

**The Provincetown Historic District Commission  
4:00 p.m. Wednesday, April 12, 2006, Town Hall**

**Members Present:** Nathan Butera, Clo Tepper, Polly Burnell, Marcene Marcoux, and John Dowd.

**Members Excused Absent:** Carol Neal.

**Staff Present:** Maxine Notaro, Doug Taylor.

Meeting called to order at 3:50 pm by Maxine Notaro. John Dowd entered at 3:53 and chaired the meeting.

**Administrative Reviews**

**157A Commercial St.** – Scott Grady presented the revised plans to the board. The board reviewed the revised plans. The owner is seeking 2 changes from the decision of the previous meeting. He highlighted those for the members.

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

To approve the revised plans dated April 12, 2006.

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

**Nay:** 0           **Abstain:** 0

**Care Campus Cape End Manor –**

Members of the board expressed some concern that the Town Manager made derogatory comments at town meeting about the Commission's concern over windows in this case.

Polly Burnell recused herself from this case. She is an abutter to the project.

The architect is incorporating other changes as suggested by the board. The applicant is here for a discussion of the windows. The cost of the windows is a major concern for the project. The applicant is seeking to use the Anderson 200 series without exterior muntins. The base price consideration is for 200 series with grid work between/within the glass.

John Dowd suggested that spending \$200K for appropriate windows on a \$20M project should be a consideration. The applicant requested a mixed combination of windows allowing the less visible windows to be the 200 series.

**Motion:** Marcene Marcoux           **Second:** Nathan Butera

To grant a certificate of appropriateness for the windows as follows;

In project phase 1 - all elevations will allow Anderson 200 series with muntins between/within the glass.

In project phase 2 – the Alden Street elevation and the SE elevation on the gabled section will be 6 over 6 with exterior applied muntins.

**Yea:** Nathan Butera, John Dowd, Marcene Marcoux, and Clo Tepper.

**Nay:** 0           **Abstain:** Polly Burnell, by recusal.

**Public Hearing 4:20 p.m.**

**2006-10 (Request to continue to April 12, 2006 waiving time restraints)**

**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.**

**Applicant did not appear.**

**2006-29**

**Application by Robert Valois on behalf of Leonard Enos, Jr.** 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 install a new second floor deck and railings, construct an "open-sided" roof structure above the deck, construct "main" stair and second egress stair, replace windows to match the existing 6/6 windows at the property located at **315A-319 Commercial Street, Provincetown, MA.**

**Members sitting on the case are:**

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

**Discussion:**

Robert Valois presented the application for the owner for the Surfside Restaurant at Lopes Square. This is phase one of a multiple phased project that includes the entire length of the property with second floor increase.

John commented that the pipe rail is not congruous with the building style. Polly Burnell felt that the mixed-use look would not be a problem on that property. The board reviewed images of horizontal and vertical pipe/metal application along the town's waterfront.

Members felt the addition of the gable seemed to confuse the look of the building.

The plan calls for 6 over 6 windows with 8 over 8 adjacent to the barn door. All windows to meet the minimum historic regulations and guidelines.

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

**Motion by:** Marcene Marcoux **Second:** Nathan Butera

To grant a certificate of appropriateness for the plans as presented with the elimination of the roof gable on the west elevation. The applicant will submit revised plans to DRM, but does not need to reappear for this board.

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

**Nay:** 0 **Abstain:** 0

**2006-30**

**Application by Robert Hughes on behalf of O'Hara Family 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 four new cottages at the property located at **204 Bradford Street, Provincetown, MA.**

**Members sitting on the case are:** John Dowd, Nathan Butera, Clo Tepper, Polly Burnell, Marcene Marcoux.

**Discussion:**

Robert Hughes representing the James O'Hara Realty Trust appeared with Neal Kimball. The same family has owned the property for 35 years. The design for the property is to complement the family's ongoing use along with some development.

Trees are staying and building heights will remain low. The owners researched the pleasant walkways and buildings of the area.

Existing main building in the rear and the forward cottage, which is ADA for use by family member currently, have no planned changes.

Proposal is for FOUR cottages of 1.5 stories with 60X20 footprint placed in rotation in relationship to each other. Most of these cottages are minimally visible from the street. The parking is clustered in multiple areas of the property.

The cottages will have some contiguous structure to meet zoning regulations for one structure with 4 separate living areas. Fencing, pergolas, or similar elements will make connection.

The location of the cottages on the property is considered a side setback from the abutters according to zoning regulations. The closest cottage to the property line is estimated at about 10 feet within the property line.

Polly Burnell read by-law 15 regarding new construction and additions.

Members discussed visibility from the street, the scale of the project and the use of the area and found the project – over all - is not objectionable.

New construction of a 4-cottage structure is up for review.

It was suggested that there are too many competing windows sizes/proportions. Simplify the configurations and use 24"x24" sashes, with one sash in dormer.

