

**The Provincetown Historic District Commission**  
**Wednesday, July 19, 2006 Town Hall**

*Meeting Minutes*

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

**Members excused absent:** Nathan Butera

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

The meeting was called to order at 3:40pm

*Administrative Reviews*

**386 Commercial Street**

The applicant seeks administrative approval for the replacement of fiberglass doors.

**Discussion:** Polly Burnell said fiberglass doors are approved under bylaw 6c as follows:

In commercial entrances, replacement doors must be compatible in design and material to the storefront, or to the original style of the building.

Motion: John Dowd moved to accept as presented.

Seconded: Polly Burnell seconded the motion.

Voted: Unanimously.

St. Peter's Church

Tom Palanza presented Option E, which is to relocate the historic structure from Mozart Avenue to the corner of Mozart Ave. and Prince St. as opposed to relocating the rectory at the Southeast corner.

Relocation of the Rectory building concerns were as follows:

- The Rectory will become an island surrounded by parking.
- It would affect the traffic flow and the structure will have no privacy.
- An additional 60' curb cut onto Prince Street would be required.
- It is not safe or practical to be crossing traffic lanes to the Church or Parish offices.

It is proposed to forgo the plans to raze the historic dwelling on Mozart Avenue and relocate it to the corner of Mozart Ave. and Prince Street. There will be an additional \$150,00.00 expense added to the Parish but the proposal and resolution to Site Plan E is the best for all. They would continue to maintain the sidewalk and the traffic flow.

A 20' setback from the property line is required in relocating the building; therefore, it would compromise the tree.

The existing historic dwelling to be relocated will become a storage facility. The front of the building would be brought out to the street and the front would remain the same.

Father Dahl said the building would look like it is occupied.

John Dowd felt Plan E was more appropriate than what was originally approved at the previous meeting.

Motion: John Dowd moved to accept Plan E as presented.

No second at this time. Board members wanted a little more discussion.

Marcene Marcoux said they were given permission to demolition the building, however, they chose to relocate it. To maintain the streetscape through compromise is a good thing.

Carol Neal asked what would happen if the building was lost (fell apart) through the relocation process? What recourse would the Historic District Commission have?

Doug Taylor said if the building was lost through accident, they could rebuild it. They must comply with the Historic District Commission's decision. The building would have to be replicated.

Tom Palanza said the width of the sidewalk would be 4 to 4½'.

Motion: John Dowd moved to accept Plan E as presented.

Seconded: Marcene Marcoux seconded the motion.

Voted: Three in favor, one opposed and one absent.

Voting in favor was John Dowd, Marcene Marcoux and Carol Neal. Polly Burnell voted in opposition and Nathan Butera was absent.

### **383 Commercial Street, Bull Ring**

Laurie of Peters Property Management and Rick Pozo represented the Bull Ring, 383 Commercial Street.

The applicants seek permission to cut through sections of the building in order to get a bobcat in to do excavation. The existing sections of the building will be re-installed.

John Dowd said he did not think anyone would have a problem with just a remove and replace.

Rick Pozo said they needed to stabilize the building and work from the bottom up.

John Dowd asked if there would be an attempt made to remove the picture windows and replace with uniform windows so the building does not have such a mix and match, as it does now.

Laurie said the property owners were thinking about replacing as is, however, she would speak with the owners about that.

Doug Taylor suggested approving the demolition but to revisit the renovations.

Motion: John Dowd moved to accept the proposal to remove sections of the façade for the purpose of getting the bobcat in for demolition of the walls and to re-install the sections after demolition.

Seconded: Carol Neal seconded the motion.

Voted: Unanimously.

### **157A Commercial Street**

Scott Grady representing 157A Commercial Street presented revised plans to the Commission.

Motion: John Dowd moved to accept the revised plans dated 7/10/06 as presented.

Seconded: Marcene Marcoux seconded the motion.

Voted: Unanimously.

### **127 Bradford Street**

The property owner would like to install hardi-plank on the East elevation to match that on the West elevation. The wooden clapboard on the street façade is to be maintained.

Carol Neal mentioned they were previously authorized to install hardi-plank on the West elevation.

Marcene Marcoux said symmetry to match the other side that was previously issued is a consideration.

Polly Burnell said she was torn because they are requesting to re-side a large part of the building.

Clo Tepper said it is odd to have one side with one material and the other side not matching, however, this does not put the owner at a disadvantage or a hardship.

Richard said the more visible side is the side that was previously issued and completed.

Clo Tepper said this is a pretty visible building and he would not vote to approve hardi-plank for materials used on this building.

John Dowd said normally he would not approve of hardi-plank but the commission did approve the other side therefore feels the materials on both sides should match.

Motion: John Dowd moved to accept using hardi-plank in this one case based on the fact it was previously approved for the other side of the building.

