



HISTORIC DISTRICT COMMISSION

Judge Welsh Hearing Room

April 18, 2012

3:30 p.m.

Members Present: Polly Burnell, John Dowd, Marcene Marcoux,
and David McGlothlin.

Member Absent: Ryan Landry

Alternate Absent: Lynne Corbett and Benji Fox

Staff: Maxine Notaro

Work Session 3:30 p.m.

●Public Statements

There were none.

●Administrative Reviews

2 Masonic Place – Austin Knight presented the request. The Mason's Lodge had to put in a fire egress. As a result they want to drop the door down a few inches because the door is going to have to be level.

Marcene praised Austin for his detailed plans. Austin thanked her and said that anyone who wants to come into the lodge has just to ask.

124 Commercial Street – Kay, the contractor, and the owner would like to do this through the administrative reviews but they're not sure they can. They have a shed but want to make it into a utility room thus windows will have to be added. It's on Whorf's Court. Kay said that nothing changes about the building - just adding the windows to utility room. The decision was that - because it's a public way – it must have a full hearing because of the addition of windows.

539 Commercial Street – The case was already heard. Problem: the window on the 2nd level – they'd like to get rid of it and then increase another window on that level. Marcene said that this change in windows may need a full hearing. The owner said that she has verbal permission. Marcene said that we've heard the full case before and this is merely an adjustment. The board would like to hear more documentation from the other owners and when that is received then the change

will be approved. Maxine will monitor and then ask the HDC to approve when letters of agreement are received from the other owners.

366 Commercial Street – They were supposed to come back with two different designs. Kay, the contractor, was trying to draw a plan incorporating what the HDC wanted and what the owner wants. The owners wanted to keep the transom windows. They want to keep the commercial aspect and then to keep the dividers in there. Kay drew it both ways. John Dowd doesn't feel that either of these look correct. Problem: - there's a large beam goes between the original transom windows and the large commercial windows.

Russell Braun, the Building Commissioner, was then asked about the hurricane safe windows. With their backs to the camera there was a lot of discussion going on so the camera was able to capture nothing. John said that it's a major change and we can't approve this. He further added that it's very discouraging.

David McGlothlin said that the house looks so good it's a shame to ruin it with an improper design.

Kay said that the owner, as well as his engineer, will be coming in tomorrow. It was decided that a work session will be convened so that all parties will be on the same page. They will meet at their convenience on April 19th – the next day.

A question was asked of the HDC. "Was there going to be anything about Enzo's today?" Seems as though some believed that Enzo's large covered deck would be discussed at today's meeting. David said that we do public statements at 3:30 and maybe someone could have mentioned it but that didn't happen.

●Review and approve previous minutes

March 21st minutes.

Motion: Move to approve the minutes of the March 21st meeting as presented.

Motion: John Dowd Seconded: Marcene Marcoux Vote: 4-0-0.

April 4th minutes

Motion: Move to accept the minutes of the April 4th meeting as amended.

Motion: John Dowd Seconded: Polly Burnell Vote: 3-0-1 ab (MM)

●Any other business that shall properly come before the board

There was none.

● **Polly Burnell – update on Historic Preservation Workshop of 4-09-12**
Postponed for another meeting.

Public Hearing 4:08 p.m.

Pending Cases

Case# FY12-35 (Continued to May 02, 2012)

Application by Mark Kinnane of Cape Associates, Inc. on behalf of Johnny Pak 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 the existing structure and rebuild a new structure at the property located at 149 Commercial Street, Provincetown, MA.

Case# FY12-36 (Continued to May 02, 2012)

Application by Steven H. Cook of Cotuit Bay Design, LLC on behalf of KIP Financial LLC 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: East Elevation: construct a second floor dormer; South Elevation: demolition of the smaller section and construct a new 20' x 28' addition; East Elevation: remove the porch and construct a new single story addition and; remove the existing shed at the property located at 10 Prince Street, Provincetown, MA.

