

Provincetown
Historic District Commission
Judge Welsh Hearing Room
August 17 2005
3:30 p.m.

Members Present: Polly Burnell, Nathan Butera, John Dowd, Eric Dray, Carol Neal, Marcene Marcoux, and Clo Tepper.

Members Absent: None

Staff: Maxine Notaro and Doug Taylor

Work Session – 3:30 p.m.

627 Commercial St – A sample of windows was brought in. The presenter had originally spoken of vinyl replacement window. The house was originally stucco and Lillian Harmon bought it and redid a lot of things. The eighteen light window they propose is similar in size (of lights) to the window he brought in. Eric says they are in the process of trying to formalize the guidelines with regard to windows. Typically 19th century windows should be restored and/or replaced in kind. Eric was impressed with the appearance of the window presented.

Eric wondered – for the sake of curiosity – about the approximate cost. The applicants said it will have to be priced again but wood is approximately 38% more than the vinyl windows and the cost for vinyl was going to be \$600.

Fred Ambrose & T Gandolfo – Informal discussion for demolition/renovation, 361A & B Commercial Street

Fred Ambrose presented the case to the Commissioners. He began with a lengthy bio on the work he had previously done in the town and dwelled on how tasteful it had been. He pointed with pride to many large scale buildings he had been responsible for designing/building. For a history of the property under discussion, he said that in 1990 the Gandolfo's had bought the properties from Carrie Seamen. (These properties about the Johnson Street parking lot and are directly behind what used to be the leather shop, Northern Lights.)

Eric Dray, in an effort to speed along the meeting said, “So what you want to do is demolish these buildings?” Mr. Ambrose was advised to do a bit more research on age of buildings, etc. and then return to the Board with a definite proposal.

Public Hearing – 4:03 p.m.

2005-62 (Continued from August 03, 2005)

Application by Rick Murray on behalf of Bradford Montello 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 extend

the roofline and dormer on the rear (South) elevation and change a window/door configuration at the property located at **35 Bradford Street** and, to relocate an existing 3-bedroom unit to a new single family dwelling on the Southwest corner of the lot (**formerly 9 Montello Street**), **Provincetown, MA.**

35 Bradford Street (2nd floor of Mussel Beach)

Motion: Accept the revised proposal

Made by John Dowd Seconded by Polly Burnell Approved 5-0-0.

Formerly 9 Montello Street

Rick Murray presented his new proposed plan to the Commissioners and he took their last meeting suggestions into consideration. He decreased the scale and scope of the structure and decreased the “wedding cake” affect. He brought in new drawings to show the properties on either side and the relation of his proposed building to them. He’s taken back and brought down the ridge line, etc. Hopefully he has cleaned up the lines on the elevations that were request; there were 6 or 7 points that he and his architects have altered.

Eric Dray cautioned that Rick has to be careful about what is allowed by zoning and Eric’s concern is that the building looks like a 3-story structure. Eric continued saying that I think that was what we’re concerned about. It reads like 3 stories and that’s not appropriate. This plan is an improvement but.....

Rick explained that we’re just trying with these drawings to give you a better perspective. He wants to construct an attractive home on what is a barren lot. Rick doesn’t think there will ever be any common ground between historic and zoning.

Eric feels it has been improved a great deal and he wants to talk to everyone if the 3rd story issue comes up again.

John Dowd has no problem with the size of the building. It’s a really handsome building without that 3rd dormer on it. John suggested that that Rick dormer out to the max on the back side. Rick’s primary goal is that the neighbors would be happy with the design. Marcia and Joyce were fine with everything and they asked not to have a back deck so that they lose their privacy.

After much back and forth suggestions and queries, Doug Taylor came up with a solution that appealed to everyone. He suggested a farmer’s porch on the front and not on the side; that takes away the problem of scale. And, a full dormer on the back. Rick will have his architects do the design over a third time.

Motion: Continue the case to the next meeting on September 7th. Agreed by all.

2005-51 (Continued from August 03, 2005)

Application by Neal Kimball on behalf of John Yandrisovitz 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 renovate two existing free-standing cottages at the rear of the main house, re-frame roof’s increasing pitch and add a small ell to cottage #1, reconfigure window layouts at the property located at 5 Conant Street, Provincetown, MA.

Jack presented reworked drawings and mentioned the dimension of another cottage he had seen – complete with pictures. The new plan he presented has increased the height of the two buildings considerably.

There was a lot of conversation generated regarding the cottages with some members worried about the precedent setting for allowing small fishermen’s cottages to grow a whole lot.

Jack said that he wasn’t sure what that means. Eric patiently explained that it’s 13’7” tall to be increased to 20 odd feet. That was what he meant by “growing a lot.”

Carol said that some of us feel that the cottages are a historical part of the town. John Dowd said he didn’t want to have a huge fight over this!

Clo said that some people are going to come before us and say why don’t you let us do this. John Dowd leaned toward accepting the plans. Carol Neal said that the decision would be precedent setting. “We’re losing all these cottages to anything historic. Our business is retaining the features of this unique village.”

Motion: Move to approve based on the drawings submitted on the revised plan dated July 1st and submitted on August 3rd with the following conditions:

- 1. Cottage 1 – ell on south side be reduced to 1 story hip roof enclosed porch and that the windows be 6 over 6 (not 6 over 1).**
- 2. Cottage 2 – windows will be 6 over 6.**
- 3. Windows will be Anderson with exterior applied muntins with half screens.**
- 4. Materials for siding will be wood cedar shingles.**
- 5. Neal Kimball will adjust the revised plan (June 1st) to state the actual height of both cottages.**

Moved by Eric Dray Seconded by John Dowd Approved 4-0-1 abstention (Clo).

2005-64 (Continued from August 03, 2005)

Application by Neal Kimball on behalf of Michael Isrtvanko 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 extend an existing shed dormer by 8’ with an egress door, construct a deck with a railing over the existing flat roof area, bump out a portion of the first floor by approximately 5’ with a door leading to a new small deck area which will be held close to grade. All alterations are located along the rear (West) elevation side of the existing structure at the property located at **6 Washington Avenue, Provincetown, MA.**

John Dowd said that it looks better than the last proposal. There was a long discussion on different styles. A rail around the porch seemed to be the sticking point.

Motion: Accept the proposal as presented and come back in the future so that we can see the detail on the railings in order to sign off on them. (Guideline 6B)

Moved by John Dowd Seconded by Polly Burnell Approved 5-0-0.

Minutes

They were not acted upon.

Adjournment happened by popular vote at 6:15 p.m.

Respectfully submitted,

Evelyn Gaudiano

Evelyn Rogers Gaudiano

Approved by _____ on _____, 2005.

John Dowd, Chair