

Provincetown
Historic District Commission
Judge Welsh Hearing Room
July 13, 2005
3:30 p.m.

Members Present: Polly Burnell, John Dowd, and Meg Stewart

Members Absent: Eric Dray and Carol Neal (excused absences)

Staff: Maxine Notaro and Doug Taylor

Work Session 3:30 p.m.

The work session was called to order at 3:40 p.m.

Robert Valois on behalf of Stephen Syta, 5 Pleasant Street for amendment to the garage/studio roofline alteration

Robert Valois presented on behalf of Stephen Syta. He wanted feedback before doing the entire plan. The current garage/studio is 11.3' high and he proposes going up 5'. John Dowd said that everything looks fine.

John DeSouza on behalf of John Spazarini and Jim Cottone, 172 Bradford Street for amendment to change in façade and window replacements

John DeSouza presented the plan on behalf of the owners. After a bit of discussion the following motion was made:

Motion: John Dowd made a motion to accept the alterations made on the original plan. Meg Stewart amended the motion detailing changing the bow-front and replacing it with 2 windows. Polly Burnell seconded the amended motion and it was approved 3-0-0.

Barnett Adler, 49 Bradford Street Amendment to removal of two small windows, new location for one window and reversal of position of window and door on rear elevation

Barnett Adler presented the case to the Historic Commission. He said any problems came from a lack of communication between two parties. Mr. Adler felt it was best to tell the Board what had happened and that the changes are in mid state; the owners know they are out of compliance. On the front of the building – sashes have been reordered. On the back of the building – not visible from a main thoroughfare, they would like to keep what is installed. On the 2 sides that are visible, they are changing the sashes. Regarding a small square window on the 1st floor; it doesn't physically work. They intend replacing it with another window.

Meg Stewart noted that on the Bradford Street side of the building; there are not real clapboards. BA said he drew up the original plans and is not now part of the project. BA has not been on the site since he finished the plan.

Meg said, "The clapboards are really fake looking and not according to plan." The owners have two choices: 1) The Historic Commission can send out a violation, or 2) they can agree to fix it. John Dowd requested that Barnett tell them that the HC is being somewhat lenient in allowing these replacement windows. BA agreed to tell them that they have one outstanding issue (clapboards).

566 Commercial St – revised plan from June 14th meeting.

Barnett Adler and Deborah Paine presented the case to the HC. The most visible change is at the back of the building. Colored photos of the back of the building were presented and deciduous trees obscured the back of the house.

Deborah, after the June 14th meeting, went back and examined each and every window in the dwelling and found that all of them had been changed from the originals and there is not one original pane of glass in the entire house.

The discussion went around for a bit more with Deborah promising to share a whole big bunch of information on windows with the Board when this case is all over.

Motion: Meg Stewart made a motion to approve as submitted the revised plan dated July 12, 2005. Polly Burnell seconded the motion and it was approved 3-0-0.

Public Hearings

The public hearing was called order at 4:10 p.m.

2005-51 (Continued from June 15, 2005)

Application by Neal Kimball on behalf of John Yandrisovitz for a Certificate to be issued in accordance with the Provincetown Historic District Commission established under the General By-Laws, Chapter 15 of the Town of Provincetown. The applicant seeks approval to renovate two existing free-standing cottages at the rear of the main house, re-frame roof's increasing pitch and add a small ell to cottage #1, reconfigure window layouts at the property located at **5 Conant Street, Provincetown, MA.**

Neil Kimball, speaking on behalf of his client, John Yandrisovitz, requested a continuance since there was not a full board seated. It was continued to the August 3rd meeting.

2005-53

Application by Mike Bedard of Home Depot on behalf of Richard Higgins and Ralph Travis for a Certificate to be issued in accordance with the Provincetown Historic District Commission established under the General By-Laws, Chapter 15 of the Town of Provincetown. The applicant seeks approval to replace 28 windows at the property located at **554 Commercial Street, Provincetown, MA.**

Richard Higgins and Ralph Travis presented their case. They said their house was built in 1912 and now has wood windows. They don't want wood window replacements because of the same concerns that Deborah Paine had regarding energy efficiency.

Exterior applied muntins are required on all divided windows and Home Depot can't supply these. The two applicants had put down a \$6K deposit on windows before they had the HC's approval.

After a lengthy discussion, the following motion was decided upon.

Motion: Meg Stewart made a motion to continue the case until the next hearing date which will be on August 3rd and – at which time – the applicants can come back with the application showing the exterior applied muntins cited in ruling 5A. The application will at that time be either denied and if it is could then be appealed. John Dowd seconded the motion and it was passed 3-0-0.

