

# Provincetown Historic District Commission

March 17, 2004

4:00 p.m.

**Members Present:** Tom Boland, Polly Burnell, Paul Church, John Dowd, Carol Neal, and Meg Stewart

**Members Absent:** none

**Advisory Staff:** Maxine Notaro

The following case took place before the meeting started and was basically heard as an advisory hearing.

## **134 Commercial Street**

The new owner would like to take down his chimney (property is located across the street from Lorraines.) He was advised to put up a fake chimney and take down the interior chimney thus enhancing his retail space and not compromising the architectural value of the building. He agreed to the suggestion and it was determined that Maxine can sign off on the revised plan when it's presented to her..

Meeting was called to order at 4:05 p.m.

## **AGENDA**

### **OLD BUSINESS**

#### **Neal Kimball – 253A Commercial St – revised drawings**

Polly Burnell stepped down. Neal Kimball cross-referenced the items previously discussed.

After thoroughly discussing the changes – Tom had only question regarding the handicap ramp clarification. That issue was clarified.

**Motion: Paul Church made a motion to approve the plan dated 3/16/04 as amended. Meg Stewart seconded the motion and it was approved 5-0-0.**

#### **Case #2004-021 Neal Kimball – 48 Commercial Street – revised drawings**

The proposal had been reviewed at the last meeting. Polly Burnell returned during the presentation at 4:15 p.m. Polly said that Greek Revival beyond the bridge is different – no correlation. The Copper Fox was cited as an example –and the group was informed that this was a recent porch and therefore not relevant.

Paul liked the changes and agreed about the porch. John Dowd liked the porch, too. but wondered if one of the openings could be a window and one a door? Meg said her comments are the same as the last time – the building is growing exponentially and is **just too big**.

Carol said she would go with extended porch. Tom said he has reservations but feels the porch will dominate.

Tom doesn't mind being in the minority in the vote. He feels the guideline is unspecific.

John thinks it could be done and correctly go the full width. The Gaspa house at 148 Commercial Street was used as an example of a full length porch....

Tom then told the applicant that if you can come up with examples of places in Provincetown – John Dowd will work with you and Tom wants to see historic photos; Tom feels it is precedent setting.

**Motion: Polly Burnell made a motion to support the recommendations that have been made. Paul Church**

**seconded the motion and it was passed unanimously.**

### **Administrative Reviews**

There were none.

### **Violation Notices**

#### **Capizzi Home Improvement – 101 Bradford St – install skylights**

The applicant applied for the installation of skylights and the application was reviewed in September. The Commission Chair said, “The Commission didn’t realize that you were putting on these boxes around the skylights.” The reply or excuse was that rubber roofs mandate boxed skylights. The manufacturer’s literature was cited as the reason for the boxed lights. Tom Boland explained that the Commission’s role is to evaluate the plan presented to us. The rubber roof and necessary boxed skylights were not a part the plan. Just the skylights were in the mix.

Tom explained that the Commission looks at the ultimate roof line and this is the guide for them.

One suggestion – There is white rubber available which could probably be applied to minimize boxed lights.

It was determined that no written approval will be issued until the plans have been redone and CLEAR pictures presented.

#### **Beau Fillion – 12 Atlantic Avenue – door install**

It was explained that the door had been replaced because it was damaged during construction.

The builder asked if he could go with an oval beveled glass. That suggestion was denied because ovals are late Victorian and the house is not.

The Commission recommended that the door be replaced with a paneled door with lights above. Also, the panels have to be recessed – not applied.

### **NEW CASES**

#### **Case #2004-022 – 3 Kendall Lane**

Applicant presented her own case. – She showed the Commission her plans and said her builder is in Brewster and it would have been difficult to have him come to the meeting. After a bit of discussion the following motion was made:

**Motion: John Dowd made a motion to approve double hung windows of the same size to match the width of the 1<sup>st</sup> floor windows. (Builder can adjust the mullions) Polly Burnell seconded the motion and it passed 5-0-0.**

#### **Case #2004-023 – 24 Bradford Street**

The plan was presented by James Patrick, the owner. The property is a ranch and Mr. Patrick has replicated the 2<sup>nd</sup> floor plans to make it look like a standard raised ranch. The owner’s wife is an artist and consequently needs a lot of light thus the 2<sup>nd</sup> floor will basically have a wall of windows allowing in a lot of south light. The owner also said this is the 5<sup>th</sup> house he has restored. The plans were not met with enthusiasm.

