

Meeting Minutes

April 8, 2004

Members Present: Tom Boland, Polly Brunell, Lewis Church, Meg Stewart, Carol Neal (alternate)

Members Absent: John Dowd

Advisory Staff: Maxine Notaro

The meeting was called to order at 3:30 p.m.

AGENDA

14 Cottage Street – resubmission of plans

Neal Kimball represented John Maroto and George Nunno to discuss the plans. Mr. Kimball explained since the last submission they have made a few adjustments on window configurations. They are raising the gable roof, and keeping the old fireplace as a false chimney using the original brick. The members discussed the changes and approved.

Motion by Polly Brunell to accept the plans of 14 Cottage Street as revised.

Carol Neal seconded the motion and it passed 4/0/1 (Boland absent).

14 Center Street – clarification of plans submitted

Neal Kimball and Ginny Binder presented the plans. The confusion was a difference between the December 4, 2003 drawing of plans approved by the Historic District Commission and the plans for the same project submitted for the Zoning Board of Appeals. The physical plans had different drawings regarding a dormer, however the proposals to each board referenced the same project, all aspects included even if not depicted on plans.

Motion by Carol Neal to approve the plans as presented.

Polly Brunell seconded the motion and it passed 4/0/1 (Boland personal conflict)

587 Commercial – Erect fence

Chris Pula, property owner, presented his case. After the conflict with the Historic District Commission on his original plans for erecting a fence on his property, Mr. Pula presented a compromise. He will build a fence 3 ½ feet high and plant shrubs in front of it to soften the line and reduce the look of decompartmentalization of the neighborhood. After a brief discussion with the members, they agreed to allow the fence.

Administrative Approval for a 4-4 ½ feet fence designed to match the style of the front fence, setback from the property line, not out to the street.

24 Bradford – Window review

John DeSouza not in attendance to present plans.

230 Commercial – Replace shingles and one window

The contractor was present to represent Vorelli's Restaurant and the property owner. He described they plan to replace rotten boards and repaint the exterior. They want to replace the upper windows in same kind, but are having trouble finding a custom fabricated vinyl replacement. They want to add flashing to the roofline because it was poorly constructed in the past.

After discussion with the members, they decided to make windows to look the same as the old one, even if they do not function the same, and that a wood window instead of vinyl may be easier to custom fabricate. They recommended coming back if there are any needed future unforeseen changes.

Administrative approval to replace windows fitting existing profile and putting back brackets and trim, original or new, at least front two corner boards at mansard roof with no change in design.

NEW CASES

Case #2004-035 – Certificate of Compliance 5 Pearl Street

Neal Kimball and owner Brian Delaurentis presented their case. They had brought their proposal before the old Historic Committee where it was reviewed and approved by a vote of 5/0/0 on August 6, 2003. The permit was not issued until August 20 so it needs to be reviewed by the new Historic District Commission. There have been no changes in the plans.

Motion made by Meg Stewart to approve the plans for 5 Pearl Street as submitted as per previous Historical Commission approval on August 6, 2003.

Polly Brunell seconded the motion and it passed 3/2/0 (Carol Neal and Lewis Church minority)

Polly Brunell and Meg Stewart noted they only approved the plans because it was under the previous Historical Commission and have not reviewed the plans personally.

Administrative Reviews

9 Pleasant Street– Replace window

Owner Randy McDonald is replacing windows in same kind.

Members unanimously approved the plans.

66 Commercial Street – Replace window

Owner Adam Wolf is replacing windows in same kind, the structure can only be seen from Atwood Ave. Atwood Ave is a private way, which is out of Historic District Commission jurisdiction.

Members had no ruling.

9 Carver Street – Decorative window awnings

Gifford House plans to add canvas awnings along the Bradford street side on the first floor windows. The way they are erecting the awnings does not cut away from the building; they are loose and removable. Members note this case should fall under a policy, so that if it fits the policy parameters, it does not need to go through review.

Members unanimously approved the plans.

ANY OTHER BUSINESS THAT SHALL PROPERLY COME BEFORE THE BOARD

Fences –

The members discussed how the current wording of the bylaw regarding fences is weak. It was originally written so that cases, which triggered building inspections and regulations, would trigger historic ones as well. Since then issues have arisen that need more clarification to avoid a town covered in privacy fences. Members discussed different options, including graduating height allotments from rear to street side of properties. Members agreed fences are sometimes needed and desired above the suggested 3 feet.

Vinyl Siding –

This is another weak bylaw that was intended to be heard on a case by case basis, so that if a proposal came that could be done right and proper it could be allowed.

Chair Nominations –

Members discussed how to nominate a new chair, as well as who would be a good candidate. Approval must come from the respective organization that supports that member (PBG, Chamber of Commerce, Pilgrim Monument, Art Assoc, etc).

Meeting Efficiency –

Members discussed ideas on how to better run meetings. The following ideas were raised and considered, time scheduled agendas, recess during meetings, offer applicants opportunity to postpone application to next meeting, hold 30 minute work session before meetings to clarify technical aspects of proposals before cases are presented. They also discussed delegating some duties to more members, not just the chair. For example have case preparation and decision writing done on a rotating schedule, appoint co-chairs to share the work, or have members contribute to each case in segments (writing notes, guidelines, and description of drawing).

Lecture Session –

It was suggested that Tom Boland present an educational lecture to the members on the historical architecture of Provincetown. Mr. Boland agreed to the idea and dates for the session were discussed.

Motion moved by Polly Brunell: Adjourn Historic District Commission meeting of April 8, 2004. Lewis Church seconded the motion and it passed 5/0/0.

The meeting was adjourned at 5:20 p.m.

Respectfully Submitted,

Alison Boutin

Approved by _____ **on** _____, **2004.**
Tom Boland, Chariman