

TOWN OF PROVINCETOWN

HISTORIC DISTRICT COMMISSION

REGULAR MEETING MINUTES OF
February 5, 2014 3:30pm

MEETING HELD IN THE JUDGE WELSH HEARING ROOM

Members Present: Mr. John Dowd, Ms. Marcene Marcoux, Mr. Thomas Biggert, Ms. Polly Burnell and Mr. Lance Hatch.

Members Absent: Mr. David McGlothlin and Mr. Ryan Landry.

Staff Present: Ms. Gloria McPherson, Town Planner.

Meeting called to order by John Dowd at 3:30pm

1. Public Statements

None

2. Administrative Reviews

There were seven administrative approvals that were already signed by two or more Commissioners. They were for proposed work at the following addresses:

- a) 478 Commercial St
- b) 15A Winthrop St
- c) 432 Commercial St
- d) 50 Commercial St
- e) 50 Commercial St
- f) 555D Commercial St
- g) 168 Commercial

- h) Thomas Tannariello, 27 Watson's Court, for amendments to previously approved elevations including changes to the size of windows, changes to doors and the addition of French doors to the rear elevation

Ms. Burnell and Mr. Hatch recused themselves as they were not part of the original approval.

Ms. Marcoux noted that because there are only 3 of the original 4 Commissioners present, the vote must now be unanimous among the three members voting.

Mr. Tannariello explained the new plans being presented to the HDC, including changing the size of the windows and adding a french door instead of the approved two windows. The proposed french door cannot be seen from the street.

Mr. Dowd questioned why he is choosing an arts and crafts type door rather than a full view or a center mounted grid door.

Mr. Tannariello replied that he wants more open glass than the grids so that he can see the gardens he has planned out for the yard.

Mr. Dowd suggested full glass windows instead of the arts and crafts doors, which are not historic in Provincetown and only started showing up in the 1990s.

Mr. Tannariello agreed to use full glass instead of his planned arts and crafts door if the HDC wanted it, but noted that it was also not historic.

Mr. Dowd agreed that Mr. Tannariello could use whichever door he chose because they are not visible from a public way. He then had a question about the height of the #2 windows on the second story. He likes the width, but thought they should be more elongated so the proportions are better.

Mr. Tannariello explained that if the windows were any taller, he wouldn't be able to fit any trim around them. The ceiling height is already low.

The Commission generally agrees that making the windows taller wouldn't be possible due to the pitch of the roof of the dormers and the trim detail.

Motion is made by Mr. Dowd to approve application as is. Ms. Marcoux seconds the motion. Motion passed unanimously.

- i) Any administrative reviews received that could not be reasonably anticipated

Ms. McPherson handed out a new administrative review application for 9 Montello Street. Applicant is seeking approval to install a picket fence.

Ms. Burnell stated she believes it will improve the look of the new property and make it look more historically accurate.

Mr. Hatch was curious about the placement of the fence in relation to the road.

The Commission reviewed the plans and generally agreed the placement is good.

Motion is made by Mr. Dowd to approve application as is. Motion is seconded by Ms. Marcoux. Motion passed unanimously.

3. Any other business that shall properly come before the board

Ms. McPherson stated that the signed approval form for 4 Conant Street was missing from the folder from the last meeting. She prepared a new approval form for the Commission to sign.

All members present at the hearing signed the approval form for 4 Conant Street.

4. Review and approve Minutes of the January 15, 2014 meeting

Ms. Burnell would like to remove the word "anyways" from Mr. Dowd in the fourth paragraph to be taken out.

Ms. Marcoux noted that her last name was misspelled twice on page two and once on page three.

Motion made by John Down to approve the minutes with the changes discussed, and seconded by Ms. Burnell. Motion passed unanimously.

5. Public Hearings 4:00

a) Case# FY14-38

Application by Andrew Wade of My Generation Energy on behalf of Flyer's Boat Shop for a Certificate to be issued in accordance with the Provincetown Historic District Commission established under the General By-Laws, Chapter 15 of the Town of Provincetown. The applicant seeks approval for the installation of 56 solar modules on the southwest facing roof area at the property located at **1 Good Templar Place**.