Dormers on A & C complicate the look of the building, so reduce the trim details and make the dormer subservient to the gable.

Door surround is a scaled down similarity of 200 Bradford, which, according to John Dowd is historically incorrect. Various design components were discussed.

Proposed entry doors mimic the French Doors on the main house, but more traditional designs were discussed. The board suggested something with some solid panel on the bottom of the door.

**Public comment:**

Jerome Cre'peau, representing Serge Joyal of 206B Bradford Street.

Some objections concerned the proximity to abutters. The board advised that those are zoning issues.

Some objections to the height/size of the proposed dormers. The abutter's concern is that this new congestion will change the cultural (peace and security) use area. Abutters are renowned writers. There was concern voiced about the possible noise of weekly renters and the use of air conditioners.

The applicant explained that the project is approximately ½ of what the current zoning and planning by-laws would allow. The owners/heirs intend to continue using the property and have scaled down the building sizes in an effort to maintain a minimal impact on the property.

Scott Danforth of 205 Bradford asked to view the plans. He had no comment after reviewing the plan.

John Dowd read two letters from abutters who were opposed to the project proposed.

**Revised plans should include:**

- Windows – 24"x24", 6 over 6, with windows separated instead of doubled. One sash in dormer. All windows should conform to guidelines and policies.
- Reduce the trim details and make the dormer subservient to the gable.
- Doors will have solid panel bottoms.
- Entry door surround should be of a type more represented in the neighborhood and should spring from the doorframe.
- Fences, the design should be incorporated into the next plan so the board can review this component.

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

The applicant will return at the next meeting for administrative review of revised plans incorporating the changes as discussed.

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

**Nay:** 0                      **Abstain:** 0

**2006-31**

**Application by Neal Kimball on behalf of Hilda Neily** 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 convert and existing freestanding one car garage into artist's studio. Build up the structure by 7' to add a second story, reposition on the lot slightly on a new foundation faced with red brick and to add windows and new entry doors at the property located at **8 Montello Street, Provincetown, MA.**

**Members sitting on the case are:** John Dowd, Nathan Butera, Clo Tepper, Polly Burnell, Marcene Marcoux.

**Discussion:** Neal Kimball presented the plans. The plan is to move the existing garage and relocate it on the lot. Construct a new first floor and use the existing garage as the second story of the building. The artist has a 10' easel and seeks the significant height.

The property is located adjacent to a very tall structure. The space is to be used as a studio and workspace. No living space is included in the plan. A ½ bath is planned for the first floor.

**The board suggested the following adjustments to the plans;**

- Remove rake board on both ends of the building.
- East elevation-
  - Possible change of door design to represent a studio use, located asymmetrical.

- Hood design more historically appropriate - similar to Flyer's work shed.
- Simple corner boards with small wrap around.
- 24X24" windows, 2 over 2, to match the main house.
- False soffit is being removed.
- West elevation –
  - Offset door with one window on the upper level.
  - The lower level doors can be offset from the peak of the roofline.
- South elevation –
  - Use 24" sash as awning with split grill – 2 panes.
  - Upper level window full-sized window and will match the upper level north elevation windows.
- The board prefers to see a steeper roof pitch.

Marcene Marcoux expressed concern around the consistency of decisions as the board generally discourages taking small buildings and making them 2 stories in height. The board deliberated the concerns of increased heights –vs.-- the use of the building and the aesthetics costs of allowing small garages to become 2 story buildings. The board has tried to maintain 1.5 stories in past decisions.

The building is less than 50 years old.

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

Mr. Kimball will return with revised plans for consideration.

**2006-32**

**Application by Neal Kimball on behalf of Mary Spingler** 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 add a full shed dormer to the West elevation with double hung windows, replace all windows on the second floor in kind, make structural repairs and minor alterations to the deck area at the front entryway as needed at the property located at **13 Wareham Street, Provincetown, MA.**

**Members sitting on the case are:** John Dowd, Nathan Butera, Clo Tepper, Polly Burnell, Marcene Marcoux.

**Discussion:**

Mary Spingler appeared with Neal Kimball. The property is in an obscure location. The house has no soffits, which can lead to water issues. This is an older house, which needs some work, and the plan hopes to create additional living space in the upper level. The house was built in 1949-50 and does not have many historic features. It is a simple cape design.

It was suggested to separate the paired windows on the west elevation with 24" between the windows.

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

**Motion by:** John Dowd                      **Second:** Clo Tepper

To issue a certificate of acceptance for the plans as presented dated 3/29/06, with the following change;

Windows in the dormer on the west elevation be separated by 24".

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

**Nay:** 0                      **Abstain:** 0

**2006-33**

**Application by Neal Kimball on behalf of Mitchell Hollander and Robert Purinton** 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 demolish an existing structurally compromised, one-story, non-conforming dwelling and construct a new two-story dwelling with similar design and slightly large footprint in a conforming location at the property located at **28 Alden Street, Provincetown, MA.**

**Members sitting on the case are:** John Dowd, Nathan Butera, Clo Tepper, Marcene Marcoux.

Polly Burnell recused herself, as she is an abutter to the property.

