

HISTORIC DISTRICT COMMISSION

December 2, 2009

Grace Gouveia Building- Room 10

3:30 p.m.

Members Present: Polly Burnell, Marcene Marcoux, David McGlothlin, and Carol Neal.

Members Absent: Nathan Butera, John Dowd, and Clo Tepper.

Staff: Russell Braun
Maxine Notaro

Work Session 3:00 p.m.

Discussion with Community Development Partnership and Housing Assistance Corporation regarding coordinating programs with requirements of the Historic District.

The Housing Assistance Corporation was represented by John Vaughn who is one of their Project Coordinators. The Community Development Partnership (CDP), formerly called Lower Cape Cod Community Development Corporation was represented by three people, Elizabeth Bridgewater, the Executive Director, Wendy Palitzer, their Outreach Coordinator, and John Sari, their consultant.

The HDC requested the meeting in order to learn about their goals and to help both groups better understand HDC regulations. E. Bridgewater said that they have been established since 1992 and have worked with 1,700 households and approximately half of their expenditures have been spent in Provincetown. They, in addition to helping people bring their properties up to code, also give loans to small businesses in the area. Karoo Cafe is one of them.

They, too, work with artists. All told they've done about 600 projects in town to do with preservation based on code and safety issues. There are many home owners that meet their program requirements and CDP wants to know how HDC's by-laws work.

Wendy then said that this is a program for low moderate income people and they have a cap of \$35K per unit. They have recently completed 45 units and the bulk of the units are in town. Every project that CDP O.K's is sent to Mass. Historic for their approval, too. She also said that they enjoy working with John Sari who is an experienced builder and has done a lot of historic renovation himself. The loans that people are given for the aforementioned reasons are completely forgiven after a 15 year period. Should the house be sold before that 15 year period, the pay back is pro rated.

John Vaughn with the Housing Assistance Corporation said that his program is completely free. His job – after the applicant has been approved – is to go out to homes and start at the basement and work up to the roof to see where the house could best utilize energy efficiency. His program will allow for the replacement of windows & doors with energy efficient ones. What we typically do is put in a Harvey window with no grids – if a client wants or it's mandated that he has grids that is the one thing the owners may have to pay for. Our clients are all low income and the grids are extra (~\$50/window). A case in point is #5 Bradford Street which has 6 over 1 windows which need replacement; John can approve a double sash Harvey window but without grids.

David McGlothlin asked if they ever rebuild and repair original windows. John said that they can't repair and make windows energy efficient. Also, the cost for rebuilding an old single-pane window is approximately \$1K and the purchase of a triple-paned energy efficient window is \$900. The major cost of a refurbished window is due to the total removal of lead paint and he also said that a single pane is not efficient for energy conservation. HAC has no pay back and they're not concerned with the aesthetics – but merely energy efficiency.

After agreeing on all points with John Vaughn, John Sari who started in historical rehab in Boston over 40 years ago, said that they would like to find a way to work together. Wendy suggested the possibility that CPC monies might be used to help the homeowner put in historically appropriate windows. They could try to see if CPS monies might provide the difference between energy efficient and historically appropriate. The idea was applauded by the HDC.

Administrative Reviews

3 Court Street

The plan was approved as presented.

Public Hearing 4:25 p.m.

FY10-05 (Continued from October 21, and November 18, 2009)

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.**

Motion: Move to continue FY10-05 until the January 6, 2010 meeting.

Motion: David McGlothlin Seconded: Carol Neal Vote: 4-0-0.

FY10-13

Application by Adam Schoenhardt 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 addition of a rear single story enclosed porch, stair relocation, and deck rebuild; addition of a front open porch and stair relocation with landscape stairs and walkway, replacement and addition of windows on the front and left side of the structure at the property located at **4 Mozart Way, Provincetown, MA**

The architect went over the plan – area by area – and the reasons for it. One letter in support was sent in by Jean Conklin of 4 Mozart Avenue.

Motion: Move to accept the plan as presented.

Motion: Polly Burnell Seconded: Marcene Marcoux Vote: 4-0-0.

Motion: Move to adjourn the public hearing at 4:45 p.m.

Motion was moved, seconded, and approved by all.

333R Commercial Street

Gary Locke and Rick Pozzo appeared before the HDC in response to a request for answers to questions that the HDC had because of complaints that were brought to some members concerning the Boatworks. Marcene stated that town residents had complained that there was no permit posted. She also stated that people were concerned that the roof had been removed, then sides of the building

removed and almost nothing was left. HDC had ruled that the building could not be demolished and yet much had been removed. David M. was concerned that the foot print had been enlarged. Gary said that Russell has been apprised of any and all happenings at the building but the HDC felt that they should have been consulted, too. Marcene stated that if issues of structural stability had been discovered, they should have been presented to the HDC. If the work did not fit the decision of HDC, then they needed to keep the members informed of what they found in the construction. Gary said he will do that in the future and – as of right now – he will e-mail all the correspondence he has had with Russ – regarding 333R – to the members of the HDC.

Russell said that there are various levels of Chapter 34 of the building codes that now refer to seismic and wind velocity concerns. He said he's working closely with Rick and Gary to make sure that these codes are met. The fact is that this was a significantly compromised building. Marcene again stated that the HDC needed to be notified of these issues and not only Russell.

Marcene M. and David M. insisted that major changes go through the HDC. If the work does not comport to the HDC decision, the applicants must return to HDC. Also it would be stated on decisions that demolition involves changes more than 25% of the building. The changes to the Boatworks involved changes more than 25 %.

665 Commercial Street – They want to replace their porch columns with fiberclassic columns. Maxine will ask the client to fax a copy of the columns to Russell. HDC felt that the picture provided of the column was too small to assess its appropriateness.

Schedule of HDC 2010 Meetings

The HDC members were asked to go over the schedule and have their changes and/or approvals ready by the next meeting on December 16th.

Motion: Move to approve the minutes of the November 18th meeting.

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

Adjournment happened at 5:45 p.m.

Respectfully submitted,

Evelyn Gaudiano

E. Rogers Gaudiano

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