

HISTORIC DISTRICT COMMISSION

May 2, 2007

Judge Welsh Hearing Room

3:30 p.m.

Members Present: Steven Bergquist, Polly Burnell, John Dowd, Marcene Marcoux (arr 3:50p), Carol Neal, and Clo Tepper.

Members Absent: Nathan Butera (excused absence)

Staff: Matt Mulvey and Maxine Notaro

Work Session 3:30 p.m.

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

60 Commercial St

The owner wanted to replace a picket fence and asked if it were written in stone that it had to be 10 feet back from the street. The abutters have built up a retaining wall and destroyed the existing fence. Clo said there is a policy about the 10 ft back and allowing this might be precedent setting. John Dowd didn't think the design related to the area.

The owner had made up his mind and it can't be changed.

Motion: The fence can be set back from the red house with a 6 ft tall privacy fence.

Motion: John Dowd Seconded: Carol Neal Vote: 3-0-2 ab (PB & CT)

Garage on Cemetery Rd – the home owner has come back with a revision.

The original proposal has been changed. Supposedly it will remain as a garage. Matt said that the building to support a second story will need to be twice as wide. Polly Burnell will talk to the owner and see if they have had a survey done – he basically could come in and have it approved. According to Matt, he would need a mortgage survey and needs to take a permit out.

Clo had some items to tell the HDC about (while they waited for Neal Kimball's arrival). He had copies of an article which may help with shed dormers as in 523 Commercial Street. In, many ways it may relate to us. As an example he said, "We can't pick and choose which entrance is accessible. We can't decide this. We can talk about other ways of meeting their requirement."

Also, in terms of driving around town, he isn't sure that the happenings in renovations and/or plans are in touch with what we had decided upon. Clo thinks this is a problem and what can we do about it? He just thought he'd throw it out. Matt says we should have two plans – one downstairs and one on site so we can look them over. John Dowd said we should have 3 – one downstairs, one on site, and one for the HDC personal file.

Matt Mulvey says we can identify the problems and then call the people in for an additional hearing.

Matt tries to look over projects at least once a week.

Marcene arrived at this point in the meeting. (3:50 p.m.)

- Neal Kimball who was the only architect for the three cases on the agenda still hadn't shown up a bit after four.

While there was time to ruminate it was thought that since Clo attends every meeting, maybe the HDC should send a letter to Nathan Butera saying he's missed too many meeting and perhaps he'd like to become an alternate and have Clo move into the regular slot? Clo said he was flattered but would prefer to have Nathan make the decision.

- ***Public Hearing 4:00 p.m.***

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.**

John Dowd stepped down since he's an abutter.

Neal raced in at least 15 minutes late and began handing out plans – the plans are supposed to be in house prior to the meeting. As soon as Neal arrived he got on his cell phone.

One of the main issues on the last plan was the roof deck. Now it's been changed to the rear of the building. Neal said the original building had been destroyed in 1938 by a large tree falling on it. It was a full 2 story building at that time so from 1939 on – the building stood as a one story structure. Neal also had a “show and tell” of original structure from 1939.

Marcene – who has been asking for this for awhile – wanted to see the plans for what we originally approved. She said that the plans are just coming in now at 4:15 p.m. while we wanted the plans as approved by the last owner for the storage 2nd floor. This has yet to be supplied. Polly would have wanted to go down and look – can't have any decision without seeing the plan (prior to the meeting) and then having a site visit. Also – Steve Bergquist also commented that they are not scaleable plans. “We requested them to be scaleable!”

A letter from the public was read into the minutes. The letter was from Neil Toelle and he supported the plan.

Roxanne Pires likes everything about the plan. She is still worried about the height. Carol explained the plan to Jill (aka Roxane). The deck will be put on the back of the building. The height was approved to 24'8”. Jill likes this concept much better than the other one.

We want to have a look at the changes and a site visit. And the archival picture of the property

doesn't sway Carol one way or the other. We also need time to review the plans.

Motion: Continue until the next meeting on May 16th.

Motion: Carol Neal Seconded: Polly Burnell Vote: 4-0-1 ab (CT)

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.**

As had previously determined..... the plans were "hot off the press" and the HDC had no time to look them over or inspect the premises.

Motion: Hold off any decisions on plans that we haven't received.

Motion: John Dowd Seconded: Marcene Marcoux Vote: unanimous.

A person in the audience had quite a bit to say. Her name was Debra Blanton and she and her partner had been working on Barry's behalf for this redo of the property. They said that they had ONLY Barry's welfare at heart. She and her partner had been tenants in Barry's house for the last 12 years (even though her partner's mailing address was in Eastham) and they only wanted the changes in the house, i.e., elevation of 42 inches in the building to be able to accommodate the house's owner, Barry Carreiro who is handicapped.

Debra Blanton, a primary resident, and her partner, Lisa Bledhill, said that they and John Watson and John White were lobbying on Brian's behalf. Brian hadn't even seen the plans and it's mandated that the owner must sign the application – yet Brian hadn't even seen the plans. The property owner should be the person who signs it and Maxine should not even have noticed it out. Debra and Lisa have John Watson and John White who are also on a team that have Brian's best interests at heart.

John Dowd said to Neal – "We're here for nothing – we're volunteers and take time out of our day to hear this and we have just wasted our time."

The motion for this case is contained in the above text.

Minutes: April 18, 2007 meeting

Motion: Accept the minutes for the April 18th meeting as amended.

Motion: Marcene Marcoux Seconded: Steven Bergquist Vote: 5-0-0.

9 Pleasant Street

This is the property with two wide dormers; A J Santos is the contractor. The frame is brand new but the stairs are the old ones. Matt Mulvey said the stairs are unsafe but gave A.J. the option of appealing. The owners looked at it and to make it work the front of the building has to be raised 18 – 22 inches. This case was taken under advisement.

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.**

Again Neal was unprepared. The Commissioners requested that the architect be better prepared at future meetings. Action was postponed to a future meeting.

Adjournment happened at 5:00 p.m. and went into the record books as one of the shortest Historic District Commission meetings EVER!

Respectfully submitted

Evelyn Gaudiano

E. Rogers Gaudiano

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