

Historic District Commission
Meeting of
February 18, 2004, 4:00 PM
Town Hall, Provincetown, MA 02657

Members Present: Tom Boland (Chairman), Paul Church, Meg Stewart, and Polly Burnell

Excused Absence: John Dowd (Vice-Chairman) and Carol Neal (Alternate)

Unexcused Absence: Roger Keene (Alternate)

Town Hall Representatives: Maxine Notaro, Permit Coordinator.

Tom Boland (Chairman) called meeting to order at 4:05 PM

New Business

Case #2004-013

Application by Tom Thompson on behalf of Thomas Biggert and Chris Pula for a Certificate of Compliance 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 windows; extend current roof eave up one foot and repeat existing gable pitch; rebuild second story deck with captured balusters and alter the deck roof; add a brick fireplace and chimney on the deck; construct mudroom and add a deck at grade level at the property located at **587 Commercial Street, Provincetown, MA.**

John DeSouza, Tom Thompson and Chris Pula appeared before the Commission to explain the plans for the changes. The cottage is to be altered from a two-unit dwelling to a single-unit dwelling and the building winterized.

Tom Boland read a letter from a resident at 595 Commercial Street in favor of the changes to be made by the owners.

Chris Snow, an immediate abutter residing east of the property, stated that some of the building extends into his air space and he feels it is a question for the Zoning Board. He has no problem with the design and intent.

Meg Stewart questioned the overhang on Chris Snow's property. John DeSouza explained that there is no expansion of the size of the building except the height.

Tom Boland stated that to remove something from an historic building to conform with Zoning would mean that the Case would have to be brought up with the Historic District Commission again.

Polly Burnell asked if the old window would be used for the mudroom and was told that a brand new window would be installed.

Paul Church and Tom Boland stated that the elevation from the street side is more important and the dimensions of the old window should be retained rather than changed.

Tom Boland also stated that the window in the mudroom does not line up with the window above. The porch design is appropriate and an improvement. He also said that no catalog pages showing windows were in the Case package.

Tom Thompson replied that the windows would be 400 Series Anderson windows and white vinyl clad.

Tom Boland asked that the windows on the 2nd floor be larger than the ones on the 1st floor. Paul Church felt that unifying the windows gives a better balance.

There were other comments made and asked about and responded to by the representatives. Tom Boland thought that the chimney was overstated for the structure and Tom Thompson replied that it was copied from Ann Maguire's house

in the East End.

There was a discussion regarding the overhand if the Zoning Board does not agree with the design.

Meg Stewart and Paul Church will monitor this Case.

The governing Guidelines for this case are #s: 5a, 6a, 9b, 9c and 15.

A motion to approve with the condition that the windows on the north elevation be changed to window size B (on plans) and any changes by the Zoning Board be subject to review by Meg Stewart and Paul Church.

Moved by: Paul Church

Seconded by: Polly Burnell

Vote: 4-0-0

Case #2004-014

Application by Raymond Peloquin for a Certificate of Compliance 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 garage and two-bedroom apartment addition to an existing structure connected by a second floor deck at the property located at **128 Commercial Street, Provincetown, MA.**

The Historic District Commission had seen this Case before in an advisory capacity. There were no letters from the public against the plans. Brian Carerro of 124 Commercial Street asked about the footage between the new addition and is property line.

Raymond Peloquin replied that the set back is 7 feet and will be 8 feet in this case. There will not be a fence between the two properties.

Polly Burnell questioned the use of a single or double garage door and Mr. Peloquin replied that it would be a single garage door.

Tom Boland expressed a concern if the building would obscure anything.

The Guideline for this Case is #15.

A motion for approval was made for the new addition and changes.

Moved by: Meg Stewart

Seconded by: Paul Church

Vote: 4-0-0

Case #2004-015

Application by Architects Studio Ltd. on behalf of Marsha Ross for a Certificate of Compliance 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 relocate the existing house; construct an addition off rear and replace and alter the front porch at the property located at **398 Commercial Street, Provincetown, MA.**

Joy Cumming represented Architects Studio Ltd. and explained that the side of the building facing Washington Ave. has been hit by trucks and other vehicles making the turn off of Commercial Street. The owner wants to move the building back from Washington Ave. 5 feet and 2.5 feet back from Commercial Street giving the owner more space for a deck.

Letters from abutters and interested residents were read by Tom Boland. One was from J. Paul Newman stating that the existing footprint should be maintained. He also asked questions regarding the plans – sizes, etc. stating that there was not information on the plans he had seen. Another abutter, Maria LaConte, president of the Washington Avenue Condo Association had questions and wrote that she had no site plan; a drawing of the north elevation was not supplied; parking areas has been a dirt drive and a source of dust and mud; no scales of building were supplied; and the uses of the building were not stated.

Meg Stewart noted that the site plan is old and did not include the studio and garage. She stated that submitted plans should be updated and accurate.

Ms. Cumming said that the site plan had been submitted to show proposed changes and would like to get feedback from the Commission and the north elevation plan would be submitted.

Tom Boland mentioned that she would have to prove that the deck would not be seen from public view. He stated that he would discuss the move of the building from side-to-side but does not like the move back from Commercial Street. Most of the historical buildings are in line.

The previous Historical Commission had approved the move of the building from Washington Avenue but said that the move back from Commercial Street should be brought up with the Cape Cod Commission.

Tom Boland asked for any public comments. Elana Hall, an abutter, showed an old photograph of the way the building look many years ago. She read a letter against the move of the house and also mentioned the direction of the streets in the area. She suggested that posts be put up to protect the Washington Ave. side.

Another former resident of the area spoke and stated that a building which is a 200 year old house should not be changed.

Tom Boland and Meg Stewart were against moving the house back from Commercial Street. Ms. Stewart also felt that the 2nd floor deck is too large and Polly Burnell agreed.

Mr. Boland asked Ms Cumming if she wanted to withdraw the Case.

It was moved to deny Case 2004-015 and withdraw without prejudice.

Moved by: Polly Burnell

Seconded by: Paul Church

Vote: 4-0-0

Maxine Notaro brought in new cases to bring to the attention of the Historic District Commission members and to find out if they needed a full review or if the Commission could sign off on them without a hearing.

It was moved to issue a violation to Thomas Capizzi of 101 Bradford Street for an improperly installed skylight.

Moved by: Paul Church

Seconded by: Meg Stewart

Vote: 4-0-0

The meeting was adjourned at 6:20 PM

Respectfully submitted,
Joel Glasser
Recording Secretary

Approved by: _____ on _____
Tom Boland (Chairman) Date