

TOWN OF PROVINCETOWN
HISTORIC DISTRICT COMMISSION

REGULAR MEETING MINUTES OF
May 6 2015 3:30pm

MEETING HELD IN THE JUDGE WELSH HEARING ROOM

Members Present: Martin Risteen, Lisa Pacheco Robb, Marcene Marcoux, and Thomas Biggert

Members Absent: Mark Westman, Laurie Delmolino and David McGlothlin

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

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

1. Administrative Reviews

- a) 33 Commercial Street – replace two windows in kind - **Approved**
- b) 7 Whorf's Court – replace existing columns – **Approved; replace with wood**
- c) 54A Commercial Street – replace 3 windows in kind and one slider in kind - **Approved**
- d) 142 Commercial Street – replace a door in kind and replace decking – **Approved- just door approved**
- e) 178 Bradford Street – determine visibility from public right of way – **Denied for full review**
- f) 15 Carver Street – replace one window in kind - **Approved**

2. Discussion with Vida Richter regarding the temporary awning structure at the Beer Garden, located at 206 Commercial Street

-Vida Richter appeared before the commission to review the temporary status of the canvas cover over the structure. Ms. Richter supplied the commission with some drawings and photographs of the structure in question.

The commission agreed the structure is temporary and found its design to be appropriate.

Motion made by Thomas Biggert to approve the canvas covered structure to be temporary and was seconded by Lisa Pacheco Robb. The motion passed unanimously 4-0-0.

3. Review and approve Minutes of the April 15, 2015 meeting and April 22, 2015 work session.

Motion made by Thomas Biggert to approve the minutes of April 15, 2015 as amended and was seconded by Lisa Pacheco Robb. The motion passed unanimously 4-0-0.

Motion made by Thomas Biggert to approve the minutes of the April 22, 2015 work session as amended and was seconded by Lisa Pacheco Robb. The motion passed unanimously 4-0-0.

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

4. Public Comments/Board Comments

-Thom Biggert would like to discuss the demolition that has taken place at 169 Bradford and wondered if the extent of the demolition warranted a violation of the HDC guidelines and cited the pertinent guideline and also read a letter from the Building Commissioner, Geoffrey Larsen. Ms. Marcoux expressed the concern that in the past the commission had not gone back to a project and said that there was an amount of work that constituted demolition but appreciated the building commissioner was contacted. Ms. McPherson stated that she reviewed the original approved material and stated that the original application asked to have all siding and trim removed. A general discussion about how to apply the demolition guidelines ensued.

5. Public Hearings

i. **Case #FY15-69 (Continued from April 15)**

Application by Scott Czyoski on behalf of Judy K. Mencher requesting to rectify a violation of the Historic District Guidelines by replacing the existing stainless steel wire balusters on the front of the structure with wood balusters while retaining the granite fence posts at the property located at **67 Commercial Street**.

Marcene Marcoux recused herself because from the proceedings she was not present for the first hearing.

-Scott Czyoski appeared before the commission to present the revised drawings.

Mr. Risteen was concerned that during the original deliberations the granite stoop wasn't addressed.

Mr. Biggert called the case a big mess.

Mr. Risteen takes blame for not mentioning and taking action about the stoop and called the project a big mistake in the HDC.

Motion made by Thomas Biggert to approve the proposal as revised and was seconded by Lisa Pacheco Robb. The motion passed unanimously 3-0-0.

ii. **Case #FY15-77 (Continued from April 1)**

Application by B+C Construction on behalf of Lyn Plummer requesting approval to construct a farmers porch on the south façade, construct a dormer upon the eastern side of the roof, replace the front door, and replace windows, siding and roofing in kind at the property located at **414 Commercial Street**.

Marcene Marcoux recused herself from the proceedings because she was not present for the first hearing.

-Kevin Bazarian and Lyn Plummer returned before the commission to present revised drawings based on the comments of the commission from the April 1st hearing.

The commission reviewed the drawings.

Mr. Risteen felt the revised drawings were appropriate.

The commission members felt the applicants revised the drawings based on the commissions comment in an appropriate way.

Ms. McPherson wanted to see more dimensions on the drawings. The applicants agreed to get revised drawings showing horizontal and vertical dimensions.

Motion made by Thomas Biggert to approve the proposal as revised with the conditions that the baluster spacing be 1.5" and plans to show vertical and horizontal dimensions on the east elevation and was seconded by Lisa Pacheco Robb. The motion passed unanimously 3-0-0.

iii. **Case #FY15-83**

Application by Ted Smith Architect LLC on behalf of Barbara Fortier requesting approval to reconfigure an existing exterior deck and staircase, and add and replace doors and windows on the north and east elevation of the main structure at the property located at **142 Commercial Street**.

Ted Smith, project architect and Barbara Fortier appeared before the commission to present the proposal.

Mr. Smith mentioned that the commission had already reviewed the window placement on the north and east and they were only reviewing the deck reconfiguration.

Mr. Smith argued that the area of work was well set back from the road and would be as unobtrusive as it could be.

Ms. Pacheco Robb feels the drawings don't do the project justice and feels the door is minimally visible and she could approve the project.

Mr. Biggert did not agree with Ms. Pacheco Robb and felt the window could be seen more than the deck itself. Mr. Biggert was also concerned about the spacing of the posts for the reconfigured deck and would like to see the posts being moved slightly. Mr. Smith answered that the post placement was due to ground level patios and trying to keep posts in their original location.

Mr. Risteen doesn't have an issue with the new door.

Ms. Marcoux could go either way in her decision.

The applicant explained that the balusters on the new stairs will match the front baluster and that the deck and railings will be painted.

Motion made by Thomas Biggert to approve the proposal with the condition that the new balusters, railings and decks will be painted to match existing and was seconded by Marcene Marcoux. The motion passed unanimously 4-0-0.

iv. Case #FY15-85

Application by PMR Realty LLC requesting approval to replace the storefront windows along the south and west facade, install 4 skylights, and remove two windows on the north elevation at the property located at **212 Bradford Street.**

Gary and Michael appeared before the commission to present the proposal and explained the scope of work and brought the commission through the project.

The commission would like to see all four skylights on the Foley House side and the applicant agreed.

The commission found the scope of work to be an improvement and was appropriate for the district.

Motion made by Thomas Biggert to approve with the condition that all 4 skylights be placed on the east roof plane and was seconded by Lisa Pacheco Robb. The motion passed unanimously 4-0-0.

The commission continued the discussion about the project at 169 Bradford and some background of the project was given. A general discussion about the definition of demolition ensued.

The commission left Town Hall to make a site visit to 169 Bradford Street and the meeting will end in the field. Any votes about the matter will be taken at the next hearing. The four members in attendance (Biggert, Marcoux, Risteen, Pacheco Robb) arrived at the job site at 169 Bradford at 5:15 pm. The site was closed up with no openings or access other than through the basement. They inspected what was visible and determined that it appeared that all sheathing was probably removed but would need to see it again from the interior to be certain. It also appears the original rough window openings were lost. Thom and Lisa will go by again and inspect further.

At 5:30, a motion to adjourn was made by Thomas Biggert and seconded by Marcene Marcoux. Motion passed unanimously 4-0-0.

Respectfully submitted,

Thomas Biggert

Chair