

**The Provincetown Historic District Commission
Wednesday, June 28, 2006 Town Hall**

Meeting Minutes

Members present: John Dowd, Chairman, Carol Neal, Co-chairperson, Polly Burnell, Marcene Marcoux, Nathan Butera and Clo Tepper.

Members excused absent: None

Staff present: Maxine Notaro, Doug Taylor.

The meeting was called to order at 3:40pm

Administrative Reviews

Greg Muse, 293 Commercial Street. The applicant seeks administrative approval to replace windows with double-hung windows and to remove two windows and replace with French doors with railing system.

Motion: John Dowd moved to approve.

Seconded: Carol Neal seconded the motion.

Voted: Unanimously.

Rhoda Rossmore, 150 Commercial Street. The applicant seeks administrative approval for the replacement of windows and doors.

Discussion: Ms. Rossmore said in April and May the house had been broken into and it appears someone had been using it as sleeping quarters. She would like to change the windows to 9/6 on the front with the remainder of the dwelling to be 2/2. None of the original windows were operable.

John Dowd said he was curious about the door surrounds.

Ms. Rossmore said the intent is to duplicate the fluted work and the door trim will be replicated.

The Commission requested a solid wooden door with transom.

John Rice advised the board members that a 6'8" door with a transom above would not fit.

Marcene Marcoux said no elevations were provided to the Commission members. She would like to see elevations before making any determination.

John Rice explained that the framing and elevations to the property were not changing. The clapboard will be replaced with clapboard, the roof will be asphalt shingles and the trim will be replaced in kind. The chimneys will not change.

Amy Germain said she wants to restore the house.

John Dowd said a solid panel door is what would have been there. It gives the authentic look to the dwelling. The door should be a solid wood door with 4 light.

The HDC Bylaw for doors states as follows:

ENTRANCES/DOORS

- a. Original or historically significant doors, vestibules, steps and porches shall be retained or replaced in kind.

Replacement doors, if necessary, shall match the original in material, size, and design. Decorative features (such as transoms, sidelights, door hoods, brackets, columns, balusters and pediments) shall be retained and repaired or replaced in kind, and may not be removed.

- b. B. New doors may be added, or existing doors moved, provided they do not detract from an original or architecturally significant elevation.
- c. C. In commercial entrances, replacement doors must be compatible in design and material to the storefront, or to the original style of the building.

John Dowd said the pilasters and doors tell us it is a 200-year-old house and not 1960's.

Marcene Marcoux said the issue is a procedural one. Elevation drawings would be appropriate. We should be looking at what is was and keeping it as is. It appears there are some changes that were made. The plans would show where the changes are. Verbally it sounds good but plans would show the exact changes.

Rhoda Rossmore said there have been no changes to the main house in the exterior. However, the back section is not visible and has had changes. The main part of the house is not changing at all.

John Rice said the bay window would not change.

Polly Burnell asked if the plan is to use original brick.

John Rice explained that the septic installer removed the original brick; however, the brick will be replaced with used brick.

John Dowd said it is important to keep the mortar really tight.

John Rice said they would like to install a landing large enough to stand on. He asked the Commission members if they had a size preference.

John Dowd said the original dwelling probably had a wooden plank step on sand.

Motion: John Dowd moved to approve as presented except for the front door. The applicant must come back to the Commission with additional door choices.

Seconded: Polly Burnell seconded the motion.

Voted: Unanimously.

Public Hearing 4:00 p.m.

2006-52

Application by John DeSouza on behalf of Carmen and Al Dornan 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 egress stairs on the East elevation and change a door to three-quarter lights at the property located at **176 Commercial Street, Unit #2, Provincetown, MA.**

John DeSouza said the request is to install a set of egress stairs on the East elevation for a second means of egress and to change a door to three-quarter lights.

Carol Neal said pictures are good, however, the Commission needs to see elevations with dimensions.

Nathan Butera said he believes the application was not filed properly because there are no elevations. What is before us is hand drawn with no elevations.

John DeSouza mentioned that the Commission as sighed off on minor changes for other projects. The Board can grant a change. It is up to the condo association to approve or not. The Commission members have looked at hand drawings before for minor construction.

Carol Neal said there are issues and concerns. Without elevation drawings, it is difficult to determine if a window is being covered up or not.

Tom Thompson said this is a second means of egress to the dwelling unit.

Ed Steblein, abutter to the unit in question, said none of the units in that building have a second means of egress including his store, which is located at street level.

John Dowd said the Commission would need to see elevation drawings showing the location of the stairs to show if it blocks a window or light. Also, a spec sheet on the door is required.

