

HISTORIC DISTRICT COMMISSION

October 1, 2008

Judge Welsh Hearing Room

3:30 p.m.

Members Present: Polly Burnell, John Dowd, David McGlothlin,
and Carol Neal.

Members Absent: Joe Collins, Marcene Marcoux, and Clo Tepper.

Staff: Maxine Notaro

The meeting was called to order at 3:30 p.m.

Administrative Reviews 3:30 p.m.

437 Commercial Street - remove and replace flankers in kind on entry door.

439 Commercial Street - removed fixed glass windows.- rebuild frame and put windows back in.
Both reviews above were Deborah Paine projects and were approved.

1 Tremont Street – Deb Paine doesn't want to hold up approval but wants to get some feedback. She wanted to know if you wanted shutters – if you do she'll put them in. David McGlothlin said we talked about aesthetics and he doesn't think it'll look good and he would rather not have a window there. We have taken photos that Polly Burnell requested and also have pictures of corbels. The new plan has no Dutch hip roof and the other changes that you've requested. The next sheet in the plan shows the building in clapboard.

John Dowd stepped down since he's an abutter on the above case.

For the last change, Deb Paine kept referencing the picture of the storefront from the 30s and/or 40s. She thinks this is an improvement. Polly Burnell didn't like the door moved from the corner.

John Dowd who wasn't sitting on the case thought that the windows maybe should be like the shops right across from Spiritus. John said to look at the house across the street to see the crown moldings. Deb has seen just a simple chamfered top, i.e., Flyer has them at his house and John feels a chamfered top is cleaner. John said that since we're building a reproduction building – it's important to have it done right. Also, John felt that shutters should be put all the way around.

Polly Burnell had objected to the Dutch hip roof design (including one that the HDC had approved a few years ago). Polly couldn't recall seeing any and Deb took pictures of some. Also, the other thing Deb wanted to talk about – fish tail shingles and she has an aversion to them.

◆Beau Fillion – **377 Commercial Street**, replace single pane windows with double hung windows and replace existing French door with Anderson Therma-Tru door. This was approved.

At this point in the meeting, Maxine Notaro left the Caucus Hall to get some files. She returned at the end of Ken Weiss' statements.

Ken Weiss , owner of 162 Commercial Street, said that he wanted to be heard. He said that over a period of 2 years he's put in plans for the above referenced property and gave a recap on what he perceived had happened. He stated that he originally wanted to tear down the building but was told that he couldn't and then was told that he could remove the rear of the house.

John said that we're here to preserve what is in Town but when you remove all the interior walls, then any house will become unstable. The house wasn't going to fall down but somebody went in with a backhoe and your crew made it unstable – it's because of what was done to it.

Carol Neal said that we have our guidelines and this is what we went by. That's where we stand - you didn't have permission to demolish and the demolition bylaw is spelled out and you will have to go by these guidelines.

- **4 Atwood Street** – The HDC asked - why change the door? - He can keep it and that's what will happen.

Continued Cases 3:30 p.m.

2008-34 (Continued from 9-17-08)

Application by Mark Kinnane of Cape Associates on behalf of Brad Horner 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 all new windows, convert an enclosed porch to an open porch, add two clear-story dormers and two skylights on the main section of the house, re-frame left addition roof and add dormer, change flat roof dormer to a dog house dormer, remove right rear bump out and second floor area on rear addition at the property located at **3 Dyer Street, Provincetown, MA.**

Mark Kinnane presented the plan and Brad Horner, the owner, accompanied him. Basically, Mark said, – at the HDC's request he has enlarged the plan and had made the scale match. He then reviewed the process he went through the last time. The rear stuck on appendage - he is going to take off and put it down below. That's the main thing on the back (the little bump-out section that was on the back) – he'll just leave it there and restore it. The other section in bad shape is the front porch foundation floor. The original columns and posts are in pretty good shape and can be restored and all the corbels are in fine shape and can be restored.

Mark Kinnane continued by saying - you mentioned that we didn't have the correct front door on here and you were right.

