

**The Provincetown Historic District Commission
Wednesday, November 16, 2005 Town Hall**

Meeting Minutes

Members Present: Nathan Butera, Eric Dray, Carol Neal, Polly Burnell, Marcene Marcoux, Clo Tepper, John Dowd – Chairperson. Carol Neal left the meeting around 7 pm due to illness.

Town Hall Representative: Maxine Notaro

Work Session 3:45 p.m.

The work session was called to order by John Dowd at 3:48 pm

491 Commercial Street, Tom Thompson – Window replacement.

Some existing windows on the front façade are failing. He would like to replace them in-kind with hand built windows using 19th century German glass on the outer layer, double panes would be used for insulating purposes. The sashes would be made of mahogany and would be the same as the existing. They would be made by a company that specializes in historic restorations. There is one change in the building/framing by reconstructing one corner by 1” to provide additional support.

The applicant will file an application and staff will determine if the request can be settled with an administrative review or requires a full review.

Public Hearing 4 p.m.

The Public hearing was called to order by John Dowd at 4:05 pm

2005-72 (Continued from November 02, 2005)

Application by Fred Ambrose on behalf of China Trust, T. Gandolfo, 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 demolition Building A & B and reconstruct the basic same massing as the existing structures at the property located at **361 A & B Commercial Street, Provincetown, MA.** Eric Dray recused himself, he is friends with an abutter.

Members sitting on the case are: Carol Neal, Polly Burnell, Marcene Marcoux, John Dowd

Discussion:

Fred Ambrose and T. Gandolfo, presenting.

The building was condemned and demolition was deemed necessary by the building inspector. This review is about the replacement of the buildings.

Fred Ambrose, “using 40.b as a guideline, the intent is to replace the structure with material and design in keeping with the character and typical of buildings at the time.” He outlined the differences of each structure. In the smaller building the trim, corner boards, shape, etc will remain the same. “From the street you won’t notice a difference”.

The building height would be raised by 1’. We will keep the shed feel, but we will add a couple of windows.

The larger building has trim, and other architectural features that will be removed and stored so they can be replicated. The intention is to reproduce fenestration and re-create the building such that you “will not be able to see the difference from 20’ away”. He intends to using lead for flashing the windows. The clapboards will have 3” spacing.

He will bring plans for specific windows going back into the same locations. He plans to remove the front door, recess the ell of the larger doorway back away from the parking lot and place doors for upstairs egress into this area. He is planning to buy old doors and refurbish them. He will install side by side, 6 raised-panel doors with a single transom window over both windows – in group. He will remove the deck from the ell and re-roof the area.

The large building will maintain the same roof pitch with recessed roof deck, but continuing the roofline to the edge of the building. The shed portion would be a slightly different pitch.

The plan, as shown, connects the two buildings.

All members agreed that each building should be reviewed as a separate structure and both are “contributing” structures. The members also agreed that the plans, as submitted deviate substantially from what is there.

The discussion included consideration of window and door placement, new stair egress to upper level, height changes and the possibility of locating the shed dormers on the non-visible side of the buildings. The use of antique brick over the foundation area, and the appropriate application of the brick to retain historic look was discussed.

Public comment: None in favor or against.

Motion by: Carol Neal Second by: John Dowd

Motion to continue to 12/7 for revised drawings.

Yea: Carol Neal, Polly Burnell, Marcene Marcoux, John Dowd

Nay: 0 Abstain: Eric Dray, by recusal

2005-78

Application by Richard A. Bergman 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 roof top deck at the property located at **25 Tremont Street, Unit F2, Provincetown, MA.**

Members sitting on the case are: Nathan Butera, Carol Neal, John Dowd, Eric Dray

Discussion:

Laurie Ferrari, Peter’s Property Management, presenting.

Applicant wants to install a roof deck to match unit F1, with all the same dimensions and, using the same materials, built in a mirror image. Location is not visible.

The members discussed the look of the overall complex, the limited visibility, and the existence of other roof-top decks within the complex.

Members agreed that the plans, as submitted, were difficult to review. They requested that the representative provide better plans if they come before the board on other cases.

Public comment: None in favor or against.