**Discussion:**

Neal Kimball presented the plans. The length of the building is expanding by 14' longer, plus the deck/porch. The building is to be 2 feet wider than the existing building. It was constructed in the 1950s. It was once a Laundromat. It has no foundation or basement. It is sitting on the ground.

Members would like to see dimensions shown on all plans.

Marcene Marcoux would like to see a site visit or engineer study that verifies the need to demolish the building.

Nathan Butera commented that the building is less than 50 years old and not a historically significant structure. Doug Taylor stated that the age of the building has not been confirmed.

Clo Tepper commented that it is important to be consistent about verifying the age and condition of the building.

John Dowd raised the question of this building being a 1-story building with a plan to make it a 2-story residence. Clo Tepper commented that this does not fit the "cottage" definition. It is not a subservient building on the lot.

Doug Taylor expressed that the proposed design is more in keeping with the neighborhood, as it exists presently. The board considered the buildings on adjacent lots and the future plans for the Cape Care Campus.

Members did note that the application has been properly noticed and that there has been no public comment regarding this application.

**In reviewing the plans submitted for the new construction –**

The height of the building above grade Original 12'6", new is 24'7".

It will have a full basement under a portion of the structure with crawl space under the remainder. The septic system will be a determining factor.

East elevation –

The double extension of the front elevation is not historically appropriate.

Add deck/porch to front wall of house eliminating the interior bump-out space.

Upper level –

Open railing system instead of solid wall for upper level deck.

Remove French doors and transom lights.

Center door with two spaced windows, double hung 27X26, 6 over 1.

Simpson F117 – three solid panels with one light panel.

Lower level –

Two windows same as upper level.

Door as proposed.

Adjust the roof pitch to 10/12.

North elevation –

Low profile skylights.

Exterior chimney with brick facing, tight bond mortar.

Remove small window at lower landing.

Bathroom windows goes 27"X26", bottom frosted.

Upper right window stays as proposed.

Allow two windows in the landing area.

West elevation –

Atrium area is not visible from a public way.

Railing on upper level deck is as proposed without top rail.

This will also be used on the front deck.

South elevation –

O.K. as proposed.

Low profile skylights.

Upper level windows are awnings.

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

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

The applicant will return at the next meeting for administrative review of revised plans incorporating the changes as discussed.

**Yea:** John Dowd, Nathan Butera, Clo Tepper, and Marcene Marcoux.

**Nay:** 0                      **Abstain:** 0

***Administrative review continued***

**174 Bradford** – West elevation. Applicant is seeking to change a window for the stairway area. The previously approved transom window will not fit without extending into the frieze board.

The board considered the request. There will no window.

Applicant wishes to withdraw the application.

**4 Railroad Avenue** – Applicant is seeking full view door.

Approved.

**15 Cottage Street** – Seeks to replace a 7' solid plank fence with another 7' fence.

Guideline 11 applies and the board is referring the case back to staff.

**4 Center Street** – wants to remove a picket fence and erect a stone wall, 42" in height.

The board approved the request.

**The Provincetown Library, 356 Commercial St.** – wants to install stairs and walkways from the sidewalk to the front of the building.

The board needs additional information about design, railings, and dimensions.

**229 Commercial St.** – the board is reviewing revised plans submitted to staff.

The board will continue this case until the next meeting to review previous plans compared to the new revised.

**139 Commercial St.** – the property owner was erecting a fence and the building commissioner stopped the installation.

The board has no comment on this situation. It is referred back to staff.

**7 Johnson Street** – the applicant will be removing the majority of the garage building and wants to demolish the building in order to bring it up to code.

Referred back to the building commissioner.

**The Catholic Church** – there is more information forthcoming, as there may be someone interested in moving the building, which would eliminate the need to demolish the building.

Doug Taylor advised the board that the 2.5% override will be coming before the town. If the override does not pass the DRM staff will be reduced and the HDC will not have the staff support. Multiple offices in TH will reduce services.

Doug Taylor has been requested as a discovery witness in the case with 495 Commercial St. The chairperson or vice-chair needs to sign relevant documents. The case is about the removal of an old (perhaps the original) door.

***Minutes***

Motion: Nathan Butera                      Second: Polly Burnell

Approve Minutes of March 8, 2006

Vote: 5-0-0

Motion: Marcene Marcoux                      Second: John Dowd

Approve Minutes of March 26, 2006

Vote: 5-0-0

Motion to adjourn: Clo Tepper                      Second: Nathan Butera

Vote: 5-0-0  
Meeting adjourned at 8:45 pm

Respectfully submitted by  
Carla Anderson  
Recording Secretary

Approved by \_\_\_\_\_ at the meeting of \_\_\_\_\_.  
John Dowd - Chairperson