

TOWN OF PROVINCETOWN
HISTORIC DISTRICT COMMISSION

REGULAR MEETING MINUTES OF
December 16, 2015 3:30pm

MEETING HELD IN THE CAUCUS HALL ROOM

Members Present: Thom Biggert, Marcene Marcoux, Martin Risteen, Mark Westman, Laurie Delmalino

Members Absent: David McGlothlin, Lisa Pacheco Robb

Staff Present: Gloria McPherson, Town Planner

Meeting called to order by Mr. Thomas Biggert at 3:37pm

1. Administrative Reviews

- a) 261 Bradford Street – replace foundation under cottage - **Approved**
- b) 19 Standish Street – replace siding in kind and replace trim with PVC – **Approved with the condition that all trim be wood and not PVC**
- c) 31 Bradford Street – replace metal door with wooden door - **Approved**
- d) 142 Bradford Street – replace pressure treated wood decking with composite decking, replace trim on columns and remove and replace cast iron railing - **Approved**
- e) 104A Bradford Street – replace sliding glass door - **Approved**
- f) 304 Commercial Street – replace 18 windows in kind - **Approved**
- g) 546 Commercial Street – replace 2 windows in kind - **Approved**
- h) 15 Alden Street – replace 9 window sashes in kind - **Approved**
- i) 24 Franklin Street – repair faux chimney in kind – **Approved with no bluestone cap; cap shall be mortar**

2. Review and approve minutes of the November 18, December 2, and December 16, 2015 hearings

Motion made by Thomas Biggert to approve the minutes of November 18th 2105 as amended and was seconded by Mark Westman. The motion passed unanimously 5-0-0.

Public hearing opened by Thomas Biggert at 4:06

No public statements

3. Public Hearings

Case #FY16-39

Application by Jeff Baron and Sean Robinson requesting to swap location of door from the west side of the structure with window on east side of the structure, install a pergola over existing sliding glass doors on south of structure, repair railing system on deck and install new set of stair, install fencing around property and replace two windows in kind at the property located at **166 Bradford Street, Unit 3.**

Jeff Baron, owner, presented the application.

Patricia Benatti, property abutter, spoke in favor of the project; however, she is not in favor of the fencing proposed because it creates a blind spot coming out of her driveway. She also has two tenants that also use that driveway.

Ms. Delmolino asked if the visibility would be improved if the fence were shorter, such as 3 ft.

Ms. Benatti wasn't sure, but she suggested that the bushes beyond the fencing be taken out of the end of the driveway so they could pull out past the fence and see.

Mr. Baron noted that the fence is condominium property. There is an existing 6 ft fence, but his picket fence would only go up to the 6 ft fence, not extending beyond that would block site lines beyond the existing fence. The Junipers in front are more problematic. He can look into having them trimmed back.

Mr. Westman further questioned the location of the fence.

There were three letters in the file that were read aloud into the record, all in support, but one had a concern about the fencing.

Ms. Marcoux would prefer a wooden door be used.

Mr. Risteen stated that the building dates from 1975 and that he thinks the moving of the door and window is appropriate. Mr. Westman agreed.

Mr. Biggert and Ms. Marcoux stated that they couldn't judge safety issues.

Motion made by Thomas Biggert to approve case FY16-39 as presented and was seconded by Marcene Marcoux. The motion passed unanimously 5-0-0.

Case #FY16-40

Application by Raymond Design Associated Inc. on behalf of Provincetown High School requesting to replace glass block clerestory window system on the gymnasium with masonry or new window system, install 8 skylights on the gymnasium, and installation of fencing around new generator and propane tanks at the property located at **12 Winslow Street**.

Beth singer, superintendent of Provincetown Schools, and Gene Raymond, architect project manager, appeared before the commission to presented the application

Mr. Raymond noted that some changes had occurred since the informal pre-application meeting with the HDC: HVAC system is now going on the interior of the building rather than on the roof; the school committee is seeking a variance from the AAB so they don't have to build the ramp on the front of the building; adding an above-ground generator with a 6-ft board fence where the propane tanks are located.

