



## Provincetown Historic District Commission

March 31, 2004

3:30 p.m.

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

**Advisory Staff:** Maxine Notaro

**Members Absent:** none

The work session was called to order at 3:35 p.m.

### Work Session:

John Dowd wants clarification on ranch house and raised the question how to compare the ranch house at 24 Bradford Street to the Capes who want enlargement of a full story. Meg didn't say it was a style that was worthy – but that the proposed was a specific style. Tom reminded the group that a few months ago they approved the exact same house design in the East End. We have to have an agreement on consensus and this raises the question of adding any kind of a 2<sup>nd</sup> floor to any building.

Polly said that she is still confused on what's allowed and what is taste.

Carol said she hated to take a bad design and replicate it. It's a design I don't feel should be replicated.

Tom reminded the group that they were trying to establish a policy. He suggested that one or two people from the Commission might come back with what they'd like the policy to read and then we can vote on it.

Polly felt the group should have a working meeting to establish guidelines.

Meg is on the fence about the Bradford Street property.

Tom again reminded the group that they have no control over design.

John felt that we shouldn't allow people to do whatever they want. He further felt that the property is very visual and will dominate the neighborhood.

Tom concluded by saying it's not beautiful or nice in regard to the size, shape and proportion in the neighborhood but he will not schedule a working meeting but suggested that whoever wants to guide the Commission through the process is welcome to do it.

The next meeting is on April 8<sup>th</sup>. Since it is expected to be a short meeting, Meg will schedule a work session for AFTER the agenda items. That will be the schedule for next Thursday and then the next meeting will be on the 21<sup>st</sup>. It is being proposed that the group meet on the 20<sup>th</sup> for a work session and schedule nothing else for that meeting.

### Administrative Review

Neal Kimball was not immediately available for the Administrative Review so the meeting jumped to Chris Pula

#### Chris Pula – 587 Commercial Street – erect fence – (next to Ship's Bell)

Chris Pula presented his case. He said the fences were within the height limitations allowed by the Town. The entire project was very hard to visualize since there was no plot plan and no pictures to aid the Commissioners in their deliberations.

**Motion; Tom Boland made a motion to approve as submitted.** The motion failed because it lacked a second. Meg thinks the privacy fences are significantly inappropriate. "Privacy fences are out," she said, "Put up a hedge if you want to block your neighbors."

Tom reminded the Commission that there is no guideline for fences.

Meg said she will not approve and Polly agreed with her. The conclusion of this case was that the applicant will come back next week with pictures.

### **James Patrick – 24 Bradford Street – resubmission of plans.**

John DeSouza showed the revised plans on behalf of James Patrick of 24 Bradford Street as required. It was basically a window review. John told the group that they redid the plan and showed the drawing to the group. John Dowd said he would still like to have the overhang cut back because it makes the house look top heavy; the owner said that is O.K. John DeSouza said he doesn't want to go down a road where he has to come back week after week to submit plans. Tom told him that he took the comments on the windows well but what you might think about is having the designer redo it with two different pictures of the front and Tom is sure that the view without the overhang will be more pleasing.

**Motion: John Dowd made a motion to approve the window configuration as redesigned. Polly Burnell seconded the motion and it passed 5-0-0. The commission made a recommendation that the second floor have the same width and depth as the first floor.**

### **2004-025 101 Bradford Street – Capizzi**

The representative from Capizzi showed the Commissioners how the white covers on the skylights will improve the look. He has been very amenable to suggestions but said – if the white is agreeable – he'll do it. He just doesn't want to do it twice.

**No motion needed** – it was approved and suggestions made.

Two windows on the back of this property which are not visible from the street were discussed. The owner doesn't want to board up the window so he'd rather go with a smaller window. Revisions have been taken under advisement.

### **Pier Buildings**

Rex McKenzie, manager of the Pier and Steve Milliken, owner of the Dolphin fleet, presented a plan to the group. The booths out on the pier have always been temporary structures and Rex would like to have larger booths out there with signage on them telling people the hours of operation, how many trips, etc. The Pier Corp would prefer bringing back an entire package and then the HDC will only have to see this once. Rex further said that once we've gotten thru this process then we'd like to have a plan in place; he'd also like it to conform to a Chatham look. The booths are projected to be 6 X 10. Tom told Rex that the HDC would only have input on the buildings on the pier.

