



HISTORIC DISTRICT COMMISSION

December 8, 2010

Grace Gouveia Building- Room 10

3:30 p.m.

Members Present: Stephen Borkowski, Polly Burnell,
Lynne Corbett (left at 5:00p), Marcene Marcoux,
David McGlothlin, and Carol Neal.

Members Absent: John Dowd

Staff: Russell Braun and Maxine Notaro

Work Session 3:30 p.m.

●Public Statements

There were none.

●Administrative Reviews

199 Bradford Street – wants to replace things that have deteriorated, i.e., replace railings and front steps. The replacement was approved.

443 Commercial Street – Chris Snow once again presented the fence application for this address. He claimed that applying the standard rule would have created an abomination and would appear odd. Chris proposed something different which the HDC approved. He concluded by saying that it was the only decision that made sense.

158 Bradford Street – The new owner, Paul Sandry, proposed replacing windows with windows by Anderson. The front four windows are 6 over 6 and the replacements will have full divided lights. This, too, was approved.

496 Commercial Street – There had been a door in the back of the house which was moved to the front some time in the 90s. Now he realizes that he should have come to the HDC beforehand. It's not visible in the summer – he has closed it off on the outside and it's not an original door to the house. Question: he's done it already and without permission so is a fait accompli O.K.? Another question: He has 2 gas heaters and he's considering placing the heaters in the front and venting them. Since the vents are relatively small – it was deemed O.K.

82 Commercial Street – The owner wants to reroof, retrim and reshingle; the existing asphalt roof will be replaced with predipped cedar shingles. This proposal was approved.

453 Commercial Street – 3rd floor deck – The owner wants to expand the deck by 20 inches to 12’3” wide. The width off the building will remain the same. He was told that an increase in the deck will need a public hearing; he left to go to the Assessor’s Office for an abutter’s list.

19 Bradford Street – This was a project for “replace in kind” and it was approved.

- **Review and approve previous minutes**

- **Discussion on Policy and Procedures**

The above two subjects were not touched upon due to a lack of time.

- **Any other business that shall properly come before the board**

170 Bradford Street – Joe Notaro’s house –

Maxine stepped down. Duane Gregory, a local real estate broker, came before the HDC because she is the listing broker and wants guidance on what to do. She has had clients who are interested, would build on the same footprint, and wonder about all the restrictions of a demolition permit. Duane had brought up the same question to the HDC over a year ago.

Marcene Marcoux wants documentation on property’s condition. After quite a discussion on the type of documentation required, it was decided that a structural engineer should be engaged and entrusted to file a report on the true condition of the property – the obvious “falling-down-condition” which the HDC witnessed over a year ago evidently wasn’t enough.

All of the HDC were in agreement and reiterated that a structural engineer’s findings were needed before a demolition would even be considered and is consistent with what we’ve done in the past.

Public Hearing 4:07 p.m.

Case# FY11-17 (Continued from 11/17/10)

Application by Sea Level Builders on behalf of Andrew Stich 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 dormer on the East elevation to accommodate interior renovations at the property located at **10A Commercial Street, Provincetown, MA.**

(Lynne Corbett, Marcene Marcoux, David McGlothlin, and Carol Neal who had heard the original application were sitting on the case.)

Jess Swanson, the designer, has drawn a plan which was meant to address the concerns of the HDC.

There were no public comments from the audience.

Carol Neal, after looking over the redesigned plan said that this is a cottage community and what she sees in the new plan is a dormer which overwhelms the entire complex of Delft Haven. She feels strongly about it and Lynne agreed. David said that he is O.K. with the double hung in the back. When he first saw it he thought it was too big. He likes the dormers on the option that you just gave us and he's leaning toward #3 – it's the least obtrusive.

Marcene agreed with Carol and Lynne but she, too, prefers the new plan.

Carol said that she's basing her opinion on 2b in the bylaws and she still feels that the huge dormer on the back of it is out of character.

Maxine told the applicants that you have to have 3 in favor or it fails.

The discussion went on and on with the exact same sentiments and/or objections being stated time and time again.

Finally at 5:00 p.m. the following motion was made:

Motion: Move to accept as presented with the following condition that the center dormer be removed from the plan and the back dormer allowed as reflected in drawing #4.

Motion: Carol Neal Seconded: Marcene Marcoux Vote: 4-0-0.

Case# FY11-18

Application by Town of Provincetown 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 repairs to the north, east and west elevations with materials and

profiles to match original condition at the property located at **356 Commercial Street, Provincetown, MA.**

This case began at 5:00 p.m. after Lynne Corbett left. (Those sitting on the case were Stephen Borkowski, Marcene Marcoux, David McGlothlin, Polly Burnell and Carol Neal.)

Mark Almedia, spokesperson for the Architectural Firm the restoration person, gave a comprehensive presentation of what he's replacing, why he's replacing, etc. and the main word used was replication.

The main group who had gathered (library Trustees, et al.) were and have been very impressed with the care demonstrated in the latest restoration.

Motion: Move to accept as presented.

Motion: Carol Neal Seconded: Marcene Marcoux Vote: 5-0-0.

