

HISTORIC DISTRICT COMMISSION

August 27, 2008

Judge Welsh Hearing Room

3:30 p.m.

Members Present: Polly Burnell (arr. 3:55p), John Dowd,
Marcene Marcoux (arr. 4:01p), and Clo Tepper.

Members Absent: Joe Collins and Carol Neal (both excused)

Staff: Maxine Notaro

Administrative Reviews

The Administrative Reviews part of the meeting was called to order at 3:40 p.m.

Provincetown Public Library

The project being proposed will be done in phases and will take several years.

The architect said that the restoration being proposed for the library has a long history of different interventions. It's an ongoing process and he has been on tap since the early 1990s. John Dowd said that the HDC is familiar with all of this because they've been on board since the start of the project, i.e., envelope stabilization, etc. The architect said that they have a full set of specifications and added that some things are in storage and can be salvaged.

The recommendation from the architect was for polyester resin castings with durability in mind. The advisor on the project said that she is the keeper of the records and will determine what is reusable; they want it to be as weather-tight as possible.

John Dowd and Clo Tepper, the only two members of the HDC hearing this case, signed off on the plan as presented.

◆3 Howland Street

Replace windows, front and back doors, roof shingles and trim.

Jack Rice is the builder and the plan was approved as presented with a few suggestions from John Dowd.

◆18 Commercial Street

Remove and replace siding and fence.

◆4 Franklin Street

Replace asphalt roof and cedar shingle siding with similar materials.

◆240 Commercial Street

Replace two windows in kind.

The above three cases were not heard.

◆24 Winthrop Street

Replace a picture window and add mahogany decking.

The new owner had already done a lot of the work being requested in the application. There was a whole lot of discussion about window replacement with the final finding:

Approve the plan as presented.

◆ **7 Atlantic Avenue**

Replace windows and siding.

Continued Case

206 Bradford Street

This project was responsible for a very lengthy discussion about a door for this property. The case was heard and much later - after the Boatworks case which immediately followed – the person returned with a camera and a picture of the building. Based on this the following motion was made:

Motion: Move to approve the concept of the door but not the door itself.

Motion: Clo Tepper Seconded: Marcene Marcoux Vote: 3-1-0 (1=JD)

2008-27

Application by Neal Kimball of Kimball Residential 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 the following addition/alterations as follows:

Third floor deck, reduce in size and enclose for additional living space; and to create living space in same area on second level; skin exterior of structure and remove all existing windows and doors and install new windows and doors with new configuration, reconstruct all decks and railings within the existing footprint and construct exterior emergency egress stairs and elevated walkways and add storefront detailing on the first floor at the property located at **333R Commercial Street,**

Provincetown, MA.

Neal reiterated what he had presented at the last meeting and explained away what he's done and how it impacts the original plan. Neal said that - considering the structural integrity of the building – this is why he hasn't wrapped the first floor in glass for the commercial part. John said that the building has one façade and it reads differently from each side. John further felt that the different sides should relate more.

Clo asked if the fire issues had been resolved. Gary Locke from the company of William Rogers II answered on behalf of Neal and detailed the different options available. In conclusion on the question of fire issues – Neal was non-committal and said that he had different options available to him, i.e., louvered windows which would automatically close at a certain temperature or a curtain of water that could be activated automatically in case of fire.

Marcene wanted to know about trash bins since they didn't seem to be in the plan. That issue, too, was satisfied.

John feels it's too ornamented which he had already stated at a previous meeting – and he wanted more of an industrial feel to the building. He wants it pared back – leaner - more honest. John would like a whole body of shingles and large, commercial windows.

Another architect from the audience simplified the desire so that Neal could understand what the HDC was aiming toward. “What about if we covered it in cedar – and it would weather nicely.” John D. said that the suggestion was awesome!

Neal will come back to the next meeting with yet another plan.

Public Hearing 4:00 p.m.

2008-28

Application by Cape Tip Construction on behalf of Steve Johnson 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 addition of a screened in porch off the rear of the property located at **31 Court Street, Provincetown, MA.**

Cape Tip Construction presented the plan and said that the porch will not be seen from any part of the street.

Motion: Move to accept the plan as presented.

Motion: John Dowd Seconded: Clo Tepper Vote: 4-0-0.

2008-29

Application by David Sanborn 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 alter/enlarge a dormer on the top floor and, to replace a wood rail at the property located at **8 Carver Street, Provincetown, MA.**

Stephen A. Magliocco Associates from 23 Hensche Lane presented the plan.

Motion: Move to accept the dormer and partial gable peak with the understanding that all the windows will be 2 over 1.

Motion: John Dowd Seconded: Clo Tepper Vote: 4-0-0.

2008-30

Application by John Spazzarini 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 an 11' x 16' addition, restore the front façade to its original with new door and clapboard, and restore the north side with four windows or three windows and one door at the property located at **2 Carver Street, Provincetown, MA.**

After a bit of discussion the following motion was made:

Motion: Move to accept the plan with the condition that no work can be done on the door until the HDC sees a complete plan.

Motion: Clo Tepper Seconded: Polly Burnell Vote: 4-0-0.

2008-31

Application by William N. Rogers, II, P.E. & P.L.S. 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 renovation of an existing structure to bring into compliance with MA State Building Code, 7th edition and National Flood Insurance Program to include; raising of the overall structure 3' 2" in total, new wood pile foundation, new first and second floor structures, window and door relocation and replacement, exterior wall structure reinforced to meet wind requirements, replace existing asphalt roof shingles at the property located at **67 Commercial Street, Provincetown, MA.**

Gary Locke presented the plan to the HDC. He said that he had put together a real informative packet so they'd get the idea on what his group is trying to do. The proposal is similar to 49 Commercial St and they are trying to come into compliance with FEMA. He is proposing a dormer and increasing the structure by 3'2" to accommodate FEMA's guidelines.

John had a problem with the height of the building but foresees the HDC's wishes coming into conflict with FEMA's guidelines. Gary said that if a property on the shore does more than 50% of its value in renovations – then FEMA regulations kick in necessitating the elevated height.

The project was approved with the following motion:

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

1. north facade – put in two windows – 2 over 1.
2. west elevation – 2 windows in the gable rather than one.
3. all windows must be 2 over 1.
4. rather than a Victorian awning have a 2 post small porch
5. on southeast elevation – rather than 2 prs of French doors, install 2 operable full view doors – matching windows.
6. 2nd floor – one door with a big picture window OR two full view French doors.

Motion: John Dowd Seconded: Marcene Marcoux Vote: 4-0-0.

Administrative Reviews (cont.)

571 Commercial St –

Instead of wood storm door a request for aluminum. Request denied – must have wood only.

3 Nickerson St

Request for a new fence was approved.

Approval of Minutes of the August 6, 2008 meeting

Motion: Move to accept the minutes as presented.

Motion: John Dowd Seconded: Marcene Marcoux Vote: 3-0-1 ab (PB)

◆Public Statements

There were none.

Adjournment happened at 5:55 p.m.

Respectfully submitted

E. Rogers Gaudiano

Approved by _____ **on** _____, 2008.
John Dowd, Chairman