

HISTORIC DISTRICT COMMISSION

March 5, 2008

Town Hall Auditorium

3:30 p.m.

Members Present: Polly Burnell, John Dowd, Marcene Marcoux,
Carol Neal, and Clo Tepper.

Members Absent: Steve Bergquist and Joe Collins (both excused)

Staff: Maxine Notaro

The meeting was called to order at 3:30 p.m.

Administrative Reviews – 3:30 p.m.

•Steve Bogess, 293 Commercial Street

An architect from Architect Studio presented the plan to replace siding and trim boards facing the MPL and MacMillan Pier. He said the owner was proposing to beautify two shops to make them easier to rent. All the changes are on the ground floor. John Dowd had a problem with the siding that encases the windows. The architect said that the windows are relatively new and maybe he could just trim them out. (It's the former Subway shop.) He promised to come back with a revised drawing.

The architect continued saying that he had yet another issue. Right next door (same owner, Mr. Bogess) at 291 Commercial Street (the old Alibi) Cuffy's is expanding their shop and taking over the old Alibi space. The architect presenting the plan for 293 Commercial was sent the drawings by the former architect; he was told that it was to be presented to the Board – it's very similar to the design of the Subway shop.

The consensus of the Board was that the entire plan would have to have a full hearing. John and the entire HDC had quite a few suggestions for the architect and he will take all the suggestions back to Cuffy's and the owner.

•Meg Stewart and Maureen Wilson, 12 Brewster Street to replace cedar shingles and existing Trex side deck with Mahogany deck with new railing system

Motion: Move to approve the plan as presented.

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

9 Standish Street

The owner had come before the HDC 2 years ago for a deck. It had been approved and - since then – what he originally wanted is no longer legal (an outdoor spiral staircase). The owner's contractor is not too anxious to cut a hole in the roof to accommodate an interior spiral staircase. Clo told him that the general consensus of the Commission is that the original plan is the way to go. The owner said that he'll run it by his contractor and see if he approves.

•Minutes

Motion: Approve the minutes of the February 20th meeting as amended.

Motion: Polly Burnell Seconded: John Dowd Vote: 4-0-0.

- Any other business that shall properly come before the board

91 Bradford Street

Tom Thompson presented the plans as described and requested at the February 20th meeting. He's redone most of the plan according to all the suggestions given at the last meeting.

Now Tom wanted to see what the group thinks about the newly redesigned captain's walk. He came equipped with photos of how they sit on roofs. The only people who can vote are: Carol, John, and Marcene since they were privy to the entire presentation on February 20th.

The three Commissioners all agreed that a "widow's walk" and/or a "captain's walk" were very inappropriate given the location and style of the house.

It was agreed by Tom Thompson that he would withdraw the request without prejudice. He may – in the future – present a brand new plan regarding the proposed roof deck.

Public Hearing 4:00 p.m.

2008-09

Application by John Rice on behalf of Gretchen Kunitz 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 the first floor windows and doors and install new windows and doors in the rebuilt North & East section of the lower level at the property located at **32 Commercial Street, Provincetown, MA.**

Bruce Deeley said that he's worked with the owner over the years. He proposed installing Anderson windows to replace all the rest of the windows in the house.

John Dowd said that the windows are already in. It also looks like a fine job!

Motion: Approve the plan as presented.

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

2008-10

Application by Cape End Manor/Deaconess Abundant Life 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 for the construction of an 8' x 16'9" addition at the third floor over the existing second floor area at the property located at **100 Alden Street, Provincetown, MA.**

Maria, the architect, said that she had only one small change that didn't change the footprint. It is for the addition of an 8 X 16 porch on the ball field side to accommodate one of the new occupants.

Marcene said that the Commissioners hope this doesn't set a precedent; having any incoming resident request changes.

Motion: Accept the plan as presented.

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

John Dowd had a comment on the dark brown shingles (red cedar) which are being used on the exterior. Dark brown shingles are more like an "Arts and Craft look" and the approval had been for white cedar shingles which age to a silver grey – not a dark brown.

The architect said she wanted white cedar BUT they have to have non-combustible construction because it's a nursing home. She discussed the issue with the building inspector who approved of white cedar BUT the MA Department of Public Health said that they had to use a fire retardant shingles and they only come in red cedar. They are produced in California where "fire retardant" building is a must. John feels it will become intrusive because it is so large and dark brown. He also feels ¾ of the building looks great and the side that doesn't look so terrific is the side that faces the street – the introduction of those panels under the windows looks absurd.

9 Oppen Lane – It burned and the Building Commission said that they could either demolish it or construct it to make it safe. The owners want to demolish it and build a whole new building.

Motion: Move to accept the demolition based on the fact that it's not an historic house.

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

Land's End

The owner requests a swimming pool. The swimming pool will not be visible - the only thing you will see is the fence and that's mandated by law.

Adjournment happened at 5:00 p.m.

Respectfully submitted
E. Rogers Gaudiano

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