Rex would like all the buildings to be individual whether by color or design so they would be easily identifiable by tourists. Tom suggested considering putting in a traditional peak on the one presented – and at least we know what we're getting for this one. We know that a center peak is traditionally approvable. In the interest of time Tom would suggest going with the design as submitted.

**Motion: Paul Church made a motion to accept the Dolphin plan as submitted with the exception that the roof line be centered. John Dowd seconded the motion and it was approved 5-0-0.**

Tom encouraged Rex to get back to the HDC with other plans. A subcommittee was tentatively formed to work on pier buildings; the subcommittee will include John Dowd, Polly Burnell, and Paul Church.

New Cases 4:00 p.m.

### **Case #2004-028 – 132 Commercial Street**

Application by John Ward on behalf of Keith Stone for a Certificate of Compliance 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 install a direct vent gas fireplace on the second floor up through the third floor and out through the roof at the property located at 132 Commercial Street, Provincetown, MA.

There was a great deal of discussion regarding this application and the outcome was that the applicant chose to “withdraw without prejudice” his application. He wrote a hasty note to that effect and gave it to Maxine Notaro.

**Next Maxine Notaro presented the following two cases:**

**Paul Fanizzi** wants to replace some windows 539 Commercial Street – Mostly one over one on the first floor.

**Outcome: The HDC needs a full plan for what is proposed.**

**Ice House Condo Unit #21** – remove existing deck rail and replace with captured balusters.

**Outcome: The owner of the condo doesn't need to come in.**

Maxine then announced she received two e-mails from the Historical consultants. Their entire list of historical properties is wrong!

Tom Boland told the group that he has purchased the old L&A Market and will rename it **Farland Provisions** – (or maybe Far Land Provisions) His new business necessitates his stepping down from the Chair of the HDC but he would like to take the other alternate position. He plans on opening his new business the end of June.

### **Administrative Review**

**48 Commercial Street** – The HDC is concerned with the number and location of the windows – in directing these issues – they've pulled in the windows from each end and pulled in the dormers. Cut back porch and the single dormer and we're talking about unification of design by showing pictures of Greek revival buildings. They also talked about the quirkiness of Cape Cod Greek revivals. The discussion then went around the table.

Carol Neal repeated what she had said originally – She likes option A.

John Dowd said he liked all the other changes that have been addressed quite well but he likes plan A better than plan B.

Meg Stewart felt that this is an over-designed house and it has very little to do with the original design. She further thinks the porch should be cut back and feels option B is the better one.

Paul Church looked at the house again and likes A but would like to see B with the porch back to the stairs.

Polly Burnell said she still feels that if there weren't so many things going on she'd feel more kindly toward the porch. She's wavering.

Tom Boland said the Commission had very little commentary on a whole lot of the changes. The siting of the property made what was going on in the back of little consequence. I think that what we approve here is keeping the front wall and I agree with Polly, there is a lot of clutter going on there. The porch is driving a lot of these many windows. I don't think we're asking a lot in asking for the front corner.

**Motion: Tom Boland made a motion to approve all the changes except for the extension of the front porch.**

**Polly Burnell seconded the motion and it passed with 3 in favor, 1 opposed (MS), and 1 abstention (JD).** (Option B)

Neal Kimball on behalf of **The Red Inn – 15 Commercial Street,**

The plan is to change three egress doors to three large casement windows – same size as doors.

(Tom Boland stepped down.) There was a great deal of discussion and the following motion was finally made:

**Motion: Meg Stewart made a motion to approve as submitted. John Dowd seconded the motion. It was approved 4-0-0.** (Carol Neal voted since Paul Church had left the room for a moment and Tom had stepped down.)

Neal Kimball on behalf of John Maroto and George Nunno of **14 Cottage Street** for re-submission of plans as required. Neal Kimball said all elements of the porch have been eliminated. He then went on to explain the amended plans.

**Conclusion: Drawings with revisions will be resubmitted based on the suggestions of the HDC and will be presented next week.**

**28 Commercial Street** – The group was told that at the back of this building there is a shed and they want to knock it down and rebuild. The case will probably be presented at a later date.

**14 Center Street** – There are questions from the HDC but the plan had been approved. It was decided to put it on for next week's agenda when Neal returns.

The meeting adjourned at 6:10 p.m.

Respectfully submitted,

*Evelyn Gaudiano*

Evelyn Rogers Gaudiano

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

