

# HISTORIC DISTRICT COMMISSION

March 7, 2007

Judge Welsh Hearing Room

3:30 p.m.

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

**Members Absent:** none

**Staff:** Matt Mulvey and Maxine Notaro

**Others:**

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

**Steven Bergquist**, an applicant for HDC, asked to be heard. Everyone had received his resume and he said he would like to become an alternate on the Commission. He's a full-time year-round resident of the Town and he has a great interest in the Town. In the 90s he decided to buy property here and he retired 2 years ago. In his previous employ he had responsibility for creating architectural standards. He's not shopping around for other committees - he only wants this one. He is on the 4<sup>th</sup> of July Task Force – but this committee would be his true love.

Mr. Bergquist was asked if he would be available for both non-scheduled and scheduled meetings. He said he was always available.

He was thanked for his input and was told that he would be notified later.

## Administrative Reviews

Elizabeth Gabriel Brooks, owner, and her contractor, Mike Cyzowski, came in to appeal a **102A Bradford Street** finding.

Clo Tepper stepped down since he abuts the property.

Ms. Brooks said she had consulted George Bryant about her plans and he agreed that the building was minimally obvious from the street.

**Motion: Let's walk out the back door of the Town Hall and look at the property and see just how obvious it is from the roadway.**

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

After a "look see" the following motion was made:

**Motion: Accept the plan as presented with the alterations of the 6 over 6.**

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

**Joe Collins**, another applicant for HDC, said that he was here about a month ago and said he would come back on the 7<sup>th</sup> of March. He asked the Commissioners if they wanted a presentation from

him? The HDC agreed to hear him.

He said that at the risk of repeating himself, he's very interested in joining the HDC and is a full-time resident of the Town. He has owned a home for the last 8 or 9 years. He's on Atwood Avenue and has been applying for permits for changes. He thinks he would make a valuable contribution to the group. He also is a Friend of the PAAM and a strong supporter of the Pilgrim Memorial Monument. He wants to get involved with Provincetown and it's his most favorite place in the world. He's back and forth to San Francisco but that's because he doesn't have anything compelling to hold him here. He's looking for something valuable to do.

Nathan Butera asked Joe - what is important to you? Answer: the burning issue is managing development with preservation and it's a delicate and sensitive balance.

Mr. Collins was also thanked and told that he'd be notified of any decisions on members.

EJ Martinez came in for an Administrative Review on **472 Commercial St.** It was basically a "replace in kind" request.

**Motion: Accept as presented.**

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

***Public Hearing began at 4:22 p.m.***

2007-12

**Application by Jim Cottone** 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 revise previously approved plans by the addition of a roof over the deck on the south elevation at the property located at **172 Bradford Street, Provincetown, MA.**

This application was withdrawn.

**2007-13**

**Application by Meg Stewart and Maureen Wilson** 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 window configuration, enlarge windows on the West/South façade to match other existing full size windows and to add a five foot slider on the rear cottage, with trim to match the main dwelling at the property located at **12 Brewster Street, Provincetown, MA.**

They changed their plans between the Adm. Review and the regular meeting. They had obtained photos from years ago and in the photos their new home had 2 over 1 windows.

**Motion: Accept the proposed alterations to the project.**

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

**Motion: Accept modifications to previously approved project (4 over 1).**

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

Meg Stewart asked, "If we decided to put fencing in the front yard do we have to come back. She proposed a 3 ft high fence and was told that it can be an administrative review.

**2007-14**

**Application by Steven Page on behalf of Donald Higgs** 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 replace a three-foot full view

exterior door with a five- foot slider on the rear of the unit at the property located at **6 Mechanic Street, Unit F, Provincetown, MA.**

Peter Page presented the plan to the HDC.

**Motion: Accept the plan as presented since the building has already been altered.**

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

### **2007-15**

**Application by John R. Corcoran** 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 replace windows on the front façade and to install a new slider on the side elevation at the property located at **18 Franklin Street, Provincetown, MA.** This presentation took an extraordinary amount of time. Nathan Butera stepped down.

The owner said he would do "whatever you want!" He intends to work on the 1<sup>st</sup> floor and then in the fall he'll be gutting the 2<sup>nd</sup> floor. After a tremendous amount of conversation, as well as an outside look at 102 Bradford Street, the following motion was made:

**Motion: Front and side doors will be like 102 Bradford Street, clapboards are approved with a 4 inch reveal, adding a new entrance door and double hung window in lieu of the rear door on the south façade, all the first floor windows will be the same uniform height.**

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

### **2007-16**

**Application by Neal Kimball on behalf of James Silverman and Michael Cote** 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 first floor footprint 5' 6", reducing the overall deck area and add a small shed dormer on the west side of the ell at the property located at **154 Commercial Street, Unit #2, Provincetown, MA.**

John Dowd said that the drawing Neal presented was incorrect because it didn't have the windows above the door on the front façade. Neal's plan is for work being done on the back ell.