Mr. Raymond discussed the existing glass block windows and explained that they could not build a glass block wall to code. The originally proposed curtain walls (aluminum storefront) proved to be expensive. They have other proposals, including infilling the windows with brick and glass block in front of a wall, both of which will necessitate skylights.

Mr. Raymond handed out a new option of glass block infill panels which would be to code. The panels aren't big enough to fill the entire space, but they could mull three of the panels together to fill the space. No skylights would be required for this proposal. This also saves significant money beyond the storefront.

No public comment. No letters in file.

Ms. Marcoux thinks all the original options submitted were problematic but the new proposal is a significant option and Ms. Marcoux was pleased with this new proposal. Mr. Biggert agrees. Mr. Risteen stated he is in favor of that proposal since it keeps the architectural integrity of the building.

Motion made by Thomas Biggert to approve option HDC3.5 for case FY16-40 and was seconded by Marcene Marcoux. The motion passed unanimously 5-0-0.

Case #FY16-41

Application by Don Di Rocco of Hammer Architects on behalf of Kevin Huvane requesting renovation of existing two story house and garage with scope of work to include the removal of a single story addition on the north of building, construction of two story addition on the north side, construction of a dormer on the west facing roof plane of the garage and the installation of solar panels on the garages proposed dormer at the property located at **34 Commercial Street**.

Don Di Rocco and Mark Hammer, both of Hammer architects, appeared before the commission to present the proposal.

There were no public comment and one letter in favor was read into the record.

Ms. Marcoux noted that several years ago there was an application to turn the garage into living space that was denied by the HDC.

The HDC went elevation by elevation.

The Commissioners generally found the south elevation and west elevation to be appropriate.

Mr. Westman noted that on the north elevation, most of the proposed changes would not be visible. Mr. Biggert found the north elevation appropriate, although noted that the three second floor windows over the four sliders on the first floor seemed awkward. Mr. Risteen disagreed and thought the quirkiness was charming and typical of Provincetown.

Ms. Delmolino suggested spacing the three windows if symmetry was important. Mr. Biggert though it was fine, and an improvement over existing.

On the east elevation, Ms. Marcoux confirmed that they would be removing the existing chimney and replacing it with a false chimney, to be recreated to mirror the original.

Mr. Biggert questioned the side of the building stepping back and Mr. Hammer explained that it reduces the bulk of the building.

The HDC found general consensus that the main house was appropriate. They then reviewed the proposed changes to the garage.

Ms. Delmolino asked the date of the construction and Mr. DiRocco responded that it was relatively new construction from the 1970's.

Ms. Marcoux was concerned that the historic nature of the neighborhood was being changed.

Ms. Delmolino commented that the neighborhood has some very sweet, small houses and the glass on this renovation is much more modern.

Mr. DiRocco explained that the garage door closest to the street will be done with wood doors, and that they are significantly reducing the parking area.

Mr. Westman stated that this is not the historic portion of the home and the proposal is more pleasing from the street than the existing three-car garage.

Mr. Risteen clarified that there would be living space on both levels and the glass doors open out to the yard. He's fine with the proposal.

Ms. Marcoux stated she had a problem with all the glass, and that it is antithetical to the streetscape and therefore problematic.

Mr. Biggert noted that what would be historically appropriate would be a pair of windows, spaced on the south and east facades.

Ms. Delmolino is of two minds: it's a new building so should be able to incorporate modern glass, but the neighborhood consists of historic cottages, and this doesn't fit in.

Mr. Westman noted that the south elevation was not visible to the street, so perhaps leave the glass on the south, but replace the three east windows become two doors.

Motion made by Thomas Biggert to approve case FY16-41 with the condition that the three windows on the east side of garage be replaced with two doors and was seconded by Martin Risteen. The motion passed unanimously 5-0-0.

