

HISTORIC DISTRICT COMMISSION

October 21, 2009

Grace Gouveia Building- Room 6

3:30 p.m.

Members Present: Polly Burnell (left @5:30p), Nathan Butera, John Dowd, Marcene Marcoux (arr 3:40p), David McGlothlin, Carol Neal, and Clo Tepper (left @5:30p).

Members Absent: none

Staff: Russell Braun and Maxine Notaro

Work Session 3:30 p.m.

147 Commercial St - approved

145 Commercial St - approved

6 Johnson Street – John Dowd said there are other options.

12 Alden St - approved

157 Commercial Street – Martin House – A letter from Chris Snow was given to all the Commissioners. Kevin Redmond, attorney for the prospective owner, spoke about the modifications that have been made and now he wants to talk about the deck that wasn't allowed. Kevin wants to include this because the applicant won't go forward with the purchase if this isn't approved.

Neal Kimball, the architect for the prospective owner, said we feel it will be presented in the best possible way.

Marcene Marcoux said the client is conflating two different issues. We, on HDC, set our rules and our procedures – and you are handling the real estate issues. Your plans should have incorporated the agreed to design and stipulations. Marcene said that we made a decision and the new plans don't reflect our decision.

Marcene M. said that we can't sign plans that we didn't approve. Since you are proposing a new plan, we have to allow the public to weigh in on the new plan. Carol Neal and Clo Tepper stepped down from the hearing. Nathan Butera voted on this hearing as the alternate.

Chris Snow, the attorney for the abutter at 157A Commercial Street, stated his objections to the plans with a new unapproved design

Motion: Move to continue until the November 18th HDC meeting.

Motion was made, seconded, and approved by all. 5-0-0.

2 Commercial Street

The owner submitted a very detailed plan along with reference books. He added that he has retained a top architect to work on this project.

Motion: Move to accept as presented.

Motion: John Dowd **Seconded: Marcene Marcoux**

Vote: 5-0-0.

1 Railroad Avenue

Stephen Milkewicz, the owner, wondered if his plan may have to be noticed out for a full hearing. He also asked the HDC if they want the garage door look or not. He said he wants to know what the HDC wants him to do. John D. said bring us a proposal and this will need a full hearing.

PUBLIC HEARING – 4:34 p.m.

FY10-05

Application by Meryl Cohn, Betty Villari and Marie Oshea 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 applicants seek approval to construct an emergency egress stairway on the East side of the property located at **148 Commercial Street, Provincetown, MA.**

The architect for the trustees of 148 Commercial Street sought permission to put in an emergency egress because currently the owners felt that it is a dangerous building.

The 3rd floor owner, Meryl Cohn, said that for as long as she has lived there she has been frightened by the lack of egress.

There were no public opponents to the plan so the public portion of the case was closed. Polly Burnell suggested placing the egress in the back of the building. John D. said the building sits like a federal saltbox and a stairway is not going to be appropriate because it's highly visible from Commercial St. and he continued saying that maybe it could be moved back. Meryl C. said the back of the building has 3 kitchens and the entire back of the building is over the propane tanks. Also, an egress in the back would put the stairway only a few feet from the existing egress. The architect suggested bracketing it out and feels that brackets would support the weight. An interior stairway exists but Meryl said that she was told that the interior stairway would act like a chimney in a fire.

John Dowd agreed. Clo Tepper said that he hears the concerns about fire safety but at the same time this is an incredibly visible building. He's trying to balance fire safety with aesthetics and he doesn't want to dismiss putting the stairway in the back.

John D. said that he would like the architect to come back with another proposal. He referenced Perry's Liquors and their interior spiral staircase could be a possible example. The architect pointed out that Perry's Liquors was a total rebuild and a single-owner building and not comparable, as 148 consists of three individual condos. The other two occupants of the building spoke favorably about an exterior stairway and Carol Neal said that the HDC has to pay attention to what is allowed because it becomes precedent setting.

Russell Braun, the Building Commissioner, who had visited the site, agreed that the building was a safety concern and supported an outside egress.

Motion: Move to continue the case until the November 18th meeting.

Motion: John Dowd Seconded: Carol Neal Vote: 5-0-0.

FY10-07

Application by Mark P. Kinnane of Cape Associates, Inc. on behalf of Gregg Russo 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 windows, install new windows and change out windows to doors and add doorway overhangs on the West and East elevations at the property located at **170 Commercial Street, Provincetown, MA.**

At the conclusion of the presentation, the following motion was made:

Motion: Move to accept the plan as presented with the following stipulations:

- 1. The size of the dormers must be narrower to match the trim.**
- 2. The bathroom window will be a single sash divided light.**
- 3. Kitchen windows will be at the discretion of the applicant (dividing or not dividing).**
- 4. Most windows will be 2 over 2.**

Motion: John Dowd Seconded: Carol Neal Vote: 5-0-0.

The final plans will be presented at the next meeting on November 18th.

FY10-10

Application by Rob Tosner 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 two dormers on the West and East elevations, replace siding, relocate windows and doors, replace windows and extend the second floor deck on the West side at the property located at **24 Franklin Street, Provincetown, MA.**

Rob is purchasing the property and it really needs to be rehabbed. There are a number of plans that he's proposing. He has removed the composite shingles that were on the building and he would like to add windows on the side of the building facing the water.

After a major discussion on the changes Rob proposed, the following motion was made:

Motion: Move to approve the motion with the following conditions:

- 1. North Elevation – all existing will be retained and that the historic front door on Bradford Street will be detailed out in an appropriate Greek revival or Victorian door and have 2 over one windows throughout.**
- 2. The original red brick chimney to be retained from the roof up.**
- 3. East Side – All the existing windows to remain with the exception of the ground floor 2nd from the north elevation – window to become door with the appropriate trim with bracketed Victorian canopy (as modeled on 1 Tremont Street).**
- 4. Two additional windows to be added on the southern portion of east elevation be added the same size as the existing.**
- 5. Dormer above to have 3 windows in alignment with windows below.**
- 6. South Elevation – attic window to be replaced by pair of joined windows.**
- 7. Two windows to be added below in alignment with 1st and 2nd floors the same size as existing west elevation dormer to reflect east elevation of dormer.**
- 8. West Elevation – dormer to reflect east elevation of dormer.**
- 9. Existing cinderblock chimney to be brick veneered and existing brick chimney to be retained**

Motion: John Dowd Seconded: Nathan Butera Vote: 3-0-0.

Russell Braun said that the architect should submit drawings which depict what is proposed and exactly what is existing. Maxine said that she has the existing plans and she will need the applicants to come back with the revised plan.

December 2nd date.

Russell B. told the group that he had contacted two agencies that aid people in renovating and improving properties, i.e., Local Cape Cod Development Cooperation and Housing Assistance Corporation and they will be coming down for a session with the HDC on December 2nd.

Administration Reviews (cont.)

4 Nickerson Street – This is Carol Neal’s property and she presented her proposed changes. She merely wants to expand her porch in the side yard and she’ll have appropriate railings, etc. This was approved by the Commissioners.

385 Commercial Street - replace window with a glider at the top of the jewelry shop. It has the same opening but is not in kind. This, too, was approved.

200 Bradford Street - approved

Minutes of September 16th

Minutes of October 7th.

Motion: Move to approve the above two sets of minutes as amended.

Motion was made, seconded, and approved by those left in attendance.

Adjournment happened at 7:03 p.m.

Respectfully submitted,

Evelyn Gaudiano

E. Rogers Gaudiano

Approved by _____ **on** _____, 2009.
John Dowd, Chair