



HISTORIC DISTRICT COMMISSION

September 15, 2010

Grace Gouveia Building- Room 10

3:30 p.m.

Members Present: Polly Burnell, Lynne Corbett, John Dowd,
David McGlothlin, and Carol Neal (left at 5:18 p).

Excused Absence: Nathan Butera and Marcene Marcoux

Staff: Maxine Notaro and Russell Braun

Work Session 3:30 p.m.

● Public Statements

There were none.

Administrative Reviews

119 Bradford Street – The contractor said that he wants to put in replacement vinyl windows for the 86 year old man who owns it. John Dowd trying not to say they can't have it but how about one over one? The contractor said that he'll price it out and see; the HDC would approve 2 over 1 with exterior applied muntins.

7 Conwell Street – One of the members is not here and she was wondering why the door needs replacing. The contractor said that it's a \$3K door and will be 100% the same. This was approved by all.

A condo group has 4 Anderson sliding doors now and they are replacing in kind. This plan was approved as a "replace in kind."

Sandy Turner said that she was missing during the last meeting when something came up about columns on Fire Station #2. She said that we need you guys to tell us what you want and we'll do it.

John said that what was changed in the building was not what was there originally. There's a certain detail that was lost and consequently it's not what it was. The architect who drew this for the town neglected to do it correctly. The rounded boards are wrong.

After a lot of explanations, i.e., what prompted the whole thing was that the back door wasn't guaranteed unless it had a cover (canopy) and that cover on the back

door wasn't in the original plan. Originally they tried to put a different door and then we found out that the door wasn't under warranty without some kind of covering.

Sandy said that as of right now we've already put in lights and camera to prevent vandalism. People are defecating on the property and smearing it all over the building and are doing the same at the PAAM. Then a lengthy discussion ensued regarding its being an 1860 antique building and now it doesn't look like that.

The decision by the HDC was to leave the problem in Russell Braun's hands. All reports made on or about Firehouse #2 will be handled by his office.

● **Review and approve previous minutes**

The minutes were not touched upon.

● **Discussion on Policy and Procedures**

This, too, was not discussed.

FY10-45 (Revised plans for signature)

Application by William N. Rogers, II, P.E. & P.L.S. on behalf of Francine A. D'Olimpio, 366 Commercial Street, Provincetown, MA.

The revisions have not been completed.

FY11-04 (Revised plans for signature)

Application by Misty Harbor Condominium, Glen S. Fontecchio, Trustee, 96-98 Bradford Street, Provincetown, MA.

The trustee brought in another sample of the railing he's proposing and wondered if the new product would be more acceptable. Carol thought it looked better (more substantial). It is manufactured by Azec. John felt that using another mahogany post right at the sidewalk would help. Mr. Fontecchio was asked to submit the catalog picture for the records in order to advise other people. The job should begin in about two or three weeks.

Motion: Move to accept as presented.

Motion: John Dowd

Seconded: Carol Neal

Vote: 5-0-0.

FY11-05 (Revised plans for signature)

Application by Neal Kimball on behalf of Rainer Horn, Trustee, 14 Johnson Street, Provincetown, MA.

This plan has not been completed.

Public Hearing 4:02 p.m.

FY11-09

Application by William N. Rogers, II, P.E. & P.L.S. on behalf of Stephen P. Johnson 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 24' x 28' wood frame, colonial style, bow-roofed two bedroom dwelling with an attached 10' x 10' screened porch on a pile foundation at the property located at **29R Court, Provincetown, MA.**

Gary Locke was here to propose constructing a new dwelling at 29R. He went to the Zoning Board in June because he didn't want to proceed without their O.K. He found that the building must be on pilings because of the water table. Gary proposed a simulated foundation with fake brick because he thinks that lattice is unattractive. This is a brick veneer and he'll cement it onto boards. John wondered about the contraction and would the boards shrink and contract and have the bricks pop off? The wood is a special kind and will not cause a problem with changes due to water – according to Gary.

John's concern is the bow roof but the owners really want the bow roof. Gary did research and they're all pretty similar; the only thing non traditional is the screened porch.

It was felt that bow roof is not appropriate if you wanted to fit in with the architecture; John said it's uncharacteristic. After a bit more discussion, the following motion was made:

Motion: Move to accept as presented with the elimination of the two bracketed entry roofs.

Motion: John Dowd

Seconded: Carol Neal

Vote: 5-0-0.

FY11-10 – This case began at 4:20 p.m.

Application by Mark P. Kinnane of Cape Associates, Inc. on behalf of Kathy Cote 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 enclose the existing porch and add a 4' addition to the first and second floor and to add a first floor deck above the existing lower level yard deck and, the rear roof will be extended and changed to a gable design at the property located at **19 Commercial Street, Provincetown, MA.**

Carol Neal recused herself and stepped down from hearing this case.

Peter McDonald, the architect, did the plan and Mark Kinane, the contractor, explained the plan by saying that we're basically taking the porch and bumping it out. We're also going to eliminate a section of the deck and put more green space back in.

The owner then spoke and said that she was conscious of trying to preserve the architecture of the home and said that it was probably built as a beach house and we want more living space. She said that they had looked at various approaches and all decided on this plan. She has met with her neighbors and she has four support letters from the neighbors.

Michael MacIntyre, 22 Commercial Street, said that he was thrilled when he heard that they were buying it and he has seen some of the additions, etc. and was very much in favor of the plan.

Ann Maguire, 79 Commercial Street, knows the work that they have done before and was also supportive.

Debra Paine, a local contractor, speaking for Gaylord who is a direct abutter, said that he's more concerned about the aesthetics and he approves the renovation and is supportive. He also said that the house needs a whole lot of work.

The two owners of the Red Inn, Sean Burke and David Silva, liked the plan and Roda Rossmore, also a neighbor, was enthused about the restoration.

Polly Burnell said that the addition is completely altering the roof line and our guidelines forbid this.

John Dowd made several suggestions and said that there's no problem on the water side where's much more leeway being given. After a bit more discussion the following motion was made:

Motion: Move to accept with the following changes:

- 1. on the east elevation eliminate the dormers**
- 2. on the west elevation – eliminate the six (6) 2nd story windows with an addition of a full door in between.**
- 3. on the 1st floor have 4 panel sliders separated in the middle**
- 4. retain the 4 columns on the porch**

Motion: John Dowd Seconded: Lynne Corbett Vote: 4-0-0.

Administrative Review
21 Commercial Street

Deb Paine said that the chimney that services the furnace needs to be rebuilt. Ms. Paine also had another request for shingles that need to be replaced on the west side.

Both projects were approved unanimously – 4-0-0.

Russell Braun apologized for not being in attendance for the Fire House hearing but he will be happy to advise them in the future.

12 Johnson St – original revised plans were hastily presented and approved.

Adjournment happened at 5:30 p.m.

Respectfully submitted,

Evelyn Gaudiano

E. Rogers Gaudiano

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