



HISTORIC DISTRICT COMMISSION

April 6, 2011

Judge Welsh Hearing Room

3:45 p.m.

Members Present: Stephen Borkowski, Polly Burnell, Lynne Corbett, Marcene Marcoux, and Carol Neal.

Members Absent: David McGlothlin and John Dowd.

Staff: Russell Braun and Maxine Notaro

Work Session 3:35 p.m.

●Public Statements

There were none.

●Administrative Reviews

15 Cottage Street – unit 3 replace windows. The replacements are on the back side of the building – facing the garden. Complex is called Kensington Gardens. The building has been so altered over the years that the replacements were approved by the Commissioners.

3 Young's Court – There are 25 windows that the owner wishes to replace. Carol can't agree to replace all the windows in that house. There was a photo taken of the front of the house from Commercial Street. Polly said that the house would be more valuable if you saved the windows – also there are no visible elevations in the proposal. The applicant, RKM Property Management, said that the original owner has already spent a lot of money trying to repair this.

Marcene thinks it should be noticed out or should have a full review and we also need a site visit. A site visit was decided upon and they will issue a decision based on the site visit.

5 Center Street – Justin has been talking with the home owner and feels that 2 over 2 windows would be appropriate with factory-applied muntins. Justin dashed off to consult with the owner.

This plan was presented as revised, was approved, and signed by the HDC.

Case# FY11-34 (Continued from 3-16-11)

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.**

Motion: Move to accept the request and continue the case until the April 20th meeting.

Motion: Carol Neal Seconded: Marcene Marcoux Vote: 5-0-0.

Case# FY11-32 (postponed from 3-16-11)

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 wishes to withdraw without prejudice from his proposal.

Motion: Move to accept the applicant's "withdraw without prejudice" request.

Motion: Carol Neal Seconded: Stephen Borkowski Vote: 5-0-0.

Case# FY11-36

Application by Don DiRocco of Hammer Architects on behalf of Marie O'Shea 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 repair the existing front porch, replace six first floor support columns and rebuild the second floor deck structure at the property located at **148 Commercial Street, Provincetown, MA.** The architect explained that the house was raised up one floor in the 20s. It was lifted up and right now the whole underpinnings of the 2nd floor porch are rotted. Don DiRocco said that he was proposing taking everything from the deck down and replacing it. He continued by saying that nothing from the deck up changes and we're adding a little bit of a high rail here. It will be very simple rebuild. The

only minor change – and it was for structural integrity – was that the posts would have to be a bit larger and stronger. (The support columns are being wrapped.)

Carol said that this is difficult – she hesitates to change anything on the façade of the building and the columns have been there for a very long time. They’ve become part of the streetscape.

Marie O’Shea, the owner, felt that the existing posts are not terribly wide and they are not as functional as they might be so they don’t add to the look.

The discussion to go back to the drawing board resulted in the following motion:
Motion: Move to continue until the next meeting on April 20th when perhaps a new design may be introduced.

Motion: Carol Neal Seconded: Marcene Marcoux Vote: 5-0-0.

Case# FY11-37

Application by William N. Rogers, II, P.E. & P.L.S. on behalf of 67 Commercial Street, LLC, Judy K. Mencher, Trustee 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 revise/amend the previously approved location of door and window sizes and to extend the previously approved west elevation dormer and eliminate the second floor deck at the property located at **67 Commercial Street, Provincetown, MA.**

Gary Locke from William Rogers, II’s office presented the amended plan to the Commissioners. He included what the HDC had previously approved in the packet. Frank Groot, one of the architects, said that on August 27, 2008 we had our permit extended and we’re still operating under the approval you gave us. We’re going to follow the FEMA guidelines. He went on with the proposed changes and described a building that had grown from the original approved plan. He stressed that they are not changing the concept of what they originally wanted to do – they’d just like to adjust the windows and doors.

The architect went on stating that they were just focusing on the owner’s commitment to “green” and wanting to open it up as much as possible.

After a lot of time had been spent detailing the new plan, the Commissioners were of one mind. They felt that this was taking an existing fishing shack and turning it

into something not appropriate. In the makeover the historic character of a utilitarian outbuilding was lost and the elevation was felt to be inappropriate.

