



HISTORIC DISTRICT COMMISSION

June 2, 2010

Grace Gouveia Building- Room 10

3:30 p.m.

Members Present: Polly Burnell (left @5:p), Nathan Butera, Lynne Corbett (left @5:p), John Dowd, David McGlothlin and Carol Neal.

Members Absent: Marcene Marcoux

Staff: Maxine Notaro

The work session was called to order at 3:35 p.m. by Carol Neal.

Work Session 3:30 p.m.

Administrative Reviews

29 Standish Street – Harvey majesty windows – 6 over 1 – homeowners is requesting snap-in grilles due to economic hardship. The owner filled in a hardship form. John Dowd said that he would like to see exterior applied grilles. The contractor said that she would like whatever gets her the permit. Also, the owner would like a fiberglass door.

Motion: Move to accept the plan for 6 over 1 windows with exterior applied muntins, a rear replacement door in fiberglass with a single pane since there exists a financial hardship and the door is minimally visible; also the roof got an O.K.

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

74 Commercial Street – Octagon House. John said the plan is not quite as decided upon and much clarification is needed. The plan was stamped approved after the contractor and John decided on the proper adjustments to the plan.

11 Pleasant Street - It is the house right next to Tips for Tops Restaurant. George Dunlap, the owner, presented the case and the next door neighbor is in favor of it. The plan requires captured balusters since the owner wants a new deck on the rear of the property.

Motion: Move to accept the plan with captured balusters.

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

Review and approve previous minutes
Discussion on Policy and Procedures
Any other business that shall properly come before the board
None of the above three subjects was touched upon.

Public Hearing 4:00 p.m.

Pending Cases (Request to continue to June 16, 2010)

FY10-30 (Continued to June 2, 2010 for redesign of existing structure)

Application by Deborah Paine Inc. on behalf of Russell Friedman and Wayne Briggs 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 demolish and rebuild the main house utilizing the existing footprint with small conforming expansions with a screen porch and; to relocate the existing studio with new concrete footings at the property located at **8 Fishburn Court, Provincetown, MA.**

(The HDC members who originally sat on this case on May 5th were Polly Burnell, John Dowd, David McGlothlin, and Carol Neal) (Carol Neal will not be attending the June 16th meeting when this case will be reviewed so there will be only three HDC members sitting on the case.)

FY10-31(Continued from May 5, 2010)

Application by Paul McAdam of McMahan Architects, Inc. on behalf of Mike Cerruti 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 restoration and renovation of an existing Greek revival house and existing additions in the Traditional style. Construct two peak dormers and two shed dormers and roof top decks; install new windows and doors and replace windows and doors. Construct a small one-story addition of mostly glass with a roof-top deck on the North West side. Create a full basement under the entire structure with a walk out access to Briggs Lane and; for the extension of an existing garden shed on the rear property at the property located at **10 Pleasant Street, Provincetown, MA.**

The applicants and contractor showed up with a revised plan which still did not encompass the changes suggested at the last meeting of the HDC. It seems as though, after purchasing the property, the owners felt the bedrooms were too small and they wanted many changes to the house to maximize the bedrooms; these changes involved shed dormers, a Juliet balcony, and many other alterations. It

never fails to amaze the HDC members that people purchase a property and then find it doesn't suit their needs and they feel it necessitates major alterations. The new owners also plan on excavating the property and putting in a full basement with a doorway opening from it onto the Briggs Lane side of the property. A person from 9 Pleasant Street wanted to know how much this will increase the height of the house but the height dimensions were nowhere to be found on the plan.

One of the owners said that if certain elements of this plan were denied, he'd appeal the findings of the HDC!

The discussion on the plan began at 4:00 p.m. and concluded at 5:15 p.m. with John Dowd saying to the owners that when you return you have to have an express drawing – you can't have these mistakes. The existing drawings are not correct and you really have to be honest with us.

The case will be continued for 2 weeks until June 16th. David M. said he would like to see the new plans prior to the meeting on the 16th. Also the plan submitted had a non-existent fence drawn on it which obscured almost one entire side of the house. Honesty was stressed for the new design.

New Cases

FY10-38

Application by Cape Tip Construction, Kaye McFadden on behalf of Timothy S. Sheehan 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 balusters, decking and hand rails on and existing flat roof at the property located at **7 Atlantic Avenue, Provincetown, MA.**

The owner was accompanied by Kay McFadden and they proposed mahogany railings and mahogany balusters. There were 2 letters in the file that were in favor of the plan.

Motion: Move to accept the plan as presented.

Motion: John Dowd Seconded: Nathan Butera Vote: 4-0-0.

FY10-39

Application by Robert Valois on behalf of Clipper Ventures Realty Trust 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 two dormers with 2/2 windows on both the east and west elevations; raise the roof ridge by four feet; construct a second floor open porch on the south side deck; expand the first floor kitchen under the existing south side deck; construct gable end overhang with trim and shingles on south elevation to match that on existing north side; add a six foot French door on the south side deck and add new 2/2 windows on the gable ends at the property located at **335 Commercial Street, Provincetown, MA.**

Robert Valois presented the plan and said that the 2nd floor has two bedrooms which lack headroom. It is a very low sloping pitch and we looked at gables and it just overpowered the roof. Most of the changes will happen on the waterside of the building; the change in pitch will bring it into line with the streetscape. John said that the dormer details don't show anything but they have to have crown moldings to be finished and it needs to be detailed like a 19th century dormer. John said that when he sees flat stock it makes him think that people don't know how to use a miter box.

David had a question about the chimney. He would like to see the bricks saved if that's feasible.

Motion: Move to accept as presented with the alteration of the French door and also the shifting of the dormers on the revised plan dated June 3rd. David requested the catalog depiction of the windows and doors.

Motion: John Dowd Seconded: Carol Neal Vote: 4-0-0.
(Robert V. will redo the plan and give it to Maxine for her records.

Additional Administrative Reviews:

55 West Vine Street – The owner wants to tear down a chicken coop and Russell Braun said that it's really in bad shape.

Motion: Move to accept the demolition of a chicken coop.

Motion: John Dowd Seconded: David McGlothlin Vote: 4-0-0.

235 Bradford Street

Decision - no problem – not visible.

47 Commercial Street - Boathouse

Nathan Butera stepped down from his role as a member of the HDC and presented the case to the HDC as an applicant. It had come before the HDC twice and on the second application we reduced the plan. We now want to renew the approval.

Motion: Move to agree to an extension of the 47 Commercial Street approval for one year from today's date (June 2, 2011).

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

HDC Goals

These goals should have been completed and Carol said that we are doing all of the items in the goals on an ongoing basis. They also met with 2 groups who help people in need with improvements to their homes. Nathan apologized for not completing his booklet but he wants to get drawings of things that should be done and he'd like to post it on line. David said that other towns have things on line and he gave Nathan a copy of the National Register which does contain some pictures.

**NEXT MEETING
JUNE 16TH @ 3:30 P.M.**

Carol Neal will not be in attendance at the June 16th meeting.

Adjournment happened 6:00 p.m.

Respectfully submitted,

Evelyn Gaudiano

E. Rogers Gaudiano

Approved by _____ on _____, 2010.

John Dowd, Chairman