

HISTORIC DISTRICT COMMISSION

Judge Welsh Hearing Room

December 5, 2012

3:30 p.m.

Members Present: Polly Burnell, John Dowd, Ryan Landry,
and David McGlothlin.

Member Absent: Marcene Marcoux (excused)

Alternate Present: Thom Biggert and Lance Hatch

Staff: Maxine Notaro.

Administrative Reviews

7 Cottage Street remove and replace decking in kind. **Approved.**

448A Commercial Street – Polly Burnell went to look at it and it was not the building in the picture. Polly said it would be O.K. to approve this. Replace fence on Bangs St side of property. **Approved**

Margaret Murphy FAWC – **24 Pearl Street**

Polly Burnell stepped down from hearing this case.

The builder is on his way. Bob Bailey, the building manager at FAWC said that this was just maintenance and all repairs would be in kind. The 1st fl will become ADA. The replacements were “in kind” except the 6 over 6. **Approved.**

610 Commercial Street – David Mayo wants to reshingle one side of the building - **Approved**

82 Bradford Street – take down rotten wood fence and replace – **Crowne Pointe.**

The fence will have to be replaced with a wooden fence all along Bradford Street and along Prince Street.

The fence has been there a long time and no one noticed it. The Building Inspector went to inspect and noticed the fence and thought it looked new. He would not sign off on the license until they applied for a permit for the fence. It’s been there

for a year now. Polly Burnell said why don't we give them a time limit to replace it - can't we give them a year to replace it?

David McGlothlin is wondering if there are other places that have used plastic fencing and we don't want to hold only one to these standards.

Thom Biggert asked - isn't there a two year time-line – he thinks they should make them take it down. The former Building Inspector should make the application first. Maxine can ask them to come in at the next meeting.

Hair by the Sea – Ryder Street Extension

Replace in kind. **Approved.**

Minutes of November 28th meeting.

Motion: Move to approve the minutes of the November 28th meeting as reworded.

Motion: David McGlothlin Seconded: Thom Biggert Vote: 5-0-0.

Public Hearing 4:00 p.m.

FY13-19

Application by Deborah Paine, Inc. on behalf of Ken Fulk 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 an 8' X 12.75' deck and steps to grade at the rear of the building to provide egress from an existing porch with deck railings to match the historic detailing of the existing deck and porch railings and, to replace the porch roof in kind at the property located at **471 Commercial Street.**

Thom Biggert, a direct abutter, stepped down from hearing this case.

Those sitting on the case were Polly Burnell, John Dowd, Lance Hatch, Ryan Landry, and David McGlothlin.

Deborah Paine presented the case representing Ken Fulk. She said that you all have pictures: on the back of the building the roof needs to be replaced also framing underneath the floor. In this corner we will be putting in a small deck with a stairway to the ground. She did run into George Bryant and he didn't know when they put the roof-top deck on. On the front of the building she proposes replacing the rest of the roof in kind. The owner has asked for them to touch as little of the building as possible. We also need new gutters and she has a sample of a fiber-

glass gutter that will last for a million years. She will run back in during a work session and bring in a sample.

There was one letter of approval from a person whose late mother originally owned the home. Polly said that everything proposed is within the guidelines 5, 9c. Deborah P. added that - on the water side the two windows will be 2 over 2.

Motion: Move to accept as presented.

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

FY13-20

Application by Aline Architecture, Inc. on behalf of Dan Wolf and Hedi Schuetz 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 renovations to the Main House and Cottage as follows:

Main House – South elevation – Windows replacement from single pane wood frame to double insulated energy efficient windows with simulated divided lights;
West elevation – New Porch addition with sliding doors, windows replacement from single pane wood frame to double insulated energy efficient windows with simulated divided lights;

North elevation – Construct addition with roof deck on top, removing kitchen window, windows replacement from single pane wood frame to double insulated energy efficient windows with simulated divided lights and relocating exterior deck stairs to the east elevation.

East elevation – Addition of the exterior stairs to the roof decks, windows replacement from single pane wood frame to double insulated energy efficient windows with simulated divided lights.

COTTAGE - West elevation – Remove one door. East elevation – Install a new window

ROOF DECK – Roof deck addition at the top of new room addition on North elevation – Roof deck addition above the existing roof at the property located at 3 Prince Street, Provincetown, MA.

Those sitting on the case were Thom Biggert, Polly Burnell, John Dowd, Ryan Landry, and David McGlothlin.

Joy Cummings presented the plan along with her assistant. She gave a lengthy explanation of what she plans to do. The house has been added onto pretty substantially. The final photo is from the north side. They wanted a view because they are at a high elevation. Then she went on to the larger drawings with a great deal of explanations.

There was no public input either for or against the project.

Each of the Commissioners basically had the same opinion. The house was originally a ¾ quarter Cape which had been added to in an inappropriate manner. The new plan was too overdone and they wished to have it simplified a great deal.

The applicant understood the problem and agreed to return with new plans taking everything they said into account. The one positive thing said was from David who said that it had a lot of green space which was a plus.

