

TOWN OF PROVINCETOWN
HISTORIC DISTRICT COMMISSION
REGULAR MEETING MINUTES OF
October 21, 2015 3:30pm
MEETING HELD IN THE CAUCUS HALL

Members Present: Martin Risteen, Marcene Marcoux, Thomas Biggert, David McGlothlin (arrived at 4pm), and Lisa Pacheco Robb

Members Absent: Laurie Delmolino, and Mark Westman

Staff Present: Gloria McPherson, Town Planner

Meeting called to order by Mr. Thomas Biggert at 3:38pm

1. Administrative Reviews

- i. 149A Commercial Street – replace minimally visible metal door with full lite door - Approved
- ii. 7 Central Street – replace 6 windows in kind - Approved
- iii. 6 Carver Street – replace windows and door in kind - Approved
- iv. 12 Standish Street – replace windows, sills, siding, door and deck in kind – Approved – captured balusters shall be used on deck and railings
- v. 351 Commercial Street – replace siding, roofing, trim and barn doors in kind - Approved
- vi. 27 Court Street – replace door in kind - Approved
- vii. 309 Commercial Street – replace 9 windows, roofing and siding in kind – Approved, wood trim to be used, not composite trim
- viii. 3 Central Street – replace 7 windows in kind - Approved

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

-A building application for the demolition of the structure at 350 Bradford Street was presented to the commission to be reviewed under the towns Demolition Delay Bylaw.

Motion made by Marcene Marcoux that given the nature of Provincetown, any building proposed for possible demolition is considered significant enough to be considered for a full hearing for Demolition Delay and will require a full review by the commission and was seconded by Thomas Biggert. The motion passed 4-0-1. David McGlothlin abstained.

Ms. Marcoux had concerns about the process that has been used in the past and how the demolition delay process has been conducted more recently. She expressed her desire to have all buildings that lay outside of the district be considered significant and to have all building demolition to go to a full review.

Ms. Pacheco Robb asked what the bylaw says about demolition delay and Ms. McPherson explained.

Motion made by Marcene Marcoux ; given the motion approved above the structure at 350 Bradford is a significant enough to require a full review by the commission and was seconded by Thomas Biggert. The motion passed 4-0-1. David McGlothlin abstained.

-Mr. Biggert has had some concerns from the public that all the new construction in town is making the town look sterile and that the town is losing the important historic fabric that provides tourism and a cultural experience for visitors and inhabitants.

Ms. Marcoux agreed with Mr. Biggert but would like to have the full commission to vote about changing the application. She also brought up the issue of outdoor AC units.

Ms. Pacheco Robb agreed with Ms. Marcoux and would like to see outdoor AC units being reviewed.

3. Public Hearings

-4:08 Thom opened the public portion of the meeting.

Case #FY16-26

Application by Christopher Nagle on behalf of Romaine Macomb requesting to enlarge a dormer at the property located at **532 Commercial Street**.

-Chris Nagle, project designer, and Mark Kinnane of Cape Associates Inc. appeared before the commission to present the proposal.

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

Mr. Biggert felt the original proposal was perfect and that the extension of the dormer is not appropriate and mentioned that this type of dormer would not be found in town, he would not be in support of this change.

Mr. Kinnane explained that the dormer extension is needed to maintain proper head height inside the home.

There was general discussion about the visibility of the dormer from the street.

Ms. Marcoux is against the proposed change.

Mr. Nagle clarified the location of the dormer because there seemed to be confusion of its location.

Mr. Biggert believes a building under review needs to have a comprehensive review, even areas not visible from a public right of way, so as not to bastardize a building.

The commission was polled to see where they stand on the proposal.

Motion made by Lisa Pacheco Robb to approve case FY16-26 as presented and was seconded by David McGlothlin. The motion passed 3-2-0. Thomas Biggert and Marcene Marcoux opposed.

Case #FY16-27

Application by Barry Pike on behalf of Paul Carey requesting to connect two second floor decks and remove front door pediment, replace all windows, replace existing slider doors with larger sliding door unit, replace deck columns with structural brackets, and construct two door pediments on the west and east elevations at the property located at **25 Tremont Street**.

-Barry Pike, Paul Carey, property owners, and Kristen Morrison, project architect, appeared before the commission to present the proposal and explained the history of the structure. Photos of structure during construction during the 90's were distributed to the commission for their reference.

Mr. Pike presented a sample of composite railing that has been approved in other projects around town.

There were no public comments and 5 letters of support read into the record.

