



# HISTORIC DISTRICT COMMISSION

## Meeting Minutes

### Wednesday, March 06, 2013

Members Present: David McGlothlin, Polly Burnell, Marcene Marcoux and Lance Hatch.

Regular members excused absence: John Dowd and Ryan Landry.

Alternate members excused absence: Thomas Biggert.

Staff: Maxine Notaro

The meeting was called to order at 3:31 p.m.

#### **Work Session 3:31 p.m.**

Public Statements

There were none.

#### **Administrative Reviews**

#### **Peter Schmidt, Keith Shaw and Kevin Comick, 100 Alden Street – update on outstanding items from previously approved 2006 decision.**

Kevin Comick gave a presentation stating Seashore Point operates the property as a care campus. The property was previously a Nursing Home and now operates as a 41 bed Nursing Home and 43 independent living units.

They are beginning the final phase of the project. There is a needed desire for more outdoor space.

Peter Schmidt addressed the four items that were required from the Phase I portion of the project. They modified the band on the Alden Street façade; they complied with the main door adjacent to the garage door; they submitted a plan showing the garage door as cottage style with glass lights and they have stone on the building that is a concrete product. They are proposing to match it with the Phase II proposed building.

They will be coming before the board on March 20, 2013 as a full hearing for a minor change to add balconies to several units in the Court Yard and back area of the building. There will not be any on the Alden Street façade or the garage side. The balconies will be similar white rails with square posts.

#### **Cheryl Napsha, Library Director on behalf of the Provincetown Library – 356 Commercial Street – Install acoustical panels to screen the A/C Unit on the east elevation.**

Cheryl Napsha said they are proposing to install acoustical panels to encompass the sound of the A/C units on the exterior of the Library building.

David McGlothlin asked the applicant to tell the board a little bit about the panels and what they would look like.

Russ Braun, Building Commissioner, said they are similar to what was installed at Town Hall to disguise the A/C units. It is a sandwich panel of corrugated metal on two sides and insulated to absorb sound.

Marcene Marcoux asked how high it was going to be.

David McGlothlin said the plan does show dimensions of 9' 10" on the side and 13' 8" on the rear.

Polly Burnell asked why there was a difference in height on the two sides.

Cheryl Napsha said there is a difference in the height of the buildings because the out-building creates a little connector in the middle.

Polly Burnell felt the installation of the panels was a great solution giving the close proximity of the abutting structures.

Lance Hatch said he did a site visit and was satisfied that there were no apparent obstructions of neighbors views.

Marcene Marcoux asked who determined the height of the panels.

Cheryl Napsha said the Architect prepared the drawings.

Russ Braun said the panel is higher on the back than in the front because of the grade change in the layout of the land in this area.

Motion: Polly Burnell moved to accept the plan as presented.

Seconded: Lance Hatch. Voted: 4-0-0.

**Joseph Butler on behalf of Elspeth Slayter and Murat Recivik, 496 Commercial Street – raise roof 12” over living room area due to structural issues.**

Joe Butler said they had started working on the building and realized that the roof of the structure over the living room area was caving in and sagging on the top due to the type of materials previously used when the building was constructed. They need to raise the roof 10” to 12” higher. The roof will look the same just a little higher.

Marcene Marcoux asked what would determine the difference between the 10” to 12”.

Joe Butler said it is the thickness of the insulation; however, the height would not exceed 12”.

Polly Burnell felt she could approve this administratively as opposed to a full hearing because it deals with a safety issue.

Motion: Marcene Marcoux moved to accept and approve as proposed.

Seconded: Polly Burnell. Voted: 4-0-0.

**Ted Smith on behalf of Andrew Xu, 510 Commercial Street – replace a fence.**

Ted Smith provided pictures showing the existing fence and the proposed location of the fence.

Motion: Marcene Marcoux moved to accept the 510 Commercial Street proposed changes to the fence as presented.

Seconded: Polly Burnell. Voted: 4-0-0.

**Marion Serelis, 161 Commercial Street – replacement window in kind.**

Terry McCumber said they are replacing two windows in the kitchen at the back staircase. The lower window is in the Housekeeper’s room and is like for like.

Motion: Polly Burnell moved to approve as presented.

Seconded: Lance Hatch. Voted: 4-0-0.

**John Hopkins on behalf of Karen Stamm, 73A Commercial Street – repair sheathing and replace siding and trim.**

John Hopkins of Augustus Construction said they were replacing sheathing, window trim and shingles and will be making sill repairs along the pier at the property.

Motion: Polly Burnell moved to accept at presented.

Seconded: Lance Hatch. Voted: 4-0-0.

**John Hopkins on behalf of Gregory Shoukimas, 205 Bradford Street – replace windows and slider door; replace narrow casements with double hung windows**

John Hopkins of Augustus Construction said they will be replacing windows on the back side of the house. They are requesting to replace the tall casements with double-hung windows and replace a slider.

Lance Hatch asked if the drawing was true to the 6/6 windows existing.

John Hopkins said yes, they will be replacing the windows to match the other windows in the house.

Marcene Marcoux said this would have required greater review should the windows had been more visible.

Motion: Marcene Marcoux moved to accept as presented.

Seconded: Lance Hatch. Voted: 4-0-0.

