

Provincetown Historical Commission

Meeting of

June 18, 2003, 9:00 AM

Members Present: John Dowd, Roger Keene, Ardis Markarian, Stephen Milkewicz, and Austin Knight

Town Hall Representative: Maxine Notaro, Permit Coordinator

A **Work Session** commenced at 9:00 AM with a general discussion of the Case #PH2003-001 to be presented during the Public Hearing. Ardis Markarian read excerpts from the Demolition Delay Permit.

John Dowd called the Public Hearing to order with each member of the Commission introducing themselves.

Public Hearing

Case #PH2003-001 Application by Robert Valois, Designer, on behalf of Laura Rood.

Applicant, pursuant to General By-law Chapter 11, seeks the approval of the Historical Commission to demolish building B, a two (2) family dwelling structure, circa pre-1930 /1986 renovations, located at **149A Commercial Street**. The Commission after review of the demolition application and structure has determined pursuant to Section 2.6, (a) of the By-law, that the structure is a "Significant Building", associated with at least one historic person and event, contributing to the cultural and social history of the Town of Provincetown.

2.6 "Significant Building" - any building, or portion thereof which is not subject to regulation under the provisions of MGL C.40C, or regulations under the Cape Cod Commission Act as a Development of Regional Impact, and is over 50 years of age and:

- (a) Is associated with one or more historic persons or events contributing to the cultural, political, economic, or social history of the Town of Provincetown; or
- (b) Is historically or architecturally important (in terms of period, style, method of building construction, or association with a famous architect or builder) either by itself or in the context of a group of buildings.

3.4 The Commission shall hold a public hearing on said significant building application within thirty (30) days after the date it is filed with the Town Clerk and shall give notice thereof in the manner set forth for applications to the Commission.

Mary Beth Caschetta handed out information regarding Captain Zora who was reputed to have resided in the house under consideration for demolition.

Robert Valois introduced Laura Rood, owner of the property, who read a letter, which she will submit, to the Historical Commission once she makes various changes in the information therein. The letter covered the historical significance of the house with the Zoras. It rebutted statements and information supplied by Mary Beth Caschetta.

Robert Valois mentioned the site visit made by the Commission two weeks ago to see the condition of the house. Mark Kinnane of Cape Associates spoke about how bad the condition of the building is and that it was not worth repairing. It was not structurally sound and not worth saving.

Roger Keene stated that the Historical Commission would like to have a say in the new design of the building, which will replace the present one.

The hearing was opened to the public at this time.

Mary Lou, who lives next door, to the west, stated that the building should be rebuilt because of the condition. She felt that people should not be denied comfort if it is in good taste.

Mary Beth Caschetta spoke against the demolition. She stated that the reference librarian, at the Public Library, told her that the buildings were built in the 1890s. She gave some of the history of the building. She feels that the buildings are of historical importance of the fishing industry in Provincetown. Her response was, in general, a re-rebuttal of the

information regarding Manny Zora given by Laura Rood and closed with saying that because of the historical significance, the building should be saved.

Merrill Cohen asked about the question of rebuilt buildings being built in the existing footprint. She felt that most seem to be larger.

Austin Knight requested a report (in writing) from Cape Associates regarding why the building has to be demolished and rebuilt. Cape Associates will supply this report.

A letter from an abutter, John Yandrisovitz, was read which was against the demolition and rebuilding. A copy of this letter is on file with the minutes.

John Dowd closed the Public Hearing at 10:35 AM.

Public Meeting

Old Business

Case #2003-040 Hal Winard, 206-208 Commercial Street, [Map/Parcel 11-1-15; MHC #1126; Historic Name: House; Date: 1860-80; 1925; Style: Astylistic Victorian entries altered] *Addition of dormer on west side top floor, construct covered porch 1st and 2nd floor for egress, construct new storefront facade, replace windows on west and south sides of building; construct decks and railings on north and south sides. Designer to submit revised plans for final approval.*

Case #2003-040 was postponed until the meeting of July 2, 2003.

New Business

Case #2003-046 Joe Wheeler on behalf of Lisa and Marlene Sanderson, 3 Conwell Street, [Map/Parcel 12-1-93; MHC #741; Historic Name: Cottage; Date: c 1870-90; 1960-70; Style: Astylistic Victorian; new found. & oriel] *Remove and replace old attic vent with a stained glass window.*

Stephen Milkewicz stepped down, as he is an abutter. Joe Wheeler showed the stained glass the owner wished to use.

It was moved not to approve the use of the stained glass and to shingle over the attic vent.

Moved by: Austin Knight

Seconded by: Ardis Markarian

Vote: 4-0-0

Case #2003-047 Deborah Paine, Inc. on behalf of Anne Howard, 228 Bradford Street, [Map/Parcel 15-1-48; MHC #370; Historic Name: Center entry cottage; Date: 1840-60; Style: Greek Revival astylistic] *Replace second floor double hung windows at each gable end (East & West) with 6/6 double hung with low energy panel true divided light. Existing windows are 2/1 – request is to change to 6/6.*

It was moved to accept the changes as presented.

Moved by: John Dowd

Seconded by: Ardis Markarian

Vote: 5-0-0

Case #2003-048 Wendy Willard, 27 Tremont Street, [Map/Parcel 6-2-40; MHC #1402; Historic Name: Side hall cottage; Date: 1850-70; Style: Astylistic Victorian] *Remove and replace front and back porches – same size.*

It was moved to accept the proposal as presented.

Moved by: Ardis Markarian

Seconded by: John Dowd

Vote: 5-0-0

Case #2003-049 Neal Kimball on behalf of Harold Clark and Joseph Collins, 10 Atwood Avenue, [Map/Parcel 6-2-037; MHC #161; Historic Name: Central chimney ¾ cottage; Date: 1800-30, 1890; Style: Federalist

