

HISTORIC DISTRICT COMMISSION

February 3, 2010

Grace Gouveia Building- Room 10

3:30 p.m.

Members Present: Nathan Butera, Marcene Marcoux,
and David McGlothlin,

Members Absent: Polly Burnell, John Dowd, and Carol Neal.

Staff: Maxine Notaro

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

Work Session 3:30 p.m.

Administrative Reviews

359 Commercial Street – old Mews – emergency repair – just working under the building. John Reis and Gordon Peabody presented the case. The installation of pilings under the deck was deemed an emergency repair by the owner Todd Colpitts and was O.K.d by all.

9 Conant Street – John Reis, once again, presented the repair. The project was to replace 3 windows with 2/1 factory-applied grills to match the existing windows. This, too, was approved.

432 Commercial Street – This project was O.K.d by 2 members of the HDC.

129 Commercial Street – Two members voted on this and approved it.

61 Pleasant Street – Richard Salvador presented the proposal on behalf of Hirschel McGinnis to remove two sheds (as in demolish) and replace with one cottage. The HDC decided that this plan would require a full hearing and it will be presented on March 3rd.

3 Cook Street - Peter Page presented the plan on behalf of Lawrence Isleib. The plan was lengthy but well documented. The plan involved modifications to an existing archway infill from lattice to cedar boards. The owner is enlarging the kitchen and these changes are necessary. The plan was approved based on the limited visibility of the proposal. The arches on both must be maintained.

633 Commercial Street – Thomas Sawyers, Jr. presented on behalf of the owner, Jon Arterton, who owns unit #4. Mr. Sawyers proposes removing a window and an air conditioner and replacing them with a double-hung window and putting a casement window in the air conditioner opening basically replacing in kind. This plan was approved by the HDC.

621 Commercial Street – Brad Locke presented for the owner Ann Packard. The plan involves removing cedar shingles and replacing cedar shingles on two side of her home. The HDC approved the proposal.

Dmitry Mazheika on behalf of Richard Ide, II, **230 Bradford Street**, replace windows, remove windows and replace with French doors and remove non-functioning chimney.

The contractor said that there are 2 structures on this one lot. **230A Bradford Street** is a cottage on the back of the property. A #7001 full view door was requested and approved by the HDC.

230 Bradford Street - wants replacement windows which are 6 over 6. He provided photos and factory applied dividers were specified. The owner wants to replace the windows on the front of the house; they are enlarging the kitchen. It will involve replacing a large expanse of 2 windows and a door with double French doors. The building itself will not be enlarged – just the interior configurations. Marcene Marcoux said that she needs a description of what the door looks like and with a change of this kind, a full hearing is really necessary.

The owner said that it won't affect their timetable and he was asked to just submit for the permit - exclusive of the doors which will be contained in a future meeting.

Bottom Line: The French doors need to be noticed out and the HDC will need the specs. The chimney in question will be replicated by using the same brick sliced in half in order to keep the weight low. Also, all the joints on the chimney will be the same as in the original along with the same cap.

Lora Papetsas, **99-101 Commercial Street**, Informal discussion on exterior changes to structures. This case was an informal discussion on Sal's Place. It may soon consists of 2 lots. 3 residential and a commercial space. They provided the existing floor plans and proposed floor plans. Lora said she wanted guidance for prospective buyers. An architect has been engaged, Bill Bayers, and the HDC was assured that he was very sensitive to the historic nature of the building.

She was advised that the original windows should be replicated and since, as Nathan Butera said, the building is from the 1800's, small size panes would be appropriate. The replaced windows should be consistent with the original. She was informed that existing sliding doors and modern windows would not be expected to be retained. She was also advised that the proposed decks are small in scale and not visible from the street and would appear to be in keeping with the guidelines. Although visible from the beach, the changes remain small in scale. In addition, the proposed extension of the second floor is minimum and again appears to be quite in keeping with the HDC guidelines. Lora Papetsas and her broker left with a general idea of what would and would not be allowed in the proposed changes.

