

HISTORIC DISTRICT COMMISSION

September 12, 2007

Judge Welsh Hearing Room

3:30 p.m.

Members Present: Polly Burnell (arr 3:42), Joe Collins, John Dowd, Marcene Marcoux, and Clo Tepper.

Members Absent: Steven Bergquist and Carol Neal (both excused)

Staff: Russell Braun and Maxine Notaro

Administrative Review – 3:30 p.m.

The following properties were approved under Administrative Review:

32 Bradford Street, 102A Bradford Street, 120 Bradford Street, 303B Bradford Street, 93 Commercial Street, 104 Commercial Street, 188 Commercial Street, 250 Commercial Street, 299 Commercial Street, 406 Commercial Street, 22 Cottage Street and 12 Pearl Street.

102A Bradford Street – Gabriels

Jay Horowitz, the architect, and Michael Czyoski, the contractor came before the Historic District Commission (HDC). Russell Braun, the Building Inspector, said that there are egregious problems and the new plan addresses the building inspector's issues. The Commission ok'd new egress plan presented.

The new dormer had an air conditioner unit not shown on the plan and the Commission wants to know if this is something that can be addressed in the future.

Maxine Notaro said that we could put it in as part of the review sheet. Also, there is a section in the HDC bylaws that pertains to violations. If a violation exists then we should look into it, however, right now we need to focus on the egress issue.

Motion: Move to approve as presented (the egress problem's solution).

Moved: Polly Burnell Seconded: Marcene Marcoux Vote: 4-0-1 ab (CT)

John Dowd and Polly Burnell plan on making a site visit to 102A Bradford Street and they will make note of problems and issue violations for any things that were done that were not in the plan on that property.

Public Hearing – 4:00 p.m.

The public hearing meeting was opened at 4:18 p.m.

2007-37(Continued from August 15, 2007)

Application by Claire & Bob Woodwards 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 create a livable space under the existing deck at the property located at 448 Commercial Street #1, - Copper Fox, Provincetown, MA.

John Reis from Golden Hammer presented to the HDC. There was quite a bit of discussion on the windows and the final motion was:

Motion: Accept as presented with the further direction that the windows be the size of the existing windows and plain pine trim around each window.

Motion: John Dowd Seconded: Clo Tepper Vote: 4-0-1 ab (PB)

2007-40

Application by Deborah Paine, Inc. on behalf of Anne Maguire and Harriet Gordon 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 add a three-season sunroom and separate boiler room on the east side of the house at the property located at 79 Commercial Street, Provincetown, MA.

Deborah Paine, the contractor, presented the plan. She proposes that the 3 season room would be added to the house so there would be no outside entrance. After her presentation, members of the audience were asked if they had any comments.

Rachel White said that she bemoaned the loss of view she would have but she certainly didn't oppose the project.

Deborah Paine said this particular issue was a point of conversation this afternoon, but it was basically a matter of privacy from the street. She also said that there is another 25 ft of that parking lot that has a view. Basically the room will be a screened porch and a couple of windows were added really up high on the street side. Polly feels this is a pristine building and this is a complicated thing being added to it; she feels it's an awkward addition. Joe Collins asked, "Couldn't privacy be achieved by screens that go up and down?"

Marcene Marcoux said that this is an incomplete application. Usually, the size, height, and dimensions are included and it's unclear as to materials and there are other issues where it isn't specific. Deborah P. apologized for the missing sections.

Motion: Accept the plan as presented with north to read the same as the south elevation so that the porch has screen doors on each of the sides and the shed on the east elevation should be dropped down to the maximum depth.

Motion: John Dowd Seconded: Clo Tepper Vote: 5-0-0.

2007-41

Application by Scott William Grady on behalf of Nick Calabrese 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, repair exterior clapboards and trim, remove third floor egress balcony and exterior staircase, Install new French doors at Kitchen and Living Room, replace roof, remove clapboard on dormers and replace with cedar shingles, install taller windows in dormers, install pool and install 4' wood fence to enclose yard at the property located at 6 Gosnold Street, Provincetown, MA.

Scott Grady and another architect (Chris?) from Manhattan presented the proposed plan. The owner, Nick Calabrese, fully intended to attend today's hearing but his mother had died unexpectedly. Just about every facet of the plan was discussed. The removal of the decks had been previously approved. They also said that they intend to replace all the windows and the shutters which will be added will be operational. The dormers are wrapped in clapboards and it is their intent to replace these with shingles since the clapboards on the dormers make the house seem more massive. The discussion continued involving entrances, swimming pools, fencing, french doors. The architects made many notations and promised to return at next week's meeting on September 19th with a fully revised plan incorporating all of the suggestions of the HDC.

Meeting adjourned at 5:56 p.m.

Respectfully submitted
Evelyn Gaudiano
E. Rogers Gaudiano

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