

TOWN OF PROVINCETOWN

HISTORIC DISTRICT COMMISSION

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

MEETING HELD IN THE JUDGE WELSH HEARING ROOM

Members Present: Martin Risteen, Lisa Pacheco Robb, Laurie Delmolino, Mark Westman and Thomas Biggert

Members Absent: David McGlothlin, and Marcene Marcoux

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) [481 Commercial Street](#) – replace 5 windows in kind - **Approved**
- b) [3 Freeman Street](#) – replace sliding patio door in kind - **Approved**
- c) [72-74 Bradford Street](#) – replace 24 windows, 2 front doors and 1 glass slider door in kind - **Approved**
- d) [69 Commercial Street](#) – amend previously approved decision to allow clad windows on front façade – **Continue to April 1st**
- e) [424 Commercial](#) – replace 5 double hung windows in kind – **Approved**
- f) [118 Bradford Street](#) – replace roof material, all windows and siding in kind - **Approved**
- g) 555D Commercial Street – replace glass slider in kind and repair chimney in kind(to be heard under case# FY15-75)
- h) [2 Allerton Street](#) – replace wooden shingles with asphalt shingles - **Approved**
- i) [338 Commercial Street](#) – replace two sliding glass doors in kind - **Approved**

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

2. **Discussion with Austin Brandt, Provincetown’s Energy Manager, and Lydia Hamnquist, Chair of Provincetown Recycling and Renewable Energy Committee, regarding the Solarize Mass program and how it may affect the Provincetown Historic District.**

-Austin Brandt and Lydia Hamnquist appeared before the commission to introduce the commission to the Solarize Mass program. Mr. Brandt explained the Solarize program in detail to the commission. Mr. Biggert expressed the concerns of the commission and explained that south facing roof planes facing any main street will be hard for the commission to approve but they are willing to work with applicants and then he brought up the issue of wind energy. Mr. Biggert asked the larger question that the town should have a design competition to integrate solar energy into homes. Amy Germain had comments regarding wind energy and the complications surrounding the implementation of large wind generators. Ms. Hamnquist further explained that wind technology is advancing but solarize mass is here now and needs to be done by June 30. Ms. McPherson clarified the reason for the meeting with Ms. Hamnquist and Mr. Brandt and explained the need to integrate solar technology with historic preservation and that placing panels upon a roof doesn’t affect a historic structure as much as skylights and dormers. Mr. Biggert stated that the commission is not against solar panels. Ms. Delmolino asked Mr. Brandt what the community could do to find the space for a community ‘solar garden’ and Mr. Brandt answered that is very difficult and there is not much land to place solar arrays on and parking canopies aren’t very cost effective.

3. **Public Comments**

-Amy Germain spoke in favor of solar energy and comments regarding different aspects of the culture behind accepting solar panels. She explained various town approvals about ground mounted solar arrays. She began to tell the commission what they could do to further the integration of solar panels within the historic fabric of Provincetown, and explained that the cape style of building was designed to take advantage of passive solar gain.

4. **Review and approve Minutes of the March 4, 2015 meeting**

Motion made by Laurie Delmolino to approve the minutes as amended and was seconded by Lisa Pacheco Robb. The motion passed unanimously 4-0-0.

5. Public Hearings

- i) **Case #FY15-51 (Continued from January 7; Applicant requests to postpone to April 1st)**
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 continue the case to the April 1st hearing and was seconded by Laurie Delmolino. The motion passed unanimously 5-0-0.

- ii) **Case #FY15-53 (Applicant requests to withdraw without prejudice)**
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 allow applicant to withdraw without prejudice and was seconded by Lisa Pacheco Robb. The motion passed unanimously 5-0-0.

- iii) **Case #FY15-59 (Continued from March 4th hearing)**
Application by Derik Burgess requesting approval to construct a 2nd story addition on the rear of the structure, reconfigure the fenestration on the front façade, replace existing round columns on the front of the structure with square columns and add various windows to all elevations at the property located at **506 Commercial Street**.

-Derik Burgess appeared before the commission to present the revised drawings for the proposal that was originally presented at the March 4th hearing. Mr. Burgess took the commission through the revised drawings elevation by elevation.

