



HISTORIC DISTRICT COMMISSION
March 20, 2013
Work Session/ Public Hearing 3:30 p.m.
Judge Welsh Hearing Room

Members Present: Mr. John Dowd, Chair, Ms. Polly Burnell
Mr. Lance Hatch

Excused Absence: Ms. Marcene Marcoux, Mr. Ryan Landry
Mr. David McGlothlin, Mr. Thomas Biggert

Other Staff Present: Ms. Maxine Notaro, Permit Coordinator

The meeting was called to order by Commissioner John Dowd at 3:30 p.m.

Public Comments:

Michael Pontatowsky, 138 Commercial Street, came before the commission in question of a retaining wall that was approved and built at 8 Pleasant Street. Mr. Pontatowsky adamantly opposed the approval and construction of the retaining wall and is before the Historic District Commission seeking answers and recourse of action. Mr. Pontatowsky provided photos of the retaining wall for the Commission.

The Historic District Commission was empathetic to Mr. Pontatowskys frustrations and concerns; however, expressed the Commission did not have purview over the construction of the wall. As of the meeting of the HDC on February 20, 2013 the Commission established purview over any wall/retaining wall 4 ft.in the future.

The Commission deferred to the minutes from the February 20th, 2013 meeting of the Historic District Commission.

Ms. Maxine Notaro, Permit Coordinator, informed the Commission and Mr. Pontatowsky as per the minutes of February 20, 2013 there is no indication the Commission approved any retaining wall. However, in a discussion with Mr. Russell Braun, Building Commissioner, the HDC established a condition giving them purview over the construction of any wall/retaining wall over 4 ft. within the Historic District be submitted to the Building Commission in the future.

The Commission recommended Mr. Pontatowsky speak with Mr. Russell Braun, Building Commissioner, regarding the approval of the retaining wall at 8 Pleasant Street, and thanked Mr. Pontatowsky for bringing this to the Commissions attention.

Administrative Reviews:

- **Laurie Delmolino, 84 Commercial Street- repairs to existing foundation**

Ms. Delmolino proposes to replace existing brick block foundation in same style and mortar. The foundation will be done in phases 10 – 20 ft. at a time and is not visible from a public way.

APPROVED **Mr. John Dowd 1st** **Mr. Lance Hatch 2nd**

- **Mike Bedard, of Home Depot on behalf Gisele Patry, 18-B Standish Street-Replace windows.**

The Commission moved to the next administrative because the applicant had not arrived.

- **Ellen Battaglini, 163 Bradford Street- replace exterior door**

Applicant proposes to replace exterior main egress door at the Corner of Bradford Street and Law Street, with a full light door due to lack of sun light, the existing door is a ½ light.

Commissioner John Dowd asked the applicant if they would consider a ¾ window instead of the full light.

Member Polly Burnell deferred to the HDC Guideline A, and requested the applicant consider a 3/4 window instead. Commissioner Hatch, agreed with the other Commissioners.

Ms. Battaglini didn't mind changing the door to a 3/4 light from her original proposal of a full light door.

APPROVED **Mr. John Dowd 1st** **Mr. Lance Hatch 2nd**

- **19 Ryder Street- install windows in kind, not within Historic District**

APPROVED **Ms. Polly Burnell 1st** **Mr. Lance Hatch 2nd**

- **184 Bradford Street- repair deck, rails and balusters in kind**

The applicant proposes to replace and repair deck rails bringing them up to code, replace and repair balusters with captured balusters bringing them up to code, and repair and replace decking in kind.

APPROVED

Ms. Polly Burnell 1st

Mr. Lance Hatch 2nd

- **Robert Quigley, 8 Winthrop Street- replace existing windows in on first floor in kind 6 over 6 same grill and sash and replace second floor windows currently 12 over 12 to 6 over 6 due to the windows being so small.**

The Contractor for the project explained to the Commission the proposed changes.

The Commission chose to hold this administrative until after the public hearing to allow the Commission to visit the property and come back with a formal decision.

Public Hearing:

Commissioner John Dowd opened the Public Hearing at 4:00 p.m.

CASE # FY13-39 27 Pearl Street, Provincetown MA

Application by Deborah Paine, Inc. on behalf of Annie N. Stott 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 the rear east entry door and relocate to the south elevation at the property located at **27 Pearl Street, Provincetown MA.**

Ms. Maxine Notaro, Permit Coordinator informed the applicant and the Commission they only were operating with three (3) members, requiring them to vote the same; however, the applicant has the discretion to appear before a full Commission at their hearing on April 3, 2013.

Mr. Ryan Weber, Project Manager, wishes to continue with the hearing. Applicant proposes to relocate east entry door to the south elevation in place of where the oil tank is currently. Applicant proposes a 3 ft. wide door instead of a 2 1/8 ft. door.

Commissioner John Dowd opened the application up to public comment.

No public comments in favor or against this application.

Commission Discussion:

Commissioner John Dowd asked the applicant how wide the existing front door was.

Mr. Weber replied the door was 2 1/8 ft. wide.

The Commission informed Mr. Weber the door they are proposing cannot be any wider than the existing front door.

No further discussion from the Commission on this case.

A motion made by Commissioner John Dowd to approve Case # FY13-39 per Guideline 6B as presented with the proposed new door being no larger than 2 1/8 ft. wide. The motion was seconded by Commissioner Polly Burnell. VOTE 3-0-0.

CASE # FY13-40 50 Commercial Street, Provincetown MA

Application by Kevin Bazarian on behalf of David High 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 relocate the front stairs to the door front on the south elevation; construct two dog house dormers on the east and west elevations; remove a picture window and install double-hung windows; construct an addition on the north/west elevation and remove an existing shed at the property located at **50 Commercial Street, Unit #1, Provincetown, MA.**

Mr. Bazarian informed the Commission the shed was free standing, and the front stairs on the porch are proposed to face the street.

