



HISTORIC DISTRICT COMMISSION
February 20th, 2013
Judge Welsh Hearing Room

Members Present: Lance Hatch, Ms. Polly Burnell,
Ryan Landry, Mr. Thomas Biggert

Other Staff Present: Maxine Notaro, Permit Coordinator

Excused absences: Marcene Marcoux, John Dowd and David McGlothlin

The meeting was called to order at 3:35 p.m. by Commissioner Polly Burnell

Public Statements opened at 3:36 p.m.: No Public Statement made closed at 3:36 p.m.

Administrative Review:

- Ted Smith on behalf of Andrew Xu, 510 Commercial Street- replace fence in kind

APPROVED

- 5-7 Washington Avenue- Replace full view door and double hung windows, replace with double French doors with no grills, Photos were provided to the Commission for clarification. Photos available in file.

APPROVED Polly Burnell 1st Ryan Landry 2nd

Any other Administrative review received that could not be reasonably anticipated:
None submitted

General Discussion of HDC's purview pertaining to Walls/ Retaining Walls

The Commission welcomed Mr. Russell Braun, Building Commissioner to share his thoughts/opinions regarding walls/retaining walls and the Commissions Purview over them as it pertains to the Historic District.

Commissioner Polly Burnell asked Mr. Braun if there was anything the Commission had purview over. Mr. Braun explained that in the case of walls, they can be looked as a landscape feature as well. The Town bylaw has sections re: buildings and structures in certain situations some walls can be both structural and/or esthetic.

The Commissioners felt that some walls/ retaining walls were very visible and not fitting with the Historic Character of the Town. The Commission's feeling that in some circumstances needing retaining walls could also indicate that a project may be to large or

could exceed the Scale requirements. The Commission would like to avoid approving walls/retaining walls in the future.

Mr. Braun assured the Commission that if were and applications to come before the permitting office that was within the Historic District Commission, would come before the Commission. Mr. Braun informed the Commission that anything less than four (4) feet can be put up without permitting or purview of the HDC.

The Commission closed the discussion pertaining to the Walls/ Retaining Walls and thanked Mr. Braun for his time.

Announcements:

Commissioner Burnell announced for the purpose of the public that cerrytain materials leaving homes being renovated could be historic themselves, wood often recycled from old ships, etc. The materials could possibly be of some value or interest to some people.

Final Review of revised “decision form”.

The Commission moved this discussion to the agenda of March 6, 2013

Review and approve previous minutes.

A motion by Commissioner Burnell to approve the minutes of January 24, 2013 as amended, Commissioner Biggert seconded the motion. VOTE 4-0-0

Commissioner Polly Burnell opened the public hearing at 4:03 p.m.

PUBLIC HEARING:

CASE FY13-34/ Application by Paul Van Apeldorn on behalf of Kevin Oshea for a certificate to be issued in accordance with the Provincetown Historic Commission established under General bylaws, Chapter 15 of the Town of Provincetown. The applicant seeks approval to remove a window and raise the existing shed dormer to accommodate an egress door to code, construct a second floor shed dormer and extend the existing deck with a landing and stairway at the property located at **6 Conwell Street, Provincetown, MA.**

The Commission asked if there were any public comments: there were none.

The Commission reported they had received no letters for or against this application.

Commissioner Thomas Biggert, thanked the applicant for respecting scale, and asked if the stairs might be able to face in a different direction, and that he would not deny approval on this basis.

Commissioner Lance Hatch had visited the site, understands the project and stated that the stairs are not very visible from any public way.

A motion to approve as presented under guidelines 6B, 8A, 9C, and 13 with condition of captured balusters. Motion was seconded by Commissioner Landry. VOTE 4-0-0.

CASE FY13-35/ Application by Mark Kinanne of Cape Associates, Inc. on behalf of John Pitfield and Ray Lynch for a certificate to be issued in accordance with the Provincetown Historic District Commission established under the General bylaws, Chapter 15 of the Town of Provincetown. The applicant seeks approval to add two windows to the West elevation at the property locate at **525 Commercial Street, Provincetown, MA.**

The application was withdrawn by the applicant.

