuild the outbuilding as a second dwelling unit.

Ms. Delmolino stated that the commission would like to see some of the oddities of the structure remain.

Mr. Biggert believes they should keep roughly the same footprint. It's not particularly old, but it does have some working characteristics that would be good to keep. The shape should be retained. The house itself is more formal, so the outbuilding should be less formal.

Mr. Risteen would like to see the detailing kept consistent with the 1880's look of the main house, but a simpler version.

Mr. Santos asked if the Commission could see connecting the structures.

The commission generally agreed that they would like to see them continue as visually distinct structures, but there is historic precedence for connecting outbuildings, so they would be open to having the buildings connected.

Mr. Biggert asked if Mr. Santos could come back with some sketch plans before he applies, to which he replied in the affirmative.

3. Discussion with Rob Rollins of Blue Selenium Solar LLC regarding solar carports.

Rob Rollins and Rob Hobart from Blue Selenium Solar LLC presented the HDC with information on solar carports and used the Provincetown Theatre as a local example of a non-profit that would benefit from this type of solution. Mr.

Rollins explained that Provincetown Theater has to get at least a 50KW system to fulfill their needs, which would not fit on the roof. Wanted to see if a solar carport is something the commission would consider if it were not visible from the street. The Monument also would like to do a long stretch of solar carport down the middle of their parking lot, which would also provide shade. Has also been talking with Lands End Inn about them, since they believe panels on the roof of the Inn would not be appropriate. Mr. Rollins described the installation process and offered to do some renderings to show the Commission what a specific project would look like.

Mr. Biggert said he didn't think these types of structures are appropriate for the Historic district. Too modern, not the right materials, would not like to set a precedent.

Ms. Delmolino thinks that the places that are proposed might be appropriate, as long as they are not visible.

Mr. Risteen agreed with Ms. Delmolino and didn't have a problem with the locations discussed.

Mr. Rollins stated that they are trying to play ball with the HDC, and would bring a conceptual plan for any projects to the HDC before an application.

Mr. Biggert appreciated that so the HDC could determine visibility. He also noted that there are only 3 members present today and other members might have different opinions.

-Mr. Biggert put off the reading of minutes and discussion of 48 ½ Bradford Street Demo Delay until end of the meeting and opened the public portion of the meeting at 4:27.

4. Public Hearings

Case #FY16-7

Application by Peter Page on behalf of Daniel Luethi requesting to modify an existing dormer at the property located at **6 Dyer Street.**

Motion made by Thomas Biggert to postpone case FY16-7 to the September 16th hearing and was seconded by Laurie Delmolino. The motion passed unanimously 3-0-0.

Case #FY16-8

Application by Ellen Willett and Christina Camerota requesting to demolish an existing chimney, install a window on the east, street facing façade and install two skylights on the north facing roof plane at the property located at **8 Atlantic Avenue.**

Ellen Willett and Christina Camerota presented the application.

No public comment or letter in the file.

Mr. Biggert stated that the town loves its chimneys. This one looked to be an original chimney and he wouldn't want to see it taken down.

Ms. Delmonlino said they could fill the chimney with concrete up to the top to support it. More expensive is to rebuild it completely. The other option is to just rebuild it as a roof-mounted fake chimney. She was concerned that this option might not be the best because it's a fairly tall chimney.

Ms. Delmolino thought that the two additional skylights requested did not detract from the roof. And the small front window gable window has some precedent in town and would be ok with it as long as it was trimmed out properly.

Mr. Biggert thought the third skylight closest to the front of the house starts to make the roof dominated by skylights.

Mr. Risteen is comfortable with all three skylights, but wants the chimney to be retained.

Motion made by Thomas Biggert to approve case FY16-8 with the condition that the chimney be retained and was seconded by Laurie Delmonlino. The motion passed unanimously 3-0-0.

Case #FY16-9

Application by Blue Selenium Solar on behalf of Joy and Frederick Long requesting to install 19 solar panels upon the south-west facing roof plane at the property located at **90 Commercial Street**.

Ms. Delmolino stated that she was a direct abutter to the property in question and will have to recuse herself. This left the commission without a quorum to hear the case, so it was continued to the next hearing.

Motion made by Thomas Biggert to continue case FY16-9 to the September 16 hearing and was seconded by Martin Risteen. The motion passed unanimously 3-0-0.

Case #FY16-10

Application by Blue Selenium Solar on behalf of Joerg and Helga Meixner requesting to install 24 solar panels upon the south facing roof plane at the property located at **267 Bradford Street**.

There were no public comments and no letters in the file.

The commission agreed that the installation was not visible from the street.

Motion made by Thomas Biggert to approve case FY16-10 as presented and was seconded by Laurie Delmonlino. The motion passed unanimously 5-0-0.

Case #FY16-11

Application by Don Di Rocco of Hammer Architects on behalf of Frank Pantano requesting to construct an addition on the north side of the structure, construct two dormers, reconfigure/install doors and windows, replace aluminum siding with clapboards and replace existing roof with red cedar shakes at the property located at **11 Bradford Street**.

Don DiRocco and Mark Hammer, both of Hammer architects, presented the application. Property owner Frank Pantano was present for questions.

