



HISTORIC DISTRICT COMMISSION

March 16, 2011

Judge Welsh Hearing Room

3:45 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 3:45 p.m.

Administrative Reviews – 3:45 p.m.

49 Bradford Street – Hal Winard proposed replacing a bathroom window with an Anderson awning window. It was approved.

54 Bradford Street This project was originally approved but the owners have decided to remove the bump on the top of the 2nd floor addition.

Motion: Move to accept the revised plan as described above.

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

496 Commercial Street – This project will be returning for pictures, and more information.

5 Center Street – 15 windows to be replaced. – David McGlothlin said that more information is needed, i.e., a catalog cut, etc.

405 Commercial Street – the contractor said that it's behind the Seacrest Realty office. To further identify the location it is 1 building east of La Bella Cucina and is on the water side. All of the project is in the back of the building with 2 awning windows and 1 garden window planned. This case was approved.

206 Commercial Street – The owner wants to put a sheet metal trellis on the east side of the building which is not visible from Commercial Street. This project was approved provided the trellis is painted white in order to blend into the building.

The public hearing then began with Polly Burnell, Marcene Marcoux, David McGlothlin, and Carol Neal sitting on the following cases except where indicated that a Commissioner stepped down.

Public Hearing 4:00 p.m.

Case#FY11-27 (Approve revised plans)

Application by Chris Beasley on behalf of Jeff Fresenius 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 remove existing deck privacy walls and decking, replace and increase the deck on the south elevation and replace with a new captured baluster railing system and to change a slider to a full light French door and replace a window at the property located at **110 Commercial Street, Provincetown, MA.**

Chris Beasley presented a revised plan. Actually the plan he presented was a re-revised plan. At last week's meeting Chris presented the original revised plan and then added to it at this meeting.

On the original application he was going to change only windows and doors, etc. Now because the windows were mismatched, the owners want 6 over 6 throughout the entire house. The biggest change – according to Chris - from the last revision was the window issue. He wants approval back for tomorrow's ZBA meeting.

Confusion reigned regarding the differences between his original, revised, and then re-revised plans. After much time expenditure the following motion was made:

Motion: Move to allow the removal of privacy walls and change the full-light French door. Also allow all windows to be changed to 6 over 6 with the front door to be wooden as shown and the side door allowed. Extending the deck on the south elevation to 94 more sq ft was also allowed.

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

Case #FY11-32 (Postponed to April 06, 2011 meeting)

Application by Mark Kennane 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.**

Case #FY11-34

Application by Richard Flores of Riptide Building Company on behalf of Richard Golembeski and Peter Deveney 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 build a two-story deck to match the details of the existing deck and rail system; remove one window and add a door on the second floor. Remove a picture window unit and replace with double hung side units on the first floor at the property located at **5 Cottage Street, Provincetown, MA.**

Carol Neal recused herself and that left 3 Commissioners sitting on the case. The applicants were told that – with only 3 sitting on the case – the 3 would have to have unanimous approval of the plan or it would be denied. They were also told that if they were denied they could refile at the April 6th meeting. They agreed to have their application heard by the 3 Commissioners.

The contractor presenting the plan said that the proposed 2nd level porch will have the same window pattern. He also touched briefly on removing a picture window unit on the first floor and replacing it with double hung side units.

There were neither positive nor negative statements from the public – thus the public hearing section of the hearing was closed.

All of the Commissioners present had looked at 5 Cottage Street and found that it was a Greek revival house, was very visible from both Commercial Street as well as Cottage Street – and all felt that a 2nd floor deck was inappropriate.

The presenters argued that the house had undergone many changes – it was a single family, a two-family, a rooming house, and now had 3 condos – therefore they tried to claim that it was no longer was historic.

One of the contractors said that he had spoken to John Dowd a few years ago and John said that the 2nd floor deck would be O.K. David McGlothlin said that discussing it was an inappropriate conversation.

Motion: Move to continue the case until the April 6th meeting.

