



HISTORIC DISTRICT COMMISSION

June 15, 2011
Judge Welsh Hearing Room
3:30 p.m.

Members Present: Stephen Borkowski, Polly Burnell (arr @ 4:08p),
Lynne Corbett John Dowd, David McGlothlin,
and Carol Neal.

Member Absent: Marcene Marcoux

Staff: Russell Braun (left @4:35p) and Maxine Notaro

The meeting was called to order at 3:30 p.m.

Work Session 3:30 p.m.

●Election of Officers

The election was held later in the meeting but the results follow:

Motion: Move to name Carol Neal as Vice Chair.

Motion: Move to name John Dowd as Chair.

Motion: Move to name Polly Burnell as Secretary

The above three motions were made, seconded, and approved by all.

●Public Statements

There were none.

●Administrative Reviews

17 West Vine Street – Meg Stewart and Maureen Wilson are the owners and Meg presented the case to the HDC. The property is a 2 family and will remain a 2 family. The cottage that they want to change has a bay window that they'd like to remove. They want to put back a window in the same spot and wondered if the HDC can administratively approve a bay window removal. Meg also wanted advice about a few changes. They want to remove the front door and put the front door on the side of the cottage. Her haste is about ordering materials.

John said that he doesn't think there will be any problems but David was reluctant to just approve the window without the whole plan. John said that he doesn't believe that anyone is going to ask that the bay window be retained. If windows

are the same size – that’ll be o.k. – so John said – order the windows --- but when it comes to removing doors, etc., it will have to have a full review. Meg concluded by saying that all windows will be one over one and they only intend to replace some of them.

6 Bangs Street

This was a “no show.”

Stop Work Order

33 Hancock Street

The architect objected to having a stop work order placed on his project. Keith, the architect, had a “show and tell” series of pictures which he showed to the members of the HDC. No one in the audience could hear anything he said since his back was to the gathered folks and he was presenting to the HDC only. He claimed that in working on the house they discovered more and more rot which led to quite a demolition. The fact that he didn’t keep the HDC in the loop during the entire project nor did he apply for a demolition delay was the reason for the stop work order. The project began in March and continued into April, May, and most of June until the stop work order was issued.

The PTV people who were filming the meeting asked the architect and members of the HDC to use the microphones because they couldn’t pick up any voices on the film.

Carol Neal went down to look at the house and commented that it would have been more appropriate if these issues were brought to us when they arose.

David McGlothlin asked - why the stop work order this week and not earlier? Russell Braun said that we typically don’t do inspections unless we are called. The last time he was out there was about 3 weeks ago and it was the exterior of the building that was being worked on; all this problem was very recent. There was piece meal foundation work going on.

David continued - has someone been out there in March, April, May, or June? Russell said that - all of a sudden - there was a new structure there. David just wants to know what was there and when?

Lynne Corbett wanted to know what the agreement was when he came before you re: the foundation. Russell said that the drawings that had been submitted had not been studied and it was not an easy study.

Carol was concerned that we weren't notified about this and more than 25% rot would trigger a demolition delay.

Maxine asked – so how do you want to deal with it? Carol feels that we have to draw the line. She said that it looks from the picture that you knew this would have to happen - the addition is the structure that was approved for demolition.

Stephen Borkowski agrees with Carol and he feels they were not moving forward in an unethical manner. It's clear that this was not an attempt to deceive and he regrets that the Board didn't have more input sooner rather than further delay this – just remove the stop work order and go forward.

Motion: Move to remove the stop work order.

Motion: Stephen Borkowski Seconded: John Dowd

Vote: 4-0-1 ab (CN)

●Review and approve previous minutes

None were available.

●Any other business that shall properly come before the board

There was none.

Public Hearing 4:00 p.m.

Case# FY11-47

Application by Derik Burgess of Cape Associates, Inc. on behalf of Erik Debriae 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 a dangerously rusted, jagged chain link fence from the parking area and replace it with a PVC picket fence at the property located at **101½ Commercial Street, Provincetown, MA.**

Stephen Borkowski stepped down from this hearing.

