



# HISTORIC DISTRICT COMMISSION

**Auditorium**  
**January 4, 2012**  
**3:30 p.m.**

**Members Present:** Polly Burnell, John Dowd,  
Marcene Marcoux, and Carol Neal.

**Alternate Present:** Benji Fox

**Members Absent:** David McGlothlin.

**Alternate Absent:** Lynne Corbett

**Staff:** Russell Braun, David Gardner, and Maxine Notaro

The meeting was called to order at 3:32 p.m.

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

### **●Public Statements**

There were none.

### **●Administrative Reviews**

**495 Commercial Street** – size of skylight ? – HDC needs size of the proposed skylight. Decision: as long as the skylight is the same size or smaller – it’s approved.

**493 Commercial Street** – application approved for a new entry door.

**212 Commercial Street** – approved.

**24 Winthrop Street** – application for “replace in kind – no structural changes.” There will be 11 windows replaced and the application only circled two - one door replacement, also. The HDC needs more information and Maxine will pursue.

**170 Commercial Street** – install fence. - approved

**27 Court Street – bldg A** – HDC wants factory applied muntins for the windows – not the snap-in inserts.

**Watson’s Court** – they removed the chimney and were told to replace it. A timeframe for the replacement has to be established.

●**Review and approve previous minutes**

It was determined that the secretary would resend all the unapproved minutes – once again – to the members of the HDC so that the town’s website could be made up-to-date.

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

**Motion: Move to take the Public Hearing out of order at 4:00 p.m.**

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

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

**Case# FY12-27**

**Application by Robert Valois on behalf of Diarmuid O’Neill** 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: Front elevation: addition of three Doghouse dormers on the roof with 6/6 windows; Right elevation: remove one 6/6 window with false shutters inside existing opening with trim; Rear elevation: addition of a shed dormer on the roof with new 6/6 windows at the property located at **520 Commercial Street, Provincetown, MA.**

Robert Valois said that FY12-27 had originally been scheduled for the December 21<sup>st</sup> meeting which didn’t take place. The owner is unable to attend today’s meeting so requested that it be postponed until the January 18<sup>th</sup> meeting.

**Motion: Move to reschedule the FY12-27 public hearing – waiving the time constraints – until the January 18<sup>th</sup> meeting.**

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

**Case# FY12-28**

**Application by Jennifer White on behalf of John Yingling** 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 the existing front deck and construct a new covered porch at the property located at **186 Commercial Street, Provincetown, MA.**

John Yingling had positive letters from abutters and was accompanied by Jennifer White. The designer of the project was also in attendance.

The hearing was then opened up to the public and Scott Powell, an abutter from Court Street, spoke in favor of the project saying that the porch is very similar to the porch he has on his house.

A few more letters were read – one commenting about the architectural integrity of the design – another from Russ Braun in approval – and finally one from Terese Nelson, also in approval.

The public portion of the meeting was then closed. Polly Burnell had a reservation regarding the size of the new deck which is twice the size of the original feature. Their guideline says to encourage businesses but John Dowd thought that the elevation might obscure the dormers? The discussion continued with everyone's opinion being stated.

The designer had computer generated drawings which supposedly showed what the finished project would look like. After the discussion the following motion was made:

**Motion: Move to accept the proposal with the following alterations... that the side elevation of the porch have 4 posts as opposed to 2 and that the projection of the roofline be changed. The soffit would be increased and the posts changed from square posts to turned posts. The vertical screening of the skirt under the lower level of the porch extend to the ground. The guidelines for this can be found in #2, #9D, #15, and #10 and that the posts turn to the Victorian style instead of square posts. The revised set of plans must be submitted to the Building Department PRIOR to filing with the Town Clerk. There is also a waiver of the time constraints.**

**Motion: John Dowd**

**Seconded: Benji Fox**

**Vote: 5-0-0.**

**Motion: Move that the Commission enter into an Executive Session pursuant to G.L. c.30A, &21(a)(3) of the Open Meeting Law to discuss strategy with respect to litigation, specifically two complaints filed under G.L.c.30A, &23 by Mr. Bernard Brahm, and that the Commission will not return to open session following such Executive Session. The Chair declared that holding an open session discussion of the matter may have a detrimental effect on the litigating position of the Historic District Commission.**

**Motion: John Dowd                      Seconded: Polly Burnell**

**The HDC members were then polled individually for the above motion:**

<b>Polly Burnell</b>	<b>aye</b>
<b>John Dowd</b>	<b>aye</b>
<b>Benji Fox</b>	<b>aye</b>
<b>Marcene Marcoux</b>	<b>aye</b>
<b>Carol Neal</b>	<b>aye</b>

**Adjournment happened at 5:00 p.m.**

Respectfully submitted,

*Evelyn Gaudiano*

E. Rogers Gaudiano

**Approved by** \_\_\_\_\_ **on** \_\_\_\_\_, 2012.  
John Dowd, Chairman