

# HISTORIC DISTRICT COMMISSION

December 3, 2008

Grace Gouveia Building- Room 6

3:30 p.m.

**Members Present:** Nathan Butera, Polly Burnell, John Dowd,  
and David McGlothlin.

**Members Absent:** Marcene Marcoux, Carol Neal, and Clo Tepper.

**Staff:** Maxine Notaro

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

- **Administrative Reviews 3:30 p.m.**

**447 Commercial Street** – by Deb Paine.

Deb wanted permission to put in basement windows. It was granted.

Deb Paine talking about **1 Tremont Street**. She wanted approval for a window that is done without glazing. The HDC approved of this once Deb elaborated on it. John asked if she will stay with one 40 inch door. Answer was yes and to add to the explanation on the windows - so there's no putty on the outside and no glazing – window butts right into the wood frame.

Deb Paine wants John to get in touch with her regarding the trap sheds for the wharf. Rex McKinsey would like it to go out to RFP and she wondered if John could develop more of a plan for the sheds. John will talk to Rex.

♦Peter Page on behalf of Robert Daniels, **24 Bang's Street** to install a door and construct an egress deck.

This case had been approved prior to the meeting.

♦Matt Cole of Cape Associates on behalf of Gerry Sinclair, **28 Commercial Street/Point Street** to trim out structure using AZEK trim.

The contractor couldn't make the meeting. John said he would like to have the meetings in the new town hall. There is a meeting room there and he'd like to use it because he would like easy access to all the files during the meetings. He wanted to see what had been approved.

♦Minutes

**Motion: Move to approve the minutes of the November 5<sup>th</sup> meeting as amended.**

**Motion: Polly Burnell Seconded: David McGlothlin Vote: 3-0-0.**

The Public Hearing meeting was opened at 4:00 p.m.

- **Public Hearing 4:00 p.m.**

**2008-45**

Application by Doug Cleary on behalf James Blauvelt 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/replace all windows on the front of the house in kind, and on the East side elevation: remove and replace two windows on the first floor and replace with larger units, add a French door on the first floor, add a spiral staircase from the first floor to the third floor and add a deck and dormer on the third floor at the property located at **116 Bradford Street, Provincetown, MA.**

Jim Blauvelt, the owner, said that he wants to bring the house together architecturally. He is also trying to be cost effective and trying to be as least invasive as possible. John Dowd suggested that he look at the house that was redone on the corner of Gosnold and Bradford and regard it as a fine example of restoration.

Doug Cleary reminded the HDC that the house originally had 16 rooms and they are going down to 12. The very obvious fire escape was a sticking point since it was planned on the most obvious side of the house. After a whole lot of discussion, the following motion was made:

**Motion: Move that a partial approval of the plan was made with the following conditions:**

- 1. windows on the addition should be changed to match the original facade**
- 2. on west facade, change spacing of windows to reflect the front facade**
- 3. on west dormer the two windows will have 6 lights each.**
- 4. the deck and the fire stairs will be tabled for now.**

**Motion: Polly Burnell Seconded: Dave McGlothlin Vote: 4-0-0.**

#### **2008-46**

Application by Hal Winard on Winard Construction and Development on behalf of Mitchell Baker and Tom Egan 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 screened-in porch and remove a bay window and replace with box bay including “storm watch” windows at the property located at **174 Bradford Street, Provincetown, MA.**

Hal Winard presented the plan to the HDC and he was accompanied by the two owners. They originally had a much bigger plan but they’ve scaled back considerably. There was no one in the audience that had anything to say for or against.

**Motion: Move to approve the plan as presented.**

**Motion: Polly Burnell Seconded: David McGlothlin Vote: 4-0-0.**

#### **2008-47**

Application by David McMahan 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 relocate an existing one-half cape to a new foundation on the rear of the property, add gable to existing ”L”, add a new structure to the rear and behind the one-half cape, and add a one-story garage with a shed porch above at the property located at **9 Whorf’s Court, Provincetown, MA.**

David McMahan presented his plan to the HDC. It involved retaining walls, moving a half Cape that was on the property, putting it on a new foundation, a two car garage and a whole lot of plans that the Commissioners felt were a bit too urban. He said he had watched the property deteriorate over the years and just wanted to restore it. There were 8 letters in favor of his project.

When the public was asked for comments his closest neighbor, Mike Matrillo, said that when David McMahon first bought the property, Mike asked him what his plans were for the property. David said that he had none. Now Mike found out that every one of the neighbors was notified, shown the plans, etc. except himself. He was distressed with the scope of the plans and said the redo would wind up a few feet from his property. Mike continued saying that this is the 1<sup>st</sup> time he's seen the plan so he would like to have it explained to him. The owner says that's it's lower than the allowable height.

After a great deal of discussion John Dowd told the owner that the general consensus of the Commission is that his plan would not be approved in its current design. John further said that it's hard for him to get around the picture of what you see from Franklin St. and even Pleasant St. It's not really what we, as a committee, are trying to preserve.

**Motion: Move to continue by waiving the time constraints.**

**The plan was withdrawn without prejudice.**

### **2008-48**

Application by Michael Czyoski on behalf of Elizabeth Brooke 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 construction of a deck and installation of two French wood doors at the property located at **104A Bradford Street, Provincetown, MA.**

Mike Czyoski presented the plan. Maxine said that the plan had been approved by the HDC in 2006 and because of the time lapse they are reapplying. It's the condo on the Bas Relief side. The plan calls for the 6 ft deep deck to be put on the second level. Two of the three women in attendance strongly objected to the deck since their condos are on the first floor level and would be left highly shaded by the overhead deck.

Mike Czyoski said that the plans were already in the condo documents. The women wondered where the support posts were going to go because it looked as though one of the posts would be directly across from one of the first floor condos. Mike said he'd never do that to anyone YET the plans seemed to indicate otherwise.

John Dowd said that it had been previously approved and the issues raised by the women were really zoning issues. The plan was going to go to Zoning on the following night and it's probable that the women would attend the ZBA meeting.

**Motion: Move to approve the plan as presented.**

**Motion: John Dowd    Seconded: Polly Burnell**

**Vote: 4-0-0.**

The meeting adjourned at 5:30 p.m.

Respectfully submitted

E. Rogers Gaudiano

**Approved by** \_\_\_\_\_ on \_\_\_\_\_, 2008.

John Dowd, Chairman