Motion by: John Dowd Second: Nathan Butera

Pursuant to guideline 9c;

To grant certificate of compliance for the plans as presented.

Yea: Nathan Butera, Carol Neal, John Dowd, Eric Dray

Nay: 0 Abstained: Polly Burnell

2005-87

Application by Kevin Bazarian on behalf of Ann M. Sanders and Deborah Heller 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 9’ dormer to the existing second floor bedroom at the property located at **76 Commercial Street, Provincetown, MA.**

Carol Neal recused herself as a next door neighbor.

Members sitting on the case are: Nathan Butera, John Dowd, Polly Burnell, Eric Dray, Marcene Marcoux

Discussion:

Kevin Bazarian presenting. The applicant wishes to dormer the east side of the house to match the other side, to accommodate a bathroom and bring the staircase up to code.

He will install Anderson’s simulated true light windows. The gable end will have red cedar to match existing house. The dormer will be white cedar shingles. The dormer measures 9’6” in length.

Polly Burnell was not comfortable with the proposal due to the antique cape roofline being changed so dramatically. Eric Dray was not comfortable with the application because multiple drawings are inaccurate and the application seems incomplete. This does not appear to be a dormer. It needs to spring off of the roofline. There was some question about the age of the building and whether it is true ½ cape.

The applicant requested a continuance to 12/7/05

Motion by: John Dowd Second: Polly Burnell

To continue on 12/7/05 for revised plans.

Yea: Nathan Butera, John Dowd, Polly Burnell, Eric Dray, Marcene Marcoux

Nay: 0 Abstain: Carol Neal, by recusal

2005-88

Application by Neal Kimball on behalf of David Silva 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 remove a garage door and replace with a double-hung window; relocate the entry door by the former garage to the side of the house; extend the rear of the garage by adding a gable-end addition; add a screen porch with partial second story extension above; add a balcony facing the rear and crows nest above and add a deck off of the rear at grade at the property located at **263 Bradford Street, Provincetown, MA.**
Members sitting on the case are: Nathan Butera, John Dowd, Polly Burnell, Eric Dray, Clo Tepper

Discussion:

Neal Kimball presenting. The house is 1960s house. The rear view is not visible. Discussion included making windows the same sizes, 6 over 6 divided light. A question was raised about the visibility of the deck railing and its height above the roofline.

Public comment: None in favor or against.

Motion by: Eric Dray Second by: Polly Burnell

Pursuant to guidelines 5c, 9, 15;

To grant a certificate of compliance for the plans, with the following revisions;

- 1] The window replacing the garage door will be located 8 inches to the left and be sized to replicate the other windows on that façade, the main structure and the Cornish fascia.
- 2] The arched soffet in the recessed area be retained. The window in that area will be a 6 over 6, slightly larger than what is shown.
- 3] The window in the second floor of the west elevation addition will be replace with a 6 over 6 double hung.
- 4] All approved replacement windows must use non-tinted, clear glass and ½ screens, unless otherwise provided in the decision. Full screens or windows with Low-E, or other tinted glass a re not permitted.

Yea: Nathan Butera, John Dowd, Polly Burnell, Eric Dray, Clo Tepper

Nay: 0 Abstain: 0

2005-89

Application by John Reis, Inc. on behalf of Jackie Abromitis 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 bilco stairs at the property located at **448 Commercial Street, Provincetown, MA.**

The case was satisfied by staff and did not appear before the board.

2005-90

Application by John Reis, Inc. on behalf of Jim Rhea 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 remove and replace one double hung window, one picture window, 2 skylights and one 12' slider and replace with one double hung window, one gliding window, 2 skylights and one 12' slider at the property located at **147 Commercial Street, Unit #5, Provincetown, MA.**

The case was satisfied by staff and did not appear before the board.

2005-91

Application by Barnett Adler 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 enclose the area under the approved rear deck as a screened-in porch and replace an awning window on the first floor right elevation with a double hung window at the property located at **566 Commercial Street, Provincetown, MA.**

Members sitting on the case are: Nathan Butera, Carol Neal, John Dowd, Polly Burnell, Eric Dray.

