

HISTORIC DISTRICT COMMISSION

Public Meeting

November 15, 2006

Judge Welsh Hearing Room

2:30 p.m.

Members Present: Polly Burnell, John Dowd, Marcene Marcoux,
and Carol Neal.

Members Absent: Nathan Butera and E. Clothier Tepper

Staff: Maxine Notaro

Work Session: 2:30 p.m.

Election of Officers - postponed due to absentees.

Policies and Procedures

If someone has a building that's within the district and it is non-descript and non contributing should it be an Administrative Review? We must review exemptions – add replace in kind. Maxine suggested that perhaps #3 should add proposed alterations, etc. and will be rewritten. John queried, "Why don't we say something about historic features – replacement in kind or historically correct material?" The subject was deemed to need more discussion. Something that's older than 50 years? CN suggested that "replace in kind and give examples." They then quoted from the Eric Dray document. "Either we empower ourselves – or we empower staff." Maxine said that there are certain things that have to be seen administratively. JD suggested that vinyl siding replaced with vinyl siding is O.K. " approved on a case by case basis." "If it's exempt nobody has to review it." What is our position on this? JD asks. Do we want to keep the look we have now or do we want to make it conform? – or what is our position.

"Funky and bad taste are not the same. We have to refine our thinking."

Is it implied that if you vote to put in a new building and something is in the way, i.e., a smaller building in the middle of the plan, can the obstructing building be demolished?

Maxine thought that maybe we should hold a public hearing to go over the exemptions.

Next meeting is December 13th. Maxine has to have all the proper language for a public hearing and we'll probably have to have the hearing in January and make sure the language is right. CN said that we're not going to make lists but just stay on a case by case basis.

Rules and Regulations

Administrative Reviews 3:30 p.m.

Fanizzi's Restaurant

They had window damage from a recent storm and wanted to replace the windows.

Motion: Accept as presented and requested for window replacement.

Motion: John Dowd Seconded: Marcene Marcoux Vote: 4-0-0.

81 Bradford Street

The owners want to reshingle.

Motion: Accept as presented.

Motion: John Dowd Seconded: Marcene Marcoux Vote: 4-0-0.

97 Commercial Street

The owners want to replace rotted boards.

Motion: Approve as presented.

Motion: John Dowd Seconded: Marcene Marcoux Vote: 4-0-0.

543 Commercial Street

Motion: Balusters should be captured.

Motion: John Dowd Seconded: Polly Burnell Vote: 4-0-0.

Town of Provincetown, Winslow Street

Owner seeks to demolish a concrete block shed that was built in 1970 and is non-contributing. Guideline #14 allows demolition of block shed building.

Motion: Approve demolition

Motion: Carol Neal Seconded: Marcene Marcoux Vote: 4-0-0.

Robert Valois, **34 Alden Street** – revised plans for ell.

Motion: Accept as revised.

Motion: John Dowd Seconded: Marcene Marcoux Vote: 3-0-1 ab (PB)

Maxine mentioned that the Town has been dunned by the firm that conducted the survey of Provincetown property for the Historic District Commission. Maxine said they're looking for their payment and figured since they had heard nothing that the group was satisfied. Polly Burnell said that she had found a lot of things missing in the survey and was not at all satisfied with it.

Capizzi Home Improvement, **208 Bradford Street** - replace windows.

The property is around Howland Street - now the HDC has clear pictures. They want 1 over 1 and plan on replacing every window. They'll all be double hung except one window in the back.

Motion: Accept as presented.

Motion: Polly Burnell Seconded: John Dowd Vote: 4-0-0.

22 Alden Street

The owner wants to replace a door and a deck.

Motion: Approve as presented.

Motion: Marcene Marcoux Seconded: John Dowd Vote: 4-0-0.

186 Bradford Street

Marcene stepped down on this case.

Motion: A Certificate of Applicability was granted on November 21, 2006. Owner requests an extension of this plan until November 21, 2007.

Motion: John Dowd Seconded: Carol Neal Vote: 3-0-0.

Minutes – MM had a problem with her computer and thus the corrections and finalized minutes

are not ready.

Public Hearing 4:00 p.m.

2006-83

Application by the Patio, 328 Commercial St., Inc. on behalf of Arnold's Realty 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 convert the awning area into a 3-season porch at the property located at **328 Commercial Street, Provincetown, MA.**

The applicant, who was never identified by name for the record, presented his plan to the Commission. He is a tenant of Beverly Dwyer and said everyone has outside seating but he worried about mosquitoes, rain, cold, heat, etc. as any one of these might be detrimental to his business.

Both he and Beverly then began explaining his plan to the members of the HDC. The doors can be taken out if they have to be. (Chatham Bars Inn did it.) John Dowd said – the main focus of this plan is of a large porch area. Carol Neal said that they needed a spec sheet, i.e., will there be skylights and if so what are the specs. The applicant replied that they are trying to do air conditioning, and trying to think of all the necessary things that they would need in their design.

