

HISTORIC DISTRICT COMMISSION
Public Meeting
August 23, 2006
Judge Welsh Hearing Room
3:30 p.m.

Members Present: Polly Burnell, Nathan Butera, John Dowd, Marcene Marcoux, Carol Neal, and E. Clothier Tepper.

Members Absent: None

Staff: Doug Taylor and Maxine Notaro.

At the onset of the meeting, corrections were made to July 26th minutes. The corrections were given to Maxine who evidently typed the July 26th minutes.

The Historic District Commission will consider the following applications:

Administrative Reviews 3:30 pm

150 Commercial Street

A discussion was held about a property at 150 Commercial Street. The front door is wrong. Doug says the back part of the building is really a demolition. Maybe we should post them. Nathan asked, "There are no plans filed? Is there a fine for historic?" Doug Taylor said that the plan is just a build back. Technically this should have been a demolition delay. The Building Inspector asked Historic what they suggested? A \$300/day fine or a stop work order? A stop work order was decided upon.

227-229 Commercial Street – Scott Ravelson purchased the building and he felt the Commissioners were enthused about the plan that he originally presented in January. He had very little time to present his case before the main meeting convened at 4:00 p.m. He has five alternatives and wanted direction from Historic as to how to proceed. Marcene wants total redo of the plans so that the Commission can have something to follow rather than the myriad of plans and redos on a page-by-page basis that Scott was presenting. Scott maintained that it could be helpful to get feedback. John & Clo were confused as to what exactly was being planned. Mr. Ravelson said that it's going to be an upscale building.

Marcene said she would like to go back to the original plan and doesn't need all the many plan revisions. He has a package that he can leave with everybody. He gave out one new page to everyone. The presentation was very confusing to all. He informed the group that he had traveled 3 hours to present this and insisted on getting direction from the board.

Public Hearing 4:00 p.m.

2006-57 (Continued from August 09, 2006)

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.**

This case was continued yet again.

2006-59 (Continued from August 09, 2006)

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.

Nathan Butera stepped down on this case. The applicant believes the house will be attractive regardless of whether the windows will have 2 over 2 or 1 over 1. Marcene explained to her that the last time we heard the case we were incorrectly using the old guidelines since the state by-laws were changed at the end of July. Now the Commission must apply the new guidelines to her case. Marcene did raise the guideline issue at the last meeting. The town counsel, in its advice, did say that it was a complex situation, but that the applicant must be informed about the changes in the State By-Laws. The new guidelines offer more choices. Marcene thinks the applicant has more leniency in design with the new guidelines. The applicant said that she would have preferred 6 over 6 windows – but she can accept 2 over 2. John Dowd noted that everything that the Commissioners asked for has been addressed.

Motion: Accept the plan for 531 Commercial Street as presented.

Motion: John Dowd Seconded: Carol Neal Vote: 5-0-1 ab (Nathan B)

2006-61

Application by Mary Ellen Henry 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 old cedar shingles with certain teed asphalt weather wood shingles and to add four skylights at the property located at **50 Commercial Street, Provincetown, MA.**

Carol Neal asked to have the plan resubmitted with the drawing listing the elevation and exactly where the skylights will be on the roof.

Motion: Approve the shingling of the roof but the case for the skylights requires a resubmission of a drawing showing the elevation and exact position of the skylights. This portion of the plan will be continued until the September 22nd meeting.

Motion: Nathan Butera Seconded: Marcene Marcoux Vote: unanimous.

2006-62

Application by Timothy Harrington 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 the former deck on the front elevation with a smaller full height porch detailed to match the building at the property located at **96 Commercial Street, Provincetown, MA.**

Because the owner was out of town he requested that the case be rescheduled to the September 22, 2006 meeting.

Motion: Reschedule 2006-62 for the September 22, 2006 meeting.

Motion: Nathan Butera Seconded: Marcene Marcoux Vote: unanimous.

150 Commercial St – Doug Taylor announced to the group that he was instituting a Stop Work order for this property. The front door issue still remains unresolved and a demolition has happened in the rear of the property. "We don't know what it looked like prior to the demolition or what they are doing."

2006-63

Application by Eric Schultz and Stephen Amsden 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 shed dormer to both the North and South roof of the cottage at the property located at **10 Washington Avenue, Provincetown, MA.**

Eric Schultz owns Unit 1 and he wants to add one shed dormer on the South roof. Maxine noted that there is a letter in the file regarding this application. The letter was from Attorney Jamie Viera and stated that the applicant didn't pay for these plans and any favorable action from the Historic group will be subject to "a lot of legalese." Viera suggested that Eric could withdraw his application without prejudice. Neal Kimball evidently did the drawings. Eric said he had asked about the drawings when he bought the property from Vernon Brown and Vernon said there was no problem. Doug suggested that maybe this application should be postponed since it's a gray area and was part of a verbal agreement.

Sally Metcalfe who resides at 8 Law Street (an abutter) said that Vernon Brown had asked for dormers and it was denied. Marcene Marcoux remembered that all the neighbors were against big changes that had been proposed.

David Chambers who resides at 12 Washington Avenue sent in a letter in support of the project.

Sally Metcalfe asked the Commissioners if it had been denied because it was a garage? "Did you deny it on that basis?" Doug said that the group could approve it without drawings. John Dowd would like to move things on rather than delaying the person any longer.

Marcene went back to the minutes of the original case to see what exactly was done. "It bothers me that we made a decision and then it comes back to us."

Carol Neal wants to stay consistent with her original decision.

Motion: Accept the application as presented.

Motion: Polly Burnell Seconded: Nathan Butera Vote: unanimous.

Motion: Adjourn the meeting at 4:45 p.m.

Motion: John Dowd Seconded: Carol Neal Vote: unanimous.

After the adjournment Scott Ravelson again asked to be heard for just a few minutes, citing the fact that he had traveled for three hours. He wanted to explain that he was attempting to design a "porte-cochere" for the front of his building at 229 Commercial Street. John Dowd pointed out that a porte-cochere was originally for carriages to pass underneath and that wasn't the purpose of the design. Scott went on to say that he really cares about the building and wants to design it in a very special way. The discussion then - rather than design oriented - became philosophical.

John's suggestion was to wrap a frieze around the building acting as a balustrade. The horizontal line of the dental molding should be consistent and not stepped down (or up) for half of the front of the building.

The discussion was distracting because Mr. Ravelson's dog who was either impatient or hungry barked quite a few times. The final suggestion was from John Dowd who indicated that perhaps an architect should be asked to look at the building and design something architecturally correct. This concluded the extra 30 minutes that this applicant was given. The unofficial meeting concluded at 5:15p.

Respectfully submitted,
Evelyn Gaudiano
E. Rogers Gaudiano

Approved by _____ on _____, 2006.
John Dowd, Chair