



HISTORIC DISTRICT COMMISSION

March 9, 2011
Judge Welsh Hearing Room
3:30 p.m.

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

Members Absent: Stephen Borkowski, Lynne Corbett,
and John Dowd.

Staff: Maxine Notaro

The meeting was called to order at 3:34 p.m.

Administrative Reviews – 3:30 p.m.

49 Bradford Street at the corner of Bradford & Atlantic. There is a bathroom window which has rotted and Hal Winard, the contractor, wants to replace it with an awning window which will be ½ the size of double windows. It's visible from Atlantic Avenue. Hal said that they need it for ventilation. Carol discussed the bylaws briefly but the HDC said that the project will be revisited at next week's meeting after a site visit.

18 Pleasant Street – A fence located at 18 Pleasant Street was an unfortunate accident. One of the owners said that they have a wall surrounding the property. He chose a metal fence that you could see through and said that they didn't want a wooden fence that would close the property in. They went up 6 feet on the Pleasant Street side because of the condition of the house across the street. Then the owners mentioned all the examples of metal fences that they have seen throughout the town.

After a bit more discussion, David McGlothlin said that this has been a problem for several applicants and applicants do not know that they should get permission and/or guidance from the HDC. David suggested there should be a notation somewhere that indicates that applicants need to come before the HDC.

Maxine asked - how do you require this when there is nothing in permitting that needs this? David would like the information presented to the Community

Development Department downstairs. Maxine will ask Russell if he wouldn't mind putting it in the application.

It was decided to accept the installation as completed at 18 Pleasant Street.

Martin House – the new owner wants to replace some of the existing windows – replace 18 windows. They will be replaced in kind and the owner said that we've got 4 attic windows that are single pane and will be replaced using Anderson windows. This, too, was approved.

134 Commercial Street – Masthead property – The building on the water in the rear is not visible from Commercial Street – at all. Using the same opening – they would like the unit in question to match the rest of the complex. This, too, was approved.

4 Fishburn Court – Polly Burnell stepped down from hearing this case. The man presenting said that he's not totally familiar with the specs on this property. The door is plywood and they want to replace it. There was no spec sheet on the door. The fellow presenting the case was not the person who submitted it but he did put a similar door on Brewster St. The FAWC is the owner of 4 Fishburn Court. The contractor said that he had gotten them approved at 4 Dyer Street and that they've always been met with approval. Marcene Marcoux would prefer a wood door. Carol feels that it'll be an improvement. This application was approved.

82 Commercial Street – This was a previously approved project. They then discovered that the kitchen window was leaking and would like to replace it with a 6 over 6 double hung window. The opening size doesn't change. Everybody approved the project.

389 Commercial St – unit 1 – The contractor is renovating a commercial space for a new pottery shop and gallery and would like the existing door to be replaced with a full view door. The same door as the one at the Waterford – right across the street. The door would be more energy efficient and at the back of the building we'd like to replace a basement window; it's just a rear window. They want it to look more like a store front than a house. This was approved.

8 Dyer Street – on the side entrance facing the inn they'd like to replace the door with a canopy type roof to protect the guests from the elements. Carol feels that the HDC doesn't have all the pictures that we usually request. The presenter wants approval for the door – a 9 light door. The job has to be noticed out since they are

building a canopy. He will return at next week's meeting on the 16th and will bring all the necessary pictures of the property as well as the specs. The door itself was approved.

Robert Santos - 470 Commercial Street – he isn't sure why he had a violation notice attached to his house. Maxine said that neighbors felt he did a curb cut and they wanted to make sure that the HDC approved. So, according to Carol, the fence is fine. David McGlothlin thinks the fence looks great and it isn't a violation. On April 20, 2010 the project was okayed. He engaged Crosby fence and they do tell applicants that they have to go before HDC. He would like permission to rip down the violation notice from his house but Maxine encouraged him to wait for the people/department who put it there – to take it down. It should happen shortly. The Commission unanimously approved, again, the white picket fence.

15 Cottage Street - Kensington Gardens..... They want to put in a 6 panel door and the condominium association has approved. It's to prevent people from walking through. David wants a picture of the catalog cut.

110 Commercial Street – Chris Beasley

Carol said that it looks like you want to extend the deck. Carol also wanted to concentrate on the east elevation. The builder said that they'd like to do the captured balusters because he just wants to make it look more open. He continued by saying that they would like to replace the 7 windows with 6 over 6 since there is such a mish mash of windows throughout the house. Some of the changes were done to placate the neighbors.

The builder said that the updated plans are probably the easiest to follow. David M. said that he doesn't have any problems with anything being presented. David would like to see all that we approved in the original file. Chris continued by saying that they are going to replace the doors as shown on the original plan. The two front doors on the east side will be wooden but they'd like to keep the steel door for security reasons. He was told that the HDC needs a complete plan and will continue the case until next week and we need spec sheets on the doors, etc.

