

HISTORIC DISTRICT COMMISSION

September 19, 2007

Judge Welsh Hearing Room

3:30 p.m.

Members Present: Steve Bergquist, Joe Collins, John Dowd,
Marcene Marcoux, and Carol Neal.

Members Absent: Polly Burnell and Clo Tepper (excused absences)

Staff: Matt Mulvey and Maxine Notaro

Administrative Review – 3:30 p.m.

383 Commercial St. - Bull Ring Wharf – Unit #8

The owner presented on her own behalf. She wants the doors with one pane of glass per door. The project was O.K.d.

79 Commercial Street – plan was O.K.d

Minutes of the September 12, 2007 meeting

Motion: Approved the minutes as revised.

Motion: John Dowd Seconded: Marcene Marcoux Vote: 3-0-2 ab (SB, CN)

Public Hearing 4:00 p.m.

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.**

The architect returned with a new plan. He also had a copy of the original plan as amended last week. The first item was how he treated the staircase at the entry point which had been amended. He said that he had tried to “declutter” the design. Also, there was a discussion for a new means of egress in the living room. There’s now a panel in the bottom of the door and this style will be carried throughout the plan. The double-decked French doors have been made smaller and everyone had agreed that we had a hodge-podge of doors. We have scaled down the entire egress and simplified the balustrade and have added a hip roof. Doors and windows were the main things addressed.

Mary Jo Avellar came to speak about the swimming pool part of the plan. She also wanted the presentation made to the public instead of just to the Commissioners.

The entire house will have a cedar shingled roof. Formerly the entire yard was a parking place and given that the owner of this home hopes to make it a single family dwelling, it will now have only two

parking spaces resulting in an enlarged garden and pool.

Matt Mulvey cautioned that 3 ft below grade you have ground water and he's worried about the buoyancy of the pool and how this water level will impact on the neighborhood.

Mary Jo said that the plans are lovely but she is concerned about the fencing around the pool. The pool will become an attractive nuisance and she wanted to know about the fence. The architect said that the pool will have a built in security cover (push of button). The pool cover will cost \$20K and will be an ultra sturdy cover sliding on tracks that will be controlled from inside the home. The architect said a 200 lb. man could stomp atop the cover and not dislodge it or gain access to the pool.

In addition to Mary Jo's concerns there were two letters read into the minutes. One from direct abutters, the Tate family and the other from Peter Marshall who lives directly across the street in the AIDS support building. Matt said that at the ZBA hearing they received permission for the pool.

Steven wants to know about the pergola in the front yard. The architect said that this is a detail that we have to come back to the committee for.

Motion: Accept the plan as presented with the addition of the safety locking mechanism for covering the pool – and with the omission of the pergola which has yet to be presented.

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

2007-42

Application by James W. Gunn 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 10 foot by 4 foot floor and rail deck extension to an existing 10 foot by 4 foot ground level deck at the property located at **25 Tremont Street, Unit C-1, Provincetown, MA.**

The plan for 10 x 4 addition to an existing deck was presented. This project was presented before and the Commissioners had thought that a captured baluster would look better than the lattice work. The entire rest of the complex has lattice work so this condo didn't want to appear different. John Dowd said, "Whatever is consistent with the rest of the building is O.K."

Motion: Accept the plan as presented.

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

2007-43

Application by John Reis, Inc. on behalf of Rachel and Robert White 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 construct a second floor addition at the property located at **5 Soper Street, Provincetown, MA.**

Both Carol Neal and Steven Bergquist stepped down from hearing the case. Maxine Notaro also left the room since the applicant is her mother.

John Reis said that he basically wants to extend the roof line in order to install a dormer. This will allow them to put a bedroom on the 2nd floor but it will go up higher into the peak of the old building. After a great deal of discussion on how to make the completed addition more pleasing, the following motion was made:

Motion: Accept the plan provided the roofline is raised to the minimum head height of 7 ft. 3 in., line up the windows, and have the dormer set back to the original facade. Revised plans will be resubmitted by John Reis at a future date.

Motion: John Dowd Seconded: Marcene Marcoux Vote: 3-0-0.

2007-44

Application by Douglas B. Hill and George P. Moccia 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 three skylights to the roof, relocate a window and add a slider between the new windows on the North elevation, re-shingle the North and South sides of the dwelling, replace the roof and gutters and replace an exterior south elevation door at the property located at **17 Central Street, Provincetown, MA.**

This property had previously received administrative approval for replacing all the windows with 2 over 1. They plan on shingling the kitchen and will replace a door. They'd like to replace the clapboards with shingles and let the shingles age naturally. The amount of skylights requested caused the most discussion; they said it was for cross ventilation.

Steven B. visited the house and doesn't object to the skylights.

Motion: Accept the plan as presented.

Motion: John Dowd Seconded: Joe Collins Vote: 5-0-0.

2007-45

Application by Jerome Carlson 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 demolish an existing one-story structure and reconstruct a two-story structure in the same footprint at the property located at **15 Conant Street, Unit #3, Provincetown, MA.**

George Dunlap, the owner, presented the plan to the HDC. He wants to demolish the building and rebuild it since it's not suitable for year-round living as the pipes have frozen in the past. The existing cottage contains only 160 sq ft but the proposed cottage in the same footprint included the deck area as the footprint.

There were two letters of support read into the record and only one objection orally stated.

Carol Neal said she wants to talk about demolition..... bylaws prohibit demolition and permit only if it's an unsafe building.

Mr. Dunlap would like to know how he could improve the building. John Dowd said that the new plan doesn't fit in with the neighborhood at all; it's a little bit too much for the existing yard.

Motion: Continue the case until the next meeting on October 3rd or October 17th.

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

2007-46

Application by Mario Russo and Frank Gilligan 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 alter an existing dwelling with 25% or more to be re-built including raise attic roofline, shed dormer on East side, Nantucket dormer on West side, sun porch on South side, rebuild chimney and new fenestration at the property located at **10 Commercial Street, Unit #11, Provincetown, MA. (Delft Haven)**

Tom Thompson, the architect, presented on behalf of Frank Gilligan, one of the owners. All the other

