

**The Provincetown Historic District Commission
Wednesday, February 022, 2006, Town Hall, 260**

Meeting Minutes

Members present: John Dowd, Carol Neal, Polly Burnell, Marcene Marcoux and Nathan Butera.

Members absent: Clo Tepper

Staff present: Maxine Notaro, Doug Taylor

Work Session 3:45 pm

Administrative Review

361A Commercial Street

Fred Ambrose submitted revised plans for Building A.

They would like to install a high price plastic shutter on Building B that makes a nice statement.

John Dowd said if shutters are to be used they should not be sitting directly on the building.

Polly Burnell stated Guideline 5F which states: SHUTTERS: When used, shutters shall be made of wood and be of a design appropriate to the style and period of the building. Each shutter shall match the height and one-half the width of the window opening. It is recommended that the shutters be installed on shutter hardware and be operable or made to appear operable, and be hung in a manner consistent with traditional installations.

Nathan Butera said it is the duty of the commission to follow the Guidelines set forth by the Town.

Building B – North elevation, relocated door to the center. Door to be one window with panels and to install a new window on the North elevation.

Final drawings to be submitted with the above changes.

139A Bradford Street

2006-15

Application by Neal Kimball on behalf of David Kucher 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 alter the west side of the structure by adding two awning windows on the first floor and one awning window on the second floor at the property located at **139A Bradford Street, Provincetown, MA.**

The property owner requested awning windows instead of the two double-hung previously approved.

Marcene Marcoux said the location of the windows is not a major aspect to the project because they have minimal visibility.

Carol Neal cited the Guidelines for windows, which states: WINDOWS. New windows may be added provided they do not detract from an original or architecturally significant arrangement of windows. The location of the windows does have minimal visibility.

Nathan Butera said he did not see a problem with the applicant's request because the window location is not a major façade of the building.

John Dowd the request is minimally visible and the building has been altered over the years, however, if approved, the board members should consider it with half-sash and the width.

Moved – Nathan Butera moved to accept the revision of the proposed plans for two awning windows on the West elevation of a proportion of a single sash as referenced to the North elevation. This is approved because of minimal visibility and because the building has been altered significantly.

Seconded by Marcene Marcoux.

Voted unanimously, Nathan Butera, John Dowd, Polly Burnell, Carol Neal and Marcene Marcoux.

2006-18
Application by Frank Deschaine on behalf of Rod Blacklock of Vixen Pilgrim House 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 four existing primary egress doors, full view patio doors and add a secondary egress door with two 1-foot sidelights at the property located at **336 Commercial Street, Provincetown, MA.**

Frank Deschaine said the doors are designed for a restaurant and are true handi-cap doors. It is a commercial grade replacement with in-light grills.

John Dowd said full-view doors would be more appropriate than a fake view.

Moved – John Dowd moved to accept the plans as presented.

Seconded – Polly Burnell seconded the motion.

Voted – unanimously Polly Burnell, John Dowd, Nathan Butera, Carol Neal and Marcene Marcoux.

John Dowd made other exterior historically correct design suggestions to the owner.

2006-21
Application by the Town of Provincetown 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 the existing building into a continuing care nursing facility occupying approximately 41,503 square feet of the 115,643 square foot parcel to provide a nursing home, out-patient rehabilitation therapy, assisted/independent living and other related health care services to the elderly at the property located at **100 Alden Street, Provincetown, MA.**

Polly Burnell recused herself from the hearing due to the close proximity to the structures in questions.

Maria Gonsalves, Architect said construction would be done in two phases. Phase I is the back building and Phase II is the existing main building.

The proposed Phase I building is a 3-story structure. The third floor is tucked into the roof structure. The gable has been broken into two dormers due to the width of the building, which also helped to lower the height of the building. The windows are 9/9; wood shingles vehicular to Provincetown and the building will have white trim.

The parking spaces are located to the east side. The stair tower is not visible from the street and end of the building.

The building has been designed to have movement in the façade so as to not have one long building. The Cape Cod Commission also suggested the same.

Marcene Marcoux felt the plans were lacking in the materials being used as well as the dimensions not being located on the plans. The plans did not specify height from grade or dimensions.

Doug Taylor said the Commission has not looked at a project of this magnitude before. It needs to be looked at from the overall aspect.

Nathan Butera asked if the applicants were looking for commission approval or just comments?

Doug Taylor said they were looking for a general concept.

Nathan Butera said the procedure is to look at each elevation.

Maria Gonsalves said the heights of each building are listed and the grade line is indicated with dark line on the plans. Also included is the topography and illustrations. 99% of the project shows the actual windows anticipating the true depiction of what the building is to be.

Doug Taylor again said it is typical for a project of this magnitude to call out only a few dimensions.

John Dowd said the walls show an unbroken three-story building. Would a band between lessen it?

Maria Gonsalves said they took that into consideration but thought of simplification with the dormers.

John Dowd made suggestions on how to break up the building so it looks like a two-story on the Alden Street façade to fit in with the neighborhood.

John Dowd said the artistic renderings are misleading. The building is defined by the quality of the windows. There are a few window types that the board accepts and one is the 400 Anderson Wood rite series. Windows to be factory applied muntin pattern, simulated divided light and no low E or tinted glass.

Maria Gonsalves said the 200 series is what her company commonly uses.

Doug Taylor said the difference between the 200 series and the 400 series is the muntin pattern.

Maria Gonsalves said she would do more research on windows.

John Dowd asked if the plans presented were the actual plans or were there other changes the commission should know about up front.

Maria Gonsalves said she could not think of anything that was different from what was being presented.

John Dowd explained that sometimes there are discrepancies from the drawings and what is actually built.

Moved – John Dowd moved to approve with the following conditions:

1. Modified band on Alden Street façade to read as a two-story
2. Delete the cupola and come back for design of the cupola at a later date
3. Remove the panels and replace with shingles
4. Front door be a solid steel panel door with panic hardware
5. The garage door to have a window and to be further reviewed by the Commission
6. Windows to be further reviewed
7. Full stone foundation preferable, if not, further review by commission required

Seconded by Carol Neal.

Voted four in favor, Nathan Butera, Carol Neal, Marcene Marcoux and John Dowd. Polly Burnell recused herself.

No further discussion.

Adjournment

Moved by John Dowd at 5:25 p.m.

Seconded by Marcene Marcoux.

Voted unanimously.

Respectfully submitted,
Maxine Notaro, Permit Coordinator

Approved _____ at meeting of _____
John Dowd, Chairman