

TOWN OF PROVINCETOWN
HISTORIC DISTRICT COMMISSION

REGULAR MEETING MINUTES OF
June 17, 2015 3:30pm

MEETING HELD IN THE JUDGE WELSH HEARING ROOM

Members Present: David McGlothlin, Marcene Marcoux, Mark Westman, Laurie Delmolino and Thomas Biggert

Members Absent: Lisa Pacheco Robb, and Martin Risteen

Staff Present: Gloria McPherson, Town Planner and Leif Hamnquist, Permit Coordinator

Meeting called to order by Mr. Thomas Biggert at 3:30pm

1. Administrative Reviews

- a) 5 Anthony Street – replace stairs in kind – **Approved**
- b) 83 Commercial Street – replace asphalt roof in kind and replace 2 skylights in kind - **Approved**
- c) 267 Bradford Street – replace shingles on east side of building and replace door in kind - **Approved**
- d) 21 Commercial Street – replace 9 windows and one sash in kind - **Approved**
- e) 4 Mozart Avenue – replace deck, and outdoor stair and upgrade balusters - **Approved**
- f) 153 Bradford Street – increase height of existing fence from 4' to 6' - **Approved**
- g) 131A Commercial Street – replace first floor railing to match second floor railing - **Approved**

2. Discussion with Beth Singer, School Superintendent, regarding a new sculpture garden at 12 Winslow Street.

-Beth Singer appeared before the commission and explained that PAAM will donate sculptures for a sculpture garden at the former High School lawn.

The commission approved of the concept and viewed a sketch plan of the proposed improvements to the front lawn.

Ms. Marcoux asked for Ms. Singer to return in front of the HDC to present the final drawings of the changes happening to the front lawn

3. Discussion regarding the development of an HDC “Green Policy” addressing solar panels, restoration and reuse of old materials, use of petroleum-based materials

-The commission began a general discussion about adopting a ‘green policy’ pertaining to the HDC guidelines. Mr. Biggert placed emphasis on the hazard associated with petroleum based materials being dispersed in a fire.

Mr. McGlothlin wondered if the Selectmen has made a specific statement charging the HDC to be a green commission, and presented research about petroleum based products that we use in our everyday lives. He also questioned if pvc trim was as bad as pressure treated wood burning as well and stated that he would like to see proof about the hazardous nature of materials.

Ms. Marcoux was willing to provide evidence of the health hazards of certain materials.

4. Review and approve Minutes of the June 3, 2015 hearing

Motion made by Thomas Biggert to approve the minutes of June 3, 2015 as written and was seconded by Laurie Delmolino. The motion passed unanimously 4-0-0.

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

-AJ Santos spoke as a member of the public about the previous discussion about the sculpture garden at 12 Winslow and felt it should be reviewed and also stated that the HDC should review the federal historic requirements for historic structure because they allow petroleum based materials.

-Marcene Marcoux congratulated David McGlothlin on his award as history teacher of the year. Audience applauded.

-Paul from Renewal by Anderson appeared before the commission to ask questions about 8 Lovetts Court, because he was under the impression that if a house wasn't along a public right of way then it did not need review. Material was handed out and a discussion amongst the commissioners ensued about the structure and the HDC guidelines pertaining to visibility. Ms. Marcoux read from the guidelines and gave explanation to how they determine criteria for approvals.

6. Public Hearings

i. **Case #FY15-95 (Continued from June 3)**

Application by A.J. Santos on behalf of Harvey Reese requesting approval to replace the decking boards, railing system and increase the width of the stair on the deck on the south elevation at the property located at **479 Commercial Street**.

Thomas Biggert recused himself because he is an abutter.

-AJ Santos appeared before the commission to present the revised drawings and handed out drawings that reflected the commission's recommendations and then presented an argument against the commission's recommendations.

Ms. Marcoux wondered if there were any previous approvals of the HDC that would effect a decision on the current proposal.

Ms. Delmolino's opinion was that the railing was not visible.