Discussion:

Barnett Adler presenting. He explained he will use wooden frame work stained white to support the screens. There will be a wooden floor.

Public comment: None in favor or against.

Motion by: John Dowd Second by: Carol Neal

Pursuant to guidelines 5a, 5c, 9d;

To grant a certificate of compliance for the plans as presented.

Yea: Nathan Butera, Carol Neal, John Dowd, Polly Burnell, Eric Dray.

Nay: 0 Abstain: 0

2005-92

Application by Adrien Padille 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 replace 60 windows with new wood double hung insulated windows with exterior factory applied grills at the property located at **142 Bradford Street, Provincetown, MA.**

Members sitting on the case are: Carol Neal, John Dowd, Polly Burnell, Nathan Butera, Eric Dray

Discussion:

This is the Sunset Inn property.

The existing original windows are 2 over 2 in about 70% of the house. Some additions in the 70s with some 6 over 6 or more panes. Many of the windows do not work functionally and are not insulated. The existing windows are original sashes, but many of the panes have been replaced. Some portions of the house, on the back, have insulated windows.

Applicant proposes using a Marvin wooden window, double pane, 2 over 2, for the entire house. He provided a sample for the commissions review.

There are 13 windows in the original 1850 house.

There are 9 windows visible from Bradford Street.

Polly Burnell and John Dowd had visited the property to assess the condition of the windows.

Polly Burnell would love to see the windows that are prominent features (bay) of the house should be preserved.

Eric Dray objected to the use of double pane glass and explained that studies show “storm windows over single pane provide as much insulation factor as double pane windows”.

The applicant explained that part of the reason for this window choice is to get the work done in a timely manner. It is not feasible to fabricate or repair all the windows over the winter and be open for business in the Spring.

Public comment: None in favor or against.

Motion by: Polly Burnell Second by: John Dowd

Pursuant to guidelines 5a;

To grant a certificate of compliance for the application with the following conditions;

1] The windows on the Bradford Street façade of the original (historical) building will be repaired or replaced in kind.

2] The remaining windows can be placed as proposed with replacement windows.

3] All approved replacement windows must use non-tinted, clear glass and ½ screens, unless otherwise provided in the decision. Full screens or windows with Low-E or other tinted glass are not permitted.

Yea: Carol Neal, John Dowd, Polly Burnell
Nay: Nathan Butera, Eric Dray **Abstain:** 0
2005-93

Application by Kimberly Latorraca and Mark Robinson 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 remove and replace a casement window and to remove a window on the side elevation and reside and re-shingle window opening at the property located at **6 School Street, Provincetown, MA.**

Members sitting on the case are: Nathan Butera, Carol Neal, John Dowd, Polly Burnell, Eric Dray

Discussion:

The applicants explained there is a non-functioning casement window on the rear of the house they would like to replace with the a new same Anderson casement window of the same size and style. They wish to remove a window from the east side and not replace it. This is not an original window location and removal will help restore it's historic appearance.

Public comment: None in favor or against.

Motion by: Polly Burnell Second by: Eric Dray

Pursuant to guidelines 5a, 5b;

To grant a certificate of compliance for the plan with the following conditions;

- 1] To allow the window replacement on the north side with a like kind Anderson casement, or a 2 over 1, or 2 over 2, wooden sash style, true divided light window.
- 2] To allow removal of School St. east side windows and reside the area with same cedar shingles, as submitted.
- 3] All approved replacement windows must use non-tinted, clear glass and ½ screens, unless otherwise provided in the decision. Full screens or windows with Low-E, or other tinted glass are not permitted.

Yea: Nathan Butera, Carol Neal, John Dowd, Polly Burnell, Eric Dray
Nay: 0 **Abstain:** 0

2005-85 Continued from 11/02/05

Application by Neal Kimball on behalf of Eileen Roland 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 add a second floor egress door and walkway along the east side of the second floor, reconstruct and existing deck on the north side, add a small balcony on the south-west corner of the second floor and replace a window with French doors, add a widows walk at the rear section of the roof and cut out a section of the roof for a small deck area, add shed dormers at the mid section of the building on the east and west sides at the property located at **184 Commercial Street, Provincetown, MA.**

Polly Burnell recused herself as she works with the applicant.
The applicant was not present in the room at the time.

