

HISTORIC DISTRICT COMMISSION

April 18, 2007

Judge Welsh Hearing Room

3:30 p.m.

Members Present: Steven Bergquist, Polly Burnell (arr 5:05 pm),
Nathan Butera, John Dowd, Marcene Marcoux,
Carol Neal, and Clo Tepper.

Staff: Matt Mulvey and Maxine Notaro

Work Session 3:30 p.m.

437-439 Commercial Street,

Deb Paine requested a discussion on window replacement; she feels that the large window is part of the integral part of the building and she will go back to the original window in a couple of years. She also feels it's a character defining element of the building but will cost about \$3K to make the frame and put in and at this point in time – expense is a real issue.

Motion: Agree to allow Deb Paine to put back a window of the original design in the future without further approval.

Motion: John Dowd Seconded: Carol Neal Vote: 5-0-0 (SB alt)

531 Commercial Street

Parker Thompson and Patrick Healey (the fence designer) proposed installation of fence and window reconfiguration. They wanted to eliminate a couple of windows and then develop their fence plan. The HDC was told that ConCom had approved the fence in this location. The HDC's objection to the fence plan was that it didn't fit into their guidelines and also it would make the side of the house look like a long bowling alley.

Motion: Accept the proposal as presented with the provision that the 6 foot high section begin ten feet from the front façade, consistent with the HDC's guidelines (15-11-11); the elimination of windows are approved.

Motion: John Dowd Seconded: Carol Neal Vote: 5-0-0 (CT alt)

Provincetown Public Library

Debbie DeJonker-Berry and David Guertin decided to update the HDC on the belfry for the library. It has sat forlornly in the front yard of the library for quite some time. A contract for \$123K has been awarded to Campbell's Construction and the project is anticipated to be finished by late summer.

Debbie hastened to point out that no tax-payer funds will be paying for this; the Library trustees are paying for this. Also it was comforting to know that Eric Dray weighed in on a number of things in the contract prior to its being signed. Bill Ingraham will be the Clerk of the Works for this entire project. He will have at his disposal, Coastal Engineering for any advice needed.

Debbie then took over the discussion and told the HDC about the original bell which, too, now lies in the front yard. It was made by the Holbrook Company, a foundry, founded in 1835. It was a company run by father and son that had the reputation of being an important foundry in the United States. One of the Holbrooks built the bell. There is a foundry in Ohio (Verdant Company) who has agreed to sand blast the bell in preparation for its reinstallation once the belfry has been completed.

Debbie said one of her main concerns was for a lightening rod. David G. said that lightening rods are only used to make people have a "feel good" feeling but they are absolutely unnecessary since his boat has never had one. Debbie and David deferred to the wisdom of Matt Mulvey; his decision was "add a lightening rod."

David went on to say he wants an articulated vision on where we should be. Completion of the front façade, landscaping, and then the completion of the project (archival storage) and began next talking about the fall town meeting and the money for firehouse #2 – what is the level of commitment that the town needs? These issues didn't seem to entirely relate to the belfry update.

Carol Neal said that some of us have had questions about hand-rails, etc. for the library sidewalk. Debbie replied that first the construction will need to be finished before the landscaping and some of the streetscape plan would interact. John Dowd would like discussions before the fact rather than after.

Public Hearing 4:00 p.m.

2007-22

Application by Bruce Deely on behalf of Gretchen Kunitz & Barette Becker 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 south east front corner and south east side corner of the house with double-hung windows and to remove one double-hung window on the east side and replace with an awning window at the property located at **32 Commercial Street, Provincetown, MA.**

(This case had been heard previously.)

2007-23

Application by New Art Realty Corp 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 an exterior below grade ramp for a new second means of egress from Cinema 2 on the east elevation and construct exterior steel stairs for a second floor access at the property located at **214 Commercial Street, Provincetown, MA.**

This case was approved under Administrative Review.

2007-24

Application by Neal Kimball on behalf of Brian Carreiro 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 elevate an existing two-family residential structure on a new redbrick foundation by approximately 42” to prevent damage due to proximity to flood zone. Reconstruct the front entryway landing and add stairs, add partial low profile shed dormers on both east and west sides of main roof area; shorten the rear ell by approximately 5’ for rear yard access; add an entry landing on the west side or the rear ell; flatten roof of the rear ell and replace with a small roof deck and emergency egress stairs along the east side of the ell at the property located at **124 Commercial Street, Provincetown, MA.**

The drawings of the proposed house were incomplete (the dormers had been left off) and the drawing was not scaleable. Further, raising the foundation by almost four feet would make the dwelling even more problematic for the handicapped owner.