Mr. McGlothlin agreed with Ms. Delmolino that the railing is not visible.

The commission agreed that the case needs to be continued to July 1st hearing.

Motion made by Laurie Delmolino to continue case FY15-95 to the July 1st hearing because of a lack of quorum and was seconded by David McGlothlin. The motion passed unanimously 3-0-0.

ii. **Case #FY15-97**

Application Mark Kinnane of Cape Associates on behalf of Dan Wolf requesting approval to remove two windows and relocate door in existing sunroom, install a double hung window and a round window on the west side of the structure, remove exterior walls and reconfigure outdoor stair on the north at the property located at **3 Prince Street**.

-Mark Kinanne of Cape Associates appeared before the commission to present the proposal.

No members of the public were present to speak and one letter of approval was read into the record.

Mr. Biggert would like to review the project elevation by elevation.

Ms. Marcoux was concerned because when applicants come back to ask for changes on a project that had many facets originally, she felt it is hard to gain context about the project overall.

Mr. Biggert could not approve the removal of the center window on the sunroom and the proposed circle window.

Mr. McGlothlin was ok with the triple mulled window and is ok with the dry pantry walls being eliminated but could not approve the window being removed in the sunroom.

Ms. Delmolino agreed with the previous commissioners.

Mr. Westman concurred with the other commissioners.

Ms. Marcoux felt there were too many inconsistencies with the approvals.

Mr. Westman agreed that there were inconsistencies but felt that the limited visibility of the north elevation warranted the changes to be allowed.

Motion made by David McGlothlin to approve case FY15-97 with the condition that the center window in the sunroom to remain on the west elevation and to not allow the circle window on the west elevation and was seconded by Marcene Marcoux. The motion passed unanimously 5-0-0.

iii. Case #FY15-98

Application by Tim Vojtasko requesting approval to remove two windows and install a patio door on the east side of the structure at the property located at **178 Bradford Street**.

David McGlothlin recused himself from the case.

-Jon Zipperman, general contractor and Tim Vajtasko, property owner, appeared before the commission to present the proposal.

No members from the public were present to speak and two letters of approval were read into the record.

Mr. Biggert appreciated that Mr. Zipperman followed the recommendations of the commission when he appeared on May 20th for an admin review.

The commissioners agreed the proposal was appropriate.

Motion made by Thomas Biggert to approve case FY15-98 as presented and was seconded by Marcene Marcoux. The motion passed unanimously 4-0-0.

iv. Case #FY15-99

Application by Steven Cook on behalf of Jim Savko requesting approval to construct a new outdoor staircase, and replace a window with a door on the east side of the structure and install a new window on the north side of the structure at the property located at **116 Bradford Street**.

-Steven Cook, project architect, and Jim Savko, property owner, appeared before the commission to present the proposal.

Mr. Cook brought the commission through the drawings.

No members from the public were present to speak and no letters were in the file.

The commission found the proposal to be appropriate.

Motion made by Thomas Biggert to approve case FY15-99 as presented and was seconded by Marcene Marcoux. The motion passed unanimously 5-0-0.

v. Case #FY15-100

Application by Salt Spray Sheds on behalf of Gary Danko requesting approval to construct a shed at the property located at **0 Conway Street**.

-Regina Binder and Andrew Wilber of Salt Spray shed appeared before the commission to present the proposal.

No members of the public were present to speak and 3 letters of approval were read into the record.

Mr. Biggert appreciated the pictures of the old shed to show that a major improvement is taking place but wondered if the ridge was going to go the same direction.

Ms. Marcoux wondered about the sheds relationship to the main house and would have appreciated an elevation to show its relationship.

The commission found the proposal to be appropriate.

Motion made by Thomas Biggert to approve case FY15-100 as presented and was seconded by David McGlothlin. The motion passed unanimously 5-0-0.

At 5:35, a motion to adjourn was made by Marcene Marcoux and seconded by Laurie Delmolino. Motion passed unanimously 5-0-0.

Respectfully submitted,

Thomas Biggert
Chair