



HISTORIC DISTRICT COMMISSION
May 1, 2013
Work Session/ Public Hearing 3:30 p.m.
Judge Welsh Hearing Room

Members Present: Mr. John Dowd, Chair, Ms. Polly Burnell
Mr. Ryan Landry, Mr. David McGlothlin

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

Other Staff Present: Ms. Maxine Notaro, Permit Coordinator

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

Public Comments:

No public comments were made by the public.

Administrative Reviews:

- **Robert Quigley, 8 Winthrop Street, Provincetown MA**

Discussion on Replacement of Windows

Mr. Quigley informed the Commission that he had looked into restoration, rather than replacement windows for the second floor. Mr. Quigley feels that restoration would be costly and requested approval for the use of 6 over 6 replacement windows.

The Commission requested the transom and molding around door be restored in kind.

APPROVED John Dowd 1st David McGlothlin 2nd

- **Deborah Paine, Inc. on behalf of Bayshore Condominiums, 495 Commercial Street Unit #9, Provincetown MA**

Ryan Weber of Deborah Paine, Inc. respectfully requests approval to remove and replace kitchen window in kind.

No questions or comments from the Commission

APPROVED John Dowd 1st David McGlothlin 2nd

- **Deborah Paine, Inc. on behalf of Katzel Nominee Trust, 477 Commercial Street, Provincetown MA**

Ryan Weber of Deborah Paine, Inc. respectfully requests approval to repair third floor roof and chimney in kind.

No questions or comments from the Commission

APPROVED John Dowd 1st David McGlothlin 2nd

- **Brad Horner, 3 Dyer Street, Provincetown MA**

Brad Horner respectfully requests approval to replace existing brick stoop and step in kind.

No questions or comments from the Commission

APPROVED John Dowd 1st David McGlothlin 2nd

- **Thomas Tannariello on behalf of David Dunn, 12 Prince Street, Provincetown MA**

Mr. Tannariello respectfully requests approval to replace windows (2 over 2 with permanent grills), relocate original stained glass door to original location and re-roof EPDM Rubber roof in kind.

Commissioner Polly Burnell asked the applicant if he knew how old the windows were. Mr. Tannariello was not sure, and informed the Commission the windows were not a candidate for reglazing.

Commissioner John Dowd asked the applicant to stay within the existing opening.

APPROVED John Dowd 1st David McGlothlin 2nd

- **Christopher Rego on behalf of Bradley Horner, 338 Commercial Street, Provincetown MA**

Mr. Rego respectfully requests approval to replace three windows on the front of the building with new Anderson windows in kind.

No questions or comments from the Commission

APPROVED John Dowd 1st David McGlothlin 2nd

- **199 Commercial Street Unit #8, Provincetown MA**

The applicant respectfully requests approval to replace top railing in kind with painted PVC.

No questions or comments for the Commission

APPROVED John Dowd 1st David McGlothlin 2nd

- **17 West Vine Street, Provincetown MA**

The applicant apologized to the Commission for replacing an existing corner fence without review from the HDC.

The Commission reviewed the fence and informed the applicant the Commission avoids privacy fencing in front yards, given the location of the fence on the property the Commission did not have a problem.

The Commissioner thanked the applicant for coming in.

- **558 Commercial Street, Provincetown MA**

The applicant respectfully requests approval to replace 2 sky lights in kind (not visible from a public way) and decking replacement (not visible from a public way).

No questions or comments from the Commission

APPROVED John Dowd 1st David McGlothlin 2nd

- **448A Commercial Street, Provincetown MA**

Mr. Watson respectfully requests approval to replace a section of fence with a solid stockade style fence to hide trash area.

No questions or comments from the Commission

APPROVED John Dowd 1st David McGlothlin 2nd

Any other administrative review received that could not be reasonably anticipated

No other administrative reviews were heard by the Commission.

Any business that shall properly come before the Commission

- **8 Cook Street, Provincetown MA**

Ms. Maxine Notaro, Permit Coordinator informed the Commission the property at 8 Cook Street closed a window opening rather than replacing the window. The Building Commissioner issued a stop work order due to no permit for the job.

