

TOWN OF PROVINCETOWN
HISTORIC DISTRICT COMMISSION
REGULAR MEETING MINUTES OF
August 5, 2015 3:30pm
MEETING HELD IN THE CAUCUS HALL

Members Present: Martin Risteen, Marcene Marcoux, Thomas Biggert, Mark Westman and Laurie Delmolino,

Members Absent: David McGlothlin, Lisa Pacheco Robb

Staff Present: Gloria McPherson, Town Planner

Meeting called to order by Mr. Thomas Biggert at 3:30pm

1. Administrative Reviews

- a) [420 Commercial Street – replace railing and deck in kind](#) - approved
- b) [538 Commercial Street Unit 9 – install through the wall AC unit](#) – HDC determined that this requires full review
- c) [12 Young's Court – replace two windows in kind](#) – approved with the requirement that the trim is wood and not PVC
- d) [538 Commercial Street – replace three windows in kind](#) - approved
- e) [15 Tremont Street - replace seven windows in kind](#) - approved
- f) [496 Commercial Street – construct handrail](#) - approved, preference for just a railing/no spindles
- g) [26 Alden Street – replace vinyl windows with wooden windows](#) - approved
- h) [8-10 Atlantic Avenue – recertify previously approved case # FY14-67](#) - approved

2. Discussion regarding Green Agenda and Solar Policy

Thom went over the 3 sections of the proposed policy:
Sensitive placement of solar panels
Reuse and preservation of materials
Minimum use of non-historic materials

The commission didn't finish researching materials, decided to talk about the Green Policy at the first meeting in October.

Gloria McPherson reminded the commission that we were trying to set up a workshop with Ilana during September.

Laurie mentioned that she has seen solar roofing shingles that look good for historic districts

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

Abutters and residents of 555 Commercial Street (Boathouse Condos) were present to discuss the installation of AC condensers on the side wall of the structure.

Harvey Hauswirth, 555A commercial, stated that he lives at the condominium complex and the owners of a unit put them up without permission in a common area, and the condo association would prefer it in an exclusive use area. They also didn't seek permission from the condo association

Thom stated that this would be a full review since they are not temporary structures.

Gloria McPherson will let the owners and Deborah Paine know that they need to come before the HDC for a full review.

4. Public Hearings

- i. **Case #FY15-101 (Continued from July 15, lack of quorum for approval)**
Application by Barry Gurin requesting approval to construct an 8'x10' foot shed at the property located at 5 School Street.

HDC reviewed the revised site plan.

Motion made by Laurie Delmonlino to approve case FY15-101 as presented and was seconded by Thomas Biggert. The motion passed unanimously 3-0-0.

ii. [Case #FY15-110](#)

Application by Sperry Sails on behalf of Eric D. Shapiro requesting approval to construct a 30' x 12' wooden pergola topped with a fabric membrane at the property located at **280 Bradford Street**.

Lindsay Williams of Sperry Sails presented the application. Ms. Williams brought fabric and vinyl samples for the commission to review.

Ms. Marcoux asked for a description of the structure and how the fabric would visually look

No public comments

No letters in file

Marcene – big structure but commercial and doesn't have a problem with it. Color is not the purview of the HDC, although the commission might have a fabric preference

The commissioners generally agreed that either fabric or vinyl would be acceptable,

Thom – given location and style of building, this is appropriate.

Ms. Delmolino thought the structure was minimally visible.

Motion made by Thomas Biggert to approve case FY15-110 as presented and was seconded by Laurie Delmonlino. The motion passed unanimously 3-0-0.

iii. [Case #FY15-111](#)

Application by KA Bazarian Construction and Development on behalf of Bay View Wharf Condo Trust requesting approval to replace metal posts and chain link fence with mahogany posts and stainless steel cable and replace the decking with mahogany at the property located at **421 Commercial Street**.

Mr. Biggert opened hearing but no one was present to discuss the application.

Public comments:

Ted Smith, 422 commercial, likes what they did in the first phase and thinks this is an improvement

No letters in file

Mr. Biggert likes the cables better than the chain link.

Ms. Delmolino stated that the HDC has talked in the past about limiting the use of cable railings but in this case it's an improvement over the chain link

Motion made by Thomas Biggert to approve case FY15-111 as presented and was seconded by Laurie Delmonlino. The motion passed unanimously 5-0-0.

[Case #FY16-1](#)

Application by Richard Avery requesting approval to demolish and replace an exterior elevator on the east side of the structure at the property located at **501 Commercial Street**.

Richard Avery, builder, representing Ice House Condo trustees, presented the application. Described current conditions and why they are replacing the elevator shaft. A lot of water damage. Coastal engineering did an analysis of the structure, which was deteriorated. Described the proposed construction and finish materials, which include hardiplank siding and azek trim.

No public comments and no letters in the file

Mr. Biggert confirmed that the size and footprint is the same as existing, no problem with the reconstruction, but is concerned about the proposed materials

Mr. Risteen confirmed that the hardiplank would overlap and look like clapboard

Ms. Marcoux asked that the proposed window and door changes to be clarified

Richard Avery explained that the same number and sizes of windows would be used, but some to be half-light rather than full window

Ms. Marcoux acclaimed that the building is prominent; you can see all sides of the elevator shaft, concerned that the materials are not authentic, including the thermatru door

Patrick Manning, representing the condo association, stated that the current material, specifically the stucco, have caused a lot of water problems, water can infiltrate. Picked materials that looked more historic than the stucco, but that would be more water tight. There has been prior approval by the HDC for alternate materials on the windows over the years.