CASE FY13-36/ Application by Mark Kinanne of Cape Associates, Inc. on behalf of Peter Rumbolt with Chris Brown, Architect for a certificate to be issued in accordance with the Provincetown Historic District Commission established under the General bylaws, Chapter 15 of the Town of Provincetown. The applicant seeks approval to replace all windows, add a new door and windows to the East, West, and South elevations, add a roof overhang and steps to the South elevation, and add a small raised deck to the existing landing at the property located at **17 West Vine Street, Provincetown, MA.**

Mr. Chris Brown, Architect explained to the Commission that the intent of the project is to stick with the traditional Cape Cod house in using the existing vernacular. The first floor windows are different from the second floor. Mr. Brown further discussed the plans.

The Commission opened the discussion up to public comment: No public comments made.

Commissioner Polly Burnell read one (1) letter received from Mr. Charlie Wescott and stated the letter was not for or against the proposed application, rather for informational purposes.

Commissioner Ryan Landry stated he liked the design of the plans however, was not in favor with the width of the proposed front deck.

Commissioner Thomas Biggert overall likes the design however, feels as though he can't support the 3 windows in the front of the house, in sticking with the character of a half cape. Two smaller windows might be more appropriate.

Commissioner Polly Burnell feels her charge as a HDC Commissioner is to preserve the characteristics of the Town's buildings within the HDC's purview, and agreed with

Commissioner Biggert that 2 smaller windows would be more appropriate, allowing the applicant to choose from window style 6 over 6, 6 over 1, 2 over 2, or 2 over 1.

Mr. Kinanne stated he would discuss window options with the applicant and discuss with the landscape architect ideas on how to soften the appearance of the deck extension and possible dropping the deck to make it less visible.

Chris Brown, Architect, asked the Commission how they felt about a cottage style window. Commissioners Ryan Landry and Polly Burnell informed him that cottage style windows were against the guidelines.

Commissioner Polly Burnell and Lance Hatch asked about what type of door is being proposed, and would like the commission to see ½ light doors with 3 or 2 bottom panels.

Commissioner Lance Hatch asked the applicant to provide plans for the new design for the window, door, and deck/landscape plan taking the Commission's concerns into consideration.

A motion by Commissioner Lance Hatch to approve Case FY13-36 with changes to door style, 2 main windows will stay in kind, decking to carry length of house/ landscape plan to mitigate visibility of deck. Options for windows 6 over 6, 6 over 1, 2 over 2, or 2 over 1, under guidelines 5B & G, 9C, 13, 6A & 6B, and 18A. The motion was seconded by Commissioner Polly Burnell. VOTE 4-0-0.

CASE FY13-37/ Application by Mark Kinanne of Cape Associates, Inc. on behalf of John Isaacson for a certificate to be issued in accordance with the Provincetown Historic District Commission established under the General bylaws, Chapter 15 of the Town of Provincetown. The applicant seeks to demolish and reconstruct the rear shed section of the building at property located at **593 Commercial Street, Provincetown, MA.**

Commissioner Biggert recused himself due to being an abutter.

Ms. Maxine Notaro, Permit Coordinator informed the Commission that due to only 3 members, the commission would have to vote the same.

Mark Kinanne requested they go forward being able to pole the board prior to any vote.

Commissioner Polly Burnell opened the hearing to public comment: there were no public comments made or letters received from the public.

Mr. Mark McCass, Attorney for Ships Bell Condominiums, stated records indicate the structure was only supposed to be temporary, not permanent. Mr. McCass also told the commission there was a 10ft. easement, and that the structure should return to its original location.

Commissioner Polly Burnell shared that she had been hearing the structure was only supposed to be temporary with a specific time limit, and that some neighbors said it was used as an artist studio. Within the cataloged artists studios on file this structure was not listed. The commission requested a facsimile of the property.

A motion to by Commissioner Lance Hatch to approve Case FY13- 37 as presented based on the status of the structure. The motion was seconded by Commissioner Polly Burnell. VOTE 3-0-0

The next meeting of the Historical District Commission is March 6th, 2013.

A motion to adjourn by Commissioner Polly Burnell at 5:40 p.m. The motion was seconded by Commissioner Lance Hatch. VOTE 4-0-0

Respectfully submitted,

Edward F. Atwood

Edward F. Atwood
Recording Secretary

These minutes were approved by a vote of the Commission on March 06, 2013.