

**Provincetown Historic District Commission
Wednesday, August 3, 2005, Town Hall**

Meeting Minutes

Members Present: Polly Burnell, John Dowd, Eric Dray, Carol Neal, Marcene Marcoux, Clo Tepper.

Members Absent: None

Staff Present: Maxine Notaro and Doug Taylor

Work Session 3:45 p.m.

The work session was called to order by John Dowd at 3:45 pm.

90 Commercial Street – Original Seamen’s Bank - Gary Locke fielded most of the questions from the Commissioners. The questions and answers revolved around the large windows on the first floor of the building and how they would be secured. Gary Locke and Doug Taylor had a discussion on the safety and storm issues raised by the installation. Doug Taylor is not against this – but it should meet code. There has to be a common ground. The contractor/builder will be looking at similar buildings in town i.e., buildings across from Spiritus for window style and treatment.

The contractor, Tom Rose, said the project should have been a demolition – everything has been compromised. He has one request – can he shingle the rear of the bldg as it was. The Commission said yes. The contractor has the original door and Eric said it’s worth salvaging.

John Dowd and Eric Dray stated they need drawings. They both felt there is no detail and they need that.

3 Fishburn Court – Tom Thompson is redoing the top floor and wants to make it a studio. The comment was that he wants to make the windows significantly larger.

No one seemed to have a problem with this design. They wondered about hinged swing-outs, which are called a barn light. (No cranks – just swing-outs.) Eric is concerned about setting a precedent with swing-outs. This is not a highly visible area.

This was an administrative review and everyone said what was proposed was fine.

Public Hearing –4 p.m.

The public hearing was called to order by John Dowd at 4:17pm.

2005-51 (Continued from July 13, 2005)

Application by Neal Kimball on behalf of John Yandrisovitz 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 renovate two existing free-standing cottages at the rear of the main house, re-frame roof’s increasing pitch and add a small ell to cottage #1, reconfigure window layouts at the property located at **5 Conant Street, Provincetown, MA.**

The recording secretary, Evelyn Gauadiano, an abutter to this property, stepped down in order to testify and Maxine Notaro recorded the minutes for this case.

Members sitting on the case are: Polly Burnell, John Dowd, Eric Dray, Carol Neal, Clo Tepper.

Discussion:

Neil Kimball, speaking on behalf of his client, John Yandrisovitz, requested a continuance on July 13th since there was not a full board seated. It was continued to the August 3rd meeting.

Neil Kimball presented revised plans stating that the cottages are not visible from Conant Street however; they are visible from Atlantic Ave. The scale of main house is big so the property owner is requesting additional height to the cottages.

Cottage #1 on left; the footprint is the same. These cottages were built in the 60s. The intention is to retain as much as possible. There is a small bump out "L" on Cottage #1. Cottages 1 & 2 have small a loft. Cottage 2 will have the same footprint and a lesser change than that of cottage #1. If there were the need to change the foundations, the homeowner would request a slight relocation.

John Yandrisovitch said the additional height required would be to accomplish getting the bed off of the floor and have more livable space. Neil Kimball said the soffit line raises about 2-1/2' to the ridge making it about 4' for cottage #1. The sill plate height is not changing. Cottage #2 ridgeline is approximately 5'.

Board members discussed the distance of the ridgeline.

John Yandrisovitch presented photos taken of other cottages throughout town. However, the photos presented were not of recent renovations, and were of existing cottages previous to board presence.

John Dowd said the cottage located at the corner of Masonic & Bradford would be more appropriate than the design presented for 5 Conant Street. Mr. Dowd questioned why the smaller cottage was becoming larger. Neil Kimball replied, it was deeper.

The board discussed the most appropriate window styles and sizes, 6 over 6 or 6 over 1.

Public comment / letters:

Evelyn Gaudiano who has lived in the neighborhood since 1931 said the cottages were used as hen houses years ago.

The board received a letter from Phil Gaudiano who stated the cottages were used as utility sheds also known as summer kitchens.

A letter from Evelyn Gaudiano stated the property originally consisted of 2 apartments; a studio & 2 cottages and the cottages would be used by family members.

A letter from Bill Fitzpatrick mentioned the cottages would alter the streetscape.

A letter from Maureen Wilson references the cottages are historically significant and they represent the artist's community. There is a loss of 40 to 70 years of history. For the record, Mr. Kimball and Mr. Yandrisovitch stated Ms. Wilson was not an abutter to the property.

Letters in favor were read into the record from Pat Sullivan, Paul Ditacchio and Gregg Russo.

John Yandrisovitch stated obviously he has a couple of neighbors that don't like him. Also, it's his feelings that he has made improvements to the property for which he pays high taxes on. He further stated that Helen Carter remembers the cottages being constructed for residential purposes and that they were never chicken coops.

Obviously people have their own agenda. It appears the Gaudiano's are upset over a parking space and parking issues. The original drawings were for a 2-story structure but have since been scaled down.

Mr. Dray stated if the cottages are of historic significance, then the footprint of the cottage with the bump out should remain as is. Conant St. has a beautiful historic streetscape.

The case was continued until August 17, 2005.

Application by Pat Costa 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 5 windows at the property located at **9 Washington Avenue, Provincetown, MA.**

Members sitting on the case are: Polly Burnell, John Dowd, Carol Neal, Marcene Marcoux.

