



## HISTORIC DISTRICT COMMISSION

April 17, 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:**

No public comments were made by the public.

**Administrative Reviews:**

- **Hal Winard, 334 Commercial Street, Provincetown MA**

Hal Winard of Winard Construction & Development on behalf of Donald Edwards, the applicant respectfully seeks to remove and replace seventeen (17) windows in kind 6 over 6.

The Commission informed the applicant they could choose between 2 over 2 or 2 over 1 recommending either one of those would be preferred by the Commission and would also save the applicant money. The commission motioned to approve as presented,

**Commissioner Polly Burnell 1<sup>st</sup>**

**Commissioner Lance Hatch 2<sup>nd</sup>**

- **Hal Winard, 7 Standish Avenue, Provincetown MA**

Hal Winard of Winard Construction & Development on behalf of Sheila Long, Standish Avenue, respectfully seeks to remove a double-hinge door with a single-hinge door flanked by sidelights.

The Commission had no questions or comments, and motioned to approve as presented.

**Commissioner John Dowd 1<sup>st</sup>**

**Commissioner Polly Burnell 2<sup>nd</sup>**

- **Hal Winard, 422 Commercial Street, Provincetown MA**

Hal Winard of Winard Construction & Development on behalf of Edward Smith, respectfully seeks to strip and re-shingle the front of the building in kind.

The Commissioners had no questions or comments and motioned to approve as presented.

**Commissioner Polly Burnell 1<sup>st</sup>**

**Commissioner John Dowd 2<sup>nd</sup>**

- **Mike Bedard, 11 Webster Avenue, Provincetown MA**

Mike Bedard of Home Depot on behalf of Ellis Butman, respectfully seeks to remove and replace eleven (11) windows and remove existing picture/ awning windows and install double-hung windows.

Commissioner Polly Burnell sought clarification as to the location of the property. Mr. Bedard shows the Commission on the plans, and clarifies all windows will be replaced in kind.

The Commissioners had no further questions or comments and motioned to approve.

**Commissioner Polly Burnell 1<sup>st</sup>**

**Commissioner John Dowd 2<sup>nd</sup>**

- **Mike Bedard, 481 Commercial Street, Provincetown MA**

Mike Bedard of Home Depot on behalf of Cynthia Simmons, respectfully seeks to remove and replace 3 windows same as existing.

The Commission would like the applicant to match the original character of the building by using 2 over 2 with factory applied grills with exterior muntons. The applicant said that 2 over 2 would be fine.

The Commission had no further questions or comments, and motioned to approve as presented.

**Commissioner John Dowd 1<sup>st</sup>**

**Commissioner Polly Burnell 2<sup>nd</sup>**

- **Andrew Parkington, 10-12 West Vine, Provincetown MA**

Andrew Parkington on behalf on WestVine Street Condominiums respectfully seeks to repair/replace corner boards and roof overhang in kind.

The Commission had no further questions or comment and motioned to approve as presented.

**Commissioner John Dowd 1<sup>st</sup>**

**Commissioner Polly Burnell 2<sup>nd</sup>**

- **Nathaniel Mayo, 573 Commercial Street, Provincetown MA**

Nathaniel Mayo on behalf of Charles Mayo respectfully seeks to repair/ replace existing decking and railings.

The Commission had no questions or comments and motioned to approve as presented.

**Commissioner John Dowd 1<sup>st</sup>**

**Commissioner Polly Burnell 2<sup>nd</sup>**

- **156 Bradford Street, Provincetown MA**

The applicant respectfully seeks to re-shingle the front of the building and replace corner boards, all replacement will be done in kind.

The Commission had no further questions or comments, and motioned to approve as presented.

**Commissioner John Dowd 1<sup>st</sup>**

**Commissioner Polly Burnell 2<sup>nd</sup>**

- **Joe Butler, 2 Baker Avenue , Provincetown MA**

Joe Butler applicant respectfully seeks to replace cedar siding on the north elevation in kind.

The Commission had no questions or comments and motioned to approve as presented.

**Commissioner John Dowd 1<sup>st</sup>**

**Commissioner Polly Burnell 2<sup>nd</sup>**

- **Francine D'Olympio**

The applicant respectfully seeks to replace an existing gate, 2 posts, and a 4ft' high, 8 ft. section of fencing on the east elevation in kind.

The Commission had no questions or comments and motioned to approve as presented.

**Commissioner John Dowd 1<sup>st</sup>**

**Commissioner Polly Burnell 2<sup>nd</sup>**

- **Patricia Smith, 7 Franklin Street, Provincetown MA**

The applicant respectfully seeks to replace the current staircase with mahogany decking and P.V.C. composite railing/ top rail, using existing footings, not visible from a public way.

The Commission had no questions or comments and motioned to approve as presented.

**Commissioner John Dowd 1<sup>st</sup>**

**Commissioner Polly Burnell 2<sup>nd</sup>**

- **42B Commercial Street, Provincetown MA**

The applicant respectfully seeks to replace a 10 inch box window with a picture window.

The Commission was pleased the box window was being removed and so motioned to approve as presented.

**Commissioner Polly Burnell 1<sup>st</sup>**

**Commissioner John Dowd 2<sup>nd</sup>**

- **10 Commerce Street, Provincetown MA**

The applicant respectfully seeks to remove and replace white cedar shingles and trim in kind.

The Commission had no questions or comments and motioned to approve as presented.

**Commissioner John Dowd 1<sup>st</sup>**

**Commissioner Polly Burnell 2<sup>nd</sup>**

- **7 Center Street, Provincetown MA**

The applicant respectfully seeks to remove and replace brick steps in kind.

