



HISTORIC DISTRICT COMMISSION

October 5, 2011

Judge Welsh Hearing Room

3:30 p.m.

Members Present: Polly Burnell, Marcene Marcoux,
David McGlothlin, and Carol Neal.

Member Absent: John Dowd

Alternates: Stephen Borkowski and Lynne Corbett

Staff: Maxine Notaro

The meeting was called to order at 3:35 p.m.

Work Session 3:30 p.m.

●Public Statements

There were none.

●Administrative Reviews

427 Commercial Street – replacing deck on 2nd floor. The only difference will be that the rails will be stainless steel. The plan was approved.

67 Commercial Street – the Skiff - this project was approved, as well.

164 Commercial Street – The contractor wants to take out existing sashes and replace the windows with 2 over 2s. The original windows are single pane and he will be only replacing the sashes themselves. Carol Neal said that we really encourage you to rehab the windows.

Carol Neal suggested that the contractor talk to the owner and return for the October 19th meeting.

276 Commercial Street – replace windows in kind. This building takes a beating from the wind and the rain and the owners have a spec sheet. On the north side there are several different sizes and the back side of the building is an alley way. The windows were all custom made and they now are the last generation of Anderson windows - maybe 45 or 50 years old. The owner said that they'll be exactly the way they are. The project was approved.

● **Review and approve previous minutes**

The minutes of February 9th, July 13th, August 10th, and September 7th were all amended by the members of the HDC in attendance and approved.

● **Any other business that shall properly come before the board**

Public Hearing 4:00 p.m.

FY12-05

Application by Robin Reid, Esq. d/b/o Marcus Builders 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 rebuild structure and increase the livable square footage in accordance with attached plans at the property located at 170 Bradford Street, Provincetown, MA.

This project was approved under the Administrative Review portion of the meeting.

Case# FY12-06 (Continued from September 21, 2011 to review and approve revised plans) Application by Robert Valois on behalf of Enco Realty Trust 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 demolition and reconstruction of an existing structure within the same footprint; raise the ridge 9' 0"; add dormers and replace windows and doors and add a new front porch at the property located at 32 Bradford Street, Provincetown, MA.

Lynne, Marcene, David, and Carol sat on the hearing for this project.

Robert Valois said that the HDC had asked for additional information and he felt that he had complied with all their requests. He had lowered the plans to 60.1 above sea level and 23ft. above grade – so it is lower – as requested.

Polly feels that replacing a small out building with a house is not the way she interprets the cottage policy.

Marcene said that we have already had a meeting on this, requested that the height be lowered and now we have a new plan which addresses all the concerns we originally had. She would like it approved.

The owner, Lennie Enos, said that he knows he could go to court and win a judgment about the HDCs interpretation of the bylaws – but he just wants to get started and finish this project. He doesn't intend to sue but knows he would win.

David McGlothlin said that he has a concern with the height. Even though it's been brought down 3 feet - it still has the feeling of a 3 story building.

Mr. Valois said that a taller building was previously approved up to a 55 ft. elevation; that ridge elevation was already approved at another meeting.

Mr. Enos said that he didn't build it at that time due to financial constraints.

The disapproval of some of the members of the HDC seemed to rest on the doghouse dormers. Polly, weighing in again, said that she has seen so many doghouses dormers built incorrectly.

Marcene read the bylaw (15-11) referred to and said that there is always ambiguity. She also thinks this is very unfair – the applicant has to know what we want to see. We need a consensus.

Robert V. said that we felt we had complied with every thing you wanted.

**Motion: Move to continue FY12-06 until the next meeting on October 19th.
Motion was made, seconded, and voted in approval unanimously.**

At 5:10 p.m. – the public meeting session closed for working on the minutes.

Administrative Reviews (resumed)

214 Commercial Street – approved

9 Whorfs Court – a letter was received from the owner requesting a 6 month extension of time for his plan until April 23rd.

Motion: Move to approve the extension – as requested – to April 23, 2012.

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

Adjournment happened at 5:35 p.m.

Respectfully submitted,
Evelyn Gaudiano
E. Rogers Gaudiano

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