Discussion:

Her son presented the case for replacement of rotted, cranky windows that are to be replaced in kind.

Motion: Carol Neal Second: Polly Burnell

To grant a certificate of Compliance for the application as presented, Pursuant to guidelines 5.a, 5.c;
All approved window replacements must non-tinted, clear glass and 1/2 screens, unless otherwise provided in the decision. Full screens or windows with Low-E or other tinted class are not permitted.

Yea: 4
Nay: 0 Abstain: Eric Dray

2005-62

Application by Rick Murray on behalf of Bradford Montello Realty Trust 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 extend the roofline and dormer on the rear (South) elevation and change a window/door configuration at the property located at **35 Bradford Street and, to relocate an existing 3-bedroom unit to a new single family dwelling on the Southwest corner of the lot (formerly 9 Montello Street), Provincetown, MA.**

Members sitting on the case are: Polly Burnell, John Dowd, Eric Dray, Carol Neal, Clo Tepper.

Discussion: Muscle Beach building

Rick Murray said an ANR had been done and the property is now one property, located at 35 Bradford Street. The Building Commissioner wanted to have it presented as two separate applications. The only change in Mussel Beach is to bump the building out on the 2nd floor rear. There is to be no change to the footprint and no change to elevations.

There was a full discussion among board members, the applicant about the style and size of windows as well as their ability to open for ventilation. Generally the board felt that double hung windows would be more appropriate.

Rick Murray will return with new plans featuring all double hung windows.

Discussion: Residential buildings

Rick Murray wants to relocate the residential units onto the new property, which will be built at the rear of the gym (formerly 9 Montello Street). He has consulted with abutters Hilda Neily, Joyce Guide, and Marcia Fair. Joyce and Marcia are in the process of writing letters of support. The lot coverage will be less than 38% . The height size is within the guidelines and it is stepped back from Montello Street. Rick Murray explained that he tried to take everyone's requests in mind as he sought an appropriate design. Hilda wanted to save her view of the monument and Marcia and Joyce wanted the building moved away from their property as much as possible to preserve their privacy and air.

Public comment:

One person objected. Jack Yandrisovitz said he was confused. "It looks like a 3 story house."

The final opinion from the Commissioners was that the house design was too busy; John Dowd compared it to an Edwardian Physician's building (middle class).

John DeSouza, the architect, said he was trying to both consider the neighbors' requests as well as the floor plan necessities.

Rick Murray will return with revised plans offering alternatives of simpler design.

2005-63

Application by Tom Burke and Axel Brunger 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 modify a previously approved plan to include four operable windows in a new foundation; two windows to be partially visible from a public way at the property located at **27 Tremont Street, Provincetown, MA.**

Members sitting on the case are: Polly Burnell, John Dowd, Eric Dray, Carol Neal, Marcene Marcoux.

Discussion:

Mr. Hopkins is their contractor. Tom Burke presented his plan. There are still 4 windows requested. Only one window will be visible from a public way. (The one closer to Atwood)

Public comment: None in favor or against.

Motion: Carol Neal Second: Polly Burnell

Pursuant to guideline 5, to grant the modification to the previously approved plan and allow 4 operative windows in a new foundation.

**Yea: 5
Nay: 0 Abstain: 0**

2005-64

Application by Neal Kimball on behalf of Michael Isrtvanko 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 extend an existing shed dormer by 8' with an egress door, construct a deck with a railing over the existing flat roof area, bump out a portion of the first floor by approximately 5' with a door leading to a new small deck area which will be held close to grade. All alterations are located along the rear (West) elevation side of the existing structure at the property located at **6 Washington Avenue, Provincetown, MA.**

Members sitting on the case are: Polly Burnell, John Dowd, Eric Dray, Carol Neal, Clo Tepper.

Discussion:

Neal Kimball presented the plan on behalf of Michael Isrtvanko. He is not going to do the deck off the back elevation.

Polly felt they couldn't allow this plan to be changed with regard to the window openings. The openings can't be shortened.

John Dowd thinks the posts are inappropriate for this type of house. He suggested they try finding some records of 2nd story porches.

Public comment: None in favor or against.

Motion: John Dowd Second: Carol Neal

To continue the hearing for revised plans.

**Yea: 5
Nay: 0 Abstain: 0**

2005-65

Application by Joyce A. Cuming of Architects Studio Ltd. on behalf of Alan Whitehead 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 reconstruct a roof of a larger roof form to meet code, add two new dormers to the East and West side of the smaller roof, add a new bay window to the West wall of the living room, add a new door a the East wall to provide access to a new deck and external stair to a proposed roof deck, replace windows throughout the entire building and add three new skylights to the rear (East) side of the dwelling

at the property located at **41 Commercial Street, Provincetown, MA.**

The application was withdrawn. No action was taken.

Administrative Review

14 Howland St. - Peter Fine presented a request for mostly cottage style 9 over 6 windows. He researched Broscoe and none of them would fit. Eric Dray commented that these are replacement windows. The applicant was looking for the board's advice, not window size changes.

He was encouraged to go ahead as planned.

The meeting adjourned at 7:10 p.m.

Minutes recorded by
Evelyn Gaudiano
Evelyn Rogers Gaudiano

Revised and respectfully submitted by
Carla Anderson Recording Secretary

Approved by _____ at the 12/21/05 meeting.
John Dowd, Chair