



HISTORIC DISTRICT COMMISSION

Judge Welsh Hearing Room
October 3, 2012
3:30 p.m.

Members Present: Polly Burnell, John Dowd, Ryan Landry,
and David McGlothlin.

Members Absent: Marcene Marcoux

Alternate Present: Thom Biggert

Staff: Maxine Notaro

The meeting was called to order at 3:30 p.m.

Work Session 3:30 p.m.

●Public Statements
There were none.

Administrative Reviews

●Brendon Parker on behalf of Thomas Funk, **17 Cottage Street** – replace broken window and reside and re-shingle where necessary.

This project was approved. HDC required factory applied grills.

●Mike Bedard on behalf of Peter Demers, **108 Commercial Street** – replace two double-hung windows in kind
The replacement was approved.

●Mike Bedard on behalf of Leslie Parsons, **19 Standish Street**, install 11 replacement windows. Robert Higgins from home depot presented.
Mike has pictures and it was a “replace in kind” – approved.

●Thomas Stearns and Bill Docker, **12 Mechanic Street** – replace bay windows to match existing bay windows
Mr. Stearns submitted photos and stated the bay windows will be custom made to match the existing bay windows. Approved as a replace in kind.

●Helen Ryde and Kate Schiappa, **9 Wareham Road**, replace existing 8’ x 12’ shed. The current shed is completely deteriorated.

The HDC made the determination it would require a full hearing for demolition and reconstruction of a new shed. The commission members discussed the pitch of the existing roof and felt it was a prominent feature to the shed.

●Carol D. Santos, **12 Brewster Street**, Unit #2, install 4’ x 6’ shed with classic Cape style roof – This project, too, will have to be noticed out and will come back in on November 7th.

6 Montello Street – Owner wishes to replace 6 windows and one door. It’s the red building. John said that it looks as though the windows were just put in with exactly the same configuration and the same color. John wants a picture of the property and they will vote on it today. The owner will return.

348 Commercial St - #4 – replace slider – not visible from public way. – Approved.

93 Commercial Street – deck railing to match – remove rubber roof – replace deck. It was approved.

- Any other administrative review received that could not be reasonably anticipated
- Any other business that shall properly come before the board
- Review and approve previous minutes
(This happened later on in the meeting.)

Public Hearings 4:00 p.m.

Pending Case

Case# FY13-10

Application by Kaye McFadden of Cape Tip Construction on behalf of Conant W.E. Realty Trust 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:
Main House: North Elevation – Construct a dormer for egress stairs to the second floor and install a small rear dormer. South Elevation – Construct dormer for headroom, install egress stairs and deck off the second floor in the rear (East Side) of the building, remove asbestos sidewall and replace with clapboard on the front of the structure and cedar shingles on the sides and the rear. Cottage Building: construct a new two-level addition, replace foundation under the building and trim size to meet current setback requirements, replace all windows with 2/1 simulated divided light, replace all doors with approved style, remove T111 and asphalt sidewall and replace with clapboard on the front and cedar shingles on the sides and rear at the property located at **7 Conant Street, Provincetown, MA.** (Submission of revised plans for review & approval.)

John said you will need 3 members voting in favor on it. Thom, David, and Polly are sitting on the case. Kaye said that the main house was tweaked based on the requests presented at the last meeting.

Roxanne Paton – one of the owners gave a dissertation on all the concessions they have made based on all the comments heard at the last meeting regarding the design of the cottages. She also said that we're only covering the part of the lot that has already been built upon.

Thom – likes the changes but he still has a problem with the height.

Polly really appreciates the changes and knows that it is a large lot. She said that you've met our requirements and our guidelines.

David agrees that it's much better and he likes separation of the cottages. It now looks like cottages rather than another big structure on that lot.

The owner of the Bradford Motel commented that the height of the cottages will be high and will be blocking her last unit in the motel. The owner suggested moving unit 4 toward the property line which would eliminate Pat's problem.

Motion: Move to accept the revised plans as presented for the cottages.