2 Commercial Street – Cliff Schorer, the owner, came before the HDC once again to detail the plans he has for lot 6. He had samples of the materials that would be used in the construction. Work has not begun because he is still waiting for a letter from the DEP. He also told the HDC that all of the original Murchison furniture was now in the former Design Research building which was once the Crate & Barrel building in Cambridge and is now a Harvard museum. Cliff provided an interesting letter from Walter Gropius, the architect who designed the modernistic house on the property. The letter was addressed to the town when years back many people wanted the burnt castle rebuilt as it had been. Cliff provided detailed architectural plans and large scale drawings of the proposed construction on lot 6. He provided drawings for each elevation and discussed the way this proposed building will be in keeping with the early design of the original house. He held an architectural contest and the Herare firm was his choice, given their originality and integrity with the Gropius designed main house. The HDC was impressed with the design, construction materials and sensitivity to the land and the existant original house. After an interesting and detailed presentation, the following motion was made:

Motion: Move to accept the house plan for lot 6 at 2 Commercial Street.

Motion: Nathan Butera

Seconded: Marcene Marcoux

Vote: 3-0-0.

Approval of Minutes of January 6, 2010.

Motion: Move to approve the minutes of the January 6th HDC meeting.

Motion: Marcene Marcoux Seconded: Nathan Butera Vote: 3-0-0.

Pending Decisions

FY10-17

Application by Sally Rudicel, 34 Commercial Street, Provincetown, MA.

This approval is waiting for the decision to be written.

Discussion:

The HDC will be meeting with the Board of Selectmen (**BOS**) on **February 8th**. David Gardner said it would be most embarrassing if there were not a quorum present. Maxine will send out notices to all the members of the HDC re: 2/8/10.

Maxine was asked to bring **24 Frankllin Street** before the HDC. The applicant was approved for two over one windows but has installed one over one with the eventual additions of snap-in grids to imitate a twin-paned top sash. The HDC was dissatisfied with this action since the two-over one windows needed to be factory installed muntins. This is mandated by HDC Guidelines. Once again Maxine said that the HDC must be specific in their decisions.

Maxine also stated that the **decisions have to be done in a timely fashion**. If the people have an approval and then the decision is done two or three months later – it allows all sorts of problems to erupt.

91 Bradford Street is still in litigation.

The rest of the building at **333R Commercial Street** has been torn down. Gary Locke has been meeting on every change with Russell Braun. The HDC finds this situation problematic. It is a demolition when they were not permitted to demolish the building.

People have been asking about the total **demolition on Shankpainter** of a cottage. Even though the property isn't in the Historic District, the HDC stated that these happenings must be reviewed under the demolition delay by-law.

Ken from Robert Our came in to the office and talked about the door for the **Fire Station** at the foot of Court Street. A conference call was held with Marcene Marcoux and she informed him that the door needed to be wood since that was the HDC decision. Even though a wood door was specified in the Minutes of August 6, 2008, it appears a fiberglass door was purchased. Ken was unhappy and said that now this meant a "change order." Also two of the three front windows were not restored as specified. They replaced two of the old windows with new windows and restored only one. As a result, they failed to follow the decision to maintain the original windows as approved by the HDC.

The HDC plans to tell the BOS at their meeting on February 8th that the HDC can make decisions **BUT there's a lack of enforcement**. It's rather discouraging and at cross-purpose to the HDC.

A request was received from the Building Commissioner, Russell Braun, for a letter of support from the HDC citing renewal of **Wellfleet's CDBG funding**. The group felt that a letter of support should come from Russell because they had only met briefly with the group and Russell has had the most interaction with them.

Maxine received a request from Bob Littlefield, owner of **Unit #4 at 19 Center Street**. He wants to put in two small skylights. Maxine was asked to have him come in to talk about it and provide specific information on location of the skylights.

Adjournment happened at 6:00 p.m.

Respectfully submitted,

Evelyn Gaudiano

E. Rogers Gaudiano

Approved by _____ on _____, 2010.
David McGlothlin, Marcene Marcoux & Natan Butera