

HISTORIC DISTRICT COMMISSION

May 21, 2008

Judge Welsh Hearing Room

3:30 p.m.

Members Present: Steve Bergquist, Joe Collins, John Dowd, Marcene Marcoux (left at 6:15 p.m.), Carol Neal and Clo Tepper.

Members Absent: Polly Burnell (excused)

Staff: Maxine Notaro

Work Session 3:30 p.m.

•Administrative Reviews

Tammy L. Arcuri for revised plans to enclose the front roof overhang and for siding pattern at the property located at **206 Bradford Street, Provincetown, MA.**

After a bit of discussion, Tammy said that she would withdraw the request for the shingles. There were a few other problems with the design so she decided to return at a future meeting with new drawings. The Commission stressed that its role is to act within the Guidelines to focus on the historic architectural elements of a property. (to be continued)

306 Commercial Street – corner of Small’s Court

The residence is above the shop in the back. The owner wants sliding windows in the same sized openings.

Motion: Move to accept the plan as presented.

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

596A Commercial St – reshingle – back of it faces Bradford Street.

Steve Bergquist stepped down since he is an abutter.

This case will require a site visit to determine if the chimney is visible.

40 Bradford St – They will replace shingle for shingle.

476A Commercial Street - replace slider with a door

Minutes of previous meeting meetings

Motion: Move to approve the minutes of the May 7, 2008 meeting as revised.

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

Public Hearing 4:02 p.m.

2008-19 (Postponed from May7, 2008)

Application by Deborah Paine Inc. on behalf of Oliver Kamm 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 build a shed roof dormer on the North side of the house, second floor main roof at the property located at **3 Young’s Court, Provincetown, MA.**

Deborah Paine presented the proposal. She wants to extend the dormer on a Greek revival, which originally seemed to be two houses that had been combined. Deborah had questions on the dormer and its placement – on the same plane or on the ridge? Clo felt she should stay with the same roofline.

Motion: Move to accept the proposed dormer on the rear of the building with the condition that the windows match the other windows in the house.

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

2008-20 (Postponed from May 7, 2008)

Application by Neal Kimball of Kimball Designs, Inc. on behalf of Boatworks Building LLC, William Bonn 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 authorization to demolish an existing 3-story, waterfront building at the property located at **333R Commercial Street, Provincetown, MA.**

Structural integrity of the building has been severely compromised due to the use of interior/reclaimed materials for the original 2-story structure, shoddy construction practices and numerous poorly executed alterations. These problems were then compounded by the addition of a third story followed by many years of neglect. Envelope of proposed structure will closely resemble existing with architectural improvements and added historic trim detailing.

Neal Kimball said that he originally requested demolition because the building was built with scrap material but he has since been able to work with the engineers to develop a renovation protocol. He would like to withdraw the application for demolition and work with the building; the plan should be wrapped up by next week.

Marcene Marcoux mentioned that she had contacted Lou Gitto of the DEP and he stated that the Boatworks Building did come under Chapter 91 regulations. He also stated that if the building was to be demolished or if it were to be renovated, that the owners required permission from the DEP. Marcene also said that the public should be allowed to present their positions on the demolition of this building and should be heard at this time.

Craig Russell who owns Lands End Marine Supply said that – because of the Chapter 91 rules – it would probably take about two years of permitting for anything to happen.

A woman who lives at 331 Commercial Street wanted more information but there wasn't much available. Nancyann Meads, owner of the Edwidge Restaurant, and part of the 333R Commercial condo complex, said she was definitely in favor of any revamp however – her business season is only 5 months long and she wouldn't enjoy any interruption during her busy season. She also spoke to the history of this building.

Members of the HDC pointed out that there was no indication on the original plans that this complex contained condos and/or what kind – commercial or residential. The site plan should reflect the fact that the Boatworks Building is part of a condo association. That was promised to be rectified in future plans.

Marcene Marcoux also spoke to the historic nature of this building since it is the last building in town dedicated to marine activity and boat building. She spoke of the fishermen involved in building the Boatworks and how they were ecologically minded in using recycled materials. The materials also involved old growth of yellow pine, the wood that built early America. Marcene also spoke to the fact that the Boatworks was part of a Storm Rescue Team where locals worked to save boats and crews in danger. She also mentioned that some of the builders went down on the tragic last outing of the Patricia Marie. All these reasons, therefore, would, in Marcene's view, lead to preventing the Boatworks from being allowed to be demolished.

