

HISTORIC DISTRICT COMMISSION

November 18, 2009

Grace Gouveia Building- Room 10

3:30 p.m.

Members Present: Polly Burnell, Nathan Butera, John Dowd,
Marcene Marcoux, David McGlothlin,
Carol Neal, and Clo Tepper.

Members Absent: none

Staff: Russell Braun (arr. 4:p left @ 5:p)
Maxine Notaro

Work Session 3:30 p.m.

Administrative Reviews

Fine Arts Work Center, **24 Pearl Street**, request administrative amendment to Case 2009-07 to install an emergency egress door on the East elevation with the door to resemble existing siding.

They want a 2nd egress to the gallery. The HDC felt that what is proposed is going to look inappropriate thus the following motion was made:

Motion: Move to accept the location of the door and have it reflect the adjacent door.

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

(They also want to add a fence – exactly like the one that is there.)

74 Commercial Street - The owner wants to change the siding to clapboard. Polly B. said it would have had clapboard and 2 over 1 windows.

Motion: Move to accept as presented.

Motion: John Dowd Seconded: David McGlothlin Vote: 5-0-0.

142 Bradford Street - The owner wants to replace the front door and said that it's not an original door and it even has plywood in it. He furnished pictures of what he'd like to put in. The owner said that he could not replicate this door. The replacement doors are 96" tall and he can't afford them. Polly said she'd stop by and give the owner the name of a company who could help him with the problem door.

Case FY10-04

Application by Neal Kimball of Kimball Residential Designs Inc. on behalf of Virginia Martin

Review and sign plans as approved on October 7, 2009

157 Commercial Street – The HDC was in receipt of a letter from the attorney of the prospective buyer to “withdraw without prejudice.” Marcene Marcoux objected to the request given that the HDC had already issued a decision. After a great deal of discussion it was decided to accept the withdrawal and the following motion was made:

(Carol Neal stepped down and Nathan Butera voted as an alternate.)

Motion: Move to approve the “withdrawal without prejudice” request.

Motion: John Dowd Seconded: Polly Burnell Vote: 4-0-1 ab (MM)

FY10-07 (Approved pending final plans for signature)

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.**

Mark K. presented the new plans for Gregg Russo. Polly Burnell read the decision along with the conditions. It was signed because it had been approved before.

FY10-09 (Approved pending final plans for signature)

Application by Daniel Jackson, Rodney VanDerwarker, Bruce Derfler, James Conley and Thomas Mueller 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 for the renovations to an existing structure as follows: West Elevation – add three doghouse style dormers, restore wood door surround and transom and replace 2/2 windows in kind. North Elevation – add a bathroom window. South Elevation – add a door and porch at the kitchen area. Remove vinyl siding and replace with clapboard on all elevations at the property located at **19 Alden Street, Provincetown, MA.**

Tom Mueller presented the plans. John D. made a few suggestions for the window framing by using ogee molding.

Motion: Move to approve with the following condition that a single sash size divided lite replacement of the new windows which will be 2 over 2.

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

FY10-10 Approved pending final plans for signature)

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.**

The owner, Rob Tosner, did not attend the meeting; the plans submitted reflected the changes that had been requested by the HDC at a prior meeting.

Public Hearing 4:00 p.m.

FY10-05 (Continued from October 21, 2009)

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.**

Maxine said that there is a revised plan and a letter from an attorney stating that one of the condo owners is now in opposition to the proposed plan. Attorney Richard Branson penned the letter to the HDC on behalf of Marie O'Shea, the owner of the 2nd floor unit. Marie owns 28.95% of the units and since she reversed herself and is now in opposition to the plan – the lawyer asserted that it cannot move forward.

Meryl Cohn, the owner of the 3rd floor unit, presented two proposals and asked which would be historically approved. It was really a moot point since Marie O. wanted neither. John Dowd said that unfortunately they couldn't mediate condo disputes and were only prepared to weigh in on proposals agreed to by all condo owners in a complex.

Russ Braun, the Building Commission, when asked for his opinion on fire safety, etc., read from the Building Code. Maxine said we need to have the applicant agree to waive the time constraints and request a continuance to the meeting of December 2nd. A signed request was made out and accepted.

FY10-11

Application by Edward Dusek and Paul Kelly-Manitou on behalf of Louis Lima 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 as follows: Main House: East elevation to add two shed dormers and two skylights to South elevation between the house and the garage; add a triple window to south elevation (similar proportions to the three North facing studio windows) and to add a small roof area over the South façade French doors.

Garage/Studio Building: Add a shed dormer over the garage door; change the location of the entrance door from North to East elevation; add windows to the garage level North and South elevations at the property located at **22 Brewster Street, Provincetown, MA.**

The plan was reviewed on April 28th and a decision was reached BUT this is not the same applicant. They have no interest in building what was previously approved. In 2005 they came before the HDC for other renovations.

The owner said that there are no windows on the Brewster street side – if they were to put 2 windows to allow morning light to come into the living room, would that be allowed? They were informed that it would have to be advertised out to the abutters. Clo said that we make wholesale changes all the time.

Motion: Move to accept the proposal as presented (and bring back future plans for adding two windows).

Motion: John Dowd Seconded: Carol Neal Vote: 4-0-1 ab (MM)

FY10-12

Application by Steve Milkewicz 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 an existing garage door and replace with finish wall to match existing front façade siding and to install windows at the property located at **1 Railroad Avenue, Provincetown, MA.**

Steve presented his own case. He wants to remove the vinyl and replace it with wood. It will not be a garage any more. Steve asked - what is it you'd like to have?

After much discussion, Steve was given two options for his renovation. Steve would like the two windows that are in the plan. It was decided that there should be single sash windows and the motion

was:

Motion: Move to leave it up to the applicant and accept as presented and the further option would be to take the size of the window here? and space it there? so there are two options, option 1 and option 2. (John drew pictures!)

Motion: John Dowd Seconded: Marcene Marcoux Vote: 5-0-0.

Mick Rudd wants to replace an attic window – **274 Bradford Street** – It was deemed O.K. provided that it would be replaced in kind.

Candace Nagel said at 5:40 p.m. that she is spearheading an initiative for putting in a public drinking fountain on Town Hall property. She has reached out to town boards and she has received a lot of support from the Chamber of Commerce, etc. naming a number of town boards. She thinks it's a wonderful new amenity to offer tourists and dogs.

The HDC chose the simple, functional one of the fountains proposed. HDC will write a letter in support.

Motion: Move to have the HDC accept the black (most dependable fountain) which would require the least maintenance and appear utilitarian.

Motion: John Dowd Seconded: Marcene Marcoux Vote: unanimous

Motion: Move to accept the minutes of the October 21st meeting as amended.

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

Adjournment happened at 6:10 p.m.

Respectfully submitted,

Evelyn Gaudiano

E. Rogers Gaudiano

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