

HISTORIC DISTRICT COMMISSION

Public Meeting

September 13, 2006

Judge Welsh Hearing Room

3:30 p.m.

Members Present: Nathan Butera, Polly Burnell, John Dowd (arr. 3:45 p.m.), Marcene Marcoux, Carol Neal, and E. Clothier Tepper.

Members Absent: none

Staff: Doug Taylor and Maxine Notaro.

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Work Session

The work session began at 3:33 p.m.

593 Commercial Street - chimney replacement

Motion: Demolition of the existing chimney and reconstruct exactly as it now is.

Motion: Seconded: Clo Tepper Vote: unanimous

378 Commercial Street - window replacement

There are currently 14 windows in a variety of configurations, i.e. 6/6, 2/1, 2/2, and Dan Howast would like to replace all of them with 2/2 wood. 9 on Commercial Street and 3 face east and 2-face west.

Motion: Approve the request for window replacement.

Motion: Clo Tepper Seconded: Carol Neal Vote: unanimous.

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John Dowd arrived at this point.

7 Johnson Street

John DeSouza presented the case for the owners. He will be adding a 2/2 window to the south façade gable end and 2/2 added to the south elevation.

Motion: Approve the request for 7 Johnson Street

Motion: Nathan Butera Seconded: Marcene Marcoux Vote: 4-0-0.

204 Bradford Street

Neal made the connection for the four cottages from back by constructing storage units and removing fencing. Doug Taylor said they are meeting the requirement for zoning as one building. Bob Hughes - 27 X 27. Nathan commented that the window in the gable is bigger than the window below. Marcene asked for plans showing the back elevations and the actual changes being requested. Marcene felt that there was not enough information being given to the commission for this new reconsideration of plans.

Motion: Accept with the revision that the first floor window on west façade will be the same as the second floor windows.

Motion: Nathan Butera Seconded: John Dowd Vote: 4 in favor

Abstaining: Marcene Marcoux

50 Commercial Street

Carol read guideline 8C. Polly said that 2 skylights on the east dominates the roofline. Ross Moffits house plus 2 skylights compromises the building.

Motion: Approve as presented based on guideline 8C.

Motion: Carol Neal Seconded: Marcene Marcoux Vote: 3 in favor - 1 opposed (Polly Burnell) and 1 abstention (John Dowd)

207A Bradford Street

Motion: Continue until the next meeting.

Motion: Carol Neal Seconded: Marcene Marcoux Vote: unanimous

Public Hearing 4:00 p.m.

2006-64

Application by Capizzi Home Improvement on behalf of Lawrence D. Brownell 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 25 vinyl replacement windows with ½ screens and to change the kitchen window to double-hung with center picture at the property located at **27 Pearl Street, Provincetown, MA.**

Mike from Capizzi's presented the case. He wants to replace windows and change from 2/2 to 1/1. John Dowd said 2/2 is what is historic and could have had 6/6. There is a 2/1 earlier style that could be used. Carol Neal said we are trying to preserve the historic house. I would like to see since 2/2 is what is on the house.

Larry Brownell said he proposed Brosco windows with storms over. The windows were replaced in 1973, which is when the addition was added on. We want to get rid of the full storms. The Board consensus would like 2/1.

Motion: Accept the 24 windows with 2/1. Picture window to be replaced with a pair of 2/1 windows at owner's option.

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

2006-65

Application by Capizzi Home Improvement on behalf of Charles Veloza 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 one window and one cellar door at the property located at **3 Carver Court, Provincetown, MA.**

The applicant wants to replace one window and one cellar door.

Motion: Accept to replace 2/2 window and cellar door provided it would actually be a cellar door. Approving fiberglass because it's not visible from a public way.

Motion: John Dowd Seconded: Marcene Marcoux Vote: unanimous

2006-66

Application by Neal Kimball on behalf of John Yandrisovitz 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 demolition cottages 1 and 2 and to reconstruct in the same footprints as approved by the Zoning Board of Appeals Case# 2006-17 and 2006-18 and the Historic District Commission Case# 2005-51 as amended at the property located at **5 Conant Street, Provincetown, MA.**

The cottages were built in the 60s and were built on slabs. Two letters were read into the record. Marcene said a demolition demands more attention than what is being presented to the Commission and what is being replaced, even though we previously reviewed what's being replaced. Carol read the bylaw 14 regarding demolition.

Motion: Accept as presented.

Motion: John Dowd Seconded: Nathan Butera Vote: unanimous.

2006-67

Application by Olga Kahn on behalf of Stephen Sellick 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 a second-story deck and railing with new approximately two feet deeper at the property located at **191A Commercial Street, Provincetown, MA.**

Motion: Accept as presented.