Seconded: Carol Neal seconded the motion.

Voted: Three in favor with two opposed. Members voting in favor were John Dowd, Carol Neal and Marcene Marcoux. Opposed were Polly Burnell and Clo Tepper.

### **359 Commercial Street**

The present deck railing system is cable and the insurance company for the property wants the cable removed and wooden balusters installed. The plan is to install 4" tempered glass that is a fairly new to the market with wood railings. The product can handle 350 lbs. Per inch.

Motion: John Dowd moved to accept the design as presented.

Seconded: Carol Neal seconded the motion.

Voted: Unanimously.

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### **Public Hearing 4:00 p.m.**

**2006-55**

**Application by Robert Valois on behalf of George Rogers and Patrick Watson** 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 two shed dormers on the second floor, rear roofline and add and replace windows at the property located at **3 Atkins Lane, Provincetown, MA.**

Robert Valois said 3 Atkins Lane is on a private way and the dormers will have limited visibility. A few windows will be replaced as well as skylights.

John Dowd said the dormer and windows are fine but he does not agree with the removal of the chimney.

Robert Valois said the chimney is not operational and is in the smallest bedroom and is in the way.

John Dowd said the exterior of the chimney must be retained. Also, the skylight is one of the great old skylights and should be retained as well. It is very charming.

Robert Valois said the skylight is on a façade that cannot be seen.

Dr. Livingstone who resides at 522 Commercial Street said the construction of the dormer will be a real change to the area and it faces directly toward his house. The chimney is very charming and he would like to see it remain.

Doug Taylor said view is not a consideration in zoning.

John Dowd said the dormers are allowed in the historic district and it is on the rear of the building and not on the main façade.

George Rogers, owner of the property said the dormers requested are for one bedroom and bathroom.

Dr. Livingstone said he felt they would impact his property.

Robert Piertezk of 233 Bradford Street said the dormers will block out his sunlight, however he had no opposition to the dormer facing Atkins Lane.

Doug Taylor informed the abutters that this could also trigger zoning issues at which time the abutters will have a chance to raise those issues.

John Dowd said the design was keeping within the integrity of the old house and the dormers are in the Historic District guidelines.

George Rogers asked if would be better to restore the skylight or delete it completely.

John Dowd said if the skylight is to be restored then it is best to restore the original because it tells a story to the house, otherwise, if the skylight is not restored then it is best to take it away completely.

Motion: John Dowd moved to accept the proposal as follows:

- Add two shed dormers on the second floor roofline on the East elevation.
- The chimney on the ell must remain.
- Restore the existing skylight and, if it cannot be restored, then eliminate it.

Seconded: Marcene Marcoux seconded the motion.

Voted: Unanimously.

### **2006-56**

**Application by Robert Valois on behalf of Leonard Enos** 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 and re-construct “Blues Takeout” at the surf club, with the addition of second floor dormers. Also, create a full basement/foundation for storage and mechanical at the property located at **315A-319 Commercial Street, Provincetown, MA.**

Robert Valois said they are requesting a full foundation because the existing structures cannot support the second floor. They are requesting demolition at this time. All materials will be the same. By raising the building it brings it into scale with the surrounding buildings. The dormer windows based on their size will be used as egress windows. The fire escape is located in the back of the building.

Doug Taylor explained that the egress windows in a bedroom must meet code.

Carol Neal said the property loses character because of the mass.

Leonard Enos said he is trying to keep the building within the historic character of the town.

Polly Burnell said the design of the new building is actually smaller than the existing building.

Carol Neal again said she does not want to see buildings that add mass and mass and mass.

Clo Tepper said the scale of the front dormers is the issue.

John Dowd said the way the dormers project does not fit into the character. They should be flush and they are too large. Perhaps three smaller dormers would fit better.

Clo Tepper questioned if the window size issue applies to all bedrooms and Doug Taylor said yes it does.

Motion: John Dowd moved to approve the following:

- Windows will be 2/1 instead of 6/6.
- The peak doghouse will become a shed dormer on the West elevation
- The dormers will be flush with the façade of the building
- The windows will be trimmed out with 4" casing.
- The sash will be 27" x 24".

Seconded: Marcene Marcoux seconded the motion.

Voted: Unanimously.

### **2006-57**

**Application by Neal Kimball on behalf of Julie Schecter** 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 new two-story single family dwelling on a vacant lot at the property located at **207A Bradford Street, Provincetown, MA.**

Neal Kimball said the vegetation on the property would not be disturbed. The house is visible from any given location.

