

# HISTORIC DISTRICT COMMISSION

December 17, 2008

Grace Gouveia Building- Room 6

3:30 p.m.

**Members Present:** Polly Burnell, John Dowd, David McGlothlin,  
Carol Neal, and Clo Tepper.

**Members Absent:** Nathan Butera and Marcene Marcoux

**Staff:** Russell Braun and Maxine Notaro

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

Maxine said that the contractors and home owners should be informed that before any one does anything on the outside of their properties – they should check with the HDC.

## Administrative Reviews 3:30 p.m.

♦ Mark Almeda of McGinley Kalsow and Associates on behalf of the Town of Provincetown, **260 Commercial Street**, structural and exterior envelope repairs.

John Dowd and Polly Burnell went over the Town Hall plans the day before but it was deemed necessary that the entire board look at the Town Hall project and be given an overview. Russell Braun took over the discussion and said that what we're doing on the exterior of the building is basically to make the building safe. Posts are being reinforced on the exterior of the building and also reinforcement of the balcony and auditorium. The balcony will look as it was originally designed. All the work is being done on the outside. All the column repairs will be done in kind. Where possible windows will be reglazed. The front of the building will be the only windows which will be replaced since they have been repaired beyond restoring. All of trim work and balustrades will be replaced as necessary. Pieces of the rotted sections will be used as models so that it'll be replicated exactly.

The roof will be repaired since it was extensively worked on 20 years ago. One issue is that the valleys are not right; there will be new copper valleys and then the slate will be put back. No work is being done inside except for the balcony – structural braces will be stiffened. The front lobby is full of holes – all that will be patched back up. Russell is very happy with the work and it's projected that the completion date for the exterior will be the end of June or July.

♦ Len Bowen, **226 Bradford St.**, small cottage addition minimally visible.

Maxine Notaro had suggested to Len that this project would probably require a full hearing but Len decided to present it anyway under Administrative Reviews. The Commissioners also felt that this needed a full hearing with all the abutters being notified. The project will be presented at a later date.

♦ Matt Cole of Cape Associates on behalf of Gerry Sinclair, **28 Commercial Street/Point Street** to trim out structure using AZEK trim.

This project was not addressed at the meeting.

◆Minutes

**Minutes of the December 3, 2008 meeting.**

**Motion: Move to approve the minutes of the December 3<sup>rd</sup> meeting.**

**Motion: John Dowd    Seconded: Polly Burnell    Vote: 3-0-2 ab CN & CT**

◆Any other business that shall properly come before the board.

◆David McMahon, 9 Whorf's Court – case continued from 12-3-08 to a future meeting.

◆Doug Cleary, 116 Bradford Street – revised plans to be submitted Jan. 7, 2009 meeting.

The above two cases are still in the planning stages and were not heard.

Public Hearing 4:00 p.m.

2008-49

**Application by Greg Morris of GFM Enterprises on behalf of John Dupuis** 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 install two skylights on the East Elevation at the property located at **448 Commercial Street, Unit #3, Provincetown, MA.**

The fellow who spoke said that he was representing Greg Morris. Originally the skylights were going to be 40 x 40 and they're now reduced.

John Dowd said that skylights should be the size of the window sashes or smaller.

John and Clo Tepper then got into a discussion about whether skylights should conform to window sizes. Anyway, the following motion was made.

**Motion: Move to approve the project as presented.**

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

2008-50

**Application by John Reis, Inc. on behalf of Beverly Serabian** 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 dormer, install doors and windows and shingle dormer roof and sidewalls at the property located at **18 West Vine Street, Provincetown, MA.**

John Dowd proposed a set back - a small one for the proposed dormer – while Polly read the guidelines for dormers. The question John Reis had was – “does it have to set back on the back wall?” David McGlothlin said that he was not concerned about the back. “If you come up West Vine – you don't even see the back of the building.”

**Motion: Move to accept the proposal with the stipulation that it match the existing north side dormer and a change in windows by putting in two double hung that match the existing north side windows.**

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

**Letter of Support**

Michelle Couture, Chair of the Board of Selectmen (BoS), asked the HDC for a letter of support regarding the Town Hall renovation.

**Motion: Move to have the HDC write a letter of support in favor of getting more money for the renovation of Town Hall.**

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

**328 Commercial St** – The owner asked for a change in window requisites as a cost saving move. John and Clo will go down and have a look at the property but the HDC seemed to favor the request.

The meeting adjourned at 4:50 p.m.

Respectfully submitted  
E. Rogers Gaudiano

**Approved by** \_\_\_\_\_ on \_\_\_\_\_, 2008.  
John Dowd, Chairman