Motion: Move to accept the request to withdraw without prejudice.

Motion: Clo Tepper Seconded: Carol Neal Vote: 5-0-0.

2008-21

Application by Mark Kinnane on behalf of Joseph Realmuto 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 enclose the second floor deck to create a 3-season sunroom and to install a trellis type structure on the second floor West elevation deck at the property located at **579 Commercial Street, Provincetown, MA.**

Mark Kinnane presented the plan along with a fellow Cape End Associates builder on behalf of the two owners Joe Realmuto and his partner.

After the presentation the public was asked for their input.

Chris Pula from 584 & 587 Commercial Street (Merry Meeting House) rose to support the application. He feels they are good neighbors and they've been keeping us abreast of what they are doing.

Bill Rawn, Architect who works in Boston is an owner of a condo at 577 who has been coming here for 20 years. He said that he loves the Town and said the patterns of buildings in town are important to him. He pulled a large collection of different views of the proposed changes, which were mounted on poster board. Steve Bergquist stopped the

presentation by saying that the drawings submitted by Bill Rawn were misleading and misrepresented the proposal. The proposed additions were heavily colored in dark purple adding to the visual mass.

Mr. Rawn said that his assistant did the drawings and it's his position that it's somewhat visible from the street. He concluded by saying that the proposed trellis on the 2nd floor level was illegal?

There were a few other members of the public who spoke – some in favor – some opposed – regarding this proposal.

The overall discussion by the Commission dealt with the changes to the waterfront façade, and the trellis. There was a sense that the level of proposed façade modifications was consistent with what has been allowed on the water in past projects, although minor changes to the plan were agreed to with the applicants. There was extensive discussion of the impact of the trellis and again minor changes to the plan were agreed to with the applicants.

Motion: Move to append all the letters (19), which had been read by the HDC members prior to the meeting to the meeting minutes. They will be found in their entirety in the Town Clerk's file and can be accessed by any interested party.

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

Motion: Move to accept the proposal with the following changes:

- 1. The 2nd story screened room mimic the 1st floor in terms of sliding doors**
- 2. The door facing west from that room be a full view with the same size, height as the 1st floor.**
- 3. The 2nd story trellis must end at the gable end towards the beach.**
- 4. The vertical posts must be in a line with the vertical posts on the 1st floor.**
- 5. The trellis roof structure matches the lattice fencing immediately to the boundary line on the west side.**

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

2008-22

Application by Meg Stewart and Maureen Wilson 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 remove and replace front decks, change west side door to a window and add skylights, remove a chimney and to replace a chimney at the property located at **408 Commercial Street, Provincetown, MA.**

Meg presented their plan for 408 Commercial Street; she mentioned that she had come before the Board a few weeks ago and the replacement of the siding and the removal of the round window on the front (and not replacement of it) was approved by the Board. She also had a picture of the porch on 412 Commercial Street and they wish to emulate that on 408.

Clo didn't feel that the drawings were complete; they were too sketchy. Meg said that with past projects they've used designers, spent \$10K for plans, and then they have to be redone. Her drawings were a cost saving attempt.

There was discussion of removal of the chimney and it was permitted, as the chimney is a relatively recent addition to the historic structure.

After a bit more discussion, the following motion was made:

Motion: Move to accept the proposal with the following changes:

- 1. Re: photograph of the porch – the deck will be designed to reflect the porch in #1.**
- 2. Re: the 2nd story deck - the posts line up with the columns below and everything as submitted.**
- 3. French door width on rear elevation will be 6 ft. wide.**

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

2008-23

Application by Doug Dolezal 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 and under 11-1-5, Demolition Delay Bylaw. The applicants seek approval for the demolition of a garage structure at the property located

at **89 Franklin Street, Provincetown, MA.**

The prospective new owner gave an exhaustive history of the building that he wished to demolish. It is a garage and once it's demolished he proposes putting up a 2-family house - one unit to rent and one to live in. The recitative seemed to go on forever and when it finally concluded, the following motion was made:

Motion: Move to accept the proposal for a demolition.

Motion: John Dowd Seconded: Joe Collins

Vote: 5-0-0.

•**Any other business that shall properly come before the board**

142 Commercial St –

This property was viewed during a site visit after the last meeting and was approved.

Adjournment happened at 6:36 p.m.

Respectfully submitted

E. Rogers Gaudiano

Approved by _____ on _____, 2008.

John Dowd, Chairman