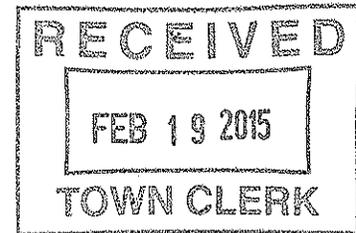


TOWN OF PROVINCETOWN
HISTORIC DISTRICT COMMISSION
REGULAR MEETING MINUTES OF
January 7, 2015 3:30pm



MEETING HELD IN THE JUDGE WELSH HEARING ROOM

Members Present: David McGlothlin, Marcene Marcoux, Martin Risteen and Thomas Biggert

Members Absent:

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

Meeting called to order by Mr. David McGlothlin at 3:31pm

1. Public Statements

2. Appoint Martin Risteen as an alternate member to Historic District Commission

Motion made by Thomas Biggert to appoint Martin Risteen for the Historic District Commission alternate position and was seconded by David McGlothlin. The motion passed unanimously 3-0-0.

-Martin left the rooms to go get sworn in by the town clerk and he returned as a sworn in member of the HDC

3. Review and approve Minutes of the December 17, 2014 meeting

Motion made by David McGlothlin to approve the minutes of the Dec. 17th 2014 hearing as amended and was seconded by Thomas Biggert. The motion passed unanimously 3-0-0.

4. Administrative Reviews

- a) 637 Commercial Street – replace windows, siding and trim in kind on the south – **Applicant needs to come back and present a material for trim that will satisfy the commission (Commission discussed about having a policy about PVC trim)**
- b) 581 Commercial Street – replace trim on harbor side of structure - **Applicant needs to come back and present a material for trim that will satisfy the commission**
- c) 9A Conwell Street – construct an enclosure to hide HVAC unit on roof – **Denied (decided to be not an administrative review)**
- d) 1 Conway Street – replace 5 windows in kind – **Approved with the recommendation that the 8/8 window in the dormer be a 6/6 muntin pattern**
- e) 350A Commercial Street – replace 9 windows in kind - **Approved**
- f) 535 Commercial Street unit 1 – replace all windows that were not part of case#15-34 - **Approved**
- g) 429 Commercial Street – replace existing plexiglass, install casement window(minimally visible), and relocate door(minimally visible) - **Approved**

5. Interview Historic District Commission applicant Lisa Pacheco Robb (PAAM)

Lisa Pacheco appeared before the commission and explained her background and that she is a homeowner in town. Lisa explained that she is about to become a licensed architect and told the commission about her career in architecture on the lower cape.

Mr. Biggert asked how she would deal with work that could come in front of the commission that she has a part of and she explained that she would just need to recuse herself.

Ms. Marcoux asked how she came about to be the representative of PAAM and Ms. Marcoux asked to see the recommendation letter from PAAM. Gloria McPherson left the room to go get the letter from the town clerk to present to the commission.

The commission asked some questions about her work around town.

Ms. Pacheco handed out her resume.

Ms. McPherson returned with letters from PAAM and from the Historical Commission.

Motion made by Thomas Biggert to recommend Lisa Pacheco for the Historic District Commission and was seconded by Martin Risteen. The motion passed unanimously 4-0-0.

6. Organizational Meeting

a) Election of Chair

Motion made by Marcene Marcoux to nominate Thomas Biggert to be the chair of the Historic District Commission and was seconded by Martin Risteen. The motion passed unanimously 4-0-0.

b) Election of Vice-chair

Motion made by Marcene Marcoux to nominate David McGlothlin for the vice-chair position Historic District Commission and was seconded by Thomas Biggert. The motion passed unanimously 4-0-0.

The public hearing portion of the meeting was opened by Mr. Thomas Biggert at 4:18 pm

7. Public Hearings

i. **Case #FY15-49**

Application by Peter Page on behalf of Daniel Luethi requesting approval to construct a dormer at the property located at 6 Dyer Street.

