

# HISTORIC DISTRICT COMMISSION

April 1, 2009

Grace Gouveia Building- Room 6

3:30 p.m.

**Members Present:** Polly Burnell, Nathan Butera, John Dowd,  
David McGlothlin, Carol Neal, and Clo Tepper.

**Members Absent:** Marcene Marcoux

**Staff:** Maxine Notaro

## Work Session:

### Administrative Amendments

•**Cliff Shorer, 2 Commercial Street** – Discussion on Memorandum of Understanding  
Mr. Shorer said that there have been a couple of changes made by ConCom and a couple of other boards. Clo felt that the plan was very well drafted. Carol had a question about solar panels.

Mr. Shorer continued by saying that we have two processes – one for immediate repairs and the other areas will come back before you for additional approvals. Carol is looking at the word “immediate” and it is assumed that means he would like to have a point person assigned to him so that he’ll have someone to check with. He said, “How do we come to you with a long list of 20 repairs?” John said a lot of those repairs would be maintenance so he wouldn’t have to come before the HDC for permission.

After a bit more discussion, the following motion was made:

**Motion: Move to accept the plan as presented.**

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

•**Michael Czyoski on behalf of Helene Buker, 360 Commercial Street** – replacement of 4 double-hung windows

This repair will be made at the shop called the Mad Hatter – windows on west side – windows were 6 over 1 in an old picture.

**Motion: Move to accept the plan as presented.**

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

•**Chris Vincent on behalf of Donna Cooper, 26 Brewster Street** – Install photovoltaic solar panels on roof

The property is on the corner of Harry Kemp Way & Brewster Street but is visible from Pearl Street. The house was built in 1930 and is not historically significant BUT the very visible solar panels mandate the application being a full hearing so that abutters can be notified. Applicant will return at a future meeting.

•**Steve Barnatt on behalf of Mary B. Smith, 219 Bradford Street** – Remove and replace existing decks, windows, and doors

Mr. Barnatt said that the property is very close to the corner of Howland. He wants to replace all the windows in a similar fashion – 2 over 2 verticals and make the one on the back the same. There are a couple of windows buried under the sheetrock which they are going to continue to ignore. The

window on the driveway is 3 over 3 vertical and that will remain the same (replaced in kind).

**Motion: Move to accept the proposal with the change that one over-scaled window be reduced to the size of the other windows on the facade. It is suggested that two smaller half sash windows toward the rear of the building be 2 over 2 or 1 over 1. Also the 2 lights on the single awning windows be a split sash. The door is an original door and the facade door should change from a 9 light to a single pane with a horizontal panel underneath. The existing deck has deteriorated so it is proposed that the workman will be taking out a 4 X 4 foot section. All repairs will be made according to code.**

**Motion: John Dowd    Seconded: Carol Neal            Vote: 5-0-1 ab (PB)**

**•Scott Shamenek, 91 Bradford Street** – Modification to previously approved plans

The two men who own the house came back with many changes to the previously approved plans. The changes were met with approval except for the roof deck. The details went back and forth with the same sticking point until the Chair, John Dowd, decided to break down the decision into two motions as follows:

**Motion: Move to accept all the changes except for the roof deck.**

**Motion: John Dowd    Seconded: Carol Neal            Vote: 5-0-0.**

**Motion: Move to allow the roof deck part of the proposal.**

**Motion: John Dowd    Seconded: David McGlothlin**

**Vote: 4 opposed and 1 in favor (JD)**

**•Hal Winard, 206-208 Commercial Street** - Construct exterior stairs from Courtyard to elevated walkway

Hal stated why he needs the exterior stairs. He also had pictures proving that there has always been a set of stairs there.....

**Motion: Move to accept the plan as presented.**

**Motion: John Dowd    Seconded: Nathan Butera            Vote: 5-0-0.**

**•David McMahon, 9 Whorf's Court** – revised plans

Mr. McMahon explained the changes in plans. All the Commissioners met the new plan with enthusiasm.

**Motion: Move to accept the plan with the stipulation that the portion that was standing seam metal be white cedar shingles.**

**Motion: John Dowd    Seconded: Nathan Butera            Vote: 5-0-0.**

**359 Commercial Street – David Nicolau**

David Nicolau, a real estate broker, appeared to ask the HDC their opinions on changing this property back into a restaurant (had been the original MEWS). They thanked him for his foresight in consulting them for openers rather than forging ahead with plans that would probably have to change. He promised to return with more finalized plans.

**Andrew Simon – 21A Franklin St**

remove 2 skylights & replace with larger skylights.

**Motion: Move to accept the plan as presented since it lacks ready visibility.**

**Motion: Nathan Butera      Seconded: John Dowd      Vote: 4-1 opp (PB)-0.**

**Edward R. Gempka 12 Atlantic Ave – Unit # 4**

Replace windows and remove a window

The property is on the corner of Atlantic Ave & Bradford. There was no spec sheet, thus they will have to return in two weeks with a spec sheet before it can be approved.

**Scott W. Grady – 18 Franklin St – replace windows**

The property is visible from School St. so they are minimally visible and are replacing in kind.

**Motion: Move to accept the proposal as presented.**

**Motion was made, seconded, and approved by all.**

**Warren Alexander – 7 Dyer St – install poured concrete wall at front of property**

People keep running into his property. The wall will be 24 X 10 ft wide and then he plans on putting a fence on top of it. David M. said that the wall has already been installed!

**Motion: Move to approve the plan providing it's no higher than his neighbor's wall.**

**This motion was made, seconded, and approved by all.**

**Minutes of March 18, 2009**

**Motion: Move to approve the minutes of the March 18<sup>th</sup> meeting as amended.**

**Motion: Nathan Butera      Seconded: John Dowd      Vote: 5-0-0.**

**Any other business that shall properly come before the Board**

A letter was received from the Historical Commission asking for a contribution from the HDC for upgrading an informational website. The cost is \$5,000 and the Historical Commission would like a \$2,250 contribution from the educational fund held by the HDC.

**Motion: Move to approve the request for \$2,250 from the Historical Commission. The remaining amount in the educational fund should remain in that fund for possible future use.**

**Motion: Nathan Butera      Seconded: Polly Burnell      Vote: 5-0-0.**

*Public Hearing 4:00 p.m.*

*2009-08 (Postponed to April 15, 2009)*

Application by Louis Lima 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 wood-frame covered screened porch between the existing house and garage/studio at the property located at **22 Brewster Street, Provincetown, MA.**

*2009-09*

Application by Cape Tip Construction on behalf of Chris Dupree 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 dormer a 16' section of the structure to access and internal staircase at the property located at **15 Montello Street, Provincetown, MA.**

After a very brief hearing a motion was made:

**Motion: Move to accept the plan as presented.**

**Motion: John Dowd      Seconded: Carol Neal      Vote: 5-0-0.**

The meeting adjourned at 5:45 p.m.

Respectfully submitted  
E. Rogers Gaudiano

**Approved by** \_\_\_\_\_ on \_\_\_\_\_, 2009.  
John Dowd, Chair