

**The Provincetown Historic District Commission
Wednesday, March 08, 2006, Town Hall**

Meeting Minutes

Members present: Clo Tepper, Nathan Butera, John Dowd, Polly Burnell, Marcene Marcoux.

Members excused absent: Carol Neal

Staff present: Doug Taylor, Maxine Notaro

Work Session was called to order at 3:45pm.

Doug Taylor presented a copy of article 27 of the town warrant as submitted by Peter Page. Members will review the proposal and discuss it at the next meeting of the board.

Doug Taylor suggested the board consider giving out annual award(s) for historic preservation efforts.

9 Dyer Street. Owners would like to replace a stockade fence with a board fence.
60" stockade fence with 60" cedar board in a side yard location.

Polly read the guideline 11.

The request was approved conditionally.

North and West will be picket 48", the rear fence can be as requested. The South side can be up to 48", either solid or picket with a 10' setback from the front façade of the building on Dyer Street. After the 10' setback the fence may increase in height to 60" and may become solid.

Staff will inform the applicant of the conditional administrative review.

Public Hearing was called to order at 4:17 pm

2006-22

Application by the John Reis, Inc. on behalf of Michael McIntyre 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 applicants seeks approval to demolition the existing garage unit and relocate a new structure using the existing footprint on the lot at the property located at **67 Bradford Street, Provincetown, MA.**

Members sitting on the case are:

Nathan Butera, John Dowd, Polly Burnell, Marcene Marcoux, Clo Tepper

Discussion:

Joy Reis, of Golden Hammer appeared before the board regarding the demolition of the building.

Public comment: No

Motion: John Dowd **Second:** Polly

To issue a certificate of compliance for demolition of a non-contributing, non-historic building less than 50 years old pursuant to guideline 14.

The applicant will submit plans for construction of a new building under a new application and case #.

Yea: Nathan Butera, John Dowd, Polly Burnell, Marcene Marcoux, Clo Tepper

Nay: 0 **Abstain:** 0

2006-10 (Continued from February 22, 2006)

Application by Peters Property Management on behalf of Bull Ring Wharf Condominiums 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 shingles, trim, windows and gutters on the East elevation at the property located at **383 Commercial Street, Provincetown, MA.**

At the applicant's request, the case was continued to the next meeting.

2006-04 (Continued from February 22, 2006)

Application by Regina Binder on behalf of Alex Mazzocca and Glen Martin 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 approximately a 1300 square foot addition to a freestanding 2-story cottage at the property located at **15 Brewster Street, Provincetown, MA.**

Members sitting on the case are:

Nathan Butera, John Dowd, Polly Burnell, Marcene Marcoux, Clo Tepper

Discussion: The applicant was not present. Staff informed the board that the applicant was seeking to continue the case.

Polly requested more suitable plans as the ones submitted were unreadable.

Public comment: None in favor or against.

Motion: Polly Burnell **Second:** John Dowd

To deny the application based on time restraints.

Yea: Nathan Butera, John Dowd, Polly Burnell, Marcene Marcoux, Clo Tepper

Nay: 0 **Abstain:** 0

2006-19 (Continued from February 22, 2006)

Application by Thomas Rogers 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 and change the style of the front doors on the retail store at the property located at **220 Commercial Street, Provincetown, MA.**

Members sitting on the case are:

Nathan Butera, Clo Tepper, John Dowd, Polly Burnell, Marcene Marcoux.

Discussion:

Thomas Rogers and Nick Robertson appeared before the board.

The plans are designed to bring a sense of unity to the entire front façade of the building while demonstrating there are two separate businesses operating in the building.

The doors on both openings currently open inward and the request is to have the open outward for safety and ADA issues. The style proposed was chosen from a limited selection available on Cape.

Doug Taylor interjected that the existing doors and the proposed doors, in the western doorway of the front façade, will not meet fire code regulations. Each panel must be a minimum of 3' in width. This is a 5 foot opening with two doors. The discussion continued to multiple means of egress from the building.

Polly read guideline 6c to open the discussion regarding replacement of historic doors, stating that the doors need to be appropriate to the historic structure.

The eastern most door was replaced in 2000 and there has been repeated problems with water entering in through the threshold and damaging the floor.

John Dowd noted that the eastern portion of the building is not historic and the replacement of doors and windows does not fall under the same guidelines.