Motion: Move to continue until the next meeting waiving the time constraints.

Motion: John Dowd Seconded: David McGlothlin Vote: 5-0-0.

FY13-21

Application by Ted Smith, Architect LLC on behalf of Michael Palmer 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 windows with 2/2's, add new windows on the South, East and West elevations, add a skylight on the East elevation, and replace a 3 panel sliding door with a 4 panel sliding door on the North elevation at the property located at **130 Commercial Street, Provincetown, MA**

Those sitting on the case were Thom Biggert, Polly Burnell, John Dowd, Ryan Landry, and David McGlothlin.

Ted Smith presented his plan. People have said to him – why don't you just tear it down. So now we're here to present a few changes. Mr. Smith had photos and explained that the house had windows all over the place – as in non uniformity. He would like to make them all uniform. We would also like to add a 3rd window. There was a door on the front of the house and he further described the changes he would like to make.

Michael Konkowski – 130A Commercial – said that the building was about 100 years old. It was originally a shoe repair shop. The property was divided and the property bordered on the south by Briggs Lane. Briggs Lane is used by about 12 people and they need this to access their homes. He gave John Dowd a couple of the photos north and south. His only question was about the rear - is there going to be any kind of deck and will it have a paved area. It will be a hard surface. We have talked with the building owner and they want us to maintain the trees. The

west side of the building is his real concern. It seems to him that there are a whole lot of windows. He then asked - are the windows going to be contemporary. It was agreed that there are a lot of windows for such a small house. His concern would be the number and the nature of the windows going in. He expressed his concern about a contemporary building looking out onto Briggs Lane. The east side seems fine – another window would certainly seem appropriate. It is what it is. He further thinks that the windows will detract from a very visible house. There is a fence along the Brigg’s Lane and – at the moment – it will be left as is. Some of us like funky.

John Dowd said - we’re interested in the exterior structure of the building.

130A also had a question about the foundation. Ted Smith said that the foundation is in good shape; it’s concrete block. He plans on using cedar shingles.

Fred Biddle, his partner, was there to offer moral support – he feels that he’s caught in a pincer. He’s caught like an 8 Pleasant Street. John Dowd responded by saying that this is not some kind of monster project but has seemingly modest changes.

Michelle, who also lives at 130 A, said - we’re happy that it’s going to be repaired and improved upon.

There were 8 letters of support that were read into the record.

Polly really appreciates that the scale is being preserved and cited guidelines 5a, b, c, d, and door 6b.

Motion: Move to accept as presented with the following changes. Windows on the west façade be altered to a type 1 window 2 over 1 and if the gable can be replaced with ogee trim.

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

Case# FY13-22

Application by William N. Rogers, II, P.E. & P.L.S. on behalf of William R. Sullivan 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 add a second means of egress deck and stairs at the rear of the existing Gallery Condominium building. The proposed egress is to serve 3 floors with 36” captured wood railings, wood decks and stairs. The proposed new second means of egress is to occupy the areas

used currently for the second floor only egress with the second floor door to remain and; add two new egress doors at the third and fourth floors at the property located at **430 Commercial Street, Provincetown, MA.**

Those sitting on the case were Thom Biggert, Polly Burnell, John Dowd, Ryan Landry, and David McGlothlin.

Gary Locke from Wm. Rogers, II's office said that this project is located at the rear of the building and is occupying the same egress. We're creating a mixed use structure and there is only one means of egress. We have an easement area that we are remaining in.

Motion: Move to accept as presented because it is not visible from a public way.

Motion: John Dowd

Seconded: Polly Burnell

Vote: 5-0-0

Case# FY13-23

Application by John Livingstone and Joanne Gaffney Livingstone 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 two small dog-house dormers on the South elevation and install windows, siding, trim and roofing to match existing at the property located at **522 Commercial Street, Provincetown, MA.**

Those sitting on the case were Thom Biggert, Polly Burnell, John Dowd, Ryan Landry, and David McGlothlin.

Dr. Livingstone presented the plan and said that they designed the dormers to melt into the design of the building. His goal is to increase their ventilation because when the doors are closed the rooms get too hot.

Don O'Neal from 520 Commercial Street spoke in favor of the change and he can testify to the benefits of the sea breeze.

Polly said that they meet all the guidelines.

David McGlothlin who had done his homework said that the house is sited as being built pre-1800 and cited as an example. He doesn't have a problem with the dormers but he wants to make sure that they fit the historic plans. These dormers seem too wide.

Motion: Move to accept the proposal as presented with the alteration to the dormer that it be the same size as the windows on the 1st floor with the elimination of the side extras. Per guidelines 8a.....

Motion: John Dowd

Seconded: Polly Burnell

Vote: 5-0-0.

Adjournment happened at 5:40 p.m.

Respectfully submitted,

Evelyn Gaudiano

E. Rogers Gaudiano

Approved by _____ on _____, 2012.
John Dowd, Chair