

HISTORIC DISTRICT COMMISSION

February 17, 2010

Grace Gouveia Building- Room 10

3:30 p.m.

Members Present: Polly Burnell, Nathan Butera, and Carol Neal

**Members Absent: John Dowd, Marcene Marcoux,
and David McGlothlin,**

Staff: Russell Braun and Maxine Notaro

The meeting was called to order at 3:35 p.m.

Work Session 3:30 p.m.

Administrative Reviews

18 Pleasant Street - removing & replacing windows.

They now have 4 over 1 windows and would like to replace in kind; there are also windows in the one garage – they would like 3 panel doors with same grille pattern. As part of the renovation they plan on removing the siding and replacing the doors the same as the windows. The garage was built in the 50s. Polly would like the windows replaced with 2 over 1. The owners now said they prefer 2 over 2 windows. Carol said that the garage is not significantly historic but she would like to see the door pattern match the windows. The owners agreed and thanked the HDC for their time.

189 Commercial Street – Fire Station Restroom

Sandy Turner gave an update on the fire station morphing into a rest room. She said that they've already been through the approval process and it's coming along quite well. She came to the meeting to talk about the windows and the doors. The east side will have no windows – it's a fire wall.

She mainly wanted clarification on the front doors which – according to the minutes approving the project – are to be wood with glass. What was proposed was a Marvin system, clad wood door. Sandy said that this will look beautiful but a solid door might be safer. Russ wanted to know if the glass in the doors can be laminated like windshield glass. This will be researched but, Sandy said, given the heavy usage of the street at two and three in the morning, she feels that solid wood doors would be safer. She will abide by the HDC decision against her better judgement. She's still aiming for a Memorial Day weekend opening.

184 Commercial Street – Marc Jacobs building.

The owner would like plain picture windows for the front of the building. One of Andrew Parkington's contractors presented the plan to the HDC. They are planning to do a display window. They propose just taking out the windows but will keep the awnings, etc. and replace with a picture window and/or display window. They're not changing the opening at all. The changes were approved by all on the basis that it's a storefront.

214 Commercial Street – Art House

Ben deRyter wants to construct a ticket booth at the front of the building. The door is the original door and it will remain. It's a small structure (14 sq ft) with a gabled roof that would be pitched and trimmed to match the existing roof. He also said that he'd be agreeable to whatever grill window pattern the HDC would like to see there. Polly Burnell said it will require a full review and this will be scheduled for the March 17th meeting.

22 Commercial Street

The owner is renovating bedrooms on the west side that aren't visible from Commercial Street and wants to change doors and also wants to change the casement windows to 2 over 2. The building has low visibility and thus the project was approved by all.

7 Commercial Street

This proposal is in the Delft Haven condo group. It was renovated 2 years ago and now the same owner would like to replace 2 bay windows in the front of the cottage and one window on the west side with the same grille pattern. The proposed enlarged deck is visible from the beach and he has an approval from the condo association. Polly said because you're extending the deck, as a courtesy to the neighborhood, we should notice it out. The windows can be approved today. The windows were approved but the deck reconfiguration will be noticed out for the March 17th meeting.

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61B Commercial Street

This case was presented – not for approval but for input from the HDC. The architect, Derek Sand, was the main spokesperson representing the two women owners.

The informational discussion went on for at least 45 minutes with no real resolution. The architect really wanted to know all the facts about demolition and cited others who had done it. He also cited the lack of ceiling height.

He wants to be put on another work session for March 17th. The architect also wanted to know what constituted a hardship case and kept harkening back to demolition.

Review and approve previous minutes

Too few members for approval

Discussion on Solar Panel Policy

There were hand-outs but no discussion. Too few of the members were in attendance.

Public Hearing 4:40 p.m.

FY10-19

Application by Peter Thibert on behalf of Thomas Guerin 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 replace two skylights and add two new skylights at the property located at **6 Montello Street, Provincetown, MA.**

Polly said we need a drawing of the roof that shows the actual size of the skylights. Carol said that it can't dominate the roof line. The current skylights are 36 x 17 and they would like to add to those – two 17 x 48 skylights which will be butted up against one another. The outside will have a 54 inch frame. Polly said that they really need a measured drawing. Peter Thibert said that the owner would not pay for someone to draw up a plan so he guessed that he'd lost the job. (This was a kind of hardship appeal?)

Motion: Move to accept the proposal as presented with the width of the four skylights (in total) not to exceed the current width of the existing skylights.

Motion: Carol Neal Seconded: Polly Burnell Vote: 3-0-0.

FY10-20

Application by Robert Valois on behalf of Fine Arts Realty Trust, Warren Cresswell 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 following renovations: West Elevation: construct dormer, add new egress decks and stairs; South Elevation: Reconstruct decks and add an egress spiral stairway, construct third floor balcony and replace window with a door and to reconfigure/replace doors and windows and add new doors and windows on West, South and East Elevations at the property located at **417 Commercial Street, Provincetown, MA.**

This discussion on Robert's plan was very involved. Each person on the HDC had suggestions and/or comments on how the plan should be developed. Robert said he would take them all under advisement and rework the plan which he had labored over for quite a long time.

Russell also announced that new rules say that you no longer need two means of egress for the second floor. The third floor and above need the two means of egress, not the formerly mandated second floor.

A letter from an abutter, Leona Egan, 419 Commercial Street, stated that she had concerns about the number of windows, etc.

Robert was advised to look at Meryl Cohn's plans at 148 Commercial Street for an outside staircase and also look at 443 Commercial Street's plan. (Similar problems.)

Motion: Move to continue to the March 17th meeting and to allow Robert Valois to waive the time constraints.

Motion: Polly Burnell Seconded: Carol Neal Vote: 3-0-0.

Maxine's Update

We can't do the minutes because of the lack of **Commission** members.

91 Bradford Street (roof deck case) The court case is currently engaged in discovery.

9 Soper Street – The owners did a whole deck sans a permit. Maxine had Justin post a stop work order. Even with a stop work order they were still working on the deck the next day. John Fahimian, the owner, quickly filled out an application on February 17th, the day of today's meeting. Carol said that the owner should have to come before us because they didn't get a permit.

The Commission agreed that John Fahimian should be sent a violation notice and have to appear before the HDC at the next meeting on March 3rd with a plan of the deck that has already been built!

24 Franklin Street

There was a bit of discussion on the windows. Whether a misunderstanding exists or not has to be addressed due to the many complaints received by the Bldg. Dept.

Motion: Move to have the HDC ask Russell to address the 24 Franklin Street issue with the owner, Rob Tosner.

Motion: Polly Burnell Seconded: Carol Neal Vote: 3-0-0.

Solar Panel Policy

Maxine had hand-outs for the few Commissioners present on Solar Panels. Polly will talk to Eric Dray regarding this subject and get his input. Our next public hearing will cover wind turbines which Russell Braun views as antennae.

61 Pleasant Street

We need a work session to talk about the demolition delay.

Shankpainter (former) Cottage

This is the story of a small cottage in a cottage colony complex that suddenly grew into a 2 story cottage

complete with a 2nd floor dormer. The HDC will look into this and the demolition delay by law.

Adjournment happened at 6:20 p.m.

Respectfully submitted,
Evelyn Gaudiano
E. Rogers Gaudiano

Approved by _____ **on** _____, 2010.