**Jeff Hennemoth on behalf of Richard O'Reagan, 69 Commercial Street, Unit #2 – strip existing decking and railing system and replace with Azek decking and railing system with lower deck to have balusters and the upper level deck to have stainless steel cable.**

Jeff Hennemoth said they are looking to replace the deck and railings with Azek in one section with the upper level to have stainless steel cable as presented.

Motion: Lance Hatch moved to approve as is.

Seconded: Polly Burnell. Voted: 4-0-0.

**MCAS, LLC, d/b/a Nickerson Home Improvement on behalf of Bayberry Realty LLC, c/o Cami Calkins, 16 Winthrop Street – replace 3 existing entrance doors and replace exterior stairs, landings, decks and railings in kind.**

Mark Nickerson said they are looking to replace the doors, landing and stairs.

Lance Hatch said there's a lot of work going on so he wanted to make sure it is actually a one for one replacement.

Mark said they would be replacing in kind.

Motion: Polly Burnell moved to approve as presented.

Seconded: Lance Hatch. Voted: 4-0-0.

**Maureen Wilson of Design & Build on behalf of Baby Beach LLC, 5 Arch Street – Install lattice to screen HVAC compressors on front west corner of the property.**

Maxine Notaro said the applicant is looking to install lattice on the front to screen in the air conditioning compressor recently installed.

Polly Burnell said she looked at the property and agrees the screening is a solution to having the A/C units non-visible.

Motion: Polly Burnell moved to approve as presented.

Seconded: Marcene Marcoux. Voted: 3-0-1.

**Public Hearing 4:00 p.m.**

**Case# FY13-38**

**Application by Ben deRuyter 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 remove an existing window on the east elevation and replace with a double-hung window and an exterior half light door at the property located at 212-214 Commercial Street, Provincetown, MA. (New space will be used as a ticket booth.)**

Ben deRuyter, owner of New Art Realty Corp. said they were looking to resolve the ticket booth problem. There was a logistical problem with the operation of the inside that this proposal will resolve. Blondie's will be located inside and the eastern portion will be separated off where the ticket booth will be located. No work is happening on the Commercial Street side. They are looking to replace the northern windows with Anderson double-hung and a door to have the ticket booth. People will come down the Alleyway to purchase tickets in this area.

David McGlothlin asked Ben deRuyter what he could tell the board about the awning.

Ben deRuyter said the proposed canvas awning will protrude out two feet from the building and will be removable.

Marcene Marcoux said the proposed changes are fitting in with the building.

Polly Brunell said there have been several changes to this building over the years and the proposed changes are not really on the historic façade so she feels the changes are ok.

Paige Mansfield said she was in favor of the ticket booth at the southeast side of the building. She felt it was a good solution to having the ticket booth yet being able to keep the other businesses in the building in operation without having to utilize other space.

Motion: Polly Burnell moved to accept as presented citing the Windows Guideline 5B and the Doors Guideline 6B.

Seconded: Marcene Marcoux. Voted: 4-0-0.

Public Hearing session closed at 4:16 p.m.

**Work Session**

**Case# FY13-37 Building Commissioner update of previously approved decision for reconstruction of temporary structure at 593 Commercial Street.**

Russ Braun, Building Commissioner submitted a memo to the Commission members stating the "temporary structure" is now considered grandfathered and could remain.

The board members wanted to go on record as thanking Russ for his quick response to their inquiry on this matter.

**Don Giambastiani on behalf of Marck Walsh, 117 Commercial Street – install awning windows at lower level bath and replace missing sign.**

Maxine Notaro submitted photos from the property owner and stated the applicant would like to install a window on the east elevation.

Motion: Lance Hatch moved to accept the application as presented.

Seconded: Polly Burnell. Voted: 4-0-0.

**17 West Vine Street revised plans submitted by Mark Kinnane of Cape Associates**

Lance Hatch and Polly Burnell reviewed and signed the revised plans as requested from the board members of their February 20, 2013 meeting.

**101½ Commercial Street Fence**

Maxine Notaro stated the owners of 101½ Commercial Street had called her informing her there was no mention in the minutes of May 2, 2012 where the board voted to approve the fence installation at this location. A hearing was held on May 2, 2012 and a plan was presented at that meeting, yet there was no mention of it in the minutes. They would like the minutes to reflect the board did in fact approve the fence plan as submitted.

Motion: Marcene Marcoux moved the approval of the fence be added to the May 2, 2012 minutes.

Seconded; Polly Burnell. Voted: 4-0-0.

**Discussion on proposed Solar Panels Policy**

Polly Burnell said other Historic District Commission's are also struggling with how to deal with Solar Panels. Also, the Demolition Delay applications with respect to how the Commission reviews them needs to be addressed.

Marcene Marcoux said it's not about how much history the Commission knows, it's about giving the public time to come forward with information about these historic structures.

The board members scheduled a business meeting for April 10, 2013 to discuss Solar Panels, Revision of the Decision Form, Application Form and Demolition Delay Bylaw.

**Review and approve Minutes of February 20, 2013**

Marcene Marcoux moved to approve the Minutes as corrected.

Seconded: Lance Hatch. Voted: 4-0-0.

**Commission members moved to adjourn at 4:56 p.m.**

Respectfully submitted,  
Maxine Notaro  
Permit Coordinator

Approved by \_\_\_\_\_ on \_\_\_\_\_, 2013.  
**David McGlothlin**