The board suggested the applicant consider reuse of the existing doors, in the western location) by reframing the openings and re-hinging the doors for opening outward. This would maintain the historic character and the size of the opening, which is accented above the doorway.

Public comment:

No public comment in favor or opposed.

Motion: John Dowd **Second:** Polly Burnell

To retain and recondition the existing doors on the west entrance.

The east entrance door to be replaced.

The application is continued for revised plans on March 22.

Yea: Nathan Butera, Clo Tepper, John Dowd, Polly Burnell, Marcene Marcoux.

Nay: 0 **Abstain:** 0

2006-20 (Continued from February 22, 2006)

Application by Mark Kinnane of Cape Associates, Inc. on behalf of Scott Ravelson 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 connect two small dormers, add a deck to the East elevation and replace the windows and doors at the property located at **229 Commercial Street, Provincetown, MA.**

Members sitting on the case are:

Nathan Butera, Clo Tepper, John Dowd, Polly Burnell, Marcene Marcoux.

Discussion:

The board has decided to review the project/building in sections. The plans presented were specific to the Northern most section of the building.

East façade - The applicant proposes to change windows and add a dormer with two 6' sliders. The deck will be cantilevered out. The dormer is to maintain the same line, connecting the two existing dormers.

West façade - To add another dormer and a slider for a second egress to a deck area with a spiral staircase exiting the rear of the deck.

Polly referred to the guideline for decks and porches 9d.

Polly proposed a site visit. The applicants, the board and Doug Taylor left town hall at 5:10 and returned at 5:30. At which time the discussion continued.

Regarding the East elevation deck at the dormer connection, The board finds there are character defining features on a significantly contributing structure in a highly visible area that would be eliminated by adding the deck as proposed. Reviewing guideline 9d, frieze board and Cornice would be obstructed.

The applicant is requested suggestions to provide outside space for the units that would help to maintain the historic façade. Doug Taylor made a couple of suggestions.

Public comment: None in attendance in favor or opposed.

There is one letter in the file objecting to the proposal. Maxine read the letter to the board.

Motion: John Dowd **Second:** Nathan Butera

To grant a certificate of compliance for the plans as presented with the following conditions:

East façade of northern section, upper level – the two dormers to the south will be infill connected with the addition of two doors, the two windows to be resized to fit the existing two dormers. The windows are not to be wider than existing, or higher than existing. The roof and trim of dormers is to be preserved.

East façade of northern section, lower level – all changes for windows and doors are approved with the condition that the pilaster be retained between the doors and windows.

Entablature and Cornice are not to be cut or removed on east side.

West façade of northern section, upper level – the dormer roof will be hipped to relate to the east façade.

The applicant will provide a revised drawing of both elevations for staff review prior to the certificate being issued..

Yea: Nathan Butera, Clo Tepper, John Dowd, Polly Burnell, Marcene Marcoux.

Nay: 0 **Abstain:** 0

The public hearing portion of the meeting was closed and the board discussed the following cases/business under

administrative review.

The board briefly discussed the article proposed for town meeting and the policies being reviewed by Town Counsel.

Doug Taylor also discussed some proposed policy changes for dealing with demolition requests.

Maxine informed the board that the budget for the board is running low and there are 8 more meetings before the fiscal year end. Staff will work to determine ways to cover the charges and the board is encouraged to keep meetings as brief as possible.

4 Pilgrim Heights. Doug Taylor presented a demolition case for 4 Pilgrim Heights. Staff advised that the board has the right to review it under the demolition delay by-law. The board agreed that no review is required and staff may respond directly to the request.

29 Alden Street. Maxine presented the request for window replacements. The board agreed to allow the request under administrative review for Doug Taylor to specify window type as Anderson 400 Woodright series or equal, with factory applied muntins.. Any other window request will require a full review.

494 Commercial. The board instructed Doug Taylor to handle the request and require a compliant replacement. Synthetic is not to be allowed.

Approval of Minutes

Minutes for February 8, 2006

Motion by: Polly Burnell **Second:** Nathan Butera

To approve the minutes with corrections. (These minutes are prepared by Maxine Notaro).

Vote: all -0-0

Motion to adjourn by: Polly Burnell **Second:** Marcene Marcoux

Vote: all-0-0

Meeting adjourned at 7:03 pm

Respectfully submitted by,
Carla Anderson
Recording Secretary

Approved by _____ at the _____ meeting.
John Dowd, Chairperson