-Peter Page appeared before the commission to present the proposal.

David McGlothlin left the room because he needed to recuse himself from the hearing of this case.

Mr. Page explained the need for the new dormer because head space is limited in the existing bathroom. He let the commission know he made every effort to design the dormer to be as small as possible. No skylight on the small dormer.

No speakers from the public were present and 1 letter in support was read into the record.

Ms. Marcoux appreciated that Mr. Page put forth a concerted effort to design a modest dormer and Mr. Risteen agreed with Ms. Marcoux.

Mr. Biggert had concerns that there is really no historical precedent for a small dormer abutting a large dormer. He also felt the structure is very formal and the funky little dormer just does not fit in. Feels he cannot support the proposal.

Mr. Page explained Mr. Biggerts concerns.

The commission was polled and it was discovered that the case was not going to get a unanimous vote.

Mr. Page requested the case to be withdrawn without prejudice

Motion made by Thomas Biggert to approve the case to be withdrawn without prejudice and was seconded by Marcene Marcoux. The motion passed unanimously 3-0-0.

ii. **Case #FY15-50**

Application by AJ Santos on behalf of Charles Conner requesting approval to construct a second story on an existing single-story house and replace roofing and siding material at the property located at **476A Commercial Street**.

-AJ Santos appeared before the commission to present the proposal and explained the history behind the owners and the property and took the commission through the proposal elevation by elevation.

No letters in the file and no speakers.

Mr. Biggert had concerns because the house is an historic bungalow and with the addition of the half story destroys the bungalow style and Mr. Biggert asked if instead of an additional half story if dormers would be ok and he handed Mr. Santos some examples of dormers on bungalow styled buildings.

Mr. Santos disagreed with Mr. Biggert that the design of the home was within the bungalow style and thought it was more in the design of the track housing that were built after WWII.

Mr. Santos argued his case for the proposal.

Mr. McGlothlin feels that the structure is fairly hidden but his reluctance comes from the second story being placed on the structure. He is on the fence and doesn't feel there is any compelling reason to vote either way.

Ms. Marcoux doesn't have any problem with the changes but felt there was some design choices that could be tightened up and made better in regards to fenestration pattern.

The commission asked Mr. Santos if he would be willing to rework the design.

The commission discussed ideas on what the structure can be and what would be appropriate, which included the exploration of shed dormers and lowering of the proposed knee wall.

Ms. Marcoux wanted the chimney to remain even if it is a faux chimney.

Motion made by David McGlothlin to the case to the January 21st hearing and was seconded by Marcene Marcoux. The motion passed unanimously 4-0-0.

iii. **Case #FY-51(Request to postpone the case to the January 21 hearing)**

Application Guy Plourde requesting approval to construct 5 dormers and replace an existing deck on the front of the house and add a new second floor deck above at the property located at **18 Pearl Street**.

Motion made by Thomas Biggert to approve the request to postpone the case to the January 21st hearing and was seconded by David McGlothlin. The motion passed unanimously 4-0-0.

iv. **Case #FY-52**

Application by Ted Smith on behalf of David High requesting approval to reconfigure an existing deck on the side of the house to create a covered porch at the property located at **50 Commercial Street**.

-Ted Smith appeared before the commission to present the proposal and explained the proposal elevation by elevation.

No letters were in the file and no speakers from the public were present.

Ms. Marcoux stated that she found that the drawings made the proposal unclear and she would like better photos with the applications.

Mr. McGlothlin is ok with the proposal and so is Mr. Risteen, but Mr. Risteen had questions about what materials will be used.

***Motion made by Thomas Biggert to approve as presented and was seconded by David McGlothlin.
The motion passed unanimously 4-0-0.***

At 5:20, a motion to adjourn was made by Thomas Biggert and seconded by David McGlothlin. Motion passed unanimously. 4-0-0.

Respectfully submitted,

Thomas Biggert
Chair



2-18-15