This, too, was sent back to the drawing board for a redesign with the following motion being made:

Motion: Move to continue the case until the April 20th meeting.

Motion: Carol Neal Seconded: Marcene Marcoux Vote: 5-0-0.

Case# FY11-38

Application by Derik Burgess of Cape Associates on behalf of Frank Rioux and Tim Brown 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 add a portico roof over the driveway side entry door (south elevation) at the property located at **8 Dyer Street, Provincetown, MA.**

The Dutch door has been approved but now they want to protect that opening as much as possible and also to make the inn more welcoming. The portico roof will be gabled and will match the existing shingles. It is, according to the contractor, a simple and really straightforward addition.

Motion: Move to approve the plan for 8 Dyer Street as presented.

Motion: Carol Neal Seconded: Polly Burnell Vote: 5-0-0.

Case# FY11-39

Application by Ronald L. Reil on behalf of CK Nominee Trust, Catherine Kelly, Trustee for a Certificate to be issued in accordance with the Provincetown Historic District Commission established under the General By-Laws, Chapter 11, Demolition Delay Bylaw of the Town of Provincetown. The applicant seeks approval for the complete demolition of the existing house and garage structures at the property located at **55 West Vine Street, Provincetown, MA.**

Carol Neal stepped down on this case.

This case was about a demolition on the property located at 55 West Vine Street and public comment was requested.

Jeff Epstein who lives directly across the street as well a woman who lives at the same address had a few questions for the applicant. Q: When would the demolition take place because he owns a bike shop? A: probably 6 to 9 mos. Q: What will be built on the demo site? A: It will be 2 – 2 bdrm condo units and no plans are in the works for the other vacant land.

Mr. Epstein said his concerns relate to the Meadowlands construction and how disruptive it was to him and his business.....he was just worried.

There was also a letter received from the owner of 56A West Vine Street and his problem referred to the noise and dirt. He was also concerned that construction vehicles involved in the project would park their large vehicles in the parking lot on the property.

Marcene said that if this were in the historic district we would not allow it.

Motion: Move to allow the demolition of 55 West Vine Street.

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

Case# FY11-40

Application by Sprinkle Home Improvement on behalf of Barbara Schatz and Brett Caldeonia 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 an existing three-story deck, landings and steps and replace with 124 square foot deck(s) with two 5' x 8' landings and one 3' x 3' landing with steps and railings at the property located at **39 Bradford Street, Provincetown, MA.** Russell from Sprinkle Home Improvements said that the only change will be to change the railing system – otherwise it's the same.

Motion: Move to approve as presented.

Motion: Carol Neal Seconded: Marcene Marcoux Vote: 5-0-0.

Case# FY11-41

Application by Edward Zaidner 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 addition at the rear elevation; second floor, over the existing one story structure. Expand the existing deck at the rear (south) elevation and replace two existing windows and one door with a new slider at the property located at **135 Commercial Street, Provincetown, MA.**

Mr. Smith, the architect, said that we are proposing to add an addition to the 2nd floor – facing the water and not Commercial Street. He proposes adding a bedroom and we're reconfiguring the interior building space.

All the members of the HDC had gone by the property and saw no problem with the proposal.

Motion: Move to accept the plan as presented.

Motion: Carol Neal Seconded: Polly Burnell Vote: 5-0-0.

28 Commercial Street – unit 1

Don DiRocco presented the pictures which were all taken from the rear of the property and it's not visible from Commercial St. There is no foundation and it should be removed and rebuilt. He's on the schedule for the next meeting so he says he'll wait until the 20th for the feedback.

124 Commercial Street - Polly asked about the front doors of the house. The brand new front doors hadn't been approved. Russell Braun will look into it.

Correspondence has been received from Chris Snow regarding someone who put up a fence without permission and other issues. They will be considered.

Russell will be writing an article for the Banner to detail some of the areas in the building codes. It will be informative and help people planning projects. Stay tuned.....

Adjournment happened at 5:40 p.m.

Respectfully submitted,

Evelyn Gaudiano

E. Rogers Gaudiano

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