

HISTORIC DISTRICT COMMISSION

Public Meeting

November 8, 2006

Judge Welsh Hearing Room

3:30 p.m.

Members Present: Polly Burnell, Nathan Butera, John Dowd, Marcene Marcoux, and Carol Neal.

Members Absent: E. Clothier Tepper (excused absence)

Staff: Maxine Notaro.

Work Session - 3:30 p.m.

Administrative Reviews

Father Dahl, with two advisors, presented and discussed the parking lot plan for the Catholic Church. After this presentation the following motion was made:

Motion: Accept the plans dated October 24, 2006 as presented.

Motion: Marcene Marcoux Seconded: John Dowd Vote: 5-0-0.

Deb Paine, 6 Nickerson Street, revised plans

Everyone had the plans she handed out.

Motion: Approve the plan as presented.

Motion: John Dowd Seconded: Polly Burnell Vote: 5-0-0.

Joe Wheeler, 151 Commercial Street, replace trim, railings and columns

Just showing a picture – no plan. There was a discussion with John Dowd.

Motion: Accept the replacement in kind.

Motion: John Dowd Seconded: Marcene Marcoux Vote: 5-0-0.

John DeSouza, 531 Commercial Street, proposed full glass wood door with recessed panel

Motion: Accept the plan as presented.

Motion: John Dowd Seconded: Nathan Butera Vote: 5-0-0.

Fred Ambrose, 361 Commercial Street, request change in window style from 6/6 to 2/2

Motion: Accept as presented.

Motion: John Dowd Seconded: Marcene Marcoux Vote: 5-0-0.

Ken Janson, 6 Cottage St

Ken Janson said that basically he wants to start a program to replace all his windows. Originally they all had triple track storms, which are in bad shape. He gave a plan on where he wanted to begin.

Motion: Accept as presented.

Motion: John Dowd Seconded: Marcene Marcoux Vote: 5-0-0.

167 Commercial St.

Motion: Accept the plan as presented.

Motion: John Dowd Seconded: Nathan Butera Vote: 5-0-0.

650 Commercial St – Chris Busa

Motion: Accept the plan as presented.

Motion: John Dowd Seconded: Marcene Marcoux Vote: 5-0-0.

208 Bradford Street

It was decided by general consensus that this plan needs a better application. It will be presented at the

next meeting on November 15, 2006.

Kensington Gardens. Their 7-foot stockade fence is falling down and they'd like to replace the fence in kind. They want to keep it the same and replace in kind. The height is 7 feet and the maximum height allowed is 6 ft. This fence is desired on the front of the property. John Dowd asked if there were any reason why you have to have the solid wall? "Frankly, this is an inhospitable fence." Answer: Pool abuts the fence and the owners don't like the car lights shining in. There was much discussion on this application.

Motion: Allow a 6 ft fence of the heavy post type that will allow a vine to grow on it.

Motion: John Dowd Seconded: Carol Neal Vote: 4-0-1 ab (NB)

The public hearing portion of the meeting was called to order at 4:10 p.m.

Public Hearing 4:00 p.m.

2006-75 (Continued from Sept. 27, 2006)

Application by Louise Venden 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 lift and shift location of the existing structure towards the rear lot by 6 feet +/- and place on a new concrete foundation with red brick facing; remove covered front porch and add a small landing; reconfigure window and door layouts replacing all with new 2 over 2 sash; extend rear of structure with cross gable; add covered porch on west side of new addition, add (2) eyebrow dormers on the front roof and (1) on the rear recondition/replace all trim in kind at the property located at **231 Bradford Street, Provincetown, MA.**

Neil Kimball and Deb Paine presenting. Neil has further modified the house and explained his modifications. Front elevation remains the same. He said he simplified the design. The big issue was in moving the house back. Polly Burnell is now comfortable with moving the house back. Polly read the Guideline 15-2-10. But she doesn't feel she could allow paving on the driveway. Polly called Eric Dray who wrote the guidelines and he helped her decide. Also they need to retain the chimney.

