

TOWN OF PROVINCETOWN
HISTORIC DISTRICT COMMISSION

REGULAR MEETING MINUTES OF
February 18, 2015 3:30pm

MEETING HELD IN THE JUDGE WELSH HEARING ROOM

Members Present: Marcene Marcoux, Martin Risteen, David McGlothlin Lisa Pacheco Robb, Laurie Delmolino and Thomas Biggert

Members Absent:

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

Meeting called to order by Mr. Thomas Biggert at 3:31pm

1. Administrative Reviews

- a) 12 Center Street – determination of visibility of cottage from a public right of way – A general discussion about what it means to be viewed from public right of way and Ms. Marcoux stated the general thoughts about what it means to be viewed from a public right of way. Ms. Pacheco Robb disagreed with Ms. Marcoux. **Needs Full Review – Motion made by Marcene Marcoux, seconded by Thomas Biggert**
- b) 10 Young's Court – amend previously approved decision(change window) – **Continue to the next hearing for more information and to get the applicant to come in**
- c) 211 ½ Bradford Street – replace 4ft chain link fence at playground - **Approved**
- d) 4 Johnson Street – façade restoration, windows, trim, and siding in kind – **Approved**

2. Review, stamp and sign revised elevations for 9 Washington Ave

The commission reviewed the revised drawings and discussed the guidelines about windows and Mr. Biggert moved to approve as presented, seconded by Ms. Marcoux. Drawings approved unanimously.

3. Review and approve Minutes of the February 4, 2015 meeting

Motion made by Thomas Biggert to approve the minutes of the

The public hearing portion of the meeting was opened by Mr. Thomas Biggert at 4:00 pm.

-Ms. Marcoux appreciated that Mr. Biggert was asking for public comment but warned the public that just because staff says that a case can go through administrative review doesn't mean that it will be approved as such. Ms. Delmolino agreed with Ms. Marcoux but thought that the commission could come up with better policy to help reduce the amount of confusion.

-Mr. Biggert read the commission's main mission as a design review commission and does not have jurisdiction with the interior of a structure. He also restated the policy and guidelines on window muntin pattern.

4. Public Hearings

- i. **Case #FY15-51 (Continued from January 7; applicant requests to continue to the March 4th meeting)**
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 Marcene Marcoux to continue the case to the March 4th hearing due to lack of information and was seconded by Laurie Delmolino. The motion passed unanimously 5-0-0.

- ii. **Case #FY15-53 (Continued from January 7; applicant requests to continue to the March 4th meeting)**
Application by Russell J. Perry on behalf of Andrew Sullivan requesting approval to construct a trellis on the front of the structure at the property located at **415 Commercial Street**.

Motion made by Thomas Biggert to continue the case to the March 4th hearing due to lack of information and was seconded by Marcene Marcoux. The motion passed unanimously 5-0-0.

iii. [Case #FY15-60](#)

Application by George Tagaris requesting approval to renovate the entire structure, with the scope of the work to include lifting the house to install a new foundation, replace the existing rear decks and railings, replace and relocate various windows and remove and relocate various doors at the property located at **141 Commercial Street.**

-George Tagaris appeared before the commission to present the proposal and handed out historic photos and a new sheet set of drawings with a new rear landing in the rear of the structure

No letters in the file and no public comments.

Ms. Delmolino asked Mr. Tagaris if there were any brick on the existing foundation and Mr. Tagaris answered that the foundation is constructed of concrete blocks.

Ms. Pacheco Robb had a concern over whether or not the new foundation would increase the height of the structure.

Ms. Marcoux was concerned that after raising the building the integrity of the structure would be undermined.

The commission had a general conversation about the overall design.

Mr. Biggert thought that the windows on the dormer were actually too symmetrical and had some questions about existing windows and whether or not two windows towards the rear were actually the original placement.

Ms. Marcoux could support the proposal as presented.

Mrs. Pacheco Robb felt the proposal was an improvement and was a pleasing design.

Ms. Delmolino liked the design but had a problem with the 6 over 6 windows on the east elevation to proportionally match the dormer windows and Mr. Biggert suggested that the windows on the first floor be 2/2 muntin pattern.

Motion made by Marcene Marcoux to approve the proposal with the condition that the windows the east side dormer be reduced in width to be proportionate to the windows on the east side first floor and was seconded by Martin Risteen. The motion passed unanimously 5-0-0.

iv. [Case #FY15-61](#)

Application by Carlos H. Figueiroa on behalf of RDM Realty LLC requesting approval to install 4 skylights, replace a window in kind on the front façade and re-shingle the entire structure at the property located at **212 Bradford Street.**

-Gary appeared before the commission to present the proposal

No letters in file and no public comment.

Mr. Biggert requested better drawings be issued to the commission.

The commission found the proposal appropriate.

Motion made by Marcene Marcoux to approve the proposal as presented and was seconded by Laurie Delmolino. The motion passed unanimously 5-0-0.

v. [Case #FY15-63](#)

Application by SolarCity on behalf of Elizabeth Villari requesting approval to install 29 solar panels and associated exterior electric systems at the property located at **196 Bradford Street**.

-The home owner, Elizabeth Villari, and her representative from SolarCity appeared before the commission to present the proposal

Gary from East End Market spoke in favor of the proposal, no letters in the file.

Ms. Pacheco Robb asked if 29 Panels was a lot for a residential structure and it was answered that this array was to totally offset the home owners electric usage.

Ms. Marcoux read the commissions policy on solar panels and feels that the proposal matched that policy and the commission agreed.

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

vi. [Case #FY15-64](#)

Application by Ken Janson on behalf of Cottage St. Realty Trust requesting approval to relocate a door and remove a window and relocate 2 windows at the property located at **6 Cottage Street**.

Ms. Delmolino recused herself from the case because she was a next door neighbor.

-Ken Janson and Robert Ventrent appeared before the commission and passed historic photos for the commission to review and explained the proposal and presented a handmade model from the 1950's.

No letters in the file, no public comments.

Mr. Biggert feels the proposal was too symmetrical and was of the 20th century and was more charming.

Ms. Marcoux feels that the proposal is a minor change and is ok with the design.

Mr. Risteen likes the design and could approve the proposal.

Mr. Pacheco Robb feels the changes are minimally visible and can approve the proposal.

Motion made by Marcene Marcoux to approve the proposal as presented and was seconded by Lisa Pacheco Robb. The motion passed unanimously 3-0-1. (Thomas Biggert Abstain)

vii. [Case #FY15-65](#) (Applicant requests postponement to March 4th hearing)

Application by Ted Smith on behalf of Becky and Pat Lee requesting approval to relocate and replace various windows and doors on the entire structure at the property located at **41 Commercial Street**.

Motion made by Thomas to approve the postponement to the March 4th hearing and was seconded by Marcene Marcoux. The motion passed unanimously 5-0-0.

At 5:12, 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