Mr. Biggert felt the proposal was a vast improvement over the existing conditions and stated his support for the proposal but had some concerns over the larger sliding glass doors but since they were existing he would not oppose it.

Ms. Marcoux was relieved that the roof decks were not being connected but agreed with almost all of the proposed elements but was hesitant about the composite railings.

Mr. McGlothlin had questions about the chimney and the applicants explained they were thinking about changing the existing wood burning stove with a gas burning fireplace and if that were to happen they would encase the metal chimney stack with masonry. Mr. McGlothlin agreed he would like to see wood on the railing and baluster system.

Mr. Biggert still had concerns of composite railings.

Ms. Pacheco Robb had concerns about the composite material being presented but since it was replacing a lattice enclosure she was ok with the composite material in this case.

Mr. Risteen thinks the proposal is a vast improvement and supports the project and agrees with the rest of the board.

Motion made by Thomas Biggert to approve case FY16-27 with the condition that if the metal chimney is replaced it is to be replaced with a masonry chimney and was seconded by Lisa Pacheco Robb. The motion passed unanimously 5-0-0.

Case #FY16-28

Application by Ted Smith on behalf of Strangers and Saints Inc requesting to restore a previous second floor balcony and railing that had been removed and replace the windows, door and stairs on the south elevation, construct a small addition on the west elevation and replace various windows on the north and east elevations at the property located at **404 Commercial Street**.

-Ted Smith, project architect and Steve Latasa-Niks, Fred Latasa-Niks, property owners, appeared before the commission to present the proposal.

The history of the building was explained and Mr. Smith brought the commission through the proposal, elevation by elevation.

There were no public comments and there were 12 letters in favor read into the record.

Mr. McGlothlin thinks the applicants have done a great job with the proposal and commended them for providing detailed information of trim details and other details.

Ms. Pacheco Robb felt the format of the presentation was great and believes the improvements make the building more inviting

Ms. Marcoux commended the great care that was taken for the proposal and she had no problems with any of the elevations.

Mr. Risteen agreed with the rest of the commission and looks forward to being a guest in the building and believes the applicants are doing an honor to the building.

Mr. McGlothlin had a question about the siding and if it was going to remain as clapboard and Mr. Smith confirmed the siding would remain as clapboard.

Mr. Biggert asked about the 15/15 double hung and was explained that the reason for the muntin pattern was because of an interior design decision.

Mr. Biggert would like to see the muntin pattern on the proposed French doors to better reflect the muntin patterns of the windows and suggested 15 lights instead of 10 lights.

Motion made by Thomas Biggert to approve case FY16-28 with the condition that the French doors will have 15 lights instead of 10 lights and was seconded by David McGlothlin. The motion passed unanimously 5-0-0.

At approximately 5:40 pm, Mr. Biggert closed the public hearing portion of the meeting and reopened the work session.

Mr. Biggert discussed the fence at 3 Cook Street and mentioned that he could tell it was made from a composite material and the commission discussed the fence installation.

4. Review and approve Minutes of the September 2, September 16, and October 7, 2015 hearings

Motion made by Thomas Biggert to approve the minutes of September 2 as amended and was seconded by Lisa Pacheco Robb. The motion passed unanimously 5-0-0.

Motion made by Thomas Biggert to approve the minutes of September 16 as written and was seconded by Martin Risteen. The motion passed unanimously 5-0-0.

Motion made by Thomas Biggert to approve the minutes of October 7 as written and was seconded by Martin Risteen. The motion passed unanimously 5-0-0.

-Mr. Biggert asked if the HDC should weigh in on articles for the Special Town Meeting and the commission discussed the condo conversion bylaw.

Mr. McGlothlin questioned whether that the condo conversion had anything to do with the HDC's mission.

Ms. Pacheco Robb disagreed and brought up the concern that as buildings become condos that there will be more exterior staircases placed upon such buildings and multiple entrances on a single elevation.

Ms. Marcoux and Mr. McGlothlin both brought up the fact that a public hearing should have been made if the commission wanted to comment on any town meeting articles.

Peter Gallagher, property owner at 45 Commercial Street, spoke as a concerned citizen and stated his dismay with the process about construction that happened near his home. He has problem with a construction process that his abutter has undertaken that has destroyed his view of the harbor. He just wanted to go on the record at a public forum.

The commission discussed the process of a complaint and Ms. McPherson explained.

At 5:57, a motion to adjourn was made by Thomas Biggert and seconded by Marcene Marcoux. Motion passed unanimously 5-0-0.

Respectfully submitted,
Thomas Biggert
Chair