

**Provincetown Historic District Commission  
September 21, 2005 Town Hall**

**Meeting Minutes**

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

**Members Absent:** John Dowd and Nathan Butera

**Staff:** Maxine Notaro and Doug Taylor

**The meeting/public hearing was called to order by Carol Neal at 3:45 pm**

**2005-70**

**Application by Neal Kimball on behalf of Peter J. Petas** 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 refurbish a shed dormer and replace ten windows, repair existing second floor deck, update railings, re-shingle all roof areas, replicate original rake and trim details on façade and replace window above covered entry and reconfigure window and door layout on rear (south) side of the property located at **463 Commercial Street, Provincetown, MA.**

**Members sitting on the case are:** Polly Burnell, Eric Dray, Carol Neal, Clo Tepper, Marcene Marcoux.

**Discussion:**

Neil Kimball stated the biggest change to this property is occurring on the waterside. The contractor of record will be John Lisbon. The property originally had windows on all sides.

The railing system was not included in the original application but will be required. The original intent was to use cable for the railings, however, cable is no longer allowed. Therefore, lexan panels with part lexan and part baluster will be installed on the southeast and west elevations. Ted Jones, property owner said he was not married to lexan and could install baluster railings.

The windows on the second story of the building are mostly 1930's. Some have been replaced with newer windows 1/1. The property owner is requesting 2/2 to be consistent with what was originally on the building. The downstairs of the building have 6/6 windows.

Mr. Dray said there is no strong design approach and the commission would like to keep the character but wants 6/6 windows on the downstairs. He further stated it is a pleasure to see that the property owners are holding on to the details of the building.

Polly Burnell did research on this property and found that in the 1910-1919 this building was the former Ambrose Webster studio and was once listed as a clubhouse. Ted Jones said the pier dates back to 1939.

Eric Dray stated the commission policy is that original windows be replaced in kind. The wooden

windows on this building are considered historically significant and must be retained or replaced in kind with 2/2 wooden true-divided single-glazed windows with exterior triple-track storm is desired.

**Public comment:** None in favor or against.

There was a thorough discussion of appropriate window style, size and materials, the age of the building and the commission guidelines

Marcene Marcoux asked if there would be one motion, or if the windows would be a separate motion. Eric Dray stated that it would be one motion. Marcene Marcoux then stated that she would abstain because she disagreed with the window decision but agreed with all other aspects of the project.

After discussion, the board moved the following:

**Move: Eric Dray**                      **Second: Polly Burnell.**

To approve with conditions (see attached decision).

**Yea: Polly Burnell, Carol Neal, Clo Tepper, Eric Dray**

**Nay: 0**              **Abstain: Marcene Marcoux**

Mr. Jones disagreed with the motion made and said this request was for new construction and remodeling and asked why the board was acting in this manner. Mr. Dray said the building must maintain the historic aspects of a historic structure.

Mr. Kimball asked the board members if this was now to be the procedure on windows.

Mr. Dray said it is based on a case-by-case basis and the windows proposed do not work in historic evolution. Ms. Neal said this was a very visible structure.

No further discussion.

## **2005-71**

**Application by William N. Rogers III, P.E. & P.L.S. on behalf on Enco 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 construct a second means of egress deck and stairs for the second and third floors of building #1, construct an 8' x 22' dormer on the west side of the building, renovate and restore existing building #1 while maintaining existing window size, style and location, door sizes and style; and to replace siding at the property located at **32 Bradford Street.**

### **Discussion:**

Gary Locke represented the applicants. The property owners are looking to restore and repair the existing side of the building that has asbestos shingles and do minimal work on the remainder of the building. The intention is to keep most of the windows and replacement of windows will be true divide lights. Included in the repairs is to re-point the chimney and the foundation in places. This is a two unit, 6 bedroom dwelling at present. Also proposed is an 8' x 20' dormer maintaining the eave details. The door on the west elevation will be the same style door but to code (36" door). The bracket over the door will be replicated.

East elevation – replace one window and add one window to match the existing windows below.

The windows in the proposed dormer will be the same in size as the windows below.