Case #FY16-43

Application by John DeSouza on behalf of Ronny Hazel requesting to renovate front façade of building with the scope of work to include, opening up the second floor to create a balcony, removal of display bump outs and replacement of existing storefront door and window system at the property located at **286-288 Commercial Street.**

John DeSouza, Tom Thomson, and Ronny Hazel appeared before the commission to present the proposal. Mr. DeSouza noted that the building is considered Italianate because of the trim at the top and that they were proposing two changes. One change to first floor would include replacing the door and display windows which are not historic, the doors were constructed in the early 2000s so they would like to replace them with a folding aluminum door system in the same plane as the existing door. On the second floor, they would like to remove the windows and open up the existing balcony space which had been previously enclosed. The materials proposed are wood trim and shingles in the balcony area and Mr. DeSouza noted that there is not a pristine neighborhood standard that they feel they need to adhere to.

Mr. DeSouza read from the pertinent sections of the Historic District Guidelines and the Local Comprehensive Plan, demonstrating that they are meeting the guidelines for a commercial setting.

No public comment. No letters in the file.

Mr. Biggert asked about the transom on the center door.

Mr. Thompson explained that it is a hinged door within the folding door for emergency egress.

Mr. Risteen asked about who painted the mural and Mr. Hazel confirmed that the mural was painted by Joey Mars. The commission stated their appreciation for Mr. Hazels contribution to the streetscape with the lively murals.

Mr. Biggert asked if the railing would be open balusters.

Mr. DeSouza stated that they were hoping to use that wall space for more murals, and wondered if the railing would compete with the mural.

The HDC generally agreed that the defining feature of the building is the mural, and would like to see more mural rather than balusters. The commission was pleased with the proposed changes.

Motion made by Thomas Biggert to approve case FY16-43 as presented and was seconded by Marcene Marcoux. The motion passed unanimously 5-0-0.

Case #FY16-44

Application by Tom Thomson and John DeSouza on behalf of Beverly Serabian requesting to construct a ½ story addition on the rear of the building with shed dormers, construct a breezeway between main house and garage, construct a dormer on the existing garage structure and install additional fenestration at the property located at **18 West Vine Street.**

Applicant requests to postpone to the meeting of January 6, 2016.

Motion made by Thomas Biggert to postpone case FY16-44 to the January 6th hearing and was seconded by Laurie Delmonlino. The motion passed unanimously 5-0-0.

Case #FY16-45

Application by Nor'East Beer Garden on behalf of Hal Winard requesting approval for the existing wood frame structure with a canvas covering at the property located at **206 Commercial Street**.

Vida Richter appeared before the commission to present the proposal, and she stated that she would like to make the roof structure of the pergola permanent. It was previously approved as a temporary structure, but it has been good for the business and would like to keep it.

Mr. Biggert confirmed that nothing is changing from what is already there.

Ms. Marcoux asked if they planned to make a more permanent roof as opposed to the canvas at some point in the future and Ms. Richter replied that they like the light feel of the canvas and don't have plans to change it.

Motion made by Thomas Biggert to approve case FY16-45 as presented and was seconded by Marcene Marcoux. The motion passed unanimously 5-0-0.

AT 5:40 the work session started again.

The HDC signed various revised plans from prior approved projects.

Minutes

Motion made by Thomas Biggert to approve the minutes of the September 8th hearing and was seconded by Laurie Delmolino. The motion passed unanimously 5-0-0.

Motion made by Thomas Biggert to approve the minutes of the November 4th hearing as amended and was seconded by Mark Westman. The motion passed unanimously 5-0-0.

Motion made by Thomas Biggert to approve the minutes of the November 12th hearing as amended and was seconded by Mark Westman. The motion passed unanimously 5-0-0.

Motion made by Thomas Biggert to approve the minutes of the November 18th hearing as amended and was seconded by Marcene Marcoux. The motion passed unanimously 5-0-0.

Motion made by Thomas Biggert to approve the minutes of the October 21st hearing as amended and was seconded by Marcene Marcoux. The motion passed unanimously 5-0-0.

AT 6:06 pm Thom Biggert moved to adjourn and Laurie Delmolino seconded. The motion passed unanimously.

Respectfully submitted,
Thomas Biggert
Chair