



HISTORIC DISTRICT COMMISSION

Judge Welsh Hearing Room

November 28, 2012

3:30 p.m.

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

The meeting was called to order at 3:35 p.m.

Public Statements

There were none.

Administrative Reviews

- Robert Todd Schwebel of Sol Carpentry on behalf of Pat DeGroot, **505 Commercial Street** – replace white cedar shingles on West side of house
Approved
- Noah Swain of Swain Construction on behalf of Lincoln Sharpless, **644 Commercial Street** – remove and replace white cedar shingles on South and West elevations
Approved
- Ann Welles, **14 Bradford Street** – Install two wood gates, one of which replaces a wire gate c. 1920's – 30's.
Approved
- Lee White on behalf of Joel Shaw, **92 Commercial Street** – replace 3 windows in kind on North elevation. The applicant submitted additional photos and answered questions about the age of the windows.
Approved

●Nickerson Home Improvement on behalf of William Tarantola & Patrick Perri, **9 Alden Street** – add a wood rail system with captured balusters to upper deck
Ron from Mid Cape Home Improvements made the presentation. no one was able to find a picture and there had been a deck – it was removed and never replaced.
Approved

●Glen S. Fontecchio, Trustee on behalf of **96 Bradford Street Condos** – request modification to previously approved replacement of Bradford Street entrance doors. He met with HDC last year and the doors were “crappy Home Depot doors.” One of them is also an egress door. Could we substitute – last page of brochure – a 4 panel door. There are 3 doors in the front and we’re replacing all of them.
Approved.

●Michael T. Margotta on behalf of Diane DiCarlo of Sage, **336 Commercial Street** – remove vinyl siding and replace with cement board siding on West elevation. (The front has already been done with the cement board siding.)
Approved.

15 Cottage Street – replace 9 windows - Applicant said that we started doing the four in the alley but now we’re going to try for the 2 over 1 which already exist on the front of the building. One of the windows is broken. Marcene Marcoux said that she would like a picture of the front of the building next time.
Approved.

12 Cottage Street – unit #3 – one of the windows broke on the side of the house – same grille pattern. On the gable the long rectangular window – has texture on it and she wants to make it a gliding window.
Marcene wants more information on it. An awning window would be fine with divided lights. Maybe the applicant can revisit this and he’d show you what it would look like on the other side of the house. The gable faces Nickerson St. and the park - so the west elevation will be re-reviewed.
Approved for the 2 windows on the north.

448A Commercial Street – there’s a fence there now and they want to replace it. It will look just like the same. The picture which was submitted of the house doesn’t even have a house number on it.
Decision: Applicant will resubmit on December 5th with more information.

●Any other administrative review received that could not be reasonably anticipated
There were none.

● **Discussion on proposed Solar Panels Policy**

This subject was postponed to a later meeting.

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

There was none.

● **Final review of revised decision form**

This discussion will wait until the December 19, 2012 meeting. A few board members feel the proposed revised decision form might incur more legal problems than previously.

● **Review and approve previous minutes**

Motion: Move to approve the minutes of the November 7th meeting as amended.

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

510 Commercial Street – proposed configuration – The applicant wanted to know if it could be done administratively or what. The photo submitted shows the street and you can see that the lot line drifts to the west. We're replacing an existing door and window. The presenter said that it's like in kind and manner. Marcene said that the 1st issue is visibility – the changes are being made to the structure and it also needs abutters' responses. This proposal will be resubmitted in the correct format – as in a Public Hearing.

Each presenter – from this point on – was told that (even though there are seven Commissioners) since only three Commissioners were sitting on these cases – the decisions would have to be unanimous – OR – the applicant could opt to wait until the next meeting when there is full compliment of the board. The above announcement was made to each applicant.

The Commissioners sitting on the following cases are: Thom Biggert, Marcene Marcoux, and David McGlothlin.

Public Hearing 4:02 p.m.

Case# FY13-18

Application by Deborah Paine, Inc. on behalf of Katzel Nominee 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 for a Ratification of a previously approved permit. The applicant sought Administrative Approval to attach a total of 5 OSHA approved emergency

egress ladders to the exterior of the building to satisfy the homeowner's insurance requirements at the property located at **447 Commercial Street, Provincetown, MA.**

Deborah Paine presented the case by saying that this is a ratification of a previously approved permit. The insurance company has required emergency egress ladders on the building. Ms. Paine has done a lot of research and has had visits from the local fire chief on this application. One of the abutters was initially disgruntled and therefore Deborah decided to apply yet again. Marcene said that safety issues pre-empt local rulings.

