

Historic District Commission Minutes  
Wednesday, May 24, 2010  
Grace Gouveia Building, Room 10  
26 Alden Street, Provincetown, MA 02657

Historic District Commission Members Present: John Dowd, Carol Neal, Polly Burnell and Lynne Corbett.

Excused Absent: Marcene Marcoux, Nathan Butera and David McGlothlin.

Staff Present: Maxine Notaro, Permit Coordinator.

John Dowd called the meeting to order at 1:02 p.m.

**Continued Case**

**FY10-37**

**Application by Cape Tip Construction, Kaye McFadden on behalf of James W. Martin** 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 windows and doors, East and West Elevation: construct second floor dormers; construct decks and spiral stairs on North Elevation, replace roofing and siding and trim at the property located at **124 Commercial Street, Provincetown, MA.**

Kay McFadden said they flipped the dormers and added skylights.

Polly Burnell felt this was one of the last pristine houses in this area.

John Dowd said this house has not been touched in years and is of a highly historic nature.

Kay McFadden said the skylights are needed for ventilation.

John Dowd said he could see one boxed out to reflect a 19<sup>th</sup> century skylight. Skylights are rare and no one really did them until the 70's. Four skylights would dominate the roof.

Rear Elevation – Kay McFadden submitted three different designs to choose from. The board members discussed the design of the deck/porch. John Dowd said if the roof is flattened the structure loses that historic feel of the house. The way the roofs line up it's a character defining feature of this house.

Kay McFadden said this is a tough piece of property to design given the limited outside space to work with.

John Dowd said the mechanical room was not a 19<sup>th</sup> century original; it was an add-on in the 20's so it's not as significant. A turn Victorian pot with a few brackets will look right. Victorian posts are square turn ball top. A Victorian porch would be the correct approach. A salvage yard might be the best bet.

Kay McFadden said she has already checked it out. The salvage yards don't have the long stock. She would have to piece it together.

John Dowd said the house should be done correctly to reflect the period it was built.

**Motion: to approve as follows:**

● West Elevation: One skylight; single window and single door to remain; front seven windows to be same size as South elevation windows on the second floor.

- East Elevation: One skylight
- Dormers are ok as submitted
- Windows: 2/2 or 6/6 with factory applied muntins
- Half posts on the sides with full posts in the middle
- Cornice lines tie in
- Elevation of wall not hidden by shed
- Design for a railing system
- Furthest north shed roof be a flat roof
- The kitchen and utility room can be shingles
- Remainder of house to be appropriate width for clapboards
- Corner boards either be recesses or flat panel (owner's choice)
- North elevation kitchen and bathroom windows be same as west elevation

Moved: John Dowd.

Seconded: Carol Neal. Voted: 4-0-0.

**Adjournment** Motion to adjourn at 2:27 p.m.

Respectfully submitted,

Maxine Notaro  
Permit Coordinator/Recording Secretary