Ray Peloquin said that the building does need repair. Matt Mulvey suggested digging around the outside of the wet basement and putting in a French drain which sounded something like a sump pump. Neal said the foundation really needs to be raised – maybe 6 inches or 8 inches coming down from the initial request for a 42” increase.

There was a general sense that the requested increase in building elevation would not be approved.

One negative letter was read into the case. It suggested that this renovation was merely an attempt to make an existing two-family into a multiple dwelling housing a possible four apartments.

Motion: Continue the case until the May 2nd meeting.

Motion: Carol Neal Seconded: Clo Tepper Vote: 5-0-0 (CT alt)

2007-25

Application by Neal Kimball on behalf of Richard Siclari 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 add second floor living space above the main body of the structure by raising sidewalls by 3' and adding double shed dormers; remove a low pitched gable roof over the porch on the south side of the structure and replace with a roof deck; change a single French door on the south façade to double doors with large flanking double hung windows; replace, resize and reconfigure window layouts; window sash configuration changes from 6/6 to 2/1 and add a hood over the entry door on the west side at the property located at **523 Commercial Street, Unit #2, Provincetown, MA.**

At one point in time all the surrounding places were all little cottages and this plan only wants to gain use of the 2nd floor. There was a lot of discussion on how the project should look. Steve said that the units in back of this will completely lose their view but Neal K. said that the condo docs would allow it.

Marcene asked about the original height. It is proposed to go from 15 – 17 ft to a height of 23 ft. [At this point in the meeting (5:05 pm) Polly Burnell arrived.]

Everyone tried to figure out the vague plans and by way of explanation Neal said that Brad was no longer with him. John Dowd feels the design seems to indicate a 2-story cottage. Neal K said he can play with the design a bit more – John said it does not currently read as an expanded cottage. Looks like a 1930 beach shack that has been renovated. Neal K says it's 1985 but that didn't seem correct.

There was a negative letter in the file from Dr. John Livingstone who lives at 522 Commercial St encouraging a closer look at this proposal.

Motion: Continue this case until the May 2nd meeting.

Motion: Carol Neal Seconded: Steve Bergquist Vote: 5-0-0 (SB alt)

Administrative Reviews:

184 Commercial St – eliminate roof deck and increase the dormer.

Polly Burnell stepped down.

178 Bradford Street)
83 Bradford Street)
23 Tremont Street) ALL APPROVED
8 Cook Street)
288 Bradford Street)
3 Bradford Street)
3 Winslow Street)

Board reorganization

After a bit of discussion the following motion was made:

Motion: Vote for John Dowd and Carol Neal as co-chairs.

Motion: Nathan Butera Seconded: Polly Burnell Vote: unanimous

Motion: Vote for Polly Burnell as Secretary

Motion: Marcene Marcoux Seconded: Carol Neal Vote: unanimous

Next the discussion (at the urging of Maxine) turned to making sure the decisions are promptly written out. Marcene said the easiest way is to take the minutes from the meeting of the case and cut and paste the motion. Then it was determined that there should be three sets of plans: 1 the file copy for the Department of Community Development, another given to the applicant with the building permit,

and a third for the HDC file.

Motion: There are to be three sets of plans submitted with each application as detailed above. Each case must have the decision written on it BEFORE you move on to the next case. (Maxine said she used to have forms where only the pertinent information had to be filled in and she will resurrect them.)

Motion: Polly Burnell Seconded: John Dowd Vote: unanimous.

Minutes for March 21st meeting.

Motion: Approve the minutes as written.

Motion: Polly Burnell Seconded: Marcene Marcoux Vote: unanimous

Any other business to come before the Board

Steve Bergquist said that many of the drawings are not printed to scale. They may originally be drawn to scale but then many of them are zoxed and shrunken in the process rendering them impossible to scale, thus, if we get a plan, we can't really see what the scale is. It's just a matter of how you plot out the drawings. Maxine needs to inform applicants to hand in scaleable drawings with any application.

John Dowd said that many just give us a "photograph and a doodle." Just have it printed the way it was created. Matt says it shouldn't be reduced in order to be presented. It has to be scaled – and not reduced. It has to be scaleable. Steve agreed saying that's how contractors get away with many things. Carol Neal said that we walk a fine line on being user friendly to the applicant and being demanding.

THE MEETING ADJOURNED AT 5:55 p.m.

Respectfully submitted

Evelyn Gaudiano

E. Rogers Gaudiano

Approved by _____ **on** _____, 2007.
John Dowd, Chair