Commissioner John Dowd opened the application to public comment.

No Public Comments on this case.

Ms. Maxine Notaro, Permit Coordinator informed the Commission they had received no letters regarding the case.

Commission Discussion:

Commissioner Lance Hatch was interested to know if the applicant knew if the proposed front door was Victorian. The applicant was not sure. Commissioner Hatch had no concerns with the application. Chair John Dowd, and Commissioner Polly Burnell stated the proposed door was in keeping with Victorian style appropriate to the building.

The other Commissioners had no further comments or questions for the applicant and so moved.

A motion made Commissioner John Dowd to approve Case # FY13-40 as presented based on Guidelines 5A & B, D, E, &G, 11, 14, & 15. The motion was seconded by Commissioner Polly Burnell. VOTE 3-0-0.

CASE # FY13-41 100 Alden Street, Provincetown, MA

Application by Kevin Comick on behalf of New England Deaconess Association 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 add balconies to twenty-one (21) of the twenty-eight units on a previously approved Phase II Addition at the property located **100 Alden Street, Provincetown, MA.**

Mr. Kevin Comick, Executive Director of Seashore Point and Mr. Peter Schmidt from E.G.A. Architects explained the proposal to the Commission.

Mr. Schmidt, Architect, explained to the Commission the yellow highlighted portion of the plans are the existing buildings and the balconies are being proposed for the green highlighted buildings. Mr. Schmidt informed the Commission the balconies will be made of a composite railing.

The Commissioners explained to Mr. Schmidt they would prefer the balconies be made of a composite material that can be painted. The Commission's didn't feel the PVC railing system wasn't appropriate in a Historic District and that it looked a bit cheap. The Commission recommended AZEC decking.

Mr. Kevin Comick, Director, asked the Commission if they could find a material that didn't need to be painted that satisfied the Commission, could they move forward due to construction deadlines.

The Commission requested a sample of the PVC material they were proposing alongside a composite material like the Commission had suggested, in order to determine which would be the best fit.

Commissioner John Dowd opened the case for public comments. There were no comments from the public.

Ms. Maxine Notaro, Permit Coordinator, informed the Commission they received three (3) letters regarding this case.

Letters in Favor: 2 Nina Micalosy & Thomas Matt

Letters in Opposition: 1 Bruce K. Hugh

Commission Discussion:

No question or additional comments from the Commission and so moved.

A motion made by Commissioner John Dowd to accept Case # FY13-41 as presented upon review and approval of proposed and alternate building materials. The material for the balcony to be brought back in 2 weeks for approval. The motion was seconded by Commissioner Polly Burnell. VOTE 3-0-0.

Administrative Reviews (Continued)

- **Mike Bedard, of Home Depot on behalf Gisele Patry, 18-B Standish Street-Replace windows.**

Mr. Mike Bedard proposed to replace 8 double-hung windows. Existing windows are all different, applicant seeks to install 1 over 1's.

The Commission informed Mr. Bedard they would not approve 1 over 1's they would have to be at least 2 over 1's, factory applied with exterior muntons.

Commissioner Lance Hatch referred the applicant to Guideline 15-11.5.j for information on selection of screen applications for new windows.

The Commission moved to accept the replacement of 8 windows, 2 over 1 with exterior muntons and ½ screens on the bottom.

APPROVED Mr. John Dowd 1st Ms. Polly Burnell 2nd

- **7 Commercial Street, Provincetown MA- replace door**

Applicant proposes to replace existing 12 light French door with 2 full light French doors. The doors are not visible from a public way.

No questions or comments from the Commission.

APPROVED

Mr. John Dowd 1st

Ms. Polly Burnell 2nd

The Commission took a brief recess to allow time for a site visit to 8 Winthrop Street in order to make a determination on the Administrative Review.

The Commissioners returned at 6:30 p.m.

- **Robert Quigley, 8 Winthrop Street, Provincetown MA- continued from page 3.**

After returning from the site visit the Commission determined the house was from around 1820 as opposed to 1850. The windows on the second floor are original “wavy” glass 12 over 12’s and need to remain the same. The transom and trim need to remain original just sand, putty and paint.

The Commission contacted the Contractor and owner via phone informing them the Commission would approve the application with the following conditions. The 12 over 12 window style needs to be kept. The Commission recommended restoration of existing 12 over 12 windows, but also stated that 12 over 12 replacement windows could be used as described in the guidelines. Front door can be replaced with an antique door and the transom and trim are not to be altered or replaced because they are original.

The applicant was concerned with cost of restoring the original 12 over 12 windows, the Commission recommended getting an estimate and contacting Mr. Moses Cofka a well-known restorer of antique windows.

The applicant agreed with the recommendations from the Commission and thanked them for their diligence with his application.

APPROVED

Mr. John Dowd 1st

Ms. Polly Burnell 2nd

Any other business that shall be properly come before the Commission-

Minutes to be reviewed and approved:

February 6, 2013

A motion made by Commissioner John Dowd to approve the minutes of February 6, 2013 of the Historic District Commission as amended. The motion was seconded by Commissioner Polly Burnell. VOTE 3-0-0.

The following are upcoming meetings of the Historic District Commission:

April 3, 2013

April 10, 2013

April 17, 2013

Adjournment:

A motion made by Commissioner John Dowd to adjourn at 7:00 p.m. The motion was seconded by Commissioner Lance Hatch. VOTE 3-0-0.

Respectfully submitted,

Edward Atwood

Edward F. Atwood
Recording Secretary

Approved by the Commission on April 3, 2013