

# HISTORIC DISTRICT COMMISSION

October 7, 2009

Grace Gouveia Building- Room 6

3:30 p.m.

**Members Present:** Polly Burnell, Nathan Butera, John Dowd,  
Marcene Marcoux (arr 3:45p), & David McGlothlin.

**Members Absent:** Carol Neal and Clo Tepper.

**Staff:** Russell Braun (arr 4:13p) and Maxine Notaro

## Work Session 3:30 p.m.

17 Tremont Street  
661 Commercial Street  
6 Webster Place  
220 Commercial Street (WA)  
432 Commercial Street  
179 Commercial Street  
586 Commercial Street

The above Administrative Reviews were all approved by John Dowd. All reviews need only two signatures and the above already had one approval and then John completed the O.K.s

David McGlothlin said that we should just make a list and tackle a few things at a time. Polly B. said that she talked to town counsel over the phone and discussed keeping what we decide **consistent**. Because Polly's the secretary she'll be happy to help write decisions and she will cite the guidelines and explain why the decisions are made.

Maxine sent a packet out on September 21<sup>st</sup> that included Project Application, Notice of Violation, and Certificates of Appropriateness/Hardship/Non-Applicability and we can vote to put them in place.

**Motion: Move to approve Project Application, Notice of Violation, and Certificates of Appropriateness/Hardship/Non-Applicability forms as submitted.**

**Motion: Polly Burnell                      Seconded: Nathan Butera      Vote: 4-0-0.**

**Motion: Move to have the secretary of this committee write out the reviews and approve giving the guideline number for each decision.**

**Motion: Polly Burnell                      Seconded: Nathan Butera      Vote: 4-0-0.**

David M. had a copy of the May 18<sup>th</sup>, 2005 minutes and liked the format and wishes to have the format used as the model for future minutes.

Polly B. said that when she talked to the town attorney she was willing guide the HDC for free. She would be willing to meet with all the boards and help guide them on how to write out minutes, decisions, etc.

David Gardner said that the town manager would probably pay for it. David M. said that it should be mandatory!

Members mentioned the fence that went up behind the Martin House on a town landing that did not have a permit. Then David McGlothlin wanted to know how long does one have to complete a fence. Concerning 7 Dyer Street, David said that that's dangerous; we bent over backwards to work with him on that and it's not finished.

Shifting on to demolition, Maxine said that people will circumvent the law by leaving only one wall standing. John Dowd said that's what is happening to Atwood Avenue.

David M. said that we have to spell out exactly what is being done. If there are no specs, dimensions, etc. - "our backs are up against a wall."

Maxine said that you need to be specific on what you're looking for and if it's not on the cover sheet then it can't happen - so look at it again. "We put on there what we thought would work and it's up to you to vote on it!"

David M. asked, "Do we have a blight law? - Is there anything like that on the books?" David Gardner said that it has to refer to a definite health hazard.

Marcene Marcoux said, "There's an issue with the fence on Bangs Street and someone else mentioned Diane Corbo's fence and can we get some action?"

**Motion: Move that issues considered as a possible violation be taken by Maxine and brought to either Justine or Russell for investigation and that Maxine provide HDC with a follow-up on the status.**

**Motion: Polly Burnell**

**Seconded: Marcene Marcoux**

**Vote: 5-0-0**

***Public Hearing 4:06 p.m.***

***FY10-04***

**Application by Neal Kimball of Kimball Residential Designs Inc. on behalf of Virginia Martin** 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 relocate the main entrance to the front left side, add a hood over the new entryway with wooden corbels, add partial shed dormer on the North side of the main roof with egress to deck added over the flat roof near the front of the structure, add three-quarter shed dormer on the South side of the main roof with egress to the balcony to be extended toward the patio. The balcony floor creates a covered porch at the first floor at the property located at **157 Commercial Street, Provincetown, MA.**

Neal Kimball began a lengthy presentation which he started by saying that the prospective owner has had several restaurants in N.Y. and he is anticipating buying the Martin House. He wants the 2<sup>nd</sup> floor to be used as his residence. The 1<sup>st</sup> floor would remain commercial and be a dining room and bar. He wants to dormer the 2<sup>nd</sup> floor and add a means of egress.

After the presentation, any people in favor or opposed were given a chance to state their opinions.

1. Ron Chapman who owns the property directly behind the Martin House said that he objected to the many additions planned for the Martin House. He feels that it's a great example of history and stands as a fairly intact building.
2. Roda Rossmore speaking for both her daughter, Amy Germain, and herself, co-owners of 150 Commercial Street, said they both are opposed to this plan and she hopes that Snug Harbor (the former name of the property) is still there.
3. Jennifer Cloonan one of the owners of the 155 Commercial Street condo complex read her condo's letter of opposition in its entirety. Neal Kimball said that the original application was different. Her letter of opposition focused on destroying the integrity of the structure. Most importantly the letter stated that many of the changes being proposed are in conflict with the HDC Guidelines.

Charles Lawton – one of the realtors involved in the sale – said “We have the opportunity to make this a beautiful place.” Kevin Redmond – attorney for prospective owner – said that the purpose of historic guidelines is to maintain the historical character of the building and the overall integrity of the property.

A motion was made basically allowing everything except for the changing of the whole southern elevation of the building.

**Motion: Move to accept with the following stipulations:**

1. **North elevation – the 2 windows that are in the kitchen addition be a square sash – based on Guidelines 5a and 2 windows based on 5c. and the rail system to be preserved and to be 36” if possible. Addition of the door in Guideline 6b.**
2. **West elevation – single sash to be the size of one of the single sashes (probably square) Guidelines 5 a & b.**
3. **East elevation – accept as presented with the change that the corbel not be adopted but awaits another plan – maybe a  $\frac{3}{4}$  cape. Rake board is left to the discretion of the applicant.**
4. **South elevation – accept the dormer but eliminate the French doors and eliminate the 2<sup>nd</sup> story deck/porch – Guideline 8a and the refusal for the porch deck is included in all of Guideline 9. Windows on dormer to match windows on original elevation.**

**Motion: John Dowd**

**Seconded: Marcene Marcoux**

**Vote: 5-0-0**

Neal Kimball will return with plans implementing the approved changes delineated in this decision at the next meeting.

**Adjournment at 5:45p.m.**

**Approved by** \_\_\_\_\_ **on** \_\_\_\_\_, 2009.  
John Dowd, Chair