Motion: John Dowd moved replacement of the door would be subject to further approval as will the construction of the stairs. The applicant must provide elevation drawings before a final determination can be considered

Seconded: Carol Neal seconded the motion.

Voted: Unanimously. Voting members were Carol Neal, John Dowd, Polly Burnell, Marcene Marcoux and Nathan Butera.

The subcommittee of two will be Carol Neal and Nathan Butera.

2006-53

Application by John DeSouza on behalf of Jim Turner 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 change a hip and shed style roof to gable, replace trash sheds with bump out on North elevation, addition of door hoods and change in fenestration at the property located at 4 **Conwell Street, Provincetown, MA.**

John DeSouza said the owners would like to improve what is considered an eyesore. They want to replace the gable ends and add a door hood and brackets.

Jim turner said the neighbors are pleased with the proposed work. They have been piecing the construction so as to not displace the tenants.

John Dowd said installing 2/1 windows on the East and West side would be more historically correct.

Motion: John Dowd moved to accept the plans with the alteration:

- Double-hung windows shall be 2/1.
- Doors be of a 4-square window pattern.

Seconded: Marcene Marcoux seconded the motion.

Voted: Unanimously.

2006-54

Application by Neal Kimball 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 remove (3) large bay windows & (3) large picture windows and replace all each with double hung windows. Build-out soffits on second floor to address water leaks. Upgrade all unfinished and damaged exterior trim work with new, historically correct, white. Replace all windows in Unit D as per plan and modify placement. Remove chimney. Build-out first floor of building on north side to match second floor overhangs and shingle-over areas of exposed cement block walls. Add hood at main entry and construct wooden landing at the property located at **135**

Bradford Street, Provincetown, MA.

Neal Kimball said there are three residential condo owners and are all in support of the proposed project. The bay windows will be removed and the plate glass windows on the North side will be replaced.

Dan Brown who will be occupying most of the first floor said he would like to replace the plate glass window with a double-hung window on the East front elevation.

The front entryway is to be replaced with wood stairs and captured balusters. There will be a common entrance for all three-unit owners. Most of the windows will be replaced with 2/1's Norco with factory-applied muntins. They would like to add symmetry to the North side facing Bradford Street.

Polly Burnell suggested there be more of a commercial look where the commercial business will be.

John Dowd said originally there was an old house in this location.

Marcene Marcoux said the East elevation shows hardy-plank. She also asked if the replacement trim would be wood or fake trim.

Neal Kimball said he does propose hardy-plank and is proposing A-zack for trim.

Marcene Marcoux asked Mr. Kimball what he would use if he were not using a fake product.

Neal Kimball said he would probably use pre-primed pine.

John Dowd said the proposed plans looked great with the exception of the North elevation windows.

Marcene Marcoux said she assumed on the North elevation where it is does not show cedar that the product requested would be hardy-plank.

Neal Kimball said that was correct.

Nathan Butera said the project looked great but he does have a bit of a problem with allowing hardy-plank. He looked at a building that does have hardy-plank and it does not hold up that well.

John Dowd said hardy-plank does read synthetic materials used.

Motion: John Dowd moved to accept the plans as presented with the following change:

- ◆ North right elevation shall be paired windows
- ◆ Elimination of left window right section ground floor
- ◆ No hardy-plank allowed

Seconded: Nathan Butera seconded the motion.

Voted: Unanimously. Voting members were: Marcene Marcoux, Polly Burnell, Nathan Butera, Carol Neal and John Dowd.

Administrative Amendment

Neal Kimball on behalf of Rainer Horne for an administrative amendment keeping the one-story "L" in the back of the property with the elimination of the second floor "L".

Motion: Polly Burnell moved to approve the amended plans dated June 25, 2006 as presented.

Seconded: Nathan Butera.

Voted: Unanimously.

Deborah Paine, Inc. on behalf of Bette Skandalis and Jo Seidler for a reconfiguration on the front fenestration facing Commercial Street.

Motion: Polly Burnell moved to approve the amended plans dated June 23, 2006 as submitted.

Seconded: Carol Neal seconded the motion.

Voted: Unanimously.

Approved Minutes of June 14, 2006

Motion: Marcene Marcoux moved to approve the minutes as corrected.

Seconded: Polly Burnell seconded the motion.

Voted: Unanimously.

Adjournment

Motion: Carol Neal moved to adjourn at 6: 15 p.m.

Seconded: Nathan Butera seconded the motion.

Voted: Unanimously.

Respectfully submitted,

Maxine Notaro
Permit Coordinator

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