



# HISTORIC DISTRICT COMMISSION

**Auditorium**  
**September 5, 2012**  
**3:30 p.m.**

**Members Present:** Marcene Marcoux and David McGlothlin  
**Members Absent:** Polly Burnell, John Dowd, and Ryan Landry.  
**Alternate Present:** Thom Biggert  
**Staff:** Maxine Notaro

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

### **●Public Statements**

There were none.

### **●Administrative Reviews**

#### **Rich Waldo, Deputy DPW Director – reposition Beach Wheelchair Storage Shed, MPL Parking Lot**

Justin Post and Rich Waldo presented the plan for repositioning the beach wheelchair. It was approved.

**15 Carver Street** - approved

#### **132 Commercial Street**

They are replacing 6 over 1 windows – in kind.... Approved.

**452 Commercial Street** – The owner wants to replace all of the windows – with Anderson tilt – wants 2 over 2. David and Thom will take a look at the property tomorrow. There was another question about the railing. To be determined.

**● 188 Bradford Street** – Tom Thompson told the HDC what the owner wants. Will be rebuilding the side deck. Thom likes the front. Approved.

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

The minutes will be discussed later in the meeting ~6:15 p.m.

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

The Crown and Anchor wants a change in the baluster. Approved.

**Back to Administrative Reviews:**

**130 Commercial Street** - The owner wants to replace in kind – windows, doors, etc. – The architect presented the case. They want to start as quickly as they can to begin interior demolition. Once they get a building permit, they'll come back with any revisions. The roof has been compromised and they have to get it back in working order. – Approved for first phase.

**381 Commercial Street** – The owner said that she'd like to remove balusters and replace with mahogany rail and stainless steel cable. Her condo association has approved the water side changes. The project was approved.

**421 Commercial Street** – This involved another window replacement. They will have crown molding and everything will be the same; they just want to redo the windows. Only one window had two over 1. It was rehabbed in the late 80s or 90s. The project was approved.

**The work session was called to order at 4:00 p.m. by David McGlothlin.**

**Pending Case**

**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.**

Ted Smith was informed that – since there were only 3 members present – Thom Biggert, David McGlothlin, and Marcene Marcoux – the approval would have to be unanimously in favor +– or it will be denied.

He decided to go ahead with the application and apologized for the owner not being able to attend. He had one sheet for each of the four elevations of the

building and gave options for each. Also Mr. Smith stated that the owner plans on keeping as much as she can re-use. He also presented letters from structural engineers.

After a lengthy presentation the following motion was made:

**Motion: Move to accept the plans with the following clarifications:**

- 1. South elevation – option b**
- 2. West elevation – option b**
- 3. North elevation – option b**

**On the East elevation we are denying with the changes as indicated; we are allowing the back section to be demolished and to save as much as possible.**

**Motion: Marcene Marcoux    Seconded: Thom Biggert    Vote: 3-0-0.**

### **New Cases**

#### **Case# FY12-41**

**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.**

Amy Germain was also told “only 3 people sitting on the HDC so it has to be unanimous.” She decided to go ahead with her presentation.

Amy had a relevant poster for the recycling, etc. and she quoted from the town-wide policy – to allow alternative and/or renewable energy sources. She then gave a brief history of town attitudes and decisions.

There were no public comments and one letter of support from Jackie Kelley.

After a great deal of discussion, the HDC said that – because the solar panels would have to go on the front of the building – it would ruin the architecture of the building.

Amy argued that a precedent had already been set since solar panels have been allowed on many other homes. The HDC admitted that some of them had been done without the HDC’s approval.

Thom said that based on our bylaws we cannot approve this application since the roof is a prominent part of the house; we have to maintain the historical integrity.

Amy realized that any further arguments were futile, i.e., next to the West End parking lot they were allowed, why solar panels don't fit in with the bylaw, and, once again, referring to the precedent setting previous applications.

The following motion was made:

**Motion: Move to allow Amy Germain to withdraw her application without prejudice – referring to solar panels for 150 Commercial Street.**

**Motion: Marcene Marcoux    Seconded: Thom Biggert    Vote: 3-0-0.**

**Case# FY13-05**

**Application by Mark Kinnane of Cape Associates on behalf of John Pitfield and Ray Lynch** to replace windows; construct an addition to the West wing on both floors; construct a small dormer on the East elevation second floor at the property at **525 Commercial Street, Provincetown, MA.**

**Sitting on the case are the only three Commissioners in attendance: Thom Biggert, David McGlothlin, and Marcene Marcoux.**

Mark Kennane presented and said he is proposing to replace all the windows in the house with most in the same location. He detailed the addition to the house which will have the same style windows and the same lay-out. He proposed getting rid of the two bays that go out on either side, also getting rid of the bay that is on the 1<sup>st</sup> fl in the rear. He will be removing the chimney and replacing it with a fireplace.

Only one comment from the public – the neighbor directly across the street doesn't have any objections.

After a discussion with Mark K. the following motion was made:

**Motion: Move to accept with the changes suggested by the HDC i.e., north elevation – keep as is.....south elevation will have all 6 over 6s throughout, East elevation as proposed with the exception of keeping the bay.**

**Motion: Marcene Marcoux    Seconded: Thom Biggert    Vote: 3-0-0.**

**Case# FY13-06**

**Application by William N. Rogers, II, P.E. & P.L.S. on behalf of Enco Realty, Inc.** for the proposed renovation to Building #1 to reconfigure existing interior walls and add two dormers: one 24' x 10' shed dormer with windows on the

Southwest elevation and one 11' x 10' shed dormer with a door and window on the Northeast elevation. Replace existing windows and doors, replace roof shingles and remove existing asbestos shingles and replace with white cedar shingles at the property at **32 Bradford Street, Provincetown, MA.**

The presentation was made in detail with all the changes described. For example, one of the changes will be putting in a sprinkled system which removes the need for one of the two means of egress. It was felt that the changes are somewhat significant and for the best. They also fall within the Growth bylaw since they are removing bedrooms from one building and placing them in the other plan. There are two buildings on this lot.

There was no public comment.

The following motion was made:

**Motion: Move to accept the plan for 32 Bradford Street as presented.**

**Motion: Marcene Marcoux    Seconded: Thom Biggert    Vote: 3-0-0.**

**Approve the minutes of the August 1<sup>st</sup> meeting.**

**Motion: - Move to approve the minutes of the August 1<sup>st</sup> meeting as amended.**

**Motion: David McGlothlin    Seconded: Thom Biggert    Vote: 3-0-0.**

**Motion: Move to adjourn the meeting at 6:15 p.m.**

**Motion: David McGlothlin    Seconded: Thom Biggert    Vote: 3-0-0.**

Respectfully submitted,

*Evelyn Gaudiano*

E. Rogers Gaudiano

**Approved by \_\_\_\_\_ on \_\_\_\_\_, 2012.**