

# HISTORIC DISTRICT COMMISSION

October 3, 2007

Judge Welsh Hearing Room

3:30 p.m.

**Members Present:** Steve Bergquist, Polly Burnell, Joe Collins,  
John Dowd, and Marcene Marcoux.

**Members Absent:** Carol Neal and Clo Tepper (excused absences)

**Staff:** Russell Braun, Matt Mulvey and Maxine Notaro

## Work Session 3:30 p.m.

### *Administrative Reviews*

**231 Bradford Street** (on Atkins Lane) The owner would like to build something a little bit different to replace a shed. Matt asked her to come back with plans and it has to be noticed out. She has no idea on what it should look like. The plan – if it's ready - will be heard at the first meeting in November.

### *Bob Evans – review plans for Fire Station #2, 189 Commercial Street*

Bob presented three options to the plan and said they were developed with the Town Manager and Russ Braun.

John Dowd asked why the Commissioners were looking at these plans before the building program had been decided? Once a decision is made then the plans will be looked at again.

**180 Bradford Street** – replace roof.... It had wooden shingles and the owner proposes replacing the roof with asphalt shingles. The HDC would prefer wood but will allow asphalt.

**Motion: Accept the plan as presented.**

**Motion: John Dowd Seconded: Marcene Marcoux Vote: 5-0-0.**

**John Reis, Inc. on behalf of Rachel and Robert White, 5 Soper Street,** submission of revised plans

John is evidently still working on the plan.

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

### *Minutes*

No action was taken on this.

## Public Hearing 4:00 p.m.

*2007-45 (Continued from Sept. 19, 2007)*

**Application by Jerome Carlson** 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 an existing one-story structure and reconstruct a two-story structure in the same footprint at the property located at **15 Conant Street, Unit #3, Provincetown, MA.**

Jerome Carlson said that he has a job which takes him out of town so he presented another plan and a letter from a builder who declared the house had to be demolished.

The building will rise from 11ft 3in to 15ft 8in which was referred to as an increase in height of two or so feet. This height is needed in order to qualify as a sleeping loft.

A redesign will be done so that that building won't look so top heavy and the hearing has been extended until the next meeting or one after that – whenever a new design is available.

### **2007-47**

**Application by Stephen A. Magliocco, architect on behalf of Mallard Nominee Real Estate Trust, Martha R. Davis 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 applicants seek approval to construct a new 16' x 16' addition, including windows and French Doors. Two new skylights, modifications to existing attached storage shed, replace wood shingles with new wood shingles, replace asphalt shingles with wood shingles and selective replacement of existing windows and doors at the property located at **8D Commercial Street, Unit B, Provincetown, MA.**

This is Alix Ritchie's property and she said that the one thing you can see of the property is the back of the roof from Delft Haven.

John Dowd commented that the French doors seemed to have too many panes – maybe it would be best to break it up into twos instead of threes - the panes are also too elongated. John said that this would make proportion better. The sidelights on the door are more of a square ratio. Marcene agreed, saying that this was the exact issue she had.

**Motion: Accept the plan with the following condition that the two French doors be an 8 or 10 light as opposed to the 16 light in the plan and the door on the east elevation be trimmed out to match.**

**Motion: John Dowd      Seconded: Polly Burnell      Vote: 5-0-0.**

### **32 Commercial Street**

Russel Braun presented the problem with the deteriorating foundation of the house. They want to remove the foundation and then rebuild. The owner sought Russ' approval before beginning the project. Russ was told that the request was plausible but the owner will have to file his own application, submit a plan, etc. just like everyone else.

### **34 Alden Street**

The plan was revised on September 26, 2007. They put in egress windows and they decided to change all the windows in the house. The original plan was signed on December 19, 2006. It was decided that if they want to standardize it should be 24 X 24 windows.

### **1 Tremont Street**

Matt ran into Neal Kimball and he was talking about having a fire escape as a second means of egress for the 2<sup>nd</sup> floor. Neal wanted to go with a narrow fire escape but Matt told Neal that he would have

to go to the state and ask for a variance. Neal has to make the case before the state that it's necessary to have the fire escape as narrow as it will be. They will still have to go before the ZBA. The property is pretty much land-locked.

### **462 Commercial Street**

Marcene called Val Carano and Diane Corbo about their fence which exceeds the four foot high limit. They said that if they have to reduce it, they will.

### **Work Session**

Steven Bergquist wants a work session regarding where we're going and what we hope to accomplish. He's representing the PBG and feels they have a right to know. The PBG would also like to know how we can make the town more green and they feel maybe we're not moving forward. John Dowd said that he would like the transfer station to have a place where they can store used windows.

Steven B. suggested doing the work session in November because it will give everyone time to think about aims, etc. Marcene won't be here on October 17<sup>th</sup> so November seems like a good target date all around. After date discussion the following date was decided upon:

**Wednesday, November 7<sup>th</sup> at 1:00 p.m.**

Meanwhile it would be valuable if the Commissioners would circulate their ideas on the work session via e-mails to one another. The regularly scheduled meeting will follow at the usual time – 3:30 p.m.

Matt Mulvey announced that on January 1<sup>st</sup> the new code will start to be enforced on windows; they must be hurricane proof up to 120 miles an hour winds. It will be mandatory on one and two family structures.

### **More Administrative Reviews:**

- 34 Alden Street** – review revised plan
- 77A Commercial Street** – sign revised plan
- 79 Commercial Street** – resign the plan
- 149A Commercial Street** – Laura Rood property
- 345 Commercial Street** – request for 1 yr extension
- 345A Commercial Street** – request for 1 yr extension
- 7 Cudworth Street** – replace windows
- 4 Franklin Street** – reshingling

**Adjournment happened at 5:30 p.m.**

Respectfully submitted

*Evelyn Gaudiano*

E. Rogers Gaudiano

Approved by \_\_\_\_\_ on \_\_\_\_\_, 2007.

John Dowd, Chair