Motion: Move to continue 110 Commercial Street until next Wednesday's meeting on March 16th at 3:45 p.m.

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

Public Hearing 4:00 p.m.

Case# FY11-30

Application by David Milliken of Milliken Construction on behalf of Ruth Gilbert 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 change a building overhang to a small terrace at the property located at **167 Commercial Street, Provincetown, MA.**

The Commissioners sitting on this case are Polly Burnell, Marcene Marcoux, and David McGlothlin. Carol Neal stepped down.

David Milliken said that he had filed for a building permit to convert a commercial property into a house. There was an issue about the skylights and a neighbor also questioned the courtyard rail. He took pictures of the skylights for presentation to the Commissioners.

The hearing was then opened up to any people with concerns about the project. Peter Farber, an attorney representing Mary Henrique, an abutter, asked to see the plan. He asked a few questions and was then satisfied that Ms. Henrique's issues were satisfied. He was told that there's a little roof that comes out now and would stay and there would be 2 by 2 balusters.

The public portion was then closed.

Marcene asked – what was there before you put in the slider – answer: casement windows.

David said that he doesn't have a problem with any of the changes but he's not particularly satisfied with the drawings as they were submitted. We've started to make sure that drawings be complete and detailed. David continued by saying that we have to make a decision on information handed to us so that it avoids any kind of confusion later on. He would like drawings to be very detailed.

Motion: Move to accept the proposal for 167 Commercial St. as submitted.

Motion: Polly Burnell Seconded: Marcene Marcoux Vote: 3-0-0.

Case# FY11-31

Application by William N. Rogers, II, P.E. & P.L.S. on behalf of Randall L. Sell Et Al 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 raise the existing

cottage peak three feet (3') and reconfigure the roof with dormers creating new attic space at the property located at **17 Conant Street, Provincetown, MA.**

Gary Locke, an employee of William Rogers, II, said that he is trying to create an attic space which is behind a courtyard area. His photos showed the deck and he also said that the condo association has approved the project. The owners wanted a couple of skylights and a couple of small windows. They're also changing the roof line on this cottage and they're redoing a wall so that he can go right into his shower from beach.

There was no public input except for a letter in opposition from an abutter. The letter was from the Bradford House Motel which stated that the elevations are not accurate.

Gary said that all the scales match and he explained why they are accurate.

Carol's concern was how congested this area is and that speaks to our bylaw about relation to the land – she's concerned mainly by the scale of this. Polly went over there and looked at it and found that it's visible from Conant Street and visible from Bradford Street. The design is just too vertical. She asked Gary if he had looked at Law Street and that was one of the first cases of adding a ½ story.

Gary said that it's only attic space and they're only raising the peak 3 feet!

Carol asked why are you going to go up that high if you're not increasing living space? Carol is talking about the verticality of it. David is in support of what is here. Marcene said that she felt it was a modest plan and not excessive. Carol felt that 4 skylights in an area that purportedly is only going to be used for storage seems like overkill. Carol said that skylights are not supposed to dominate the roofline. Carol would like to see only two of them.

Motion: Move to accept the plans as presented with the exception of 2 skylights..... Only allow 2 skylights and not the 4 that were requested.

Motion: Marcene Marcoux Seconded: David McGlothlin

Vote: 3 in favor and 1 against (PB)

Case# FY11-32

Application by Mark Kinnane of Cape Associates on behalf of Tom Shirk 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 floor addition to the rear of the house and a covered porch along the south elevation, replace all windows and remove the existing aluminum siding and repair or replace the

existing clapboard at the property located at **5 Johnson Street, Provincetown, MA.**

The applicant requested a postponement until the April meeting on April 6th.

Motion: Move to postpone 5 Johnson Street until the April 6th meeting.

Motion: Polly Burnell Seconded: Marcene Marcoux Vote: 3-0-0.

The owner requested the postponement because David McGlothlin as an abutter would have had to step down and that would have left the other three to vote on it. With only three, it has to be an unanimous approval. He chose to wait for more Commissioners.

Case# FY11-33

Application by Paul Van Apeldoorn on behalf of Jeffrey C. Gelpey 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 a new double-hung window on the west elevation at the property located at **25 Tremont Street, Unit D2, Provincetown, MA.**

The applicant had a letter stating that there were no objections from abutters.

Motion: Move to accept the plan as presented for 25 Tremont Street, Unit D2.

Motion: Carol Neal Seconded: Polly Burnell Vote: 4-0-0.

Minutes from February 9th.

Motion: Move to accept the minutes from the February 9th meeting as amended.

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

**NEXT MEETING
MARCH 16, 2011
3:45 P.M.**

Adjournment happened at 5:20 p.m.

Respectfully submitted,

Evelyn Gaudiano

E. Rogers Gaudiano

Approved by _____ **on** _____, 2011.
Carol Neal, Vice Chairman