

**The Provincetown Historic District Commission
Wednesday, July 26, 2006 Town Hall**

Meeting Minutes

Members present: John Dowd, Chairman, Carol Neal, Co-chairperson, Polly Burnell, Marcene Marcoux, Nathan Butera and Clo Tepper.

Members excused absent: None

Staff present: Maxine Notaro, Doug Taylor.

The meeting was called to order at 3:40pm

Administrative Reviews

John Spazzarini, 4 Carver Street

The applicant seeks administrative approval to repair/replace-rotted wood on sides of the storm door and to remove shakes and replace with clapboards.

Motion: John Dowd moved to approve as presented.

Seconded: Carol Neal seconded the motion.

Voted: Unanimously.

Fred Ambrose representing 361 Commercial Street, Units A & B

Fred Ambrose said he proposes using 2/1 Pella windows. Building B will have all 2/1 windows. Building A will have 6/6 except on the bayside. The rear of the building is optional. The door on Building A shall be as per the photo presented.

Roofing Material

Fred Ambrose said red cedar roofs look great but are dangerous from a fire and safety aspect. He is proposing architectural shingles.

John Dowd said if using asphalt red or green would be an option.

No further discussion.

150 Commercial Street property

The door installed at this property is not what the commission approved. A Victorian replacement door was approved. A solid door was the preference but the property owner could choose other designs to be approved by the commission.

Carol Neal said she feels the owner or owner's representative need to discuss the door with the commission members.

207A Bradford Street

Continued to August 9, 2006.

1 Tremont Street

2006-58
Application by Neal Kimball on behalf of One Tremont Realty Trust, David Martin, Trustee 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 extend the footprint of the existing one-story commercial use building northerly by approximately 3' to properly match the structure to its foundation; increase the total building height by 1½ stories; relocate the entrance from the southeast corner to the center of the south wall and to add historically correct architectural detailing at the property located at **1 Tremont Street, Provincetown, MA.**

John Dowd recused himself due to the fact he is an abutter.

Nathan Butera said he was representing the case as a citizen and not as a Board member. He said the addition and construction as requested meets HDC Guideline 15. He also referred to the insurance maps of 1888, 1929 and 1948. The building was constructed after 1950. The original building on the site was destroyed by fire and one suffered damage from a large tree. The site had a two-story structure with a store in 1888. In 1929 it was a one and a half story with a store and in 1948 it was listed as a one and a half story dwelling.

There is commercial activity in the neighborhood as well as conversion from commercial to residential. The old Seamen's Bank is now a residence.

Nathan Butera presented photographs of what he would like the building to represent. They are in keeping with the streetscape of other buildings in the immediate neighborhood. Most of the other buildings are 2 to 2½ stories tall.

Russell Sanderson, who is an immediate abutter, spoke in opposition. He owns the property to the West and North sides of the Liquor Store. He said he was in opposition to the project and not the owners.

Russell Sanderson said the property he owns has been in his family since 1937. There was a 4' to 5' separation by a walkway between the properties. The property was then residential. Burt Perry wanted a zoning change so he could open up the area to have a one-story cottage with a package store. The footprint at this time changed. The cement slab to the back of this property is now only 2" from his property. The building is non-conforming in a residential district.

The cesspool for the original package store is actually on Russell Sanderson's land. No parking is allowed on Tremont Street; however, everyone parks in front of the store directly on Tremont Street in front of his property to run into the package store to purchase items. No parking is allowed on Tremont Street or Franklin Street; however, along with the package store comes these problems.

People throw their empty beer cans and bottles in his yard. The previous owners of the store used to police the area and clean it up.

The cesspool turned into a sewer line with a connection that crosses his property into his sewer line, which will now restrict his property.

Doug Taylor mentioned that the issues at hand are actually issues for the Zoning Board of Appeals and not the Historic District Commission.

Russell Sanderson said what the applicants are asking for are two businesses and housing on what is a postage stamp lot. He asks that the Commission take a hard look at what is being requested.

Bill Hendrickson said what is being requested in no way is considered historic. Also, Franklin Street is one of the busiest streets in town. What is being presented does not look like what was there in 1939.

Steve of 98 Commercial Street said the property in question in its present state sits directly on the street. Other buildings in the area are recessed from the street. What the applicants are proposing is a three-story building that would be sitting right on the street.

Carol Neal said the design of the building is great, however, the height is an issue. The Commission allows 1½ story for scale and what is proposed is 2½ stories.

Polly Burnell said she feels what is being requested is way out of scale for the lot and the neighborhood per HDC Guideline 15.

Clo Tepper said the structure is well designed but the location and size of the lot is overpowering in scale.

Nathan Butera said the 1½ scale rule is for subsidiary structures and this is not a subsidiary structure. The older maps

should have some significance. In 1929 there was a two-story structure on the property.

Polly Burnell said the 1929 two-story building was not as large as what is proposed.

Marcene Marcoux said conceptually she is in favor but would like to see it scaled back a little.

Nathan Butera said the present structure is not contributing to the area. He is willing to look at scaling the building back to perhaps a two-story.

Motion: Carol Neal moved to continue the case to August 9, 2006.

Seconded: Polly Burnell seconded the motion.

Voted: Four in favor. Sitting on the case was Polly Burnell, Carol Neal, Marcene Marcoux and Clo Tepper.

2006-60

Application by Deborah Paine, Inc. on behalf Tom Roberts 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 demolish a 1960's garage structure at the property located at **59 Commercial Street, Provincetown, MA.**

Motion: John Dowd moved to accept as presented.

Seconded: Nathan Butera seconded the motion.

Voted: Unanimously.

Hal Katzen, 307 Bradford Street *for repairs to existing chimney.*

Hal Katzen said he would be using Connecticut brick that is a newer brick with an antique look and is all one color. He will be using cord brick to make it more structurally sound and the shape of the chimney will remain the same.

Motion: John Dowd moved to accept the change in the chimney using Connecticut brick with keeping the same design.

Seconded: Nathan Butera seconded the motion.

Voted: Unanimously.

Minutes of June 28, 2006

Motion: Polly Burnell moved to accept as presented.

Seconded: Marcene Marcoux seconded the motion.

Voted: Unanimously.

Adjournment

Motion: Carol Neal moved to adjourn the meeting at 4:53 pm.

Seconded: Clo Tepper seconded the motion.

Voted: Unanimously.

Respectfully submitted

Maxine Notaro
Permit Coordinator

Approved by _____ at the meeting of _____.

John Dowd, Chairperson