

Historic District Commission Minutes  
Wednesday, August 04, 2010  
Grace Gouveia Building, Room 10  
26 Alden Street, Provincetown, MA 02657

Members Present: John Dowd, Marcene Marcoux, David McGlothlin, Nathan Butera and Lynne Corbett.

Excused Absent: Carol Neal and Polly Burnell.

Staff Present: Maxine Notaro, Permit Coordinator.

John Dowd called the meeting to order at 3:30 PM.

Administrative Reviews

520 Commercial Street – Approved administrative request to replace siding.

Discussion on Policy and Procedures

The commission members discussed reverting back to using the August 11, 2008 application with some minor changes.

Motion: To use the August 11, 2008 application with some wording from the recent application form.

Moved: Marcene Marcoux. Seconded: Lynne Corbett. Voted: 5-0-0.

Minutes of July 21, 2010

Motion: To accept as amended.

Moved: David McGlothlin. Seconded: Marcene Marcoux. Voted: 5-0-0.

**Robert Littlefield, 19 Center Street, request to install two narrow skylights**

Mr. Littlefield said the two skylights requested are a part of a guestroom renovation and will be located on the second floor, front room, north facing side. He stated he has been gradually upgrading his condominium from a low-end conversion that has been his year-round residence for the last five years. The primary request is for much-needed ventilation in his guest room, and to allow more natural light into the room as well. It is not for aesthetics reasons. He looked into the possibility of dormers but found that option to be too expensive.

Mr. Littlefield submitted photos showing views from the Sunset Inn and McNulty's Parking Lot. He stated the skylights would not be visible from Bradford Street or from Farland Parking Lot, nor would the skylights be visible from Center Street except from the outside cottage of 21 Center Street and down to the intersection of Railroad Avenue in the winter.

John Dowd said due to minimal visibility, he sees no reason not to approve the request administratively. However, he suggested one skylight to line up with the window below.

Motion: To approve with the understanding it be one skylight that will line up with the window below on the North side.

Moved: John Dowd. Seconded: Lynne Corbett. Voted: 5-0-0.

**Case FY10-45**

Request by Gary Locke of William Rogers Office to be heard before Case FY10-44 due to prior commitments. The applicants for Case FY10-44 and the board approved the request.

## **FY10-45**

**Application by William N. Rogers, II, P.E. & P.L.S. on behalf of Francine A. D'Olimpio** 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: South Elevation: to replace the existing storefront windows with similar, larger windows in same location; replace two existing double-hung windows on the second floor with a six foot French door; construct a roof deck above the gallery on the second floor. North Elevation: remove one existing double-hung window and replace the existing door with a four foot French door on the first floor. West elevation: replace one existing double-hung window with a smaller double-hung window in the same location first floor. North Elevation: replace the existing deck at grade with a wood landing and stone/brick patio in the same location at the property located at **366 Commercial Street, Provincetown, MA.**

Gary Locke stated what is being proposed will not increase the building or footprint. They will be adding a roof deck and changing the storefront windows and transom windows to create more of a storefront look. The owner would like to feature more of the store replacing windows on the south elevation with French doors 6' in width.

East Elevation – change two windows from 6/6 to 2/1 grille and; to take the grille out of the French door to the shop.

North Elevation – remove the wood deck and create a patio area with a 3'6" x 6' wood landing to the patio at natural grade and move the fence back.

West Elevation – change a double-hung window from 6/6 to 2/1. Pages 12 through 16 on the proposed plans include the field notes.

Cass Benson, abutter spoke in full support of the proposed changes. There was also one letter in the file from Astrid Berg, abutter stating the proposed changes will be an enhancement to the neighborhood.

John Dowd stated the windows to be installed are better than what presented exists; however, why not maximize the storefront with the antique storefront with all glass. If relating to historically correct structure to the streetscape, why not what have is shown in the old photos.

Gary Locke said it would make more sense and they would be happy to do that.

John Dowd said there are a number of cases where there is deck over storefront but have no French doors. This is not a positive alteration. It could be that one window could become a door with half glass and leaving one window.

