



HISTORIC DISTRICT COMMISSION

July 21, 2010

Grace Gouveia Building- Room 10

3:30 p.m.

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

Members Absent: none

Staff: Russell Braun and Maxine Notaro

The meeting was called to order at 3:32 p.m.

Work Session 3:32 p.m.

●Public Statements

There were none.

Administrative Reviews

● David Bowd, **157 Commercial Street** (Martin House) – install two skylights and change two doors. He was told that his 2nd choice would be better. His contractor said that he'd have to get new permits. Maxine told him that she needs to have a spec sheet and then his plan will get stamped.

FY10-39 (Revised plans for signatures)

Application by Robert Valois on behalf of Clipper Ventures Realty Trust at the property located at **335 Commercial Street**, Provincetown, MA.

Robert Valois detailed the changes and said that the dormers are pushed back about 4 ft to make sense of the interior floor plan.

Motion: Move to accept the plan as presented.

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

David Nicolau, a real estate broker, is here to speak about **20A Commercial Street**. It's supposedly a work in progress (WIP) and he's trying to get the HDC's comments before he makes the presentation. The house has been reduced in size by 700 or 800 sq ft. The footprint shows the parking area and the house is more vertical rather than lateral. He's trying to make it as inconspicuous as possible and he said that with a lot of vegetation you won't even see it. The biggest request

is the garage. David N. said the original concern was about the site. Polly Burnell said that she probably wouldn't approve anything on that location.

Dave McGlothlin said that this is not our purview; he thought it would be more of a zoning issue.

Marcene Marcoux liked what was presented and she thinks that going into the land is a good idea. John Dowd said that the model will be very important and that we're not here to judge this particular design right now. He advised that it's better to come back with a plan. The owner said that he doesn't want the garage request to be a deal breaker.

John wants him to come back with a real plan and Carol Neal said we shouldn't discourage people from coming in to brainstorm re: a plan.

FY10-30 (Revised plans submitted as per HDC requirement)

Application by Deborah Paine Inc. on behalf of Russell Friedman and Wayne Briggs 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 demolish and rebuild the main house utilizing the existing footprint with small conforming expansions with a screen porch and; to relocate the existing studio with new concrete footings at the property located at **8 Fishburn Court, Provincetown, MA.**

This case began at 3:40 p.m. complete with filming by Catherine Russo, an abutter and an advisor to PTV. Deb said that she'd like to ask the HDC for a vote. She then detailed all elements of her plan and reminded them that she's taking the cottage and incorporating it into the structure.

The meeting was then opened up to public comments. Two letters against the project were read into the minutes. Both were from abutters. The first one was penned by Katherine Russo and Tom Thompson; the second letter was from Donna Flax.

The owner then made a statement saying that the only opposing people are the three aforementioned. No one else in the neighborhood had a problem with what we wanted to do and he said he has the support of all the other abutters.

The public portion then closed.

Polly Burnell said she has gone over there and walked around and she can't approve this but she has sympathy for the people who bought the house.

John Dowd said that our guidelines depend on visibility and we do allow additions and cited a Whorf's Court property which doubled in size. This particular house on Fishburn Court is minimally visible. The fact that they are willing to restore the front of the building is how he can manage to live with this.

Carol said that we have allowed additions but with a lesser contractor she'd be worried about this proposal. We can't say that they can't build on it and she loves the idea that the original part of the house is going to be saved.

Polly said that it just looks so big.

Deb said that it always looks larger on paper than it does in real life. She's not trying to sway you and she always listens to what you have to say because she respects the HDC. She also feels that - as the design is completed - the suggestions of the HDC have made it better.

Dave McG said this is a hard structure for him because – he likes the idea that they've gone from a complete demolition to saving the property BUT he still thinks that the addition is a bit large. He also understands that ways of living are different now than they were. The fact that the original structure is being honored, and the addition compliments that - he thinks that the structure as a whole honors what is original but allows for living in today's world. He likes the design better than what he saw before. We have allowed things before and to make sure that the original structure is honored - this is consistent with what we have done in the past.

The owner said that the house plan looks much bigger than presented.

John Dowd said that he thinks that if the building were on Commercial Street then it would be a difficult decision.

Motion: Move to accept the proposal as presented.

Motion: John Dowd

Seconded: Carol Neal

Vote: 3-0-1 ab (PB)

189 Commercial Street – Fire House

There was a discussion on the firehouse which culminated with everyone running off to conduct a site visit right after the Minutes vote.

Russell Braun ruminated about what conversations had been held about the covering over the back porch, etc. He personally thinks the brackets they put on look rather silly.

John Dowd said that the whole building isn't what it should be – the corner boards are not what they should be. If you look at the old photos, all the fine points have not been replicated.

Russell said that this points out the necessity of writing good plans if there is the desire to preserve details – we should demand photos of what it would look like when it has to be redrawn.

Carol commented that if we can't keep our Town buildings architecturally correct – what are we doing here?

●Review and approve previous minutes

Motion: Move to approve the minutes of the May 24th meeting.

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

Motion: Move to approve the minutes of the July 7th meeting as amended.

Motion: Polly Burnell Seconded: Carol Neal Vote: 5-0-0.

The meeting moved from Grace Goveia Bldg. to 189 Commercial St. to view construction in progress. Carol Neal, John Dowd, David McGlothlin & Nathan Butera attended.

Moved and seconded and approved-

- Create “faux columns”, the width of installed columns where railing meets wall and paint trim color.
- Build down “faux beams” to match width of columns.
- Locate brackets at new “faux” beams.
- Paint out louvers
- Remove surface light fixture and replace with centered recessed fixture.
- Building Commissioner will advise proponent on all details and submit sketches for review and approval.

Meeting adjourned at 5:10

Adjournment happened at 4:45 p.m.

Respectfully submitted,

Evelyn Gaudiano

E. Rogers Gaudiano

Approved by _____ on _____, 2010.
John Dowd, Chairman