The Commission had no questions or comments and motioned to approve as presented.

**Commissioner John Dowd 1<sup>st</sup>**

**Commissioner Polly Burnell 2<sup>nd</sup>**

- **525 Commercial Street, Provincetown MA**

The applicant respectfully seeks to replace asphalt roof with cedar shingles.

The Commission had no questions or comments and motioned to approve as presented.

**Commissioner John Dowd 1<sup>st</sup>**

**Commissioner Polly Burnell 2<sup>nd</sup>**

**Any other business that shall properly come before the Commission:**

Maxine Notaro, Permit Coordinator informed the Commission they received a letter regarding 17 Westvine #2. The Commission would like to invite the resident to the next meeting of the Historic District Commission to discuss.

**Chair John Dowd opened the public hearing at 4:00 p.m.**

**CASE # FY13-42**

**Brewster Street, Provincetown MA**

**Application by Ted Smith Architect, LLC on behalf of Mark Albert 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 respectfully seeks approval to replace a door on the East elevation, construct a new 4'9" x 19' 10" addition on the South elevation with a deck on the second floor south-west corner, construct a new second story over the existing one story structure on the West elevation and install a new door on the North elevation at the property located at **8 Brewster Street, Provincetown MA.**

The applicant respectfully requests to postpone waiving all time constraints to the meeting of the Historic District Commission meeting on May 1<sup>st</sup>, 2013

*A motion made by Commissioner John Dowd to postpone Case # FY13-42 waiving all time constraints to the meeting of the HDC on May 1, 2013. The motion was seconded by Commissioner Polly Burnell. VOTE 3-0-0.*

**CASE # FY13-43**

**197 Bradford Street, Provincetown MA**

**Application by Zygmunt & Ann Plater for a certificate to be issued in accordance with Provincetown Historic District Commission established under the General By-laws, Chapter 15 of the Town of Provincetown.** The applicant respectfully seeks approval for the construction of a shed style dormer to gable roofline on the East elevation and to replace the existing screen windows on the South facing porch with casement windows at the property located at **197 Bradford Street, Provincetown MA.**

The applicant respectfully requests to postpone waiving all time constraints to the meeting of the Historic District Commission meeting on May 1, 2013.

*A motion made by Commissioner John Dowd to postpone Case # FY13-43 waving all time constraints to the meeting of the HDC on May 1<sup>st</sup>, 2013. The motion was seconded by Commissioner Polly Burnell. VOTE 3-0-0.*

**CASE # FY13-44                      48 Winslow Street, Provincetown MA**

**Application by Winslow Trading Co, LLC, James Savko, Manager for a certificate to be issued in accordance with the Provincetown Historic District Commission established under the Town of Provincetown General By-Laws, Chapter 11, Demolition Delay Bylaw.** The applicant seeks approval to demolish an existing uninhabitable house and garage at the property located at **48 Winslow Street, Provincetown MA.**

The Commission informed Mr. Nicolau there were only 3 members sitting on the hearing and would have to vote unanimous.

Mr. Nicolau explained to the Commission that nothing has changed on the application and if all the members have been to the site he would like to continue.

Commissioner John Dowd opened the meeting to public comment.

An abutter commented, stating he would like to see old trees on the property preserved.

The Commission explained to the abutter that trees were not in the purview of the HDC and would have to present his concern at a hearing with the Planning Board.

Commissioner John Dowd read a letter from Mr. Michael Pontiatowsky requesting more research on the buildings be considered prior to demolition.

**Board Discussion:**

Commissioner John Dowd asked the applicant if the structure was on a foundation, the applicant responded, no and that it would be impossible to bring the building up to code.

Commissioner Lance Hatch feels given his research the structures have no historical significance. The Commission had not other questions or comments and motioned to approve as presented.

*A motion made by Commissioner John Dowd to approve Case # FY13-44 Demolition Delay at the property located at 48 Winslow Street, Provincetown MA. The motion was seconded by Commissioner Lance Hatch. VOTE 3-0-0.*

CASE # FY13-45

471 Commercial Street, Provincetown MA

**Application by Deborah Paine, Inc. on behalf of Kenneth Fulk 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 an existing kitchen window on the East elevation approximately three (3) ft. to the south and infill the existing window opening on the south elevation at the property located at **471 Commercial Street, Provincetown MA.**

The Commission had no questions or comments and motioned to approve as presented.

*A motion made by Commissioner John Dowd to approve Case #FY13-45 under Guideline B. The motion was seconded by Commissioner Lance Hatch. VOTE 3-0-0.*

**Review and approval of Minutes as follows:**

**April 3, 2013**

*A motion made by Commissioner John Dowd to accept the minutes of the Historic District Commission meeting of April 3, 2013 as presented. The motion was seconded by Commissioner Lance Hatch. VOTE 3-0-0.*

**April 10, 2013**

*A motion made by Commissioner John Dowd to approve the minutes of the Historic District Commission meeting of April 10, 2013 as presented. The motion was seconded by Commissioner Polly Burnell. VOTE 3-0-0.*

**The next meeting of the Historic District Commission will be on May 1, 2013 in the Judge Welsh Hearing Room, Town Hall.**

**Adjournment:**

*A motion made by Commissioner Polly Burnell to adjourn the meeting April 17, 2013 meeting of the Historic District Commission at 5:30 p.m. The motion was seconded by Commissioner John Dowd. VOTE 3-0-0.*

Respectfully submitted,

***Edward Atwood***

Edward F. Atwood  
Recording Secretary

