



HISTORIC DISTRICT COMMISSION

April 20, 2011

Judge Welsh Hearing Room

3:30 p.m.

Members Present: Polly Burnell (arr 3:50p), Lynne Corbett, John Dowd, and Carol Neal.

Members Absent: Stephen Borkowski, Marcene Marcoux, and David McGlothlin.

Staff: Maxine Notaro

Public Meeting

Work Session 3:37 p.m.

•Administrative Reviews

There were about 5 reviews conducted and approved by the HDC.

•Public Statements

Even though Public Statements were first on the agenda, the HDC took care of the Administrative Reviews first.

Rick Murray, owner and occupant of 63 Commercial Street, requested a point of order and said that when you give permission to have a place demolished (his next door property) it would be appropriate for an abutter to be notified. He went to all the hearings on that property – and then there was another hearing held by the HDC on that property's demolition. He would hope that if you're hearing a demolition request that the neighbors would be notified; none of us were. Deb Paine was the contractor – once you approve a plan – then the abrupt change to a demolition should be noticed out.

John Dowd's response was that if it were a safety issue; we can't hold up the project if someone may get hurt.

Dr. Murray said that he's asking as an abutter and also noted that the property in question was demolished on a Friday and resurrected on the following Monday! Maxine said abutters were notified!

●**Review and approve previous minutes**

Motion: Move to approve the minutes of the April 6th meeting as amended.

Motion: Polly Burnell Seconded: Carol Neal Vote: 3-0-1 ab JD

●**Discussion on Policy and Procedures**

It was decided that this discussion would be held at the meeting of May 4th and would commence at 2:30p instead of the usual 3:30p start of the meeting.

Public Hearing 4:00 p.m.

Case# FY11-34 (Continued case)

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.**

Maxine told the HDC that the applicants wished to withdraw without prejudice.

Motion: Move to allow the applicants for 5 Cottage Street to withdraw their application without prejudice.

Motion: Polly Burnell Seconded: John Dowd Vote: 4-0-0.

Case# FY11-36 (case continued for revised plans)

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.**

Don DiRicco led the presentation by giving the HDC 3 different versions of rebuilding the existing second floor deck.

Evelyn Gaudiano, an abutter, said that she was quite disappointed in the HDC at the last meeting when they wanted to replicate the same y brackets supporting the porch. She thought that the support posts resembled old-fashioned clothes yard

posts that used to hold up clothes lines for laundry. She liked all the current versions of the support posts.

John Dowd could find no pictures of the early house but knew that it had originally been a two-story Victorian that had been raised in the 1920s and had the 1st floor added on – making it a 3-story building.

Polly Burnell wanted to keep the wide brackets and said that it's about preserving the y brackets which relate to the historic part of the building. She also felt it related to the kinkiness of the Town.

John Dowd said that the simpler design with the chamfered columns is the best of the proposals presented.

Carol Neal said that it's a great historic building.

Lynne Corbett regretted the fact that there were no photos to support any decision.

Motion: Move to accept the plain chamfered posts without the wide brackets.

Motion: John Dowd Seconded: Polly Burnell

Vote: 3 in favor, 1 opposed, Polly Burnell.

Case# FY11-37 (Case continued for revised plans)

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 requested a continuance so that the case could be heard by the same members who sat on the original case and hopefully a full board.

Motion: Move to permit a continuance of FY11-37 until a more complete board can be assembled.

Motion: John Dowd

Seconded: Carol Neal

Vote: 4-0-0.

Case# FY11-42

Application by Mark Kinnane of Cape Associates, Inc. on behalf of Eleanor Pannesi 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 replace all windows and enclose existing first floor deck in the northeast corner of the house eliminating the low-pitched rubber roof and extending the existing hip roof design over the flat roof area and; raise the structure 2' to 4' to conform to code at the property located at **71 Commercial Street, Provincetown, MA.**

Mark Kinane said that the HDC will be walked through the plan which has to be 2 ft. above the flood zone; these are the latest FEMA rules for a velocity zone. He also said that this requirement has probably been missed a lot in the past. The new FEMA maps will have mandated requirements in June 2011.

The architects were not pleased with these rules and the HDC was incredulous.

The entire house is getting renovated. There are apartments there now and when the renovation is completed it will be a single family. It won't have a solid foundation but will be raised on pilings and the design was explained. There have to be raised steps going up to the first floor entry because of the added elevation.

Polly asked about the pilings and wondered if there will be a trellis – or something – to hide the pilings. The designer said that they haven't gotten that far yet. The architect said that he has to find out just what the pilings should be made of.

The building evidently consists of one house originally attached to another and now the problem seems to be how to make it appear as a single home. John also wondered about a deeper overhang? Mark said that the shingling is under there so we'll know when we start the renovation what the original had.

John made the following motion:

Motion: Move to accept the plan with the following conditions:

- 1. west elevation center window in ground floor with the chamfer over the north elevation**
- 2. main entrance be of a shingle design sloping from the base of the 2nd story windows – a taper starting somewhere below the window and stopping somewhere over the door frame.**
- 3. the windows in the north elevation at the juncture of the older and newer portion – retain the window size of the older building.**

4. the center section original chimney be retained on the exterior.
5. the siding of the house be shingled with the original patterning.
6. the front and side doors by of wood with square paneled doors (these haven't been selected yet)
7. a simpler rail on the front would be more ideal but John had reservations about the Juliet balcony on the back.

(Mark said that he'll see what is and what isn't allowed at the ZBA hearing tomorrow night.)

Motion: John Dowd Seconded: Carol Neal Vote: 4-0-0,

Case# FY11-43

Application by Don DiRocco of Hammer Architects on behalf of Eric Price and Carl Bazil 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 renovation and expansion of an existing addition located at the rear of the property located at **28 Commercial Street, Unit #1, Provincetown, MA.**

Don presented the project to the HDC. He said that it was a little elevation on the rear which can't be seen from the street.

Jane Harper, president of the condo association which abuts the property said that the condo owners' concern regards the timing of the project. Once that concern was satisfied, the following motion was made:

Motion: Move to approve the project as presented.

Motion: John Dowd Seconded: Carol Neal Vote: 4-0-0.

Polly voiced her concern over the doors at a previously approved renovation. The doors were supposed to be restored and instead they were replaced. Maxine said that we have to be very specific in any of our decisions so that they can be enforced, if necessary.

Maxine continued by saying that she would like to get back to having the applications available in advance. This is what the HDC should have in advance and it has to be specific. She further said that – years ago - everyone would take a case and they would have to monitor the cases.

It was decided to have the door problem people come to the next meeting which will commence at 2:30 p.m. This meeting would be to discuss not only the doors but also policy and procedures for the HDC. The discussion would take place from 2:30 p.m. to 3:30 p.m. and then segue into the 3:30 Administrative Reviews.

NEXT MEETING
MAY 4, 2011

2:30 – 3:30

Policies & Procedures

3:30 – 4:00

Administrative Reviews

4:00 p.m.

Public Hearing

Adjournment happened at 5:30 p.m.

Respectfully submitted,

Evelyn Gaudiano

E. Rogers Gaudiano

Approved by _____ **on** _____, 2011.
John Dowd, Chairman