

Provincetown Historical Commission

December 5, 2001

9:30 a.m.

Members Present: John Dowd, Roger Keene, Ardis Markarian, Steve Milkewicz, Lawrence Riley, and Gino Verzone

Member Absent: Austin Knight (excused)

Work Session 9:00 a.m.

Discussion:

It was decided that the Historical Commission should stick to the most strict rules of preservation whenever there is a quandary. Roger Keene said the town had asked the Historical Commission to set up guidelines but the guidelines weren't comprehensive enough, thus the Commission will have a work session after the first of the year to nail down acceptable guidelines.

Cape Cod Commission ruled on **70 Commercial St.** "While the skylights are not consistent with the historic structure and are highly visible, they do not involve removal or alteration of key character-defining features of the building."

409 Commercial St – Roger Keene signed a consent form to go ahead with the project as presented.

Comment from a Commissioner: The contractor for **Normandy House** said he couldn't believe the owners got permission to do the 3rd floor work. He was incredulous.

Point Street project may be discussed later.

Gabriel Brooke's plans were also discussed.

Meeting 9:30

The meeting was called to order at 9:37 a.m.

Public Statements

There were none.

Old Business

Case # 2001-039 John Yingling, 190 Commercial Street [Map/Parcel 07-2-168; MHC # 300; Historic Name: center entry cottage; Date: circa 1830-1850,1970's; Style: timber frame, alterations; Contributing] replace front door.

It was decided that Roger Keene will write a letter to the owner of 190 Commercial Street. The case was tabled; the owner has to be notified that he needs to come back.

Case # 2001-055 Joyce Kennedy representing Michael Cagily, 70 Commercial Street Referred to the Cape Cod Commission - awaiting response.

(see above under Work Session)

Case # 2001-066 Winard Construction & Development, Inc. representing 3 Carver Street Condominiums, 3 Carver Street - follow-up by applicant

Hal Winard once again presented the case on behalf of the owners. He made one more appeal for the owner making the same presentation. Roger Keene said it was not up to the Commission to find a solution to the problem – but – at this time the Board stays with approval of deck as in the minutes of the November 21st meeting

Motion: Gino Verzone made a motion that the Historical Commission is reaffirming their November 21st decision. Ardis Markarian seconded the motion and it was unanimously approved.

Case # 2001-067 Binder Boland and Associates representing C. Kist's and Nelson Hitchcock, 351A Commercial Street Cape Cod Commission to visit site; awaiting response

The Cape Cod Commission is doing a site visit tomorrow.

New Cases

Case # 2001-071 Susan Jackett representing Harold Soultz, 487 Commercial Street [Map/Parcel 15-1-021; MHC # 569; Historic Name: former workshop; Date: c1850-80; mid 20th; Style: astylistic Victorian] Remove window and replace with slider on deck.

Susan presented the case on her own behalf. Because there were no pictures of the proposed project as it looked now, the following was decided.

Motion: Roger Keene made a motion to table the case until the next meeting on December 19th. (At that time photos will be presented.) It was unanimously approved.

Case # 2001-072 Barry Barnes, 75 Commercial Street [Map/Parcel 06-2-009; MHC # None; Historic Name: warehouse/workshop; Date: pre-1870; mid 20th; Style: astylistic Victorian; residential alt.] Replace three windows on second floor facade

Barry Barnes, owner, presented his case. It will be a replacement in kind.

Motion: John Dowd made a motion “not to refer” and it was seconded by Ardis Markarian and approved unanimously.

Case # 2001-073 Winard Construction representing Sherry Turkle, 619 Commercial Street [Map/Parcel 15-3-007; MHC # 362; Historic Name: Maurice Stern Cottage; Date: c1910; 1980's; Style: Astylistic Victorian; windows altered] Replace all windows; replace 3 picture windows with French doors; alter roof lines; re-roof. Changing roof line on bay side of bldg.

Motion: Gino Verzone made a motion to approve with one condition,

- 1. All mezzanine windows to have true divide lights in either 6 or 3 pane configuration**

Ardis Markarian seconded the motion and it was approved by all.

Case # 2001-074 Golden Hammer Construction representing John Ransom, 18 Pearl Street [Map/Parcel 12-1-096; MHC # None; Historic Name: ¾ Cottage; Date: c1850-70; Style: Astylistic Victorian] Replace 3 windows one-for-one and change one 3' door to a 6' French door.

Brian Kinsella of Golden Hammer presented the project.

Motion: Gino Verzone made a motion to approve the project as presented. Ardis Markarian seconded the motion and it was approved 5-0-1 abstention (JD)

Case # 2001-075 Joyce Cumming representing Maurice Grunberg, 87 Bradford Street [Map/Parcel 11-3-059; MHC # 1134; Historic Name: sidehall cottage; Date: c 1820-50; 1900-40; Style: timber frame; sash siding] Add second story to existing first floor area on west side; connect to main building by means of a doghouse dormer and small shed roof to the rear. Add deck at rear connecting existing deck to proposed addition.

No show.....

Case # 2001-076 Neal Kimball representing Gabriel Brooke, 102 Bradford Street [Map/Parcel 11-3-083; MHC # 778; Historic Name: center entry house; Date: c1800-30;1900 Style: Federalist; sash and entry siding] Replace/reconfigure windows and doors; add second floor above kitchen; refurbish exterior building skin; eliminate storm windows.

Neal Kimball presented the project and was accompanied by Gabriel Brooke, the owner.

After much discussion on the plans the following motion was put forth.

Motion: Roger Keene made a motion to accept the plan with the following conditions:

- 1. East door changed from French double to single window panelled door with canopy based on the original west façade door.**
- 2. Windows to have exterior muntins on a 6 over 6 configuration.**

Comments: Main body to be clapboard – rear els to be shingled.

Ardis Markarian seconded the motion and it was passed unanimously

Stephan Nofield met with the Commissioners to talk about the new town hall doors. The last time he spoke to the group they anticipated having a paint analysis done which hasn't happened yet. Final decision was that the outside of the doors will be prepped for painting based on the paint analysis and the interior of the doors will remain natural wood with a protective coat of polyurethane or similar sealant.

Approval of Minutes

Roger Keene made a motion to approve the minutes of the November 21st meeting as amended. Steve Milkewicz seconded the motion and it was unanimously approved.

Approval of 2002 Meeting Schedule

The 2002 schedule was unanimously approved by the Commission.

Any other business which shall properly come before the Commission.

The group was told by the Chair that any financial liability lies with the property not with the owners. That statement was heatedly discussed.

Roger Keene said someone told him that maybe the Point Street project should be referred to the CCC. He also said, "We can disagree as long as the Board discusses the issue." A few clarification issues were brought up based on aims of the Commissioners, etc.

Motion: Roger Keene made a motion to nominate properties for preservation awards. He nominated a yellow house on Bradford Street. Steve Milkewicz seconded the nomination and it was approved unanimously.

Motion: John Dowd made a motion to nominate 586 Commercial Street for a preservation award. It was seconded and approved unanimously.

Roger encouraged everyone to go out and look for other possible candidates. Also, ask the public for nominations; perhaps through an ad in the local paper begging input.

The meeting was adjourned at 11:35 a.m.

The next meeting will be on December 19, 2001.

Respectfully submitted,
Evelyn Gaudiano
Evelyn Rogers Gaudiano

Approved by: _____ on _____ date
Roger Keene, Chairman