The applicant said that proposed fencing was recommended by an agent from the EPA. The proposed design acts as snow fencing collecting sand and stabilizing the soil for native beach grass.

A while ago one of the contractors brought in the proposed fence (PVC pickets with an ornate gate) in its entirety. The HDC without exception refused to O.K. the fencing since it looked so artificial in its stark white finish.

The applicant said that he was here 2 years ago for the same issue and – he claimed - he did get verbal approval at that time to replace the fence. He went to look at the fence and it was a cheap one. He proposed this fence to his condo association and they all agreed. Then the expensive purchase of the fence was made and was not approved.

Fred Long – 90 Commercial Street said that he’s not as concerned with the fence as he is with the center pagoda. This has been removed but he still feels a wooden picket fence would be more appropriate and continue to maintain the historic fishing village aspect. He continued by saying that he’d just ask the board to take that into consideration.

Paul Brown – 92 Commercial Street felt that the installation of the PVC fencing will hamper the view of tourists on the bus and the real reason is to give privacy to those on their deck. There are not many places where tourists can enjoy the view. He feels wire fence such as the one next to Sal’s Restaurant would allow people to see the harbor. The PVC slats are very thick and there should be a much wider space between pickets. .

The owner of the back unit of 92 Commercial said that the issue of fence being any higher is really silly and when the tourist bus comes by now they can see the view from the bus.

A letter from Paul Brown was read aloud and was a repeat of what he had previously said. Fred Long opted to not have his letter read because it, too, was repetitious. Helen Valentine asked if it’s being replaced – why does it have to come before you? John Dowd explained the reasoning to her.

David McGlothlin said that it seems a bit oversized – it’s larger than what it should be. It doesn’t typify what a white picket fence would look like.

Lynne Corbett agreed with David – it feels like it’s closing off.

Polly Burnell said that personally she doesn’t like PVC so she’d rather see a very simple fence and would that make more sense historically. It would allow air and vistas.

John said that the concern of the neighbors is that some view of the bay be retained and that's important because it's maybe the broadest spot where you can get a view of the harbor. He would find it impossible to find a white painted picket fence on a beach. Wood will erode quickly and it's problematic. It's too formal for a beach and the consensus that there be some kind of view - - maybe a wire fence that would allow a view. The white fence seems odd but the height is O.K.

Russell Braun left the meeting at 4:35 p.m.

The applicant – once again – said that he has already bought and paid for the fence.

Finally the following motion was made:

Motion: Move to allow a fence replaced in kind with chain link or an open picket wooden fence provided you bring back the design for approval.

Motion: Carol Neal Seconded: David McGlothlin

Vote: 4-0-1 ab (JD)

(The above case began at 4:00p and concluded at 5:00p)

Case# FY11-48

Application by Robert Hazard 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 existing windows on the North and South elevations of the Craftsman's home and to replace the rear kitchen door at the property located at **652 Commercial Street, Provincetown, MA.**

Bob Hazard and Lynn Watt bought the house in 1991 at a foreclosure auction. It was advertised as a Cape Cod house and it was actually an arts and craft home. Changes were made before they owned the house and they'd like to restore it back to what it should correctly be.

Bob explained his restorative design to the HDC and they were quite enthused. The property is on a lot which runs from Commercial Street to Bradford Street.

John Dowd said that – in terms of design – the three different size windows and one window appears compressed 1st floor windows should be of the same proportion.

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

Motion: Move to approve as presented with the exception that the 3 windows in the bay become 2 windows which match in size.

Motion: John Dowd Seconded: David McGlothlin Vote: 5-0-0

Working Meeting

Discussion on Policy and Procedures

Adjournment happened at 5:30 p.m.

Respectfully submitted,

Evelyn Gaudiano

E. Rogers Gaudiano

Approved by _____ on _____, 2011.

John Dowd, Chairman