Case# FY11-19

Application by Deborah Paine Inc. on behalf of Elise M. Cozzi 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 install photovoltaic panels on the southwest roof and southwest dormer roof; relocate skylights to the east elevation and discuss north elevation door changes at the property located at **61B Commercial Street, Provincetown, MA.**

Deborah Paine presented the plan and reminded the HDC that this property had been previously approved for reconstruction. She now wants to remove and replace roof with new pitch since the client wants to install photovoltaic panels on roof. Deb has pictures showing how much you'll be able to see on the roof. She knows that everyone has opinions on this. Her personal opinion is that photovoltaic's are about to become commonplace. It is pretty much a hot topic and it's a compelling addition. Deb supplied cut sheets to show the panels.

There was no public input – so the public section of the meeting was closed.

The HDC was of one mind – since they don't have a policy and people have already put them on without applying – how can they deny anyone? They cited a property at 207B which is highly visible and has already put 24 photovoltaic cells on their roof.

Deb said that some historical committees have made decisions based on how visible they are. The following motion being made:

Motion: Move to accept as presented.

Motion: Carol Neal Seconded: Marcene Marcoux Vote: 5-0-0.

Case# FY11-20

Application by William N. Rogers, II, P.E., P.L.S. on behalf of Anthony Filiberto 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 replace existing 36” (3’-0”) exterior egress stairs (non-code compliant) with code compliant 52” (4’-4”) exterior stairs at the property located at **193 Commercial Street, Provincetown, MA.**

Gary Locke explained the replacement to the HDC and the following motion was made:

Motion: Move to approve as presented.

Motion: Carol Neal Seconded: David McGlothlin Vote: 5-0-0.

Case# FY11-21

Application by Richard Flores of Riptide Building on behalf of Scott Stevens and Timothy Deahl 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 second story addition within the existing footprint at the property located at **15 Carver Street, Provincetown, MA.**

The applicant presented his plan and received no public input. It was received with a slight caveat.

Motion: Accept as presented on the condition that the roof of the addition is equal or less than the height of the original roofline.

Motion: Carol Neal Seconded: Marcene Marcoux Vote: 5-0-0.

Case# FY11-22

Application by Tonny Wong 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 re-shingle the roof and sidewalls on both structures, repair trim as necessary, replace windows in Unit 15 “in kind” as necessary and; addition of a roof deck on the existing roof of the building extension in the rear at the property located at **379 Commercial Street, Provincetown, MA.**

There were three individuals presenting this plan to the HDC. Tonny Wong, one of the owners and his partner, Simon Richmond, were accompanied by their contractor. Their condo is located in the Bull Ring complex. They said that it was

the last building to be blended in and they plan on finalizing that phase of the work. They want to replace the existing roof shingles – there is a bit of a pattern on the building but they plan on replicating that. The existing roof will be resingled as well. In addition, they're proposing a small roof deck to be nicely tucked away in the northeast corner; it's hidden away from view.

Bruce, one of their neighbors is in favor of their plan but he has an issue with the roof deck and he fears losing his privacy. Another abutter, Kenneth Manning, 379 Commercial Street, Unit 15, wrote a letter in opposition citing the roof deck would allow a view of his bedroom both night and day; he opposes the addition based on his loss of privacy. Ted Chapin said that he owns properties in and around this property and is in favor of the plan. Mark in Unit 3 opposed the modification. After all the above input the public portion of the meeting was closed.

Tonny Wong said he has had a house in the west end of town for the last 8 years and the neighbors from his former neighborhood would be willing to testify that he is quiet and sedate and is not a party person and would not use the deck for raucous happenings.

Carol said that the bylaws prohibit the removal of windows, etc. thus she didn't agree with that part of the plan. Mr. Wong said it probably was originally a sun porch.

Stephen Borkowski was concerned about the northeast elevation and wondered if it could be adjusted; he also wanted some determination on what the original configuration was. Steve asked about the roof deck and he felt it should be a separate issue. His main concern is in addressing the original configuration; it's less a question of symmetry and maybe we can go back to the original.

Polly Burnell said that our guidelines wouldn't allow this plan.

David McGlothlin said that it really does go against our guidelines. The complex has a large sun deck so he doesn't know that this small deck is necessary and he's also sympathetic to the man's bedroom's loss of privacy.

Stephen B. said that this is changing the historic character of this building and he thinks historically that this is changing the character of the complex. He recalled Blanche Lazell's studio that had been razed. He's concerned about the characterization and the change of use. It's an addition and this has to be taken into consideration.

Stephen persisted saying that he is against it and it's just adding another layer to the building and he sees no benefit to adding more density to that neighborhood. He also has a concern about adding to the idiosyncrasy of the building.

Polly agrees with Stephen but guidelines allow this on the waterfront.

David – at Carol's bidding – read the appropriate guideline but is going to say no to the roof deck.

The owner was told that the roof deck will be denied and he wanted to know what his recourse is because all the condo owners have approved of the roof deck. After receiving more information on his options the following motions were made:

Motion: Move to allow the reshingled roof and sidewalls to both structures with the original patterns and replace the windows in kind with the condition that the applicant will withdraw his application for a roof deck.

Motion: Carol Neal Seconded: Polly Burnell Vote: 5-0-0.

Motion: Move to allow the applicant to withdraw without prejudice the roof deck portion of the application.

Motion: Carol Neal Seconded: Polly Burnell Vote: 5-0-0.

Adjournment happened at 6:45 p.m.

Respectfully submitted,

Evelyn Gaudiano

E. Rogers Gaudiano

Approved by _____ on _____, 2010.
Carol Neal, Vice Chairman