

# HISTORIC DISTRICT COMMISSION

Public Meeting  
December 13 2006

Caucus Hall  
3:30 p.m.

**Members Present:** Polly Burnell, Nathan Butera, John Dowd, Marcene Marcoux, Carol Neal, and E. Clothier Tepper

**Members Absent:** None

**Staff:** Maxine Notaro, arrived after the Executives Session  
At 3:50p.m.

At 3:40 p.m., Carol Neal made a motion to go into Executive Session, seconded by Marcene Marcoux and voted unanimously. At 3:50, Carol Neal moved to close the Executive Session, seconded by Polly Burnell, with a unanimous vote. Then Carol Neal made a motion to convene the regular session of the Historic District Commission, seconded by Nathan Butera, and voted on unanimously. Before going into Executive Session it was explained to the gathered applicants that the HDC was going to go into a brief executive session. HDC met in the lobby off the Caucus Hall.

## Administrative Reviews - 3:30 p.m.

This portion of the meeting was called to order at 3:50 p.m.

For the sake of expediency it was decided that only those cases that were represented would be heard first.

### **Peter Page – 24 Commercial Street, replace windows**

No one representing this case.

### **John Hopkins, 384 Commercial Street, revised drawings**

Revised drawings approved as presented.

### **Deborah Paine, 59 Commercial Street, revised drawings**

She needed to ask for approval for minor changes. Deb presented revised drawings. She then explained the revisions. Only other issue was siding and that has changed. It will now be vertical siding.

**Motion: Accept the changes as presented.**

**Motion: John Dowd      Seconded: Carol Neal      Vote: 6-0-0.**

Next there was a demonstration on windows from two salesmen representing Brockway-Smith Company from Andover, MA.

### **Beverly Dwyer, 328 Commercial Street, revised drawings**

Beverly apologized for the revised drawings. She had shingles and she didn't pay attention to what the architect did. She said that traffic flow and air are the reasons for the design.

**Motion: Accept as presented with one change. The east side of the building must match the west side.**

**Motion: John Dowd      Seconded: Polly Burnell      Vote: 6-0-0.**

**Vicky Keith and Madeliene Abling, 8 Priscilla Alden Road, connect house and studio over existing deck area.** Dwelling was stated as having been built in 1964.

The applicants showed drawings and explained the plan. John Dowd doesn't have any problem with the design. It needs to be noticed out. Marcene Marcoux said it's a radical change from what presently exists. Marcene is concerned with consistency between what is brought forth for administrative review and what requires a full review. This project is too large for administrative review. Nathan doesn't see a problem with it.

The applicants want to know if there are problems with the proposed design as presented. The two women continued asking for guidance, received it, and will come back under a regular meeting schedule.

**Rick Pozzo, 383 Commercial Street, window reconfiguration**

Rick presented the case for Bull Ring and said that the owner of unit 5 came to the HDC and received approval in May 2006 for moving a door and window. He wants to do the same thing on the first floor in order to have the 1<sup>st</sup> and 2<sup>nd</sup> floors be consistent. Rick's proposal was approved without the benefit of a motion.

**191 Commercial Street, John Yingling**

John Yingling presented his own case regarding the roofline on the back. The apartment in the back gets very little light and he just wants a window moved. Whole building has already been approved.

**Motion: Accept the plan as presented.**

**Motion: Marcene Marcoux      Seconded: John Dowd      Vote: 6-0-0.**

**E.F. Winslow, 4A Young's Court, remove dormer windows and roof to repair leaks and replace in kind. Approved as presented.**

**JC Donald Company, 45 Commercial Street, replace eight windows, exterior trim and clapboards in unit #12. Could not sign based on no photos present.**

**Public Hearing 4:00 p.m.**

**2006-88**

**Application by Victor DePoalo on behalf of 175 Bradford Street Nominee Trust, Kimberley A. Furlano, Trustee** for a Certificate to be issued in accordance with the Provincetown Historic District Commission established under the General By-Laws, Chapter 11 Section 11-1-5 Demolition Delay Permit of the Town of Provincetown. The applicant seeks approval to demolish, reconstruct and relocate the existing restaurant building on the lot and to construct three additional residential buildings at the property located at **175 Bradford Street Extension, Provincetown, MA.**

Ginny Binder, along with Victor DePoalo presented the case. She said the building is not historic and is not located in the historic district. Assessor says it is 1960 building. Marcene Marcoux felt strongly that preserving history in Provincetown need not be limited to perfect examples of key architectural styles. This building reflects tradition and community activities and its history should be respected. The purported age of the building was questioned. After a great deal of discussion which had its roots in nostalgia, the following motion was made:

**Motion: Accept the demolition request as proposed given that the building is not located in the Historic District, is a non-significant building and a non-contributory building**

**Motion: John Dowd Seconded: Nathan Butera Vote: 4-0-2 ab**

Carol

Neal and Marcene Marcoux abstained

**2006-89**

**Application by Michael Peregon** for a Certificate to be issued in accordance with the Provincetown Historic District Commission established under the General By-Laws, Chapter 11 Section 11-1-5 Demolition Delay Permit of the Town of Provincetown. The applicant seeks approval to construct a second story bedroom addition to an existing cottage and to add a cement block foundation at the property located at **210 Bradford Street, Cottage #1, Provincetown, MA.**

Michael said he has owned the cottage for 14 or 15 years. It is 16 X 20 ft. and the current height is 14 ft to the top of the ridgeline. He proposed adding 6 ft to the finished hgt. It is located behind the 3 peaks guest house and is not visible from Bradford Street but you can see it from Howland Street.

**Motion: Accept the plan as proposed in accordance with Guideline 15-8-1 Criteria for Determination and Guideline 15-11-15 New Construction and Additions**

**Motion: John Dowd Seconded: Marcene Marcoux Vote: 6-0-0.**

**Minutes of October 25, 2006 and November 8, 2006.**

**Motion: Approve the minutes of October 25<sup>th</sup>.**

**Motion: John Dowd Seconded: Carol Neal Vote: 6-0-0.**

**Motion: Approve the minutes of November 8<sup>th</sup>.**

**Motion: John Dowd Seconded: Nathan Butera Vote: 5-0-1 ab (ECT)**

Marcene Marcoux said she was up for reappointment by the BoS and they wanted to know more about the many cases and the reasons for demolitions. HDC will be meeting with the BoS on January 8<sup>th</sup>.

HDC meetings are scheduled for the 1<sup>st</sup> and 3<sup>rd</sup> Wednesdays throughout the year instead of the second and fourth Wednesdays. The change reflected a return to the 2005 schedule for HDC meetings.

The following motion was made by the Historic District Commission:

**To request the continued support of the Permit Coordinator to expedite the regulatory functions of the Historic District Commission. Given the increased number of Administrative Reviews and Full Reviews of applications, the Historic District Commission requires the continued administrative and coordinating skills of the Permit Coordinator.**

**Motion: Marcene Marcoux Seconded: Carol Neal Unanimously approved** by John Dowd, Carol Neal, Poly Burnell, Clo Tepper, Nathan Butera and Marcene Marcoux

**The meeting adjourned at 5:00 p.m.**

Respectfully submitted,

*Evelyn Gaudiano*

E. Rogers Gaudiano

**Approved by** \_\_\_\_\_ **on** \_\_\_\_\_, 2006.

John Dowd, Chair