



HISTORIC DISTRICT COMMISSION

November 3, 2010

Grace Gouveia Building- Room 10

3:30 p.m.

Members Present: Polly Burnell (arr 4:p), Lynne Corbett, John Dowd, Marcene Marcoux, David McGlothlin, and Carol Neal.

Members Absent: none

Staff: Maxine Notaro

Work Session 3:30 p.m.

●Public Statements

There were none.

Administrative Reviews

Sandra Turner/Russ Braun, discussion on Fire House Comfort Station door at 189 Commercial Street (This case was not presented.)

Peter Grosso – **14 Center Street** – old WOMR building

An exterior replacement door is to be replaced in kind. Approved by all.

Crosby fence – **152 Bradford Street** – Gracie House – The new home owners didn't realize that they had to come before the HDC for the fence which involves a visibility issue since it is an intersection. The owner will be willing to cut down the fence to 3 ft. and Carol will give him a copy of the by-laws. The home owner talked to Russell Braun directly and this was the decision they came to. The rear fence is 6 ft tall and impairs no one.

Fine Arts Work Center (FAWC) – They want to add a ventilation system for their print shop which will add heat and ventilation. They want to put in two stacks on Pearl Street. The director made a mock up of their proposal and provided a complete package for the HDC.

Motion: Move to accept as presented.

Motion: John Dowd

Seconded: David McGlothlin

Vote: 5-0-0

453 Commercial St – unit 1 – The owner basically wants to pop out a slider and put in an out-swinging door in its stead. Also they will be putting in a hand rail to bring it up to code.

Motion: Move to accept as presented.

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

177 Commercial Street – The man presenting had an application, pictures, and a spec sheet. He is an employee of Loews and was asked for a quote for replacing the double hung windows. The owner will be replacing 11 windows in total. They will match the windows in the other part of the building. Should the owner opt for replacing the awning windows, as well, they, too, will be replaced in kind.

Motion: Move to accept the plan as presented.

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

441 Commercial Street – Everyone was O.K. with the proposal.

389 Commercial Street – Put in a sliding glass door. Everyone was O.K. with the request.

158 Bradford Street – The owner wants to replace 7 windows; there will be no structural changes. John said that we don't know which windows and replace with what? It was determined that HDC needs more information on this.

397 Commercial Street – Elena Hall, the owner wants to replace everything in kind. The proposal was approved.

•Review and approve previous minutes

Motion: Move to accept the minutes of the October 20, 2010 meeting as written.

Motion: Marcene Marcoux Seconded: Carol Neal Vote: 5-0-0

The Public Hearing was called to order at 4:00 p.m.

Public Hearing 4:00 p.m.

Continued Case

FY11-11

Application by Steven Cook of Cotuit Bay Design, LLC on behalf of Michael MacIntyre 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 new

2800 square foot two-story Gambrel Style wood framed house at the property located at **20A Commercial Street, Provincetown, MA.**

Carol Neal stepped down as she had done before and John Dowd who hadn't been present to hear the initial presentation was unable to weigh in on the project. Thus, David, Lynn, Marcene, and Polly sat on the case.

David Nicolau, a local real estate broker, presented the plan. David said that he has a computer but couldn't figure out how to download the plan as had been previously discussed. There was a bit of confusion on which plan was being discussed – the first plan which puts the house into the hillside or the 2nd one which was shown without elevations or dimensions.

David N. had many pictures of the streetscape. What he expounded on was that the building is 30 ft back from the street.

Motion: Move to open up the public hearing on 20A Commercial Street.

Motion: Polly Burnell Seconded: Lynne Corbett Vote: 4-0-0.

Polly's concern is the scale of the building. She feels 30 ft back is significant. Both Polly and Lynne had reservations about two garage doors on the front of the building but having it 30 ft back made it O.K.

Motion: Move to accept the plan as presented.

Motion: Polly Burnell Seconded: Marcene Marcoux Vote: 4-0-0

New Cases

FY11-13

Application by Robert Valois on behalf of Don Eunson and Doug Evans for a Certificate to be issued in accordance with the Provincetown Historic District Commission established under the General By-Laws, Chapter 11-1-5 Demolition Delay Bylaws of the Town of Provincetown. The applicant seeks approval for partial demolition, renovation and addition to a structure not in the Historic District but over 50 years old at the property located at **48 Franklin Street, Provincetown, MA.**

Robert Valois presented the application accompanied by Don Eunson, the owner, and Jay Murphy, their attorney.

Don Eunson said that he and his partner bought 48 Franklin Street because they liked the simplicity of the house and the location. They want to demolish the rear shed and the rear part of the building which will then be restored.

Three letters were read into the record. One letter from Jodi & Alex Brown was in favor but wants the property lines confirmed. Another abutter wrote in favor of the application and yet another abutter, Stuart Clifford, spoke in favor of the renovation and said that it had been carefully thought out.

Motion: Move to accept the plan as presented.

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

FY11-14

Application by The Red Inn LLC, Philip Mossey representative 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 construct three additions; fill in the Courtyard as part of the interior renovation of the restaurant, relocate two rooms to the second floor addition and construct a small dormer area in front of the restaurant for a second means of egress from the new rooms at the property located at 15 Commercial Street, Provincetown, MA.

Jay Murphy, the attorney, Ted Smith, the architect, and Philip Mossey, one of the owners, presented the plan.

Jay said that the renovations are an attempt to provide better access to the property. There's a room that backs up to the kitchen and this fact drove the potential renovations.

Philip explained why he wanted the addition; it will flow very nicely into the back and will be wonderful in connecting the whole property. It will tie in the entire building and we will also have more space.

After quite a bit of discussion, the following motion was made:

Motion: Move to accept with the only changes to windows and doors on the south elevation..... the 3 windows on the 2nd story must be of the same size as the rest of the windows on the 2nd floor and the new door is to match the existing doors on the 2nd floor – south elevation.

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

Change in HDC Meetings Frequency:

Maxine proposed a change in the frequency of HDC meetings and all the members in attendance agreed. Basically the 2nd Wednesday of the month would suffice for December, January, February, March, and July. Then 2/month on the 1st and 3rd Wednesdays for most of the rest of the year. Maxine will make out a schedule and present it to the HDC for their final approval.

Adjournment happened at 5:00 p.m.

Respectfully submitted,

Evelyn Gaudiano

E. Rogers Gaudiano

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