Gary Locke said they would like to get the view without making it look gaudy.

East Elevation – storefront window to wrap around from the south to the east elevations with the entry to remain in its present location.

North Elevation – John Dowd said this building is pretty pristine, therefore, he does not see how a French door can be installed.

Gary Locke asked if a 3' half-glass door would be acceptable.

David McGlothlin said we just agreed that a window could be removed on the front of the building and replaced with a door that is more visible.

John Dowd said the door will be behind the railing. If you put a deck on the front how will it be accessed?

Gary Locke said he could replace the window with a half-glass door; eliminate a door and make it a solid wall.

John Dowd said he would say no to the French door with the existing door to be removed and the window next to the door to become a half glass door.

**Motion to read as follows:**

**South Elevation**

- **Second floor French door to be eliminated**
- **Window to be retained and one altered to become half-glass access door**
- **Captured railing system – detailed drawings to be submitted for further approval**

**Storefront Façade**

- **Replicate early 20<sup>th</sup> century full-glass façade**
- **One window with paneled skirt and wrap around from east to north façade with the existing entrance to remain**

**North Elevation**

- **No French door**
- **Existing first floor rear window to become a half-glass door and to eliminate the four-panel door**

**West Elevation**

**Window from 6/6 to 2/1**

**Moved: John Dowd.           Seconded: Marcene Marcoux.           Voted: 5-0-0.**

**FY10-44**

**Application by Deborah Paine Inc. on behalf of Elise Cozzi** 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 new pile foundation per FEMA regulations; remodel; change the roof pitch, add two dormers, new windows, new roofing, siding and trim; new second floor balcony with stairs to ground on the street side, new doors and new deck at waterside with a new bulkhead at the property located at **61B Commercial Street, Provincetown, MA.**

Deborah Paine gave a slide presentation of the neighborhood and what is proposed. She stated the windows and facades of the structure are barely visible from Commercial Street. There's no real access other than a footpath. They are looking to reduce from a 3-family structure to a two-family structure.

The existing chimney services the furnace, however, the intent is to change over to direct vent furnace. The building has wood trim and shingles with a simple roof line. In the 1960's a Hurricane hit and took the roof off in the storm. It was rebuilt with a lower roof than what was there originally.

61A Commercial Street has an 11 pitch and 59 Commercial Street has a 13 pitch. They would like to restore 61B Commercial Street to the 12 roof pitch. The building will not have to be elevated so the elevation will stay the same. At the end of the day, it will be slightly shorter than the building at 59 Commercial Street.

Beach Elevation – the applicants are requesting no grills on the windows.

East Elevation – the applicants are asking to move the picture window slightly over to capture the water view. A dormer has been added in the roof to accommodate a stairwell.

West Elevation – Grills were added in the windows and a small dormer and railing system.

North Elevation – The skirt goes away because the building will not need to be elevated.

Deborah Paine felt the proposal is not detrimental to the public.

Tom Roberts, abutter stated the requested changes are similar to what he did to his building a couple of years ago. The requested pitch of the roof brings the waterfront in a much better place and is favor of the proposal.

Rick Murray, abutter said the height is going from 27'4" to 24'6" so revised plans should be submitted. The rear staircase would need a variance the way it is designed. The revised plans should reflect the re-design of the stairs showing the 6' setback. And they are decreasing the units from three to two. There will be less water usage. He is in favor of the proposal as revised.

Abutters who live at 52 Commercial Street spoke in favor stating the renovations will enhance the waterfront and improve the three-sister buildings.

John Dowd said the proposed dormer is not clean in relationship to the roof. The old photos are an important piece of information and the 12 pitch roof is a good thing. As for the other changes, the commission members need to see a re-design because of the elimination of the 3'. The abutters seem to all be in agreement with the proposed project.

Marcene Marcoux said one of the considerations is the fact the abutters are in favor of the proposed project.

Deb Paine will submit revised elevation plans to be reviewed at a future meeting of the commission.

Respectfully submitted,  
Maxine Notaro  
Permit Coordinator/Recording Secretary