

HISTORIC DISTRICT COMMISSION

May 16, 2007

Judge Welsh Hearing Room

3:30 p.m.

Members Present: Steven Bergquist, Polly Burnell, John Dowd,
Marcene Marcoux, and Clo Tepper.

Members Absent: Nathan Butera and Carol Neal

Staff: Matt Mulvey and Maxine Notaro

Administrative Reviews 3:30 p.m.

Warren G. Alexander, 7 Dyer Street, Replacement of windows and doors

He'd like to do the whole outside of the building from the roof down and refurbish the front door. Replace shingles with cedar clapboards after removal of the shingles. Change 3 doors which are entrance doors. Re-side except for the entire rear section. Front portion will be done right away.

Motion: Accept the plan as presented.

Motion: John Dowd Seconded: Steven Bergquist Vote: 5-0-0.

Robert Valois on behalf of Laura Rood, 149A Commercial Street, Building "B" for egress requirements, replace two windows with 4' French door, replace a hip roof with a shed roof and "cut-in" a roof deck

The Commissioners felt that this case is not a good candidate for an administrative review and should have a full review.

Robert Valois on behalf of David Martin, 47 Commercial Street for a reduction of pre-approved building size, elimination of 8' deck on the second floor, elimination of 32 sq ft addition at the rear and; waterfront gable end moved back by 7' 0"

The architect, Robert Valois, said they had received all their approvals. It had been approved through ConCom and ZBA but now Chapter 91 is a concern. Since 7 ft of the building is over the pier, DEP won't approve it under Chapter 91. The revised plan is requesting removing a 7 ft piece of the building to fit within the Chapter 91 guidelines.

Motion: Accept the revised plan as presented.

Motion: Polly Burnell Seconded: Clo Tepper Vote: 5-0-0.

Public Hearings 4:00 p.m.

2007-24 (Continued from May 2, 2007)

Application by Neal Kimball on behalf of Brian Carreiro 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 elevate an existing two-family residential structure on a new redbrick foundation by approximately 42" to prevent damage due to proximity to flood zone. Reconstruct the front entryway landing and add stairs, add partial low profile shed dormers on both east and west sides of main roof area; shorten the rear ell by

approximately 5' for rear yard access; add an entry landing on the west side or the rear ell; flatten roof of the rear ell and replace with a small roof deck and emergency egress stairs along the east side of the ell at the property located at **124 Commercial Street, Provincetown, MA.**

After receiving a letter the Commissioners made the following motion:

Motion: Allow Neal Kimball to withdraw the application without prejudice.

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

2007-18 (Continued from May 2, 2007)

Application by Neal Kimball on behalf of One Tremont Street Realty Trust, David Martin, 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 modify previously approved plans for proposed renovations by increasing the roof pitch slightly, and to add a balcony off of the east side of the second floor and other minor adjustments to window and door locations and size and to add two skylights at the property located at **1 Tremont Street, Provincetown, MA.**

John Dowd stepped down because he's an abutter.

Neal Kimball made a few adjustments to the plans based on the owner's request. The recessed porch is now on the back of the house. Jeff Rogers, an abutter, who lives at 3 Franklin Street described himself as a concerned neighbor. He had no objections. Another neighbor who lives at 122 Commercial Street, Elia Lyons, objects strenuously. She had spoken to Bertha Perry whose father owned the store a long time ago and found that when the building was built it never had a 2nd story. It was explained that the building in the photograph originally shown in a photo presented by Neal had been fully destroyed. After another long discussion it was decided that it would be easier to represent this at the next meeting.

Motion: Continue 1 Tremont Street until the June 6, 2007 meeting.

Motion: Polly Burnell Seconded: Steve Bergquist Vote: 4-0-0.

2007-25 (Continued from May 2, 2007)

Application by Neal Kimball on behalf of Richard Siclari 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 second floor living space above the main body of the structure by raising sidewalls by 3' and adding double shed dormers; remove a low pitched gable roof over the porch on the south side of the structure and replace with a roof deck; change a single French door on the south façade to double doors with large flanking double hung windows; replace, resize and reconfigure window layouts; window sash configuration changes from 6/6 to 2/1 and add a hood over the entry door on the west side at the property located at **523 Commercial Street, Unit #2, Provincetown, MA.**

The plan had been revised a bit as detailed in the above application.

Motion: Approve the plan for 523 Commercial Street, Unit #2 as presented.

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

2007-26

Application by Kaye McFadden on behalf of Ken Johnson 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 30 windows with 2/2, replace front door with a 36" wood fir door, replace window with a French door on the North elevation, construct a 25' shed dormer to allow bedroom ceiling height and to install railings around

the perimeter of a one-story roof on the East elevation at the property located at **114 Commercial Street, Provincetown, MA.**

Kaye McFadden presented the plan. Jeff Rogers, 3 Franklin Street, wanted to look at the plan. Jeff felt that the deck on the plan was too big and he was concerned about the aesthetics. After a bit more discussion the following was decided:

Motion: Ms. McFadden will come back with revised drawings.

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

160 Commercial Street

Jennifer Cabral, the owner, is anticipating redoing the property and she had a few questions relating to her proposed plans. She'd like to make a date so everyone on the Historic Commission can visit the site. She needs to remove the fence so that she can get in a dumpster in there. She would like to restore the property. She'll give Maxine a date and all the commissioners will go and investigate this site.

293 and 291 Commercial Street

Steve Bogess would like to hear the board's input on wood textured vinyl siding for this building. John Dowd suggested natural shingle and you'd never have to paint it. The suggestion was not met with enthusiasm by Steve Bogess.

6A Cook Street

The owner had roof shingle damage from a storm which he wanted to repair. This was approved.

Maxine asked, "What do you want for a full review?" John said that when someone is changing a window to a door then the public should weigh in on it. Maxine also asked – "What if you're making the house historically correct?"

Minutes

None were voted on.

Adjournment was at 5:30 p.m.

Respectfully submitted

Evelyn Gaudiano

E. Rogers Gaudiano

Approved by _____ on _____, 2007.
John Dowd, Chair