Motion: Polly Burnell Seconded: David McGlothlin Vote: 3-0-0

Kaye is also putting in a picket fence at **10 Pleasant Street** which borders the Tip for Tops parking lot as well as Briggs Lane. Approved. Polly Burnell stepped down from this application.

New Cases

Case# FY13-07

Application by Deborah Paine, Inc. on behalf of Licia J. Zurn-Galinsky 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 construct a 13.66' x 27.66' addition to include windows and doors to the north-west side of the existing structure and to replace and add additional windows and doors in the existing structure at the property at **5 School Street, Provincetown, MA.**

Sitting on the case is Ryan, Polly, John, David, & Thom.

J. Murphy and Trevor, the architect, presented the plan. Some agreed that it was a formerly problematic building that would eventually be made better. John tweaked the design since he – as well as other members of the HDC – felt that the doors, side by side, were detracting.

Polly Burnell said the building has been the same since 1910 and that there was a peculiar character of the building, therefore, she felt the addition was too large.

The owners purchased the property about 8 years ago and understood that the property contained a lot of 7500 sq ft. – it did not. They purchased the property and for the last 7 years they've been negotiating with abutters to acquire more land.

Ms. Paine said that if you've been by, you know it's a rather peculiar building and several people in the neighborhood complained about how unattractive it is. She then explained her new design.

There were no public comments.

Motion: Move to accept the plan as presented with the following changes – the front door to the north be moved over about 10 ft so that it's slightly offset to the north under the window. It will have 5 inch cedar shingles and the front door on the southwest elevation will have an Italianate door hood – also replace the door by window b. The door style on the back should be full view.

Motion: John Dowd Seconded: Thom Biggert Vote: 4 in favor 1 opposed (PB)

Case# FY13-12

Application by Scott Czyoski on behalf Judy Mencher 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 replace windows on all elevations; reconfigure size of windows on the east elevation, replace doors, add 2 windows on the south gable and reconstruct south facing decks; add 3 skylights on the west elevation roof and repairs to siding and trim where necessary at the property at **67 Commercial Street, Provincetown, MA. (Ryan, Polly, John, David, and Thom sat on the case.)**

Scott Czyoski and Beau Fillion, contractors represented the property owner. Ms. Fillion said there will be new windows – 2 over 1. They changed some windows - they are the same on the front which is the north side – the south side which is the view of the ocean – so they want to keep all the same type windows to make them all match. She wanted view of the Monument and the beach. All these changes will allow them to change the heating system from oil to gas and try to bring the building back to a nice historical style.

John offered congratulations on a job well done.

Motion: Move to accept the plan as presented.

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

Case# FY13-13

Application by Kevin Shea 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 replace windows and doors, relocate gliding doors and install new windows at the property located at **631 Commercial Street, Provincetown, MA.**

Polly stepped down and left at 5:25 p.m.

Sitting on the case are John, David, Thom, and Ryan.

Kevin Shea, the owner, is an architect and presented his plan. He has minor changes to what was submitted. The property was renovated in 1962 and obviously it was totally out of scale; he had to do a modification to an interior stairwell. The volume of the building is not changing. It's a south facing building and either now or in the future he'll have solar panels and he'd also like to have a parapet on the top of the building. The other issue in a flood zone – so he probably will have to raise the building. He wants to retain as much as possible and since it was redone in 1962 there is a lot of salvageable material in the building. There are no windows on the 1st floor and the building has 6 or 8 portholes and they don't work as windows. He'd like windows 4 over 1.

John asked - why are there so many sizes on the east elevation?

Thom isn't enthusiastic about the 2nd floor elevation.

Motion: Move to accept as presented with the exception of the 4 over 1 which will be retained.

Motion: John Dowd Seconded: Thom Biggert Vote: 4-0-0

Case# FY13-11 (Postponed to November 07, 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.**

Polly returned to the meeting at 5:50 p.m.

Legal Counsel

Maxine said that the HDC has to get together with the Town's legal counsel ASAP. The date was set for 12:30 p.m. on Tuesday, October 9th.

Adjournment happened at 6:00 p.m.

Respectfully submitted,

Evelyn Gaudiano

E. Rogers Gaudiano

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