Public comments

David Kellam, owner of a condominium across the street, expressed his complete support for the project. He has looked at the plans and believes the proposed construction will be a beautiful addition and improve the neighborhood.

Custodio Silva, neighbor, supports the project.

2 letters in file, one from David Kellam, who waived the reading of his letter since he spoke, and another in favor of the proposed project.

Ms. Delmonlino started with the addition, which she felt looks like it belongs there – like it was a porch that was later enclosed. Believes it's appropriate and maintains the historic integrity of the house.

Mr. Biggert couldn't agree more and stated that the addition made the house look like it grew over time and he asked if the chimney was original to the house.

Mr. Pantano stated that it's a boiler chimney.

Mr. Biggert would still like the chimney to remain.

Mr. Risteen showed the applicants a historic inventory sheet, which shows the chimney, which appears to be original to the building.

Mr. Dirocco asked if the HDC would consider allowing them to put a corbelled roof over the front door.

Motion made by Thomas Biggert to approve case FY16-11 with the condition that the chimney remain and that the applicant be allowed to add a corbelled overhang over front door and was seconded by Laurie Delmonlino. The motion passed 3-0-0.

Case #FY16-12

Application by Ambrose Homes, Inc. on behalf of Custodio and Karen Silva requesting to construct an addition on the north side of the structure, reconfigure/install/replace doors and windows, construct an outdoor stair and replace siding and roofing at the property located at **9 Bradford Street**.

Mr. Biggert noted that the applicant had previously been before the Commission for this project.

Fred Ambrose, of Ambrose Homes, stated that they wanted to redesign the building to accommodate the three family members that live in the house, for privacy reasons. He stated that time is of the essence, but they are willing to work with the board. The building is representative of what was in the west end in the 1860's. He described the proposed changes to the house, elevation by elevation and noted that one of the elevations was missing a window that is shown on the floor plan. Mr. Ambrose provided an architectural history lesson to the commission and mentioned that he would be willing to age up the building by putting on a rooftop chimney and clapboards with a 2 7/8" reveal on the front façade as he believes this will bring the building back to an older appearance.

Custodio Silva, the property owner, described how his family renovated the house 50 years ago and it needs renovation again. He want to eliminate stairs for his mother-in-law so she can move back into her house and add a bedroom for his son who lives in Florida. This will not be a rental, it's a family house.

Public comment:

Frank Pantano, neighbor at 11 Bradford Street, spoke in favor of the application, so they can update the house so they can live in it and use it comfortably.

David Kellam, neighbor directly across the street, wholeheartedly, along with his wife, supports the project. Thinks it will be a gorgeous transformation. The trim detail is great.

One letter in file from David Kellam, who waived the reading of it since he spoke.

Mr. Risteen stated that the addition is large.

Mr. Ambrose stated that he is designing within what is allowed by zoning. That is meets the scale requirement.

Mr. Biggert stated that the elevation does not look historic, especially the roof slope.

Mr. Ambrose tried to interrupt, but Mr. Biggert stated that the Commission was discussing the application and that if they had questions, they would ask.

Ms. Delmonlino addressed the property owner and explained that the addition is not historically accurate, that it doesn't represent how buildings in town grow over time.

Mr. Risteen explained that the HDC is not opposed to an addition, but the scale and massing of the addition is too big.

Mr. Biggert stated that the addition should be subsidiary to the house.

Ms. Delmonlino stated that the changes to the front façade are appropriate, with attention to detail.

Mr. Biggert disagreed with Ms. Delmolino, and stated that the trim was too detailed and should be simpler to reflect the original house. He sketched a smaller addition, with a steeper roof pitch.

Mr. Ambrose thought he could work with that.

Mr. Risteen read the guidelines for new construction and additions.

Mr. Biggert summed up some of the issues: roof pitch should be steeper, and similar to the roof of the original house, the roof peak is lower than the roof of the original house, the addition be set back so that it doesn't extend beyond the edge of the original house, and that the south side addition doesn't wrap around to the east side.

Ms. McPherson offered to work with Mr. Ambrose on revisions before the next meeting.

Ms. McPherson asked Mr. Ambrose to call the office tomorrow morning and set up a meeting.

Motion made by Thomas Biggert to continue case FY16-12 to the September 16 hearing and was seconded by Laurie Delmonlino. The motion passed 3-0-0.

Other Business

48 A Bradford Street.

Mr. Biggert read the Demolition Delay Bylaw into the record.

Ms. McPherson described the Demolition Delay process

The commission agreed to a site visit on Tuesday Sept 8 and Special meeting to determine significance 10:00.

Ms. McPherson will post special meeting agenda and email commission.

Kevin Bazarian addressed the HDC regarding 368 Commercial to clarify that what was approved is essentially the demolition of the commercial portion of the building – the roof is coming off and the storefront windows will be removed leaving only some vertical posts – so that a new foundation could be poured underneath.

The HDC appreciated the clarification and understood that the structure, which likely dates to the 1960's, will be demolished.

Mr. Bazarian also asked about putting in an outside stairway to below grade. There would be a railing. The HDC agreed that would be an administrative review.

At 6:03 a motion to adjourn was made by Thomas Biggert and seconded by Laurie Delmonlino. Motion passed unanimously 3-0-0.

Respectfully submitted,
Thomas Biggert
Chair