Motion: Polly Burnell

Seconded: Marcene Marcoux

Vote: 3-0-0

Case #FY11-35

Application by Erik Hamnquist of Nor'East Beer Garden on behalf of Hal Winard 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 trellis over the courtyard at the property located at **206 Commercial Street, Provincetown, MA.**

The owner said that it's basically just a trellis going over his beer garden and then he described the dimensions and type of the materials that he proposed using. He wants to have beach plums growing up the side of it. No one from the public had any comments and the public portion of the meeting was then closed.

Marcene doesn't like the complexity of the design. Erik said that he tried to keep it as simple as possible. He said that it couldn't be any more simple.

David had concerns about the height and the way it looks; perhaps it should be pushed back. He wondered if you could pull it back a bit at where it starts and begin it just behind that flight of stairs.

After a bit more discussion, the following motion was made:

Motion: Move to adjust the height of the trellis downward 2 feet and approve the trellis height of 10 feet.

Motion: Carol Neal Seconded: Polly Burnell Vote: 4-0-0.
(Erik will bring in revised plans.)

Case FY11-28

Application by William N. Rogers, II, P.E. & P.L.S. on behalf of Joseph A. Notaro 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 remove/demolish the existing structure located at the property located at **170 Bradford Street, Provincetown, MA.**

Maxine Notaro stepped down from the hearing.

This demolition request was first brought before the HDC on January 10, 2011. The HDC had requested reports from independent agencies stating the condition of the property which the HDC had seen on a site visit, as well as a thorough assessment of its condition. J. Murphy, the attorney, presented the findings to the HDC.

Shoreline Construction had a report which described the house as a danger to all and William Rogers, II, as well as Gary Locke (all professionals) presented similar detailed reports, i.e., foundation resting on the ground, no mortar holding the chimneys together, mold and animal infestation, etc. The property is available for inspection to anyone with enough courage.

There were at least 11 letters from people in the neighborhood who supported the demolition of this property – actually begged for the demolition of this property. There were at least 11 letters from people in the neighborhood who supported the demolition of this property – actually begged for the demolition of this property.

The HDC was impressed with the unified community support for the demolition.

Marcene Marcoux stated that the HDC is concerned about request for demolition. However, she stated that the evidence here includes distress, water infiltration, structural deficiencies, weakened wall frame, failing foundation system, floors sagging, rot and serious mold, and second floor instability.

The HDC realized the level of deterioration and structural instability but wanted to put restrictions on the demolition; mainly that approved house replacement plans with all pertinent measurements be in place before the demolition is approved. The HDC approved the demolition with conditions. Citing By-Law 15- (1, Appendix 14) “Demolition of buildings is prohibited except when in the opinion of the commission warranted for extraordinary circumstances.” The extraordinary deterioration of the building and the major structural deficiencies warrants demolition.

Motion: Demolition is allowed contingent on receiving stamped drawings from an engineer or architect which memorializes the existing structure(s) in relation to lot coverage, building size, height, and location of openings (windows and doors) and drawings must be on file with the building commissioner prior to issuance of a demolition permit. Furthermore, architectural details of the original Federal style building, circa early 1800’s, be duplicated e.g., door surround, trim, clapboard type and size, façade, etc. Also items such as brick chimneys, corbels, defining trim, etc. be saved for reproduction. Also pictures showing details such as window sill sizes, muntin sizes, door panels, etc. will be taken.

Motion: Marcene Marcoux

Seconded: Carol Neal

Vote: 4-0-0

Minutes of March 9th meeting

Motion: Move to approve the minutes of the March 9th meeting as amended.

Motion: Marcene Marcoux Seconded: David McGlothlin Vote: 4-0-0

Deb Paine had a mini-meeting with the HDC to explain plans on one of her projects.

Two more administrative reviews were presented.

MacMillan Pier – approval of additional sheds

Lands End Inn – plans for non-water side (at the rear of the building).

Adjournment happened at 6:00 p.m.

Respectfully submitted,

Evelyn Gaudiano

E. Rogers Gaudiano

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