



# HISTORIC DISTRICT COMMISSION

**February 9, 2011**

**Judge Welsh Hearing Room**

**3:30 p.m.**

**Members Present:** Stephen Borkowski, Polly Burnell,  
John Dowd, Marcene Marcoux,  
and David McGlothlin,

**Members Excused:** Lynne Corbett and Carol Neal.

**Staff:** Maxine Notaro

**Work Session 3:30 p.m.**

**●Public Statements**

There were none

**●Administrative Reviews**

**205-209 Commercial Street** – Ben DeRuyter presented the application for the fiberglass door which had been completed. He also discussed the installation of the exhaust vent to accommodate the hood and ansul system which will be installed on the flat section of the roof – not visible from Commercial Street or the harbor.

**417 Commercial Street** - Stephen Cook presented; he said that they changed the gable to a shed roof. The change in roof line doesn't change any volume. We've done everything that the board asked for. John asked about a little square window – that was there before. There is one small change.....window on east side on the 2<sup>nd</sup> floor is a casement window. The HDC stamped and approved the plan.

**●Review and approve previous minutes**

Marcene had one correction which whited out a sentence re: ZBA on the first page.

**Motion: Move to accept the minutes as amended.**

**Motion: John Dowd                      Seconded: Marcene Marcoux                      Vote: 5-0-0**

**●Discussion on Policy and Procedures**

Maxine asked how the board feels about the air conditioners. She has received calls from people who wondered if they had to be reviewed. David said that not if they are on the back of the house and on the side. Someone is looking to put one in and wants to make sure that they are in the right spot. There are no bylaws re: air conditioners. How about air conditioners that are installed with pipes and wires that go into the house. David said that it's usually matched to the color of the house; it's cheaper to put those in rather than on the inside of the house. So the HDC said minimally visible would cover the air conditioners.

***Public Hearing 4:00 p.m.***

**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 when this case came up. Gary Locke read a letter to the HDC asking for a continuation of this case since the original Commission members familiar with this case aren't in attendance. Also the attorney, J. Murphy, Jr. is unavailable. The letter sought to have the hearing either before February 18<sup>th</sup> or after March 10<sup>th</sup>.

**Motion: Move to accept the change of date and postponement of the case and a tentative date of March 16<sup>th</sup> was set.**

**Motion: John Dowd      Seconded: Marcene Marcoux      Vote: 5-0-0**

**Case# FY11-25 Continued from (1/12/11)**

**Application by Steven Cook of Cotuit Bay Design, LLC on behalf of James Savko** 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 dormer, decks and egress stair and to add/replace windows doors, siding trim and roofing at the property located at **417 Commercial Street, Provincetown, MA.**

This case was heard under Administrative Reviews.

**Case# FY11-26**

**Application by Dale Huebner and Robin Dwyer** 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 construct a second story addition replicating the existing style of

structure and surrounding buildings at the property located at **54 Bradford Street, Provincetown, MA.**

The presentation was quite lengthy and every by-law that referred to the project was cited. Basically the presenter said that the surrounding buildings are all much higher. The applicant said that they think their building was constructed in the 70s or 80s. They had done their homework and five letters were read into the record all in support.

A story that has become familiar stated that the owners plan to retire and spend much more time in Provincetown but are faced with head room restraints in the building they want to have rise to two floors.

John doesn't have a problem with the 2<sup>nd</sup> floor but the shape and configuration - John said that it's a whole new design. Why didn't they match the others in the area. The fellow doing most of the presentation said that the design was in deference to the neighborhood and considering the Winthrop Street properties which were all much higher. John mentioned the cottages on Law Street and they are adding complexity to a form and it sticks out as something very visible.

Then all the HDC members voiced their concerns prior to the following motion:

**Motion: Move to accept the plan as presented.**

**Motion: Polly Burnell                      Seconded: John Dowd                      Vote: 5-0-0**

**Case# FY11-27**

**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.**

**Motion: Move to postpone 110 Commercial Street due to an incomplete application.**

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

**Case# FY11-29**

**Application by Deborah Paine, Inc. on behalf of Elise M. Cozzi** 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 Post and Beam frame is compromised with dry rot and power post beetle infestation and the sheathing is dry rot and has no holding value. Therefore, the applicant seeks approval to demolish what is left of the building frame at the property located at **61B Commercial Street, Provincetown, MA.**

Deborah Paine said that she's dealing with a lot of dry rot. She said that the place is just plain rotted; it hasn't been maintained for years. The tradesman who presented the plan with Deb also reinforced that the rot has invaded the building.

Marcene asked if Russell Braun had weighed in on this because he had written HDC a letter on another case? No, but Justin has been around and ConCom has also been following the process.

Duane Gregory is a neighbor to this property and she can't imagine why they can't rebuild it.

**Motion: Move to allow the demolition of 61B Commercial Street.**

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

**Adjournment happened at 5:00 pm**

Respectfully submitted,  
*Evelyn Gaudiano*  
E. Rogers Gaudiano

**Approved by** \_\_\_\_\_ **on** \_\_\_\_\_, 2011.  
John Dowd, Chairman