Kristin Hein and Philip Cozi, of 508 Commercial, spoke in opposition to the revised proposal, and gave various arguments against the design.

Michael Ponitowski spoke as a concerned member of the public against the proposal and agreed with the previous speakers.

Ms. Delmolino appreciated that Mr. Burgess took the suggestions of the commission and thought the changes were more sensitive to the historic nature of the structure.

Mr. Risteen agreed with Ms. Delmolino and believes the changes are correct to the historic district guidelines.

Ms. Pacheco Robb agreed with the other members but still had issues with the mass and height of the addition.

Mr. Biggert agreed with the other board members and made the distinction between the concept of scale used by zoning and scale used in a design sense.

Motion made by Thomas Biggert to approve the proposal as revised and was seconded by Laurie Delmolino. The motion passed unanimously 4-0-0.

- iv) **Case #FY15-66 (Continued to the April 1st hearing)**
Application by Aline Architecture on behalf of E.S.B.H Provincetown LLC requesting approval to remove the center double hung window from a set of three double hung windows with no change to the masonry opening at the property located at **627 Commercial Street**.

v) **Case #FY15-67 (Continued from March 4th hearing)**

Application by Chris Nagle on behalf of Romaine A. Macomb requesting approval to demolish single story addition in the rear and replace with a two story addition, relocate and redesign a shed dormer on the rear, construct two new dormers on the front of the structure, replace windows and doors throughout, construct two door awning on the rear, replace roofing and siding material and replace fencing around the whole property at the property located at **532 Commercial Street**.

-Chris Nagle and Mark Kinnane appeared before the commission to present the revised and explained some possible reasons why the addition looked too massive and took the commission through the revised drawings and presented a handmade model to express the additions mass and show how the certain elements of the design will be set back and made minor to the original structure.

Michael Ponitouski spoke against the proposal and had some questions about the model that was presented.

Ms. Delmolino was pleased with the revision and believes the model told a good story.

Mr. Biggert agreed and thought the model helped a lot.

The commission agreed the revisions were appropriate.

Motion made by Laurie Delmolino to approve the proposal as revised and was seconded by Lisa Pacheco Robb. The motion passed unanimously 4-0-0.

vi) **Case #FY15-68 (Applicant requests to postpone to April 1st hearing)**

Application by Lisa Pacheco Robb requesting approval to demolish and reconstruct additions with enlarged footprints on the south and east sides of the structure and replace existing windows, trim and roofing at the property located at **19 Franklin Street**.

Motion made by Thomas Biggert to approve the request to postpone and was seconded by Laurie Delmolino. The motion passed unanimously 5-0-0.

vii) **Case #FY15-69 (Applicant requests to postpone to April 1st hearing)**

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**.

Motion made by Thomas Biggert to approve the request to postpone and was seconded by Laurie Delmolino. The motion passed unanimously 5-0-0.

viii) **Case #FY15-70**

Application by Kenneth Hale requesting approval to construct two decks, an outdoor stair case, install two new doors and install 4 skylights at the property located at **116-118 Commercial Street**.

-Kenneth Hale, Kevin Bazarian and Robb appeared before the commission to present the proposal and took the commission through the scope of work.

No body from the public was there to speak and no letters.

Mr. Biggert felt the changes were minimal and inconspicuous.

After some discussion the commission agreed that the proposal was appropriate.

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

ix) [Case #FY15-71](#)

Application by Laurie Delmolino requesting approval to install a chimney and replace shingles in kind as needed at the property located at **84 Commercial Street**.

-Laurie Delmolino appeared before the commission to present the proposal and explained that the chimney will have three layers of corbeling at the terminal detail.

No speakers present and no letters.

There were some questions about the fish scale shingles that currently exist on the structure and whether or not a chimney existed on the structure.

After some discussion the commission found the proposal to be appropriate.

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

x) [Case #FY15-72](#)

Application by Blue Selenium Solar on behalf of Diane DiCarlo and Jeanne Leszynski dba Sage Inn and Lounge requesting approval to install 89 solar panels upon the roof and associated exterior electrical systems at the property located at **336 Commercial Street**.

