

HISTORIC DISTRICT COMMISSION

January 6, 2010

Grace Gouveia Building- Room 10

3:30 p.m.

Members Present: Polly Burnell, Nathan Butera,
Marcene Marcoux (arr.3:55p.m.)
David McGlothlin, and Carol Neal.

Members Absent: John Dowd, Chair

Staff: Maxine Notaro

Carol Neal called the meeting to order at 3:30 p.m.

Work Session 3:30 p.m.

Administrative Reviews

8 A Commercial Street –

Deb Paine presented the plan to the HDC. The 2008 previously approved plan was presented in order to fully appreciate the changes that had been made in the plan. Because of the difficulty in getting a building permit, Deb shifted things around a bit. The owner decided to eliminate the small roof deck and in so doing found that they could get taller windows with the elimination of roof top deck.

Motion: Move to approve the plan administratively as submitted.

Motion: Polly Burnell Seconded: Carol Neal Vote: 4-0-0.

(Carol, David, Nathan, and Polly sat on the above case.)

6 Webster Place –

The owner said that he'd like to replace the rubber roof on a studio apartment with a pitched roof with asphalt shingles.

Motion: Move to approve the redone plan.

Motion: Polly Burnell Seconded: Carol Neal Vote: 4-0-0.

(Carol, David, Nathan, and Polly sat on the above case.)

74 Commercial Street –

They proposed using hardy board and in the same style as the clapboards it would replace. The owner said that he had spoken to John Dowd who assured him that the HDC had approved similar materials in the past. The owner's goal is to not have a house that has to be redone every few years and he mentioned his former home, 18 Franklin Street, as his caring restoration.

After much discussion the following motion was made with the following explanation by Carol and Polly citing that the stipulation was made because there was no original trim left on the building.

Motion: Move to approve that only the east side will be allowed to have hardy board with the stipulation that the trim will be replaced with AZEC.

Motion: Carol Neal Seconded: Polly Burnell Vote: 4-0-0.

Public Hearing 4:00 p.m.

The Public Hearing was called to order at 4:00 p.m.

FY10-05 (Continued from October 21, November 18, Dec. 02, and Dec. 16, 209)

Application by Meryl Cohn, Betty Villari and Marie Oshea 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 applicants seek approval to construct an emergency egress stairway on the East side of the property located at **148 Commercial Street, Provincetown, MA.**

Marie O'Shea and Meryl Cohn worked together and the plan is the culmination of their collaboration. The stairway has been moved back a few feet with a modified size of brackets. Also the door has been modified to 32" wide (just the width of a window) instead of the 36" width in the original submission. Carol N. read aloud a letter from Marie stating Marie's agreement to the adjusted plan. Marcene Marcoux applauded the applicants for working together to find an acceptable solution to the fire escape issue. Carol Neal also wanted to go on record that the plan was approved because of code and safety issues.

Motion: Move to accept the plan as presented.

Motion: Carol Neal Seconded: Marcene Marcoux

Vote: 5-0-0.

FY10-14

Application by Kerry and Anthony Filiberto on behalf of Museum Realty Trust represented by Ken Kipnes 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 applicants seek approval to remove the four panel patio doors from the street elevation and replace with a standard 3' x 6'8" French door and a seven foot 6 wide by five foot store front display picture window with trim around the door and window to match existing trim. The area below the display window shall be two panels and the wall area shall be painted clapboard to match the existing at the property located at **230 Commercial Street, Provincetown, MA.**

The owner said that the sliding glass doors weren't working properly and they're going to be running an art gallery. Hal Winard has been engaged as their contractor. There was no input from the public.

Motion: Move to accept the plan as presented.

Motion: Carol Neal Seconded: Nathan Butera Vote: 5-0-0.

FY10-15

Application by John Reis, Inc. on behalf of Lisa Beth Weinstein 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 enclose the lattice area; construct two dormers and reconfigure roof to create new deck with railings at the property located at **12 Cottage Street, Provincetown, MA.**

John Reis, the contractor, presented the proposed plan to the HDC. The plan had no dimensions, no elevations, and no details in general. The HDC decided that they couldn't consider the plan without specifics and John said he could run out to the property and be back before the end of the meeting with the required measurements.

Motion: Move to table the case until the dimensions are presented.

Motion: Carol Neal Seconded: Marcene Marcoux

Vote: 5-0-0.

