



HISTORIC DISTRICT COMMISSION

November 16, 2011
Judge Welsh Hearing Room
3:30 p.m.

Members Present: John Dowd and Carol Neal.

Alternate Present: Lynne Corbett

Members Absent: Polly Burnell, Marcene Marcoux,
and David McGlothlin

Alternate Absent: Stephen Borkowski

Staff: Maxine Notaro

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

Work Session 3:30 p.m.

●Public Statements

There were none.

●Administrative Reviews

Pilgrim House

One of the owners came before the HDC with her plans for modernizing the building which had burned and was rebuilt in 1994.

The owner is going to repair with Azec and Hardee board and said that using the synthetic building material was a matter of cost. The HDC tried to alter the design to make it more historically accurate but she refused to do it.

One of the carpenters in the audience was asked his opinion of some of the synthetic materials and he spoke of one job he had done years ago with these materials and said that it looks as good now as when it was first completed.

Motion: Move to accept as presented.

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

There were a few other reviews approved which were not identified.

●**Review and approve previous minutes**

The minutes were not addressed.

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

There was none.

Public Hearing 4:00 p.m.

Case# FY12-16

Application by Scott William Grady on behalf of Ronald Chapman 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 on the front third floor elevation, construct a small 3' x 14' living room addition on the second floor waterfront (rear) elevation and extend the deck over the existing pergola on the second floor waterfront (rear) elevation at the property located at **89 Commercial Street, Provincetown, MA.**

The owner requested a postponement because one of our members is a direct abutter.

Motion: Move to accept the postponement of this case and waive the time constraints.

This was agreed to by all the HDC present.

Case# FY12-17

Application by Michael MacIntyre of Lands End Inn 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 alter existing decks to provide secondary egress to all guest rooms, replace railings to meet code, replace and roof along existing exterior stair, add decks, reconfiguration of windows, add new doors and replace windows with doors at the property located at **22 Commercial Street, Provincetown, MA.**

Carol Neal had to recuse herself, thus only the portion of the case that can be voted on administratively was heard. John Reis has a sample of the mahogany he intends using and the rubber roofing was approved. John and Lynne signed the administrative review portion of the plan.

Case# FY12-18

Application by Paul Van Apeldoorn on behalf of Duane Bonlie 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 front stairs and reconstruct new stairs in the Courtyard at the property located at **590 Commercial Street, Provincetown, MA.**

Maxine wondered if this plan could be done administratively. Carol Neal was still out of the room. John thinks that since the stairway is going behind the building and can't be viewed from a public way, it should be approved administratively by John & Lynne. Thus, it was approved.

Case# FY12-19

Application by Ambrose Homes, Inc. on behalf of Wayne Powell and Richard Fletcher 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 hold the existing building in place to remove the existing foundation on three sides and install a new foundation at the property located at **426 Commercial Street, Unit #1, Provincetown, MA.**

Fred Ambrose said that he's here to discuss a new foundation. He said he's known Richard and Wayne for the last 20 years and this is just a replacement of the foundation wall and counts as maintenance. John said that as long as the bricks that go in there look like the bricks that came out. – No problem, they will.

Motion: Move to approve as presented.

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

Case# FY12-20

Application by Robert Anderson 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 changes: North Elevation – Remove front deck and stairs and construct addition and raise the roof by 3' with an attic knee wall; West Elevation – Remove existing deck and construct small two-story addition with first floor bay windows and, construct five dog house roof dormers; South Elevation - Construct addition and remove and replace decks; East Elevation – construct shed dormer and add skylights. Replace and relocate doors and windows on structure as needed at the property located at **225 Commercial Street, Provincetown, MA.**

Lynne Corbett, John Dowd, and Carol Neal sat on the case.

Robert Anderson made the presentation for the two men who own the building. He said it would be brief, however; it was quite lengthy and comprehensive. He verbally toured the group through all their guidelines that would apply and then took a photo trip down memory lane detailing all the things that the building had been used for in the past.

There were also quite a few letters of support for the plan as well as someone in the audience – Benji Fox from 6 Dyer Street – who spoke in favor of the application. The one letter that had concerns was from Terry Vorelli who said that he was unable to attend the meeting but he feels the setback cannot be met because the building is right up against the property line.

The presentation by Robert Anderson began at 4:20 p.m. and concluded at 6:20 p.m. Part of the time spent was the 15 or 20 minute break that the applicants asked for so they could – perhaps redo their original proposal – because they had to have approval tonight.

HDC objections had to do with the area of the proposal bringing the building out over Blondies and creating a second floor there and the garage door proposal.

Carol said she's concerned about the building going up and coming out. Her concern is with the overall size – bigger doesn't necessarily make better. Carol continued by saying - when we look at new construction, we look at the overall neighborhood.

Mr. Anderson said that the increase in height is only 3 feet and he added the 3 feet doesn't make us any higher than the other buildings.

John said, "You've presented a good design but." He doesn't find any problem with the dog house dormers – but is it possible to keep that one story building front.

At this point the applicants asked for their little break. That was at 5:15 and they returned at 5:40. The presenter asked if the HDC would approve eliminating the addition that is the front of Blondies? They then had much to say to the HDC but unfortunately none of it was recorded because the applicants' backs faced the camera as John proceeded to make adjustments to their plan. John Dowd redesigned the entire building and wouldn't allow the building to go up to a 2nd floor over Blondies. Tom Thompson, the architect, was then called up so that John could explain the redesign to him.

Motion: Move to accept the FY12-20 plan with the following stipulations: on the 2nd floor west elevation – have an additional 7 ft moved toward Commercial Street and an additional amount on the shore side. On the north elevation have the same size windows and proportion and also have the north and west side windows match on the 2nd and 3rd floor levels. On the north elevation have the 2nd floor trimmed out to match the shingles on the ground floor and that there be a built out moulding that breaks the 1st and 2nd floors. The deck railing will be replaced with details tba.

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

There was one more administrative review which was approved quickly.

Adjournment happened at 6:20 p.m.

Respectfully submitted,

Evelyn Gaudiano

E. Rogers Gaudiano

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