**Motion: Accept the plan as presented.**

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

### **2007-17**

**Application by Neal Kimball on behalf of Michael Leger** 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 remove and reconstruct a roof over a portion of the structure closest to Bradford Street, increase roof pitch and add a short knee wall; add a shed dormer along the west side of the main roof, change the roof over the front bump-out to a hip style from a semi-flat shed style. All original roof trim details will be reconstructed to match the original. Wrap posts supporting the front bump-out and add trim detailing at the property located at **23 Bradford Street, Unit #2, Provincetown, MA.**

Michael Leger didn't expect the plans to be submitted so quickly. He did ask to either - withdraw without prejudice or to request a continuation.

**Motion: Hear this case at the end of the meeting where a decision will be forthcoming. - motion made, seconded, and approved by all.**

Neal arrived and said that this is basically a zoning issue. Mr. Leger wonders whether to sell this property and buy something bigger – or what. Wants to raise the pitch about 3 feet. John Dowd said that first it would be a zoning issue. Right now it's a two-story structure and with the roof raised it

will become a 3-story structure. The owner is pondering the dilemma.

**Motion: Continue the case until March 21<sup>st</sup>.**

**Motion: Polly Burnell      Seconded: Nathan Butera      Vote: 5-0-0.**

**2007-18**

**Application by Neal Kimball on behalf of One Tremont Street 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 modify previously approved plans for proposed renovations by increasing the roof pitch slightly, and to add a balcony off of the east side of the second floor and other minor adjustments to window and door locations and size and to add two skylights at the property located at **1 Tremont Street, Provincetown, MA.**

Nathan Butera stepped down.....

A woman in the audience who was part of a large group of abutters - stood up and was concerned about the wording of the application which stated that the applicant seeks modification of previously approved plans. Yet when she went to the nether regions of Town Hall - there were no plans available. She was told that the plans were there now.

**Motion: Grant a continuation until the March 21<sup>st</sup> meeting.**

**Motion: Clo Tepper      Seconded: Carol Neal      Vote: 5-0-0.**

**2007-19**

**Application by Fernando C. DeSousa** 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 deck above an existing deck at the property located at **30 Alden Street, Provincetown, MA.**

This case had already been decided at a prior meeting.

**Minutes**

Minutes of February 21<sup>st</sup>

**Motion: Approve as amended.**

**Motion: Nathan Butera      Seconded: Carol Neal      Vote: 5-0-0.**

Minutes of February 7<sup>th</sup>

**Motion: Approve as amended.**

**Motion: Nathan Butera      Seconded: Carol Neal      Vote: 5-0-0.**

**More Administrative Reviews:**

**10 Law Street** - windows & trim replaced in kind..... O.K.

**34 Commercial Street** - replace shingles.....O.K.

**23 Watson Court** – roofing.....O.K.

**6 Pleasant Street** - roofing.....O.K.

**179 Comm Street #5** - make sure they have captured balusters.....O.K.

**15 Mechanic Street** - reroof..... O.K.

**Discussion on Alternates' Applications.**

**Motion: Accept Steven Bergquist as the new alternate.**

**Motion: Polly Burnell      Seconded: Nathan Butera      Vote: 5-0-0.**

**531 Commercial Street**

They had come in with a revised plan and the group looked at it. They filed last Friday. John Dowd had questions about when the revisions took place. First Matt Mulvey wanted to see if this plan matches what was approved. Then Matt quoted from a ruling that said “unless a building is destroyed by fire then it must match all current zoning codes” but the ZBA might grant them relief. Matt has to do a zoning and building code review. The building has a brand new foundation and a brand new frame, so, according to Matt - that’s a brand new building.

There will be a public hearing on the 29<sup>th</sup> – for the article in the warrant.

Matt also looked at firehouse #2 and compiled a report. Bottom Line: the building is not in danger of collapse.

Matt authored a structural engineer’s affidavit. It must be attached, signed and dated report submitted – and has to be notarized. Matt may make a problem for the structural engineer. Matt also wants to personally oversee anything that has to do with the HDC.

Marcene will write a letter saying how important it is for Matt Mulvey to come to our meetings. Matt is requesting more hours to do his job correctly and the letter will support that request. Matt and Carol will take a look at 531 on Wednesday.

**Discussion on Election of Officers**

Nothing was done about this.

**Motion: Adjourn at 6:35 p.m.**

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

Maxine told the group that they need a reserve fund because they are running out of money for secretarial help. They anticipated going to the FinCom to ask for additional funds.

Respectfully submitted,

*Evelyn Gaudiano*

E. Rogers Gaudiano

Approved by \_\_\_\_\_ on \_\_\_\_\_, 2007.

John Dowd, Chair