



HISTORIC DISTRICT COMMISSION

Judge Welsh Hearing Room

January 18, 2012

3:30 p.m.

Members Present: Polly Burnell, John Dowd, Benji Fox,
and Marcene Marcoux.

Members Absent: Lynne Corbett and David McGlothlin.

Staff: Maxine Notaro

Work Session was opened at 3:31 p.m.

●Election of Officers

The Commission is waiting for a full board to be in attendance.

●Public Statements

There were none.

●Administrative Reviews

543 Commercial Street – water side -

The owner said that the project was delayed while they waited for the sewer because the courtyard would have to be dug up.

The project was approved.

24 Winthrop Street – the owner has to explain what he's going to do....only two windows. Mike Bedard from Home Depot represented the home owner. He said - you have a picture of the front of the house and he then explained where the windows are going to go. They will have the same grilles – 6 over 1. Also, the owner wants the window trim to be azec. There had been an approval on this material before. Mike was thanked and the project was approved.

346 Commercial Street – The bottom line is that the owner wants to leave the building and – because of this – wants to do the renovations to leave the building

in its original state. As long as the size of the renovations is taken into consideration, it is approved.

●**Review and approve previous minutes**

This happened a bit later in the meeting.

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

There was none.

Public Hearing 4:00 p.m.

Case# FY12-27

Application by Robert Valois on behalf of Diarmuid O’Neill 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 as follows: Front elevation: addition of three Doghouse dormers on the roof with 6/6 windows; Right elevation: remove one 6/6 window with false shutters inside existing opening with trim; Rear elevation: addition of a shed dormer on the roof with new 6/6 windows at the property located at **520 Commercial Street, Provincetown, MA.**

The Commissioners sitting on the above case were Polly Burnell, John Dowd, Benji Fox, and Marcene Marcoux.

Robert Valois detailed what will be done. He said that we might just keep the white cedar shingles and because of a certain issue with the stairs – we may not have the shutters and that would be the only change. We originally said asphalt shingles on the roof and now we want to do cedar shingles. We moved a bedroom from the 1st floor and put it on the 2nd floor and that’s why we need a dormer. We considered skylights on the front for ventilation but they would not be appropriate so we opted to go with dormers.

The owner told about the needs of his parents which drove the design.

Dr. Livingstone who lives at 522 Commercial Street said that he totally approves of this project and he believes many of the houses in the neighborhood have doghouse dormers. He prefers them to the skylights. He had submitted a written statement where he noticed other structures with dormers on the south side and he listed some other homes that all had doghouse dormers on the front and he’d like these facts to be part of the record.

There were two more letters of support read into the record and one from a neighbor who has dormers on the south side and said that the heat is absolutely intolerable in the summer.

Polly said that this building is pristine and a lovely example of a Cape and she's concerned about the dormers. She'd like to see the drawings prior to approving the project.

Marcene is concerned with the abutters and she has no problems with the way it was presented and some of the old houses have incredibly steep staircases which partially drove the design.

Benji would just reiterate what Polly said. He also added that the plan seemed to be hand drawn.

Part of the problem is that the 2nd floor must have egress windows and – as a result – the entire 2nd floor will have to have windows which will match in size.

Motion: Move to accept the plan as presented except to provide specific information on measurements for the new windows – also we're not allowing any removal of windows on the first floor. This motion was supported by guidelines 8A and 5C.

Motion: Marcene Marcoux Seconded: Benji Fox Vote: 4-0-0.

Case# FY12-29

Application by Cape Associates on behalf of Joseph Realmuto 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 add a dormer and windows at the street elevation at the property located at **579 Commercial Street, Provincetown, MA.**

The Commissioners sitting on the above case were Polly Burnell, John Dowd, Benji Fox, and Marcene Marcoux.

Matthew Cole from Cape Associates presented the plan and said that just a few years ago we were before you. The two gentlemen in attendance purchased the property several years ago and applied for a 2nd story expansion as indicated.

The package presented were photos of the property and Matthew again detailed what their application requested. After the presentation, the public hearing was opened for comments.

The first one came from Chris Snow, an abutter, who spoke in favor of the project.

The owner of 577 Commercial Street (across the street) objected and referred to the planned dormers as ambiguous.

The owners of 581 Commercial Street who are currently in Key West sent a letter in support of the project.

Marcene enjoys the changes you're making and feels the changes are much more consistent with the neighborhood

Polly applauds the changes. There are a lot of problems and it's kind of an odd building. Peter who wrote the letter against it doesn't want any changes to his design as he was the architect.

Benji felt that it's a dramatic improvement for this building.

John agreed with Polly and said that the building reflects a certain period of time and he does agree it will be an improvement.

Motion: Move to accept the plan as presented.

Motion: John Dowd Seconded: Polly Burnell Vote: 4-0-0.

276 Commercial Street – The approval motion will be researched into the windows in the shop.

Approval of Minutes

Motion: Approve the minutes of the October 5, 2011 meeting as amended.

**Motion: Polly Burnell Seconded: Marcene Marcoux
Vote: 2 in favor – 0 opposed – 2 abs (JD & BF)**

Adjournment happened at 5:00 p.m.

Respectfully submitted,

Evelyn Gaudiano

E. Rogers Gaudiano

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