

TOWN OF PROVINCETOWN
HISTORIC DISTRICT COMMISSION

REGULAR MEETING MINUTES OF
January 6, 2016 3:30pm

MEETING HELD IN THE CAUCUS HALL ROOM

Members Present: Thom Biggert, Marcene Marcoux, Martin Risteen, Mark Westman, Laurie Delmalino

Members Absent: David McGlothlin, Lisa Pacheco Robb

Staff Present: Leif Hamnquist, Permit Coordinator

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

1. Administrative Reviews

- a) 176 Commercial Street – replace 3 windows in kind – Approved with no PVC trim
- b) 73.5 Commercial Street – replace 12 windows and 2 doors – Approved, except the window where sash is to change, Mr. Biggert asked Peter Page to provide a drawing of what the new window will look like.
- c) 10 West Vine Street unit 3 – replace 3 octagon windows in kind, replace stair railing to match, replace roof hatch - Approved
- d) 77A Commercial Street – replace siding and trim in kind - Approved

2. Review and approve minutes of the November 18, December 2, and December 16, 2015 hearings

Motion made by Thomas Biggert to approve the minutes of November 18th 2105 as amended and was seconded by Mark Westman. The motion passed unanimously 5-0-0.

Public hearing opened by Thomas Biggert at 4:03

3. Public Hearings

a. Case #FY16-44

Application by Tom Thomson and John DeSouza on behalf of Beverly Serabian requesting to construct a ½ story addition on the rear of the building with shed dormers, construct a breezeway between main house and garage, construct a dormer on the existing garage structure and install additional fenestration at the property located at **18 West Vine Street**.

Laurie Delmolino recused herself from the case

John De Souza and Beverly Serabian, property owner, appeared before the commission to present the proposal. Mr. De Souza gave an in depth overview of the project and explained the design intent of the proposed alterations. Ms. Serabian explained the history of her owning the property and explained her reason for the alterations.

Leo Loudon of 26 West Vine Street spoke in opposition to the proposed alterations and presented a thorough review of the surrounding structures and other buildings within the district.

Dave Linden of 22 West Vine Street spoke in opposition to the proposed alterations.

4 Letters of Support and 8 Letters of opposition were read into the record. Ms. Marcoux let it be clear that the commission reads every letter submitted so abutters' concerns are heard.

Ms. Serabian spoke to some of the concerns that were voiced by abutters.

Mr. Westman made a general comment to the applicant that he finds the alterations to be distressing and is worried about creating a precedent.

Mr. De Souza inserted that the bylaw was created so property owners could actually have a process to do alterations to their homes and that Provincetown should not be kept in a 'bell jar'. He also felt it was disingenuous that most of the letters in opposition were from people outside of the historic commission and highlighted that most of the letters in support were from individuals in the district that have made alterations to their homes in recent years.

Mr. Biggert voiced his concerns about the alterations and was hopeful that the proposal would be bringing the home back to a more historic look.

Mr. De Souza argued that they used casement windows in the new construction because they match the rest of the home.

Ms. Marcoux would like to see more scaled down and simplified proposal. She would like to see a more historically sensitive redesign of the alteration.

Mr. Risteen stated that additions should be subordinate to the original home and not become a defining feature.

Mr. De Souza explained that a first iteration of the design did utilize dormers and Mr. Risteen still felt that the addition would need to be subordinate to the original home.

The general consensus of the board would be to oppose the alterations.

Ms. Marcoux asked if it would be helpful to go elevation by elevation and give suggestions to the applicant and Mr. De Souza agreed.

Mr. De Souza addressed Mr. Risteen's concerns and wondered how the new addition on the west could be subordinate.

Mr. Biggert felt it was a confusing design in general.

Mr. Westman asked if the amount of square footage being added was necessary.

Motion made by Mark Westman to continue case FY16-44 to the January 20th hearing and was seconded by Thomas Biggert. The motion passed unanimously 4-0-0.

b. Case #FY16-45

Application by John Swanson on behalf of Brett Holmes requesting to replace front door and turn a window on the north elevation into a door at the property located at **166 Bradford Street, Unit 2**.

Brett Holmes, property owner, appeared before commission to present the proposal.

1 letter of support was read into the record and no letters of opposition were in the file.

No members of the public were present to speak.

Ms. Marcoux had issue with the replacement door being fiberglass and Mr. Biggert stated that the door on the front unit was fiberglass so they should approve fiberglass.

Motion made by Thomas Biggert to approve case FY16-45as presented and was seconded by Mark Westman. The motion passed unanimously 4-0-1, with Marcene Marcoux Abstaining.

c. Case #FY16-46

Application by Cesar Almeida on behalf of Peter Epstein requesting to convert existing flat roof line to a gabled roof on the south elevation at the property located at **29 Tremont Street**.

Peter Epstein, property owner, appeared before the commission to present the proposal.

No members of the public present to speak.
No letters in the file.

Mr. Biggert had a concern was that the original trim detail would be lost with the alteration but since the area of alteration was not viewable from a public right of way it was of little concern.

Motion made by Thomas Biggert to approve case FY16-45 as presented and was seconded by Marcene Marcoux. The motion passed unanimously 5-0-0.

Ms. Marcoux disseminated some copies of the Brahm case to the commission so everyone could see how those legal proceedings occurred.

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

Respectfully submitted,
Thomas Biggert
Chair