Lots of explanations about problems with the house and design from Neil Kimball. Deb Paine said the house is in tough shape. Neil first said the foundation would come up out of the grade by 5 or 6 inches and then after looking at the plans he said about 10 inches. The water table is very high. John Dowd had questions about the dormers. Neil answered all questions.

Motion: Accept the plan with the changes as proposed. Build up the dormers 5 inches above the eave and shingle the dormers in accordance with Guideline 15-8-1 Criteria for Determination.

Motion: John Dowd Seconded: Nathan Butera Vote: 5-0-0.

2006-80

Application by Charles W. Miller 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 change the existing entrance door to an automatic door at the property located at **286 Commercial Street, Provincetown, MA.**

This case had been previously approved.

2006-81

Application by Augustus Construction on behalf of Jon Arterton 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 applicants seek approval to enclose a covered porch and replace existing windows and sliders at the property located at **633 Commercial Street, Unit #4 Provincetown, MA.**

Jon Arterton and John Hopkins presented the case to the HDC. John Hopkins recapped the proposal. A flat roof extends out over the porch so he's just bringing out the wall.

Motion: Accept the plan as presented according to Guideline 15-11-5 Windows b and d and Guideline 15-11-9 Roof Decks, Decks and Porches

Motion: John Dowd Seconded: Carol Neal Vote: 5-0-0.

2006-82

Application by Robert Valois on behalf of David Curtis 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 construct a new 1½ story addition and add shed dormers, raise the structure 1' on a new foundation with brick facing and replace windows at the property located at **34 Alden Street, Provincetown, MA.**

Polly Burnell stepped down because she is an abutter. Robert Valois presented the case to the HDC. He plans to raise the whole building up a foot to keep it out of the ground water. It was approved by ZBA. Nathan doesn't seem to think this is a perfect solution, "maybe if we can think of ways to design it better?"

There was a lot of discussion on the inside height of the 2nd floor. Robert Valois would be more inclined to change the pitch. After 30 minutes of discussion, the following motion was made.

Motion: Accept everything except the ell in accordance with Guideline 15-11-8 Roof Dormers, Alterations and Additions and Guideline 15-11-9 Roof Decks, Decks, and Porches and Guideline 15-8-1 Criteria for Determination. Robert Valois was asked to come back with a redone plan on November 15th for an Administrative Review.

Motion: John Dowd Seconded: Marcene Marcoux Vote: 4-0-0.

2006-87

Application by Peter's Property Management and JC Donald Co. on behalf of Bull Ring Wharf Condominiums 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 applicants seek approval to demolish section "C" of the building and to replace windows on the west side of the building at the property located at **383 Commercial Street, Provincetown, MA.**

They came to discuss a new door in the common area and they want to remove the slider window.

Motion: Approve the plan for the common area in accordance with Guideline 15-8-1 Criteria for Determination

Motion: John Dowd Seconded: Carol Neal Vote: 5-0-0.

2006-88

Application by KW Management, Inc. on behalf of Town of Provincetown Public Schools 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 applicants seek approval to install one 2.04kw Photovoltaic System consisting of (12) 40lb modules on the flat roof at the property located at **12 Winslow Street, Provincetown, MA.**

The above case has already been approved.

2006-89 (Administrative Approval 10-19-06)

Application by Hal Winard on behalf of 49 Bradford Realty Trust 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 install a door and construct a 6' x 10' deck on Unit #7 at the property located at **49 Bradford Street, Provincetown, MA.**

This case, too, has already been approved.

It was decided that voting on the minutes of two previous meetings would be heard on November 15.

The Commission members discussed Article 14 of the November 13, 2006 Special Town Meeting.

Motion **Marcene Marcoux moved that the Commission vote against Article 14 on the Town Warrant.**

Seconded **Polly Burnell seconded the motion.**

Voted **Unanimously.**

The meeting adjourned at 6:45 p.m.

Respectfully submitted,
Evelyn Gaudiano
E. Rogers Gaudiano

Approved by _____ on _____, 2006.
 John Dowd, Chair