2005-54

Application by Deborah Paine on behalf of Michael Forde for a Certificate to be issued in accordance with the Provincetown Historic District Commission established under the General By-Laws, Chapter 15 of the Town of Provincetown. The applicant seeks approval to change a door at the property located at **4 West Vine Street, Provincetown, MA.**

Deborah Paine presented a revised plan to put in a wider door to replace the door located on the ell. The consensus of the Commission was that the original decision should stay as previously approved.

2005-55

Application by William N. Rogers II, P.E. & P.L.S. on behalf of William L. Fitzpatrick for a Certificate to be issued in accordance with the Provincetown Historic District Commission established under the General By-Laws, Chapter 15 of the Town of Provincetown. The applicant seeks approval to install a second means of egress to be located at the second floor, southwest side of the existing building at the property located at

146 Commercial Street, Provincetown, MA.

Gary Locke presented the case along with Mr. Fitzpatrick's attorney, Lisa Westervelt. Mr. Locke presented the plan and reasons for it; Ms. Westervelt wanted the record to reflect that Mr. Fitzpatrick has sold the property and no longer is the owner of record. The new owners are Robert Chambers and John S. Clark. Motion: Meg Stewart made a motion to approve as presented. Polly Burnell seconded the motion and it was passed 3-0-0.

2005-56

Application by John DeSouza on behalf of Jeanne Barry for a Certificate to be issued in accordance with the Provincetown Historic District Commission established under the General By-Laws, Chapter 15 of the Town of Provincetown. The applicant seeks approval to construct a covered porch/deck to the front southeast elevation and a screen porch to the southwest elevation of a 1994 cape style dwelling at the property located at **10 Whorf's Court, Provincetown, MA.**

John DeSouza presented the plan to the Commission. The house was built in 1902. John Dowd made a few design changes to the plan, which further improved it.

John DeSouza agreed and made copies of the design changes.

Motion: John Dowd made a motion to accept the plan with the alterations. It will be redrawn and submitted to Maxine Notaro. Polly Burnell seconded the motion and it was approved 3-0-0.

2005-57

Application by Bruce Ledgerwood and John Huston for a Certificate to be issued in accordance with the Provincetown Historic District Commission established under the General By-Laws, Chapter 15 of the Town of Provincetown. The applicant seeks approval for the enclosure of an existing patio to include 3' x 3' casements and one 6' x 6'5" slider with a rubber roof at the property located at **54 Bradford Street, Building #2, units 1 & 2, Provincetown, MA.**

The units in Building #2 were converted to condos in 1987 and had originally been part of a motel. After the plan was submitted the following motion was made:

Motion: Polly Burnell made a motion to approve as submitted. John Dowd seconded the motion and it was approved 3-0-0.

2005-58

Application by Santos Construction on behalf of Florence Salvan for a Certificate to be issued in accordance with the Provincetown Historic District Commission established under the General By-Laws, Chapter 15 of the Town of Provincetown. The applicant seeks approval to upgrade existing pilings, deck and deck rails at the property located at **109 Commercial, Provincetown, MA.**

AJ Santos presented the case to the Commissioners. He is trying to shore up the existing pier and will redo the pier out in front of it. ConCom has already approved this application.

Motion: John Dowd made a motion to accept the plan as presented. Meg Stewart seconded the motion and it passed 3-0-0.

2005-59

Application by Beau & Co. on behalf of John Dreyer for a Certificate to be issued in accordance with the Provincetown Historic District Commission established under the General By-Laws, Chapter 15 of the Town of Provincetown. The applicant seeks approval to replace a hip roof with a gable roof on the north side of the dwelling at the property located at **71 Commercial, Provincetown, MA.**

This application was withdrawn without prejudice.

2005-60

Application by Neal Kimball on behalf of Christopher Flint for a Certificate to be issued in accordance with the Provincetown Historic District Commission established under the General By-Laws, Chapter 15 of the Town of Provincetown. The applicant seeks approval to remove and reconstruct a first floor deck on the north side of the structure, increase the size and add 36" captured baluster railing; replace an existing 6' stockade fence at the end of the driveway with a 36" railing extended from the deck at the property located

at **22 Franklin Street, Provincetown, MA.**

Motion: Meg Stewart made a motion to approve the plan as submitted; John Dowd seconded the motion and it was approved 3-0-0.

The meeting adjourned at 5:25 p.m.

Respectfully submitted,
Evelyn Gaudiano
Evelyn Rogers Gaudiano

Approved by _____ on _____, 2005.
John Dowd, Chair