



# HISTORIC DISTRICT COMMISSION

September 1, 2010

Grace Gouveia Building- Room 10

3:30 p.m.

**Members Present:** Polly Burnell (arr 3:40p), Nathan Butera, John Dowd, David McGlothlin (arr 4:00p), and Carol Neal.

**Excused Absence:** Lynne Corbett and Marcene Marcoux

**Staff:** Maxine Notaro

## Work Session 3:30 p.m.

### ●Public Statements

There were none.

### Administrative Reviews

**10 Court Street** – originally wanted to demolish the garage

It now became a restoration rather than a demolition. The owner handed in a revised application.

**Motion: Move to accept as presented.**

**Motion: John Dowd                      Seconded: Carol Neal                      Vote: 3-0-0**

**Waterford Inn, 386 Commercial Street** – wants to enclose the front due to inclement weather concerns.

Carol asked a few questions relating to what the door will look like. Answer: It's a frameless door. We want to stay open for the winter and it's one door.

**Motion: Move to accept as presented.**

**Motion: John Dowd                      Seconded: Carol Neal                      Vote: 3-0-0**

### 74 Commercial Street

**Motion: Move to accept as presented.**

**Motion: John Dowd                      Seconded: Carol Neal                      Vote: 4-0-0**

**661 Commercial Street** – The decks have to be removed to rebuild a wall. They're also putting a wire type fence around the property.

**Motion: Move to accept as presented.**

**Motion: John Dowd                      Seconded: Polly Burnell                      Vote: 4-0-0**

**659 Commercial Street** – This was presented by the same contractor from 661 Commercial Street who stated that nothing is changing – same footprint, etc. He was given a reminder that the railings have to be captured.

**Motion: Move to accept as presented.**

**Motion: Polly Burnell                      Seconded: John Dowd                      Vote: 4-0-0**

**101 Bradford Street** – Russ who works for Parkington said that he is here to dispel any rumors and will be starting work on the building in a couple of weeks. There is a lot of preliminary work that must be done first. John said that he didn't want to hear anything about the interior...since the HDC doesn't have anything to do with the interior. The contractor explained that the roof will open up to accommodate changes in the interior.

John is concerned because all the original trim has been lost. John wanted to know if the contractor knows about authentic woodwork on the outside.

Russ responded - to address the concerns – “We have photos and he did some research before he began the project.”

●**Review and approve previous minutes**

**Motion: Move to approve the minutes of the August 4<sup>th</sup> meeting.**

**Motion: John Dowd      Seconded: Nathan Butera      Vote: 3-0-2 ab (CN-PB)**

**FY10-44 (Revised plans for signature)**

**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.**

David McGlothlin, John Dowd, and Nathan Butera are sitting on this case.

**Motion: Move to accept as presented with 1 alteration: that the 3 part window under the gable have a 2 over 1 grille.**

**Motion: John Dowd      Seconded: David McGlothlin                      Vote: 3-0-0**

**FY10-45 (Revised plans for signature)**

**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.**

(This case was postponed since the applicant wasn't ready to present.)

**Public Hearing 4:00 p.m.**

**FY11-04**

**Application by Misty Harbor Condominium, Glen S. Fontecchio, Trustee** 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 reconstruction of exterior stairs, deck and railings and to remove the existing, abandoned brick chimney and repair siding and roof at the property located at **96-98 Bradford Street, Provincetown, MA.**

Glen Fontecchio presented the plan to the HDC. He had samples of materials that he proposed using. The plastic railings he proposed were not acceptable. John suggested - just make the railings out of wood. Glen said that in rental properties he feels that this plastic railing would be the most durable.

John explained, once again, why the plastic railing is not appropriate. Glen said that he will redo the drawings and hand them in to Maxine.

**Motion: Move to accept the plan with the alteration that the front rail will be more in keeping with the style of the building.** (Plan will be redrawn and given to Maxine.)

**Motion: John Dowd**

**Seconded: Polly Burnell**

**Vote: 5-0-0**

**FY11-05**

**Application by Neal Kimball on behalf of Rainer Horn, Trustee** 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 second story addition above the former garage at the westernmost portion of the structure; increase the roof pitch over the center portion of the building to increase the ridge height; add egress deck along the south side of the roof at the soffit level; add carriage house door overlays on the north side; change the awning window on the second floor

west side to a smaller awning due to roof change and add a cupola at the property located at **14 Johnson Street, Provincetown, MA.**

Neal Kimball said that he's basically taking the garage section and putting a 2<sup>nd</sup> floor on it.

There was an abutter in the audience who said, "Everything that they have done has been gorgeous!" There was also a letter of support sent in by David Lindstrom, 151 Bradford Street.

John said that there is a certain proportion to be followed and the windows here are narrow and the windows that went in are too large creating a different perception. John said the fans over the dormers are more of a Victorian embellishment and not appropriate for this building.

Neal attempted to explain his plan and tried to address John's questions. Neal said he will work with it a bit more and will be going back to the drawing board.

**Motion: Move to accept with the following changes: the cupola must be eliminated, the dormers must not have the fans above them, and the step roof at the rear of the building be a single height on the rear of the building.**

**Motion: John Dowd                      Seconded: Nathan Butera      Vote: 5-0-0**

#### **FY11-06**

**Application by Paul Van Apeldoorn on behalf of Hazel Warner** 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 sunroom over an existing first floor patio and over a second floor deck at the property located at **269A Bradford Street, Provincetown, MA.**

The one comment was that it's a chaotic design but one which cannot be readily seen.

**Motion: Move to accept as presented.**

**Motion: John Dowd                      Seconded: Polly Burnell      Vote: 4-0-0**

(Nathan did not vote on this case – thus the 4 vote.)

#### **FY11-07**

**Application by Peter Fine** 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 half story addition over an existing footprint that currently has a flat black top roof not in keeping with the original structure; change architecturally inappropriate windows in existing first floor of this section to match windows in rest of house; install one exterior 12 paned wood and glass door and install wood

clapboards on front and side elevations; cedar shakes on rear elevation and install wood corner boards and trim at the property located at **14 Howland Street, Provincetown, MA.**

One abutter who was present, spoke in favor of the plan.

**Motion: Move to accept as presented.**

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

**FY11-08**

**Application by David McMahon** 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 restore, renovate and relocate existing ½ Cape structure and add new connector and modern structure to existing at the property located at **9 Whorf's Court, Provincetown, MA.**

The owner explained the revamped plan.

An abutter wants the roof deck to be eliminated or at least made smaller. The abutter also said that he just wants assurances that the foundations are properly inspected since he feels all the vibration will compromise his foundation. He said that he had spoken to the Building Commission who assured him that there would be no problem.

There were letters in support from Bill Martin, 124 Commercial Street, Richard Barry, 10 Whorf's Court, and Giannalda Fontana, 6 Whorf's Court

**Motion: Move to accept as presented.**

**Motion: John Dowd                      Seconded: David McGlothlin                      Vote: 5-0-0**

**Adjournment happened at 5:10 p.m.**

Respectfully submitted,

*Evelyn Gaudiano*

E. Rogers Gaudiano

**Approved by** \_\_\_\_\_ **on** \_\_\_\_\_, 2010.  
John Dowd, Chairman