

# TOWN OF PROVINCETOWN HISTORICAL COMMISSION

## (AMENDED) MEETING MINUTES

October 4, 2000

The following minutes are available on-line as a service and are not the official record due to changes in formatting for the Internet. The minutes may have attachments that are not included here in this format. The official, complete paper copy can be viewed during regular office hours, Monday - Friday: 8 a.m. to 5 p.m. in the Office of the Town Clerk, 260 Commercial St. Provincetown, MA 02657.

**Members Present:** Ardis Markarian, Fred Pappalardo, and Gino Verzone.

**Members Absent:** John Dowd, Roger Keene and Austin Knight (all excused)

### Agenda:

#### Work Session:

Review applications for Public Meeting

#### Public Statements

260 Commercial St – Provincetown Town Hall (signage on new doors)

#### Old Cases

16 Standish St , Wm. Whitaker (modifications)

22 Mechanic St, Farrell/Grinnel (replace windows)

48 Commercial St, Wm York (renovations)

#### New Cases

136 Commercial St, Rainbow Realty Trust (windows, etc.)

9 Washington Ave, Arthur Costa (reconstruct garage)

#### Approval of Minutes

Any other business which shall properly come before the Commission

### Work Session:

Judith Oset attended the beginning of the work session and had discussions with the members present. She said she will be requiring six copies of proposed plans from applicants; Judith is also having a stamp made up so approved plans could be stamped and then signed by each member of the Commission. Gino asked if – when plans are presented and the size and/or scope are not approved – should the applicant then have to return with a new drawing? Answer: “Yes, that should be a requisite.” Judith also handed out a form she had designed for applicants. Gino saw one clarification needed; the form for windows should read either “true divide” or “factory installed exterior muntins.” It was agreed.

One more question was posed to Judith: “Who has the jurisdiction over private roads?” The 4A Young’s Court cottage was the issue which prompted the question. Judith will research.

Next a discussion on the definition of doghouse dormers took place. Doghouse dormers originally were installed to allow more light into a top floor; it was never their intention to provide more headroom. The doghouse dormers were also designed to be the width of the window installed in them with only framing adding to their width.

A lot of the session was devoted to the Renaissance project located at 48 Commercial Street.

**The meeting was called to order at 9:31 a.m.**

### 260 Commercial Street, Provincetown Town Hall

Stephan Nofield, the Town Clerk, presented on behalf of the town. He said that new, mahogany doors would soon be arriving for installation on the Town Hall. Both front sets of doors as well as the 1<sup>st</sup> floor exterior door on Ryder Street are expected any time soon. Stephan said he would like guidance as to signage needed on doors. He knew what information the signage needed to contain but was concerned about marring the doors with nailed/screwed on signs. After a bit of discussion, the following suggestions were made: a) rather than having anything on the front door, a free-standing bulletin board made of the same mahogany to match the doors be placed at the right bottom of the steps as you face the front of town hall, b) the signage for the side door (Ryder Street side) to be mounted on the building, and c) the sign holders are to be no larger than 24” X 36” and based on the design in the attached Staples catalog page.

**Motion: Ardis Markarian made a motion to have Evelyn Gaudiano compose a letter regarding signage to be sent to the Board of Selectmen from the Commissioners after their approval. Gino Verzone seconded it and it**

**passed unanimously.**

**16 Standish Street, (renovations/modifications to main house as well as cottage)**

Neil Kimball, the designer, presented on behalf of the owner, William Whitaker. There was a good deal of discussion in regard to the balcony dimensions of the cottage. After listening to all objections, the following motion was made:

**Motion: Ardis Markarian made a motion “not to refer” based on the following conditions:**

- 1. Cottage deck will have its support posts at corners as decided previously and will be either 6 or 7 feet wide (depending on septic considerations).**
- 2. Main house doghouse dormers will have three dormers each 3’6” wide.**

**Gino Verzone seconded the motion and it was unanimously approved.**

**22 Mechanic Street (replace windows)**

Tricia Farrell represented herself. She said she had bought the house last November and since its purchase she has discovered that a few of the windows have both rotted sashes and frames. She came before the Commission to request permission to replace the windows in kind.

**Motion: Gino Verzone made a motion to approve the replacement windows which will have true divide 2 over 2 - the cathedral window must also be replaced in kind. Ardis Markarian seconded the motion and it passed unanimously.**

**48 Commercial Street (porches, decks, etc.)**

Tom Thompson, the designer, presented on behalf of William York. Mr. York proposed reducing the six apartments contained in the building and making it into four condo units. To make four condos he has to have two means of egress for each unit and this prompted the plan for the new covered porch & 2<sup>nd</sup> floor deck as well as the new covered deck at the 3<sup>rd</sup> floor attic. The third floor deck was rejected due to design considerations.

**Motion: Gino Verzone made a motion with the following conditions:**

- 1. Porch addition okayed per revised plan (recessed behind pilaster) (10/4 plan)**
- 2. Dormers approved as presented.**
- 3. 3<sup>rd</sup> floor, front balcony REJECTED.**
- 4. Existing façade to be retained.**

**Ardis Markarian seconded the motion and it was approved unanimously.**

**136 Commercial Street (replacement windows)**

Ron Reil presented for Rainbow Realty Trust. He seeks to replace 11 windows with true divide wood windows which he will order from Boston Sash. He told the Commission he has been very discouraged doing this job since he has encountered so very many problems and no ready solutions. Gino argued in favor of the original plan.

**Motion: Ardis Markarian made a motion to approve the revised plan with the following conditions:**

- 1. replacement of side windows with 6/6 true divides (11 windows)**
- 2. 3<sup>rd</sup> floor window to be 4’ window with 2 centered square windows separated by casing.**
- 3. Rear deck railing to match front balcony railing.**
- 4. Rear stair as presented in revised (March 2000) drawing.**

**Fred Pappalardo seconded it and it passed unanimously.**

**9 Washington Avenue, (reconstruct deteriorated garage)**

Robert Costa presented the renovation on behalf of his parents. Robert seeks to make an office/studio from the existing garage. The project was well received.

**Motion: Gino made a motion “not to refer” with the following conditions:**

- 1. Eliminate 2 square 2<sup>nd</sup> floor flanking windows.**
- 2. Windows to be wood, true divide, 6 over 6.**
- 3. Door will be either 6 or 9 light OR custom fabricated beadboard door.**

**Ardis Markarian seconded the motion and it passed unanimously.**

**Motion: Fred Pappalardo made a motion to approve the minutes of the September 20<sup>th</sup> meeting. Gino Verzone seconded it and it was unanimously approved.**

All members of the Commission were asked to start thinking about the awards for architectural considerations.

**Motion to adjourn came at 11:15 a.m.**

The next meeting will take place on October 18<sup>th</sup> at 9:00 A.M. (The work session will begin at 9:00 a.m.)

Respectfully  
submitted,

Evelyn Rogers Gaudiano

Approved by: \_\_\_\_\_ on \_\_\_\_\_  
Dr. Fred Pappalardo, Vice Chairman date