Mr. Wade with My Generation Energy is proposing 56 modules of solar panels on the roof of 1 Good Templar Place. Mr. Wade has worked with many other historic districts on Cape Cod. The type of panel they want to use is flush-mounted.

Mr. Biggert asked how thick the panel is.

Mr. Wade stated the panel alone is about 1 ½ inches and that when installed, the face of the panels will be about 4-5 inches off the roof.

There were no letters and no public comments.

Ms. Burnell approve of the application because it is an industrial building, it is not very visible, and it is not street side. She also stated that it fits the HDC policy for solar panels on historic district buildings.

Motion made by Mr. Dowd to approve as proposed. The motion is seconded by Ms. Marcoux. Motion passed unanimously.

b) Case# FY14-39

Application by Peter Thibert on behalf of Judith Cicero for a Certificate to be issued in accordance with the Provincetown Historic District Commission established under the General By-Laws, Chapter 15 of the Town of Provincetown. The applicant seeks approval to cover an existing exterior seating area with a deck for better seating and a safer transition from the dining room to the deck and eliminate the existing rear exit door and replace with a side window and; replace an existing slider with out-swing doors to become exit doors with a crash bar handle at the property located at **269 Commercial Street**.

Mr. Thibert is the contractor for the building and he explained the application. He stated that the door would be removed and replaced with swinging doors, and the window will be replaced with one to match the other side of the door, for a more symmetrical appearance. They are also proposing to extend the deck further onto the beach.

Mr. Dowd opens the floor up to public comments.

Ms. Newman speaks on behalf of an abutter, Phyllis Schlosberg. Ms. Schlosberg is against the proposed deck for a variety of reasons. First reason is that pallet decking is not historic and claims it has only been in Provincetown for a few years. Secondly, added footage seems like a lot for the amount of seats permitted and she doesn't understand why they are asking for so much space. She is not against the doors and the façade changes but is against the changes to the deck.

Mr. Thibert described in more detail the palletized deck plans and explained the building codes he is adhering to. The deck will be approximately 8 inches above grade and 8 inches below first floor, which is a single step up to the building. This height doesn't need railings, but they are proposing posts with ropes between to keep people from taking alcoholic beverages off the deck and onto the beach.

Ms. McPherson presents the board with letters submitted by abutters.

Mr. Dowd read a letter from Ms. Phyllis Schlosberg. Ms. Schlosberg believes that the deck is not historic and she herself was turned down for a similar deck years ago for that reason. She believes that the changes are extreme in nature.

Another second letter from Ms. Schlosberg, after she spoke with Ms. McPherson earlier and had the deck new plans explained to her, is read by Mr. Dowd. Ms. Schlosberg is still very opposed to the deck.

There are no further public comments.

Mr. Dowd suggested dealing with the proposed building changes first and the deck second.

The Commission agrees that the building changes simplify and add to the building aesthetics.

The Commission would like Russell Braun to give his opinion about the proposed deck.

Mr. Braun states that typically the HDC doesn't have to rule on decks like this because a building permit isn't needed either.

Ms. Marcoux remind the board that the building and proposed deck is between two other restaurant decks. She thinks the plans for the deck will be fine.

Mr. Biggert thinks the size of the deck is more a zoning issue.

Mr. Braun states that it's not a zoning issue.

Ms. McPherson asked about lot cover issues.

Mr. Braun stated that lot coverage is a different issue, that a palletized deck has more to do with green space.

Ms. Burnell stated that she would like the HDC to have more leverage on lot coverage because everything is being hardscaped and they can't do anything about that.

Ms. Burnell read from the exceptions in the guidelines,

Motion to approve application as submitted made by Mr. Dowd Motion, and seconded by Ms. Marcoux. Motion passed unanimously.

Ms. McPherson asked for the newest plans from Mr. Thibert so that the Commission can stamp them.

At 4:40 pm, John Dowd made a motion to adjourn. Motion is seconded by Ms. Marcoux. Motion passed unanimously.