

# **HISTORIC DISTRICT COMMISSION**

**May 20, 2009**

**Grace Gouveia Building- Room 6**

**4:00 p.m.**

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

**Members Absent:** Nathan Butera

**Staff:** Russell Braun and Maxine Notaro

## **FINAL RENDITION**

### **Pier Trap Sheds**

Rex McKinsey gave a brief history of the trap sheds and cited 15-12-9 as an exclusion which allowed the trap sheds. He also remembered having John D. help design the trap sheds. He cited the Pavilion at the end of the pier as mimicking the old Chamber of Commerce as an example of respecting the historic past of the Town.

Marcene said that her interpretation of Appendices on Piers/Wharves is that structures on MacMillan Pier that are not directly marine-related, like the Trap Sheds, do fall in the purview of the HDC. She didn't know what the exact former plans were but none could be found in the files. We also didn't have a sense of how many were going to be added and she has a lot of questions about what is being added. Marcene also used the word ambiguity several times to describe the situation.

Polly said that the way the guidelines are written – there's no problem with the trap sheds. Marcene, once again, asked how many more of these trap sheds are planned and felt that the sheds ruin the view. Rex said that the decision would be made by the Pier Corporation. Rex also said that they've had an increase in pedestrian traffic since the addition of the trap sheds. His preference would be to not go back to a cinder block building which formally "graced" the pier.

Rex said that he'd welcome a liaison between the HDC and the Pier Corporation and would like a committee formed for that purpose. He didn't come to this meeting to be confrontational but would like to respond to any problems perceived or actual.

Most members of the Commission felt that they'd like to see plans before they're completed; this would spare everyone. Rex said he doesn't anticipate any more trap sheds in that area.

### **Public Hearing – 4:00 p.m.**

**2009-12**

**Application by Donald Beal** 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 for the removal of an existing dormer and to construct two new dormers on either side of the ridge and to install three new awning windows in each dormer; construct a small entryway and a new front entry door to the new entryway; install one new 2/2 double-hung window and; to replace 7 existing double-hung windows with new 2/2 double-hung

windows and provide sash replacements for 2 double-hung windows at the property located at **18 Alden Street, Provincetown, MA.**

Two architects presented the plans to the HDC. After a bit of discussion, the following motion was made:

**Motion: Move to accept the plan as presented.**

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

**2009-13**

**Application by Bernard Brahm** 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 roof deck (Captain's Walk) at the property located at **91 Bradford Street, Provincetown, MA.**

The applicants said that they have lived here for 1½ years and have done a lot of historical research. They have analyzed all the bylaws and guidelines and they feel that their design is based on their historical research. They went on to say that their house is listed as “astylistic” – a blend of several antique styles. Then a history of former owners was given with records dating back to 1860. A list of 69 abutters who were in favor of the new design as well as many form letters that had been signed by people in the town were presented. The owners of 91 Bradford Street wanted the names of all those who approved of the design to be included in the minutes and – as soon as the minutes are approved – the letters and names will be attached for the record.

Jim Keegan appeared in person and said that he had lived here for two years and is in support of it.

Marcene Marcoux said that she is appreciative of all the changes the applicant has already made, has a more liberal interpretation of the guidelines, and she contends that their adding the captain's walk is allowed in the HDC guidelines under Section 9.- Roof Decks, Decks and Porches. She holds that it is minimally visible and detailed in a manner appropriate to the building, as per the HDC Guidelines.

John Dowd - referring to the many photos presented by the owners – said that none of the buildings are examples of town buildings. John also praised the design and aesthetics; however, he feels the board that we sit on is a preservation board and not a “re-creation of something that never existed here” board. The roof deck is commendable and the design of the roof dormers is also commendable - but – I feel that to put something that's incorrect atop a building – even though it's well designed – is not reason enough to permit it on this type of building.

Carol Neal said that all the photos you've shown are of different architectural styles from your home. What we're trying to preserve is this community. Carol continued by saying that we've already denied a roof-deck plan twice before, and I have based my decision, in part, due to 15-8-1 criteria for Determination “in the case of new construction or additions to existing building or structures the Commission shall consider the appropriateness of the scale, shape, proportions, site location, and the materials of the building or structure both in relation to the land area upon which the building or structure is situated and in relation to buildings and structures in the vicinity. The degree of visibility from a public way may be a consideration in determining the level of compliance with this Bylaw and Guideline” This house sits in a highly visible location.

Clo Tepper also commended the owners for the application and has never seen a more thoroughly prepared application. He's an alternate and can't vote but said that the guidelines go against the roof

deck based on Guideline 9a, which provides that a roof deck shall not dominate the roof. This roof deck would dominate the roof. The applicants have said that the deck will occupy less than 50% of the roof, but a subjective test, rather than a strict percentage test, has always been applied by the Commission in making determinations about Guideline 9(a) in the past and these applicants should be subject to the same standards applied to other property owners. Clo also suggested that the information provided about prior owners of 91 Bradford Street, while thorough, does not affect his opinion in this case. The guidelines do not refer to prior owners of the house. He said that almost every old house in town would have to be allowed a roof deck if the criterion were whether some person with a maritime connection, at some point, had owned the house.

Polly Burnell said super job in presentation BUT she has to vote against it based on the type of house, location, etc. citing guidelines 15-1, 15-8-1. Polly said that widow's walks are not historically appropriate to either the style or location of the house. She also noted that none of the pictured examples were of local houses, nor were they of the same style. Also she referred to 9a & b.

David McGlothlin said that none of these houses in the photos are from Provincetown. He likes everything you've done to the house but he doesn't think that the roof deck is typical. Typical houses with widow's walks are on captains' houses, which is why he cannot support the application for a roof deck.

John Dowd cited historic photos taken from the old Methodist church (now the Public Library) and the Monument; there were no roof decks on this type of building.

**Motion: Move to deny the roof deck at 91 Bradford Street.**

**Motion: Polly Burnell    Seconded: Carol Neal                      Vote: 4-1 opp(MM)-0.**

Marcene Marcoux was opposed and she cited Chapter 15 Local Historic District 1. Purpose as well as Appendices No. 9 Roof Decks, Decks and Porches which states that roof decks are permitted under the guidelines and repeated her position that she views the client's request as allowed with the HDC guidelines - therefore she is against the vote.

### **Project Applications**

Russell Braun handed out a draft of a new project application; he said that he found a lot of redundancy on the original form and there was always a possibility of an error or an inconsistency; especially for one who has to go back to the record and look for information. Russell would be happy to incorporate into the draft any changes or input from the HDC. A quarter-inch scale will be a department standard in the near term. He also said that the HDC should have – at a minimum - elevation figures.

### **Goals and Objectives**

These were discussed briefly by Maxine and then she discussed a violation form.

Russell is still talking about a picture book that would guide people prior to their making plans. We don't need to create a brochure for the particular guidelines.

The meeting adjourned at 5:30 p.m.

Respectfully submitted  
E. Rogers Gaudiano

Approved by \_\_\_\_\_ on \_\_\_\_\_, 2009.

John Dowd, Chair