



HISTORIC DISTRICT COMMISSION

Judge Welsh Hearing Room

December 7, 2011

3:00 p.m.

Members Present: Polly Burnell, John Dowd,
David McGlothlin (arr 3:30p), and Carol Neal.

Alternate Present: Lynne Corbett

Members Absent: Marcene Marcoux

Alternate Absent: Stephen Borkowski

Staff: Russell Braun, David Gardner, and Maxine Notaro

Training Workshop with Town Counsel

The meeting was called to order at 3:03 p.m.

Iana Quirk, Esq. was present in order to give a brief workshop on how decisions should be made by the Historic District Commission. Her talk was accompanied by a power point presentation which had been photocopies. She then proceeded to go over the pages which were entitled: Statutory Authority, Exterior Architectural Feature (where visual), Exterior Architectural Feature (materials, arch. style, etc.), Structure, Local Historic District By-law, Local Guidelines, Local Guidelines (exemptions), Local Guidelines (new construction and/or additions), Checklist, Factors to Consider, Options, and Solar Features. Atty Quirk explained – in detail – each point she was making and also answered questions from the Commissioners. She, too, passed out a form for “Certificate of Appropriateness Decision” which should be filled out for each application.

Summing up her presentation in two words - **DOCUMENTATION and CONSISTENCY**. She couldn't emphasize more that every case should be accompanied with a reason on why it was denied with the by-law and/or guideline cited. She further said that the minutes should reflect exactly which Commissioners sat on the case. In all cases, the minutes do reflect the attendees and the Commissioner(s) who may step down on a particular case due to conflicts.

The lingering question of the day was: (How do you determine “hardship” if a person pleads that what the HDC is authorizing is too expensive?) One definite way is that if a person is receiving aid from a grant – then they are needy.

At the end of the tutorial, Atty. Quirk was thanked for her time and input.

Administrative Reviews

211 Bradford Street – the applicant wants the same size windows.

Motion: Move to approve as presented. So moved and approved 5-0-0.

4 Anthony Street

The applicant said that the house was originally built in the 1800s and he would like to replace all the windows in kind. This, too, was approved.

101 Bradford Street. The applicant opted to change from cedar back to clapboards. O.K.d

Rex McKinsey, the Pier Manager, wanted to have amendments to the artist studios on the pier. He deals with state regs and he is here for the studios. The purpose of this project area is to give emerging artists a place to show their wares. Anything that’s built on the water just doesn’t work for long range. A lot of the buildings that are put out on piers just don’t last. Rex wants a determination of applicability. John and Polly voted on the design of the first studios.

Motion: Move to accept as presented.

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

Public Hearing 4:10 p.m.

Case# FY12-21

Application by Robert Valois on behalf of Howard Burchman 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 following: Main House: to construct an 8’ x 10’ addition and deck on the West elevation above the existing first floor and re-shingle the Mansard roof and; Cottage renovation: to construct a second floor addition and 3’ x 7’ bay addition for stairs on the North elevation at the property located at **12 Center Street, Provincetown, MA.**

Carol Neal and David McGlothlin stepped down from this hearing.

Robert Valois said that he’s here for two different projects. They are thinking about re-shingling the main house and the other part is the main part of the project

– an addition and a deck on top of it. There is proposed a small French door off the balcony – and, again – it’s not visible from a public way.

Mr. Valois said that he wants it approved as soon as possible so that they can do the weatherproofing and we’re trying to maintain the gable detail.

After the presentation, Chris Snow, Esq. – representing the immediate abutter who would be most affected by the cottage addition - said - you can’t add to a garage where taxes have been paid over a period of time for a garage. These structures are too close and to allow relaxation would certainly not be in the best interests of the district. In addition – you have the main structure. There is already an 8 ft fence that was clearly not allowed. The front of the building is attractive but on the cottage side – it does impact views and the historic elements would be lost. You’re only allowed 2 stories – and - for those reasons we would ask that you consider this objection.

Howard Burchman said that Chris Snow had made an erroneous statement. The very high fence is only 6 ft and not the 8 ft as stated!

Chris Snow said that the ZBA finding has already been appealed.

Polly is not going to vote for this. Polly did not approve turning an auxiliary building into a residence based on her interpretation. Lynne agreed.

John said that it’s not too over scale for the neighborhood and that there’s no reason to deny this.

Finally, after much discussion, the following motion was made:

Motion: Move to approve the main house as presented and deny the cottage. The cottage will have to be redone.

Motion: John Dowd Seconded: Lynne Corbett Vote: 3-0-0.

(Carol and David had stepped down from this case.)

Administrative Review:

22 Commercial Street

John Reis (Golden Hammer) and the owner presented the review.

(Carol & David stepped down, again.)

John said that the last time he got approval on all the railings but there’s an actual deck that is going to be added on the front as well as an addition on the back.

Motion: Move to accept as presented with one option for the bathroom bump-out.

Motion: John Dowd Seconded: Lynne Corbett Vote: 3-0-0.