Motion: Accept as presented with the following conditions:

- 1. Two skylights on south elevation will be reversed and will be on the north side.**
- 2. The replacement window will match the window sizes.**
- 3. Third story deck railing system will extend the full width of the deck.**
- 4. Line up the projection with the corner board**
- 5. Door on 3rd floor deck will have 4 light with panel under it.**
- 6. House will have 2 over 2 windows.**
- 7. Pop on a skylight for the 2nd floor bathroom**
- 8. Second floor flat bay will be replaced.**

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

Mark Kinnane will supply Maxine with revised plans.

Public Hearing 4:00 p.m.

2008-37

Application by Robert Valois on behalf of Vincent H. Duarte 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 one new door, three new windows and replace two doors at the property located at **252 Commercial Street, Provincetown, MA.**

The property is Adams Pharmacy and involves the Gosnold Street side of the building.

Robert Valois who had discussed the plan before with the HDC presented.

Motion: Move to accept the plan as presented.

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

2008-38

Application by Peter Page on behalf of Hilda Neily 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 rooftop deck at the property located at **8 Montello Street, Provincetown, MA.**

Peter Page accompanied by Hilda Neily presented the plan to the HDC. The plan was for a roofdeck.

Motion: Move to accept the plan as presented.

Motion: Carol Neal Seconded: Polly Burnell Vote: 4-0-0.

2008-39

Application by Derick Snare on behalf of Cass Benson and Geraldine Anathan 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 the following: Front Building: remove aluminum siding, restore or replace wood siding, replace windows, add a pergola. Back Building: possibly replace windows, replace doors, add windows and eliminate windows, add a screen porch and relocate a deck at the property located at **143, 143A Bradford Street, Provincetown, MA.**

Derrick Snare, the architect, presented the plan. He wants to remove siding and the chimney which is on the back side of this building. Right now there's a combination of clapboards and shingles and the owners would like to cover in clapboards with 4" exposed. They want to use the Hardee board but Carol Neal said it does not hold paint. Carol was interested in how it stood up and Hardee board doesn't stand up well. Carol suggested that they look at Gabriel's siding and see how it has aged. The owners said that they'd be happy with shingles. John Dowd said that for the trim board they allow composite material. John recommends a large single light window for the door, a Provincetown door, with a single light.

Motion: Move to accept as presented with the following conditions:

- 1. Get rid of the chimney**
- 2. Pergola over 2nd door.**
- 3. Planting area - provided it's not a raised one.**

4. Buildings can all be shingled.

5. A balcony will not be allowed because it can be seen from Freeman St.

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

A neighbor, Jim Shriner is in unit 4B and had questions about parking and views. Both of these concerns will be addressed with the new owners.

2008-40

Application by Robert Valois on behalf of ENCO Realty Inc. 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 to renovate an existing two-unit, five bedroom structure into a one-unit three bedroom structure by enclosing the area under the west deck; add a second floor area over the east shed, add a front porch, replace existing windows and lift the structure 1' 0" for a new crawl space foundation at the property located at **32 Bradford Street, Building #2, Provincetown, MA.**

Robert Valois, the architect, and Lenny Enos presented the plan. Lenny bought the building in 1977 and – even though it looks like a garage - it hasn't been used as a garage for years and years. It's been a residence for most of that time. The building must be razed when they put a foundation under it and it's a mix of clapboards, shingles, etc. and they just want to know what the HDC would like to see.

Polly Burnell said that – since it was originally a one-story garage, she would like to keep out buildings relating to their original use. Lenny Enos said that the bartender at the Old Colony has been a resident for 20 years. Lenny Enos said that sometimes when you rehab a property and you want it to be within the historic aspects of the town - you have to be adaptive. He has to allocate a certain amount of capital to this project and he would like it to look like a dwelling and not a garage.

Motion: Move to accept as presented with a simple design, shingling the whole building, a Ptown door, and straight posts.

Motion: John Dowd Seconded: David McGlothlin Vote: 3-0-1 ab (PB)

Motion: Move to approve the minutes for the Aug. 27th and Sept. 17th meetings.

Motion was moved, seconded, and approved unanimously.

Administrative Reviews (continued)

74 Commercial Street - Approved

145-147 Commercial Street - Stipulate 2 over 1 windows

377 Commercial Street - Replace windows – Approved

104A Bradford Street - Request to extend permit for deck plan. A new full hearing will be requested on this project.

The meeting adjourned at 6:20 p.m.

Respectfully submitted

E. Rogers Gaudiano

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