

# HISTORIC DISTRICT COMMISSION

March 19, 2008

Judge Welsh Hearing Room

3:30 p.m.

**Members Present:** Steve Bergquist, Polly Burnell, Joe Collins,  
John Dowd, Marcene Marcoux, Carol Neal,  
and Clo Tepper.

**Members Absent:** None

**Staff:** Maxine Notaro

The meeting was called to order at 3:30 p.m.

## *Administrative Reviews – 3:30 p.m.*

✦ Paul Jackson on behalf of James Bakker, **248 Bradford Street**, Soffit repair and replacement and install aluminum gutters. It was approved with the stipulation that the soffit be rebuilt exactly as originally built.

\* Gary Vesdi, **233 Bradford Street**, replace 3 casement windows  
They must be replaced in kind.

✦ Kenneth Gregory, **6 Soper Street**, replace steel railing with wood railing on east side of dwelling and replace garage roof  
Railing must be captured to match the porch on the front.

✦ Sean Bennett on behalf of Karen Graham, **536 Commercial Street, Unit #1**, add egress door and window

Tom Thompson presented the proposed plan and said that it was basically an egress issue and they're hoping that the condo board will approve.

**Motion; Approve the change (window to a door) and the addition of a window over the door – perhaps a porthole.**

**Motion: John Dowd      Seconded: Marcene Marcoux      Vote: 5-0-0.**

(Clo felt that the proposal should have had a full hearing.)

✦ Mike Bedard of Home Depot on behalf of Michael Staz, **404 Commercial Street**, remove and replace 21 windows – true divided lights – same exact window – exterior clad in pvc - with half screens. The current windows are in bad shape.

There were many questions about the age of the windows and whether or not they were the original windows. The HDC decided that they really wanted to look at the windows that were to be replaced to make sure they were not the original windows and that – if they were – that they were beyond repair.

The Commissioners decided to make a site visit immediately following the meeting and were going to

meet with Mike Bedard at 404 Commercial.

**21 Tremont Street** – The proposer said that he would like new roof and new windows. He replaced the windows a few years ago with thermopane and they now appear cloudy; he had about ¾ of them replaced. He'd now like to replace them with a Harvey majesty window. There will be 19 windows replaced.

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

**Motion: John Dowd      Seconded: Marcene Marcoux      Vote: 5-0-0.**

**366 Commercial Street** – corner Johnson & Commercial Streets – The carpenter has to replace the old aluminum siding. He also wants to see about reroofing and pulling off the siding.

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

**Motion: John Dowd      Seconded: Polly Burnell      Vote: 5-0-0.**

**Bradford Street – Old Patrician**

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

**Motion: John Dowd      Seconded: Joe Collins      Vote: 5-0-0.**

**15 Cottage Street (Kensington Gardens)** - most of the windows have been replaced. The contractor proposes to strip and replace windows with new Anderson windows. Most of the windows are very small and will be casement. – 2 dormers are side by side. – same size – same opening. Replacement of the 3 windows that are double hung. The project involves the 2 units upstairs – 7 and 8 are the unit numbers.

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

**Motion: John Dowd      Seconded: Marcene Marcoux      Vote: 5-0-0.**

**Surf Side Arms – Commercial Street**

The owners wanted to put additional balusters between each existing one. This request was denied.

Jennifer Cabral (**large home across from the Boatslip on Commercial Street**). She mainly had quite a few questions for the HDC on what she proposed to do and she also wanted to know whether it would require a full hearing or just an administrative review. She was advised that her plans had to have a full hearing.

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

**2008-11**

Application by Joseph Somers on behalf of Green Collar Monomoy 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 installation of an entry from Commercial Street with clapboard installed cedar; door change to match the building; install new entry for egress (dormer, door and window) off roof and replacement windows on front of building with applied grilles at the property located at **291 Commercial Street, Unit #9, Provincetown, MA.**

Joe Somers and his partner Michael Hall presented their problems to the HDC. They bought the condo unit above the Alibi with the intention of both occupying it on a part time basis and also renting it out. They've been working on it for over a year and have had many conversations with a succession

of Building Commissioners and Building Inspectors of Provincetown. They were told by Joy Cummings, the architect, and their real estate broker that all plans had been approved by all parties. They purchased the condo from Mr. Bogess.

Now, the owners of 291 Commercial, Unit #9, state that – even though their condo is practically across the street from the Town Hall – no one ever officially questioned all the work they were doing. Joe Somers and Michael Hall both pled ignorance of what should have been done prior to their revamping of the unit.

John Dowd told them what would have been approved – (a) the egress door would have been allowed with the roofline staying the same, (b) the 2 over 2 windows would have been approved, and (c) the solid door was an improvement on what was there. The shed dormer would have been an option – the roof deck and head room were discussed at length.

**Motion: Accept the changes on the windows, appreciate the change on the storm door, and require minimal height above the door.**

**Motion: John Dowd      Seconded: Marcene Marcoux      Vote: 5-0-0.**

At the conclusion of the meeting a few members of the HDC were going to do a site visit of the condo.

### ***2008-12***

Application by Pavel Fidarau and Yuriy Litvinov 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 and under 11-1-5, Demolition Delay Bylaw. The applicants seek approval for the demolition of an existing two-family structure and build a new two-family dwelling in the existing footprint at the property located at **9 Carnes Lane, Provincetown, MA.**

The two individuals were anticipating demolishing the building. It's an antique ¾ cape. They didn't plan on demolition – but they opened up the building and found it was totally in need. John said that we have to do a site inspection before we ever allow a demolition. This is outside of the district so there are no design restrictions for the building. Joe Collins previously walked around the building and peered into the windows and found it to be “a very sweet building.”

Marcene said they should definitely have a site visit. John explained to the new owners that the building represents 19<sup>th</sup> century history. Because of that, it's important to the town. All these buildings are classic. John added that what they are proposing putting up in its place does not relate to the town.

Polly left at this point – 4:55p.m.

Carol said that the design should reflect what was there. Yuriy Litvinov asked if the commission could have a booklet showing proposed changes that the HDC would suggest as historically appropriate for doors, windows and dormers. Then contractors would have guidance in what the HDC would tend to approve. Marcene mentioned that the HDC has \$5,000 in a revolving fund for historical education and it could be used for this booklet. John and Carol will begin the project and Yuriy stated he would help with layout and design. This is a good working relationship between contractors and the HDC.

The owners stated that the ZBA approved the building of a dormer.

**Motion: A site visit will be done.**

**Motion: John Dowd      Seconded: Marcene Marcoux      Vote: 5-0-0.**

It was decided that a site visit would be conducted on the next day by John Dowd and Joe Collins at 2:00 p.m.

**10 Commercial Street** There was an original plan and Tom Thompson didn't bring it with him. The owners had one request for a circular window and Tom is showing photos of what they would want. Actually, Tom said, "they'd prefer no window and they'd also like to eliminate the chimney. Tom said that this is a post 70s house and it isn't in the register. John said that we still have to have a chimney. John said that the house wouldn't have been designed in this way. The owner wants a small window on the gable end to take advantage of the view. Carol warned that it could be precedent setting to allow windows in inappropriate places – we have to be careful in this area. Tom insisted that you'd never see the window. It's minimally visible.

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

**Motion: John Dowd      Seconded: Joe Collins      Vote: 5-0-0.**

**Adjournment happened at 5:30 p.m.**

Respectfully submitted  
E. Rogers Gaudiano

**Approved by** \_\_\_\_\_ **on** \_\_\_\_\_, 2007.  
John Dowd, Chair