Case# FY12-22

Application by Ted Smith on behalf of Sextus Norden 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 add a second story to an existing one-story wing, add dormers at the existing second story wing and extend a portion of the structure into the rear yard at the property located at **23 Court Street, Provincetown, MA.** Ted Smith, the architect, made the presentation by detailing the plan. He walked the group thru the plan and afterwards there was no input from the public except for a negative letter from the owner of 22 Watson Court which is a one lane private road and they provided photos which proved invasion of their driveway

John would question the proposed canopy over the ell. In doing that you're making the secondary entrance look like a main entrance; it would look more correct if the canopy were on the main entrance.

Each of the Commissioners had comments on the design but the following motion was made:

Motion: Move to accept as presented.

Motion: John Dowd Seconded: David McGlothlin

Vote: 4-0-1 ab (PB)

The HDC then resumed Administrative Reviews

Dyer Street

The owner's representative said that the application was to "replace in kind" the rotting clapboards and windows. John's recommendation was that the dormers should be shingled and not have clapboards on them. With that stipulation, it was approved.

Case# FY12-23

Application by Trevor Meyer of Cape Associates on behalf of Audri & Robyn Bazlen-Weglarz 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 raze and reconstruct the existing cottage in the rear at the property located at **158 Bradford Street, Provincetown, MA.**

(David McGlothlin stepped down.)

Trevor Meyer said that the architecture and features of the building will match that of the main house and the buildings will remain separate.

Tom Benson, the architect, explained his design by saying that he wants to make it look like it belongs. The elevation is set well off the road.

Mark Juarie, an abutter, who lives at 22 Pearl Street said that the proposed structure is more attractive than the current structure. A common walkway is on Admirals Landing and the new structure will be set back from the property line. Then a few letters of support were read.

Motion: Move to allow the demolition of the cottage at 158 Bradford street.

Motion: John Dowd Seconded: Lynne Corbett

Vote: 3-0-1 ab (PB)

Motion: Move to accept as presented with 2 English doors on the ground floor addition and that the bay window gets detailed out as appropriate.

Motion: John Dowd Seconded: Lynne Corbett

Vote: 3-0-1 ab (PB)

Case# FY12-24

Application by Maureen Wilson on behalf of Dan Silver 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 as follows: South Elevation - replace five casement windows with Sliding doors, replace a door with a full view door, reconfigure the stairs to the deck and replace all other windows in kind; East Elevation – remove a Bay window and replace with casement windows and replace all other windows in kind at the property located at **523 Commercial Street, Unit #1, Provincetown, MA.**

It was explained that the requested changes are minimally visible from any spot. The only future change will be adding an outdoor shower. One other thing - right now the deck is on two levels and what you will be able to see when we change the decks is a railing. Next year they'll come back and redo the railings.

Motion: Move to accept as presented.

Motion: John Dowd Seconded: Carol Neal Vote: 5-0-0.

Case# FY12-25

Application by Harry Brock 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 demolish Cottage #1 and reconstruct in the same footprint with a connecting breezeway between Cottage #1 and Cottage #2 at the property located at **21 Tremont Street, Provincetown, MA.**

Mr. Brock detailed that the sills are rotten and he'd like to take it down and rebuild it on the same foundation and then connect it. He just wants to connect it so that it will become just one structure and one roofline. He said that it was originally a barracks.

Rachel White said that she is in favor of the project and knows that the cottage they're speaking about is in need of being redone. She hopes that he will be given every bit of consideration. There were a few letters of support from abutters. The Willows wrote a letter of objections before they fully knew what was being planned.

There were quite a few letters of protest based on what the Brocks had done before.

Motion: Move to allow the demolition of the cottage at 21 Tremont Street.

Motion: John Dowd Seconded: Carol Neal Vote: 5-0-0.

Motion: Move to accept the proposal as presented.

Motion: John Dowd Seconded: Lynne Corbett Vote: 5-0-0.

Case# FY12-26

Application by Ted Smith on behalf of Jeff Larsen 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 two shed dormers on the South elevation and to reconfigure the stairs and walls at entry way and replace a window on the West elevation at the property located at **20 Commercial Street, Provincetown, MA.**

Ted Smith, the architect, for this project explained that it is a land-locked property which has a driveway easement from Point Street. It is visible to some extent from Commercial Street.

Motion: Move to accept as presented.

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

Administrative Review

89 Commercial Street - We didn't have a quorum at the last meeting. Scott Grady said that it's not a make-over yet. It's an attempt to correct some of the problems and making it a place to live. The scale units are maxed out so he proposed moving the wall out flush with the rest of the house. Also, the living

level is on the 2nd floor and all they have is a little walkway. They just want to extend the railing which would not increasing the size of the area which is fine for now.

Motion: Move to accept as presented without the dormer and perhaps a skylight. Scott G. will come back with revised plans.

31 Washington Court – They took the chimney down and the chimney wasn't even on the original application. John said that the chimney has to go back and whoever took it down has to put it back. The skylight went in and chimney came down.

Motion: Move to deny the take down of the chimney; it must be put back up.

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

66 Commercial Street – replace trim and same detail for the windows. she took the design from the house across the street. This was approved.

Adjournment happened at 6:55 p.m.

Respectfully submitted,

Evelyn Gaudiano

E. Rogers Gaudiano

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