FY10-16

Application by William N. Rogers, II, P.E., P.L.S. on behalf of Sheila A. Oliver 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

an existing single family structure and reduce the footprint to keep within the property lines at the property located at **2 Bradford Street, Provincetown, MA.**

Gary Locke presented the plan to the HDC. He said that the original building is a dilapidated building and he included photos to prove his point. He said that a chunk of the building is over the road and he wants to resize the building so that it will fit within the property boundaries. He further said that he would like to make it a 1½ story building with a dog house dormer. The existing roof line is a flat roof and Gary anticipates that the building will be approximately 7 ½ ft higher. Gary had no plans just a sketch of the proposed building. A letter from a neighbor was submitted in support of the plan.

Polly said that based on the pictures it looks as though the building will almost have to be demolished. Gary said that if he were to demolish he'd lose the pre-existing non-conforming designation of the building. Here, again, the plan had no dimensions. Nathan B. said that he was disappointed that there was no architectural visual about what the building is now. David McG. said that they really have to know the details.

Marcene M. said that she had no problem with the design but only in the presentation. Carol N. said that she would like to have Gary come back with the existing building dimensions and all measurements, i.e., the dimensions of all the windows and all the doors, etc.

Motion: Move to accept as presented with the stipulation that the plan has to be brought back with exact dimensions and the plans are to be measured and evaluated to be consistent with the decision.

Motion: Marcene Marcoux Seconded: Polly Burnell

Vote: 4 in favor – 1 opposed (Carol Neal) – 0 abstained.

FY10-17

Application by Sally Rudicel 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 19' 6" x 17' 0" second floor addition on the east elevation at the property located at **34 Commercial Street, Provincetown, MA.**

David Nicolau, a real estate broker, presented the plan for the two owners. The property had extensive renovations in 1990 and this addition will be built to match the existing structure. Two people had questions about the addition, they were Laurie Richmond and Bruce Deely. A proposed addition on the rear was questioned because Bruce D. thought the pitch of the roof wasn't right. Also the Commissioners questioned the skylights on the front of the house. Currently the front of the house is obscured by trees but it was pointed out that trees are not necessarily forever. David McG. also didn't like the skylights on the front of the house and there were no dimensions on the windows.

Motion: Move to accept as presented EXCEPT that we're going to get a drawing showing the actual setback of the dormer on the addition and exact sizes of the windows and the trim. Also eliminate the 2 skylights on the front of the roof.

Motion: Carol Neal Seconded: Marcene Marcoux

Vote: 5-0-0.

12 Cottage Street –

John Reis returned with the dimensions in his plan. For the setback of the dormer – John held his hands about 8" apart and stated that this would be the approximate setback of the dormer.

Motion: Move to accept the proposal for 12 Cottage Street as presented.

Motion: Carol Neal Seconded: Marcene Marcoux

Vote: 5-0-0.

Discussion:

There was a good bit of discussion regarding a meeting before the Board of Selectmen (BoS) for the HDC which had been scheduled for Monday, January 11th. Only the Chair, John Dowd, had been notified and none of the Commissioners knew about it. It was decided that – in the future – any meeting for the HDC as a group should be notified out to all the Commissioners, not just the Chair.

The meeting came to light when Maxine was called by Vernon for the chairs of the different committees – and she was told that they had already gotten in touch with John Dowd regarding the BoS meeting. John called and said he's in California.

Carol Neal said that we need to tighten ourselves up and not be so lax. One way would be to be on time for meetings. We've already lost Clo Tepper. Maybe if we can look over the future meeting dates and perhaps cancel dates where we won't have a quorum – it would be helpful. The general consensus was - if you know about a week before of a date conflict, please call Maxine.

David McG. said that he'd like to know what the BoS' concerns are ahead of time. John said in his phone call with Maxine that the BOS just wanted to hear about the Sunset Inn and related issues. The meeting for the HDC and BoS has been rescheduled for February 8th.

Maxine got a call from Jacqui Kelley about where we stood on her solar heating panel. She had asked for the HDC input a few months ago and the HDC promised to take it under advisement and get back to her. The HDC hasn't.

Nathan B. will resume working on a booklet as promised in the June 3rd minutes.

Too many applicants seem to be confused when they come before us and it was thought that a redo of the application is needed. It must state "with all dimensions and a photo that shows relationships to other buildings." Maxine said that it's not good for us to be revising it every time.

Motion: Move to adjust the application to state the necessity of photos of every elevation, along with dimensions. Perhaps use Deb Paine's plans as a sample of what is necessary in an application.

Motion: Polly Burnell Seconded: Carol Neal Vote: 4-0-0.

Adjournment happened at 6:25 p.m.

Respectfully submitted,

Evelyn Gaudiano

E. Rogers Gaudiano

Approved by _____ **on** _____, 2009.
Carol Neal, Co-Chair