



HISTORIC DISTRICT COMMISSION

Judge Welsh Hearing Room

September 19, 2012

3:30 p.m.

Members Present: Polly Burnell, Marcene Marcoux (arr. 3:50p)
and David McGlothlin.

Members Absent: John Dowd, and Ryan Landry.

Alternate Present: Thom Biggert

Staff: Maxine Notaro

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

3:30 Work Session

Public Comments

There were none.

Administrative Reviews:

581 Commercial Street Thom Biggert recused himself from the case. Mr. Fisher would like to replace the cedar fence with a stone wall. There was a big maple tree that was diseased and he took it down. The portion of yard involved is about 20 ft wide and 10 ft deep – would be a flower garden.

Polly Burnell – reading the fence policy – really would like pickets and based on her guidelines she can't vote for this.

David McGlothlin said – if you do a stone fence – some residents in town do have those constructed out of old ship ballasts. There is one at the corner of Johnson Street; David continued by saying that stone would be fine with him as long as the height restrictions are in place.

Polly, however, insisted on a wood fence and the owner said that this was O.K. with him. Thus the wooden fence with pickets was approved.

12 Franklin Street

Laurie Delmolino, the owner, said that she has a brick foundation wall that is bowing out. She wants to put some kind of concrete blocks behind it.

Polly said that's such a prominent feature of the house and she would like to see the mortar replicated and to make sure that Laurie hires someone reliable. Polly will stop by in October to make sure they're doing it right. – Approved.

At this point in the meeting Marcene Marcoux arrived.

15 Atwood Avenue -

The builder said that an existing deck that has been compromised by an outside stairway – but - in going through the process of the permitting - it was brought to his attention that it is not in the historic district. Polly and Thom will go and look at the house and call Maxine back regarding approval and/or historic district designation. Approval pending.

448 Commercial Street –

The owner wants new fencing in the same style and material. He wants to replace it in the same manner but will move it back to the property line. Basically it's a “replace in kind” and was approved.

385 Commercial Street –

Another “replace in kind” for 5 windows. It was approved.

12 Center Street –

Robert Valois had been asked to come back with revised plans. Robert was just resubmitting it for signatures. He received the signatures.

Minutes of August 1st and September 5th

Motion: Move to approve the minutes of the August 1st meeting as amended.

Motion: David McGlothlin Seconded: Marcene Marcoux Vote: 4-0-0.

Motion: Move to approve the minutes of the September 5th meeting as amended.

Motion: David McGlothlin Seconded: Polly Burnell Vote: 4-0-0.

Discussion:

Polly Burnell asked if the applicants need have only one copy of plans which they present. This will be discussed at length at the future meeting.

Public Hearing 4:00 p.m.

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.**

Motion: Move to grant the request for a postponement until the October 3rd meeting and waive the time constraints.

Motion: Polly Burnell Seconded: Thom Biggert Vote: 4-0-0.

Case# FY13-08

Application by Lands End Marine Supply, Inc., Craig Russell, President 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: South Elevation - install two 6-foot gliding doors and two picture window units and construct a deck; West Elevation – change two awning windows to double-hung windows at the property located at **337-345 Commercial Street, Provincetown, MA.**

Lee White, the contractor, presented the plan to the HDC. It contains Anderson egress windows and Anderson sliding glass doors. Lee believed the photographs of the building made the plan much clearer – rather than the plan itself.

Motion: Move to accept the proposed changes to FY13-08 as presented.

Motion: Marcene Marcoux Seconded: Polly Burnell Vote: 4-0-0.

Case# FY13-09

Application by Richard Companik & Paul Phillipe 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 vinyl siding and replace with wood shingles, replace plastic shutters with wood shutters, replace windows on all elevations and restore and retain four original stained-glass windows on south and east elevation, replace doors and install skylight at the property located at **5 Johnson Street, Provincetown, MA.**

David McGlothlin stepped down since he's a direct abutter.

Richard Companik, one of the owners, was told about having only 3 members voting on the case meant that the approval had to be unanimous. He decided to continue with his presentation.

There are 4 original stained-glass windows which will be restored. The other windows they want to upgrade to Anderson windows. On the south side there are very large windows and they want to install 3 normal windows in their stead. The master bedroom has only two windows and Richard described what he plans on doing there. On the back of the house is a very narrow window and they'd like to expand that.

A neighbor who lives at 9 Johnson Street is delighted with the proposed changes. There were also 3 supportive letters in the file from abutters.

All the comments from the HDC members were also supportive.

Motion: Move to accept FY13-09 as presented.

Motion: Thom Biggert Seconded: Polly Burnell Vote: 3-0-0.

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.**

Roxanne, one of the owners, presented her proposal. Her plan is for a 4 family unit and she plans to maintain consistency with general size of the neighborhood. The scale of the rear building will be utilizing the footprint of the first floor and adding a small addition to the 2nd floor.

She is also maximizing green space on the property. The plan is well below the 40% lot coverage and, again, the design is consistent with the neighborhood. The historic front door of the main house will be restored as well as the stairs leading up to the 2nd floor.

They also plan on removing the asbestos and - on the back building - they're removing T11 and the asphalt siding. Cottages and main building will have the same finishes.

Kaye, the architect, then went over the plan elevation by elevation.

The public was then asked for their input and all comments were supportive. The comments were from Yvonne Colligan-9 Conant St – Jack Yandrisovitz-5 Conant St – Sam Janopolis-sister of the former owner – Roberta Barrett and a letter from 6 Atlantic Avenue owner.

Kaye McFadden then presented the plan – elevation by elevation. She said that a lot of the plan is driven by all the rules she must abide by, i.e., size of bedrooms, head room, and 2 means of egress, etc.

Motion: Move that the main house have – front elevation – west windows as existing on the 1st floor and the door will be maintained & restored; north elevation was accepted as planned but the dormer will be moved back by 8 ft – south elevation proposed to follow the dormers and to mimic the ones on the north elevation. Rear – accept but the 2nd fl door must be centered on the gable and the chimney must be moved and rebuilt properly.

Motion: Marcene Marcoux Seconded: Thom Biggert Vote: 4-0-0.

It was then decided that the proposed cottages on the plan would be considered separately. Kaye tried to get some feedback on just what the HDC would like but after a lengthy dissertation on the merits and faults of the design, the following motion was made:

Motion: Move to continue the FY13-10 cottage portion until the October 3rd meeting and waive the time constraints.

Motion: Polly Burnell Seconded: Thom Biggert Vote: 4-0-0.

Case# FY13-11

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.**

Motion: Move to grant FY13-11 a postponement to the November 7th meeting and waiving the time constraints.

Motion: Polly Burnell Seconded: Marcene Marcoux Vote: 4-0-0.

Adjournment happened at 6:00 p.m. by popular consent.

Respectfully submitted,

Evelyn Gaudiano

E. Rogers Gaudiano

Approved by _____ on _____, 2012.