Motion: John Dowd Seconded: Marcene Marcoux Vote: unanimous.

2006-68

Application by Peters Property management on behalf of Off Front Street 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 install white cedar shingles or sidewall, replace all existing 12 windows with Anderson double-hung windows and replace the gutter with an aluminum gutter at the property located at **342A Commercial Street, Provincetown, MA.**

Motion: Accept as presented

Motion: John Dowd Seconded: Marcene Marcoux Vote: unanimous

2006-69

Application by John DeSouza on behalf of Southard Lippincott and David Lilly 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 window to the south elevation and change to a window/door arrangement plus the addition of a new door on the east elevation at the property located at **9 Pleasant Street, Provincetown, MA.**

A letter was read from abutters in favor. It had 9 signatures.

Motion: Accept as presented.

Motion: John Dowd Seconded: Carol Neal Vote: unanimous

2006-70

Application by Stephen A. Magliocco, Architect on behalf of At the Beach 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 replace existing windows and skylights, install selective new windows, replace clapboards with shingles, modify existing front entry portico, replace existing railing at 2nd floor deck, modify existing roof parapet, replace existing roof, replace existing decking, install fence/wall at front and add shallow projection on west elevation for interior elevator enclosure with roof head house at the property located at **615 Commercial Street, Provincetown, MA.**

The discussion centered on the north elevation dimension. Carol asked about the intention to install a wall in front of the building. Steve said the fence would be shingled. Carol replied that they already have privacy with their hedges.

Motion: Approve as presented except for the fence.

Motion: Marcene Marcoux Seconded: Polly Burnell Vote: unanimous

2006-71

Application by Richard Salvador 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 the existing structure and rebuild a new structure in the existing footprint at the property located at **27 Pleasant Street, Provincetown, MA.** Doug Taylor said the intent of the owner is to use pieces of the building that are salvageable. Doug would like the commissioners to look at the building so they can see how it has been chopped up. Barnett Adler said there are no changes to the footprint or plans; it's sitting on cinder blocks but the strong elements of the building will remain. Could the house be preserved? A & B (on the plan) was built in 1850s. A fishing family owned the house and used the basement area for social events. We would strongly encourage preserving. Barn Stormers were in the neighborhood. We encourage research be done.

Polly said the type of house all over town that was from a fishing village with people from the Azores. It is a significant style house. Barnett said there will be no change from the streetscape and will be in the same location and proportion. On the west side of Pleasant the houses sit far back. This house will be in the same footprint. An abutter said that the addition was on the 1902 maps. Barnett said the basement is less than 6' so he doesn't think there were many social gatherings in the basement.

An abutter wondered if the building could be saved? Doug Taylor said the structure is certainly in bad shape. John Yahamia said I've restored buildings. Doug asked, "What are the significant buildings?" The word "significant" negates the average project. The abutter said that significant under B of bylaw demolition delay.

Motion: Accept the application as presented.

Motion: John Dowd Seconded: Nathan Butera Vote: 2-2-1

Motion: Continue the meeting to 4:00 p.m. tomorrow on site.

2006-72

Application by NAJAR Inc, dba Lorraine's 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 second story addition at the property located at **133 Commercial Street, Provincetown, MA.**

John Fahamian said the second story addition should blend in with the neighborhood. Brian Condit said it would block light on the east side to building to the east and create more noise.

There were two letters in the file in opposition; one from Ray Peloquin and the other from Keith Stone. John Dowd felt that they should remove the original peak roof and make it a flat roof. The Commission members discussed the more historically appropriate features to the building to allow it to fit in with the neighborhood. West elevation - peaks or dormer should change to shed roof design and overhand on door instead of doghouse. Windows should be 2/2 or 2/1. It was decided that 2/1s would be most appropriate. Marcene asked about the listing of Hardi Plank and was assured that this is a mistake and Hardi Plank will not be used for siding.

Motion: Accept the 2nd story proposals as per changes. Entire building with white cedar shingled, 2/1 windows, bathroom split mentioned, single sash 2 light windows, dormers of shed design, front façade, flat roof and remove pediment. Design of gallery rail - 2nd floor be

presented to commission for approval. Elimination of fan light in attic space. Pairs of windows be replaced by 2/1 windows.

Motion: John Dowd Seconded: Marcene Marcoux Vote: 4-0-1 ab (CN)

Motion: Continue the meeting to Thursday @4:00 p.m. for a site visit to 27 Pleasant Street.

Motion: Polly Burnell Seconded: Carol Neal Vote: unanimous.

Respectfully submitted,

Maxine Notaro

Permit Coordinator

Approved by _____ on _____, 2006.

John Dowd, Chair