

**TOWN OF PROVINCETOWN
HISTORIC DISTRICT COMMISSION
MEETING MINUTES OF
June 05, 2013**

MEETING HELD IN THE JUDGE WELSH ROOM

Members Present: John Dowd, Thom Biggert, Lance Hatch, Marcene Marcoux, and Polly Burnell.

Members Absent: David McGlothlin and Ryan Landry (excused).

Staff Present: Maxine Notaro (Permit Coordinator)

WORK SESSION

Vice Chair John Dowd called the Work Session to order at 3:40 P.M.

Administrative Reviews

●Chris Beasley on behalf of Jay Zimmerman, **5 Atlantic Avenue**, to request reduction in previously approved roof-top deck.

Mr. Beasley said the property owner would like to install a cable railing system that would not be visible from sight.

Mr. Biggert stated a railing system with pickets would be more appropriate.

No action taken.

●Chris Beasley on behalf of Carl Buccilli, **8 Brewster Street** to replace existing deck and railing system to meet code heights.

Board members felt the request was in keeping with administrative filing.

Motion: John Dowd moved to approve as presented.

Seconded: Polly Burnell. Voted: 5-0-0.

●Peter Page on behalf of Daniel Luethi, **6 Dyer Street**, replace two entry doors and two windows.

Peter Page said the house had extensive renovations several years ago. They need to change the style of the door because they don't make replacement doors to match the existing door.

The board members felt the location of the door was minimally visible. The door facing the bayside is a 12 lite door. The two windows on the third floor were of concern but the board then felt it was ok to issue as presented as they were hidden by a railing system.

Motion: John Dowd moved to approve as presented.

Seconded: Marcene Marcoux. Voted: 5-0-0.

●Mark Kinnane on behalf of Scott Watters, **3 Carver Court**, to install sliding French door to rear deck.

Derik Burgess said the door will be at the rear of the property, which is not visible from any public way.

Thomas Biggert said he was not particularly in favor of sliding glass doors; however, this is not visible so he could approve it.

Motion: John Dowd moved to approve based on non-visibility.

Seconded: Thomas Biggert. Voted: 5-0-0.

●Michael Palmer/Scott Dolny, **8 Pleasant Street**, install white wood picket fence around perimeter of property. Height of fence will be 3 to 4 feet except for the southeast corner gate that will be 4 to 6 feet tall to give side yard privacy from Pleasant Street.

Polly Burnell recused herself for this case, as she lives in the neighborhood.

Michael Palmer said the house is nearly complete. The installation of the fence adds the final touches. The fence will be white picket around the perimeter of the property and will be 3' in the front and will be approximately 46" around the back. He submitted photos of similar fences. The left side of the property would tear up 3' to 4'. The gates will be the traditional Provincetown gates and will be at the main door and the side yard. The side yard gate will be circular in the center with an arch. Hedges will be placed on the side as well to allow screening from the neighbors.

Thomas Biggert stated the retaining wall is of concern. It was mentioned cutting it back but how far? He wished the board had paid more attention to the wall because it is atrocious in the Historic District and should not have been allowed.

Michael Palmer said it is 14' in the back corner and that it was the only way the engineer could approve for that location. The engineers came up with that requirement. He would like to cover it with lattice that would be stockade style to give full cover for the corner whaler and above the whaler. He could also do plantings.

Thom Biggert said he was wondering if it could just be cut back to the base of the house.

Michael Palmer said that would not be possible because of the grade in the land.

Lance Hatch said the concern is that it goes from 4' up to 14' in the back of the property.

Marcene Marcoux said she is concerned for the neighbors because she never saw this stone wall. What she remembers seeing was Hydrangeas. The neighbors are concerned and upset and have been very vocal because it is very high and very big. It has turned out to be a problem from them.

Michael Palmer said he met with the neighbors and they have agreed and are fine with the wood stockade with a cap and vegetation over it. He could have the retaining wall, picket fencing and then bushes.

Motion: John Dowd moved to approve the picket fence with the gate design and, that the retaining wall shall be hidden by a stockade fence 1" higher than the retaining wall with a flat wooden rail top.

Seconded: Thomas Biggert. Voted: 4-0-0.

●Michael Palmer, **130 Commercial Street**, replace existing fence around garden in rear of property. Design on two sides remains identical to existing 6' stockade fencing. Along Briggs Lane, replace lattice fence with stockade fence. There are two existing gates, proposed to be replaced in the same location.

Michael Palmer stated two sides of the property have stockade with lattice on the Briggs side. He would like to replace the existing stockade with stockade and the lattice on Briggs Lane with stockade, as well as replacing the two gates in the same location.

Motion: John Dowd moved to approve as presented.

Seconded: Thomas Biggert. Voted: 4-0-0.

Public Hearing 4:00 p.m.

Case# FY13-48

Application by Kenneth Johnson on behalf of Kathy Kacergis, Trustee 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 all exterior doors and windows on the south and east elevation, replace all windows on the west and north elevation and replace siding on the entire structure at the property located at **4 Bradford Street**, Provincetown, MA. All exterior trim/window detail including awning roof/brackets over the existing door will be replicated to match existing.

Ken Johnson said he would like to bring the house back to the original historic design.

The board members were happy to see that he is restoring the property back to its original architectural design.

Motion: John Dowd moved to approve as presented.

Seconded: Thomas Biggert. Voted: 5-0-0.

Case# FY13-49

Application by Hal Winard of Winard Construction on behalf of Sandra Alsante 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 install a new window on the South elevation at the property located at **259 Commercial Street**, Provincetown, MA.

Hal Winard said he is requesting to install one new window on the south elevation.