Mr. Biggert thought hardiplank might be appropriate in this case

Ms. Delmolino thinks it would be most appropriate to have it rebuilt with stucco. That's what fits architecturally.

Ms. Marcoux noted that some things were done to the building without HDC approval, including the fence that was installed and other changes to the structure. Would rather have stucco for consistency. It's very visible and significant.

Mr. Risteen agrees regarding stucco being the most appropriate

Mr. Biggert approve reconstruction of the elevator shaft, the windows and doors as proposed, but the exterior finish should be stucco

Mr. Avery clarified that they could use cement board backing with a stucco finish.

The HDC agreed.

They discussed the trim and agreed that the PVC trim is appropriate given the site conditions.

Motion made by Thomas Biggert to approve case FY16-1 with the condition that the siding be stucco to match rest of building and was seconded by Mark Westman. The motion passed unanimously 5-0-0.

Application by Richard J. Gavrawich requesting approval to remove a pair of windows on the east and replace with a French door and remove a door from south and replace with a window at the property located at **5 School Street Unit 1**.

Richard Gavrawich presented the proposal.

No public comment. No letters in file

Thom went elevation by elevation and questioned the chimney on the northeast elevation. It appears to have been removed from the approved plans

Mr. Gavrawich stated that was from before he purchased his unit. He isn't aware that a chimney was there because there isn't one there now.

Mr. Biggerty asked about windows that are proposed to be changed.

Mr. Gavrawich noted that those windows are not a part of his unit and not proposed by him to be changed. He just had an architect come out and draw the current conditions and his proposed change.

The commission focused on this particular unit-owner's request and will contact the Building Commissioner about work that was done that is not in keeping with the previously approved plans.

Mr. Biggert and Ms. Delmolino thought that the door should be a single door rather than the asymmetrical panels. Ms. Marcoux, Mr. Risteen and Mr. Westman thought it was acceptable as proposed.

Motion made by Thomas Biggert to approve case FY16-04 as presented and was seconded by Marcene Marcoux. The motion passed 4-0-1. Thomas Biggert abstained

v. [Case #FY16-5](#)

Application by Ted Smith Architect LLC on behalf of James McGuire requesting approval to construct an 8'x12' artist studio at the property located at **4 West Vine Street**.

Ted Smith presented the application and explained that he wanted to design a shed like the one on Alden Street that was recommended previously by the commission as an appropriate example. Mr. Smith explained that the proportions and size of that shed don't fit the zoning definition of shed, so they have to call it an artist studio.

No public comment, no letters in file

Mr. Biggert thought the design was very handsome.

The commission generally agreed.

Mr. Risteen asked if they would consider replacing the double doors with a single door and window.

James McGuire, owner, stated he preferred the double doors and noted that they face away from the street.

Motion made by Thomas Biggert to approve case FY16-05 as presented and was seconded by Marcene Marcoux. The motion passed 5-0-0.

vi. [Case #FY16-6](#)

Application by Christine Barker requesting approval to install a round on the west side of the south facing dormer, remove a skylight, install a new window on the south and replace a wooden railing system with a cable rail system at the property located at **169 Bradford Street**.

Richard Salvador, builder, and Christine barker presented the application.

Public Comment:

Brandon Quesnell, 8 Dyer, immediate abutter, amazing transformation to the neighborhood, proposed changes are not visible from Dyer or Bradford st, only his residence and he is in full support of the proposal

One letter in support was read into the record.

Ms. Delmolino did not think that the round windows are historically correct. Ok with a window but would prefer a square window instead.

Mr. Salvador said he has seen old round window, and are more historic than the octagon windows

Mr. Westman, concurred with Ms. Delmolino about square windows being more historical, but because they are minimally visible, would be ok with a round window in this location.

Mr. Biggert would support square windows rather than round and is not in favor of the cable railing system

Ms. Marcoux stated the windows are more negotiable, but the railing has to be more historic and should be wood

Mr. Risteen agreed that the railing should be wood

Ms. Marcoux and Thom explained the purview of the HDC and that visibility is just one factor in making a determination, that when a structure is in the District, it should have historic integrity.

Motion made by Thomas Biggert to approve case FY16-06 with the conditions that the round windows be replaced with square windows and that the cable rail system be omitted and was seconded by Marcene Marcoux. The motion passed 5-0-1.

Other Business

Thom brought up the horrifying situation over the weekend where the house at 29 Conant Street was demolished. Not in the historic district but a historic structure. A permit was given for a partial demolition of the roof on Thursday, the roof was removed on Friday and the entire building came down on Saturday. Building commissioner signed off of the demolition retroactively based on the comments of the workers on site. The contractor is Kaye McFadden, to whom the HDC spoke regarding another partial demolition when a roof was removed. Thom asked how this should be handled.

Ms. Marcoux asked to bring in owner and contractor and explain procedures

The commissioners agreed

Mr. Biggert questioned whether proper procedure was followed by town staff, whether the building inspector should have given approval for a partial demolition and allowed the removal of the roof without the HDC determining significance.

HDC agreed to talk with owner and contractor first to determine if proper procedure was followed.

5. [Review and approve Minutes of the July 15, 2015 hearing](#)

Motion made by Thomas Biggert to approve the minutes of the July 15th hearing as presented and was seconded by Marcene Marcoux. The motion passed 5-0-0.

At 6:10, 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