- **25 Court Street, Provincetown MA**

Ms. Maxine Notaro, Permit Coordinator informed the Commission the property at 25 Court Street installed a Satellite dish that is visible from a public way.

The Commission would like to see the dish removed as per the HDC guidelines 5, 9, 1, & 7.

A motion by Commissioner John Dowd requests enforcement for the removal of a satellite dish visible from a public way at the property located at 25 Court Street, Provincetown MA. The motion was seconded by Commissioner David McGlothlin. VOTE 4-0-0.

Review and Approval of Minutes

April 17th, 2013 Regular Session

A motion by Commissioner John Dowd to approve the minutes of the Historic District Commission, April 17, 2013 as presented. The motion was seconded by Commissioner David McGlothlin. VOTE 4-0-0.

Public Hearing opened at 4:00 p.m., by Commissioner John Dowd, Chair.

No public statements were made.

CASE # FY13-42

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 seeks approval to replace a door on the East elevation, construct a new 4'9" x 19' 0" 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.**

Mr. Albert presented his application and provided detailed landscape drawings.

Public Comment

No comments were heard from the public, and two letters in favor were read into the record.

Discussion

The Commission thanked Mr. Albert for the detailed drawings and photos expressing how helpful they were. The Commission expressed concern regarding the installation of barn doors and port hole style window as it pertains to Guidelines 6A & 6B.

No further questions or comments from the Commission, and so moved to accept.

A motion made by Commissioner John Dowd to accept CASE # FY13-42 under Guideline 15 with the exception of the port hole style window and the proposed barn style doors. The motion was seconded by Commissioner David McGlothlin. VOTE 4-0-0

CASE # FY13-46

Application by A J Santos on behalf of Joe Todaro 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 replace a gliding glass window with a double-hung window to match the existing double- hung 2 over 2's and add two double-hung 2 over 2 windows on the East elevation at the property located at **70 Commercial Street, Provincetown MA.**

Mr. Santos provided an additional drawing to the Commission.

Public Comment

No comments from the public or letters in favor or opposition to this proposed project.

No questions or comments from the Commission

A motion made by Commissioner John Dowd to accept CASE # FY13-46 under Guideline 5B as presented. The motion was seconded by Commissioner David McGlothlin. VOTE 4-0-0.

CASE # FY13-47

Application by Dr. Richard H. Maniace 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 repair the existing porch deck, replace existing deck railings, corner posts and support columns at the property locate at **50 Commercial Street Unit U-3, Provincetown MA.**

Mr. Maniace informed the Commission the proposed project is minimally visible from a public way.

Public Comment

No comments in favor or opposition to this project.

No questions or comments from the Commission

A motion made by Commissioner John Dowd to accept CASE # FY13-47 due to minimal visibility from a public way and as per Guideline #9. The motion was seconded by Commissioner David McGlothlin. VOTE 4-0-0.

CASE # FY13-43

Application by Zygmunt & Ann Plater 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 for the construction of a shed style dormer to Gambrel roofline on the east elevation and to replace the existing screen windows on the south facing porch with the casement windows at the property located at **197 Bradford Street, Provincetown MA.**

Applicant informed the Commission the Bradford Street view is extremely minimal, following character of surrounding buildings in kind. No muntons or sashes proposed.

Public Comment

No comments from the public in favor or opposition to this project

No letters received

A motion made by Commissioner John Dowd to accept CASE # FY13-43 as presented under Guidelines 5B, 8A 1&2. The motion was seconded by Commissioner Polly Burnell. VOTE 4-0-0.

The next meeting of the Historic District Commission will be held at 3:30 p.m. on Wednesday, May 15, 2013 in the Judge Welsh Hearing Room, Town Hall.

Adjournment

A motion made by Commissioner John Dowd to adjourn at 5:30 p.m. the May 1, 2013 meeting of the Historic District Commission. The motion was seconded by Commissioner Polly Burnell. VOTE 4-0-0.

Respectfully submitted,

Edward F. Atwood

Edward Atwood
Recording Secretary

Approved by _____ on _____, 2013.