Motion by: John Dowd Second by: Carol Neal

To postpone this case until later in the meeting.

Yea: Nathan Butera, John Dowd, Eric Dray, Marcene Marcoux
Nay: 0 **Abstain:** 0

When the case appeared:

Polly Burnell recused herself as she works with the applicant.

Members sitting on the case are: Nathan Butera, John Dowd, Eric Dray, Marcene Marcoux

Discussion: Neal Kimball presented the board with 2 variations some of which was discussed at the last meeting. Ron Cram, property manager read a prepared statement regarding Mrs. Roland and her historic preservation projects

throughout town.

Members of commission agreed that option 2 addressed the concerns discussed at the previous meeting, regarding the south façade of the building.

There was a lengthy discussion about the roof decks, egress stairs and visibility along the each elevation of the building. There was some general agreement that the plan takes a rather simple façade and makes it “very busy” with other things. The applicant and board discussed several options for stair placement, window and door relocations, etc.

Public comment: None in favor or against.

Motion by: Eric Dray Second by: Marcene Marcoux

Pursuant to guidelines 6b,

To grant a certificate of compliance for “Option 2 of the plans for the south elevation, and, to continue hearing on the “rear ells of the building” to 12/7/05 for revised plans.

Yea: Nathan Butera, John Dowd, Eric Dray, Marcene Marcoux

Nay: 0 Abstain: 0

2005-82 Continued from 11/02/05

Application by Paul DeRuyter 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 reconfigure the existing Café, lobby and 2 existing gift shops at the property located at **214 Commercial Street, Provincetown, MA.**

Members sitting on the case are: Nathan Butera, Eric Dray, Polly Burnell, John Dowd, Carol Neal

Discussion:

Ben DeRuyter provided new plans to the board with new window configurations. The plans included shingles instead of molding beneath the storefront windows. The theatre doors will be retained and moved forward. The plan showed replacing several historic windows with single glass windows.

John Dowd thought the new plan was “a step backward from what was initially a good design.” To bring the arched windows into more locations on the buildings is unfortunate. It does not reflect the original intent of the building.

Eric Dray expressed it is an inappropriate choice to replicate a window pattern not in keeping with the structure. After visiting the property he is more comfortable with moving the theatre doors forward. Wants to see multi-fill inlights. Shop windows labeled 3A should be divided in a pattern that matches the existing multi-pane windows.

There was a lengthy discussion about the windows, locations, doors and making sure various components were in synch with each other.

Public commenting: In favor = 1, opposed =0.

Donna Flax is a retail tenant in the building. She compared retail spaces from Pearl Street to Central Street and found “virtually no retail stores have divided light windows.” She would like to reduce the use of multi-pane windows. She could support an effort to square the windows (no arches) without having to create the multi-pane windows.

The commission continued their discussion about ways to retain or improve the historic significance of the front facades.

Motion by: Eric Dray Second by: Carol Neal

Pursuant to guidelines 5c, 6b, 10b;

To grant a certificate of compliance for the plans dated 11/15/05, with the following revisions:

1] Two storefront windows labeled shop 3A will be true divided wooden multi-pane lights to match the dimensions and panes of the existing original windows including muntin width and profile.

2] The window labeled E2 will also match the original window with one pane/light. The height and depth of

replacement windows will match the original, as will the casing design.

3] Windows labeled E, if replaced, may be redesigned to match the original windows in height and depth without multi-pane/light glass.

4] All approved replacement windows must use non-tinted, clear glass and ½ screens, unless otherwise provided in the decision. Full screens or windows with Low-E or other tinted glass are not permitted.

Yea: Nathan Butera, Eric Dray, Polly Burnell, John Dowd, Carol Neal

Nay: 0 Abstain: 0

Motion to adjourn: Eric Dray

Second by: Polly Burnell

Yea: all Nay: 0

Meeting adjourned at 7:45

Respectfully submitted,
Carla Anderson
Recording Secretary

Approved by _____ at the 12/21/05 meeting.
John Dowd, Chairperson