

**Historic District Commission
Meeting of
July 7, 2004, 4:00 PM
Town Hall, Provincetown, MA 02657**

Members Present: Paul Church, Tom Boland, Polly Burnell, and Carol Neal, and Eric Dray (Alternate)

Excused Absences: John Dowd, Chairman, and Meg Stewart

Town Hall Representatives: Maxine Notaro, Permit Coordinator.

The Public Meeting commenced at 4:00 PM with Polly Burnell as Acting Chair.

New Cases

Case #2004-058 Application by William N. Rogers II, P.E., P.L.S. on behalf of Luco Realty, Inc. 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 provide a full foundation under the 1-story rear portion of the existing building; to provide a crawl space foundation under the 2-story front portion of the existing building; raise the building one foot at the 2-story portion of the building to accommodate a new foundation; to raise the building three feet at the 1-story portion of the building to accommodate the new foundation; add an exterior ramp at the 1st floor; add stairs by the landing at the existing door (West elevation at the 1st floor); add new stairs at the 2nd floor deck to the attic; add new palletized steps at the existing rear kitchen entrance and construct a dormer on the West side attic with a total size of 9' wide by 26' long; at the property located at **323-323½ Commercial Street, Provincetown, MA. Reviewed previously by the Historical Commission.**

Gary Locke appeared for the applicant. He stated that they wanted to keep the existing look of the building, clean it up and apply a fresh coat of paint in addition to the work reviewed previously by the Historical Commission. The raising of the building was to comply with FEMA. There were no questions or comments from the Public or Commission members.

A motion was made to approve the application based on the previous Historical Commissions approval in August 2003.

Motion by: Tom Boland

Seconded by: Paul Church

Yea: 4 Nay: 0

Case #2004-059 Application by Deborah Paine on behalf of Harriet Gordon and Ann Maguire 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 for condo conversion with addition of or change over to the five full light doors with factory applied 15 light grills; adding an additional egress; add five 6/6 double hung windows to accommodate egress or bath ventilation or light; add two awnings in the dining room, in Unit #1, for light; construct egress stairs and small egress; at the property located at **5 Cottage Street, Provincetown, MA.**

Deborah Paine explained that the building was remodeled a few times. Some windows and egresses were not up to code. There were no questions or comments from the Public. Some members of the Commission questioned some items.

Eric Dray questioned the egress stairs and the location thereof. Tom Boland questioned if the stairs had a bend or was straight as well as the windows and door. Polly Burnell questioned the door on the Southwest elevation. It was also mentioned that there should be partial light doors that do not face the water.

Deborah Paine desired that there be a more historic door. The North side of the building is not visible from public view.

It was moved to approve the application with the following items: Change over doors on Southeast elevation, far left, a

partial light door; on far right, a full light door, Anderson hinged as shown on schedule; add 5 Anderson, double-hung, 6/6 fac. app. grills as needed. No change to egress.

Motion by: Tom Boland

Seconded by: Carol Neal

Yea: 4 Nay: 0 Abstained: 1
(Eric Dray abstained)

Case #2004-060 Application by Lightning Realty Trust, Raymond Peloquin and Robert Paster, Trustees 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 building for accessory use (artist's studio building) at the property located at **128 Commercial Street, Provincetown, MA.**

After the case was presented, members of the public were asked for comments. Mr. John Fahamian spoke for the new design and building. Tom Boland thanked the applicant for complying with the Historic District Commission requests and Eric Dray commented that the building was very well designed.

A motion was made to approve the application.

Motion by: Paul Church

Seconded by: Polly Burnell

Yea: 6 Nay: 0

Administrative Reviews/Amendments/Discussions

Ruth Gilbert and Billy Costa appeared before the Commission for an informal discussion about the building at **19 West Vine Street.**

Ms Gilbert explained the history of the building that was rezoned from a storage building to a single family building by the Zoning Board. The Town Health Agent approved the new building for a 3-bedroom, single-family structure. The building currently standing is not salvageable due to structural issues. Ms. Gilbert wanted to demolish the structure and rebuild in the style of a ½ Cape with a Victorian addition as a 3-bedroom, single family home without going through a demolition delay. Eric Dray stated that a demolition delay was not an issue in this case. Mr. Costa said that the building was beyond salvage and gave the history of the building and changes to the ceiling, pitch, etc.

Tom Boland said that the Historic District Commission needs an official certificate stating that the building is not salvageable. The Building Commissioner or a Structure Engineer can supply this. Eric Dray stated that a certificate from the Building Commissioner would be preferable and would like to see some historic information as to the building's age, use, etc.

A general discussion ensued regarding a brick foundation.

Tom Boland advised the applicants to get the demolition approved and return to the Historic District Commission with final plans and a good design.

Hunter O'Hanian and Michael Prodanou appeared before the Commission for an informal discussion regarding proposed renovations to **24 Pearl Street and 5 Fishburn Court (known as the Cottage).**

Polly Burnell had to step down from this discussion, as she was a former employee of O'Hanian and Prodanou.

This Case is on the Agenda for August 4th. The owners would like to get construction started in September. Mr. O'Hanian explained what they want to do which was the removal of 6 Fishburn Court and construct a one-family, two story dwelling. After discussion, it was mentioned that Fishburn Court was not visible from any public way. Eric Day would like to confirm the visibility question before the August 4th meeting.

The discussion by **E. James Veara** on behalf of **Sacha Richter** to construct a new dwelling at **457 Commercial Street** was postponed and will be discussed at another meeting.

John DeSouza on behalf of **Timothy Harrington, 412 Commercial Street,** to replace a 4' chain link fence with a

painted 6' cedar fence graduating down to a 3' picket fence. Maxine Notaro had pictures supplied by the applicants of where the fence will be constructed. The Commission members approved this without going through a formal hearing.

Violations will be issued to **101 Bradford Street** regarding a violation regarding the installation of a skylight and to **12 Atlantic Avenue** regarding replacing the front door, after a new one was approved and installed, to the old oval door.

Maxine Notaro brought in a case to see whether the Commission, at a formal meeting, should discuss it. This case was for **6 Winthrop Street** to extend a picket fence. The Commission members approved this without a formal hearing.

The next meeting will be on Wednesday, July 21, 2004 at 3:30 PM.

A motion was made to adjourn the meeting at 5:55 PM.

Moved by: Polly Burnell

Seconded by: Paul Church

Yea: 4 Nay: 0

Respectfully submitted,
Joel Glasser
Recording Secretary

Approved by: _____ on _____
John Dowd (Chairman) Date