-William from Blue Selenium Solar appeared before the commission to present the proposal and explained the scope of work.

Michael Ponitowski spoke as a member of the public in favor of the proposal and Amy Germain also spoke in favor of the proposal.

One letter from Barbara Rushmore in favor was read into the record.

Mr. Risteen thinks the design is a great example for solar arrays in the historic district.

Ms. Pacheco Robb stated that since the roof was minimally visible she is ok but if the roof was more visible she would like to see a more pleasing arrangement.

Ms. Delmolino stated that she could see the roof from the corner of Standish and Bradford from in front of Cumberland Farms gas station, and felt she would like a scaled down version with less panels.

The commission had a discussion about where the roof could be seen from.

Mr. Biggert stated that it could be seen from High Pole Hill but whole heartedly approves the proposal.

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

xi) [Case #FY15-73](#)

Application by Pavel Fiodarau on behalf of BH3 Realty LLC requesting approval to construct a dormer on the east side of the roof, construct a roof deck on the south, construct an outdoor stair, replace a window with a sliding glass door, install a new door on the north elevation and replace various windows on the structure at the property located at **338 Commercial Street**.

-Pavel Fiodarau and Joel Harms appeared before the commission to present the proposal.

No members of the public spoke and one letter of concern was read into the record.

Ms. Delmolino generally likes the proposed changes.

The commission gave their comments about each elevation.

The commission talked about the how the fenestration changes should reflect the historic photo provided.

The commission feels the windows should be more historic and reflect the 2'2" sashes.

The commission would like to see revised drawings based on the suggestions made during the hearing.

Motion made by Thomas Biggert to continue the case to the April 1st hearing and was seconded by Lisa Pacheco Robb. The motion passed unanimously 5-0-0.

xii) **Case #FY15-74**

Applications by George and Sandra Haunstrup requesting approval to restore the existing shed structure with the scope of work to include installing a garage door on the street side, install three new windows, replace a door and replace shingles, trim and roofing material at the property located at **29 Alden Street.**

-George and Sandra Haunstrup appeared before the commission to present the proposal and took the commission through the scope of work.

Mr. Haunstrup explained the intent behind the proposed garage doors.

Ms. Pacheco Robb asked if there were any historic photographs showing the shed as a garage and Ms. Pacheco Robb had a photo that made it look like the shed was a single car garage.

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

Mr. Risteen had historic photos of when the shed was a frame shop and shared with the applicants and commission members.

Ms. Delmolino would like to see a photo of when the shed was a double car garage.

Ms. Pacheco Robb would have a hard time approving the proposal without a photo showing the shed as a two car garage.

Mr. Biggert wondered if the applicant needed a two car garage and if it would be appropriate for the commission to approve a roll up garage door.

Ms. Pacheco was confused about the spec sheets on the garage door because upon further research she found the brand and specific product was not the same as what was presented.

Mr. Haunstrup left the hearing to find a photo showing the shed as a two bay garage. So the commission kept the public hearing open and moved along to the next case 15-75.

Mr. Haunstrup arrived back in the Judge Welsh room at 6:22 and provided a historic photo showing the shed with two sets of carriage doors.

The commission expressed the concern about the look of the garage door and requested if the applicants could come back with options for the look of the garage doors.

Motion made by Thomas Biggert to continue the case to the April 1st hearing and was seconded by Laurie Delmolino. The motion passed unanimously 5-0-0.

xiii) [Case #FY15-75](#)

Application by Deborah Paine Inc. on behalf of Caroline Silliman requesting approval to replace existing wooden railing system with a stainless steel cable system on a harbor facing roof deck and replace deck boards at the property located at **555D Commercial Street**.

-Deborah Paine appeared before the commission to present the proposal and took the commission through the proposal.

Ms. Pacheco Robb recused herself from the case.

No members from the public were present to speak and no letters were in the file.

Ms. Delmolino has no problem with the proposal.

Mr. Biggert has no objection to the proposal

Mr. Westman had no objection to the proposal and liked the mahogany decking upgrade.

Motion made by Thomas Biggert to approve the proposal as presented and was seconded by Mark Wesman. The motion passed unanimously 3-0-0.

At 6:30, 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