Mr. Locke said a new unit would be created so egress needs to conform to code. The beams will be 8 x 8. The beams obscure the architectural/historical feature of the building with 12' as cross beams. The ornamental gesture is to have artistic Italianate look.

**Public comment:** None in favor or against

**Motion: Eric Dray                      Second: Marcene Marcoux.**

To approve as attached conditions. (See attached decision.)

**Yea: Eric Dray, Marcene Marcoux, Clo Tepper, Carol Neal, Polly Burnell.**

**Nay: 0                      Abstain: 0**

### **Case 2005-72**

**Application by Fred Ambrose on behalf of China Trust, T. Gandolfo, Trustee** 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 demolition building A & B and reconstruct the same basic massing as the existing structures at the property located at **361A & B Commercial Street.**

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

### **Discussion:**

Mr. Ambrose said the proposal is to fabricate the buildings to its historic state. The buildings will grow only a foot and a half in height. Ms. Neal asked why they were requesting to demolish the buildings as opposed to restoring them. Mr. Ambrose said it is cost effective and they are not up to code. These buildings were poorly constructed. Balloon construction came in after 1880. There is an observation level and they cannot apply the code of today without carving up the structures. Ms. Neal said to tear down and build new is not necessarily the way to go.

Mr. Ambrose said it is costly to renovate. They will rebuild to make the buildings historically pleasing. There was an abandoned building on the lot which was torn down. It's where the parking lot is today.

John Bologna said once you alter or change a building it triggers code issues. There is code compliance alternative here. The areas of focus were on electrical, plumbing, etc. The brick foundations have weak areas and the buildings have 2 x 6 construction variably spaced. The floor joists are undersized by today's standards. There are things that could be done to reinforce the structure, however, the buildings have been compromised over the years. There has been a great deal of water damage to the structural components. The frame would be the only thing left and that would need new. What is requested is actually a reconstruction keeping the same size, shape and scale of the buildings. The existing buildings are in pretty poor shape.

Ms. Neal said demo is not taken lightly. What are the extraordinary circumstances? The buildings don't look dangerous or unsafe by the photos submitted in this meeting.

He further stated the financial hardship would be doubling costs of the project for a restoration as opposed to new construction. It is not fair to the owners to be put through such an expense. We are

looking to take the buildings down and rebuild. We can't afford to let them just sit there, however, they are in decay.

Marcene Marcoux said it appears from the engineers report that both buildings are being treated the same. Mr. Ambrose said both buildings are the same, it's just that one is worse than the other.

Mr. Dray said, owners not making repairs after the water break, is not grounds from demolition. When did they purchase the building? Mr. Ambrose said the owners have not been neglecting the building. They purchased the building in the 1990's.

Mr. Dray feels this case would need to be continued. He does not feel there is a strong enough case here for demolition. He would need more information before making a decision.

Mr. Taylor said he would suggest doing a walkthrough. No determination could be made without a walkthrough.

Al Tibbetts, an abutting resident of the Mews Complex, said his biggest concern is the existing footprint or if the silhouette will change. If the height changes it will affect him directly. He asked that the board members be careful on the design of the buildings.

Janet Stutsman representing Leslie Hand also raised concerns about the height and the enclosure of the deck.

Mr. Ambrose said the larger of the two buildings would stay the same in height.

**Public comment:** Three letters were read into the record. All were looking for more information than what was submitted.

**Motion: Carol Neal            Second: Marcene Marcoux**

To continue this application upon a site visit by the Board members and Building Commissioner and to reschedule for the next available meeting.

**Yea: Carol Neal, Marcene Marcoux, Polly Burnell, Eric Dray.**

**Nay: 0            Abstain: 0**

October 3, 2005 site visit will be scheduled.

**Motion: Marcene Marcoux            Second: Clo Tepper**

To adjourn the meeting at 6:50pm

**Voted unanimously.**

Recorded by Evelyn Guandiano

Revised and respectfully submitted by,  
Carla Anderson  
Recording Secretary

Approved \_\_\_\_\_ at the 12/21/05 meeting  
John Dowd, Chairperson