JD just wants to keep it simple. PB read from the guidelines. Beverly said they tried very hard to maintain the integrity of the building. Café Edwige is going to fax in a letter in full support from Nancy Ann Meads.

After a bit more discussion, the following motion was made:

Motion: There are to be no skylights on the porch, one band of wood across the top to replicate a shadow line on one side of the building, the doors will have full light. The side of the porch on the old library side will have a solid wall. A spec sheet will be needed from the company in California and the manufacturer in New Hampshire. (They will have copies of the doors & windows that include description and dimensions.) Shingling across the front of the building will be eliminated and windows along the west-side of the porch will extend the whole width of the porch. Overhang of the roof must correspond to the overhang of the front. Must have a drawing of the east side.

Motion: John Dowd Seconded: Marcene Marcoux Vote: 4-0-0.

2006-84

Application by Richard J. Mirkin 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 30 windows and 4 storm doors at the property located at **484 Commercial Street, Provincetown, MA.**

This case had been administratively approved by one individual but it was decided that the full Commission should weigh in on it. All windows will be 2 over 1.

Motion: Accept as presented.

Motion: Carol Neal Seconded: John Dowd Vote: 4-0-0.

2006-85

Application by Mona Anderson 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 shingle siding, patch and/or repair original clapboard beneath, remove existing decks and railings and replace with new materials to reflect historic period, remove sliding glass doors and replace with fixed glass shop windows (smaller than existing door opening), construct a wall in the same plane as the fixed windows and install a new door at the property located at **384 Commercial Street, Provincetown, MA.**

Mona Anderson, their real estate broker, presented the plan to the HDC. She was accompanied by the two women who purchased the Hearst House as well as their contractor, John Hopkins. They intend to replace the existing windows with 2 over 2s to match the 2nd floor. The 1st floor had been changed into 2 commercial spaces. They want to take sliders out and replace them with stationary windows, take off the deck and iron railing on the front and create one entrance. Goal is to change it into one commercial space. The west-side of the building has a deck and they have located the original window on the property and will replace it over the deck. This will allow them to add the 2nd means of egress that had not been there before.

JD has a comment on the width of the windows. John would like windows widened.

Motion: Have the two picture windows widened to reflect the width of the windows on the 2nd floor so that it corresponds to the width above it. Also, the railing surrounding the building is to be of a stockier, more robust design and/or a captured baluster design.

Motion: John Dowd Seconded: Marcene Marcoux Vote: 4-0-0.

2006-86

Application by William N. Rogers II, P.E. & P.L.S. on behalf of 162 Commercial Street Realty 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 remove the existing building and replace in a footprint expanded by 355 sq. ft. on the northwest and southwest sides to match the original location, with a proposed building with a full foundation and to install a new handicap ramp on the southwest side. The proposed building will match the look, style and height of the original building at the property located at **162 Commercial Street, Provincetown, MA.**

Gary Locke presented with Richard Waldo who joined the company about a year ago. Overview is that the owner would like to redo the building and expand the footprint by 355 sq ft – basically filling in the ell and adding a bit on the back. The foundation is crumbling and the sills are rotting – he would like to tear down the building and rebuild. In this new proposal they're lowering the foundation and thus it will be only 1 inch taller overall. Front elevation, we changed the windows a little bit and made them larger windows. They also want to keep the back of the building stepped down. Gary knows, "you guys are not happy with demolition but we want to work with you guys."

In the audience was the owner of 164 Commercial Street and he was concerned about the interruption of his business if the demolition is allowed. Gary assured this person, "we meet with the people around and try to see just how this will affect them and try to adjust our timing, etc."

JD – has a photograph that shows just what it was like before. Gary then asked if there were any objections to changing the roofline? Gary said, "let's start here and talk." Guideline 2B states that the structure of the building must be preserved as much as possible.

Gary asked - so we can withdraw? Maxine advised that you can waive the time restraints until you have a new plan.

Motion: To be continued with the agreed waiver of time constraints.

Motion: John Dowd Seconded: Marcene Marcoux Vote: 4-0-0.

2006-90

Application by Deborah Paine, Inc. on behalf of Tom Roberts 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 reconstruct the existing cottage at the property located at **59 Commercial Street, Provincetown, MA.** Deb Paine presented the plan. She had a letter saying the building is not able to be saved. The demolition engineer is here to answer any questions.

Motion: Accept the demolition based on the extraordinary poor condition of the property.

Motion: Carol Neal Seconded: John Dowd Vote: 3-0-1 ab (MM)

Deb quoted from Charlie Westcott, a neighbor, who said that fishermen would pull their boats up into the building and then pull in the nets and dry them. Basically he had a picture of the building in the 60s and 70s. Deb tried to take the building back to the way it was. The west and north elevations, JD has questions about.

Motion: Accept the plan as presented and all 4 square windows be changed to a 6 light window and the entryway be changed from a semi-circular bracket to a straight arm bracket.

Motion: John Dowd Seconded: Carol Neal Vote: 4-0-0.

The meeting adjourned at 5:25 p.m.

Respectfully submitted,

Evelyn Gaudiano

E. Rogers Gaudiano

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