New Cases

Case# FY12-37

Application by A. J. Santos Construction, Inc. on behalf of Debi Sanders 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 expand the existing East dormer at the property located at 474 Commercial Street, Provincetown, MA.

The Commissioners sitting on this case were: Polly Burnell, John Dowd, Marcene Marcoux, and David McGlothlin.

A.J. Santos presented the application. He said that he was just extending the dormer and adding a skylight because of the privacy issues.

There were a few letters of support read and none in opposition. Also there were no verbal comments. Polly Burnell read the guidelines for dormers.

Motion: Move to accept the plan for 474 Commercial Street as presented.

Motion: John Dowd Seconded: Marcene Marcoux Vote: 4-0-0.

Case# FY12-38

Application by Robert J. Quigley, Jr. 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: Northwest Elevation: extend the existing Historic District Commission shed dormer and mirror image it on the Northeast side; dormer addition will include one new window at each side of the dormer and two new double-hung windows at the rear face of the dormer. South Elevation: Add two new in-swing French doors of the existing Rear Ell. East Elevation: Add one new in-swing door and two new sliding glass doors. West Elevation of Rear Ell: Replace existing windows as follows: remove two Double-hung and three Casements and replace with two Double-hung windows and three Awning windows. Add new wooden steps for the French doors/sliding doors and provide a cedar trellis for the length of the new steps. Add a new cellar bulkhead at the west side of the Rear Ell. Replace the existing front brick steps with new steps to match the existing. Remove the existing vinyl siding and aluminum trim and restore exterior sheathing. Remove the existing aluminum window shutters. Install two new skylights – one at the existing rear dormer and a second at the new extended dormer. Remove the existing Rear Ell chimney and replace with a metal stack and cap at the property located at 8 Winthrop Street, Provincetown, MA.

Mr. Quigley said that there is vinyl over the entire house and he thinks that there are shingles underneath but he hasn't ripped it all off yet; he's waiting to see how the hearing comes out.

He continued by saying that main need is extending the dormer and all the other changes have to do with the windows. He feels that the historic piece is really the front piece. He also has pictures of what you'll eventually see. You really don't see much of the dormer from the parallel street – there's a guest house on one side and the other side seems to be rentals or condominiums.

John doesn't like the metal stack. Our guidelines don't allow us to remove the chimney. The owner thinks the kitchen was not an original feature and was added on around the 1950s. The owner asked - what do you want instead of the chimney since the basement is going to be removed? His preference is to stick to propane for the heating fuel.

David McGlothlin – in attempting to dissect the chimney problems - said that the chimney has been badly repointed and allowed to decay. The windows are in pretty good shape and the owner’s only window replacements will be restorations.

Marcene Marcoux said that we’re rather strict about chimneys remaining and allowing this would be precedence setting. Therefore we need to be clear and specific on our reasons to allow this.

John Dowd said that the chimney is probably an addition within the last 50 years or so.

Polly Burnell hauled out her guidelines, again, and determined that the 8B – guideline would allow the removal of the chimney. The owner would also like a demolition permit to remove the vinyl.

Motion: Move to accept FY12-38 as presented.

Motion: John Dowd Seconded: David McGlothlin Vote: 4-0-0.

The public hearing portion of the meeting was closed at 4:26 p.m.

Atlantic Bay Realty – Commercial Street

David Nicolau was in attendance for guidance on the above building. He will come back with a catalog sheet for his plan to add another door to the building. Privacy issues are steering his request.

101 Commercial Street (next to Sals)

A small photo of the proposed fence was given to HDC. Rather than a snippet of the proposal, the HDC would like to see a drawing of the whole thing. After a bit of discussion, it was determined that a site visit would be necessary.

Adjournment happened at 5:00 p.m.

Respectfully submitted,

Evelyn Gaudiano

E. Rogers Gaudiano

Approved by _____ **on** _____, 2012.

John Dowd, Chair