

HISTORIC DISTRICT COMMISSION

August 6, 2008

Judge Welsh Hearing Room

3:30 p.m.

Members Present: John Dowd, Marcene Marcoux, Carol Neal,
and Clo Tepper.

Members Absent: Polly Burnell and Joe Collins

Staff: Russell Braun and Maxine Notaro

Work Session 3:30 p.m.

44 Pearl St – Pictures were shown of the proposed 9 light door and the following motion was made:

Motion: Move to approve the plan as presented.

Motion: Carol Neal Seconded: Clo Tepper Vote: 2-0-0.

101A Commercial Street – They will be asked to come back with pictures.

8 Carver Street – They propose matching the doors that are on the Brass Key. The property abuts Carver Court which is a private way.

Motion: Move to approve the plan as presented.

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

143 Bradford Street – The two people who presented claimed that there are no existing photos of what the property originally looked like. They want to strip off the siding – would like to put trim back onto the building. John Dowd said the HDC would recommend that whatever style they find when they strip should be replaced. John D. said that the building is very clean and very simple and when you try to trick it out – you’re adding a whole new level of architecture that isn’t there. Just put in good windows – what you’ve presented is attractive but it’s false – there’s no integrity. The true aesthetic is clean & simple.

Clo agreed with everything that John said but added, “If there are structural and functional things that you need – talk to us.” John promised to unearth a picture of the property.

2 Carver Street – John, the owner, said that he was just seeking approval to knock down an addition where the kitchen had been. He was told that it can’t be done administratively but must have a full hearing.

7 Cottage Street – This case was continued from the last meeting. The owners and architect returned with a new set of drawings. They’ve done away with the little balcony on the 3rd floor and the dormer was reduced in 3 ways. Carol N. commented that they’ve done everything that we’ve asked.

Motion: Move to accept the plan as presented at this meeting on Aug. 6th.

Motion: Clo Tepper Seconded: Marcene Marcoux Vote: 4-0-0.

Public Hearing 4:00 p.m.

2008-25

Application by Robert Evans, of A & E Architects on behalf of the Town of Provincetown 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 for the following addition/alterations as follows:

Remove and replace windows, doors, roofing, siding and trim and construct second means of egress in the rear of the building at the property located at 189 Commercial Street, Provincetown, MA.

Robert Evans presented the Fire House design by stating, “You know the history – we’ve been through the Board of Selectmen (BoS) and basically there will be restrooms on the 1st floor and the building will be stabilized. There will be white cedar shingles on the exterior and we intend to keep the trim white. Marvin doors and windows will have wineberry trim and there will be no dormers.”

A full light door will lead upstairs – John would prefer a solid door or even a salvaged door. George Bryant would be one source of a salvaged door. There will be two doors on the front that will both swing in.

Comment from the public:

John Yingling said to do this job properly the entire building should be torn down and rebuilt anew. John Y. was told that he was pleading to the wrong committee. Historic preserves and frowns on demolitions.

One of the owners who has a condo behind the firehouse was most interested in construction protocol and how he would get back and forth down the town landing to access his property. That will be taken care of according to Mr. Braun.

The Building Commissioner said that there was no provision in the zoning bylaws – you can’t tear it down unless you build it in the same footprint.

Motion: Move to approve with the condition that the trim around the windows be minimized and the 3 original windows on the front restored.

Motion: John Dowd Seconded: Clo Tepper Vote: 4-0-0.

2008-26

Application by Steve A. McNicoll on behalf of G. Bruce Head III 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 for the following addition/alterations as follows:

West Side: Increase the hip dormer by 10’ in width, remove slider and French doors and replace with doors; South Elevation: Restore the porch; East side: replace door; North Elevation: construct new decks and; replace missing trim in kind as needed and replace windows in the entire structure with 2/2’s at the property located at 4 Atwood Avenue, Provincetown, MA.