An abutter who originally complained withdrew his complaint.

Motion: Move to approve the egress ladders as originally presented.

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

Case# FY13-19

Application by Deborah Paine, Inc. on behalf of Ken Fulk 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 an 8' x 12.75' deck and steps to grade at the rear of the building to provide egress from an existing porch with deck railings to match the historic detailing of the existing deck and porch railings and, to replace the porch roof in kind at the property located at **471 Commercial Street, Provincetown, MA.**

Unfortunately, Thom Biggert is a direct abutter and consequently cannot sit on the case, therefore, this left no quorum for this case to be heard.

Motion: Move to postpone FY13-19 until the next meeting on December 5th.

Motion: Marcene Marcoux Seconded: David McGlothlin Vote: 3-0-0.

Case# FY13-20

Application by Aline Architecture, Inc. on behalf of Dan Wolf and Hedi Schuelz 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 renovations to the Main House and Cottage as follows:

Main House - South elevation - Windows replacement from single pane wood frame to double insulated energy efficient windows with simulated divided lights;

West elevation - New porch addition with sliding doors, windows replacement from single pane wood frame to double insulated energy efficient windows with simulated divided lights; North elevation – Construct addition with roof deck on

top, removing kitchen window, windows replacement from single pane wood frame to double insulated energy efficient windows with simulated divided lights and relocating exterior deck stairs to the east elevation.

East elevation - Addition of the exterior stairs to the roof decks, windows replacement from single pane wood frame to double insulated energy efficient windows with simulated divided lights.

COTTAGE - West elevation – Remove one door. **East elevation** - Install a new window.

ROOF DECKS - Roof deck addition at the top of new room addition on North elevation.

-Roof deck addition above the existing roof at the property located at **3 Prince Street, Provincetown, MA.**

Joy Cumming from Aline Architecture began her presentation by stating that it was originally a bed and breakfast and thus was cut up a great deal. She is trying to make improvements to it and wants to discuss it with the Commission and get their feedback, however, she requested a postponement to the next meeting due to only three members present.

Motion: Move to postpone until the December 5th meeting.

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

Case# FY13-21

Application by Ted Smith, Architect LLC on behalf of Michael Palmer 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 existing windows with 2/2's, add new windows on the South, East and West elevations, add a skylight on the East elevation, and replace a 3 panel sliding door with a 4 panel sliding door on the North elevation at the property located at **130 Commercial Street, Provincetown, MA.**

Ted Smith receiving the same requested a postponement to the next meeting when full board is present.

Motion: Move to postpone until the December 5th meeting.

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

8 Pleasant Street –

A great deal of discussion was had regarding a wall which had been put up at the end of a property beside a private road. (Brigg's Lane). Also a stone wall was taken down – as in demolished – to make room for the new wall.

Maxine said that we should have the Building Commissioner here to answer all the related questions about walls, private ways, etc. He will probably be asked to attend the next meeting.

David McGlothlin said that if we're going to start talking about landscaping he wants to add something into the bylaw as well, i.e., paint color, etc. He continued by saying that our rulings are vague - but it's worth a discussion.

Marcene Marcoux said – regarding some submitted plans - we just have a computerized look – and sometimes - what has gone up has no relation to the picture that was photo shop. That's a whole other issue. She also said that sometimes the plans look great but the finished building doesn't always match.

David said that maybe we need to see a landscape plan.

Maxine Notaro said she and Russ Braun discussed the application requirements and both feel additional information could be requested to make things a lot easier when coming before the board. She further stated a landscape plan has not been a requirement when submitting plans.

David asked for a discussion with the Building Commission to be put on the next agenda.

2013 Calendar

The three Commissioners present said that they preferred having meetings on the 1st and 3rd Wednesdays of the month. The only exception would be July 17th as the only meeting during that month.

Motion: Move to approve the 2013 calendar as adjusted.

Motion: Marcene Marcoux 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.
David McGlothlin, Vice Chair