



## HISTORIC DISTRICT COMMISSION

### Judge Welsh Hearing Room

July 18, 2012

3:30 p.m.

**Members Present:** Polly Burnell (arr 4:25p), John Dowd, Ryan Landry, Marcene Marcoux, and David McGlothlin.

**Member Absent:** none

**Alternate Present:** Thom Biggert

**Staff:** Justin Post

#### ●Public Statement

There were none.

#### Work Session 3:45 p.m.

##### ●Administrative Reviews

AJ Santos, a local contractor, had two questions for the HDC. He had a sign that said "Circa 1807" and he wondered if the plaque had been obtained from the HDC. Ans: Not guilty!!! Next question - the posts that had been approved by the HDC for 474 Commercial Street need to be larger. AJ said that they will only be a tad larger in order to accommodate the enclosed gutter.

John Dowd said that these are the kinds of things that make us crazy..... it's not your fault... but everyone's. John wondered aloud - what is more unattractive – having columns too fat or having them the right size? Do we accept the beefier columns and beefier moldings and then you will need a chunkier cap if you are trying to keep it all in the same language.

AJ – with all due respect - we probably could have built it and no one would've noticed.

Marcene said that everything has been approved and then people wind up making all these changes - and we don't know just what had been approved and what has not - we're just looking at some level of integrity. A compromise was tentatively

agreed upon and later in the meeting Deborah Paine said that there's a company who can mitigate the problem and solve it for everyone. She earlier gave the name to AJ.

**●Mark Almedia of Mark Almedia, Architects PC – update on Assessment of exterior facades at the High School**

Word was received from the architect that he can't make today's meeting – but maybe the next meeting.

**10 Prince Street**

David Nicolau was to present this case but he was a “no show.”

**8 Cottage Street** - Deborah Paine wants to relocate an entry stair by moving it 6 ft on the west side of cottage street and it will be coming straight out.

**Motion: All members were in favor of the project at 8 Cottage Street.**

**170 Bradford Street** – Victor DePaulo handed out a map of the property. Victor installed fencing without getting approval from the HDC and some of the fences are actually guard rails. He received the blessing of the HDC.

**255 Commercial Street** – Ryan left the meeting for this case by intention or necessity. The request for this property was approved by a vote of 4-0-0.

**5 Bradford Street** – The property sits at the corner of Cottage and Bradford and the insurance company has refused to insure the property unless the red shed in the yard is either repaired or torn down. Since the owner is 92 yrs old, it's highly unlikely that the shed will be rebuilt and her daughter asked for permission to demolish it.

**Motion: Move to accept and approve the demolition request.**

**Motion: Marcene Marcoux                      Seconded: David McGlothlin**

**Vote: 3 in favor – 0 opposed – 2 abstentions (JD & TB)**

**581 Commercial Street** – replacing windows and doors – putting in new and in kind. The current windows are fixed on top and crank out at the bottom. They want one over one. The patio door will be a French door.

**Motion: Move to accept as presented.**

**Motion: John Dowd                      Seconded: Thom Biggert                      Vote: 5-0-0.**

**27 Winthrop Street** – Joe the Barber's building. The owner wants to replace a window. This was approved by a vote of 5-0-0.

**568A Commercial Street** – The owner wishes to remove the existing cedar roof and replace in kind.

**Motion: Move to accept as presented by a vote of 5-0-0.**

### **Beach Wheel Chairs**

A quick addition to the agenda came from the Town. They sought to have a single pitch roof coming off the rear of the bus station. The beach wheel chair will be housed rather than having it at the front and on view. Justin feels that eventually it will have its own shed. The HDC approved on the least visible option.

### **●Review and approve previous minutes**

**Motion: Move to approve the minutes of the June 20<sup>th</sup> meeting as amended.**

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

### ***Public Hearing 4:10 p.m.***

#### **Case# FY13-1**

**Application by Deborah Paine Inc. on behalf of Anne Stott** 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. awning windows on the West (front) elevation; add two skylights on the East elevation (rear) roof and replace one window with a larger window on the South (right) elevation at the property at **27 Pearl Street, Provincetown, MA.**

**Sitting on the case were Thom Biggert, John Dowd, Ryan Landry, Marcene Marcoux, and David McGlothlin.**

Deborah Paine presented the plan - representing the owner. The house is vinyl sided and has vinyl replacement windows throughout. Also on the left elevation we're proposing two new windows.

On the rear – she's proposing a new skylight (not visible ) and on the right side she's proposing adding a small window in the attic to aid in cross ventilation. All the replacement windows will match the existing ones.

After a great deal of discussion on the merits of the different facets of the plan, a compromise was reached which was agreeable to all factions.

**Motion: Move to accept with the following changes – elimination of the dormers on the front and accept as presented in all other ways.**

**Motion: John Dowd      Seconded: Ryan Landry      Vote: 5-0-0.**

**Case# FY13-2**

**Application by Ted Smith, Architect on behalf of Teresa Townsend** 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 and reconstruct the rear section of the structure in the same footprint and construct two new dormers on the West elevation, two new dormers on the East elevation; reframe the middle section of the roof to match the front roof, replace windows and install wood clapboards on the front elevation at the property at **524 Commercial Street, Provincetown, MA.**

Sitting on the case were Polly Burnell, John Dowd, Ryan Landry, Marcene Marcoux, and David McGlothlin.

Mr. Smith, the architect, gave apologies from the owner who intended attending the meeting. She had been called back to Hong Kong. Her letter stated that she's going to use local contractors and is very supportive of the Town. She'd like to replace the shingles with wooden clapboards.

The architect went into the history of the house, i.e., built in three phases, etc. He gave a detailed idea of what he plans to do. Many of his ideas were not met with enthusiasm. It was finally decided that a site visit would be in order and will take place on Thursday (the day after the meeting) on the 19<sup>th</sup> at 2:00 p.m. for the first two members and at 2:15 p.m. for the second wave.

The architect did have a letter from an engineer who referred to the rear of the house as a seasonal addition. This report was not official and a professional engineer's report is required for any demolition.

Marcene suggested that maybe it would make more sense for the architect to come back and maybe wait for the owner to accompany him.

**Motion: Move to continue FY13-2 until a future date and waive the time constraints.**

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

**Pending Case**

**Case# FY12-44**

**Application by Topknot Properties 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 to modify the design submitted in case file # FY12-20 and approved November 21, 2011 for the property at **225 Commercial St.**

The owners requested a postponement which was granted.

**Motion: Move to grant the postponement request until September 5, 2012.**

**Motion: Moved, seconded, and approved by all.**

**Application by Amy Germain** 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 placement of an approximately five foot by 22 foot solar panel on the south facing roof. The panel will sit approximately five inches above the roof at the property located at **150 Commercial Street, Provincetown, MA.**

This application will be refiled at a later date.

**Adjournment happened at 5:15 p.m.**

Respectfully submitted,

*Evelyn Gaudiano*

E. Rogers Gaudiano

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