Mr. McNicoll said that his objective is to keep this building as close to design as it is now. He also said that he and Russell B. had spoken about this in great detail. “Russell has been very conscientious.” Russell wants a complete plan submitted along with construction protocol. Basically the applicant sought two changes to the exterior of the building because of egress requirements. The only place for this is in back of the building and can’t be seen by anyone. He said, too, that he is not changing the dormer in any way, just pulling it forward.

Motion: Move to accept the proposed plan as submitted.

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

Russell added that this is the most fragile building that he has ever seen. Rot is growing exponentially.

2008-27

Application by Neal Kimball of Kimball Residential Designs, Inc. on behalf of Boatworks Building LLC; William Bonn 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 for the following addition/alterations as follows:

Third floor deck, reduce in size and enclose for additional living space; and to create living space in same area on second level; skin exterior of structure and remove all existing windows and doors and install new windows and doors with new configuration, reconstruct all decks and railings within the existing footprint and construct exterior emergency egress stairs and elevated walkways and add storefront detailing on the first floor at the property located at 333R Commercial Street, Provincetown, MA.

Neal Kimball presented the plan for the Boatworks. This will not be a demo – but will become a rehab. Neal had originally thought that demolition was necessary – the envelope of the building will be the same and the only change is on the north side, the front, where they have an extended covered deck. There are 7 residential units and 2 commercial spaces. Neal is in the process of applying for a Chapter 91 license and anticipates it will be granted in 3 to 6 months.

On the proposed west elevation there are plans for a stairway leading down from the 2nd floor – it will be as hidden as possible. Marcene, looking at the plan, asked about the property boundaries. There will be only 55 inches from the stairway to the property line and building and/or fire codes will have to be consulted.

Russell also weighed in on the inconsistencies on the floor plan and the exterior. He said fire department restrictions will probably enter into the plan and might mean – no windows on that side? – or a different type of window? – or a certain distance away? The 1st and 2nd floors will be the most affected by this.

Clo T. asked, “What about these restriction and who makes these decisions?”

This became a dangling question.....

Marcene asked about handicapped accessibility and was told that on the east elevation there was a ramp. Marcene also said that issues of public access in Chapter 91 target the parking issue. Neal said that trucks could back down the town landing and unload.

John Dowd said that if you look at the ground floor of the building, there are clapboards, paneling, and shingles. John’s advice was KISS as in Keep It Simple without the 2nd S! He also said that the 2 top floors are great – all the way around. Then the corner of the building comes down and rests on the top of a picture window!

Neal said the difficulty is in creating visibility for the retail. John is in favor of the large window panels. He also said – use simple pine – don’t even use muntins on the windows – give it more of an

industrial look.

John further advised Neal to just clean it up and come back with renewed plans.

Motion: Move to continue the case until August 27th.

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

THE NEXT TWO HDC MEETING WILL BE ON AUGUST 27TH
AND SEPTEMBER 17TH

Administrative Reviews (cont.)

59 Commercial Street – shutters and cedar shingles

Motion: Move to accept the plan as presented.

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

531 Commercial Street – Replace windows.

Motion: Move to accept the replacement of 20 windows

Motion: John Dowd Seconded: Clo Tepper Vote: 4-0-0.

24 Winthrop Street – replace a picture window and add mahogany decking. Maxine was asked to call the owners and have them come back; HDC can still do it administratively.

7 Atlantic Avenue – Replace windows and siding. The windows planned are 4 over 1 – arts and craft windows. John wants them to come in.

358 Commercial Street – Described as an emergency repair replacing the existing landing and stairs. This repair was approved.

Directives:

John, commenting on the people who want stained mahogany - it often doesn't match the building; it should match the siding.

Carol doesn't want just windows on an application. The application should state why and how many, etc.

3 Nickerson Street - John said that the widows walk looks unattractive. Maxine got the original plans out so they could be looked at.

Minutes for the July 16th meeting.

Motion: Move to approve the minutes as amended.

Motion: John Dowd Seconded: Clo Tepper Vote: 3-0-1 ab (JD)

Adjournment happened at 6:00 p.m.

Respectfully submitted
E. Rogers Gaudiano

Approved by _____ **on** _____, 2008.
John Dowd, Chairman