

HISTORIC DISTRICT COMMISSION

November 7, 2007

Judge Welsh Hearing Room

3:30 p.m.

Members Present: Steve Bergquist, Polly Burnell, Joe Collins,
John Dowd, and Carol Neal.

Members Absent: Marcene Marcoux and Clo Tepper

Staff: Russell Braun and Maxine Notaro

Work Session 3:30 p.m.

Russell Braun – as a means of trying to hasten people in getting permits – wondered why - if a person said that they were replacing “in kind” - the situation might not even have to come before HDC. John Dowd stated examples of why this might not work; John, as well as the entire Commission, would like the opportunity to advise people on historic design, etc.

Russell said that he doesn’t necessarily agree.....

633 Commercial Street – replace windows – French door changed to a window? John looked through many pictures of the property. It was a familiar property to a few of the Commissioners.

Motion: Approve the plan as presented.

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

148 Commercial Street – The homeowner wants to take the garage doors and widen them to accommodate her vehicle. The current doors were installed in 2004 and are not wide enough. The purchaser wants an overhead door that could be operated by an automatic door opener. The “garage” building is now a storage shed for Joe’s coffee shop.

Motion: Accept the widening of the doors to an 8 ft width with a single row of windows on the door.....

116 Commercial Street – That application was approved.

11 Commercial Street – replacing a roof – no problem.

Public Hearing was called to order at 4:04 p.m.

2007-48

Application by Neal Kimball, Kimball Residential Designs, LLC on behalf of Julie Schecter 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 new two-story single family dwelling on a vacant lot at the property located at **207A Bradford Street, Provincetown, MA.**

Neal Kimball explained his plans. He was asked if he had looked into the solar tiles that look like

regular tiles. Answer: Yes – but they don't withstand the wind.

Steve B. asked - do you have any idea of the elevation off the street level? Neal feels that the elevation is less than it was. Visually it will appear as though it's a flat roof.

At this point, Liz Argo, from SolarWrights, presented a picture of how a finished house would look with solar voltaic roofing. She said that she had gone in front of the historical district in Falmouth – they did approve models.

Neal applauded the attempt to do this.

Marian Roth spoke glowingly of the plan and said that these owners are really committed to the way Provincetown looks. Another neighbor also spoke in favor of the proposed building.

Polly Burnell made a point that the solar voltaic roofing was approved **only** because it was new construction.

Now – as for the design of the building – John Dowd said that he would have liked something more horizontal and the stretched out windows in the proposed design gives the building more verticality than is warranted. The windows seem too elongated.

The person who designed it gave reference to some of the buildings that had been designed on higher elevations in the Town, i.e., there is one behind the Patrician – and those are the references we used. John D. understands all the references but – of that period – he thinks of wider windows – almost picture windows.

The designer continued by saying that this building is a compromise; the plans have been discussed and worked on for over a year.

The Commissioners' opinion is that the design of the house is “arts and craft” yet the deck gives the design another look. After a bit more discussion, the following motion was made:

Motion: Approve as presented.

Motion: John Dowd Seconded: Steve Berquist Vote: 5-0-0.

15 Conant Street

This is a pending case and Neal Kimball redesigned it. He did scale the footprint of the building down a little bit because he's adding more volume to the building. The building will be made smaller in order to keep the building from growing too much vertically.

Neal said that he noticed the original application was made in July – he will change the specifications to use the Windsor windows. They're slightly narrower and he wants white cedar shakes.

Motion: Accept as presented with 2 over 2 Windsor pinnacle windows. Also the gable ends should be articulated like the Law St. cottages.

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

6 Gosnold Street

They have an old chimney that will not accommodate a gas fireplace and the owner has been told that they can either go up to through roof with a vent or do a side vent elevation. Also there was a

question about gas lights on posts in the yard.

Next the contractor wanted to discuss the garage. He would like to clapboard it in order to match the entire house. There's a shed attached to the garage and the owner would like to have an outdoor kitchen out there. The garage doors will have a carriage house look.

Motion: The new plans are approved.

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

Minutes for Sept. 19th, Oct. 3rd, and Oct. 17th.

Motion: Approve the minutes for the September 19th meeting as amended.

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

Motion: Approve the minutes for the October 3rd meeting as amended.

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

Motion: Approve the minutes for the October 17th meeting.

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

THE NEXT MEETING WILL TAKE PLACE ON DECEMBER 5TH AT 3:30P

Adjournment happened at 5:25 p.m.

Respectfully submitted

Evelyn Gaudiano

E. Rogers Gaudiano

Approved by _____ on _____, 2007.

John Dowd, Chair