**Motion: Meg Stewart made a motion to approve the plans with changes to the 2<sup>nd</sup> story window configuration i.e., 3-2-3 on the front façade and 2 and 2 on the left elevation to match the existing lights on the first floor level. On the right is suggested that the round window be removed as shown in the plan. Polly Burnell seconded the motion. The vote was 4 in favor with 1 opposed (John Dowd). The matter will come back to the Commission in order to review the proposed revisions.**

#### **Case #2004-024 – 371-373 Commercial St**

Capizzi and Eve Berg presented the plan. Meg Stewart told the person representing Capizzi that their applications – all of them – have been skimpy. It was explained by the contractor that

basically the plan called for taking all the railings down and putting on rubber roofing with a deck over the rubber roof.

**Motion: John Dowd made a motion to accept the plan as proposed. Polly Burnell seconded the motion and it was passed 5-0-0.**

#### **Case #2004-025 - 101 Bradford Street**

Tom Capizzi presented on behalf of the owner Tim Barry. Meg Stewart, once again, said the applications are

confusing and difficult to read. Meg Stewart would like the applicant to come back with a readable proposal for the next meeting.

**Motion: Meg Stewart made a motion to have the applicant come back to the next meeting with an understandable plan accompanied with decent photos.**

The motion didn't carry because there was not a second.

Tom Boland told the applicant that the Commissioners spend many hours reviewing these applications and then to come here and to struggle with these plans is not fair to anyone.

**Motion: John Dowd made a motion to replace the asphalt shingles with dark brown, closing up the redundant window and replacing the skylight toward the back of the house and replacing the sashes. Polly Burnell seconded the motion and it passed 5-0-0 with the proviso that the application will be resubmitted CORRECTLY at the next meeting. 5A and 7 were cited as the guiding rules.**

**Case #2004-026 – 14 Cottage Street**

Neal Kimball presented the plan on behalf of George Nunno and Don Maroto. Mr. Kimball presented pictures of the proposed project at this meeting and was told by Tom Boland that these pictures have to be in at least a week before.

Every member of the Commission had an opinion on this project and most of them were not flattering.

**Motion: Polly Burnell made a motion to deny without prejudice and suggested that the plan be returned in two weeks with recommendations as discussed. Meg Stewart seconded the motion and it passed 5-0-0.**

(Greg Russo, a realtor, said he knew John and George, the new owners, and they intend to live in the house. He said the condition of the house was deplorable and he thinks the scale is fine. He further said the new owners are very sensitive to the Commissioners' findings.)

**Case #2004-027 – 3 Winslow Street**

Neal Kimball again presented. Maxine told the Commission that this application was previously submitted and approved by the Historic Commission. It was approved by Ardis Markarian on Aug 6, 2003 with a new ell addition on rear and replacement on sidewalls only. Roger Keene 2<sup>nd</sup> the August 6<sup>th</sup> motion which was approved by a vote of 4-0-0. The only reason it had come before the Commission was because the applicant didn't complete the plan as presented in a timely fashion..

**Motion: Meg Stewart made a motion to approve the plan as per the previous Historic Committee. John Dowd seconded the motion and it was approved 5-0-0.**

**Discussion:**

Polly Burnell said that there needs to be a huge philosophical discussion regarding the aims and direction of the Historical Commission. Tom Boland agreed stating that we now have to start making policy and voting on it. It was further agreed by the Commissioners that if there were anything they are in doubt about, it would be preferable to table the issue and revisit it at the next meeting.

Everyone congratulated Meg Stewart on her firm stance with Capizzi regarding decent, readable plans.

John Dowd suggested that everyone read *The Old Way of Seeing*. He felt it would help everyone with their deliberations.

It was also decided that site visits regarding the properties on the agenda be held on the day of the meeting at 2:30 p.m. It was agreed.

The meeting adjourned at 7:00 p.m.

Respectfully submitted,

*Evelyn Gaudiano*

Evelyn Rogers Gaudiano

Approved by \_\_\_\_\_ on \_\_\_\_\_, 2004.

