



HISTORIC DISTRICT COMMISSION

Judge Welsh Hearing Room

August 1, 2012

3:30 p.m.

Members Present: Polly Burnell (arr 3:55p), John Dowd,
and David McGlothlin (arr 4:27p).

Member Absent: Ryan Landry and Marcene Marcoux (both excused)

Alternate Present: Thom Biggert

Staff: Maxine Notaro

Work Session 3:30 p.m.

●Public Statements

There were none.

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

Mr. Almedia was told that there was no quorum but Mark Almedia decided to present anyway. He began by presenting to Thom B. and John D. and then Polly finally arrived at 3:55 p.m.

Mark gave a pre-summary of his report which he handed out to the three commissioners. Most of the issues he was addressing dealt with improper repairs that had been done in the past. The roof had been raised but the flashing to accommodate this change had been incorrectly done - thus water got into the façade. He kept referring to his hand-out and stated that there were safety hazards and substantial repairs must be done. The amount of \$400K was allocated for this and Mark wanted to go over some of the repairs with the Historic District Commission.

●Administrative Reviews

47 Commercial Street

The owner wanted clarification with respect to a plan the HDC had approved. He's backed up against an existing stockade fence and he's asking for a fence that will give him more view from the deck. It would slope down and become 4 ft at

the end of the deck. At the moment – he said - the stockade fence is on the abutting property. He wants to open it up a bit more – lattice at the top would allow wind, view, etc.

John Dowd said that we're trying to make it match the property on the other side. John wants it done on the west, too - to make it look nicer. It was approved.

553 Commercial Street

Mark Kennane came in with a slight change in plan to do with adding a little bit of height to this project..... No problem. - Approved.

Beach Handicap Chair

There was a change in location of the Beach Handicap Chair. Justin Post had taken pictures of the new location. The relocation was approved.

73 ½ Commercial Street - (Cap'n Jack's)

Stephen and Eleanor, the owners, said that they'd like to add one window and would like more light into their kitchen. The owner also feels it evens things out in a way. The project was approved and Maxine reminded them that they needed to apply for a building permit.

●Review and approve previous minutes

Motion: Move to approve the minutes of the July 18, 2012 meeting.

Motion: John Dowd Seconded: Thom Biggert Vote: 3-0-0.

Public Meeting – 4:03 p.m.

A quorum was established with Thom Biggert, Polly Burnell, and John Dowd.

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 decided to wait until at least 3 of the people who had originally sat on the case could be present. The two present (John and Thom) who sat on the case waited for David McGlothlin who was called arrived at 4:27 p.m.

One of the owners said that they had taken all the suggestions made by the HDC and incorporated them into the plan. The Commissioners had a few comments and required minor clarifications. After this the following motion was made:

Motion: Move to accept the plan for 225 Commercial Street dated August 1, 2012 as presented.

Motion: John Dowd Seconded: Thom Biggert Vote: 3-0-0.

Case# FY13-2 (Request to continue to September 05, 2012)

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.**

Motion: Move to accept the request to continue FY13-2 to September 5, 2012. The motion was made, seconded, and approved by all in attendance.

New Cases

Case# FY12-41 (Request postponement to September 5, 2012)

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.**

Motion: Move to accept the requested postponement of FY12-41 to 09.05.12. The motion was made, seconded, and approved by all in attendance.

Case# FY13-03

Application by Patrick Peterson 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: E-2/P-2 (Southwest): Remove existing stairs and porches and construct new porch and stairs. Remove existing kitchen door. Change kitchen window from sliding glass to double-hung. E-3/P-3 (Northwest): Extend kitchen 6'-2", from 12'-5" by 18'-8" to 12'-5" by 24'-10". Raise roof from 12'-0" to 13'-

4” and add 2 skylights. Remove cinder-block chimney. Restore main house roof overhang and short-return gables. Change main house window from casement to double-hung. Remove sliding-glass kitchen window and add two awning windows. E-4/P-4 (Northeast): Change utility room window from casement to double-hung. E-5/P-5 (Southeast): Add kitchen door. E-1/P-1 (Plan): Shorten storage shed, preserving existing doors and windows at the property at **14A Standish Street, Provincetown, MA.**

(Thom Biggert, Polly Burnell, and John Dowd sat on the case.)

Mr. Peterson said that he bought the house 20 years ago and he has tried to make it work. They really like the old house but they’re trying to make it better than it was. He was very prepared with his presentation.

Motion: Move to accept the proposal of 14A Standish Street as presented.

Motion: John Dowd Seconded: Polly Burnell Vote: 3-0-0.

Case# FY13-04

Application by Rupert Bankert on behalf of Joanne Brode to construct a roof deck with an AZEK railing system on the South elevation over an existing first floor structure at the property at **15 Brewster Street, Provincetown, MA.**

(Thom Biggert, Polly Burnell, and John Dowd sat on the case.)

Mr. Bankert said that there had been a deck and the deck was decayed and thus was vacuumed off. John Dowd had a comment on the width of the posts which seemed to be too thick. It was agreed to make the posts 7” X 7” wide. Polly read the guidelines referring to the project.

Motion: Move to accept the plans for FY13-04 as written.

Motion: John Dowd Seconded: Thom Biggert Vote: 3-0-0.

Adjournment happened at 4:50 p.m.

Respectfully submitted,

Evelyn Gaudiano

E. Rogers Gaudiano

Approved by _____ **on** _____, 2012.
John Dowd, Chair