

Historic District Commission Minutes
Wednesday, January 12, 2011
Judge Welsh Hearing Room, 260 Commercial St.
Provincetown, Massachusetts 02657

Historic District Commission Members Present: John Dowd, Carol Neal, Marcene Marcoux, David McGlothlin and Polly Burnell.

Excused Absent: Lynne Corbett.

Staff Present: Maxine Notaro, Permit Coordinator.

John Dowd called the meeting to order at 3:30 PM.

Work Session 3:30 p.m.

Discussion on Solar Panels – Board members discussed the installation of solar panels on buildings. The consensus of the commission members felt that it should fall under visibility from a public way.

Minutes of December 08, 2010

Motion: To approve the minutes as corrected.

Moved: Polly Burnell.

Seconded: David McGlothlin.

Voted: 5-0-0.

Public Hearing 4:00 p.m.

Case# FY11-23

Application by Derik Burgess of Cape Associates on behalf of Nancy Forsyth 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 extend an existing deck twenty inches (20”) in width and re-deck with Azek decking and, to install new hand rails to match the existing at the property located at **453 Commercial Street, Provincetown, MA.**

Derrick Burgess representing the property owner said the deck at present, is centered on the building. The deck will be asymmetrical by 20” on the right side due to the condominium location.

John Dowd suggested building the deck 20” in both directions to make it look fully symmetrical.

Motion: To approve as presented, however, the preferred design should be symmetrical to the building.

Moved: Carol Neal.

Seconded: John Dowd.

Voted: 5-0-0.

Case# FY11-24

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 demolish an existing structure previously approved by the Historic District Commission on January 6, 2010 to be renovated on the existing modified footprint. The structure is unable to be raised and renovated in place due to insufficient framing, rotted materials, existing overhead electric/telephone service and close proximity (4 ft +/-) to the neighboring two story dwelling with brick foundation at the property located at **2 Bradford Street, Provincetown, MA.**

William Rogers representing the property owner said they were requesting permission from the Historic Commission to demolish the building and then go before the Zoning Board of Appeals to get protection for pre-existing non-conforming status. Lifting this building would be extremely difficult because NSTAR will not move their lines. Also, the contractor said it would be very difficult to lift the building due to the floor structure being so weak.

The Commission received a letter from Chris Fiset, direct abutter who wrote in favor of the demolition.

Motion: To approve the demolition as presented.

Moved: Carol Neal.

Seconded: Marcene Marcoux.

Voted: 5-0-0.

Case# FY11-25

Application by Steven Cook of Cotuit Bay Design, LLC on behalf of James Savko 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, decks and egress stair and to add/replace windows doors, siding trim and roofing at the property located at **417 Commercial Street, Provincetown, MA.**

Steve Cook represented the property owner, James Savko. He stated the structure was a classic Greek revival consisting of retail on the first floor with two residential condominiums on the first and second floors. They are looking to provide egress stairs on the rear of the building (water side) as the existing stairs are too narrow. They propose to construct a new shed dormer on the west elevation with new siding, windows and roofing. The front elevation will remain as is.

John Dowd said while he applauds the design, the elongated windows changes the character of the building.

Steve Cook said they will only be six inches (6") longer.

John Dowd said the building has certain symmetry and the proposed design will alter the building and the Historic District Commission guidelines don't allow for that. All the window sizes must remain.

Marcene Marcoux said the plans depict two chimneys being removed that are historic to the structure.

Steve Cook asked if the chimneys could be removed and rebuilt with veneer on them.

John Dowd said they could as long as they come through the roof with the same look. John Dowd questioned the size of the dormer on the east elevation stating it was smaller than the dormer on the west elevation.

Steve Cook said the current building has setback issues. The dormer on the west elevation is conforming to its setback but the setback line cuts through the dormer on the east elevation.

Marcene Marcoux stated she felt the Zoning Board of Appeals added to their new by-laws respecting the Historic District Commission bylaws concerning buildings within the Historic District.

Motion to approve as follows:

● West (right) elevation

* Windows to remain same size, same location and be 2/2's

* Retain Dutch door and install full view storm door

*The four windows on the third floor dormer be evenly spaced

● East (left) elevation

*Add a window on the second floor closets to the water in line with the first floor window and that it be the same size as the existing windows on the West side

● South Elevation

*Center the second story slider underneath the third story slider

*Change the door to a full view door on the basement level

*Post cap on railing system be a smaller more streamlined design

- The dormer on the east elevation replicate the dormer on the west elevation for symmetry and accuracy and streetscape at the owners' choice

Moved: Marcene Marcoux.

Seconded: John Dowd.

Voted: 5-0-0.

Adjournment: 5:10 PM.

Motion: To adjourn the meeting.

Moved: David McGlothlin.

Seconded: Carol Neal.

Voted: 5-0-0.

Respectfully submitted,
Maxine Notaro
Permit Coordinator/Recording Secretary