



HISTORIC DISTRICT COMMISSION

Judge Welsh Hearing Room

March 7, 2012

3:30 p.m.

Members Present: Polly Burnell, Ryan Landry, Marcene Marcoux,
and David McGlothlin.

Member Absent: John Dowd (excused)

Alternates Absent: Lynne Corbett (excused) and Benji Fox

Staff: Maxine Notaro

Work Session 3:30 p.m.

●Public Statements

There were none.

●Administrative Reviews

Masonic Lodge

Austin Knight and Charles Morton from the Master Lodge presented the case. The building was lowered in the 70s and they've added the kitchen. Austin said that they've hired a company out of New Bedford to install the new stove. It means that a large pipe will be coming out of the side on Masonic place (but will not be visible from Commercial Street). It will be in the basement and there is a window; it has to go two feet above the window. The enormous pipe will come out of the window and will be going up to the roof of the building. It is planned that the pipe will be colored in an attempt to camouflage it.

This project was approved by the HDC.

225 Commercial Street (the old Blondie's)

The new owner wants privacy fences on the west side of the property. There is a 4 ft. existing chain link and they'd possibly like to raise their fence a little bit higher. Most of it is 4 ft high and the middle of it would be 6 ft high.

Ryan Landry asked the new owner if he had talked to Seamen's Bank about removing the chain link fence. After a bit more discussion the project was approved with a few instructions as they referred to staying within the guidelines.

71 Commercial Street

This project had been previously approved and now they've changed their minds. It had aluminum siding and after removing the siding they would like to replicate the design that was underneath. (This property is right next to Capn Jacks.) Approved for the wavy shingle pattern.

34 Alden Street

Jim Anderson, the new owner, wants to replace some of the existing building in kind. This was approved.

346 Commercial Street

Shop Therapy is moving and the contractor just wants to clean up the front of the property. The 2nd fl can still be residential. This, too, was approved.

170 Bradford Street – The original approval gave permission to demolish the building with the proviso that the new building mirror the torn down one. The new owner wants a fence on the Bradford Street side of the property and a patio on the Brewster Street side. Marcene was adamant about the original decision but agreed that a fence could be constructed. The patio was not approved – just the fence.

●Review and approve minutes of the February 15th meeting.

Motion: Move to approve the minutes of the February 15th meeting as written.

Motion: Polly Burnell Seconded: Marcene Marcoux

Vote: 3-0-1 ab (RL)

●Any other business that shall properly come before the board

Public Hearing – 4:04 p.m.

Case# FY12-31

Application by Brad Locke on behalf of Fabian, LLP for a Certificate to be issued in accordance with the Provincetown Historic District Commission established under the General By-Laws, Chapter 11, Demolition Delay Bylaw of the Town of Provincetown. The applicant seeks approval to demolish an existing 1940's garage structure and to request a waiver from the 6 month demolition delay at the property located at **672 Commercial Street, Provincetown, MA.**

Brad Locke presented the case to the HDC. He said that right now the structure is unsafe and he would like a waiver from the 6 month demolition delay. The roof is really bad on it. It was built around 1940 and it's going to be an artist's studio on the same footprint. It will have the same footprint on the first floor and on the second floor it may be a bit different. Marcene wanted to get more information on the building. Actually it doesn't cost that much to have it researched.

There was no public input. David McGlothlin hates to see it go because it's unique. Marcene said - that's why we have the delay. Despite all the emotion, the following motion was made:

Motion: Move to accept the demolition of the garage structure and waive the demolition delay.

Motion: David McGlothlin Seconded: Polly Burnell

Vote: 3-0-1 ab (RL)

Case# FY12-32

Application by Edward Smith, Architect on behalf of Scott Dolny and Michael Palmer 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 for the following:

East Elevation: to remove a bay window and replace with a new entry door; reconfigure window locations and replace all windows and add windows, reduce full length dormer to two smaller dormers and add one dog-house dormer. South Elevation: reconfigure windows; replace windows and patio doors, second story addition visible from south elevation. West Elevation: construct second story addition with deck and stairs, reconfigure windows and add windows and remove patio doors and replace with windows. North Elevation: reconfigure windows and add windows, and replace patio doors, second story addition visible from north elevation at the property located at **8 Pleasant Street, Provincetown, MA.**

Polly Burnell stepped down from hearing the case.

Sitting on the case are David, Marcene, and Ryan. The applicants were told that since there were only 3 sitting on the case - if they chose to go forward it would take only one of the HDC to deny the entire application. The group decided to go forward with the case.

Edward Smith, the architect, presented the case. The house has gone through many renovations and they're trying to bring it back to what it was. After a lengthy explanation on what was planned, the public was asked for their input.

One abutter, coincidentally David McMahon from 9 Whorf's Court (the next case) rose to say that he felt the sunroom on the back of the house would over shadow his home. He also felt that it was much too large.

Then 6 letters were read into the record which were in favor of the project and one letter from David McMahon mentioned in the previous paragraph who felt the sunroom would blot out the sky from his back yard.

The public portion was then closed.

The owners said that it will remain a two family with a small apartment.

The owners were very amenable to the suggestions of the HDC and most are contained in the motion which was made for approval.

Motion: Move to accept the proposal with the following stipulations:

- 1. There will be only one door on the east elevation.**
- 2. The door on the west elevation will remain.**
- 3. There will be shingles on 3 sides with clapboards on the front.**
- 4. The garage will remain as presented.**

Motion: Marcene Marcoux Seconded: Ryan Landry Vote: 3-0-0.

Case# FY12-33

Application by David McMahon 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 install a new foundation on a restored existing ½ Cape, construct a new two car garage underground with a deck on top; the garage façade to be trellised and concealed by vegetation; replace the existing 'L' at the rear of the property with a new 'L' of traditional design at the property located at **9 Whorf's Court, Provincetown, MA.**

There was one letter in support from the owners of 8 Pleasant Street who stated that the proposed plans are an improvement.

Polly had the most recent plans that had been previously approved by the HDC. Mr. McMahon has been through the submission of plans for the last 3 years. The half-cape has been approved previously.

Then a great deal of discussion about the approved plans ensued with the final motion happening as:

Motion: Move to accept the plans as presented with the choice of traditional garage doors subject to additional review.

Motion: Polly Burnell Seconded: David McGlothlin

Vote: 3 in favor – 0 opposed – 1 abstention (RL)

Administrative Review (cont.)

The contractor who did the work at 31 Washington’s Court was called in to discuss a chimney that was torn down and not replicated in any way. He said that the chimney was not on the original application and the owner would have been left with a leaky, non-functioning chimney which she didn’t need and couldn’t afford to replace. The HDC viewed this as a hardship case and allowed the chimney removal with the following motion:

Motion: Move to allow the tear down of the chimney as a hardship case – however – any change of ownership would require a rebuild of the chimney as a non-functioning decoration.

Motion: Marcene Marcoux Seconded: Polly Burnell Vote: 4-0-0.

Cap’n Jack’s Wharf – The owners of one of the condos wanted HDC’s thoughts on replacing an existing window with an antique double door window. These artifacts are in a salvage yard in New York. David is a little reluctant to approve this since there are other people who live there and should be allowed to weigh in on the change. Maxine will check her e-mails and she thinks the condo association has given their O.K. for the change. The change will be researched.

Adjournment happened at 6:00 p.m.

Respectfully submitted,

Evelyn Gaudiano

E. Rogers Gaudiano

Approved by _____ on _____, 2012.