Motion: John Dowd moved to approve as presented.

Seconded: Thomas Biggert. Voted; 5-0-0.

Case# FY13-50

Application by William N. Rogers, II, P.E. & P.L.S. on behalf of Richard Ide II 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 foot by 16 foot wide one story addition on the rear portion of the existing house and construct an 8 foot wide by 12 foot dormer at the second floor north side rear of the front portion of the existing house at the property located at **230 Bradford Street**, Provincetown, MA.

Gary Locke presented the application. He said the addition is required to add head room in a bathroom.

Anne Howard stated she is a direct abutter to the west. She is familiar with the interior of this property and stated the rooms are unusable as present. What is being presented is appropriate and makes the structure usable for the property owner.

Thomas Biggert said the door or the west elevation is not visible.

Marcene Marcoux asked if the chimneys were being eliminated.

Gary Locke said the block chimney will be removed.

Thomas Biggert said the existing house is very cute and more historic and would suggest leaving the three windows with a flat shed roof on top of the storage. He stated the window on the east elevation was very close to the corner of the house and suggests it be moved over.

Gary Locke said they could move the window a couple of feet.

John Dowd agreed with Thom on the flat shed roof design as opposed to the pitch requested, however, it's not visible.

Motion: John Dowd moved to approve as presented except that the window on the east elevation be relocated.

Seconded: Thomas Biggert. Voted: 5-0-0.

Case# FY13-51

Application by William N. Rogers, II, P.E. & P.L.S. on behalf of the Young's Court East Condominium 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 new (larger) dormers to replace existing dormers: existing north side 8'-4" x 9'-0" shed dormer to be replaced with a 17'-0" x 9'-0" shed dormer; existing south side 4'-0" x 9'-0" doghouse dormer to be replaced with a 16'-9" by 9'-0" combination shed and gable dormer. Also, to construct a 14'-6" in width by 7'-6" in length inset roof deck and, construct a 3'-0" in length x 12'-0" in width second floor

deck on the west side (front) of existing house at the property located at **173 Bradford Street, Building #2**, Provincetown, MA.

Lester J. Murphy, Jr., Attorney and Gary Locke of William N. Rogers office represented the applicants – Carla and Tito Stefani.

Attorney Murphy said the applicants were surprised that they needed historic review for the proposed changes because in the not to distant past several surrounding properties renovated without benefit of historic review. There was 5 Young's Court that added skylights, 4 Young's Court added third floor decks, 4A Young's Court did a raise and replace and 9 Young's Court renovated without HDC approvals.

He stated a portion of the property in question is visible from Bradford Street; therefore, we were required to appear before this board.

John Dowd stated that the north and west sides of the property are visible from Bradford Street that is why Historic District Commission review was necessary.

Attorney Murphy said the change to the northerly side is the extension of the dormer and on the west side it is the addition of a proposed 3' x 12' deck and changes to the windows and doors.

Gary Locke said the north elevation is in disrepair and the intent is to eliminate the second bedroom to create a suite upstairs. The construction of the dormers will allow for the headroom. On Sheet A1 of the plans what was not shown was the gable portion that will hide the railing of the inset of the roof deck. The applicants are trying to make the structure more livable and better looking.

Attorney Murphy said Tito Stefani has a model of what it would look like after construction.

Public Comment – there were no speakers in favor or opposed to this project.

Polly Burnell said part of the north and west elevations are visible from Bradford Street and that view is about simple rooflines. The dormer might extend out further but is within the guidelines.

Marcene Marcoux said she felt this was a larger issue and had a different perspective of what was being presented because a lot of the changes will in fact add to the visibility and the HDC are the determinants' of visibility.

John Dowd said the west elevation was completely visible and looks like a 19th century in tact structure. There's no compelling reason to change the entire façade of windows and doors. The existing windows are like shop front windows.

North elevation: a door with an asymmetrical sidelight is not appropriate for this building and is in error for this structure. To remove the 6/6 windows that are appropriate and install 2/2's is incorrect. The scale of the existing dormer now is appropriate and could allow enlarging it.

It's believed in past history this was a little workshop.

The board members agreed the west elevation should be more in keeping with what exists.

The board members found that the proposed south elevation was completely inappropriate for this building.

Attorney Murphy said they were looking for guidance and input from the board on a redesign.

John Dowd said the dog house dormer was not appropriate. He stated there's a shed dormer on the north elevation so there could be a shed dormer on the south side that would give the same amount of space and headroom that would be needed. It would also simplify the design. The windows appropriate for this building would be 6/6 with 30/24 sash in proportion and size and will look more authentic.

Attorney Murphy asked about having one slider.

John Dowd said sliding doors and French doors are better in the rear of properties. The double doors on the sides read as an entry door. It would read better to have a door and window next to it. That would be more comfortably pleasing.

Thomas Biggert said it appears it is being turned into something that it is not. It had work space with no windows and the entrance in the back. He explained to the applicants they should embrace that history and simplicity of it instead of trying to make it something that it isn't. It is a residence in an old commercial building. The historic commission likes simple.

John Dowd stated what was being presented was more suburban and not Provincetown.

Polly Burnell stated the Young's Court area of town is so old Provincetown.

Tito Steffani presented a model of what they were originally proposing.

Motion: John Dowd moved to continue the case to June 19, 2013 waiving time constraints.

Seconded; Marcene Marcoux. Voted: 5-0-0.

Adjournment: Polly Burnell moved to adjourn 5:30 P.M. and it was so voted unanimously.

Respectfully submitted,
Maxine Notaro, Permit Coordinator

Approved by _____ on _____, 2013
John Dowd, Chair