Roger Martin of 5 Cook Street said 207A Bradford Street is a beautiful piece of land with a view of the harbor and it does not have good access to it. It is a solitary dune by itself and a unique geographical feature in town. Kent Edwards removed the top of the dune and sold the sand to the town to recap the landfill. This land should be held in conservation. A two-story dwelling will tower over all other properties in the neighborhood including the Ice House building. Facing Howland Street this proposed dwelling will look like a skyscraper. There has been a desecration of a dune and there is concern regarding the scale of the neighborhood.

The property owner of 484 Commercial Street said the hill is sliding down because the vegetation has been compromised. The elevation will be higher and the hole is approximately 20' deep already. If children fall in you will never get them out.

Doug Taylor said there could be Planning Board issues with this property. He asked Neal Kimball what the highest point was. He further asked if they were going to Planning or Zoning.

Neal Kimball said it was 38' at the highest point and no they were not planning on going to either Planning or Zoning.

Maureen Richards of 207 Bradford Street spoke in opposition to the proposed project.

Doug Taylor said bylaws do change where things that were not allowed may now be allowed.

Motion: John Dowd moved to continue this case to July 26, 2006.

Seconded: Carol Neal seconded the motion.

Voted: Unanimously.

### **2006-59**

**Application by John DeSouza on behalf of Richard Bready c/o Parker Thompson** 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 modify gambrel style dormer on the east shed roof, remove exterior stairs on the east and add boxed bay window, remove all exterior stairs on the south side and replace some existing decks with sun porches and bay windows, add skylights to the tower roof, replace cricket dormer (south) with hip roof door and window arrangement, add new door hood (west side), new fenestration with custom windows at the property located at **531 Commercial Street, Provincetown, MA.**

John DeSouza said the survey said this is Queen Ann Style, however, every part of the building has been altered in some fashion. There is nothing that indicates Queen Anne. The bottom deck has a trellis on both sides and they have filled in the trellis area. It is the intent to simplify the building by taking off the gambrel piece. The intent is to use

custom made true divided wood windows with applied muntins.

The entire house will be shingled and will have true operating shutters.

A door has been added to the front of the building. The East elevation is too close to the neighbors to install windows.

The property owners are pleased with the design of the house designed by Tom Thompson and John DeSouza. Their plan is to use it as a single-family dwelling.

Clo Tepper said it is a high quality renovation but does not fit in with this structure. They should key off of the existing building.

John Dowd said there are ways to clean up a building but not by destroying the entire structure.

The only other building in town comparable to the design of this building is located at 139 Commercial Street.

Tom Thompson said he has seen things approved before. The openings and windows have not changed on the proposed project and what they are looking for is the cottage style front entry. The building has not been completely re-engineered. The front façade has not changed.

John DeSouza said the elements on this house are the same as some in the east end of town. Previous requests were approved that were greater than this. The hood on the dwelling already existed.

Carol Neal and Polly Burnell read relevant sections of the guidelines.

Glenn Parker, Project Manager for the project, said the front façade has not changed much. The side elevation being requested for this building the Commission has approved before on other projects.

John Dowd said the original building reads Old Provincetown and is authentic.

Tom Thompson said they are removing the stairs and filling in the areas as well as changing the style of the dormer and adding a rain hood.

Clo Tepper said the project has a good construction design but not for a pristine historic structure on Commercial Street.

John DeSouza said they would need a laundry list of what the Commission would approve.

Carol Neal said she felt that some of the things requested were great like the windows and dormers but simplicity is echoed. The idea is to keep it simple.

Polly Burnell said the guidelines are very specific.

Marcene Marcoux said some specificity is needed. She suggested the Commission take the project elevation by elevation.

Doug Taylor said there are guidelines the Commission must follow as opposed to re-designing. The only appeals process is the court. To re-design a project only bogs the Commission down.

Tom Thompson said he wanted to hear the specifics of the project.

The Commission discussed the following:

North Elevation - 2/2 windows are more appropriate and the Muntin pattern must be appropriate to the house as well. In the late 19<sup>th</sup> century they used larger windows. Colonial revival period door surrounds are not appropriate.

The window size and shingling pattern should be addressed.

East elevation – There should be 2/2 windows throughout. The second floor dormer should have three 2/2 windows.

The first floor windows should be built out with 2/2 windows and fully extend to the South end of the elevation. The window type should be that of the A type and not the D. Eliminate the foot on the front edges and the tower should be reviewed.

South Elevation - The posts should have chamfered corners and the windows should be unified.

Motion: Clo Tepper moved to continue the case to the July 26, 2006 meeting.

Seconded: Carol Neal seconded the motion.

Voted: Unanimously.

No further business before the Commission.

Adjournment

Motion: Carol Neal moved to adjourn the meeting at 6:55 pm.

Seconded: Clo Tepper seconded the motion.

Voted: Unanimously.

Respectfully submitted

Maxine Notaro  
Permit Coordinator

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